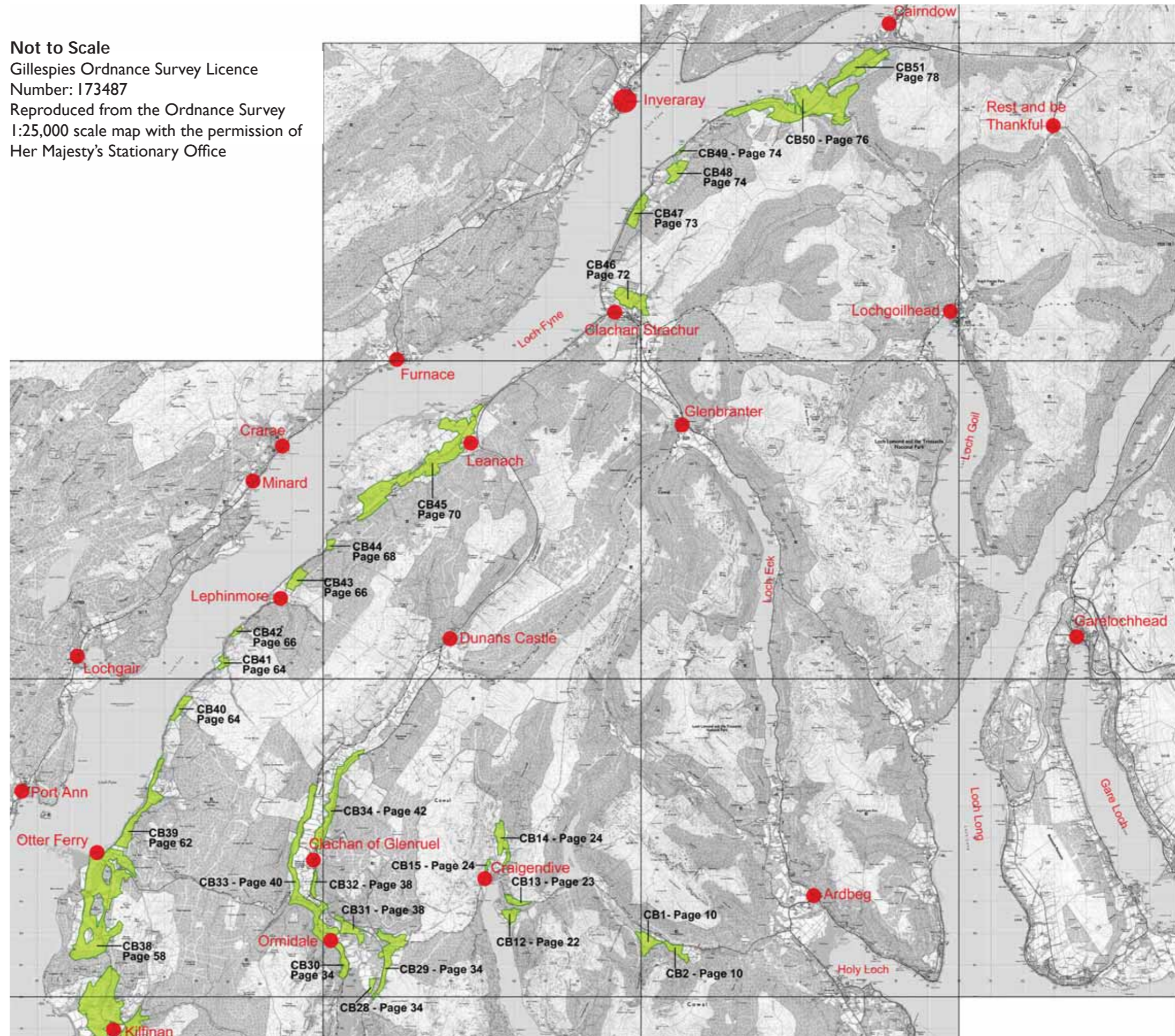
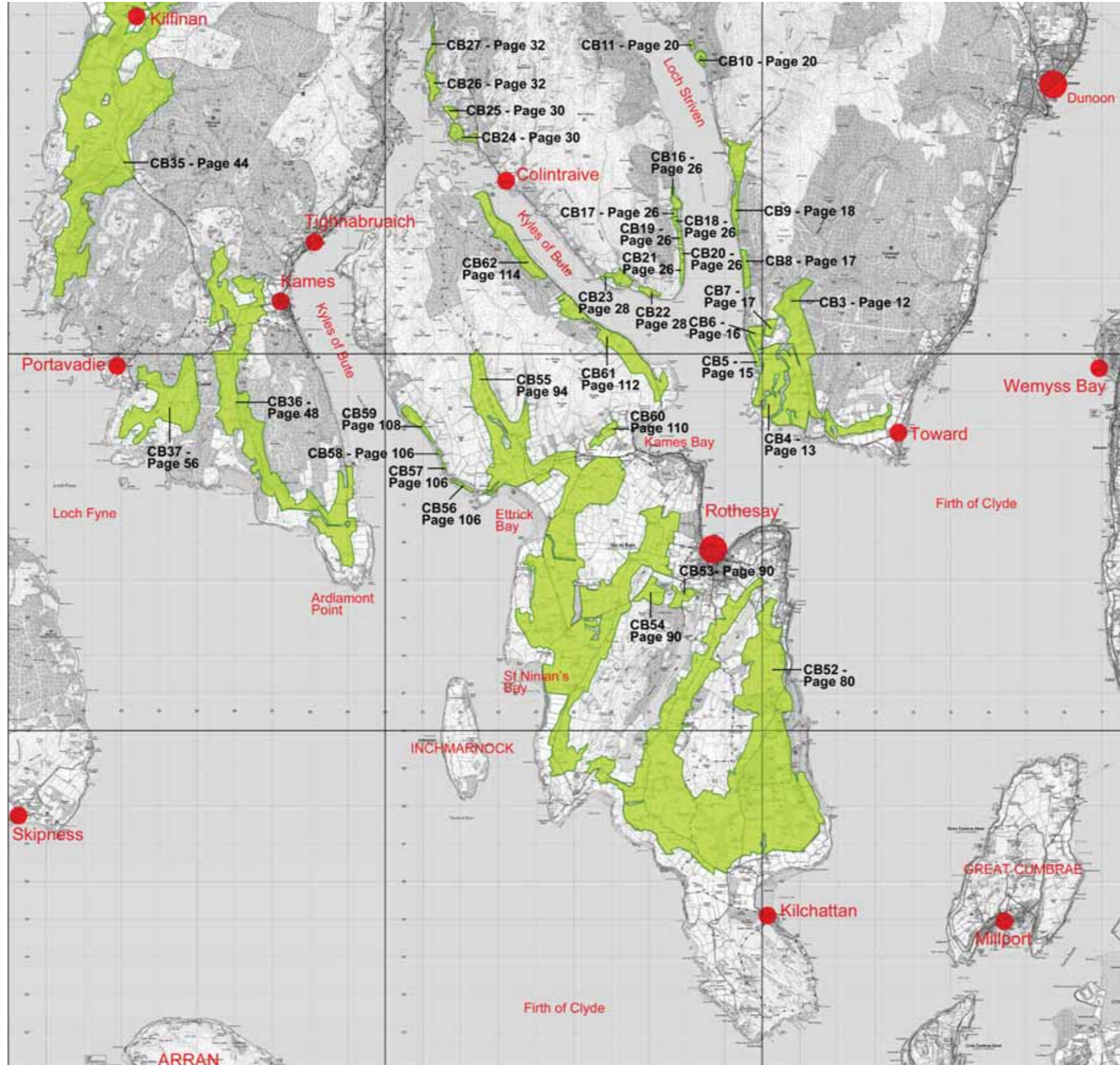


