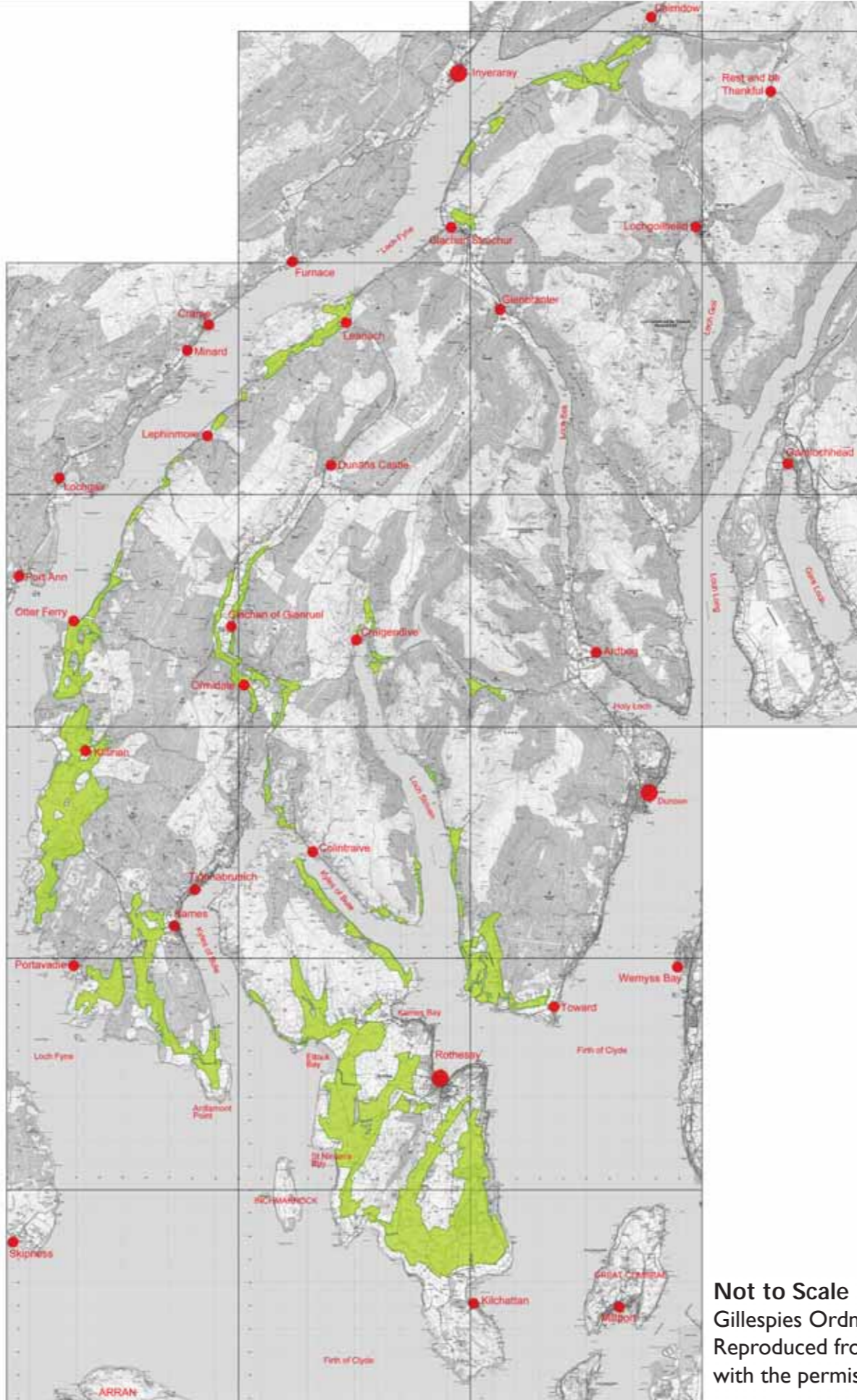


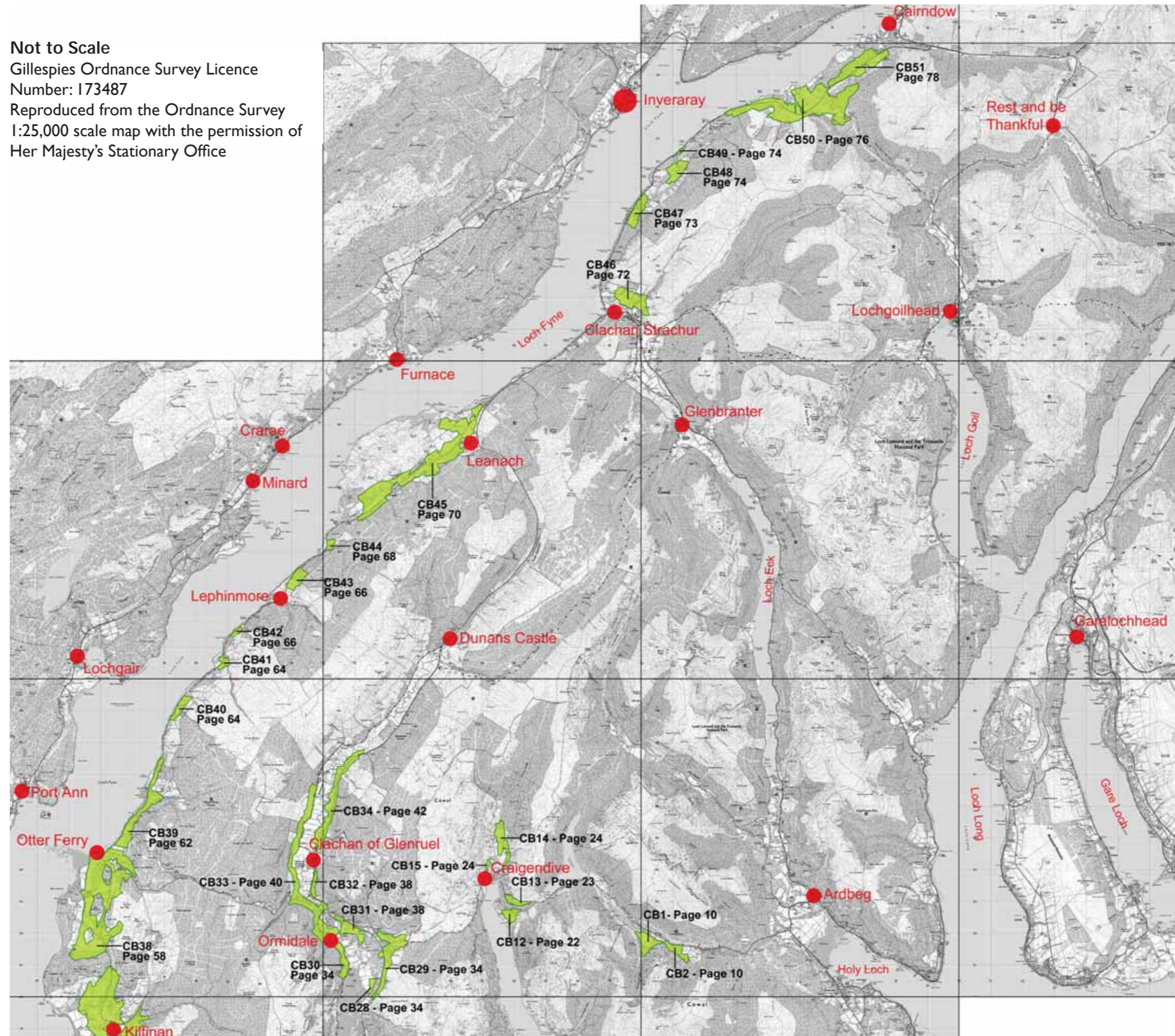
Site Reference Map - Bute & Cowal

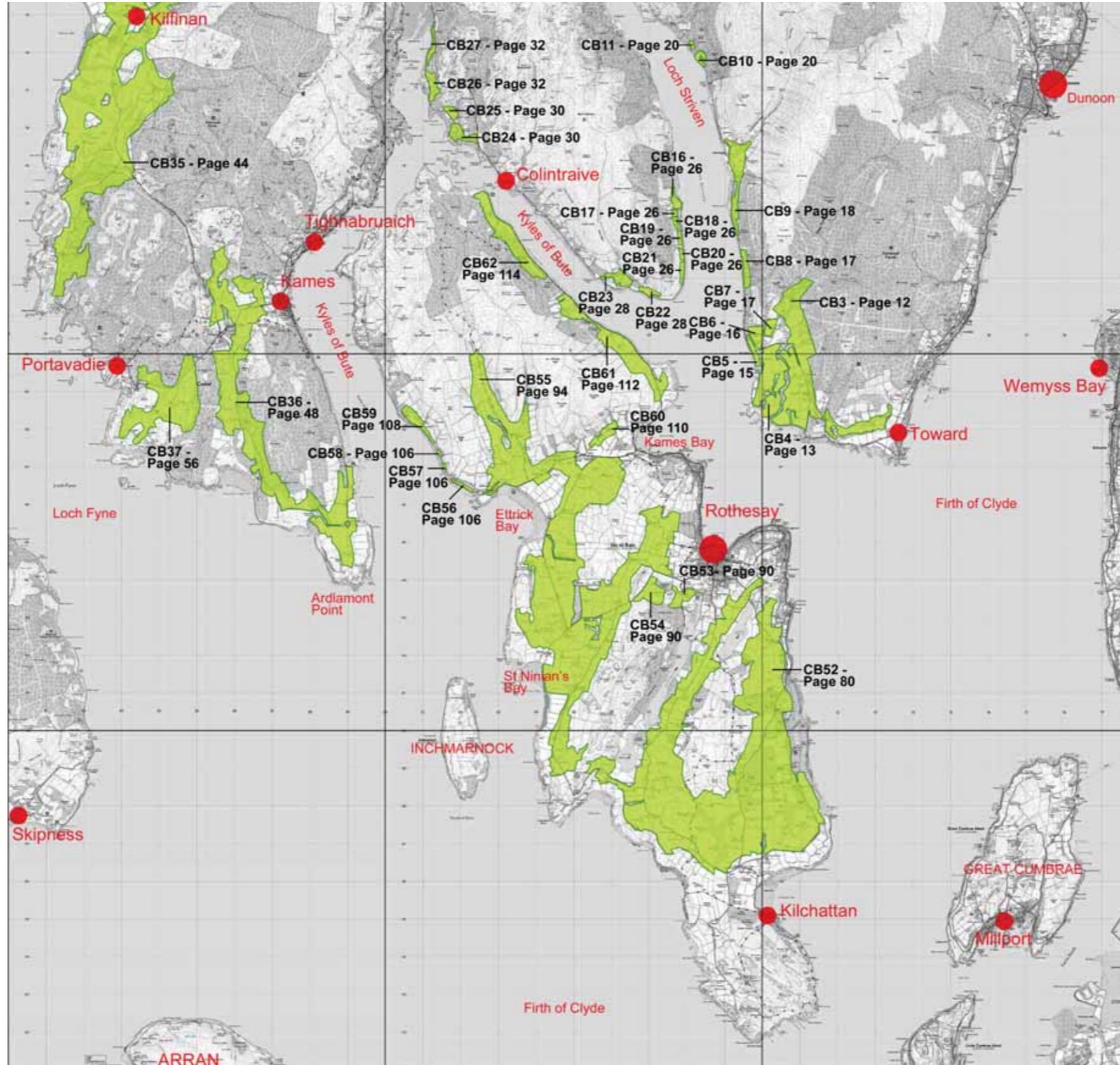


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Site Reference Map - Bute & Cowal

