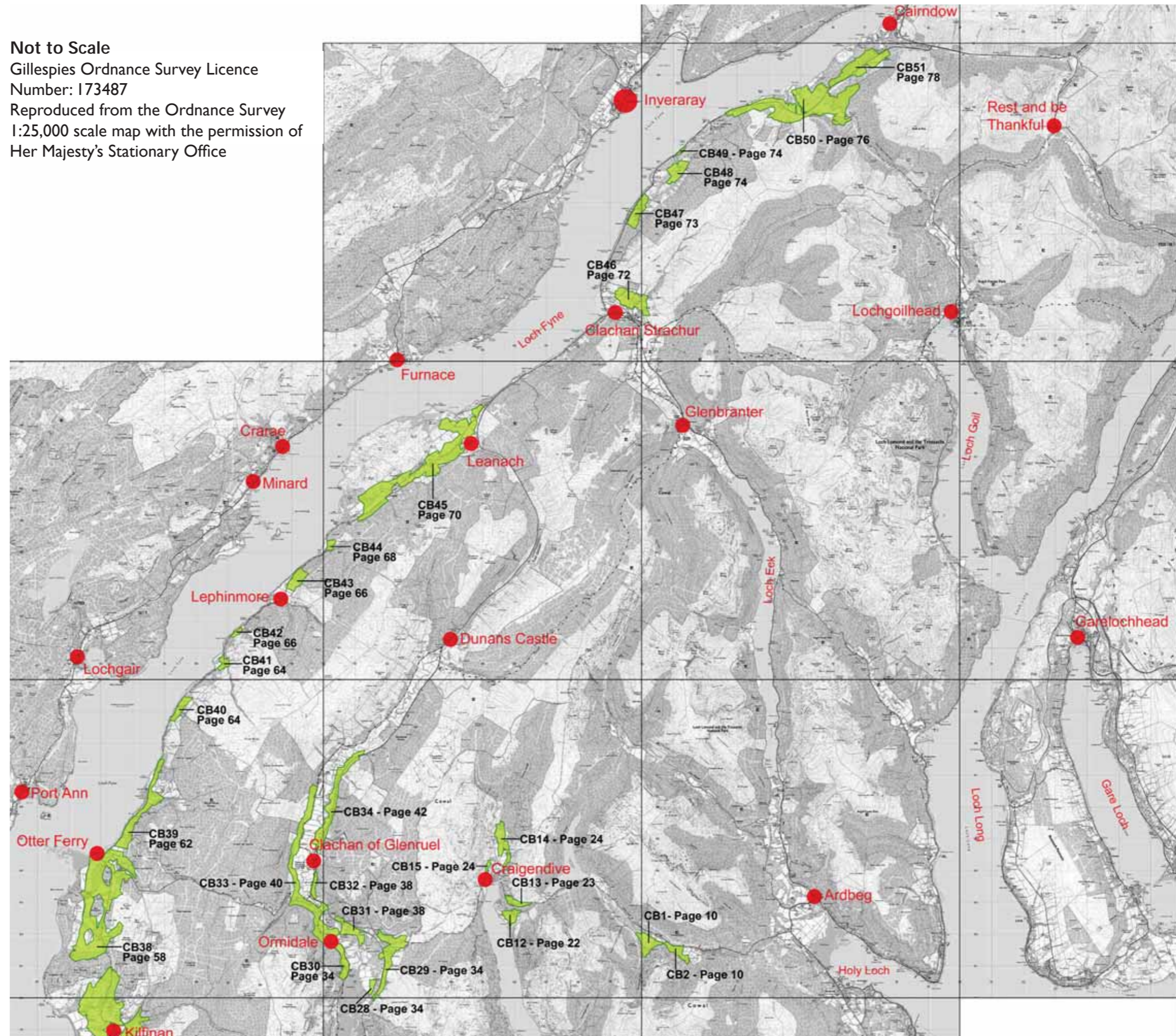
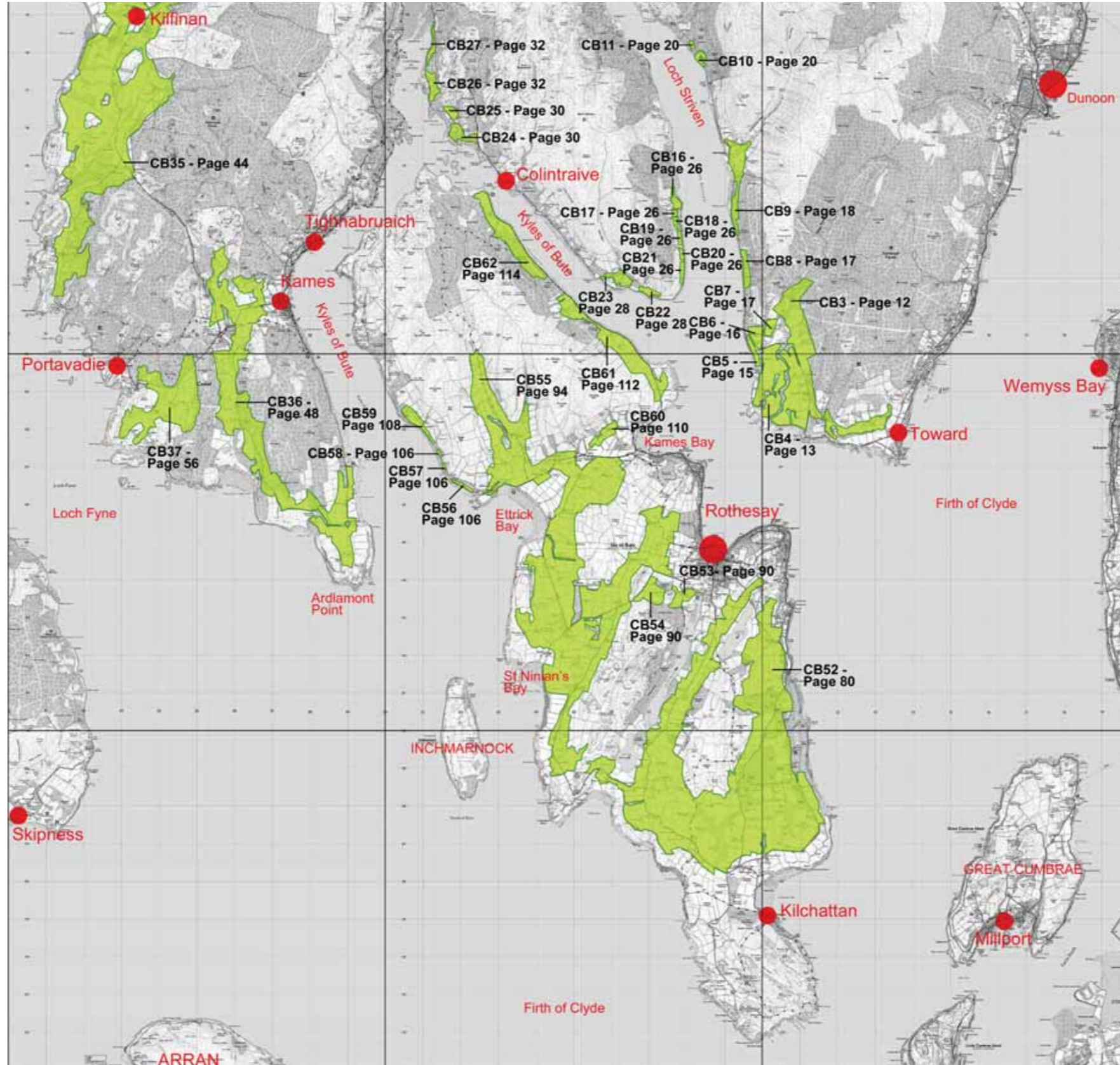