Site Reference Map - Bute & Cowal

Not to Scale
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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



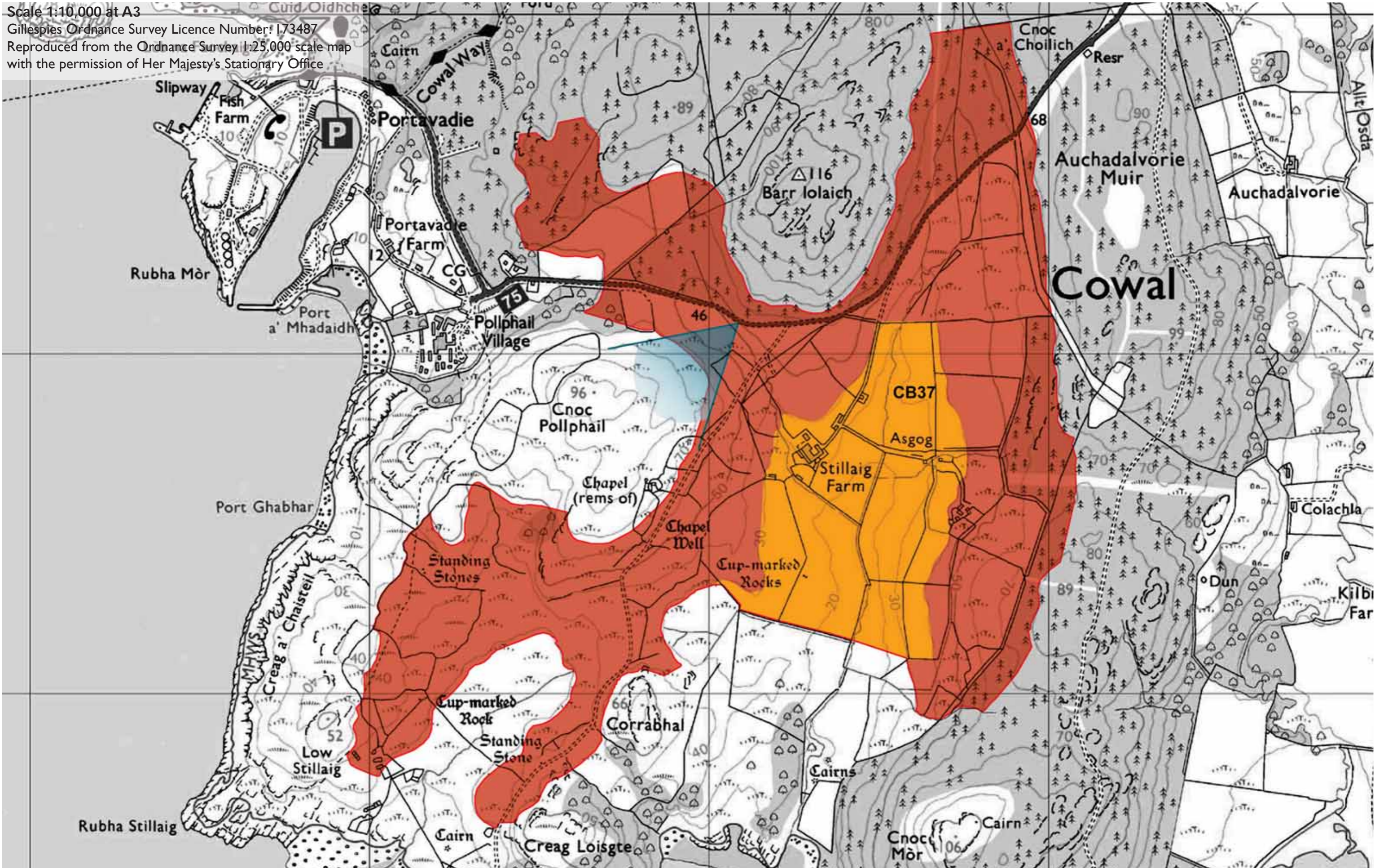
Key viewpoints

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

Scale 1:10,000 at A3

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SITE CB37 STILLAIG FARM

Site Description

This site lies within an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT overlooking Loch Fyne as it meets the Sound of Bute and enjoying fine panoramic views over to the west and south. Access is via an unnamed road off the B8000, at Millhouse (leading to Portavadie and passing through this area offers the experience of having left development behind – within this landscape area there is only the farm buildings of Stillaig Farm

It is an area largely comprising of rough, undulating ground amongst craggy outcrops and areas of field used for grazing sheep. Woodland is confined to the peripheries, with very little wooded areas extending into the site itself although the field boundaries are denoted by hedgerows and small groups of trees.

Numerous small watercourses dissect the site and there are also a number of archaeological sites of interest, such as standing stones, a chapel well and cup-marked rocks.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- the central valley area between the 40m contours where there is more undulating landform and small tree and hedgerow groups which would allow development to be inserted into the landscape without affecting the wider character of the area or the views from the road.

