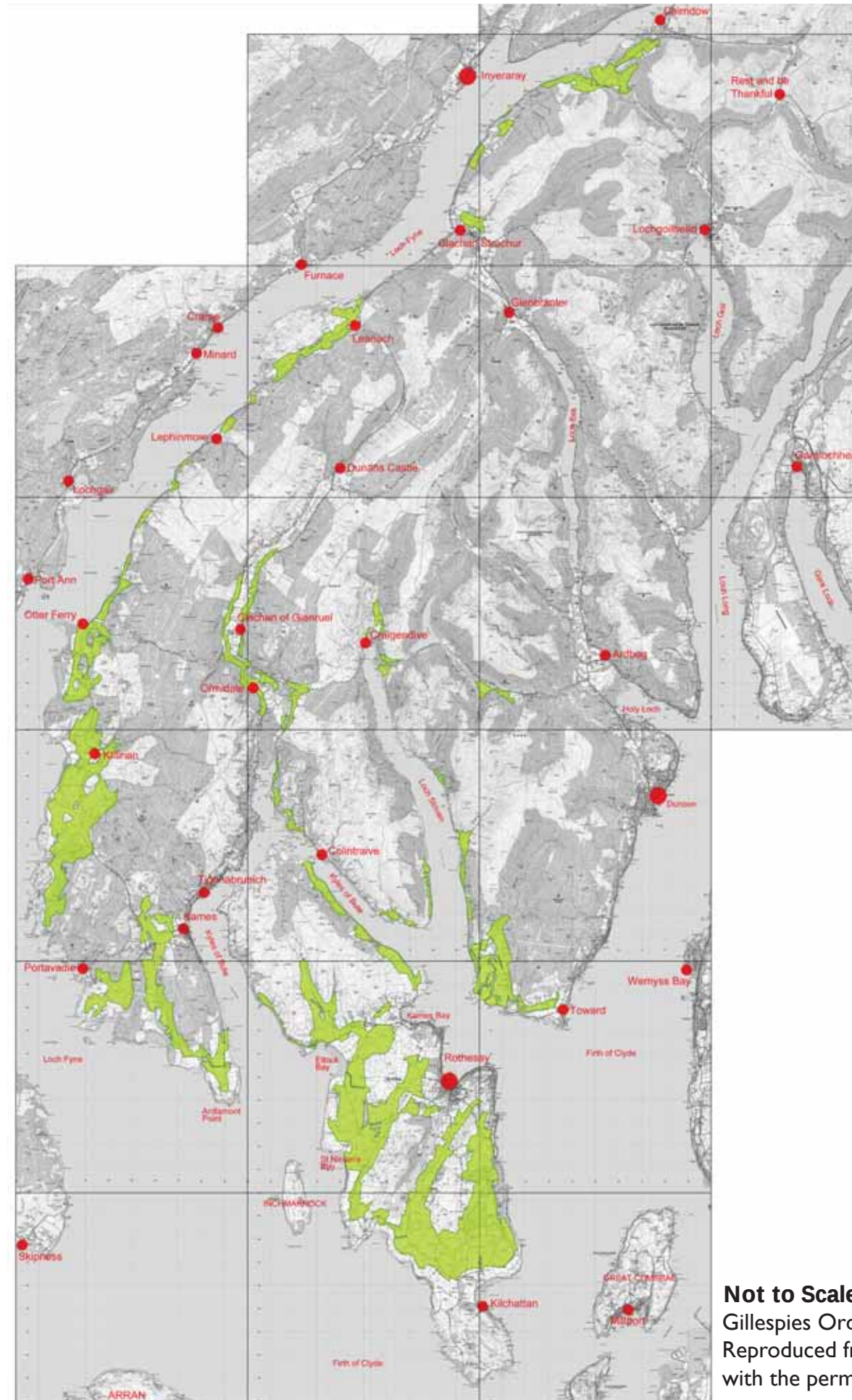


Site Reference Map - Bute & Cowal



Not to Scale

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Site Reference Map - Bute & Cowal

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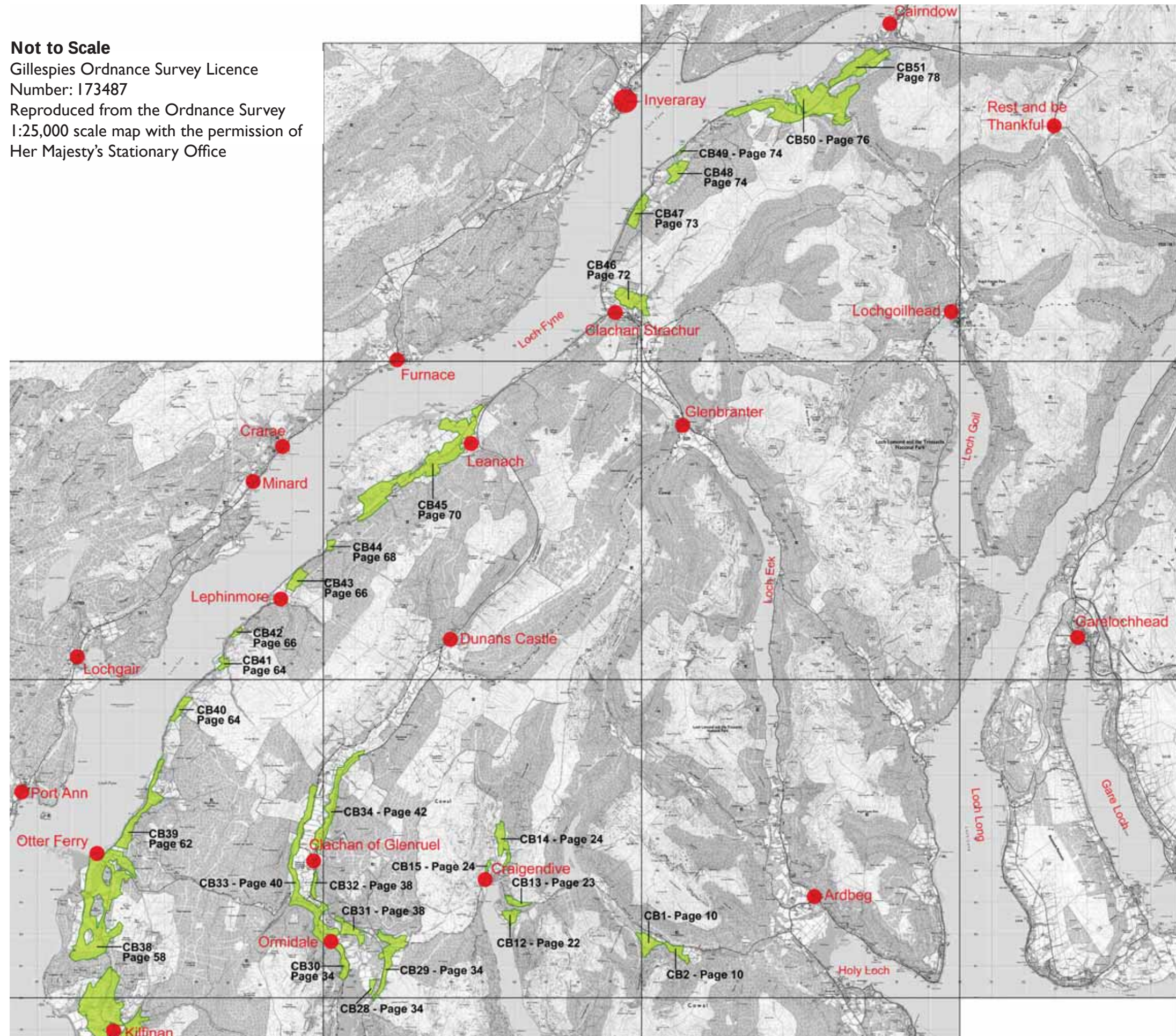
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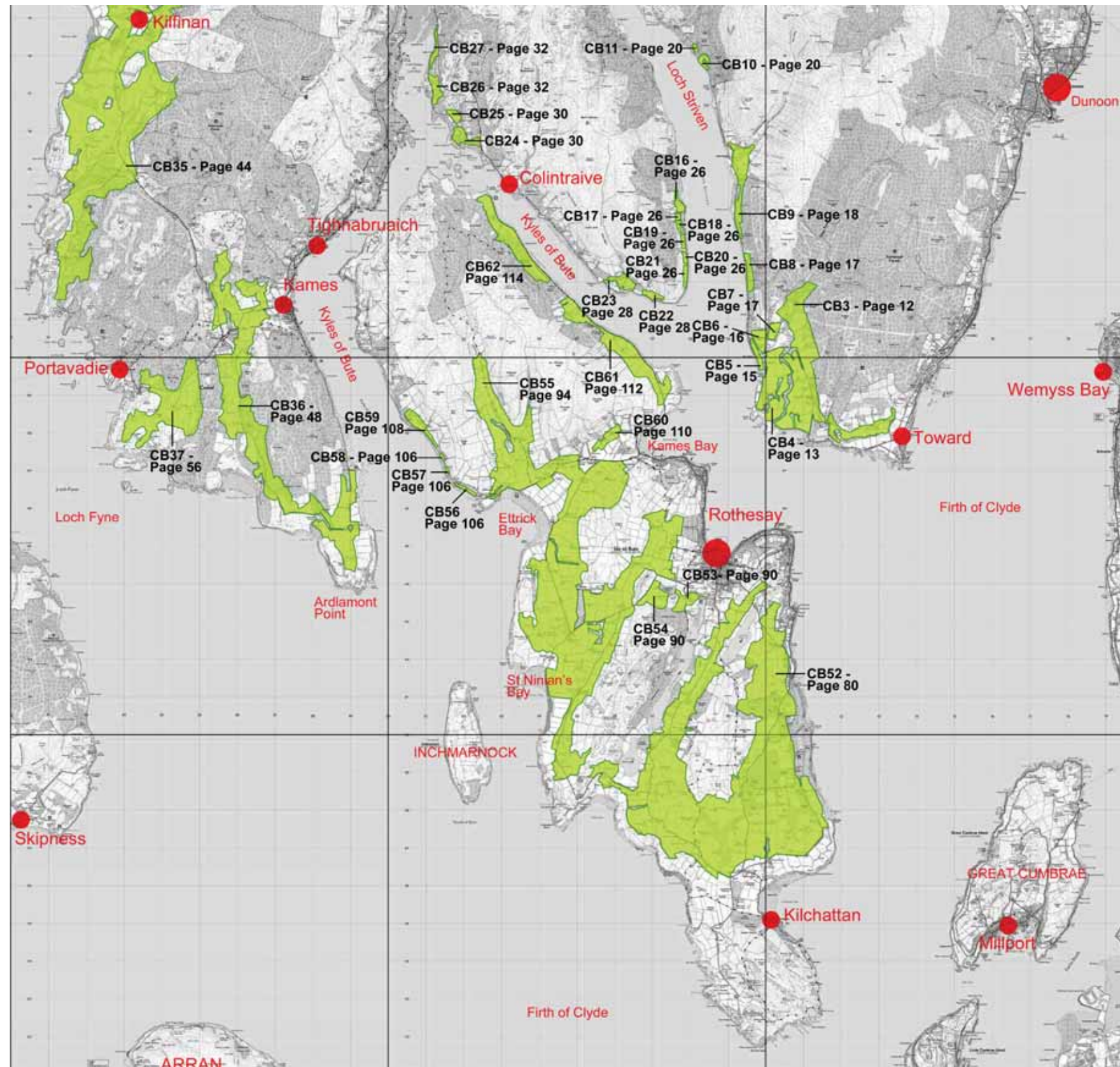
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Map Key



