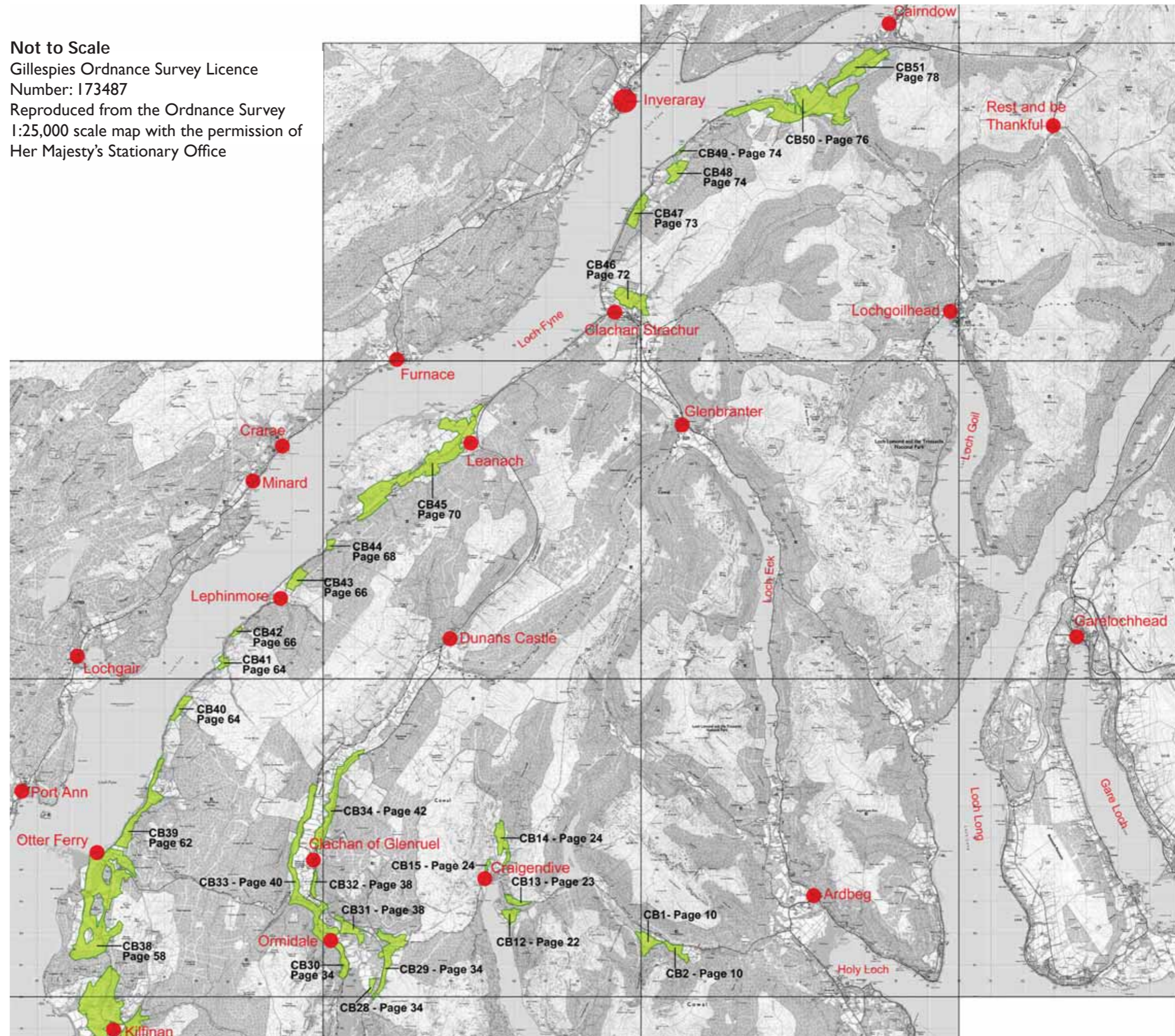




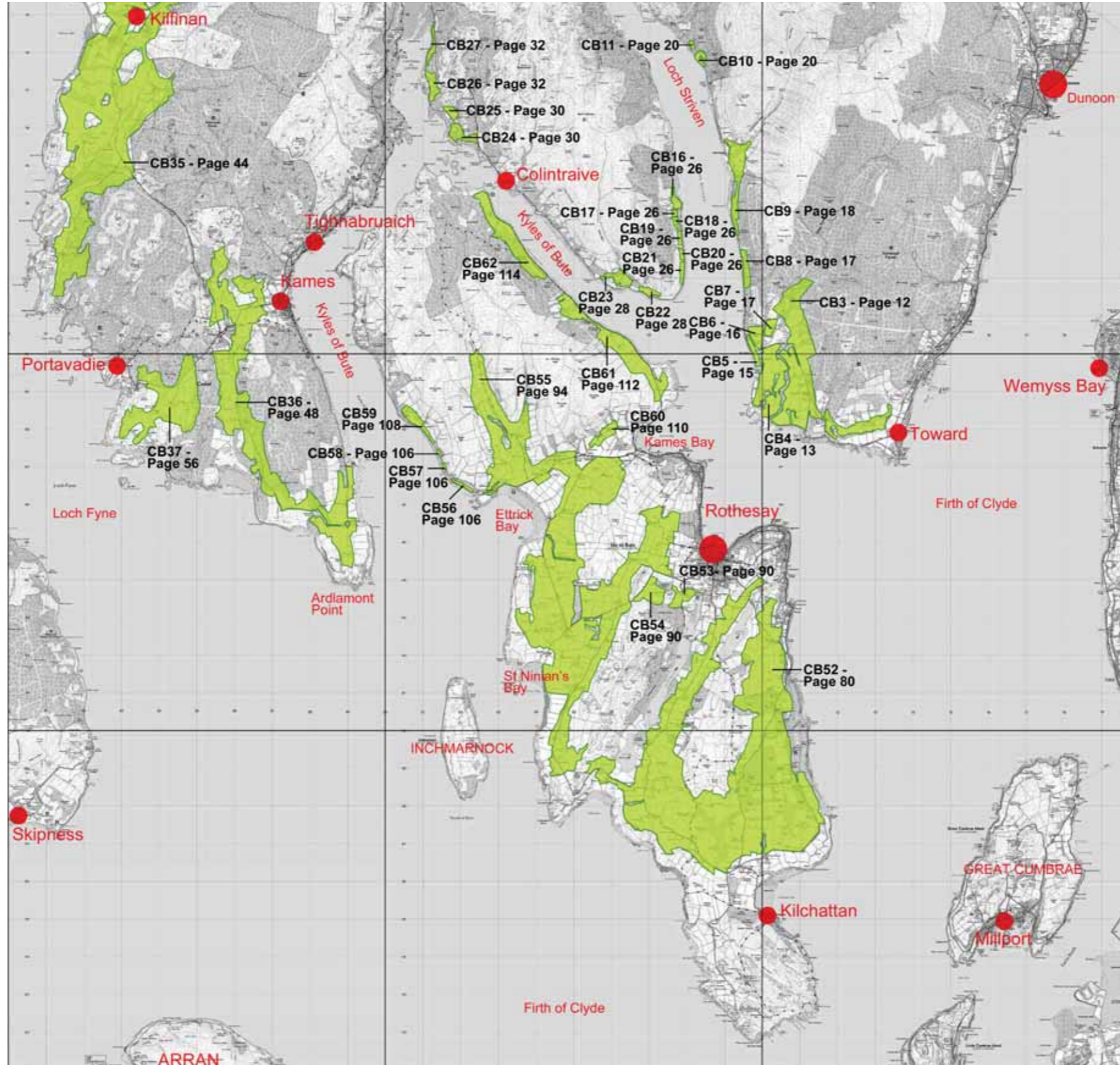


# Site Reference Map - Bute & Cowal

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