Areas not recommended for development

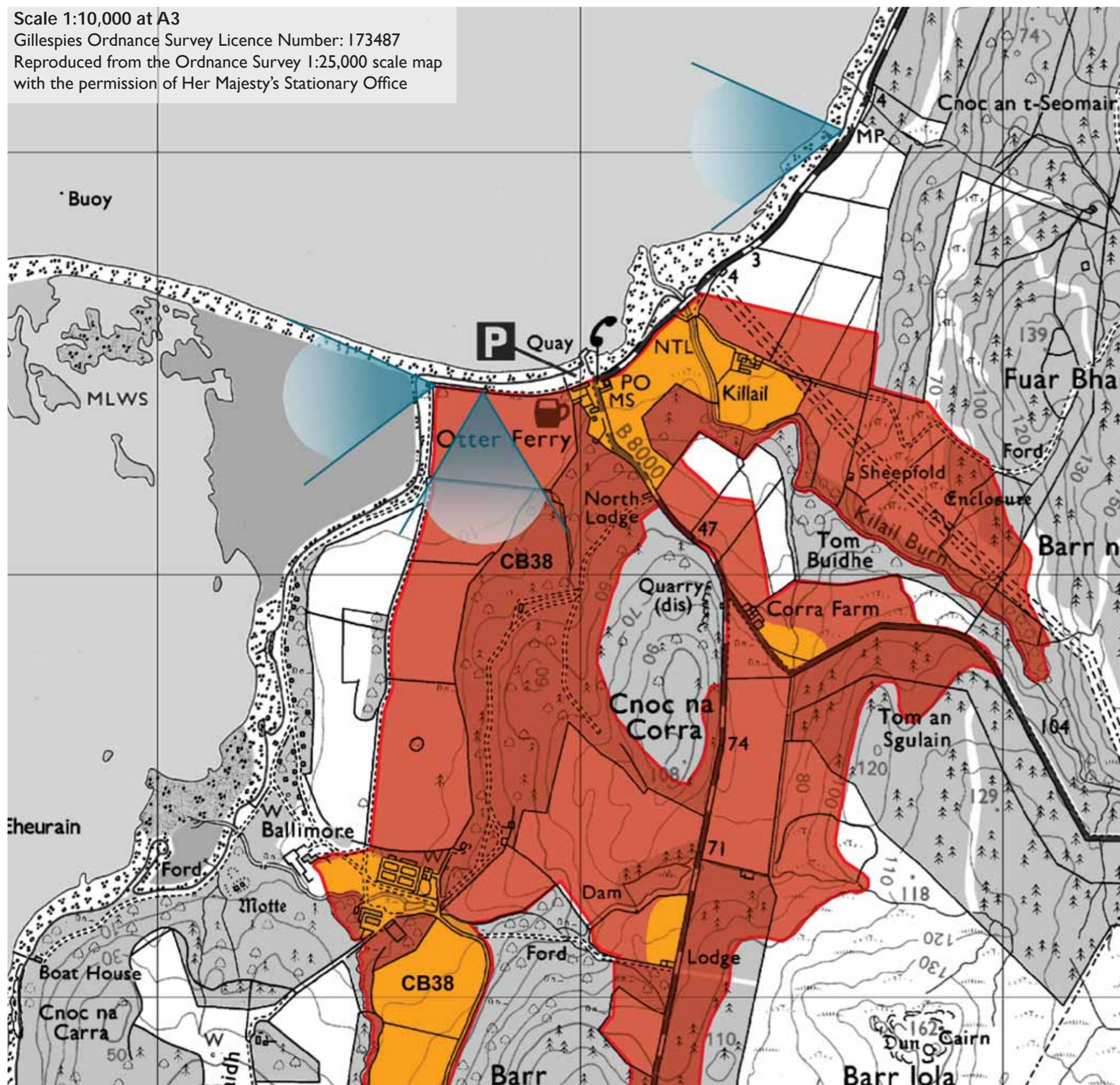
(Red Areas)

- along the roadside to avoid interrupting the coastal views. In addition, roadside development would impact on an area perceived as being minimally developed;
- the rocky and open areas to the west – both views and the setting of archaeological sites would be affected;
- the higher ground to the east – here development would be too visible in the wider landscape.



CB37- Looking south along the valley to Stillaig Farm from the minor road to Portavadie

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SITE CB38 OTTER FERRY

Site Description

This large, irregular shaped site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT. The most southerly part of the ROA is out with the APQ and therefore does not form part of the assessment within this report.

The site extends from Otter Ferry, in the north, to the lower slopes of Barr Ganuisg, in the south; a distance of approximately 3km. From east to west the site extends from the 100m contour down to the 50m contour, over a distance of roughly 1km. Within the site, the rocky higher ground of Cnoc na Corra, and Barr Gamhaim are excluded from this Rural Opportunity Area.

The B8000 is the primary road through the site, from north to south although there are a number of other smaller, unnamed roads and tracks that provide access to forestry areas and the few settled areas. For the scale of the site, it is remarkably unsettled; the main development locations being Otter Ferry and Ballimore.

The site includes large areas of mixed deciduous and coniferous woodlands, rocky rough ground (particularly in the south of the site) and open field areas. There is a small water body to the south of Cnoc na Corra which is dammed and therefore is likely to be providing water for the local area. Numerous water courses flow through the site, primarily in an east, west direction, including the Killail Burn, within the northern part of the site. There is also a double overhead power line that runs through the northern part and which does mar the approach and view of Otter Ferry from the north.

Various views over Loch Fyne are afforded depending on whether the woodland areas permit, screen or frame views, with the best being in the vicinity of Otter Ferry.

There are a number of sites of archaeological interest within the local area but none within the area of ROA that is being assessed.