# Site Reference Map - Bute & Cowal

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## Map Key



Areas with potential to accommodate development, subject to criteria, without damaging the landscape character of the area

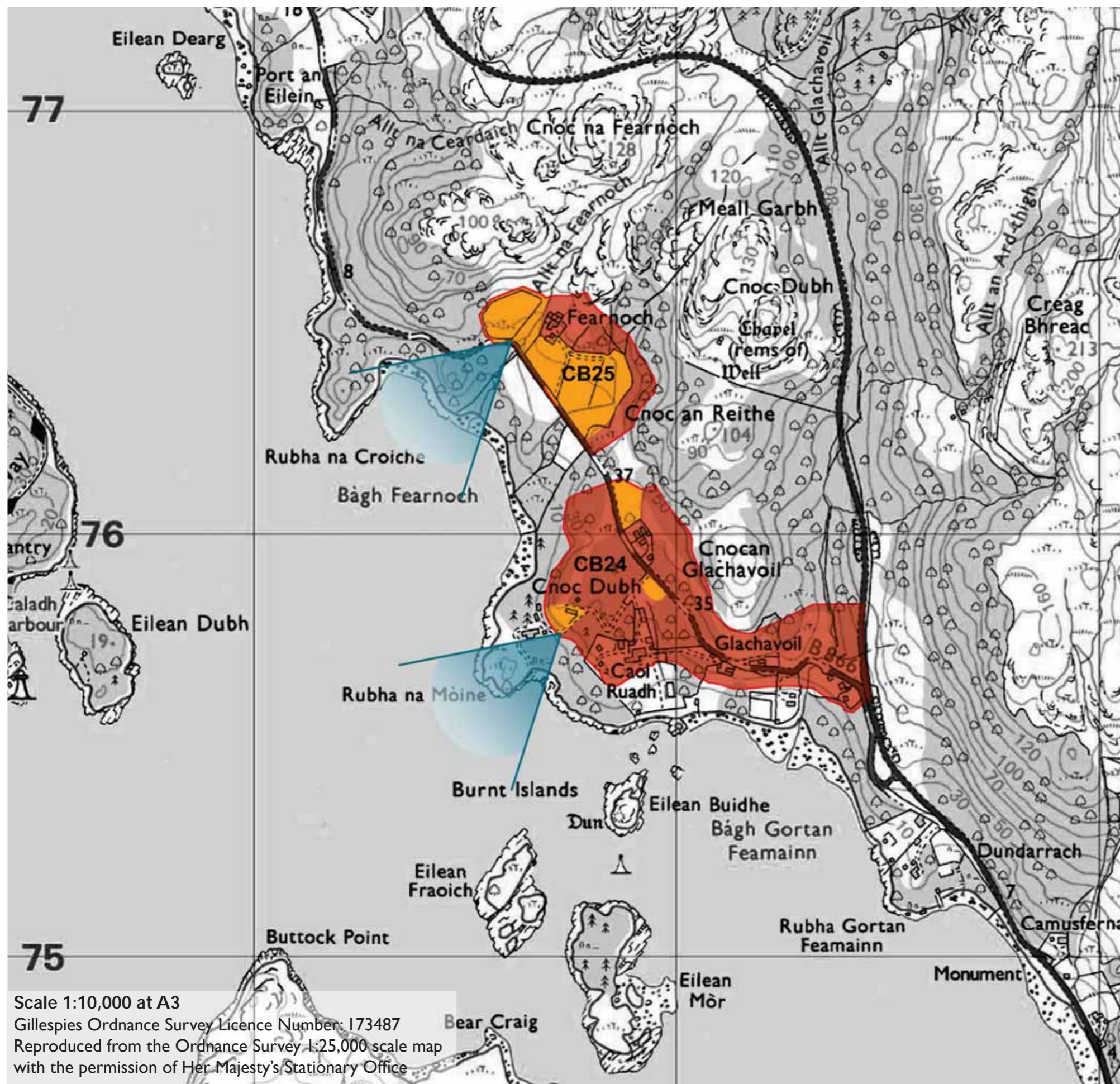


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

All plans at 1:10,000 and orientated north unless stated otherwise.



**SITE CB24 GLACHAVOIL**

**Site Description**

This site is located within a National Scenic Area and lies within the SNH Craggy Upland LCT.

The site overlooks the western end of the Kyles of Bute as they meet Loch Ridden (or Loch Ruel). Views of the loch are restricted by the dense, existing, mixed woodland with glimpsed or framed views possible only from the western boundaries of the site.

Access to the site is from the B866 (off the A886) which passes through the centre of the site, with the 50m contour and the lower slopes of Cnocan Glachavoil defining the northern boundary and the 20m contour denoting the southern boundary.

The site is steeply sloping and heavily wooded, with only a few small pockets of open, more level areas of ground and most of these areas are already developed - clusters of existing development at Cnoc Dubh, Caol Ruadh and Glachavoil. Despite the amount of development the existing woodland ensures good visual separation.

**Scenic Quality**

Medium

**Sensitivity to Change**

Medium

**Capacity to Absorb Development**

Limited

**Areas with potential to accommodate development (Orange Areas)**

- the three small areas identified on the plan are areas of reasonably flat ground with good existing access and are less densely wooded

**Areas not recommended for development (Red Areas)**

- at Glachavoil (to the south of the B866) the ability for the landscape to accommodate development is at capacity and to the north of the road the slopes are too steep and wooded;
- the wooded areas should remain intact (as far as possible) as they provide a setting to the existing development and avoid visual coalescence. The woodland also limits views of development from across the Kyles

Scale 1:10,000 at A3  
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## SITE CB25 FEARNOCH

### Site Description

This site is located within a National Scenic Area and lies within the SNH Craggy Upland LCT accessed via the B886, which forms the western boundary of the site.