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.



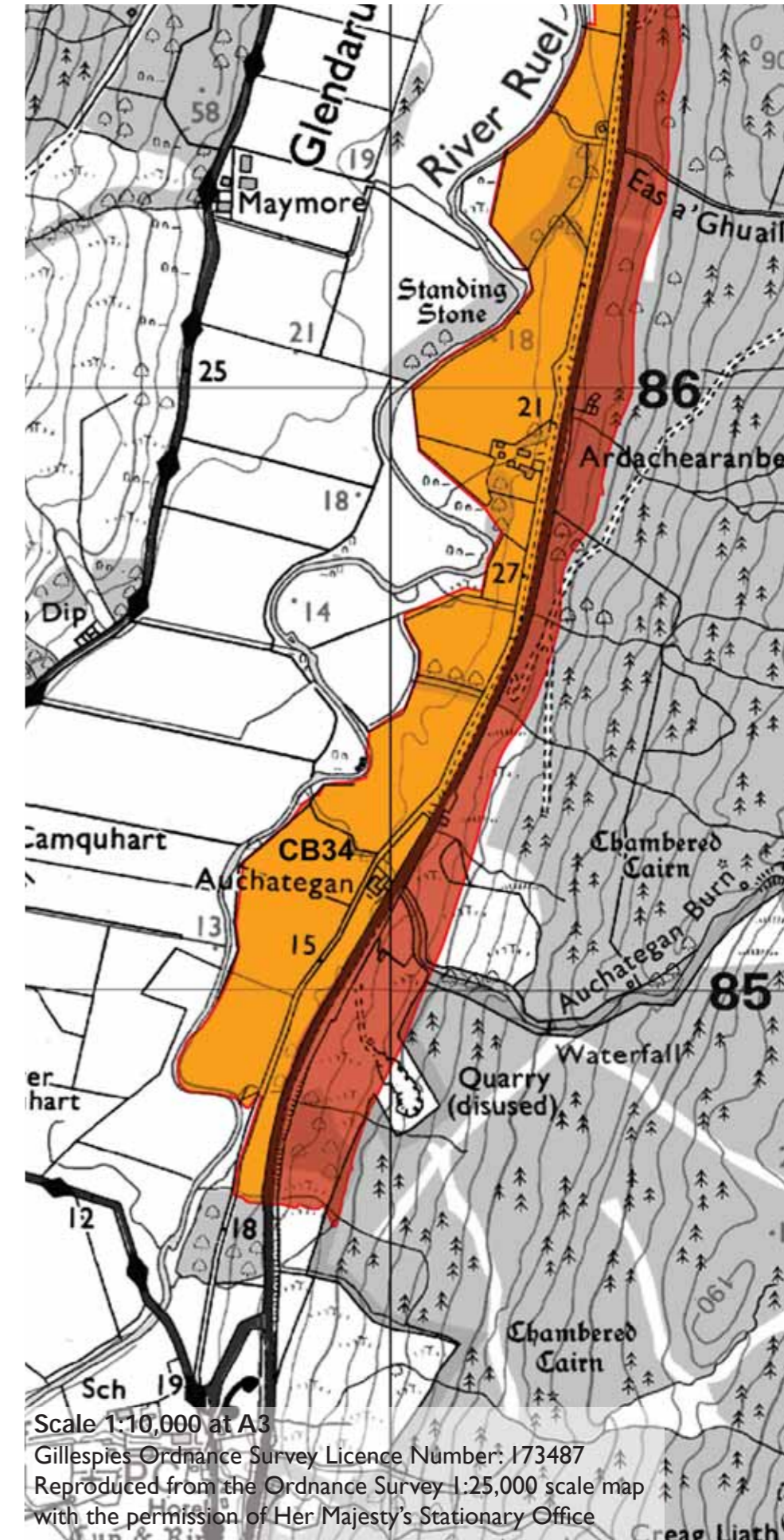
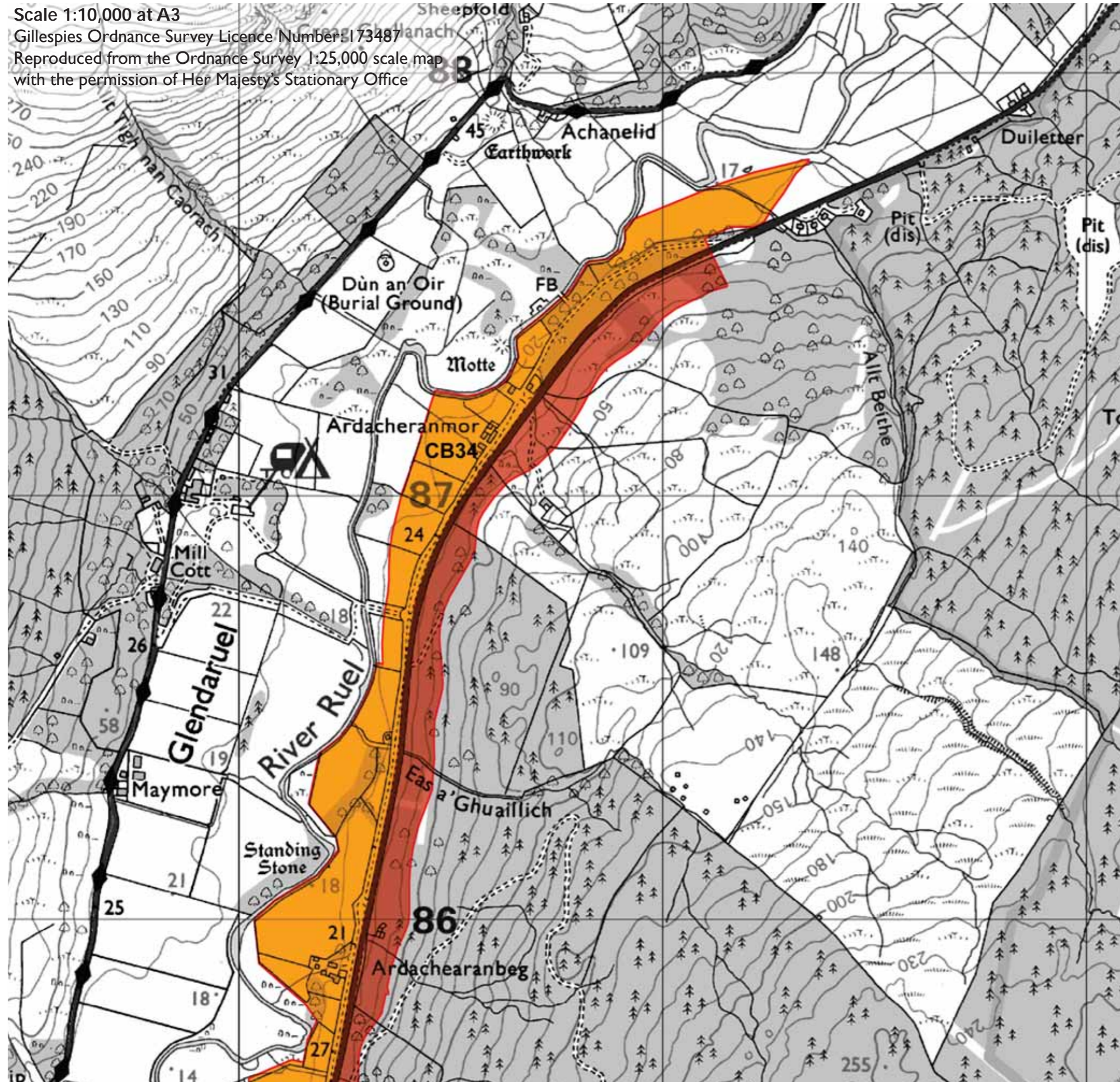
# Argyll and Bute Landscape Capacity Study