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

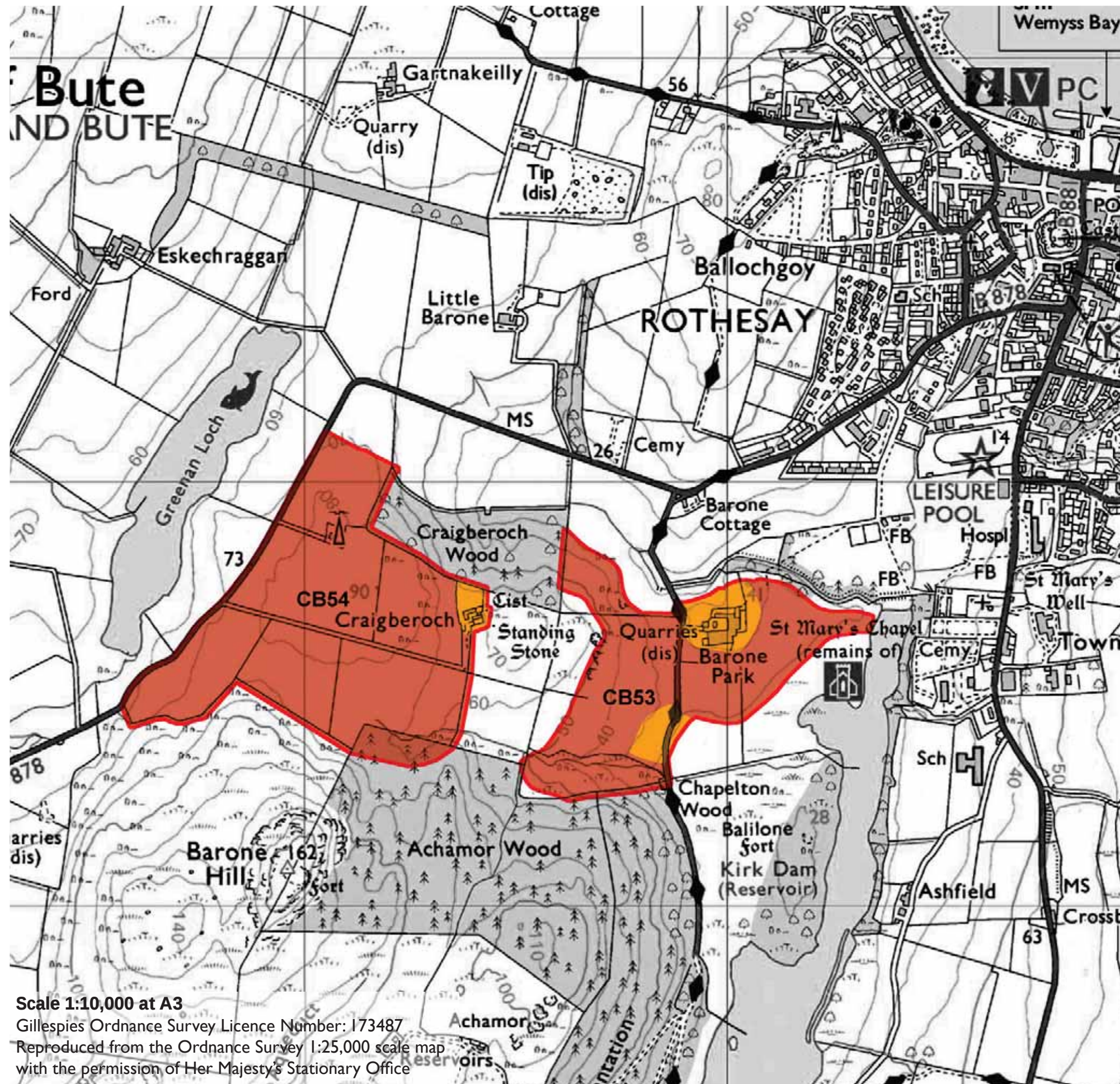


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



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 CB53 BARONE PARK

Site Description

This 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 to the south of Rothesay, and is accessed by a minor road. The 50m contour forms the site's western boundary, with the eastern boundary meeting the Kirk Dam Reservoir by the remains of St Mary's Chapel. There is one farmstead within the site, located at Barone Park to the east of the minor road which bisects the site. There is one watercourse which flows eastwards through the ROA following the course of a shallow valley in the southern part of the site. The majority of the site comprises rough grazing land.

The site sits in a valley and is overlooked from the B881. Views are contained within the site.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- There is a small area which could accommodate development, adjacent to the minor road at the southern end of the site where the rising slopes to the west will provide containment. Development should be associated with new tree planting to anchor it to the woodland to the south.
- Development would be possible around Barone Park, where it will be perceived as part of a cluster.

Areas not recommended for development (Red Areas)

- The majority of the site features in long views and should not be developed.
- The rising slopes to the west of the access track do not have a landscape structure capable of accommodating development discreetly.