Scenic Quality

High (particularly along the coastline)

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

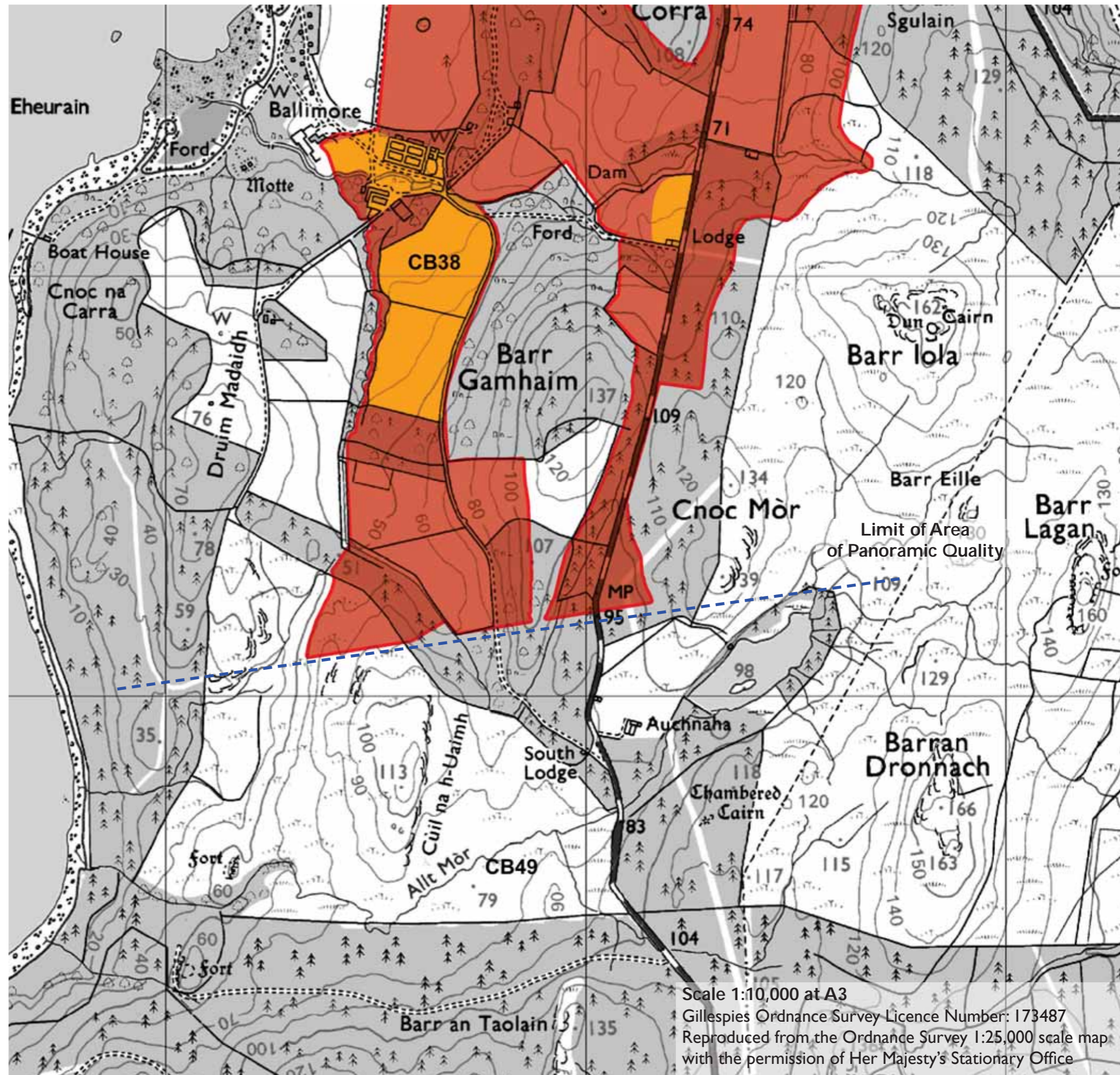
- around Otter Ferry and Killail Farm – a small area of settlement has

developed here but it would be possible to accommodate additional development of approximately 6 or 7 properties in a clustered arrangement;

- 1 or 2 properties continuing the linear development at Corra Farm;
- 1, possibly 2 properties associated with the Lodge;
- within the estate landscape at Ballimore – the existing trees and landform would ensure that development would be barely perceived within the wider landscape (as is the case with the existing built form. Only the main house can be glimpsed from the coastal path across the open park)

Areas not recommended for development (Red Areas)

- the northern part of the site – the overhead lines constrain development;
- between Otter Ferry and Corra Farm to ensure coalescence of development does not occur;
- the coastal, parkland setting to Ballimore house – this simple landscape provides the appropriate setting to the main house;
- the upland, moorland and plantation areas – apart from the Lodge there is no development in this area and other than the possibility of an additional property in the vicinity of the Lodge this area should retain its unsettled, 'remote' and wilder character.