## Bute & Cowal 34

Scale 1:10,000 at A3

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Scale 1:10,000 at A3

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## SITE CB34 ARDACHERANMORTO AUCHATEGAN

### Site Description

CB34 is a linear site that lies within an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT.

The area of site, being considered, within this report, extends from the access to Mill Cottage, in the north to just north of Clachan of Glendaruel, in the south. The area of ROA out with the APQ does not form part of the assessment within this report. The A886 passes directly through the centre of the site with the 40m contour defining the eastern boundary. To the west the boundary is defined either by the River Ruel or field boundaries that border the river.

The half of the site, to the east of the A886, comprises, in the main, steep wooded slopes with a couple of areas of open, rough ground. The area of the site to the west of the road lies within the u-shaped river valley with areas potentially within the floodplain of the river. The river valley comprises open, flat fields with small groups of deciduous woodland. Views are contained within the valley – there are no views to the coast.

Two small areas of settlement are situated at Auchategan and Ardachearanbeg, both towards the southern end of the site and Ardacheranmor is situated to the north. All are accessed from a narrow track parallel to the main road. There is no development located along the banks of the river. Numerous small water courses pass through the site, draining off the hill slopes, in the east, to the river and a single Standing Stone is located on the river bank, just north of Ardachearanbeg.

### Scenic Quality

Medium

### Sensitivity to Change

Low

### Capacity to Accommodate Development

Good

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

- within the western part of the site. Four or five additional properties could be accommodated. Existing properties are located adjacent to the track, in clustered arrangements – new development should follow this pattern and should use landform and/or tree groups to provide a setting / backdrop.

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

- the whole of the eastern part of the site - this area is too steep and the woodland is an important edge treatment to the road.



CB34 - Looking south along Glendaruel valley (Ardacheranmor in the distance)



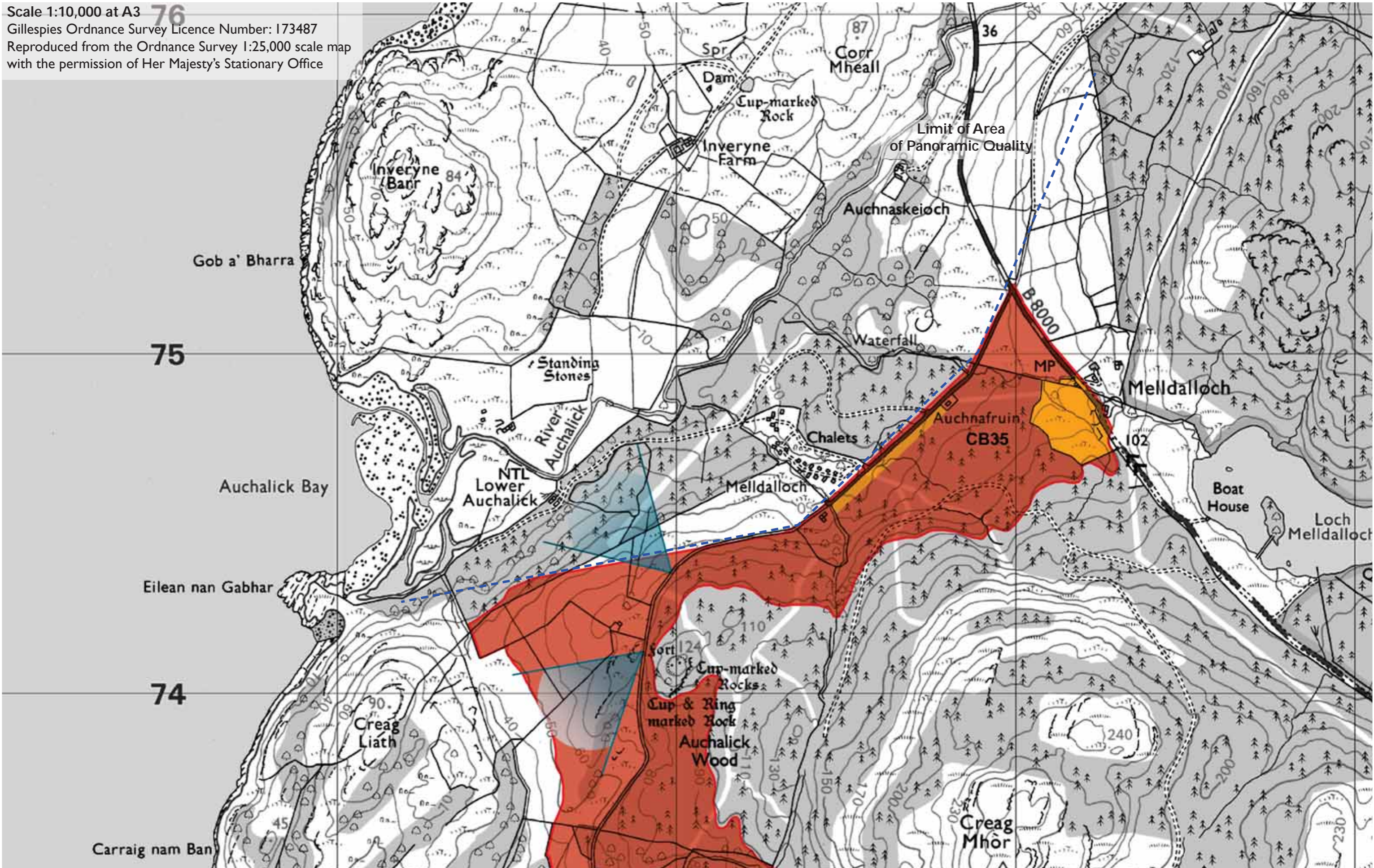
CB34 - Looking south at most southerly part of the site