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Map Key



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



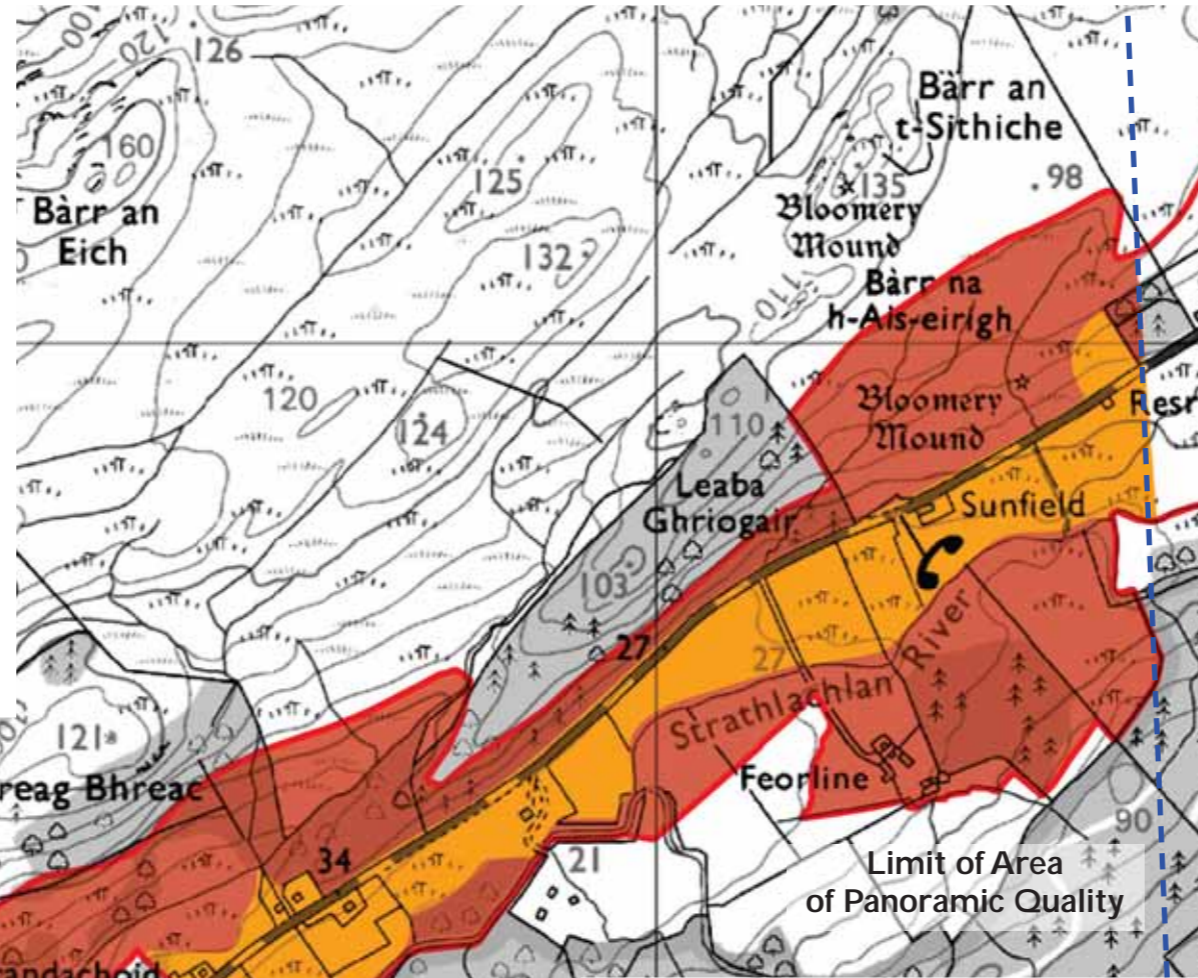
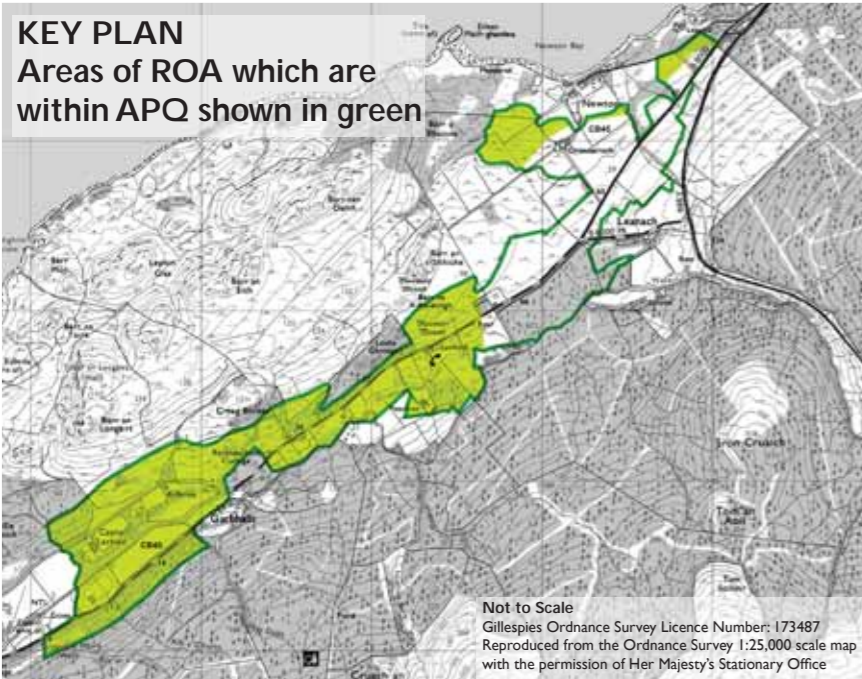
Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

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

KEY PLAN
Areas of ROA which are within APQ shown in green



SITE CB45 GARBHALT

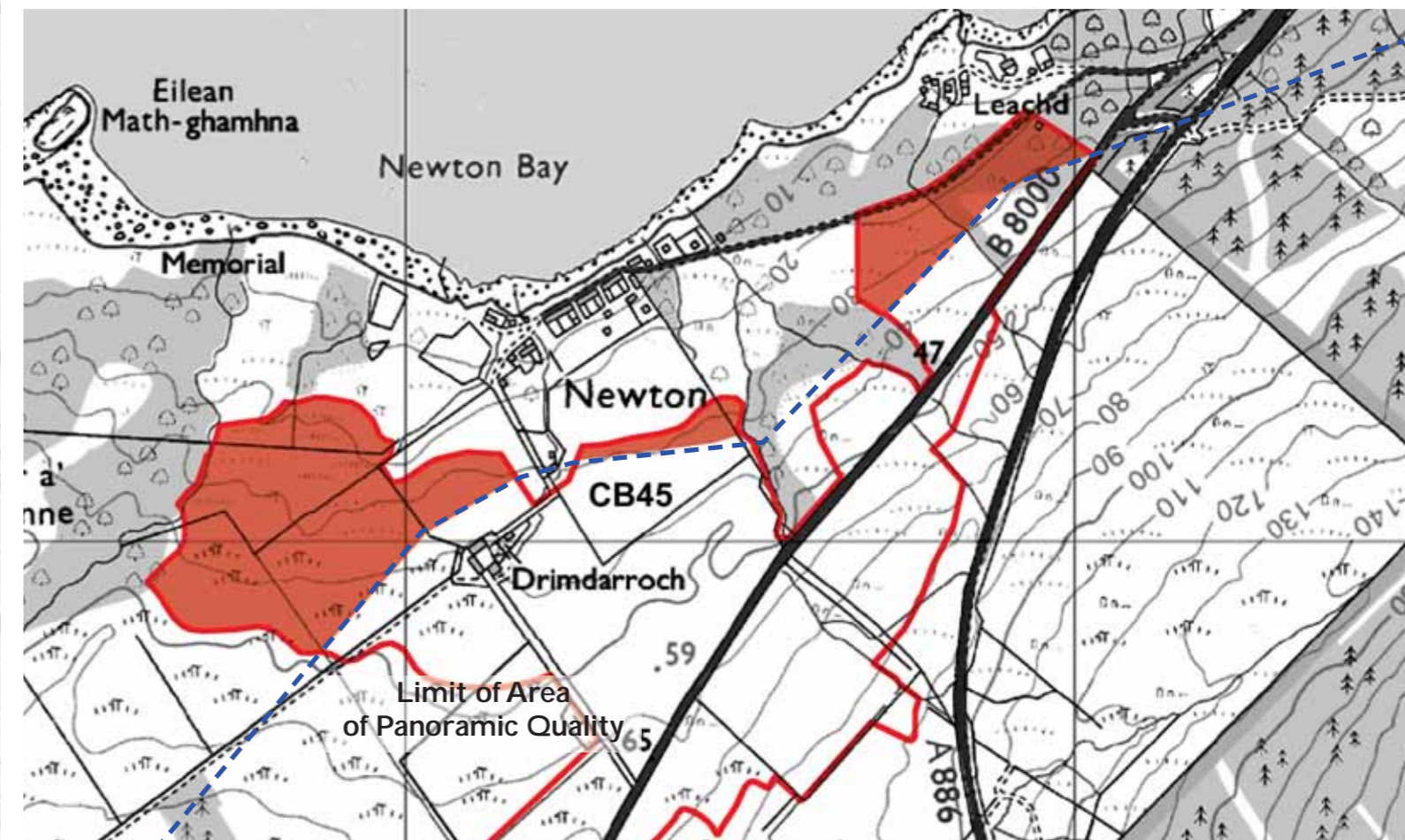
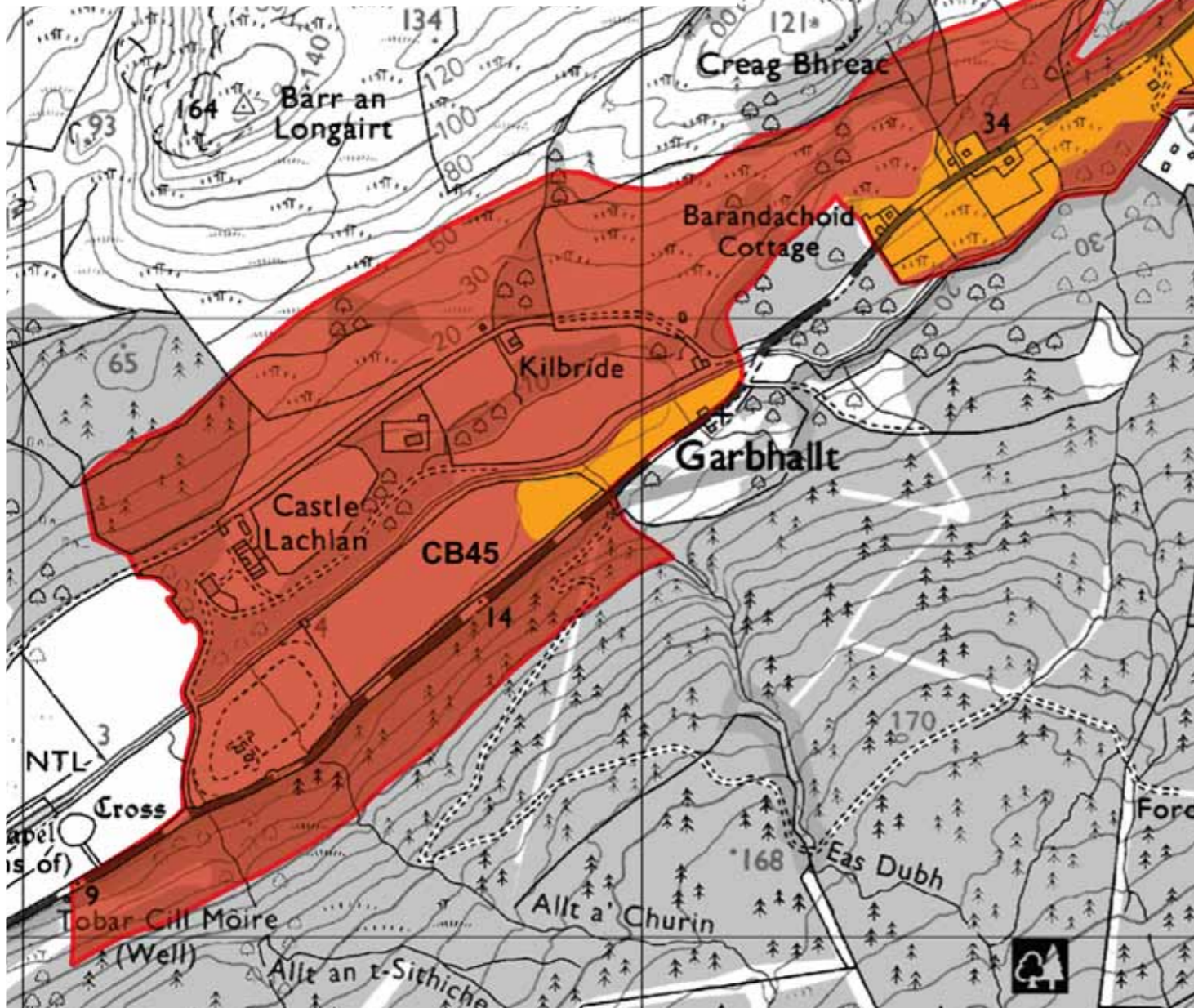
Site Description

This site is partly located in an Area of Panoramic Quality and straddles the SNH Upland Forest Moor Mosaic and Rocky Mosaic LCTs.