CB38 - Overhead transmission lines and Killlail from the B8000



CB38 - Otter Ferry



CB38 - View south into estate landscape from west of Otter Ferry



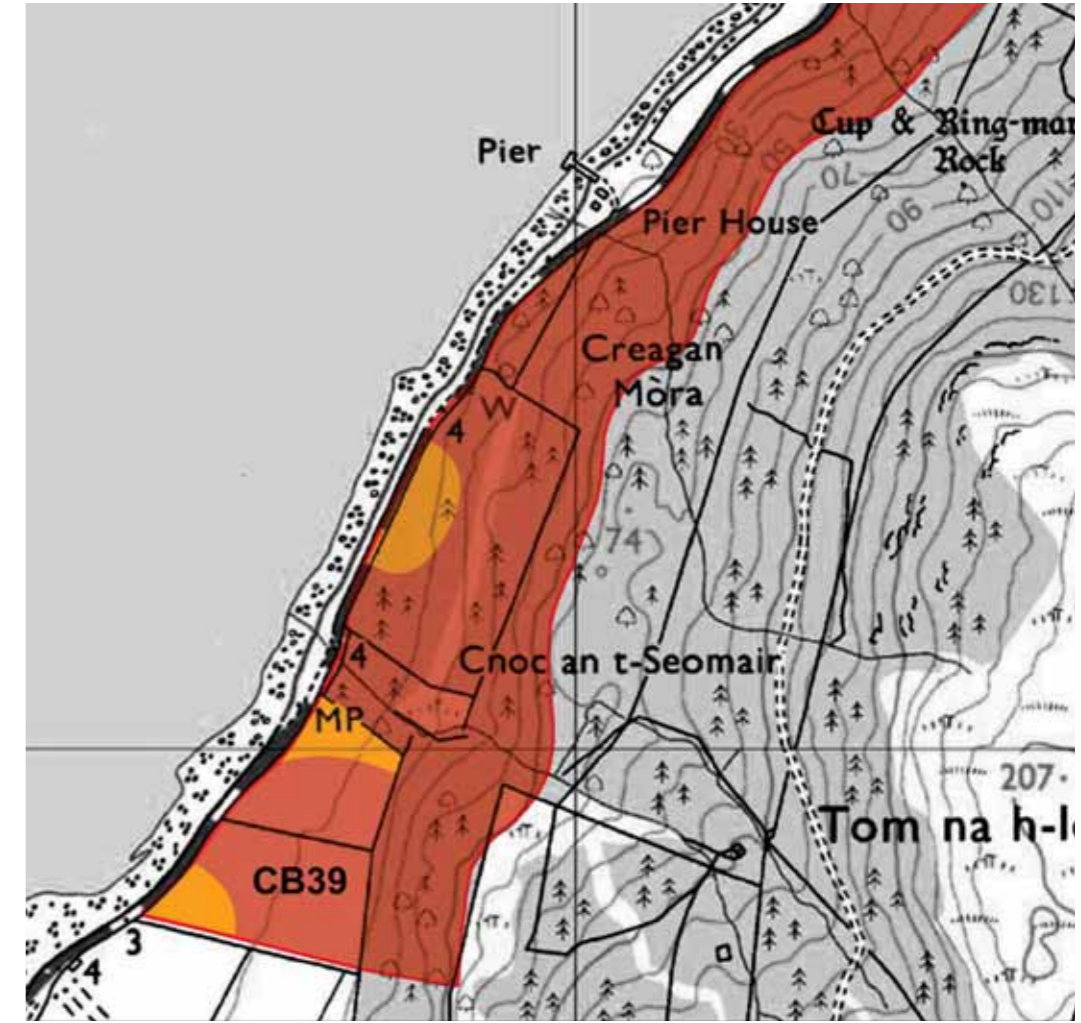
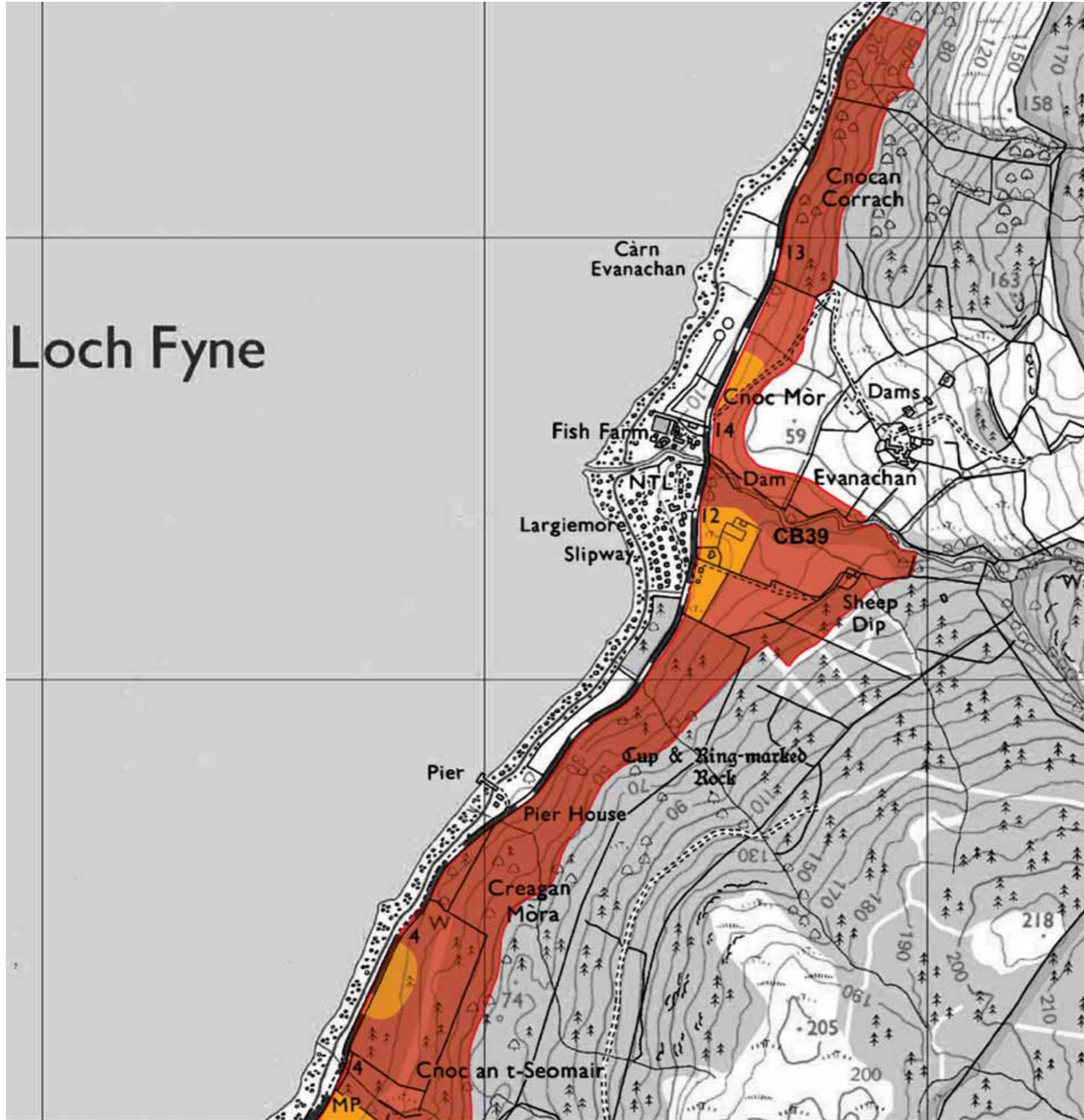
CB38 - View west across Loch Fyne from Otter Ferry



CB38 - View northeast from the valley southwest of Otter Ferry



CB38 - View east to Tom an Sgulain from the minor road south of Corra Farm



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SITE CB39 PIER HOUSE

Site Description

This linear site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT. The site is situated immediately to the east of the B8000, which forms the western boundary, and extends along the road for approximately 3.5km. To the east the boundary is defined by the 50m contour.