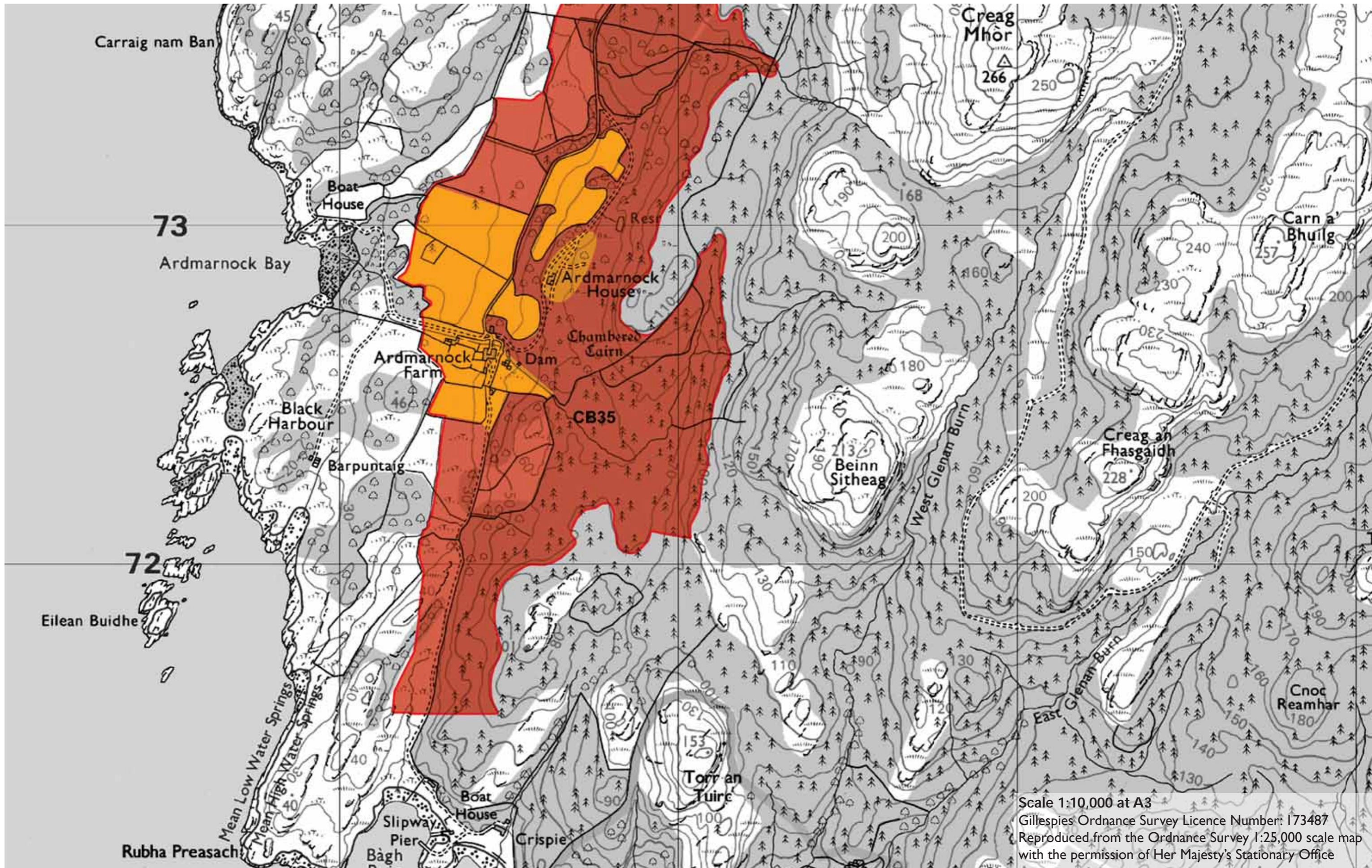
CB34 - looking southwest from Ardachearanbeg



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## SITE CB35 ARDMARNOCK HOUSE

### Site Description

Only the most southerly part of this ROA lies within an Area of Panoramic Quality and therefore the majority does not form part of the assessment within this report. The area that is being considered lies within the SNH Rocky Mosaic LCT.

The site extends from the junction of the B8000 with the track to Ardmarnock Farm at the northern end, to just north of Bagh Buic (with its slipway, pier and Boat House) at the southern end. To the east the site is denoted by the 100m contour, whilst to the west a series of field boundaries determine the extent of the site.

The eastern half of the site almost entirely comprises steep forested slopes, whilst the western half levels out into open rough grazing land and from these areas, stunning views are afforded of Ardmarnock Bay and Loch Fyne. Although the site is not visible in the wider landscape, to the east due to the landform and trees, only distant views are possible from Tarbert. On the east side of Loch Fyne, the existing development has made use of landform and trees to discreetly include built form into the landscape.

At the centre of the site is Ardmarnock Farm, a large complex of farm buildings, the latter having been converted into residential / self-catering properties. Ardmarnock House and a chambered cairn are tucked into the lower fringes of the wooded slopes. The farm and house are accessed by a narrow track off the B8000.