SITE CB54 CRAIGBEROCH

Site Description

This 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 to the south of Rothesay, and is bounded on its western side by the B878. The site comprises open farmland and rises in the centre to 90m AOD. It is bounded to the north by Craigberoch Wood and to the south by the rising slopes of Barone Hill and the coniferous plantation of Achamor Wood.

There is a farmstead (Craigberoch) located at the sites eastern boundary and a radio mast located in the northern part of the ROA.

The site is bisected by one stream which flows eastwards from the southern part of the site.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- There is potential to accommodate development at Craigberoch where it will be perceived as part of cluster

Areas not recommended for development (Red Areas)

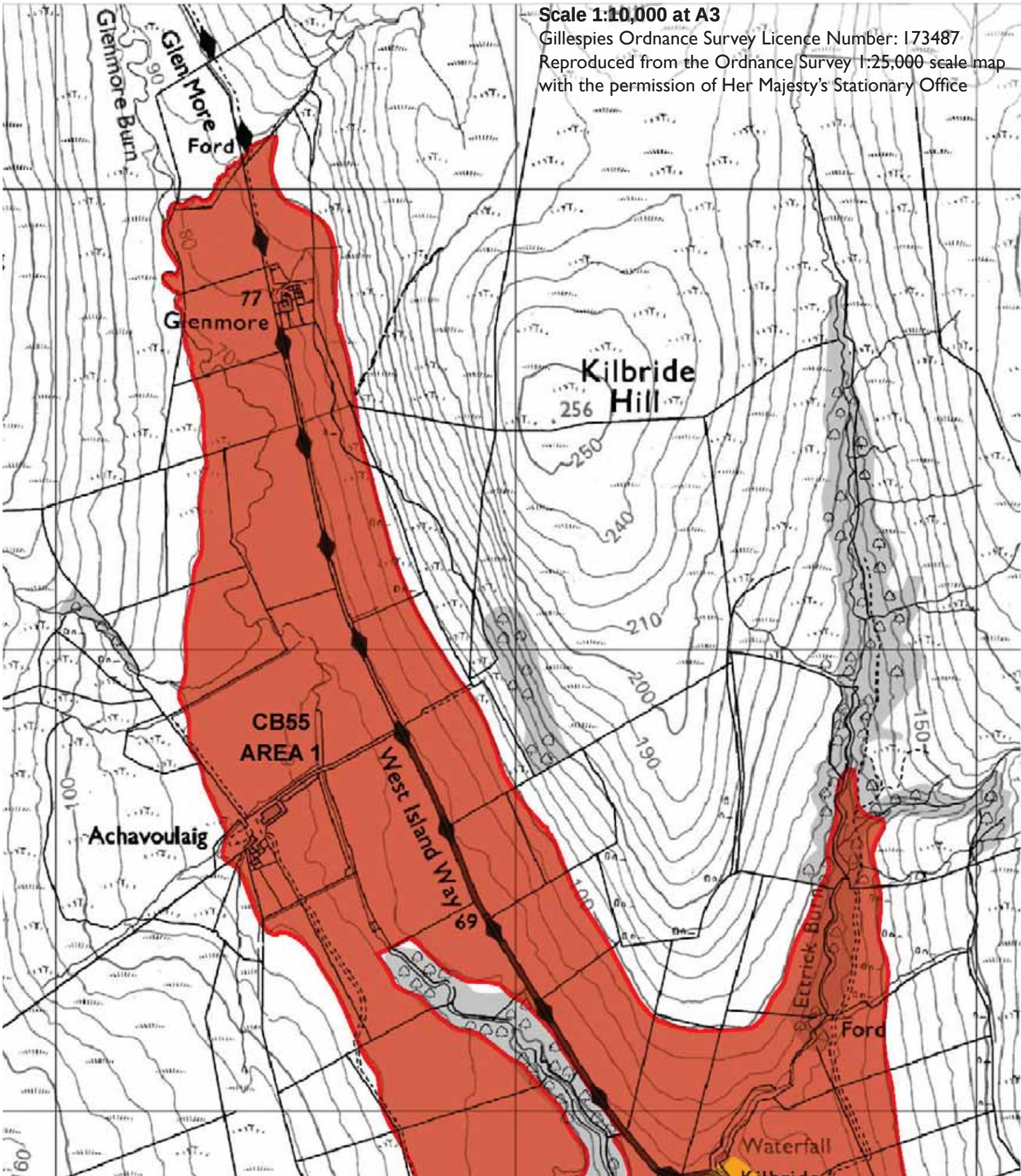
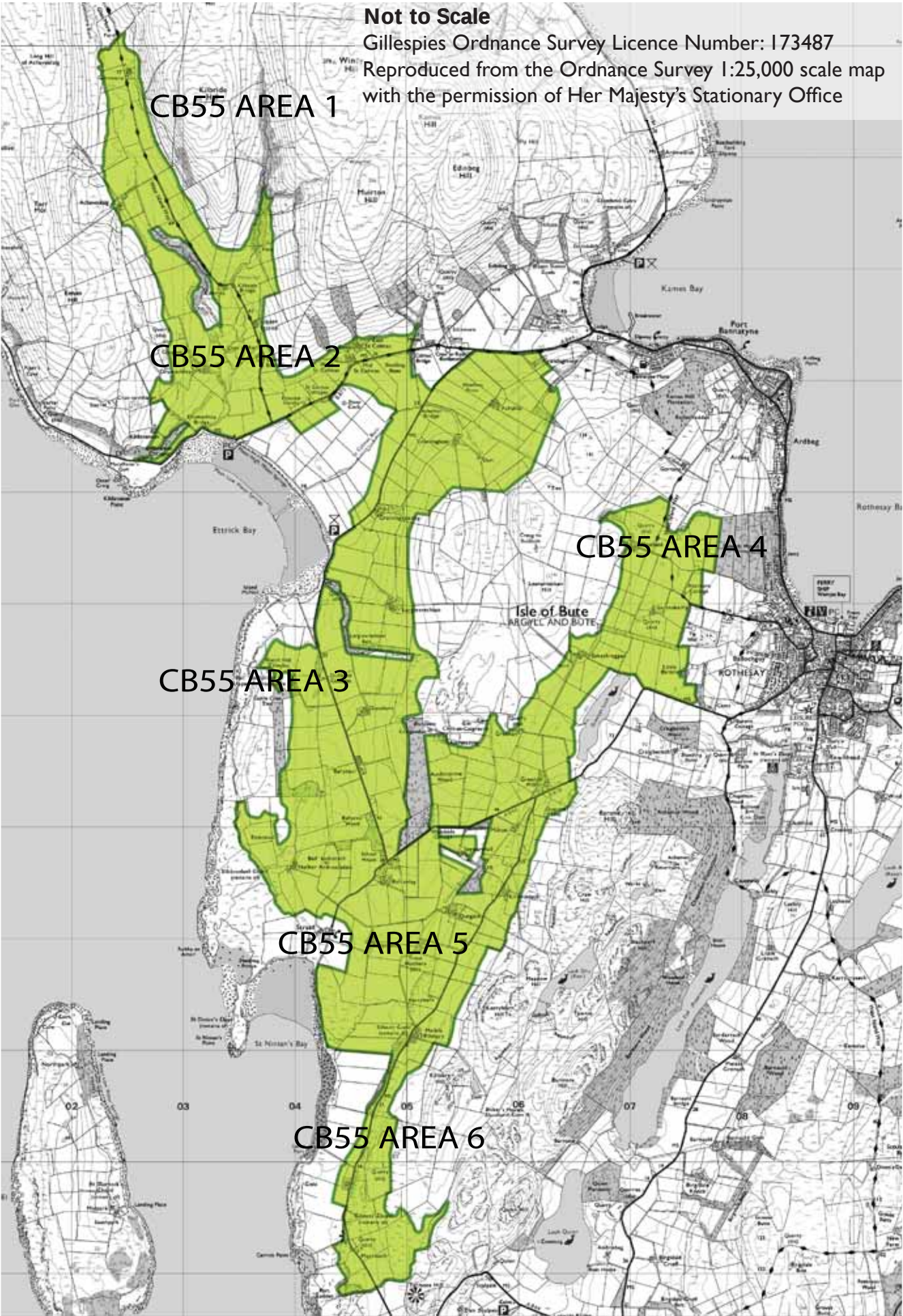
- The majority of the site features in long views from the B881 and should not be developed as it does not have a landscape structure which is capable of accommodating development discreetly.