Much of the site comprises mixed deciduous and coniferous woodland on steep ground that slopes from east to west. Pockets of open fields exist at the southern end of the site and also near the fish farm at Largiemore. The site is dissected by a small river, towards the north of the site, with numerous other smaller water courses flowing through the site. Extensive views of Loch Fyne are afforded from along the road, interrupted on occasion by groups of trees and the fish farm. There is one small group of buildings, within the site, just opposite the fish farm; there is no other development on the site, although a track leads from the B8000, through the site to the farm buildings at Evanachan – due to the localised landform the farm is not visible from the road.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- an area opposite the fish farm could accommodate 1 property as there is good access, the ground is reasonably level and development would relate to existing in the area;
- the lower fields around Largiemore Farm could include an additional property - the landform, slopes and woodland providing a framed setting with backdrop;
- a recently cleared area amongst the woodland, at the southern end of the site, would provide a suitable framed setting for 1 property;
- the open area of fields at the southern end of the site – 1 or 2 properties could be accommodated and should utilise the existing tree groups to provide a setting rather than development being set out in the open.

Areas not recommended for development (Red Areas)

- the steeper slopes (most often also wooded) which would mean extensive platforming, felling of trees and difficult access to create development sites which would be visually intrusive in the wider landscape;
- the wooded, river corridor as it provides screening and framing between Largiemore Farm and Evanachan Farm.

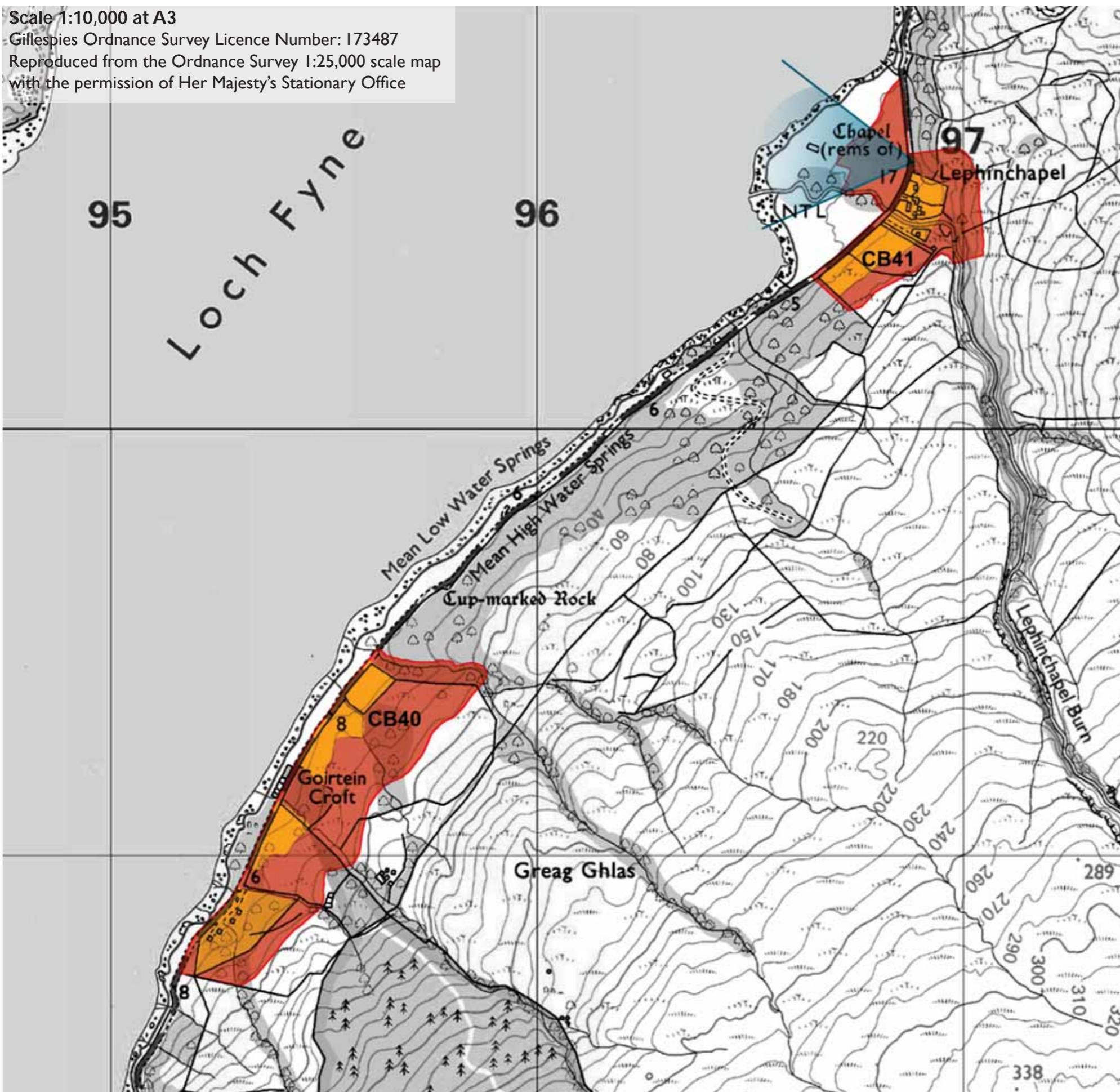


CB39 - View north from access track to Evanachan



CB39 - Open fields at the southern end of the site

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SITE CB40 GOIRTEIN CROFT

Site Description

This small, linear site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT.

The site extends along the eastern side of the B8000, which acts as the western boundary for approximately 1km, just above the shoreline of Loch Fyne. The ground slopes upwards to the east, with the 40m contour denoting the eastern boundary and the site enjoys panoramic views over Loch Fyne.

The site is broken up into pockets of open ground by small groups of mixed, deciduous woodland and numerous small water courses, also dissect the site.

At the southern end of the site is a small group of holiday chalets set in amongst the trees and there is also a small line of properties at Goirtein Croft, just to the west of the site, approximately half way along its length.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- 3 to 4 properties could be accommodated along the road frontage on the level field areas, utilising the tree groups to provide a setting;
- additional holiday chalets could be accommodated amongst the trees without additional development being apparent from the road.

Areas not recommended for development (Red Areas)

- the steeper, wooded slopes forming the eastern part of the site – settlement patterns in this area are along the road frontage;
- the areas of woodland, along the roadside, act as important breaks between areas of open fields and should be retained to avoid visual coalescence of development.

SITE CB41 LEPHINCHAPEL

Site Description

This irregularly shaped, small site is located in an Area of Panoramic Quality and within the SNH Upland Forest Moor Mosaic LCT and encompasses the small settlement at Lephinchapel.

The B8000 passes through the site from north to south and the Lephinchapel Burn runs through the site from east to west, flowing into Loch Fyne.