A number of small watercourses drain through the site to Ardmarnock Bay and a recently constructed fishing lochan has been constructed to the west of Ardmarnock House.

### Scenic Quality

High

### Sensitivity to Change

Medium

### Capacity to Accommodate Development

Limited

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

- the areas around Ardmarnock Farm where distant views are restricted due to landform and tree groups;
- additional development in the vicinity of, and associated with Ardmarnock House;
- as at Auchnafruin, one or two other properties could be accommodated along-side the track amongst the trees (although generally the steep wooded areas should be avoided);

## Bute & Cowal 35

- around Melldalloch, associated with the existing small cluster of properties.

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

- the rocky slopes at the southern end of the site which are highly visible in the wider landscape;
- the steep wooded and rocky slopes, of Auchalick Wood, to the east which would require areas of ground to be platformed to accommodate development;
- the open, wide scale landscapes between the road and the coast with panoramic views to the coast;
- the open field areas at the junction of the track with the B8000, as development in this location would be too exposed within the wider landscape.



CB35 - Self catering properties at Ardmarnock Farm



CB35- View north along access track to Ardmarnock Farm





CB35-View northwest across Auchalick Bay to Loch Fyne

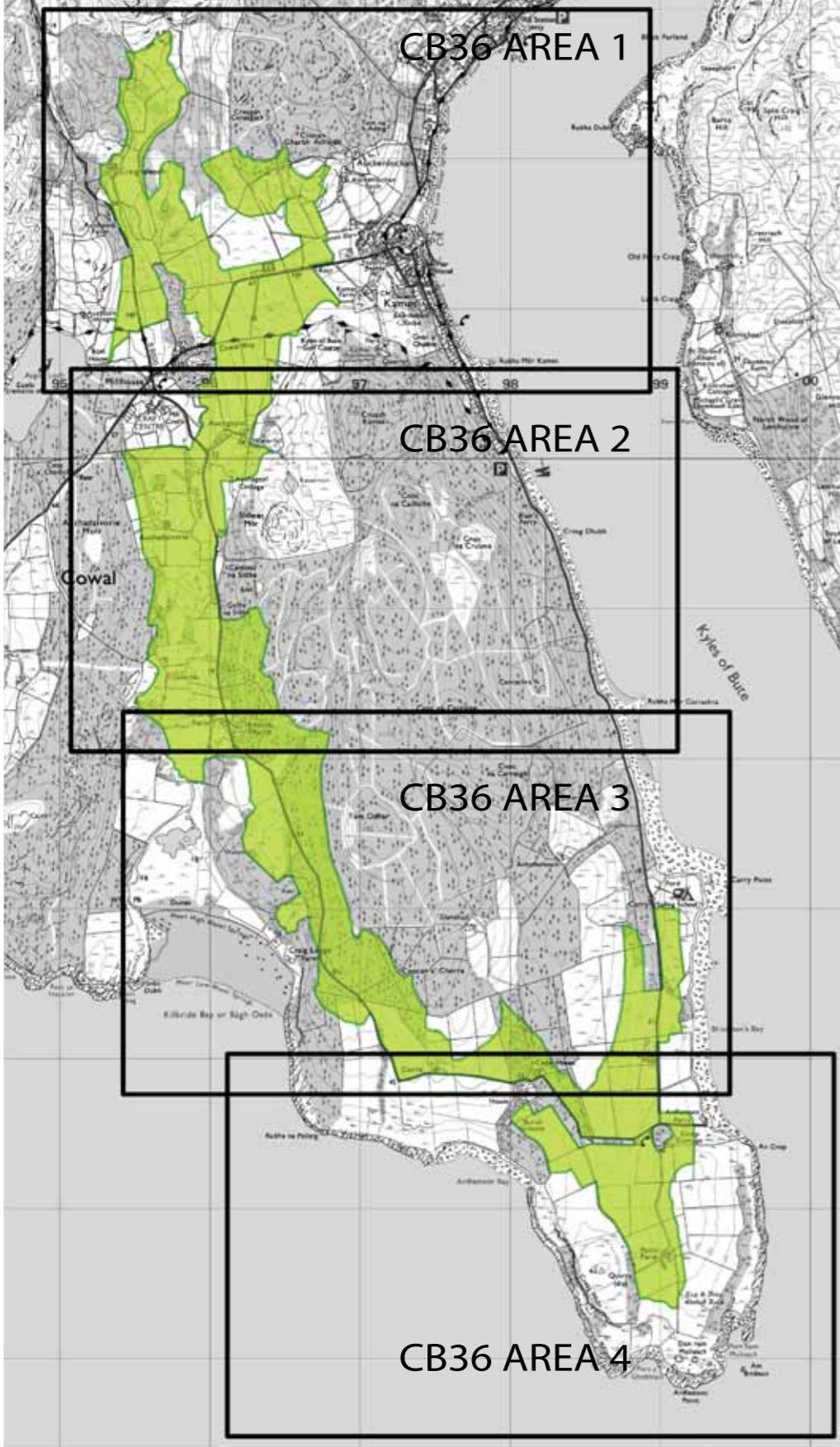


CB35-View west from Melldalloch



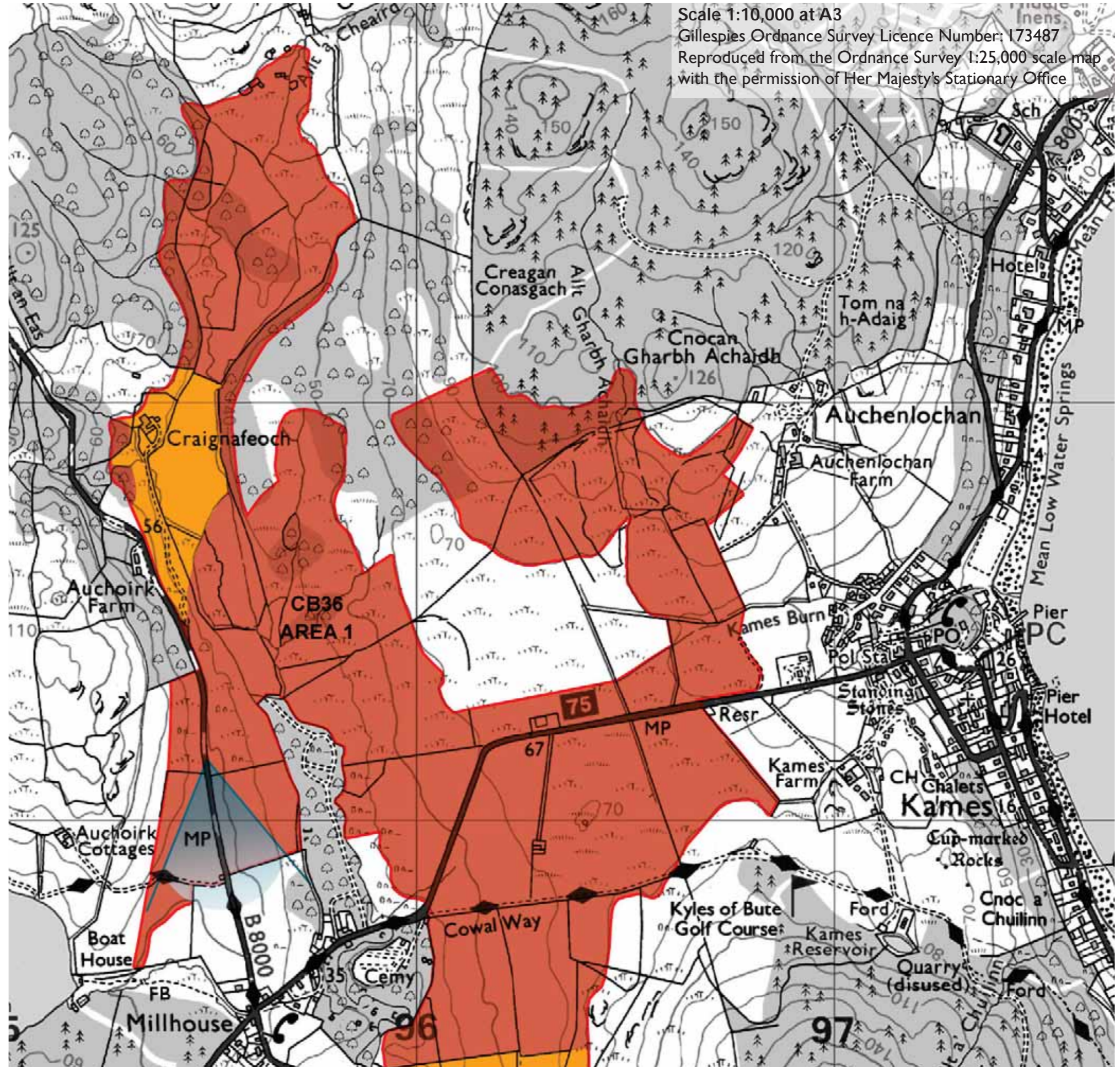
# Argyll and Bute Landscape Capacity Study

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# Bute & Cowal 36 - Area 1

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## Bute & Cowal 36 - Area 1