The site lies below the steep and craggy slopes of Cnoc Dubh which rises a further 80m above the site, to the east. The lower slopes area heavily wooded, providing a framework and backdrop to the site, along its eastern boundary. The Allt na Fearnoch and a second small watercourse dissect the site.

Occasional framed views are afforded between the trees and from areas of higher ground overlook Loch Ridden (or Loch Ruel) and the islands at the north western end of the Kyles of Bute.

The farm, at Fearnoch is situated to the north of the site in an area of open ground above the B886, which defines the western boundary. The landform and woodland means that the property is discreetly located within the landscape.

### Scenic Quality

Medium

### Sensitivity to Change

Medium

### Capacity to Absorb Development

Good

### Areas with potential to accommodate development (Orange Areas)

- the elevated, more open slopes could accommodate 1 or 2 additional properties. Development should utilise landform and existing trees to ensure a setting and backdrop

### Areas not recommended for development (Red Areas)

- the steep wooded area to the east of the site - this area would require the significant loss of trees to accommodate new development through platforming and new access roads.



CB24 - The potential development plot at the north end of the site



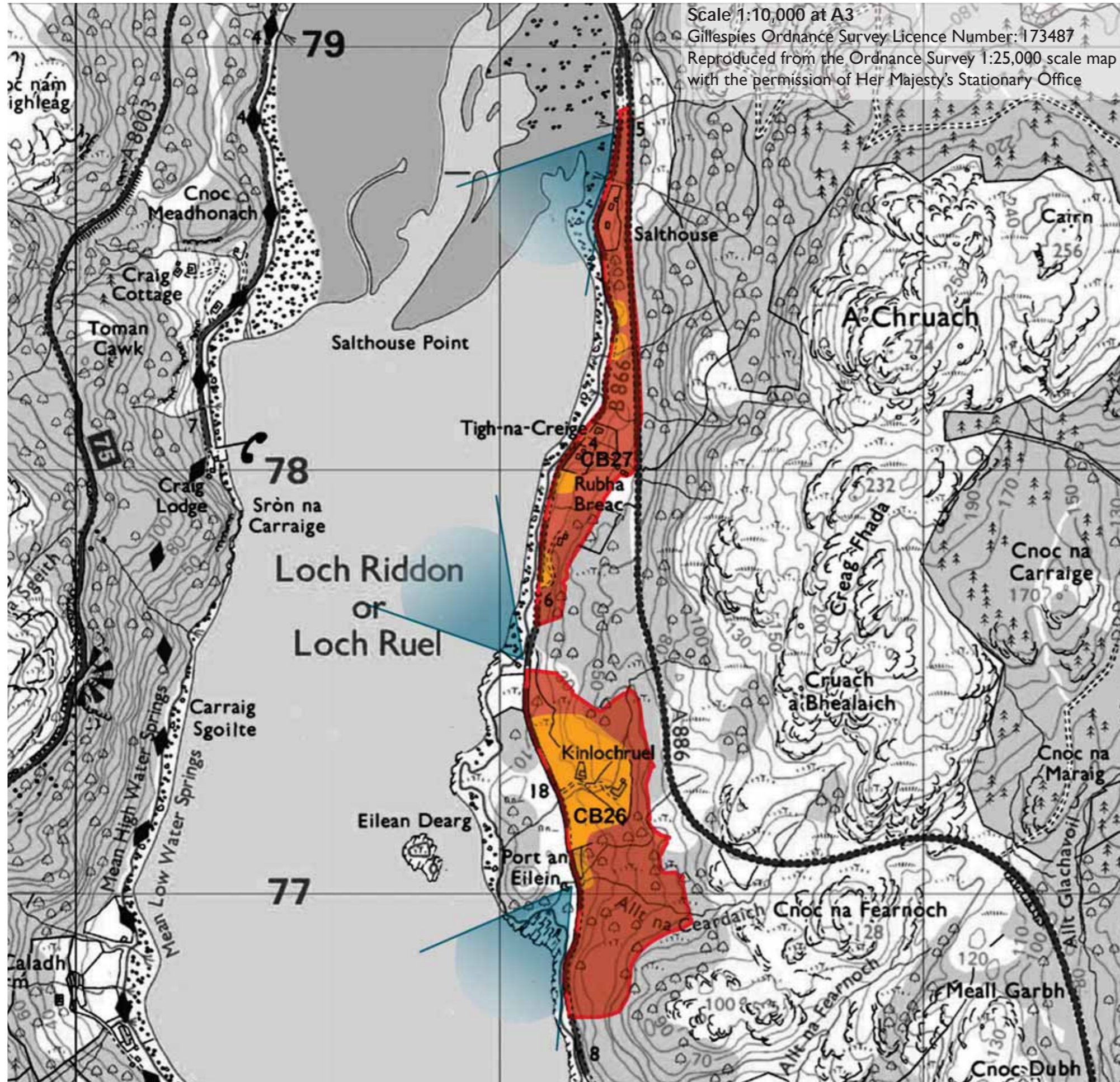
CB24 - The potential development plot at the centre of the site



CB25 - View looking east towards Fearnoch with potential development site in the foreground



CB25 - View looking west towards Fearnoch with potential development site in the foreground



**SITE CB26 KINLOCHRUEL**

**Site Description**

This site is located within a National Scenic Area and lies within the SNH Craggy Upland LCT and is situated between the A886 and the unnamed coastal road (which forms the western boundary) overlooking Loch Riddon (or Loch Ruel), and the small isle of Eilean Dearg. The 50m contour denotes the eastern boundary and the site is approximately 1km in length.

Approximately half the site is covered with mixed deciduous woodland on steeply sloping, rocky ground, dissected by a number of small water courses.

The open area of ground, to the north of the site is occupied by two small settlements, on higher ground, at Kinlochruel, enjoying panoramic views over the loch. From the road, views are restricted by dense tree and woodland shrub planting.

**Scenic Quality**

Medium

**Sensitivity to Change**

Medium

**Capacity to Accommodate Development**

Good

**Areas with potential to accommodate development (Orange Areas)**

- One additional property could be included at Kinlochruel and should utilise landform and trees to provide a backdrop;
- A small area of more level ground east of the property at Port an Eilein could accommodate one property.

**Areas not recommended for development (Red Areas)**

- the steep, rocky and wooded slopes which provide a framework and setting to the existing development and the site.

## SITE CB27 TIGH-NA-CREIGE

### Site Description

This very narrow, linear site is located within a National Scenic Area and lies within the SNH Craggy Upland LCT and is situated between the A886 (which forms the eastern boundary) and the unnamed coastal road (which forms the western boundary) overlooking Loch Riddon (or Loch Ruel).