The slopes of Cnoc Buidhe extend down to the road, from the east, but the ground levels out on a headland, overlooking Loch Fyne, on the west side of the road. Remains of a chapel are situated on the headland just out with the site boundary.

Small pockets of broadleaved woodland act as a setting and a backdrop to Lephinchapel and contain the site to the south.

The whole site takes advantage of its lochside location with panoramic views over Loch Fyne.

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 to the south of Lephinchapel, adjacent to the road in a similar manner to the existing properties.

Areas not recommended for development (Red Areas)

- the open, level fields to the west of the B8000 – development would spoil the setting of the chapel remains and the fine views of Loch Fyne from the road;
- the steep, wooded slopes behind Lephinchapel.



CB40 - Open fields north of Gortein Croft



CB41 - View west across open fields

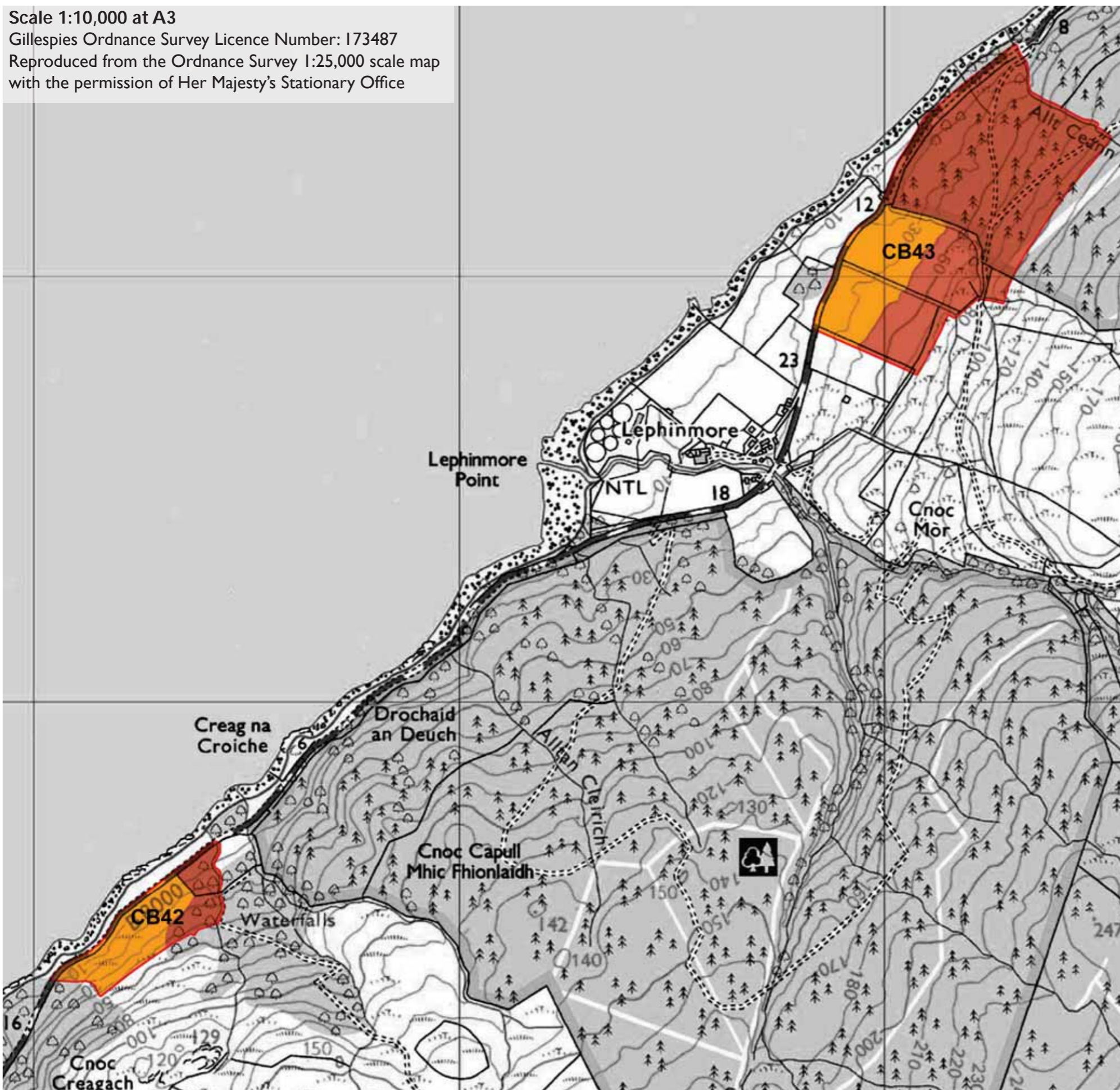


CB41 - Lephinchapel

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SITE CB42 CNOG CREAGACH

Landscape Character

This small site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT.

The site is located to the southeast of the B8000 (which forms the northwestern boundary). The south-eastern boundary is defined by the 40m contour; a small watercourse and an area of broadleaved trees denotes the eastern boundary, whilst another small woodland defines the southern boundary.

The site is unsettled, with the nearest settlement at Lephinchapel, approximately 0.5km to the south. The majority of the site is open, gently sloping fields used grazing for sheep, with a small area of woodland to the east and the site enclosed to the south-west by woodland, adjacent to the site boundary.

Views to Loch Fyne are obscured by woodland between the loch edge and the road.

Scenic Quality

Medium

Sensitivity to Change

Low

Capacity to Absorb Development

Good

Areas with potential to accommodate development (Orange Areas)

- Development could be considered along the road edge. This would be in keeping with the settlement patterns in the wider area and along the shoreline of Loch Fyne generally;
- Access would be relatively straight forward;
- The rising ground and wooded slopes to the southeast would create a backdrop to development;
- Where possible development should be located to take advantage of existing tree groups which would offer a framework or setting. New planting should be introduced if this is not possible.

Areas not recommended for development (Red Areas)

- The broad leaved wooded area, to the east, which also constitutes part of the riverside character, should not be compromised.

SITE CB43 NORTH OF LEPHINMORE

Landscape Character

This small site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT.

The site is located to the east of the B8000 (which forms the western boundary). The eastern boundary is defined by the 100m contour, the north by the Allt Ceann na Coille and the south by a field boundary.