### SITE CB36 CRAIGNAFEPOCH TO POINT FARM

#### Site Description

This large ROA lies within an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT. The site is situated on the Cowal peninsula between the Kyles of Bute and Loch Fyne and extends from the craggy slopes of Creag an Fhith' ich, at the northern end, to Point Farm (overlooking the Sound of Bute) at the southern end - a distance of approximately 9km. Roughly through the centre of the site, providing access, is an unnamed road that 'loops' through the peninsula from the B8000. A number of other small tracks lead to the various farms and houses that are individually scattered through the site.

For detailed descriptive purposes, the site will be broken down into four areas, based on the extent of the plan area that can be accommodated onto a page, starting with Area 1 in the north down to Area 4 in the south.

#### Area 1 (from Craignafeoch to Millhouse)

This area is situated to the west of Kames, dissected by the B8000. Much of the area is open, exposed rough, wet ground with only a few very small groups of woodland, although larger woodlands are located around the northern periphery of the area as is a small woodland associated with the cemetery. Whilst the coastal areas of Kames and Tighnabruaich are heavily settled and Millhouse is just to the southwest, Area 1, itself, only includes a small farm at Craignafeoch, which is located in the only low lying, enclosed area within this part of the site. With Area 1 being

essentially unsettled it provides an important break between the areas of development and the Cowal Way passes through this part of the ROA.

#### Scenic Quality

Low

#### Sensitivity to Change

High

#### Capacity to Accommodate Development

Limited

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

- the lower lying land around Craignafeoch. This area is sheltered in a small valley setting.

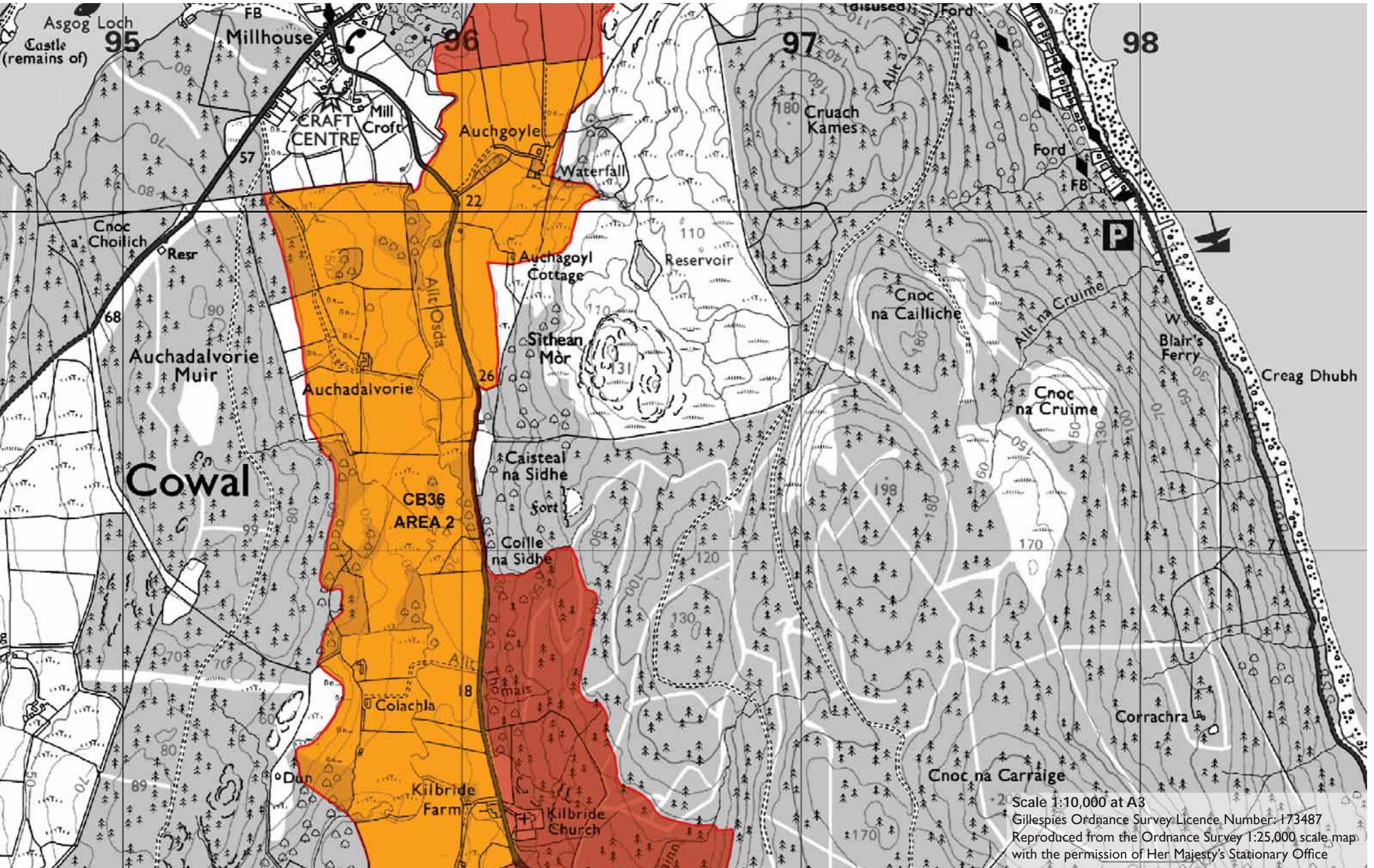
#### Areas not recommended for development (Red Areas)