Mixed deciduous woodland on the steep slopes, to the east of the site, extend into the site at the far northern and southern ends, providing a backdrop and setting for the two small settled areas at Salthouse and Rubha Breac. The woodland ensures that the properties are screened from view from the A886.

The site is dissected by a number of small watercourses and enjoys panoramic views over the loch.

Two new properties, with planning permission, are currently under construction in the last few remaining level areas suitable for development. Two additional locations are also suitable, one at the northern and one at the southern end of the site. Beyond these locations, further development along this part of the coastline should be avoided to ensure it is not over developed.

### Scenic Quality

High

### Sensitivity to Change

High

### Capacity to Accommodate Development

Limited

### Areas with potential to accommodate development (Orange Areas)

- three small clearings of relatively flat ground - two of these at the centre of the site are already being developed.

### Areas not recommended for development (Red Areas)

- the remaining wooded areas which are providing screening, a backdrop and ensuring that there is no visual or physical coalescence between the properties.



CB26 - Looking towards potential development site opposite Port an Eilein



CB26 - Looking north at potential development plot by access to Kinlochruel



CB27 - Wooded roadside character

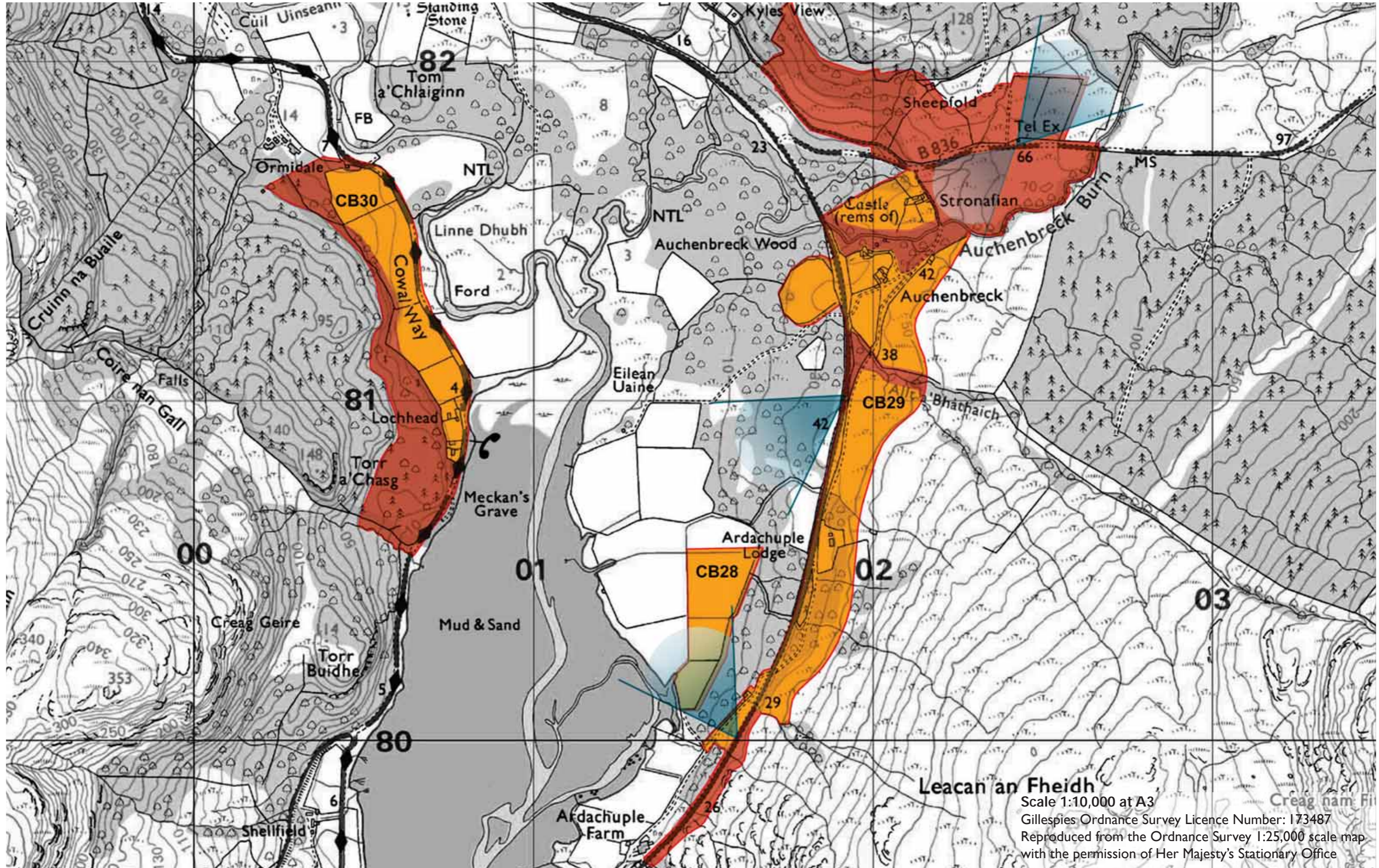


CB27 - View looking south with Loch Ruel to the right (west)



CB27 - View looking south by Tigh-na-Creige





## SITE CB28 ARDCHUPLE LODGE

### Site Description

A small site which is located within a National Scenic Area and lies within the SNH Steep Ridgeland and Mountains LCT overlooking the head of Loch Ridden (Loch Ruel).

An area comprising three small fields on flat ground of the River Ruel as it enters the loch. Apart from a couple of small water courses the site, itself, is featureless.

To the east the ground rises to the A886 and the slopes are covered in broadleaved woodland, all but screening the site from the road. Access to the site is from the main road via a small, rough track at the southern end, through the Ardacuple Farm.

Panoramic views up and down the valley are afforded from the site

### Scenic Quality

High

### Sensitivity to Change

Medium

### Capacity to Accommodate Development

Good

### Areas with potential to accommodate development (Orange Areas)

- 1 or 2 properties could be accommodated which would be in keeping with the low density settlement pattern of the area;
- ideally development should be located to the east of the site to take advantage of the wooded slopes to provide a setting and backdrop.

### Areas not recommended for development (Red Areas)

- none

## SITE CB29 AUCHENBRECK

### Site Description

This site is located within a National Scenic Area and lies within the SNH Steep Ridgeland and Mountains LCT. The site is defined to the west (in the main) by the A886 and to the east, by the 50m contour and extends for approximately 2.5km from the property at Kyles View, in the north, to Ardachuple Farm, in the south.

The land falls fairly steeply from east to west and comprises a mix of open, rough grazing fields, rocky outcrops, woodland groups, streams (including the Auchenbreck Burn) and individual areas of settlement.