This large, irregular linear site extends along either side of the B8000 from Castle Lachlan at the southern end to Bloomery Mound and the property at Sunfield and also includes three further small areas in the vicinity of Newton. There are a number of dispersed properties throughout the site; the largest at Garbhalt, but within the scale of the site, the general perception is of a very lightly settled area. Just to the south of Castle Lachlan is a large, static caravan park (screened, in the main, by the roadside tree and hedgerow planting).

Both the B8000 and the Strathlachlan River run in a roughly west to northeast direction through the centre of the main site area. The site itself comprises, in the main, gently sloping ground (from east to west) but the ground rises quickly and steeply from the eastern boundary and much of these steeper slopes, overlooking the site are covered in coniferous forestry.

Within the site are numerous small woodland areas, which provide a framework and setting for the properties in the area. The woodland



groups, to the northwest of the road also break up the views to Loch Fyne, such that travelling through the site provides a mix of enclosed, intimate spaces and open areas with fine views.

There is evidence of areas of archaeological interest near Sunfield (roughly at the central part of the site) with the Bloomery Mound and an area just to the south of Castle Lachlan – just out with the site, at the south eastern end, is also remains of a Chapel and Cross.

Numerous water courses run through the site, some draining into the Strathlachlan River, itself flowing into Lachlan Bay, to the south west.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- 3 or 4 properties could be located along the B8000 (from Sunfield to Barandachoid Cottage) where the rising ground to the east and the trees/hedgerows lining the road to the west will ensure appropriate setting and backdrop;
- 1 or 2 properties around Garbhallt where the existing tree groups will provide a suitable setting.

Areas not recommended for development (Red Areas)

- existing woodland which is providing screening and shelter and also visual separation between existing and potential new development;
- around the Bloomery Mound archaeological site;
- far west areas of the site which are steeper slopes and which would also be extending development further into the landscape and onto higher ground (where skylining could be an issue);
- in locations which would affect the views of Loch Fyne from the road;
- the open fields around and to the west of Newton which are visually exposed and with little landform or tree planting to provide a setting;
- adjacent to the caravan park to avoid densification of development in a localised area (this would not be in keeping with the existing scattered settlement arrangement);
- around / within the grounds of Castle Lachlan, unless it is associated with estate requirements (to ensure the setting of the castle and the river valley are respected).



CB45 - View west across site to Drimdarroch to Loch Fyne



CB45 - Mature trees to the south of Castle Lachlan

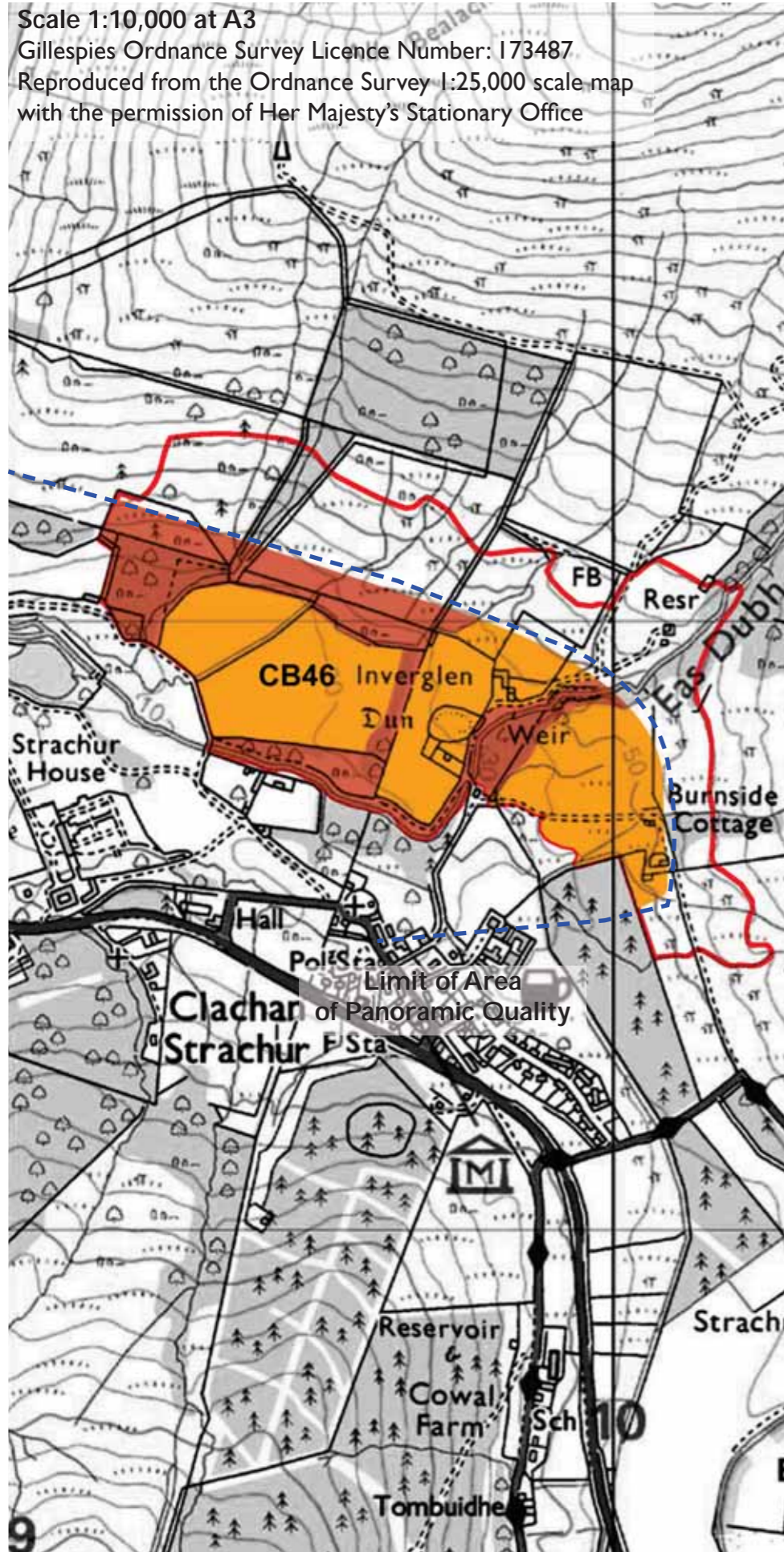


CB45 - View south into the valley of the Strathlachlan River south west of Sunfield

Scale 1:10,000 at A3

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Bute & Cowal 46

SITE CB46 INVERGLEN

Landscape Character

This site is partly located in an Area of Panoramic Quality and within the SNH Upland Forest Moor Mosaic LCT to the north of the small settlement at Clachan Strachur. Access is through the village along a narrow track hardly discernable between a row of cottages.

The site is tucked away behind the village behind groups of broadleaved woodlands that lie along the Eas Dubh, which passes through the eastern part of the site, with numerous other smaller water courses dissecting the western part of the site.

The central and eastern parts of the site comprise of gently sloping, open rough grazing fields and boggy rush areas, separated by narrow areas of woodland, which provide a framework and setting to the open areas.

A number of properties are tucked in alongside groups of trees by the river. At the centre of the site, by Inverglen is a small Dun: a site of archaeological interest.

Scenic Quality

Medium

Sensitivity to Change

Low

Capacity to Absorb Development

Good

Areas with potential to accommodate development (Orange Areas)

- The central and eastern areas could accommodate 2 to 3 additional properties, in total, which could take advantage of the landform and tree groups to provide a setting.

Areas not recommended for development (Red Areas)

- Woodland areas that act as a riverside setting along the southern boundary of the site and which are also important in sub-dividing the open areas of the site both visually and physically.



CB46 - Looking north towards Inverglen



CB46 - Looking into eastern part of site (opposite Inverglen)



CB46 - Wooded river valley

Bute & Cowal 47

SITE CB47 TOM NAN CLACH

Landscape Character

This site is located in an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT.

The site is accessed from the A815 via a narrow, steep, rough track which zig-zags through coniferous plantation and the rocky slopes, drop down steeply from the eastern boundary, which is denoted by the 100m contour, to the road, dissected by numerous small watercourses which drain into Loch Fyne.

The forestry on the site and the woodland along the roadside preclude views of Loch Fyne.

There is no development within the site, although there is a small reservoir (possibly to serve the settlement between Ardnagowan and Hazelbank) and a site of archaeological interest at Tom Nan Clach with a Cup & Ring marked Rock.

Scenic Quality

Low

Sensitivity to Change

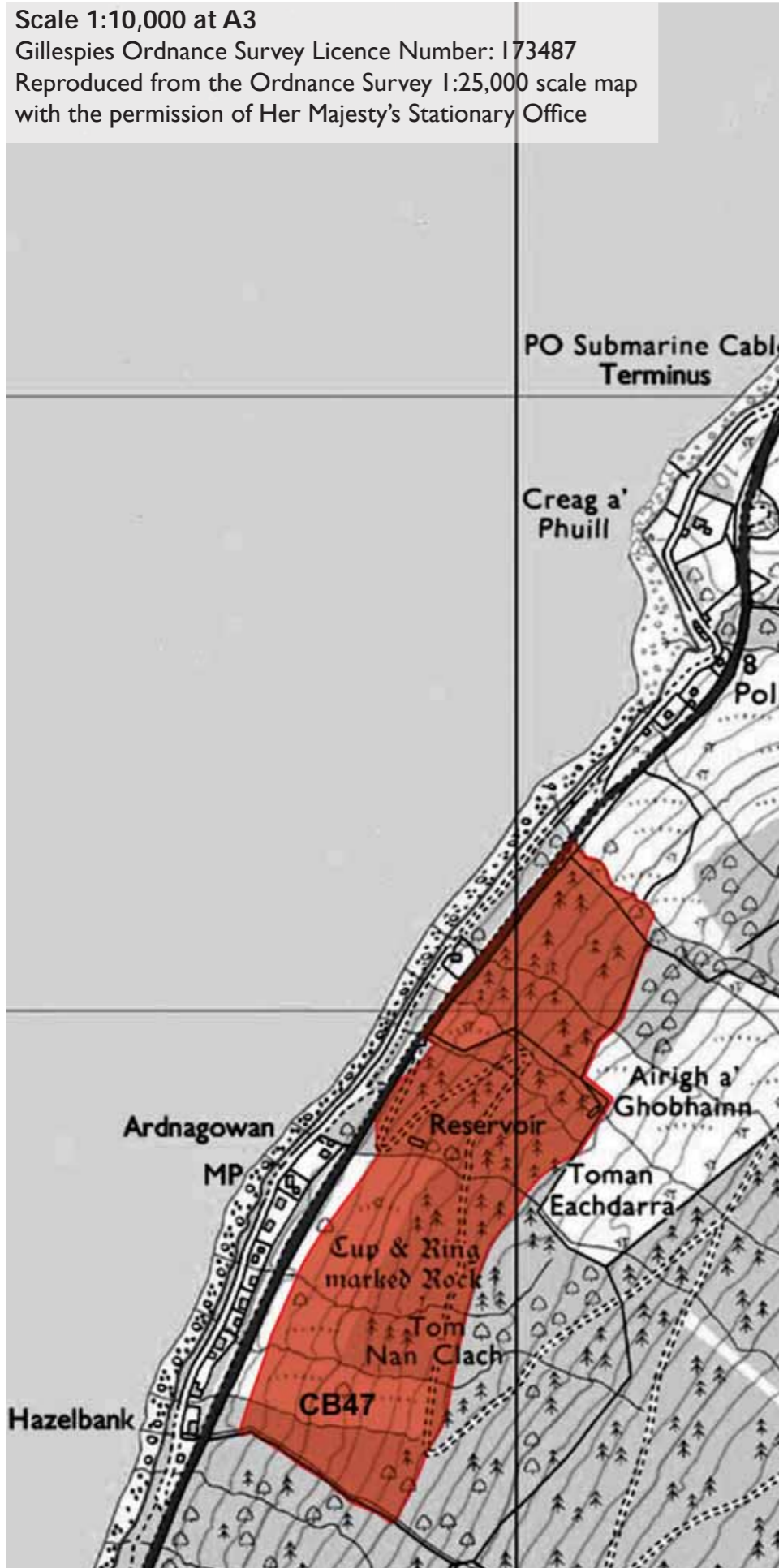
High

Capacity to Absorb Development

None

Areas not recommended for development (Red Areas)

- This entire site is unsuitable for development as it is too steep, rocky, wet and almost entirely covered in coniferous woodland;
- The archaeological site with the Cup & Ring marked Rock should not be compromised;
- The area is currently undeveloped and it would be desirable not to introduce development here – the local development pattern is linear development along the shoreline of Loch Fyne. Introducing development to the east, above the road, would not be inkeeping with the existing arrangement.