- the open, exposed and visually prominent ground above Kames and Millhouse. This area is important in that there is virtually no development in the landscape (excluding an electricity substation and one small property) and therefore separates the developed areas of Kames and Millhouse.



CB36- Area 1-View southwest from the turning to Kames Farm







## Area 2 (from Millhouse to Kilbride Church)

In contrast to Area 1, Area 2 is located in a valley enclosed by steep wooded slopes and the area broken up with pockets of woodland and small tree groups. There are numerous watercourses dissecting the area and there are three small properties at Auhgoyle, Auchadalvoie and Colachla plus Kilbride Farm and Kilbride Church. Views are introspective – north to south through the valley.

### Scenic Quality

Medium

### Sensitivity to Change

Low

### Capacity to Accommodate Development

Good

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

- new development (4-5 new properties) could be accommodated in this smaller-scale, introspective, valley landscape utilising landform and tree groups to provide a setting and backdrop.

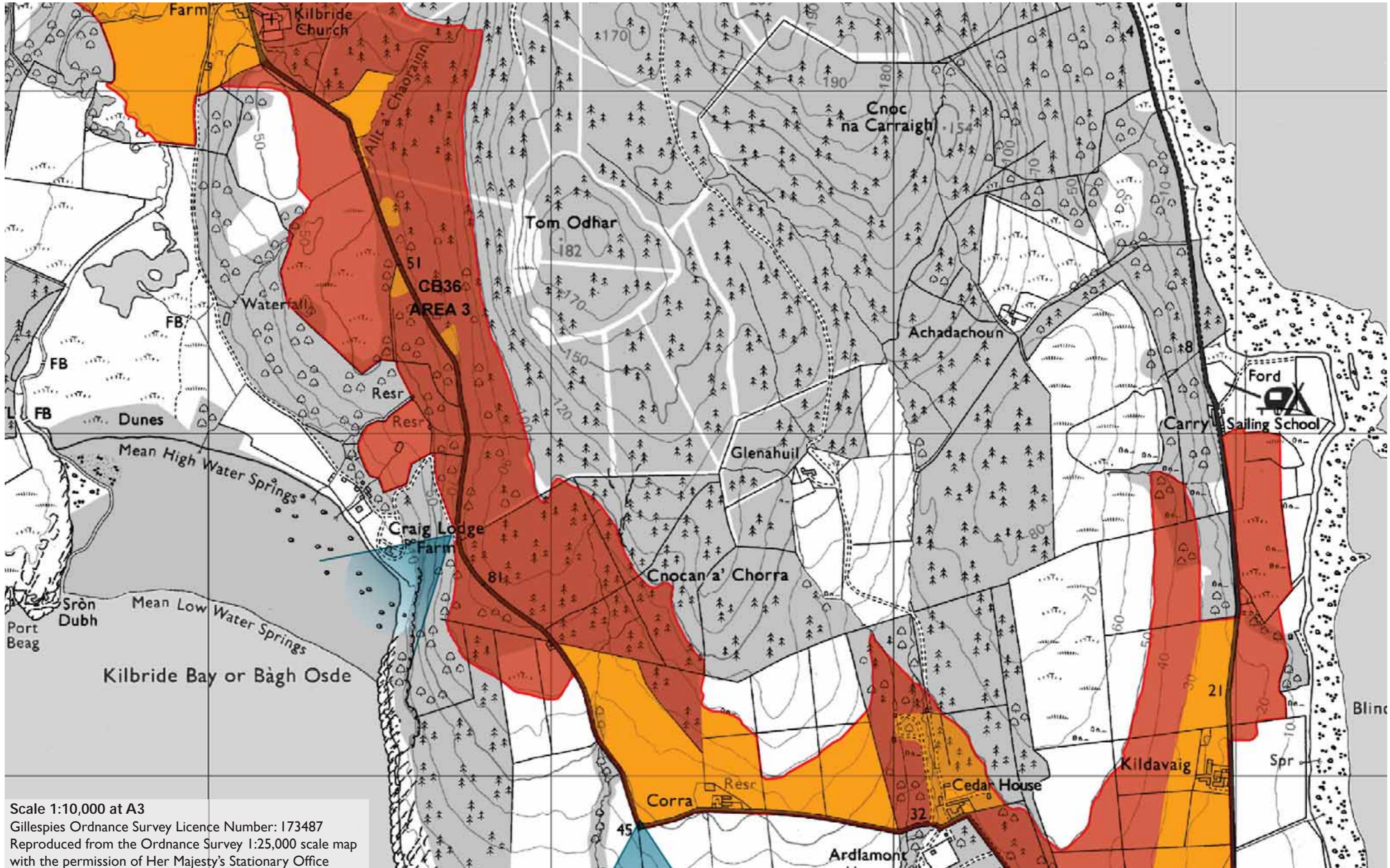
### Areas not recommended for development (Red Areas)

- the steep, rocky and wooded slopes to the east of the road



CB36- Area 2- View northwest from the Auchgoyle farm track





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## Bute & Cowal 36 - Area 3

### Area 3 (from Kilbride Church to Ardlamont Ferry)

Much of this area is heavily wooded on the lower slopes of Tom Odhar and around Cedar House. Where areas of open ground exist, they are fields of managed grazing for sheep and cattle allowing extensive and panoramic views of the coast and south to Arran. Other than Corra, Cedar House and Kildavaig there are no other areas of settlement within this part of the site boundary, although Craig Lodge Farm is situated to the west overlooking Kilbride Bay and Ardlamont House is just to the south of Cedar House. In general this area is a large scale, simplistic landscape.