A network of roads: the A886, B836 and other smaller unnamed roads and tracks provide good access to and into the site, although the smaller tracks are no-through roads.

Framed views are afforded, in places, over the head of Loch Ridden (Loch Ruel) through the trees which also provide a framework and setting for the individual properties. Near Stronafian, at the northern end of the site, there are also the remains of an old castle.

Existing settlement in the area is well screened from the main roads and from each other due to the existing trees and understorey planting.

A number of small water courses dissect the site and there are timber mounted overhead lines running through the northern part of the site.

### Scenic Quality

Medium

### Sensitivity to Change

Low

### Capacity to Accommodate Development

Good

### Areas with potential to accommodate development (Orange Areas)

- the enclosed, area around Stronafian (although the setting of the castle remains would need to be respected);
- the enclosed, flat area of ground opposite Auchenbeck, to the west of the A886;
- the areas of open ground from Auchenbeck south (all existing tree groups, which should be retained to ensure visual and physical separation of development.

### Areas not recommended for development (Red Areas)

- the higher, open ground on the B836, adjacent to and opposite

the Tel Ex - here development would be too exposed and would potentially spoil the first view of Loch Ridden when travelling west;

- the steep wooded slopes between the B836 and Kyles View;
- wooded and watercourse valleys as these ensure visual coalescence between properties is avoided;
- the narrow, rocky area to the south of the site.

## SITE CB30 LOCHHEAD

### Site Description

This site is located within a National Scenic Area and lies within the SNH Steep Ridgeland and Mountains LCT and is on the western side of Loch Ridden (Loch Ruel) overlooking the River Ridden as it flows into the head of the loch.

The A8003 defines the eastern boundary and the ground slopes, initially very gently increasing to steeper gradients on the western boundary, which is denoted by the 40m contour.

Open agricultural fields, used for grazing, lie immediately to the west of the road with a small cluster of properties at the southern end of the site, at Lochhead. A small, individual property, lies just within the site, at the northern end, near Ormidale.

The lower, flatter open area of the site experiences occasional, glimpsed views to the east, through the trees to the river and the head of the loch whilst the western half of the site is covered in mixed broadleaved and coniferous woodland, extending up the steep rocky slopes to An Cnap.

### Scenic Quality

Medium

### Sensitivity to Change

Low

### Capacity to Accommodate Development

Good

### Areas with potential to accommodate development (Orange Areas)

- the lower, flatter areas adjacent to the road could potentially accommodate 2-3 properties, utilising existing tree groups to provide a setting and avoid visual coalescence

### Areas not recommended for development (Red Areas)

- the steep, wooded slopes to the west should remain intact as they are an important backdrop feature to the site



CB28 - Looking north over the site from the A886



CB29 - Looking west from opposite the Tel Ex (Stronafion on the right)



CB29 - Potential development plot by Auchenbreck



CB29 - Potential development plot by Auchenbreck Wood



CB30 - Looking north at north end of site (Ormidal House is situated behind the trees)



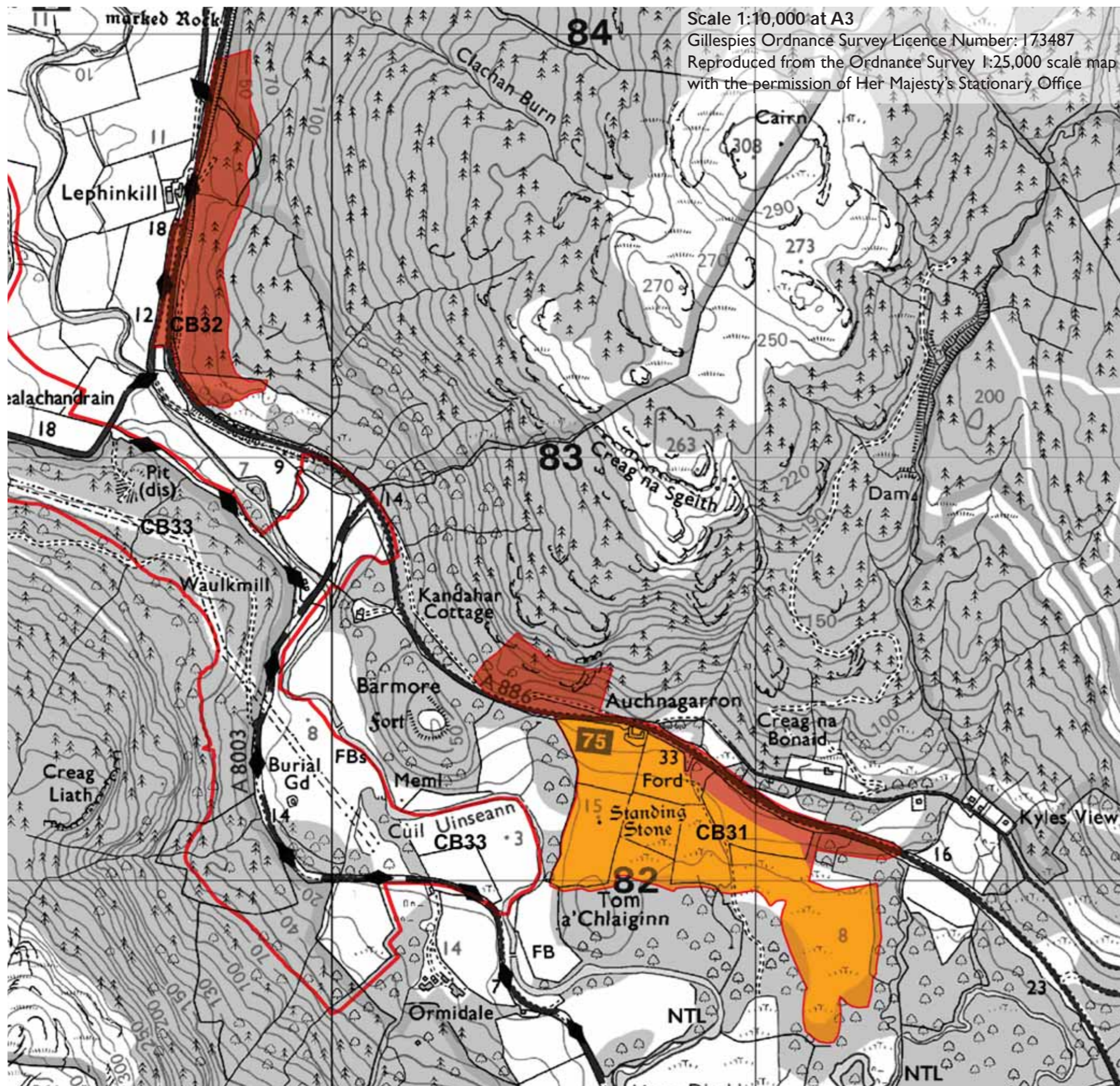
CB30 - Looking south (potential development plot on right at central part of the site)



CB30 - Looking south over southern end of the site with glimpsed view of Loch Ruel (properties at Lochhead are situated behind the trees)



CB30 - Looking north at potential development plot at southern end of the site



**SITE CB31 AUCHNAGARRON**

**Site Description**

This site is located within a National Scenic Area and lies within the SNH Steep Ridgeland and Mountains LCT.