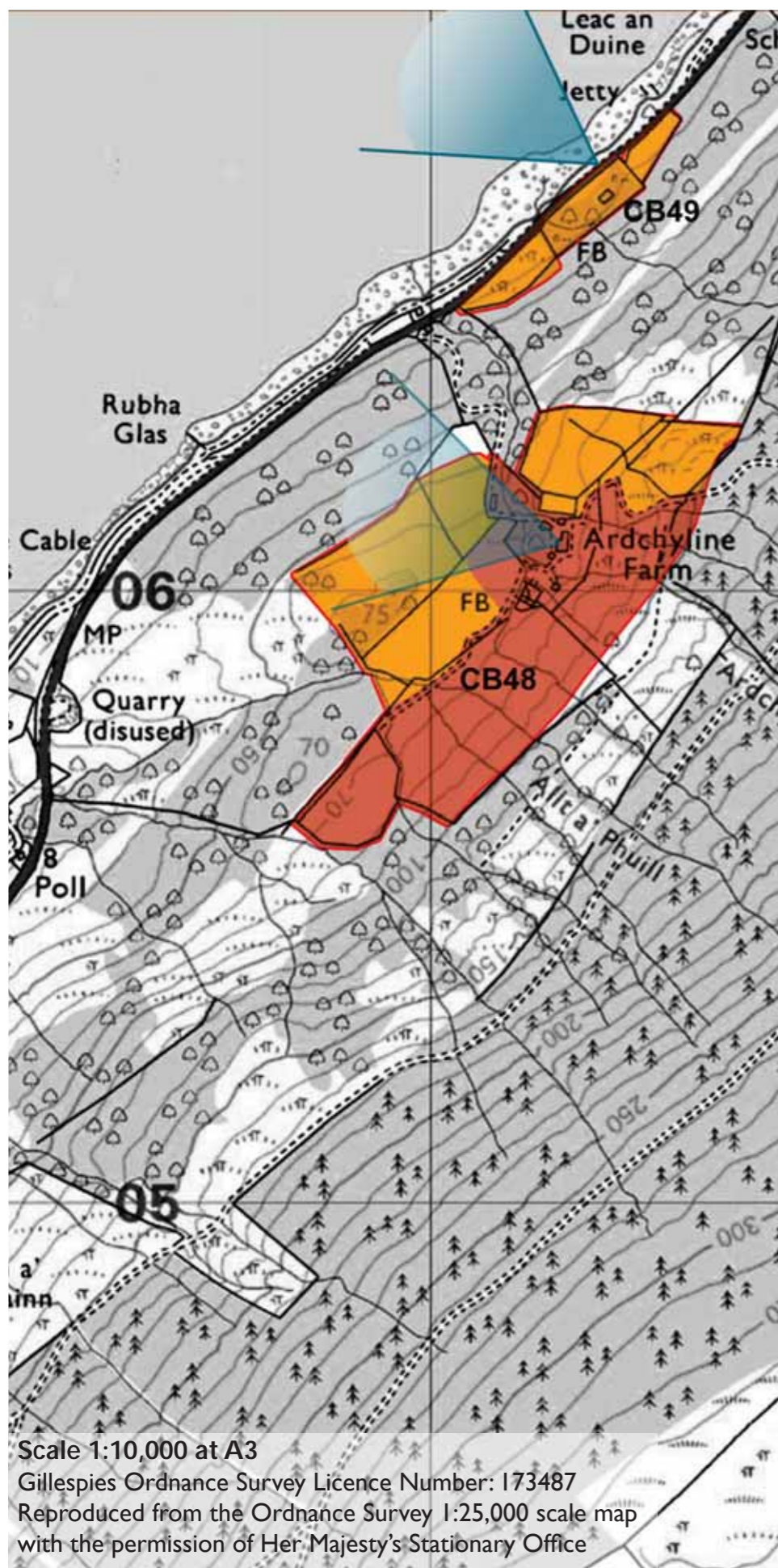
CB47 - Entrance to site off A815



CB47 - Access track to reservoir



CB47 - Looking north along A815 at steep wooded slopes



SITE CB48 ARDCHYLINE FARM

Landscape Character

This site is located in an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT overlooking Loch Fyne.

The site is accessed from the B815 via a narrow, rough track to an area of open, level ground around Ardchyline Farm with panoramic views, eastwards, of Loch Fyne. The area immediately in front of the farm house, to the west, is managed, ornamental lawns and planting. Grazing for cattle extends around the house from the north around, on the eastern side, to the fields in the southwest.

Woodland on the upper and lower slopes adjacent to the eastern and western boundaries, provide a framework and setting for the farm, which is not visible from the road.

Numerous small watercourses dissect the eastern part of the site. Consequently the ground in this area is extremely wet, supporting wetland plant species (in particular rushes).

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to accommodate development (Orange Areas)

- The flatter lower slopes to the north and south of the farmhouse could be developed but views towards Loch Fyne, from the house, should not be interrupted;
- Development should utilise the existing woodland to provide a framework / backdrop.

Areas not recommended for development (Red Areas)

- The area to the east is dissected by numerous water courses and the ground is too wet, making development inappropriate;
- The higher, open and exposed slopes to the east would be too visually exposed from the opposite side of Loch Fyne.

SITE CB49 LEAC AN DUINE

Landscape Character

This small site is located in an Area of Panoramic Quality and within the SNH Steep Ridgeland and Mountains LCT.

The small site is located immediately adjacent to the B815 on the eastern side with panoramic views over Loch Fyne from its northern and southern ends. Steep slopes, covered in mixed woodland act as a backdrop to the site. The central part of the site comprises mixed, mature woodland around a single property and the woodland obscures views of the loch, in this area.

Currently, the northern end of the site is a paddock used for grazing and exercising horses. The southern third of the site has recently been granted planning permission for 2 properties with access and servicing provided.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to accommodate development (Orange Areas)

- The southern end of the site has been granted planning permission for 2 properties – this is appropriate to the scale of this area;
- The paddock to the north end of the site could accommodate 1 or 2 properties;
- An additional property could be accommodated within the central part of the site. However, the integrity of the woodland and the stone wall along the road frontage should be maintained.

Bute & Cowal 48+49



CB48 - View west from Ardchylene Farm over Loch Fyne



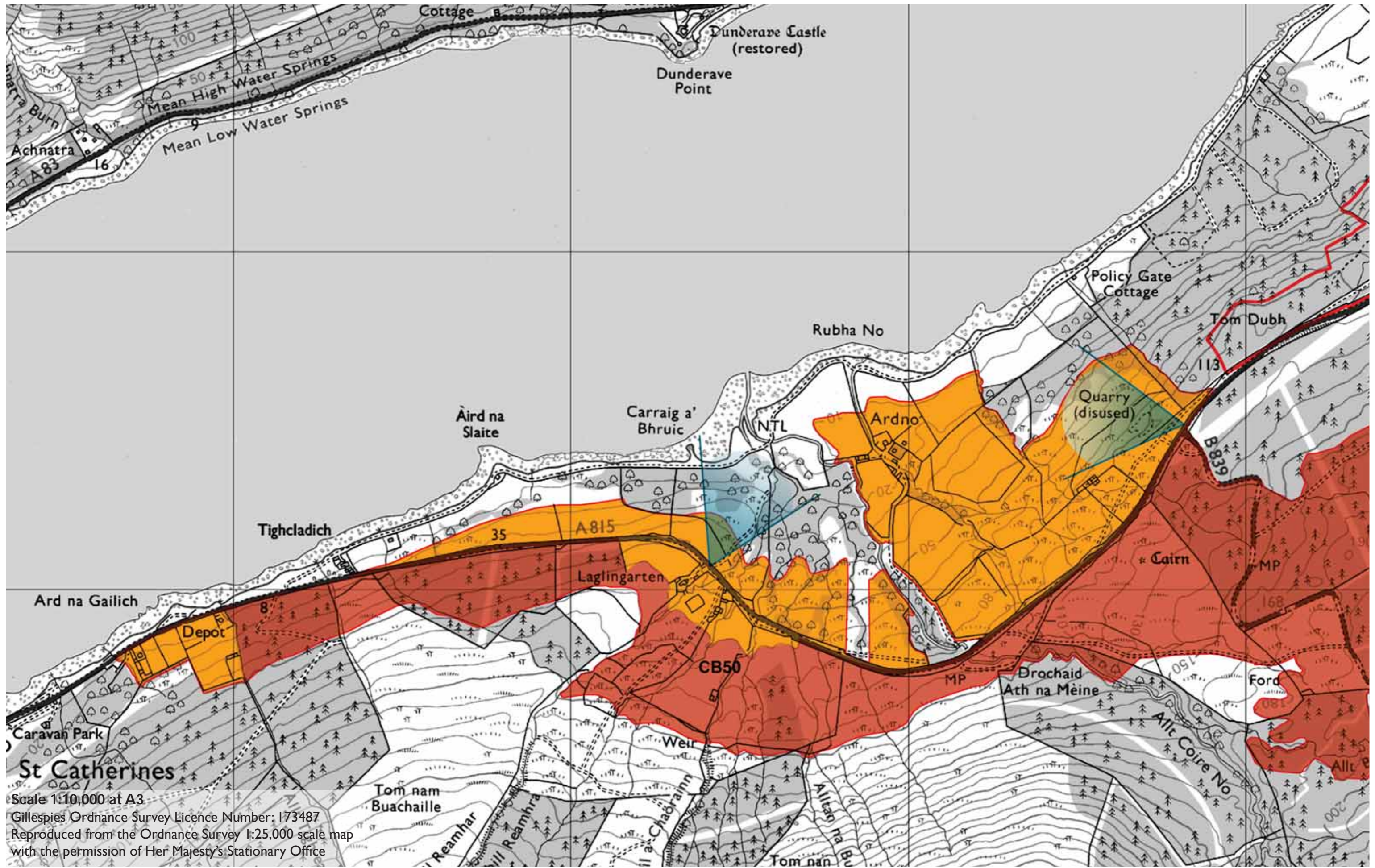
CB48 - Looking towards Ardchylene Farm



CB49 - Field at the northern end of the site from access to Ardchylene House



CB49 - Site south of Archylene House that has been granted planning permission for two plots



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SITE CB50 ARDNO

Landscape Character

This large site is located in an Area of Panoramic Quality and straddles the SNH Open Ridgeland and Steep Ridgeland & Mountains LCTs.

The site extends along both sides of the A815 with the eastern part of the site partially dissected by the B839. The site is located on sloping ground above Loch Fyne, with its eastern boundary defined by the 200m contour and the lowest part, to the west, dropping down to 10m. The elevated position offers stunning views over Loch Fyne.

Overall the site is reasonably complex in character and form. Whilst the eastern part of the site comprises simple, steep, wet slopes predominantly covered with forestry plantations (including recently felled / replanted areas), the lower slopes are a mix of grazing land, with small, scattered groups of mature woodland. The whole of the site is heavily dissected with numerous watercourses and large areas of the land is wet and covered by rushes.