Just over half the site is coniferous forestry, with the remainder being rough grazing for sheep. The ground slopes relatively gently from east to west and the open areas enjoy views over Loch Fyne.

Ground conditions are rough and wet and a couple of small watercourses pass through the site.

The site is unsettled, with the nearest settlement at Lephinmore, approximately 0.25km to the south.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Low

Areas with potential to accommodate development (Orange Areas)

- Development could be considered along the road edge. This would be in keeping with the settlement patterns in the wider area and along the shoreline of Loch Fyne generally;
- Access would be relatively straight forward;
- The rising ground to the east would create a backdrop to development;
- Where possible development should be located to take advantage of existing tree groups which would offer a framework or setting. New planting should be introduced if this is not possible.

Areas not recommended for development (Red Areas)

- The forestry occupies more convex slopes, compared to the more gentle gradients of the open field areas. When the forestry be felled, development would be highly exposed which would be out of character with the wider area;
- Development should not be considered on the rising ground to the east of the open field areas as again development would be highly exposed which would be out of character with the wider area.



CB42 - The northern corner of the site



CB42 - Looking at southern end of the site from the B8000



CB43 - Looking north from the B8000 with the plantation woodland at the northern end of the site



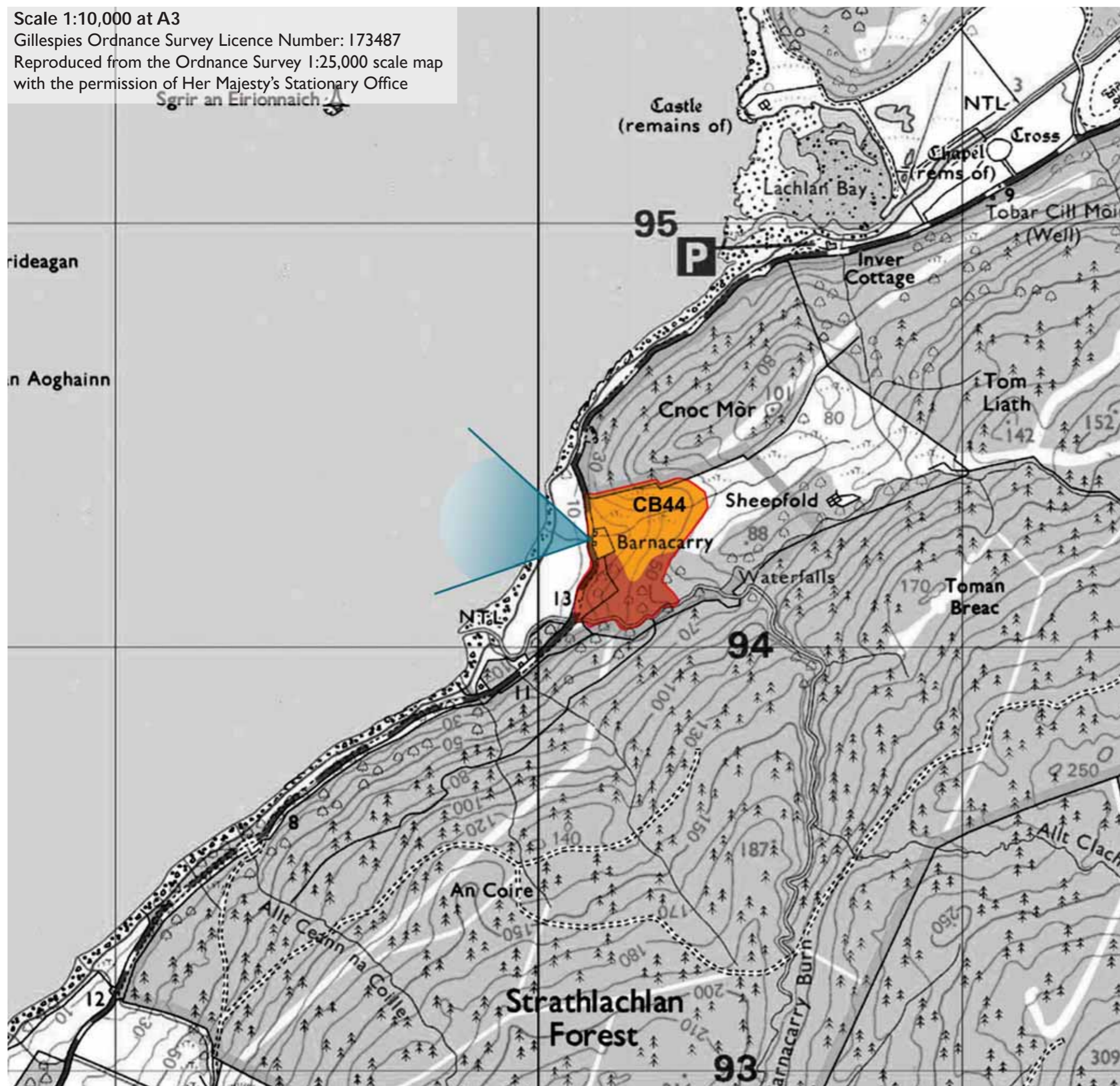
CB43 - Looking over the southern end of the site

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Sgrir an Eirionnaich



SITE CB44 BARNACARRY

Landscape Character

This small site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT to the east of the B8000 with wonderful views over Loch Fyne to Minard Bay.

The site is fairly steep, dropping quickly from the 60m contour (which defines the eastern boundary) down to the road.

The Barnacarry Burn defines the southern boundary and a second smaller water course passes through the northern part of the site.

Approximately half the site comprises mixed woodland and forestry plantation meets the site on the northern boundary.

Two small cottages, at Barnacarry, occupy the site on the only small level area of ground.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Low

Areas with potential to accommodate development (Orange Areas)

- One further small-scale property could be accommodated next to the existing cottages. Some localised regrading of the ground to create an area for development would likely be required but could be achieved sensitively;
- The trees along the northern boundary and the slopes to the east would provide a setting for development.

Areas not recommended for development (Red Areas)

- The woodland to the south of the site is on steep slopes. Development would require significant removal of trees, and platforming;
- Development generally along the B8000 is situated close to the road and not on the higher slopes above it. Therefore, introducing development on the higher slopes to the east would be out of character of the wider area;
- Achieving access would also be difficult, due to the steep slopes.



CB44 - Looking north towards Barnacarry



CB44 - Looking south with Barnacarry in the middle distance