The majority of this site is located to the south of the A886 (which forms the northern boundary) on gently sloping, open rough grazing fields surrounded, almost entirely by mixed deciduous woodland, out with the site boundaries. A small area of the site is situated to the north of the road and comprises steep rocky slopes covered in mixed deciduous and coniferous woodland.

A single property is situated to the north of the site at Auchnagarron and there is a Standing Stone at the centre of one of the two most westerly fields. A small water course passes through the centre of the site presumably draining into the River Ruel, which flows just out with the site to the east and south, although the water course would appear to drop into a sink-hole before it reaches the river.

From the road, in passing by vehicle, the site is barely visible due to the trees and hedgerow plants along the roadside, and because the site is below road level, but there occasions where long views south down Loch Ruel are possible.

The main part of the site is reasonably contained due to the landform and the surrounding valley slopes with coniferous plantations.

**Scenic Quality**

Medium

**Sensitivity to Change**

Low

**Capacity to Accommodate Development**

Good

**Areas with potential to accommodate development (Orange Areas)**

- the area of the site which lies to the south of the A886 would be able to accommodate 1 to 2 properties - this area is naturally enclosed by the landform and the valley sides;
- the area around the Standing Stone should be respected.

**Areas not recommended for development (Red Areas)**

- the steep, wooded and rocky area to the north - the trees provide an important roadside edge and it would be physically and visually inappropriate to create level areas for development;
- the steep, planted roadside edge to the south of the A886 - the planting and landform form an important edge to the road and provide the backdrop to the adjacent lower lying ground.

**SITE CB32 LEPHINKILL**

**Site Description**

A small, linear site that is located within an Area of Panoramic Quality and lies within the SNH Steep Ridgeland and Mountains LCT.

In the main the site is situated to the east of the A886, which forms the western boundary, although a very small and narrow area of the site is located to the west of the road, just to the south of the properties at Lephinkill, sandwiched between the A886 and a rough track.

The whole of the site, to the east, comprises steeply forested slopes, which rise up, eastwards, from the road. The 50m contour denotes the eastern boundary, although the hill slope continues to rise to a highpoint of 308m.

Views to the west are over the River Ruel river valley to the steeply wooded slopes of Cnoc Camquhart and just to the north west of the site is the settlement of Clachan of Glendaruel.

**Scenic Quality**

Medium

**Sensitivity to Change**

High

**Capacity to Accommodate Development**

None

**Areas with potential to accommodate development (Orange Areas)**

- None

**Areas not recommended for development (Red Areas)**

- the area of the site to the east is too steep and rocky, and the wooded slopes are an important edge to the road - the deciduous woodland edge provides a distinctive character to the road edge, contrasting with the open, lower lying area to the west. Cutting through these trees would affect the integrity of this woodland edge;
- development in this area makes use of the lower lying ground of the river valley;
- it would be physically and visually inappropriate to create platforming for development, to the east of the road;
- the narrow area to the west of the A886 comprises, in the main a narrow strip of trees and hedgerow plants which act as an important visual barrier between the A886 and the track. Although there is a small level area of ground at the junction, it is not large enough to accommodate a property, which would look incongruous between the road and the track.



CB31 - Looking west into site from access track off A886



CB31 - Looking south down Loch Ruel



CB31 - Looking west into site from A866

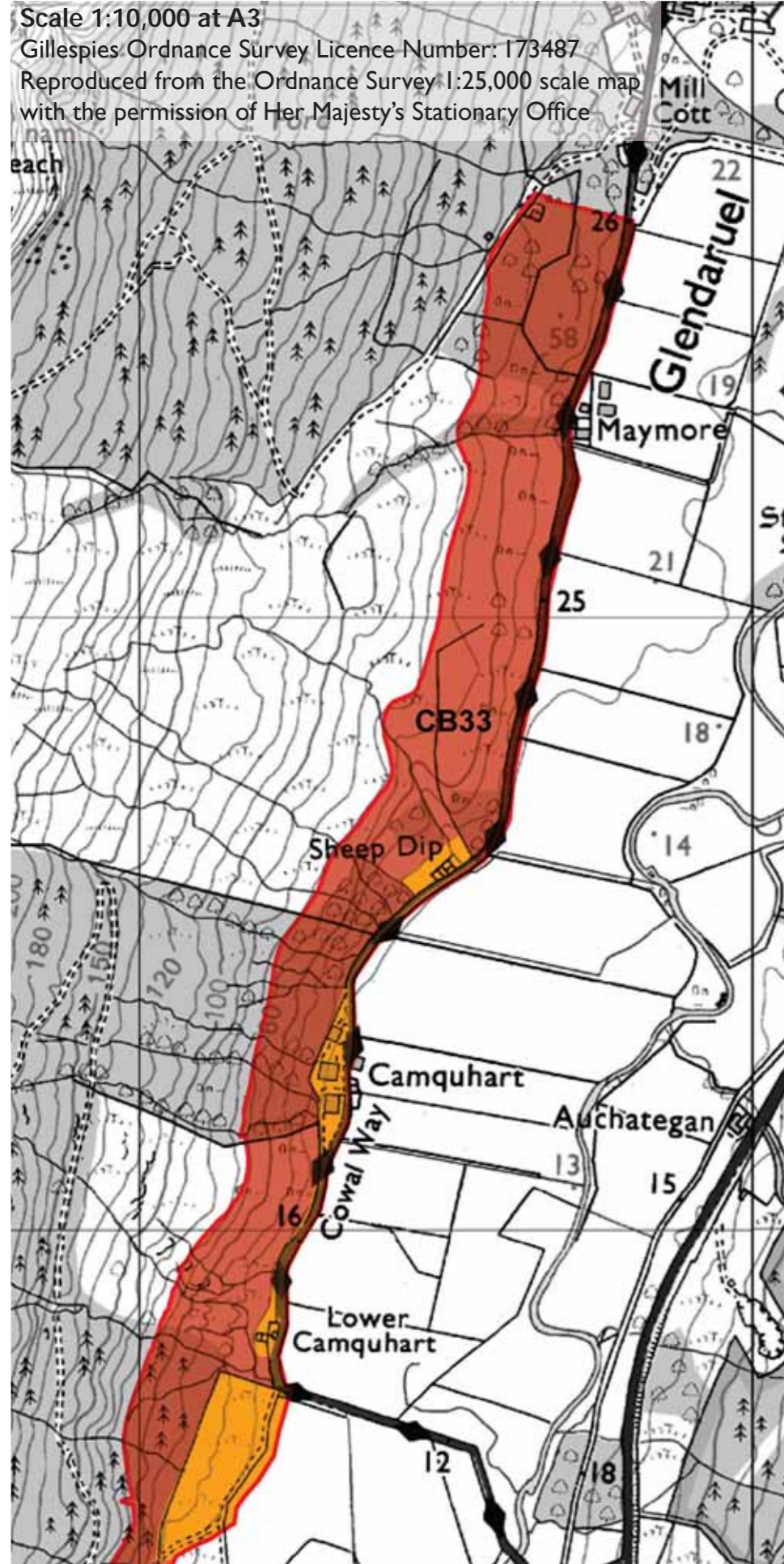


CB32 - Looking south along A886, the site is on the left hand side on wooded slopes