CB53 - low lying fields and Achamor Woods to the west of the minor track



CB53 and CB54 - View across both sites from the B881 at Crossbeg



Bute & Cowal 55 - Area 1

SITE CB55 GLENMORE TO MECKNOCH

Site Description

This large site lies within an Area of Panoramic Quality and within the SNH Rolling Farmlands with Estates LCT, the Open Ridgeland LCT and the Coastal Plain LCT.

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.

Area 1

This area is located in a valley running northwards from Ettrick Bay and contains the farmsteads of Glen More and Achavoulaig. It is bisected by a minor road and the West Island Way which run in a north south direction. The area is bounded on the east by the 100m contour and on the west by the 70m contour. There are numerous watercourses which flow through the area, with the Ettrick Burn and the Glenmore Burn being the largest. The area is predominately farmland.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

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

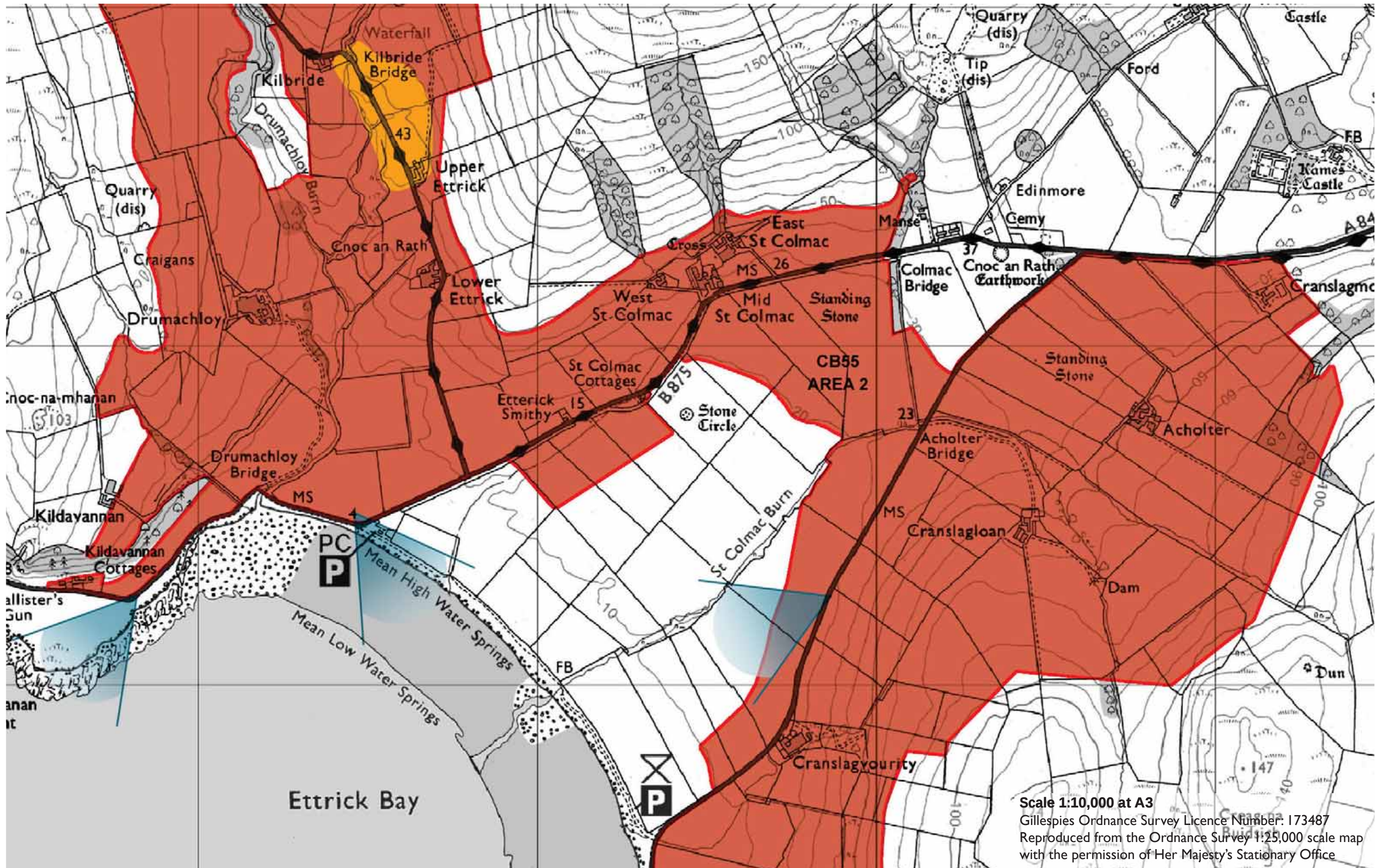
Areas not recommended for development (Red Areas)

- 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 into this category. Key views to the coast should not be interrupted;
- 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;
- 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.



CB55 - Area 1 - View north from Kilbride Bay to Kilbride Hill



Bute & Cowal 55 - Area 2

Area 2

This area is located to the north of Ettrick Bay and predominately comprises gently rolling farmland. It contains the dwellings/farmsteads of Kilbride, Kilbride Bridge, Upper Ettrick, Lower Ettrick, Drumachloy, Drumachloy Bridge, Ettrick Smithy, St Colmac Cottages, West/Mid/East St Colmac, Cranslagmory, Acholter, Acholter Bridge, Cranslagloan and Cranslagvourty. This area is very open with little tree cover. The 90m countour forms this areas western boundary, with the 50m forming the northern boundary. To the east, the site rises to a highpoint of 100m AOD along the sites eastern boundary. To the south, the 20m contour forms the boundary in central area, with the 10m couintour forming the boundary south of Drumachloy Bridge. There are Standing Stones located south of the B875 at East St Colmac and a single Standing Stone north west of Acholter. The site is dissected by a number of streams with the St Colmac Burn and the Drumachloy Burn being the largest. There are panoramic views of Ettrick Bay from much of the area. To the east of Cnoc an Rath views open up eastwards to Kames Bay.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

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

- Development could be accommodated in the area between Kilbride Bridge and Upper Ettrick as it would not feature in a wider view.

Areas not recommended for development (Red Areas)

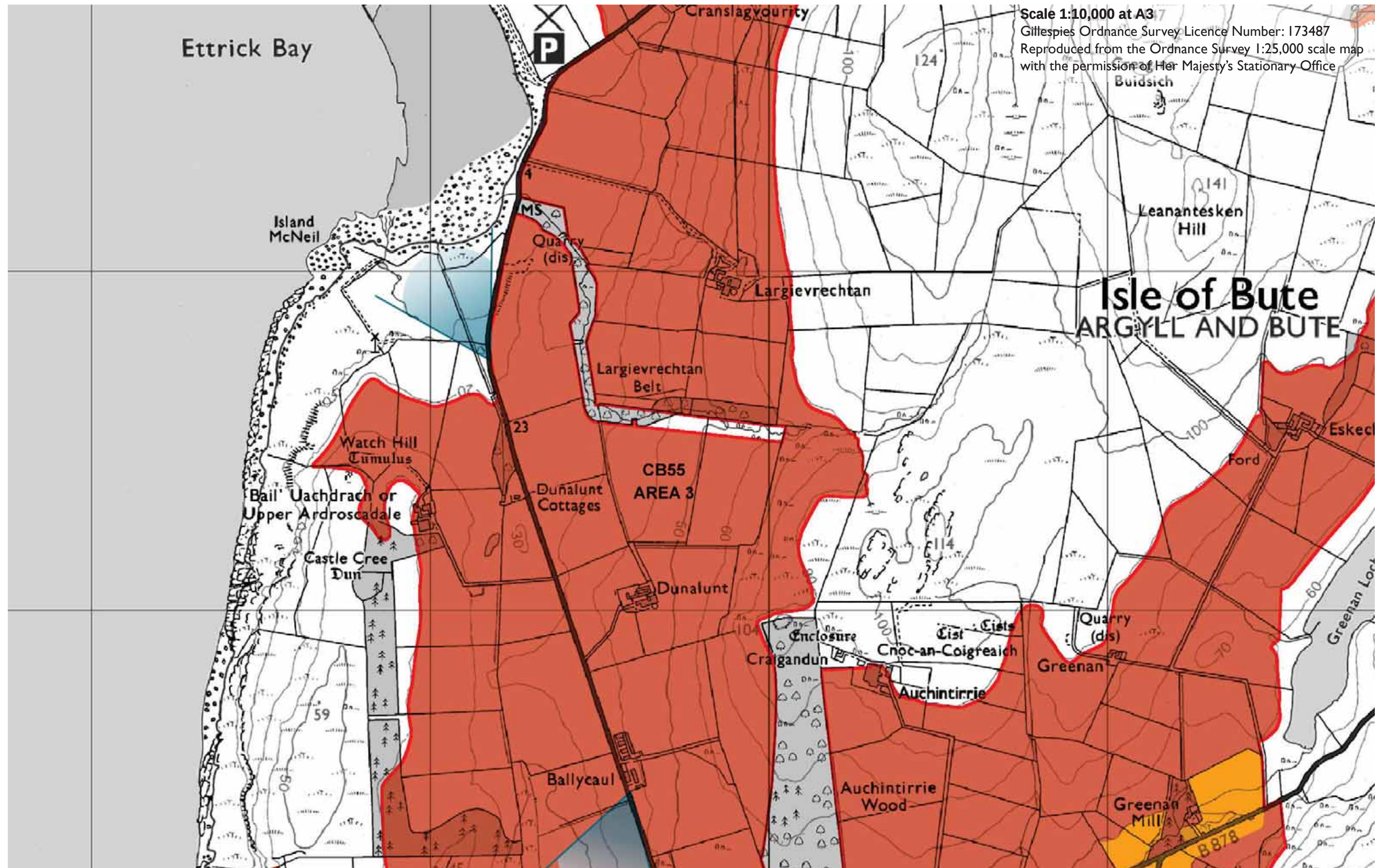
- The open farmland which characterises much of the site is not suitable for development as it does not possess a suitable landscape structure to accommodate development. Residential development would not be in keeping in this working landscape;
- Development is not recommended in areas which form part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