The area is only lightly settled, with a farm at Ardno, a small cluster of properties at Laglingarten and a Depot at the western end of the site.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

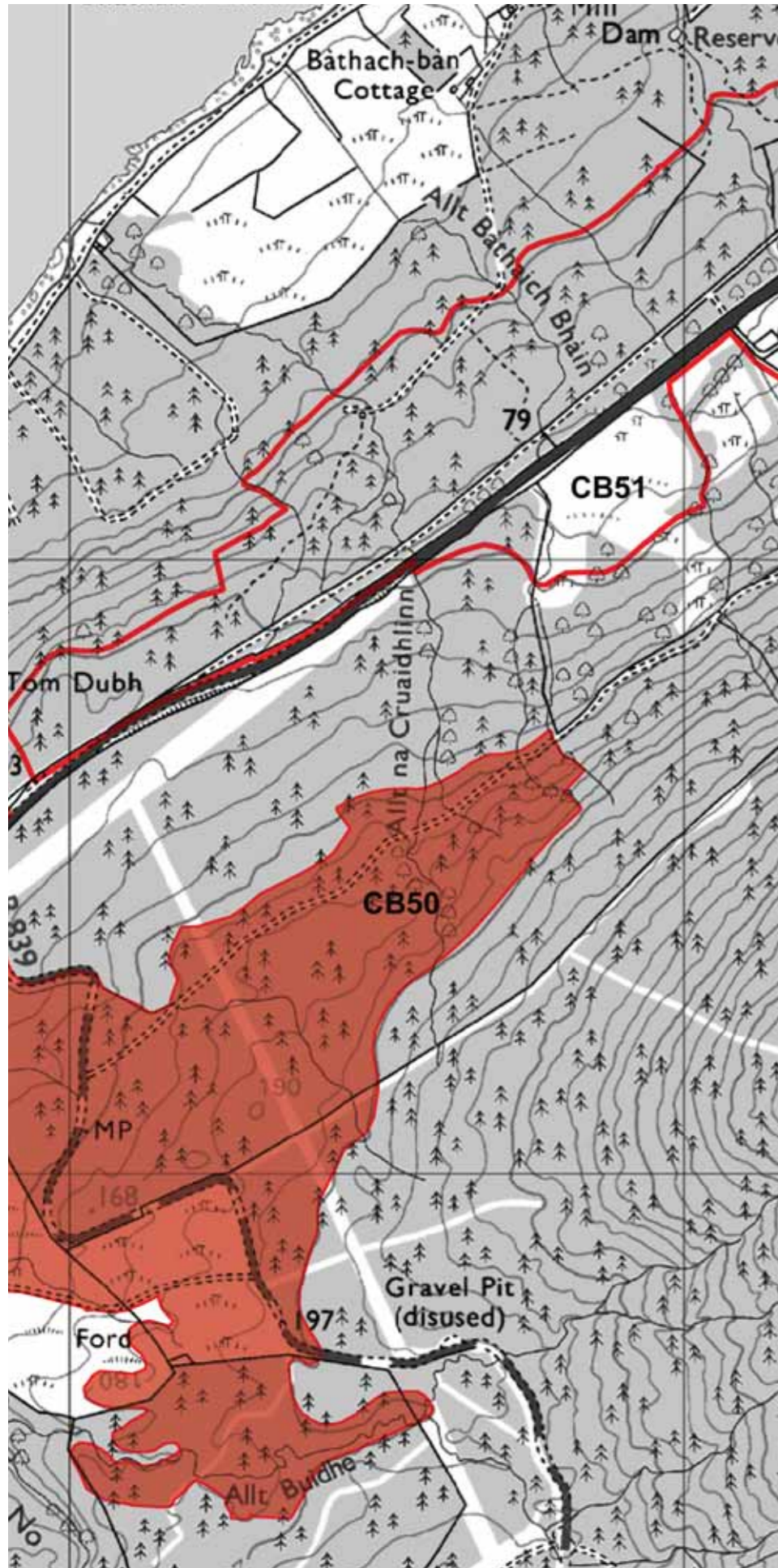
Good

Areas with potential to accommodate development (Orange Areas)

- Pockets of development along either side of the A815 could be developed as there would be relatively easy access to flatter areas of ground and an excellent framework of woodland which would anchor development and provide a setting;
- The lower slopes associated with the farm at Ardno could be developed – preferably located to take advantage of the woodland groups or localised landform to provide a backdrop to development.

Areas not recommended for development (Red Areas)

- The steeper, wooded and wetter slopes to the south and east would not be appropriate as the ground conditions are not suitable and there would be the need for too much earthworks to achieve suitable development 'platforms'.



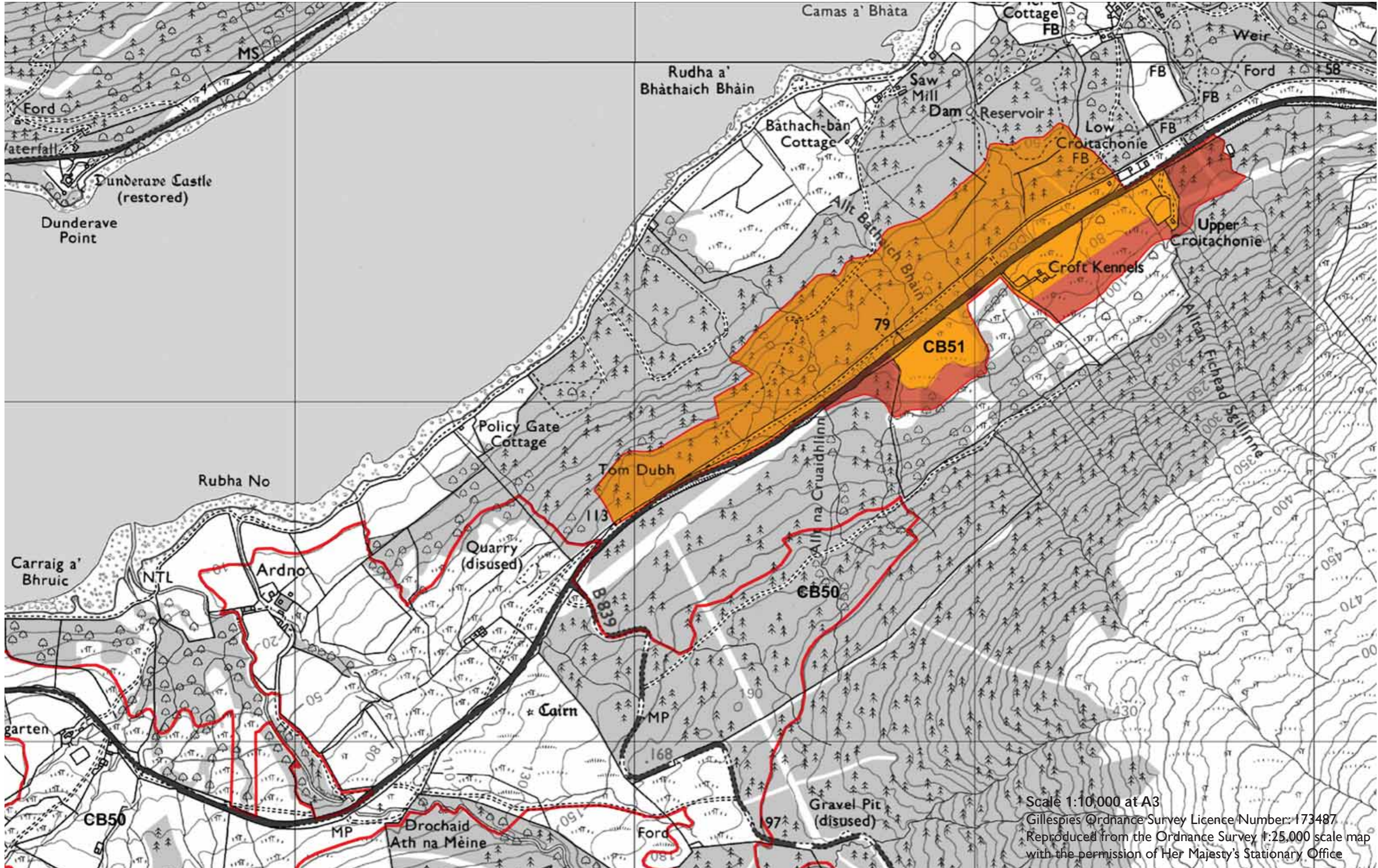
CB50 - View southwest to Loch Fyne from B839



CB50 - Looking south towards Loch Fyne from junction of A815 with B839



CB50 - View north towards Loch Fyne from Laglingarten



SITE CB51 UPPER CROITACHONIE

Landscape Character

The site is located in an Area of Panoramic Quality and straddles the SNH Open Ridgeland and Steep Ridgeland & Mountains LCTs.

The linear site extends along both sides of the A815 for approximately 2km.

To the southeast of the A815 the site comprises sloping ground with the 100m contour denoting the south-eastern boundary with mixed woodland (predominantly coniferous, outwith the site) providing a backdrop. The ground levels out across the north-western part of the site, which comprises almost entirely of mixed scrub woodland and wetland vegetation (i.e. Juncus).

From the road much of the site is screened from view by mixed woodland groups and rhododendrons, therefore views are limited to along the road corridor. Numerous watercourses dissect the site, flowing southeast to northwest draining into Loch Fyne.

At the north-western end of the site are the only two areas of existing development at Upper Croitachonie farm and Croft Kennels.

Scenic Quality

Low

Sensitivity to Change

Low

Capacity to Absorb Development

Good

Areas with potential to accommodate development (Orange Areas)

- Development within the area to the northwest of the A815 could be considered as there is currently good access and an excellent framework of woodland, providing a good anchor and setting for development;
- The lower slopes adjacent to the south-eastern side of the A815 could be considered, although the frontage of woodland / tree planting should be retained.

Areas not recommended for development (Red Areas)

- The steeper, wooded and wetter slopes to the southeast would not be appropriate as the ground conditions are not suitable and there would be the need for too much earthworks to achieve suitable development 'platforms'.



CB51 - Potential development plot on west side of site opposite Croft Kennels



CB51 - View south along A815 from Upper Croitachonie



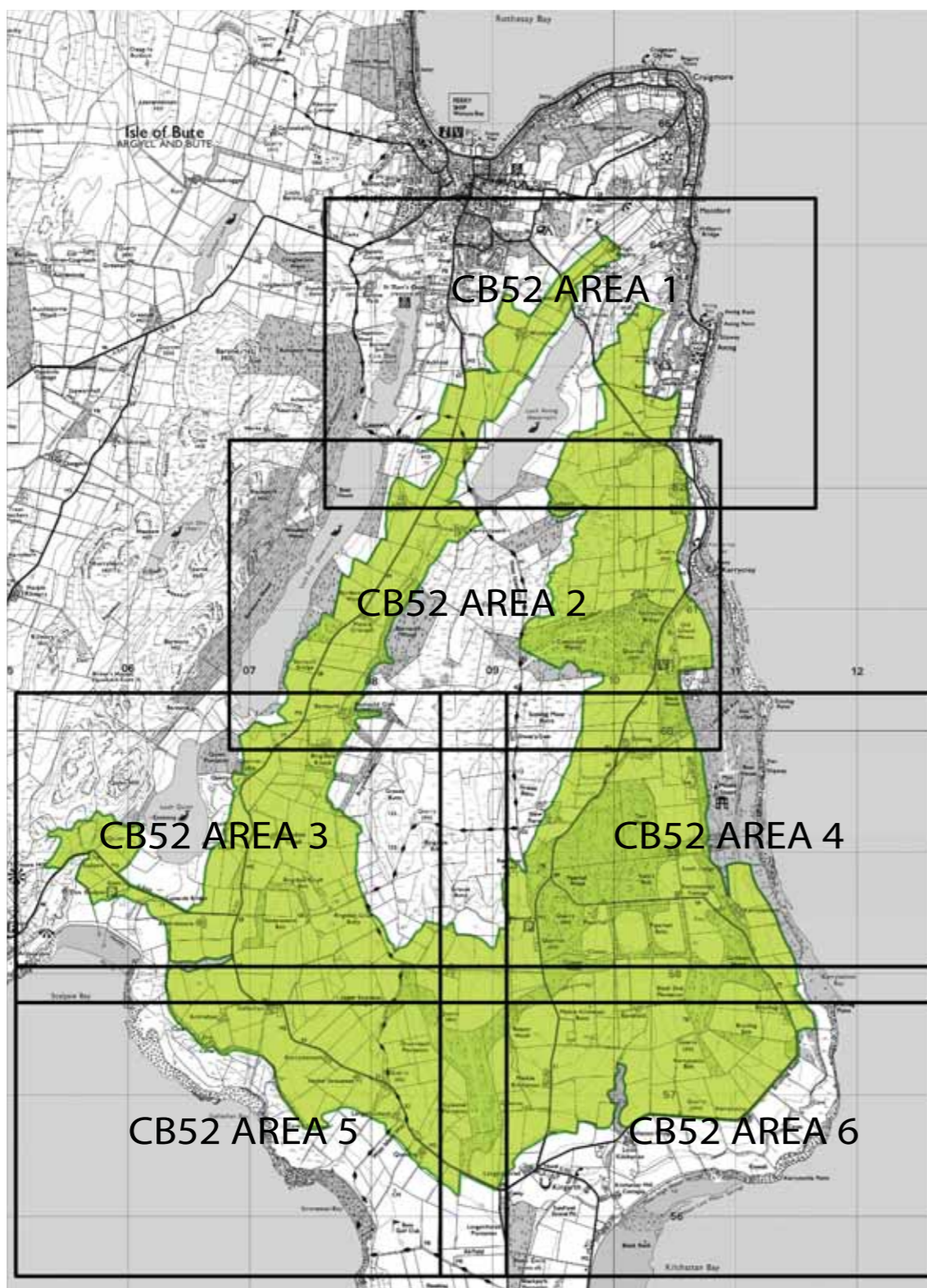
CB51 - Looking towards Croft Kennels

SITE CB52 BRAESIDE TO QUOCHAG

Site Description

This large site lies within an Area of Panoramic Quality and within the SNH Rolling Farmlands with Estates LCT. The site is situated on the Isle of Bute and extends from south of Rothesay on either side of Loch Ascog, excluding the central area of moorland to north of the farmstead at Langalmorad. This large site has a variety of landscape types but is predominately rolling farmland with farmsteads featuring prominently in the landscape.