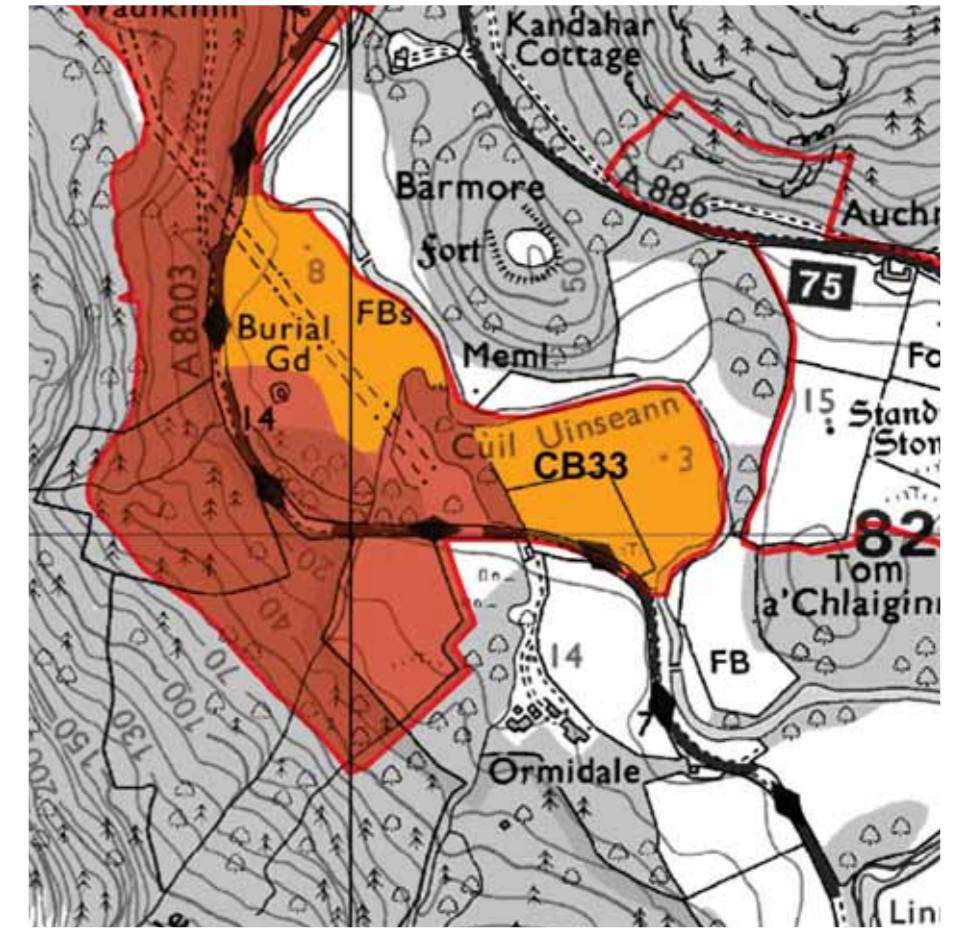
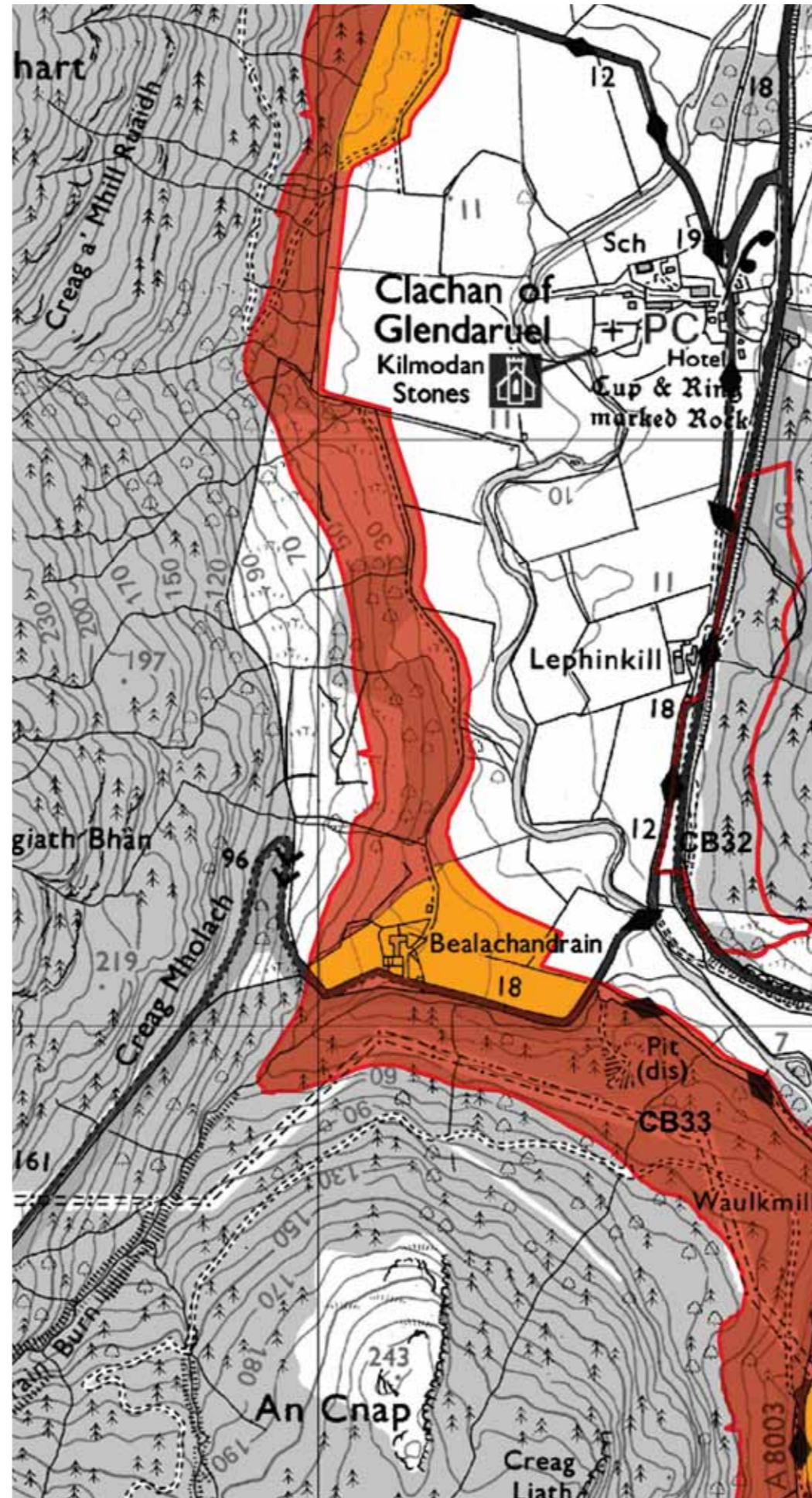