CB55 - Area 2 - View south across Ettrick Bay



Bute & Cowal 55 - Area 3

Area 3

This area is located to the south east of Ettrick Bay and predominately comprises rolling farmland. It contains a number of isolated dwellings/ farmsteads at Largievrechtan, Dunalunt, Dunalunt Cottages, Ballycaul, Upper Ardroscaide, Auchintirrie, Greenan, Greenan Mill and Eskechraggan. It is dissected by the A844. This area rises to a highpoint of 100m AOD to the east of Dunalunt. There are key views north to Ettrick Bay and south to Arran from the road between Dunalunt Cottages and Ballycaul.

Scenic Quality

High

Area 4 - Medium

Area 5 – High

Area 6 - High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

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

- There is potential to accommodate development around Greenan Mill as the woodland would provide a landscape structure.

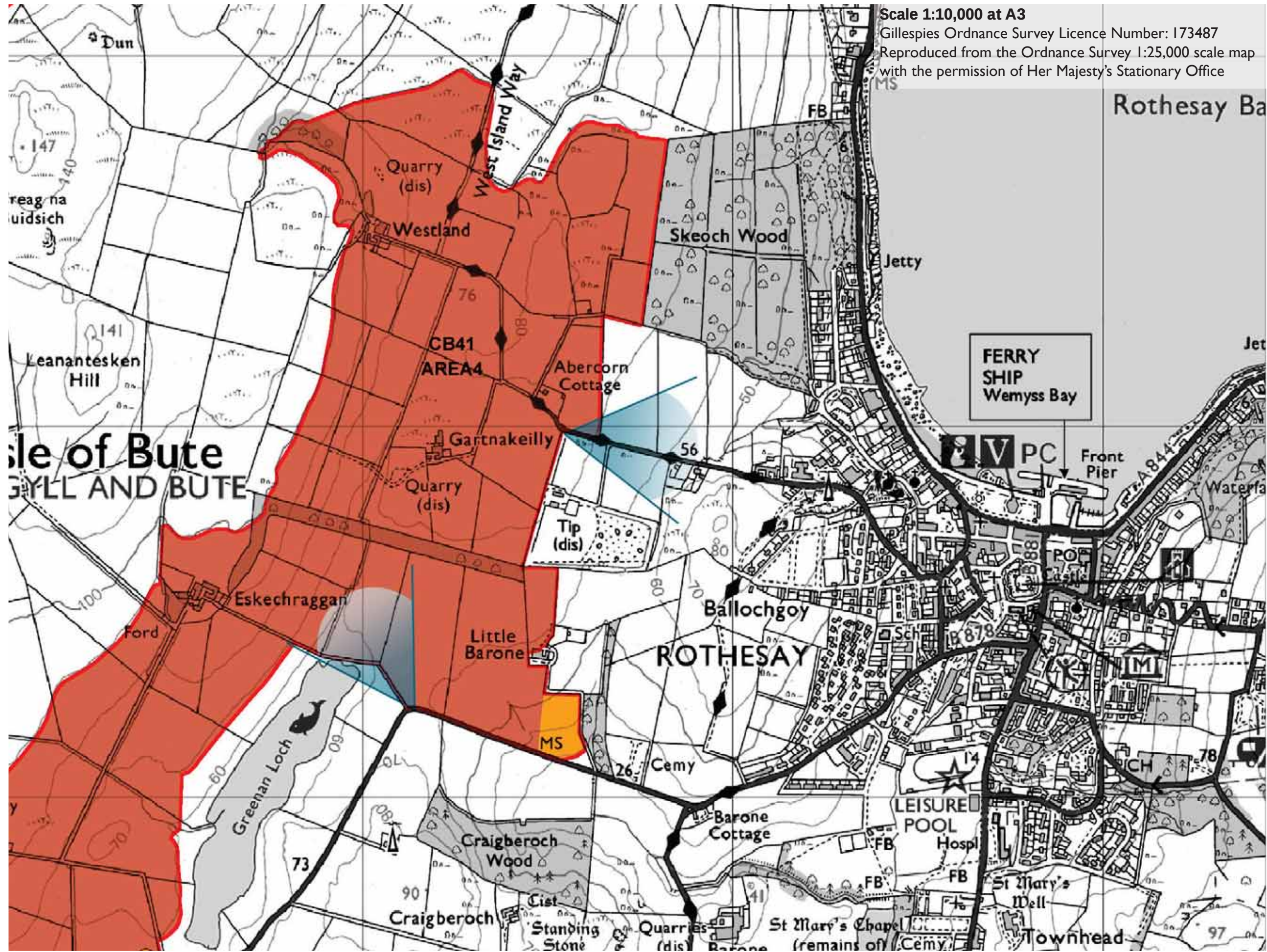
Areas not recommended for development (Red Areas)

- 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 into this category. Key views to the coast should not be interrupted;
- 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;
- 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.



CB55 - Area 3 - View west across open fields from Ballycaul



Bute & Cowal 55 - Area 4

Area 4

This area is located to the west of Rothesay and contains the dwellings/farmsteads of Westland, Aberorn Cottage, Gartnakeilly, Eskechraggan and skirts the northern shore of Greenan Loch. The West Island Way runs through the northern part of this area. There are two areas of woodland; a belt of trees running east west south of Gartnakeilly and a small area at the northeast boundary. The 90m contour forms the sites western boundary. On the eastern side, the site is bounded by Skeoch Wood and a disused tip. There are panoramic views to Rothesay Bay from the northeastern part of the area.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

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

- Development could be accommodated to the south of Little Barone where an area of woodland forms a containing landscape structure.