For detailed descriptive purposes, the site will be broken down into six 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 6 in the south west.



Not to Scale

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Area 1

The area is located to the south of Rothesay and is bisected by Loch Ascog Reservoir, which features prominently in views. The western side is dissected in its northern area by a minor road and through the central area by the B881. It comprises rolling farmland with well defined field boundaries. The West Island Way passes through the western side of Area 1, to the west of Lochend. The eastern side of the area is bisected by a minor road and comprises sloping farmland which rises to 100m AOD at the Hill of Ascog. There are small areas of woodland around Mid Ascog and Ascog Bank, but generally this area is an open landscape comprising rolling pastureland. There are long views to and from the site. There are numerous farmsteads within Area 1; High Bogany, Braeside, Windyhill, Lochend, Little Grenach and Mid Ascog.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

Development could also be accommodated at all the farmsteads within the site, provided that is clustered with existing buildings.

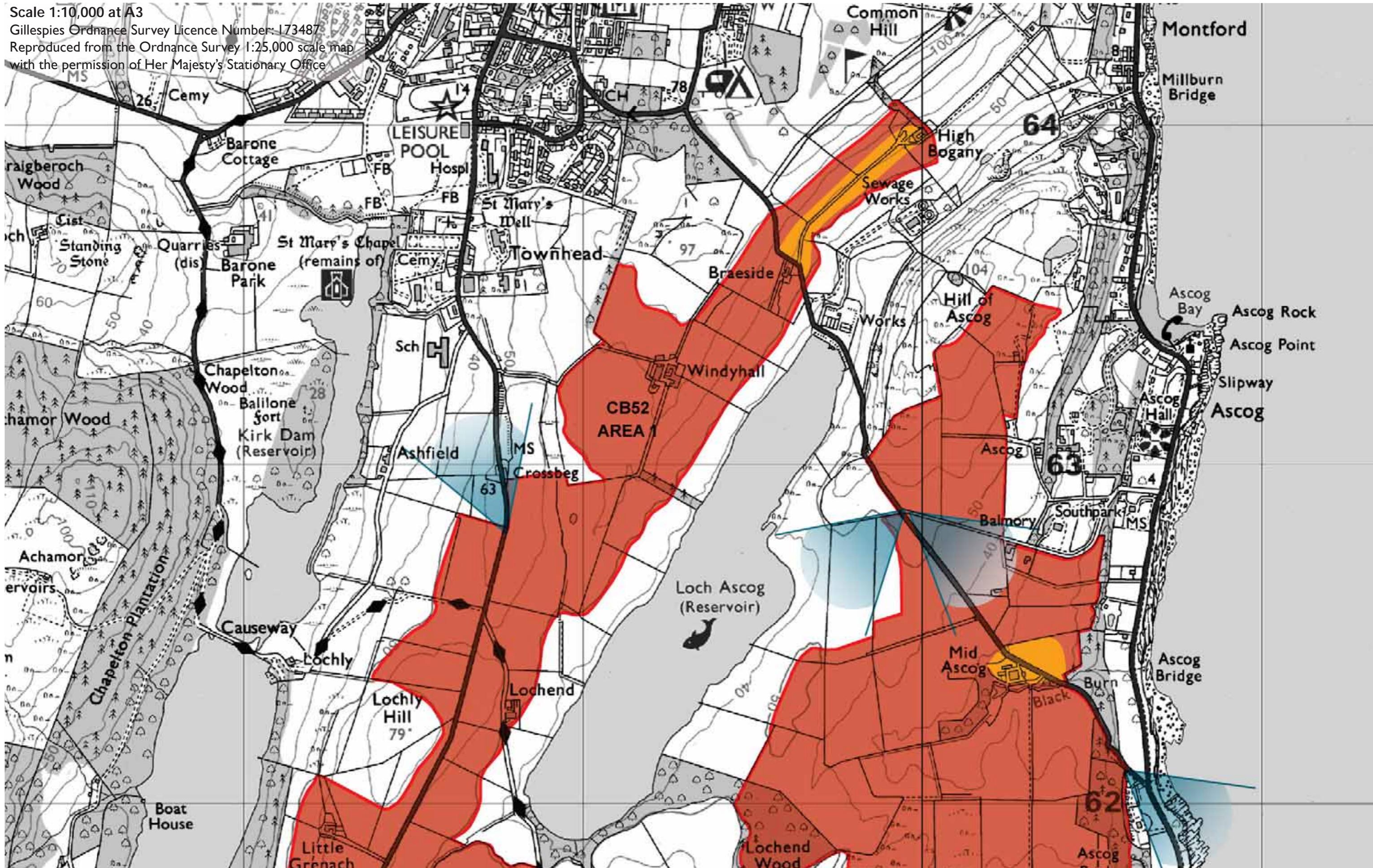
- Development of one or two properties would be possible to the north of Braeside, along the track to High Bogany. This area sits in a valley between Hill of Ascog and Common Hill and could be accommodated discreetly without featuring in any long views. Any development should be associated with new tree planting;
- To the east of Mid Ascog There is potential to accommodate development in the low lying fields adjacent to the road. These areas do not feature in a wider view and have a suitable landscape structure of both trees and landform which could accommodate development.

Areas not recommended for development (Red Areas)

- The open farmland which characterises much of the site is not suitable for development as it does not possess a suitable landscape structure to accommodate development. Residential development would not be in keeping in this working landscape;
- Development is not recommended in areas which form part of key views. As most of the site is open and visible, particularly from the road, much if the site falls under this category;
- Development is not recommended around archaeological features;
- Development is not recommended within areas of woodland, to preserve the existing landscape structure and character of the site;
- Forestry areas are not suitable for development as felling cycles could leave new development exposed;
- Development is not recommended in areas which would require extensive new access tracks as this would alter the character of the landscape by introducing further manmade interventions into the area;
- At present the balance of development to open landscape is suitable for a working farming landscape, adding new development to this would adversely change the character of the landscape.

Bute & Cowal 52-Area 1

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Area 2

This area is located between Loch Fad Reservoir to the west and the Firth of Clyde to the east. It is divided into two sides which are bisected by an area of open moorland. The western side of the area is bisected by the B881 and comprises flat farmland with defined field boundaries. There are two areas of commercial forestry to the east and west of Meikle Grenach, and a small area of deciduous woodland to the west of Barnauld. This area is dissected by the Barnauld Burn and numerous small watercourses. There are dwellings at Little Grenach, Kerrycrusach, Meikle Granach, Barnauld, and Birgidale Knock. Within this area, there are long views south to Arran.

The eastern side of Area 2 comprises farmland in the north with two areas of deciduous woodland at Lochend Wood and Ascog Bank. It is dissected by numerous watercourses, the largest being the Kerrycroy Burn (with aqueduct) and the Scoulag Burn. There is large area of woodland in the centre of the site to the west of Kerrycroy. The site bisected by the A844, which enters the site north of the Old Schoolhouse. There are two farmsteads located at Kerrycroy and Scoulag. Located at the eastern side of Area 2 is the public entrance and visitor centre of the Mount Stuart House estate. Views in this area are generally short range, although there are glimpsed views eastwards to the Firth of Clyde

Scenic Quality

Medium

Sensitivity to Change

Medium

Bute & Cowal 52 - Area 2

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

Development could also be accommodated at all the farmsteads within the site, provided that is clustered with existing buildings.

- There is scope for development at the eastern end of the access track to Kerrycroy Farm. This low lying area could accommodate one or two properties, which should be located close to the junction and associated with new tree planting;
- To the north of Scoulag there is potential to accommodate development at the edges of Cnocnicoll and Black woods, as these large areas of woodland would form a backdrop to the development. Any development should be associated with new tree planting to anchor it to the existing woodland.

Areas not recommended for development (Red Areas)

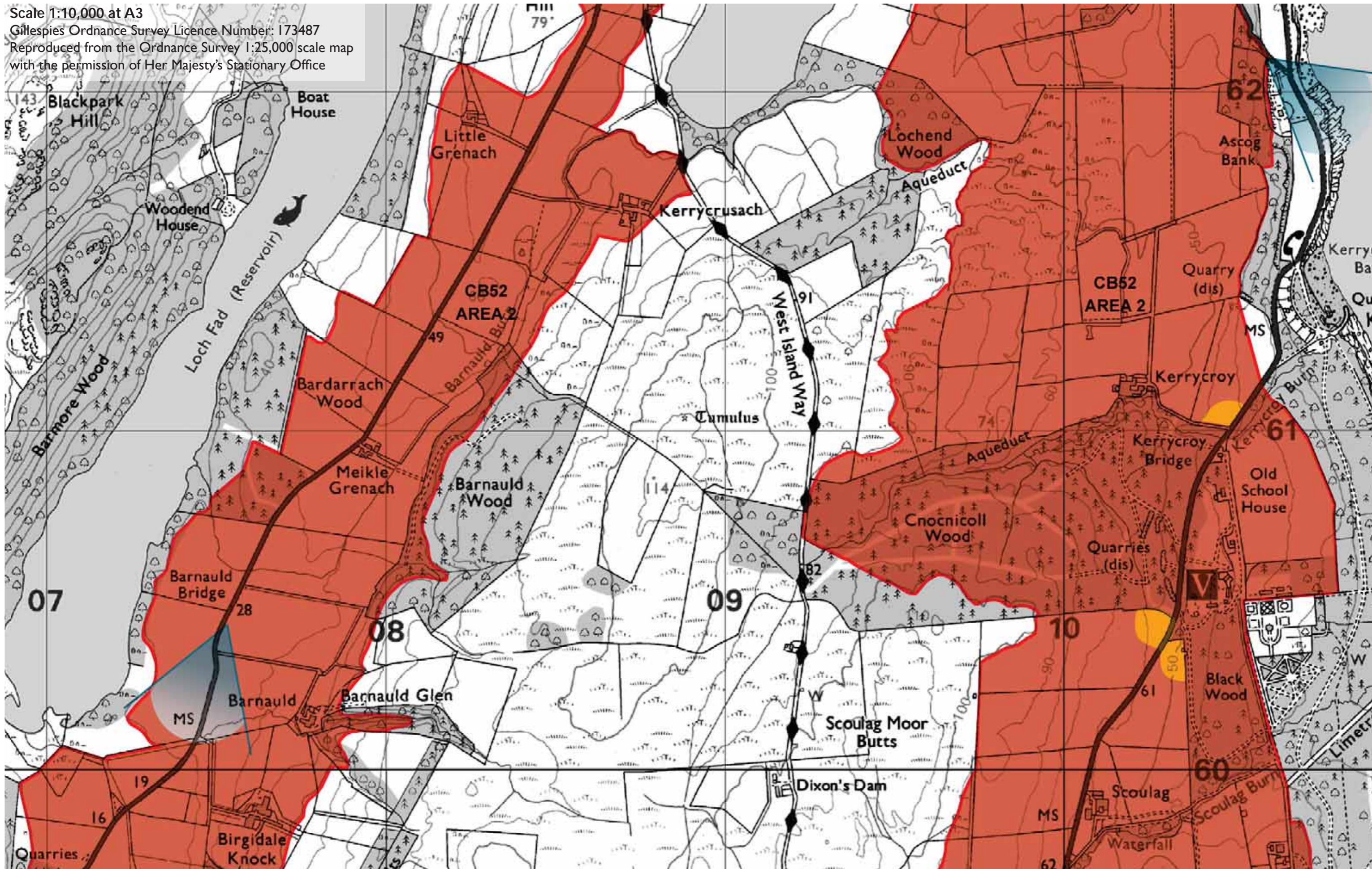
- The open farmland which characterises much of the site is not suitable for development as it does not possess a suitable landscape structure to accommodate development. Residential development would not be in keeping in this working landscape;
- Development is not recommended in areas which form part of key views. As most of the site is open and visible, particularly from the road, much of the site falls under this category;

- Development is not recommended around archaeological features.
- Development is not recommended within areas of woodland, to preserve the existing landscape structure and character of the site;
- Forestry areas are not suitable for development as felling cycles could leave new development exposed;
- Development is not recommended in areas which would require extensive new access tracks as this would alter the character of the landscape by introducing further man-made interventions into the area;
- At present the balance of development to open landscape is suitable for a working farming landscape, adding new development to this would adversely change the character of the landscape.