CB32 - Looking south at section of site between the A886 and rough track

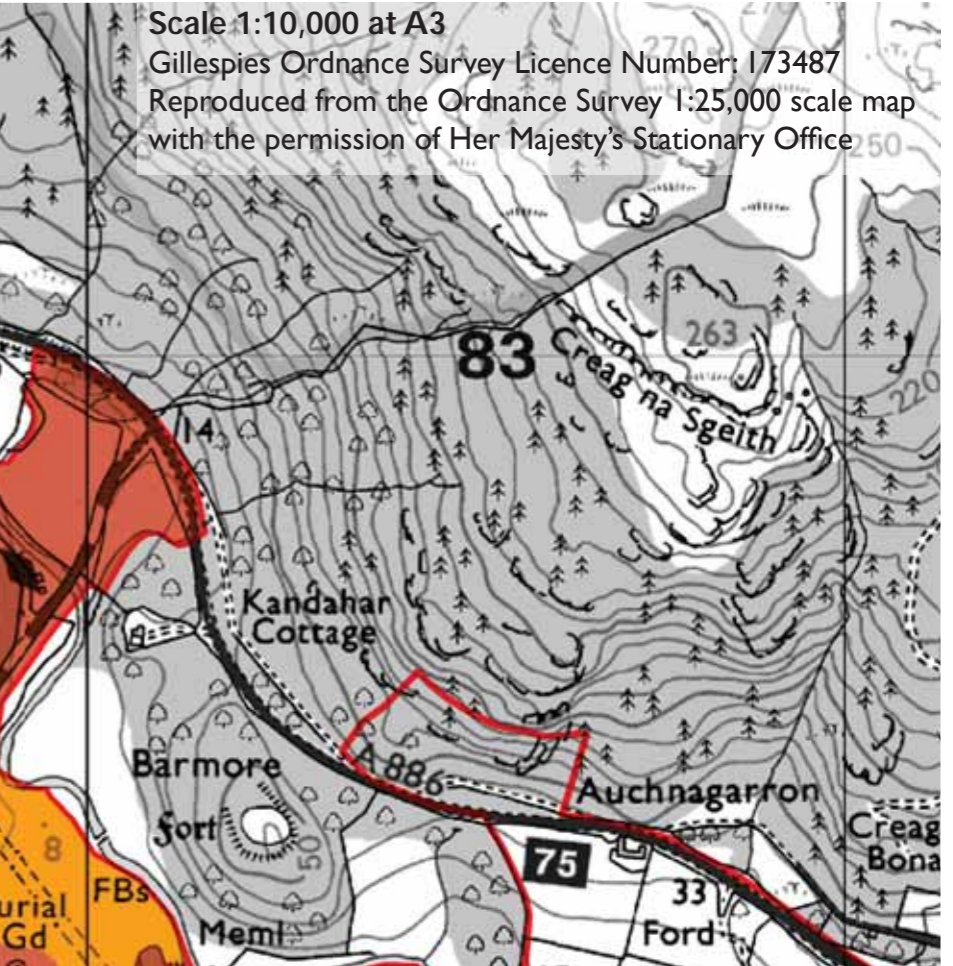
# Argyll and Bute Landscape Capacity Study



# Bute & Cowal 33



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## SITE CB33 MAYMORE TO BURIAL GROUND

### Site Description

A long linear site, approximately 5.5km in length, that straddles the National Scenic Area and an Area of Panoramic Quality and lies within the SNH Steep Ridgeland and Mountains LCA, from Mill Cottage, at the northern end to Ormidale in the south. From the north, for approximately half the length of the site the Cowal Way defines the eastern boundary. Access to the southern end of the site is from the A8003, a second unnamed road, which passes through the southern half of the site and a number of other small, rough tracks.

The site is roughly, equally split between open, rough areas of ground and mixed woodland groups which extend up the steep slopes of the adjacent hills. Numerous small watercourses dissect the site. Scattered throughout the site there are only a few small farms and other small properties, at Bealachandrain, Lower Camquhart, Camquart and Maymore. The northern, narrow part of the site is an open character with views up and down the valley, whilst the southern area is more intimate in nature with pockets of open ground, surrounded by woodland or backdropped by steep, forested slopes. Views from the southern part are restricted, although occasional glimpses of the river are possible. A double overhead line passes through the southern part of the site.

### Scenic Quality

Medium

### Sensitivity to Change

Medium

### Capacity to Accommodate Development

Limited, particularly in the northern area

### Areas with potential to accommodate development (Orange Areas)

- The areas of level ground, framed by trees and hedgerows in the southern part of the site - these could accommodate one property in each location, although the Burial Ground should be respected;
- An additional property in the area around the farm at Bealachandrain, which enjoys views of the valley but is generally self contained by landform and trees;
- The area around and to the south of Lower Camquhart - the property could be developed and there is a reasonably flat area of ground backdropped by landform and trees for one additional property.

### Areas not recommended for development (Red Areas)

- Wooded areas and steep forested slopes - platforming would be required to include development and the removal of trees would affect the integrity of the wooded areas. The development pattern in the Glendaruel valley is for properties to be adjacent to the road;
- At the junction of the A886 with the A8003 - development would be highly visible and overlooked by the roads. This would be out of character with the existing settlement arrangement where development is more discreetly located within the landscape.



CB33 - Looking west towards Bealachandrain with site in the foreground



CB33 - Looking at derelict property at Lower Camquhart



CB33 - Looking south along Glendaruel valley (Maymore on the left)



CB33 - Looking southeast from A8003 near Burial Ground



CB33 - Looking towards junction of A8003 with A886