Areas not recommended for development (Red Areas)

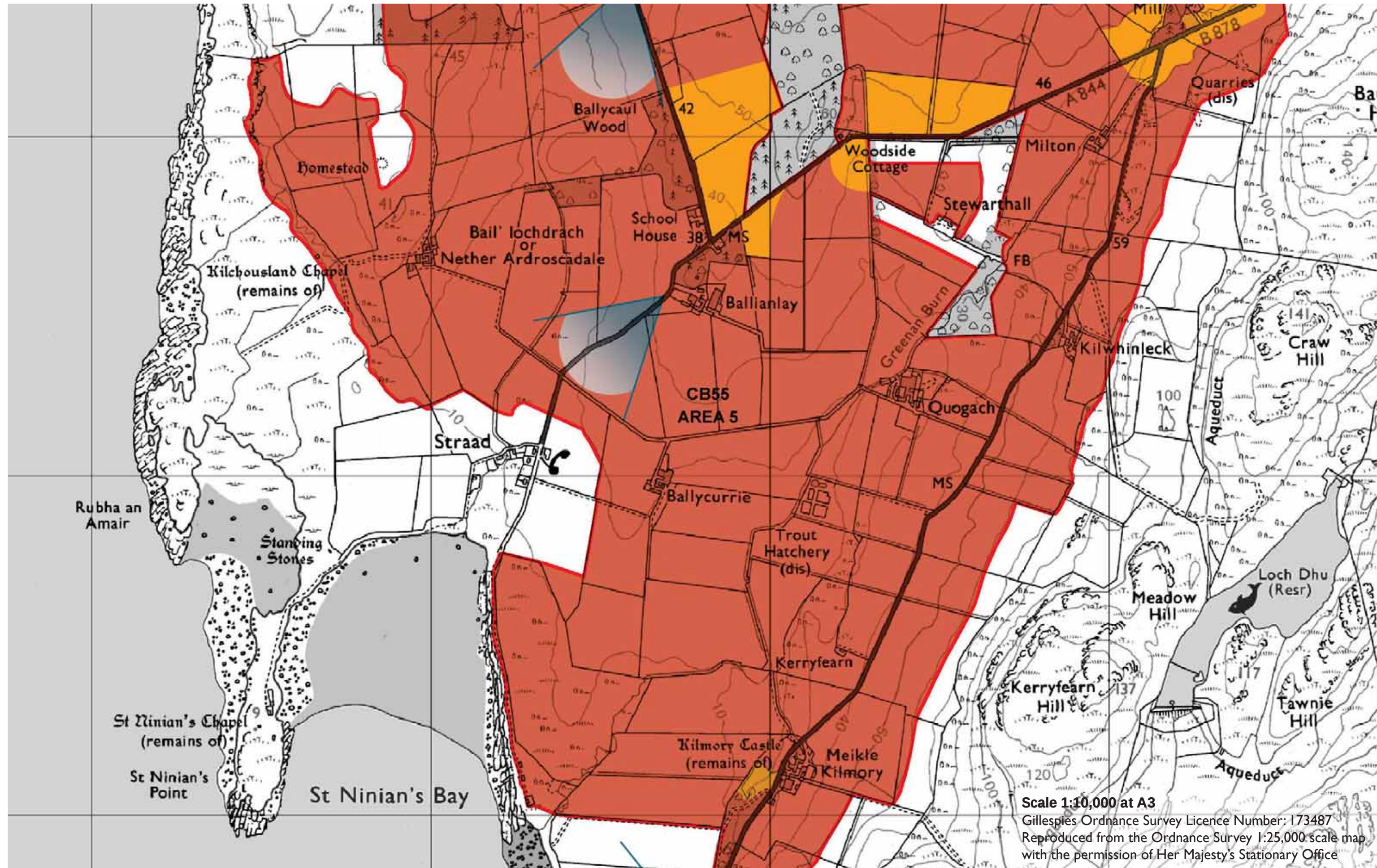
- The open farmland which characterises much of the site is not suitable for development as it does not possess a suitable landscape structure to accommodate development. Residential development would not be in keeping in this working landscape;
- Development is not recommended in areas which form part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

- 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.



CB55 - Area 4 - View west to Eskechraggan



Bute & Cowal 55 - Area 5

Area 5

This area is located to the north of St Ninians bay and contains the dwellings/farmsteads of Nether Adroscadale, Ballianlay, Woodside Cottage, Stewarthall, Milton, Kilwhinleck, Ballycurrie, Kerryfern, Meikle Kilmory. There is a disused trout hatchery north of Kerryfern and a disused quarry northeast of Milton. To the west of Meikle Kilmory are the remains of Kilmory Castle. This area is bisected by the A844 which runs through the eastern side. There is a minor road which runs westwards from Woodside Cottage to Straad. This area is dissected by numerous watercourses with the Greenan Burn being the largest. There are panoramic views of St Ninian's Bay and Inchmarnock Island throughout the area.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

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

Area 5

- Development could be accommodated to the east of the School House. An enclosing landscape structure of woodland will provide containment and anchor the development into the landscape;
- Development would be possible near to Woodside Cottage 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.

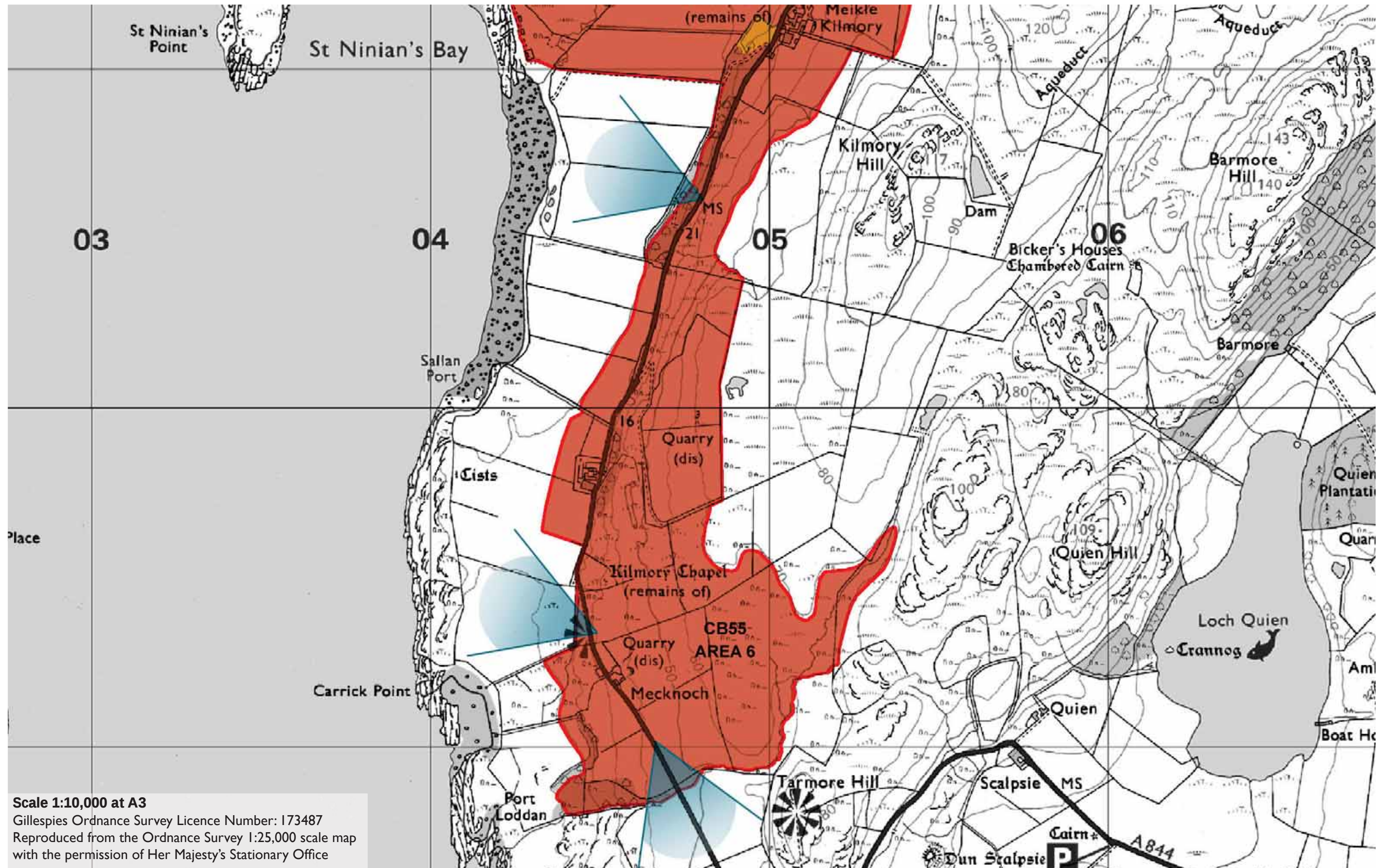
Areas not recommended for development (Red Areas)

- 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 into this category. Key views to the coast should not be interrupted;

- 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;
- 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.