### Scenic Quality

Medium

### Sensitivity to Change

Medium

### Capacity to Accommodate Development

Limited

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

- the small open area to the south of Kilbride Church alongside the Allt s' Chaorainn, where the landform and surrounding trees provide a natural enclosed area;
- the lower slopes of Cnocan a' Chorra – the more gently undulating landform and small groups of trees and woodland give rise to opportunities to set development into the landscape;
- in amongst the woodland around Cedar House – development is well screened from the surrounding areas;
- the lower slopes alongside the road by Kildavaig – the rising

ground to the west provides a good backdrop and setting, whilst development can take advantage of the views east over the Kyles of Bute;

- Two or three properties could be 'inserted' in amongst the trees adjacent to the road;

### Areas not recommended for development

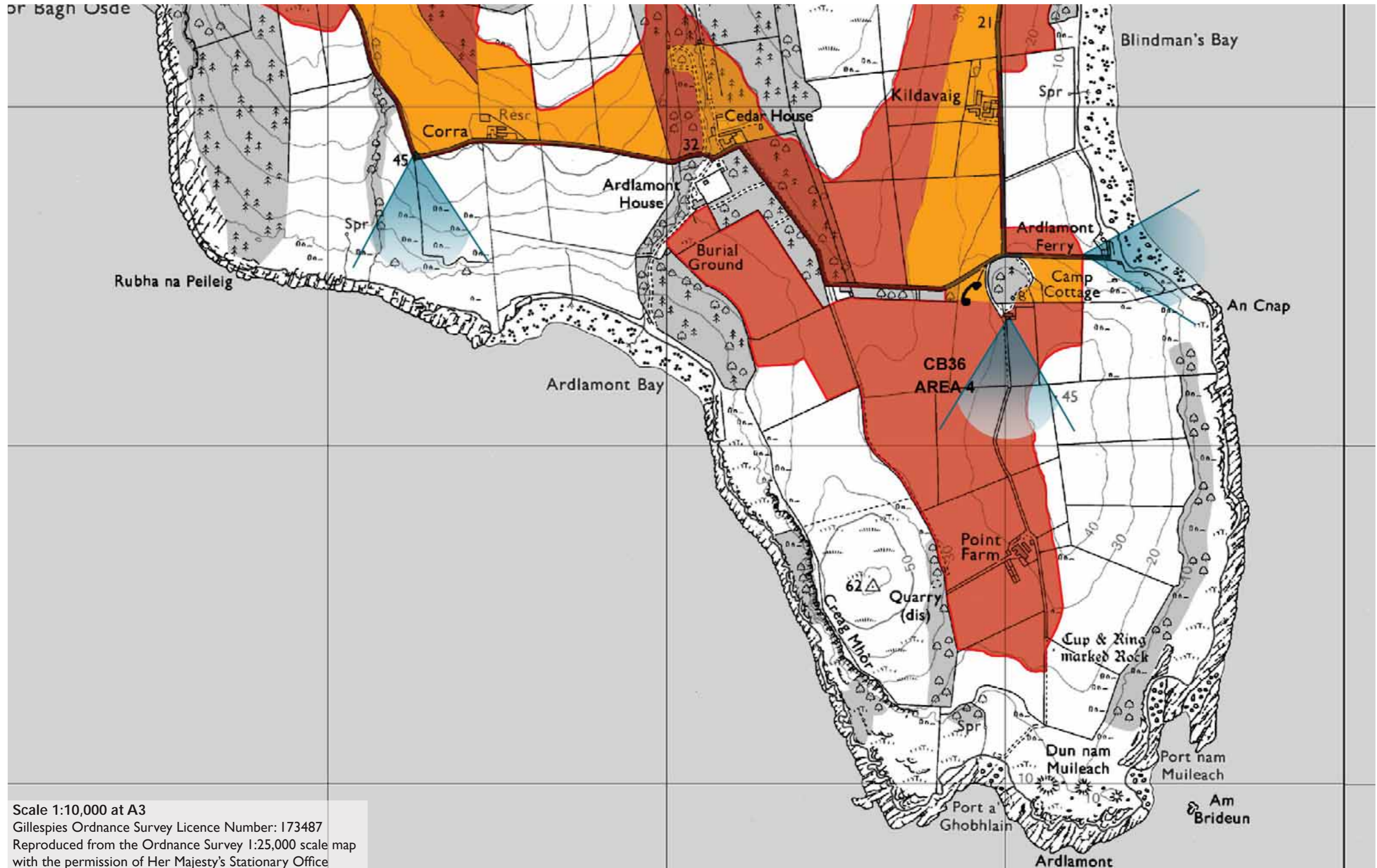
#### (Red Areas)

- the steep wooded slopes of Tom Odhar and Cnocan a' Chorra - access would be difficult and platforming would be required to allow development. There is no precedence for development on the higher slopes in this area - development that does exist is adjacent to the road;
- to the west of the road, particularly where there are open fields offering panoramic views to the coast and Kilbride Bay;
- woodland to the west and south of Cedar House as this provides an important visual break in the landscape;
- the area south of the Carry Sailing School between the road and the coast to ensure the continued uninterrupted views of the coast, in this area.



CB36- Area 3-View southwest to Arran from Corra





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## Bute & Cowal 36 - Area 4

### Area 4 (from Camp Cottage to Point Farm)

The most southerly area is the most open taking full advantage of the panoramic views of the Kyles of Bute, Loch Fyne and the Sound of Bute to the Isle of Arran. The area comprises little in the way of features – a few drainage ditches the large-scale farm buildings at Point Farm and the smaller cottages at Camp Cottage. The area is an attractive balance of wide open landscape, wide, extensive views and a farm development in keeping with the scale of the landscape. The smaller properties are appropriately nestled next to a small, wooded area.

### Scenic Quality

High

### Sensitivity to Change

High

### Capacity to Accommodate Development

Limited

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

- around Camp Cottage where the landform and trees provide a setting, and new small-scale development would be associated with the existing cottages.

### Areas not recommended for development

#### (Red Areas)

- the open, large-scale landscape on the peninsula of land overlooking Ardlamont Bay. This landscape with a simple, balanced combination of grazing fields and farm steading. Any new development would have a negative impact on the character and views of this area.



CB36- Area 4-View north from the access track to Ardlamont Ferry