CB38 - Area 2-View northeast to Loch Ascog from Little Grenach

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Area 3

This area is located between Birgidale Knock to the north and Drumreoch in the east. It also extends westwards to the north of Scalpsie Bay. It is bisected by the B881 which joins the A844 east of Ambrismore. The majority of the site comprises farmland with well defined field boundaries, rising to 76m AOD south of Birgidale Crieff Butts and sloping down westwards to Loch Quien. The area is relatively open with minimal areas of tree cover. The West Island Way passes through the south eastern part of the area. The area is well settled with dwellings/farmsteads at Birgidale Knock, Birgidale Crieff, Ambrismore Belt, Birgidale Crieff Butts, Upper Stravanan Cottages, Drumreoch, Gallachan, Adnahoe, Ambrismore, Ladeside Bridge, Scalpsie and Quien. There is a cairn located to the north of Scalpsie Bay adjacent to the the A844. Numerous watercourses and irrigation channels dissect the area. This area becomes increasingly open to the south with panoramic views of Arran from much of the area.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

Development could also be accommodated at all the farmsteads within the site, provided that is clustered with existing buildings.

Bute & Cowal 52 - Area 3

- To the north of the junction between the B881 and the A844 there is an area of trees which could provide a suitable landscape structure for one or two properties.

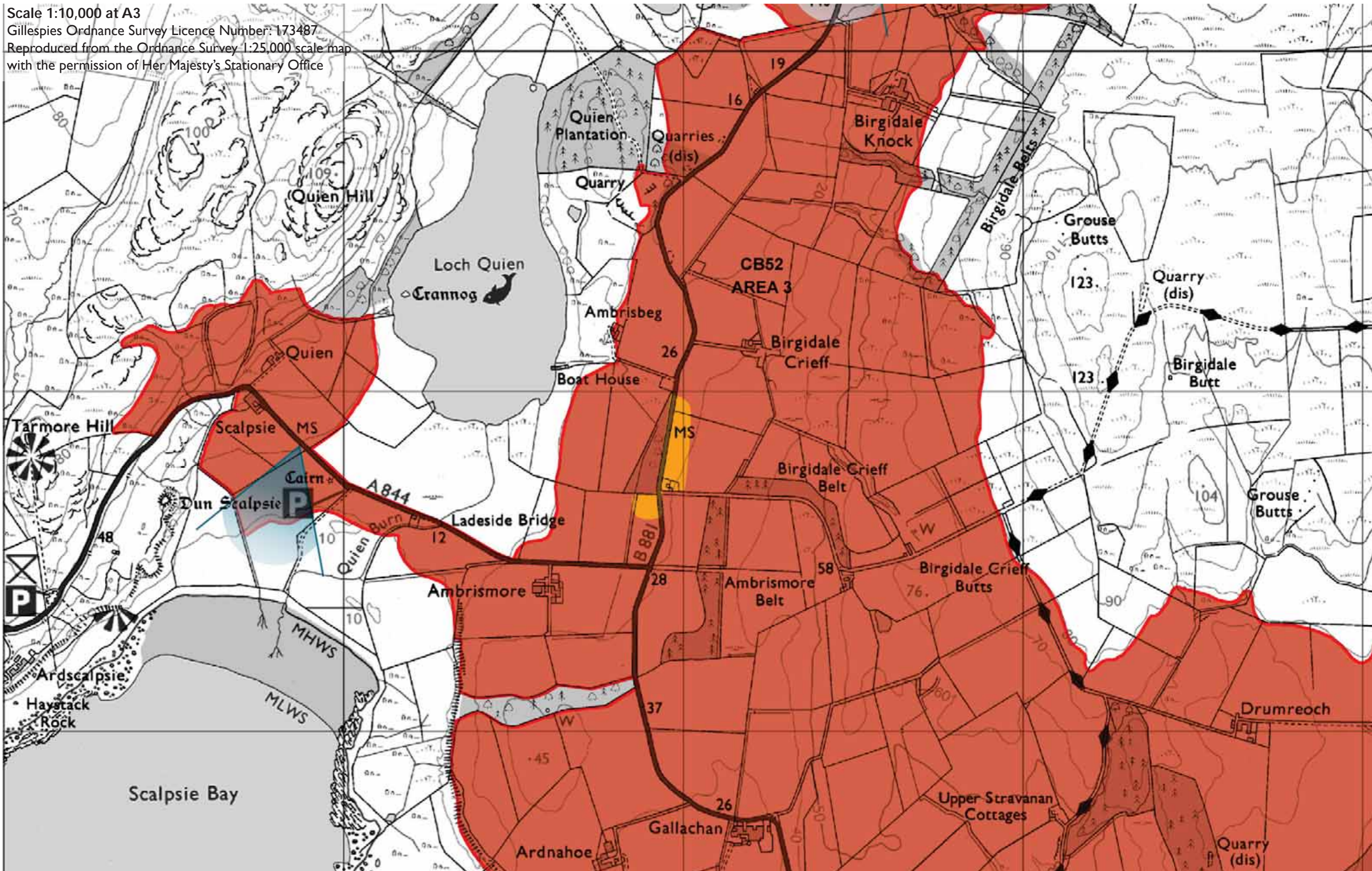
Areas not recommended for development (Red Areas)

- The open farmland which characterises much of the site is not suitable for development as it does not possess a suitable landscape structure to accommodate development. Residential development would not be in keeping in this working landscape;
- Development is not recommended in areas which form part of key views. As most of the site is open and visible, particularly from the road, much if the site falls under this category;
- Development is not recommended around archaeological features.
- Development is not recommended within areas of woodland, to preserve the existing landscape structure and character of the site;
- Forestry areas are not suitable for development as felling cycles could leave new development exposed;
- Development is not recommended in areas which would require extensive new access tracks as this would alter the character of the landscape by introducing further man-made interventions into the area;
- At present the balance of development to open landscape is suitable for a working farming landscape, adding new development to this would adversely change the character of the landscape.



CB52 - Area 3-View south to Scalpsie Bay and Arran from Scalpsie

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Area4

This area is located between Kerrylamont in the east and Drumreoch in the west and encompasses the dwellings/farmsteads of Scoulag, a linear cluster of houses west of Mount Stuart, Kerrylamont, Kerrylamont Cottage, Bruchag, Barefield and Piperhall. The area is bisected by the A844 from which a minor road branches eastwards at Piperhall Wood to KerryLamont before turning south to Bruchag. The area is bounded by the Mount Stuart Estate on its eastern side. Much of central part of the area comprises mixed woodland, the rest of the area comprises farmland. The area is dissected by a number of watercourses and irrigation ditches with two small lakes/reservoirs. South of Kerrylamont views open up eastwards across the Firth of Clyde.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

There is capacity to absorb development in a number of areas; these mainly fall within the eastern side of the ROA. Development could also be accommodated at all the farmsteads within the site, provided that is clustered with existing buildings.

Bute & Cowal 52 - Area 4

- To the east of New Farm, development could be accommodated along the roadside, as the land rises to the west, creating an area where development can be discreetly sited against landform; Development should be limited to one or two properties to prevent overcrowding and should be associated with new tree planting;
- At Piperhall Belts there are a number of large clearings where development could be sites amongst the existing containing landscape structure. Development should be located with a backdrop of trees, at the edges of the clearings;
- Development could be accommodated in the enclosed fields to the south east of Kerrylamont Cottage where the existing landscape structure would provide containment.

Areas not recommended for development (Red Areas)

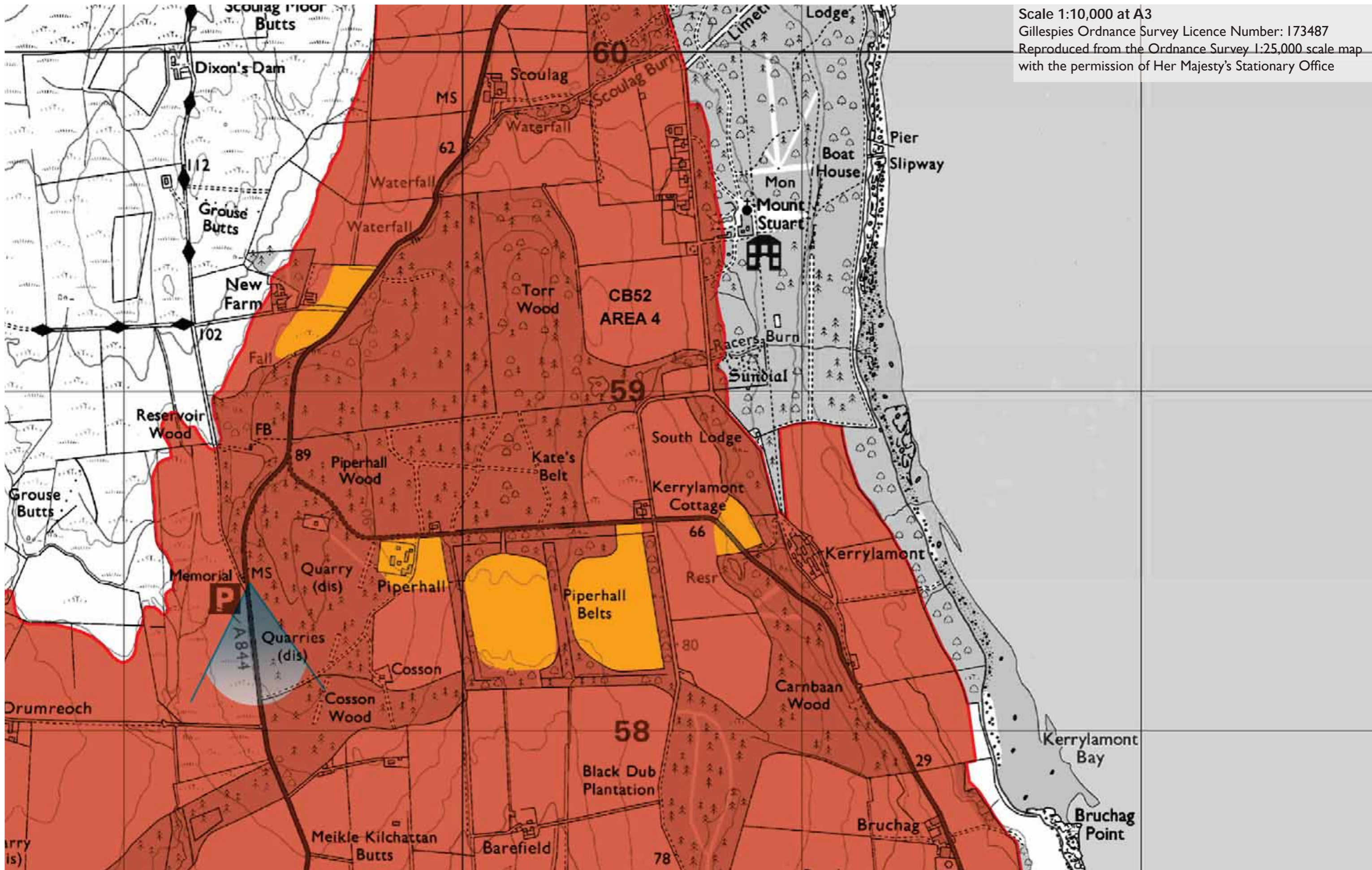
- The open farmland which characterises much of the site is not suitable for development as it does not possess a suitable landscape structure to accommodate development. Residential development would not be in keeping in this working landscape;
- Development is not recommended in areas which form part of key views. As most of the site is open and visible, particularly from the road, much if the site falls under this category;
- Development is not recommended around archaeological features.
- Development is not recommended within areas of woodland, to preserve the existing landscape structure and character of the site;
- Forestry areas are not suitable for development as felling cycles could leave new development exposed;

- Development is not recommended in areas which would require extensive new access tracks as this would alter the character of the landscape by introducing further man-made interventions into the area;
- At present the balance of development to open landscape is suitable for a working farming landscape, adding new development to this would adversely change the character of the landscape.