CB55 - Area 5 - View west to Inchmarnock and St Ninians Bay from Meikle Kilmory



Area 6

Area 6 runs southwards from Meikle Kilmory to Mecknoch and encompasses an unnamed farmstead and the remains of Kilmory Chapel. There are also two disused quarries and a viewpoint located to the north of Mecknoch. The site is steeply sloping from the 30m contour to the west to the 70m contour in the east which forms this area's eastern boundary. There are three areas of woodland within this area, at Meikle Kilmory, along the A844 at the unnamed farmstead and at the southern end of the area.

Scenic Quality

Area 6 - High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

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

- Development could be accommodated at Meikle Kilmory in the area of flat land opposite the existing property as it is enclosed by trees and as such, does not interrupt the long views to St Ninian's Bay.

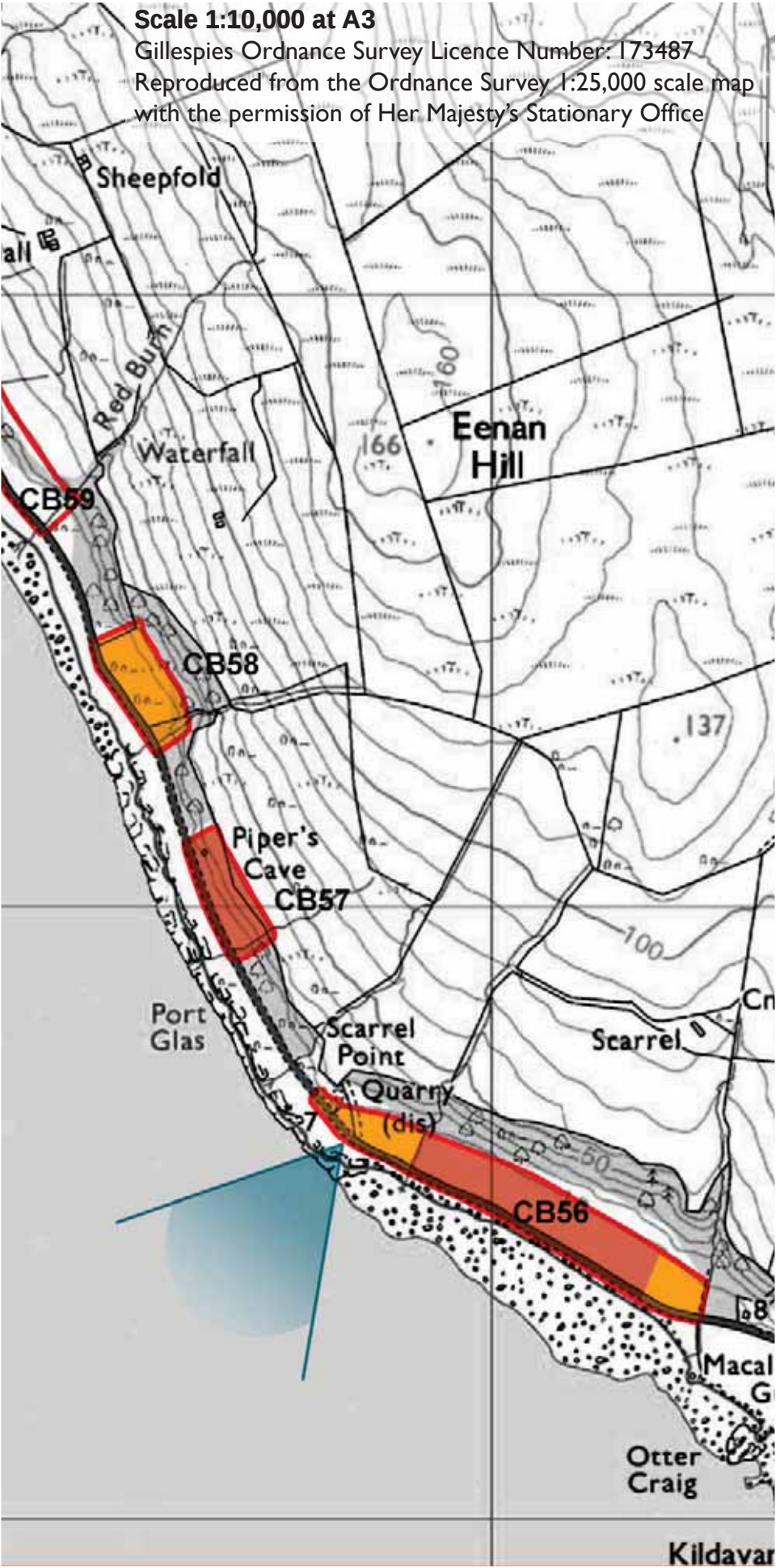
Areas not recommended for development (Red Areas)

- 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 into this category. Key views to the coast should not be interrupted;
- 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;
- 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.



CB55 - Area 6 - Looking towards Inchmarnock from the viewpoint north of Mecknoch



Bute & Cowal 56-58

SITE CB56 SCARREL

Site Description

This site lies within an Area of Panoramic Quality and within the SNH Open Ridgeland LCT

This small site is bounded by a minor road on its southern edge and affords panoramic views of the Kyles of Bute. The site is flat, unsettled and is located against steeply sloping woodland. A minor track to a disused quarry bisects the western end of the site. The site comprises rough grazing land and is dissected by a stream which flows southwards through the western end of the site.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

Areas with potential to accommodate development
(Orange Areas)

- Development of one property could be accommodated at both ends of the site as the rising slopes and woodland behind provide containment.

Areas not recommended for development
(Red Areas)

- Development is not recommended in the central area of the site as it does not possess a landscape structure capable of discreetly accommodating development.

SITE CB57 PIPER'S CAVE

Site Description

This site lies within an Area of Panoramic Quality and within the SNH Open Ridgeland LCT

This small site is bounded by a minor road on its southwestern edge and affords panoramic views of the Kyles of Bute. The site slopes very steeply from the 30m contour which forms the eastern boundary, down to just above sea level along the minor road. It is dissected by a stream which flows southwards through the southern end of the site. The site is rocky in places but generally comprises dense scrubby planting.

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 site is far too steep for development as extensive platforming would be required, which would alter the landscape character of the site.

SITE CB58 NORTH OF PIPER'S CAVE

Site Description

This site lies within an Area of Panoramic Quality and within the SNH Open Ridgeland LCT

This small unsettled site is bounded by a minor road on its southwestern edge and affords panoramic views of the Kyles of Bute. The site slopes steeply from the 20m which forms the eastern boundary, down to just above sea level at the minor road. It is enclosed by woodland, which lies outside of the boundary of the site. The site comprises rough grazing land and is dissected by a stream which flows southwards through the southern end of the site.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- Development of one or two properties could be accommodated throughout the site as the enclosing slopes and woodland provide a landscape structure which could discreetly accommodate development.

Areas not recommended for development (Red Areas)