CB52 - Area 4-View north towards Kerrylamont from the roadside at Carnbaan Wood

Bute & Cowal 52 -Area 4



Area 5

This area is located at the south-western end of the site and encompasses the dwellings/farmsteads of Gallachan, Ardnahoe, Kerrymenoch, Nether Stravannan Upper Stravannan Cottages, Langalbuinloch and Quochag. It is bisected by the A844 and the West Island Way. This area generally comprises open farmland although there is a commercial forestry plantation at the eastern side of the area. There are uninterrupted panoramic views to Arran throughout this area.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

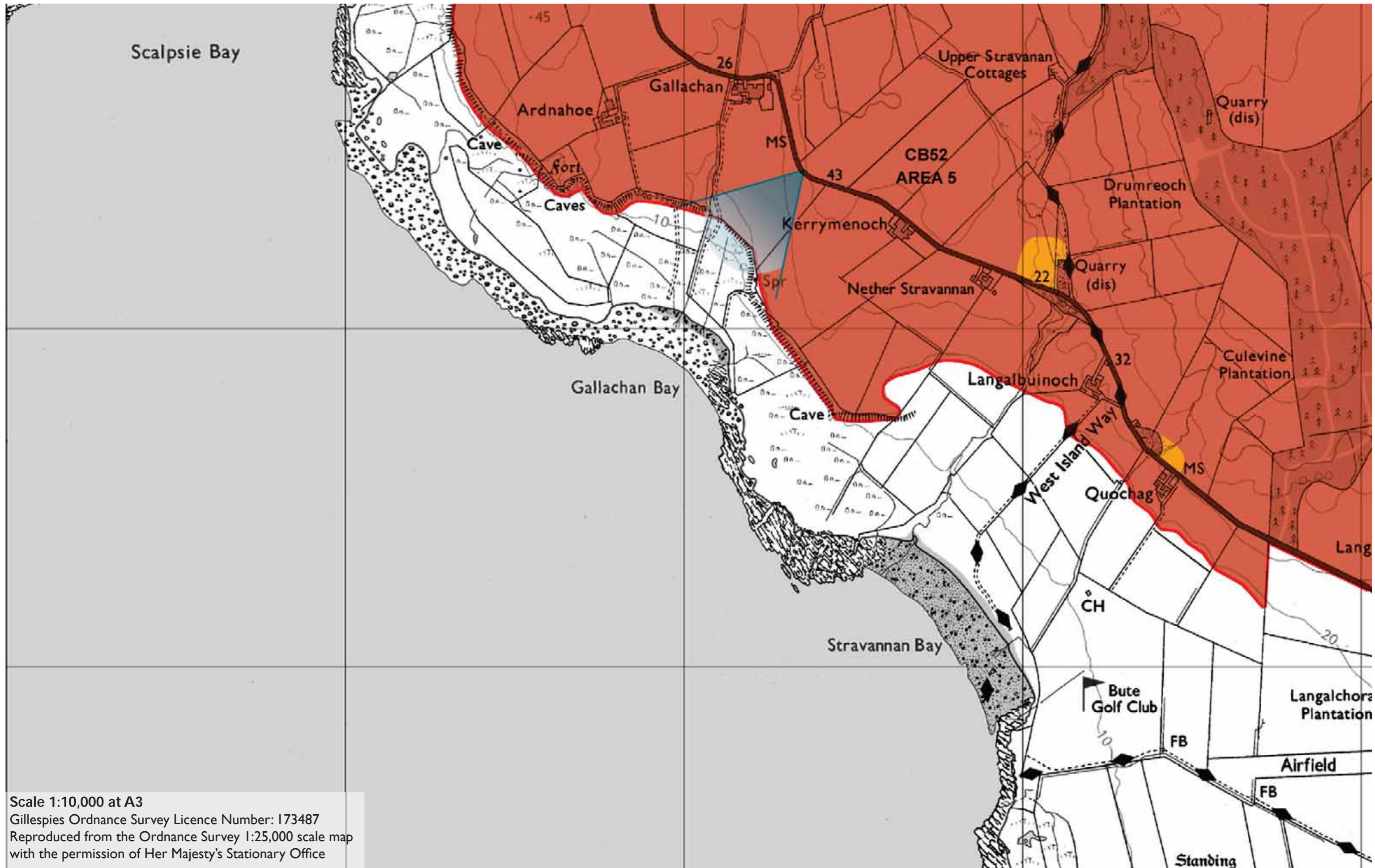
Areas with potential to accommodate development (Orange Areas)

Development could also be accommodated at all the farmsteads within the site, provided that is clustered with existing buildings.

- Development of a single property could be accommodated to the north of Quochag against the small group of trees which would provide a landscape structure;
- To the east of Nether Stravannan, a belt of trees provides an appropriate landscape structure for the accommodation of one or two properties.

Areas not recommended for development (Red Areas)

- The open farmland which characterises much of the site is not suitable for development as it does not possess a suitable landscape structure to accommodate development. Residential development would not be in keeping in this working landscape;
- Development is not recommended in areas which form part of key views. As most of the site is open and visible, particularly from the road, much if the site falls under this category;
- Development is not recommended around archaeological features.
- Development is not recommended within areas of woodland, to preserve the existing landscape structure and character of the site;
- Forestry areas are not suitable for development as felling cycles could leave new development exposed;
- Development is not recommended in areas which would require extensive new access tracks as this would alter the character of the landscape by introducing further man-made interventions into the area;
- At present the balance of development to open landscape is suitable for a working farming landscape, adding new development to this would adversely change the character of the landscape.



Scale 1:10,000 at A3
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Area 6

This area is located at the south-eastern end of the site and encompasses the dwellings/farmsteads of Bruchag, Kerrytonlia, Barefield Meikle Kilchatton, and Culvine It is bisected by the A844. This area generally comprises open farmland although there are commercial forestry plantations at the eastern and western sides of the area. There are panoramic views to the south from this area, across Kilchattan Bay to Arran.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

Development could also be accommodated at all the farmsteads within the site, provided that is clustered with existing buildings.

- To the south of Bruchag development would be possible in the areas adjacent to the woodland where the trees form a backdrop. Development should be limited to one property in each area and should be associated with new tree planting.

Bute & Cowal 52 - Area 6

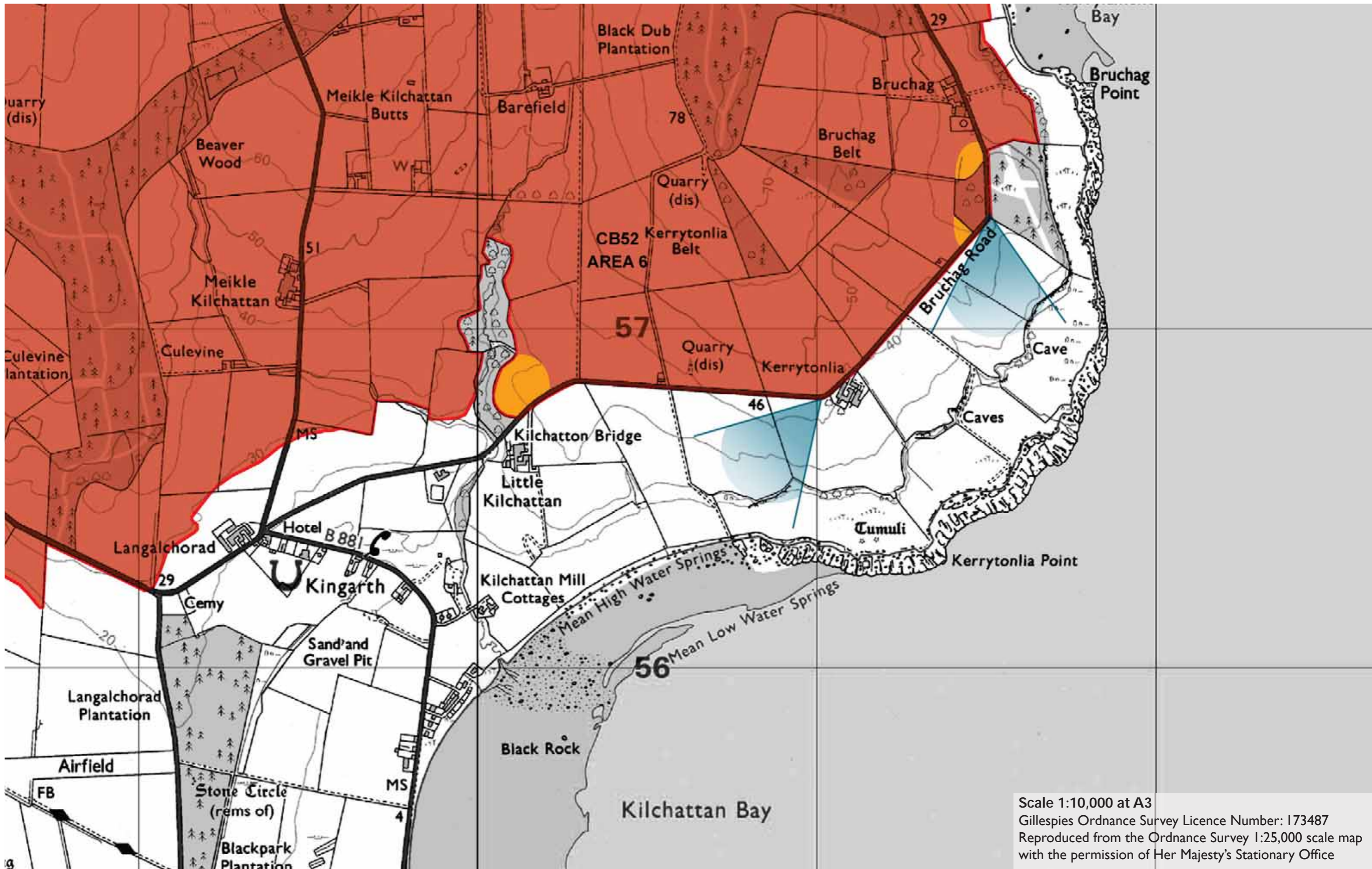
- North of Kilchatton Bridge a belt of trees running north/south provides a landscape structure which is capable of accommodating development of one or two properties. These should be located against the woodland to anchor the development to the landscape and provide a setting.

Areas not recommended for development (Red Areas)

- The open farmland which characterises much of the site is not suitable for development as it does not possess a suitable landscape structure to accommodate development. Residential development would not be in keeping in this working landscape;
- Development is not recommended in areas which form part of key views. As most of the site is open and visible, particularly from the road, much if the site falls under this category;
- Development is not recommended around archaeological features.
- Development is not recommended within areas of woodland, to preserve the existing landscape structure and character of the site;
- Forestry areas are not suitable for development as felling cycles could leave new development exposed;
- Development is not recommended in areas which would require extensive new access tracks as this would alter the character of the landscape by introducing further man-made interventions into the area;
- At present the balance of development to open landscape is suitable for a working farming landscape, adding new development to this would adversely change the character of the landscape.



CB52 - Area 6-View south to Kilchattan Bay from Meikle Kilchattan



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