- none



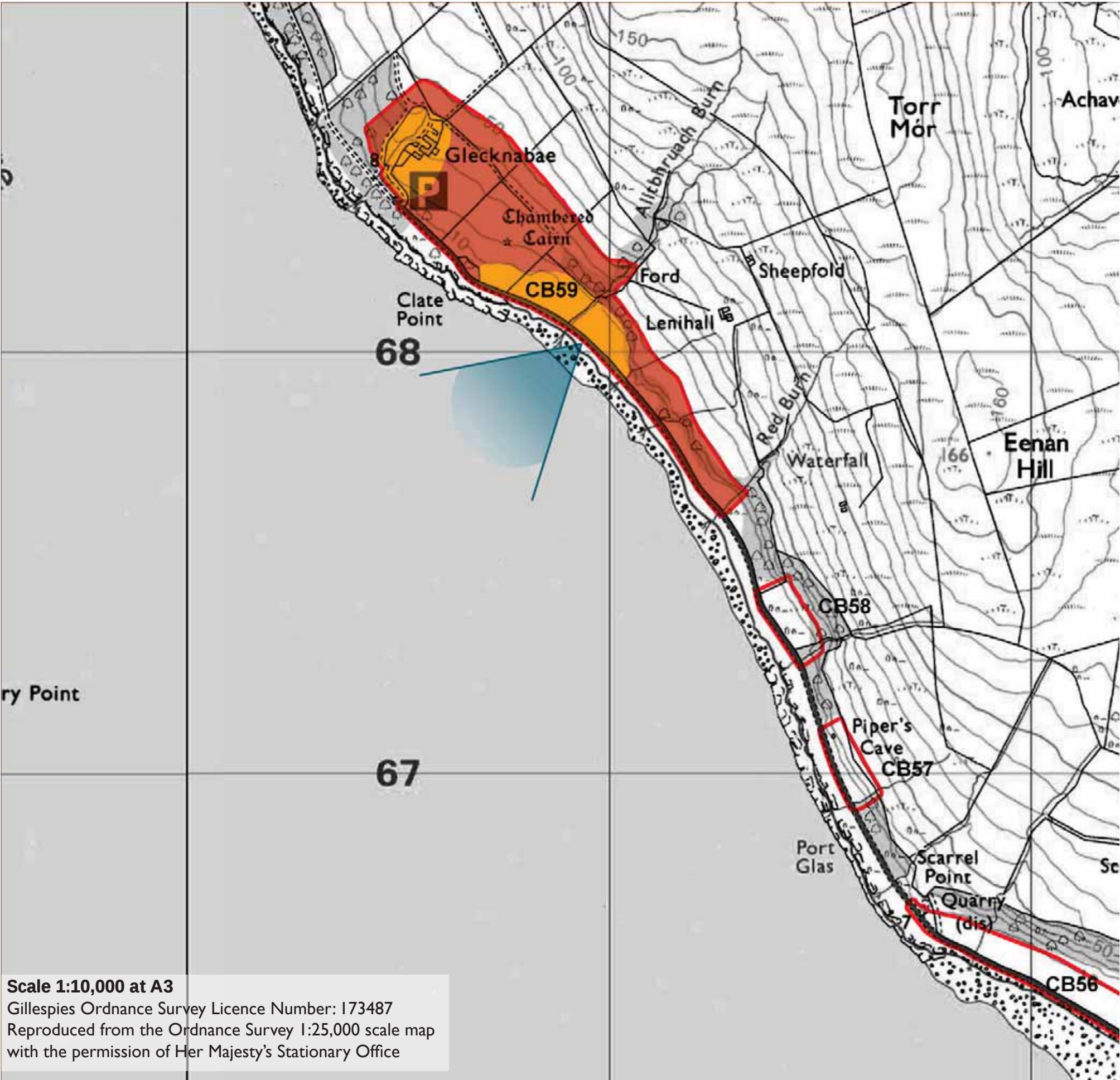
CB56 - View west across site



CB57 - Steep, rocky ground



CB58 - Rough grazing land



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SITE CB59 GLECKNABAE

Site Description

This site lies within an Area of Panoramic Quality and within the SNH Open Ridgeland LCT

This site is bounded by a minor road on its southwestern edge and affords panoramic views of the Kyles of Bute. It is defined on its eastern side by the 30m contour, north of the ford it is defined by the 50m contour. The site comprises rough grazing land interspersed with a band of trees roughly between the 20m and 30m contour lines and is dissected by numerous streams, with the Alltbhruach Burn being the largest. There is one dwelling within the site (Glecknabae) located at the end of a private track, which runs from the end of the minor road. A Chambered Cairn sits in the centre of the northern half of the site.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

Areas with potential to accommodate development
(Orange Areas)

- Development could be accommodated in the low lying fields in the centre of the site, where the rising slopes to the northeast would form a containing landscape structure.
- At Glecknabae development could be accommodated as it will be perceived as a cluster.

Areas not recommended for development
(Red Areas)

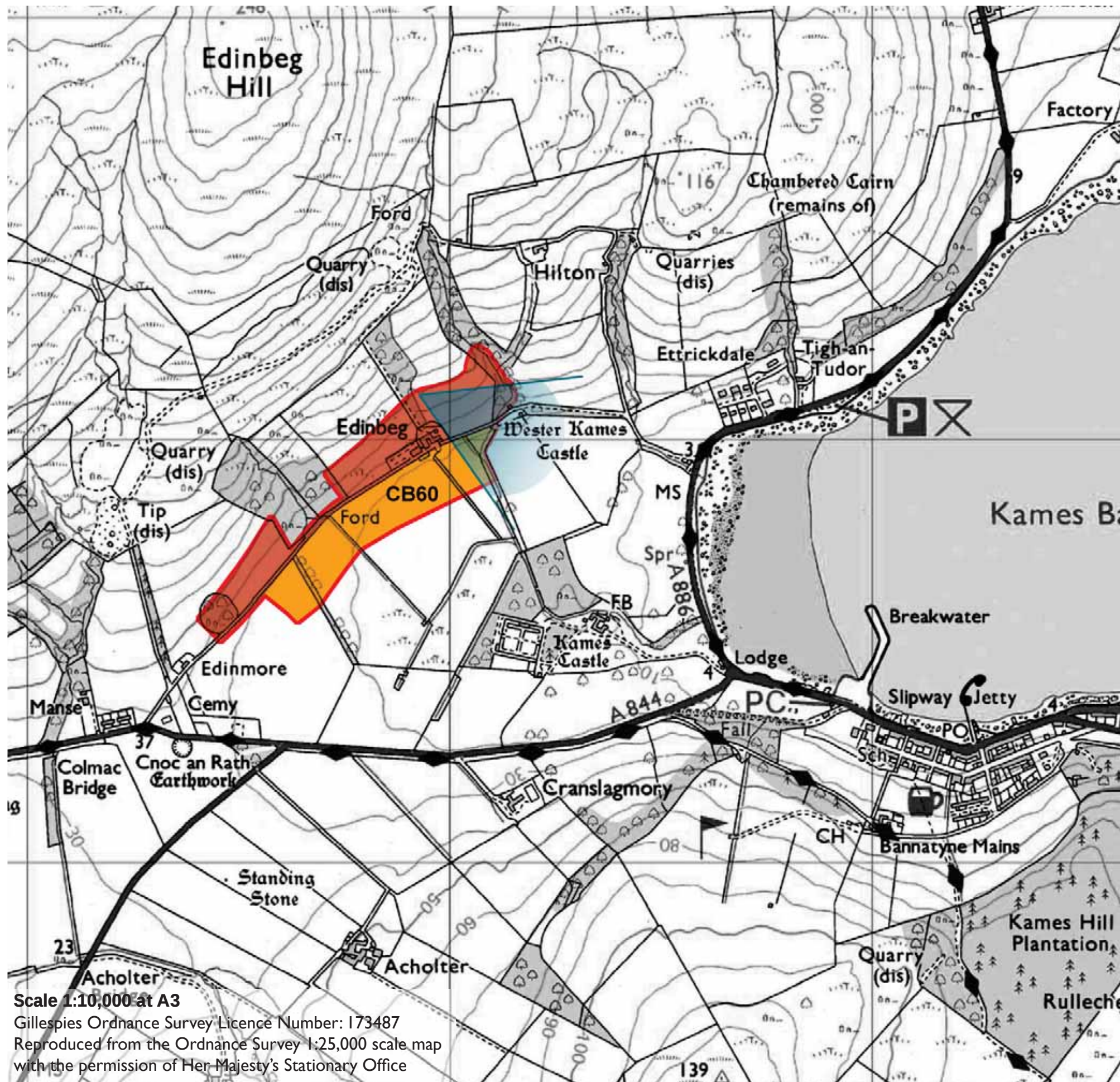
- Development is not recommended on the higher slopes as it will become too visible within the wider landscape changing the character of the site.
- Development is not recommended in the vicinity of the chambered cairn to preserve its setting.



CB59 - View northwest across site from the minor road



CB59 - View south from site to Arran



SITE CB60 EDINBEG

Site Description

This site lies within an Area of Panoramic Quality and straddles the SNH Open Ridgeland LCT and the SNH Rolling Farmlands with Estates LCT.

This small site is located to the west of Kames Bay. It is accessed by a farm track from the southwest and contains one farmstead at Edinbeg. It is generally defined on its northern side by the 50m contour except for an area of woodland in the centre, where the boundary drops down to the 20m contour following the edge of the woodland. South of the access track the land is flat open pastureland with well defined field boundaries. North of the access track the site is sloping farmland with areas of tree planting along field boundaries. The site is bisected by a number of streams which flow southeast towards Kames Bay. There are panoramic views of Kames Bay from the upper areas of the site.

Just to the west of the site is Wester Kames Castle.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

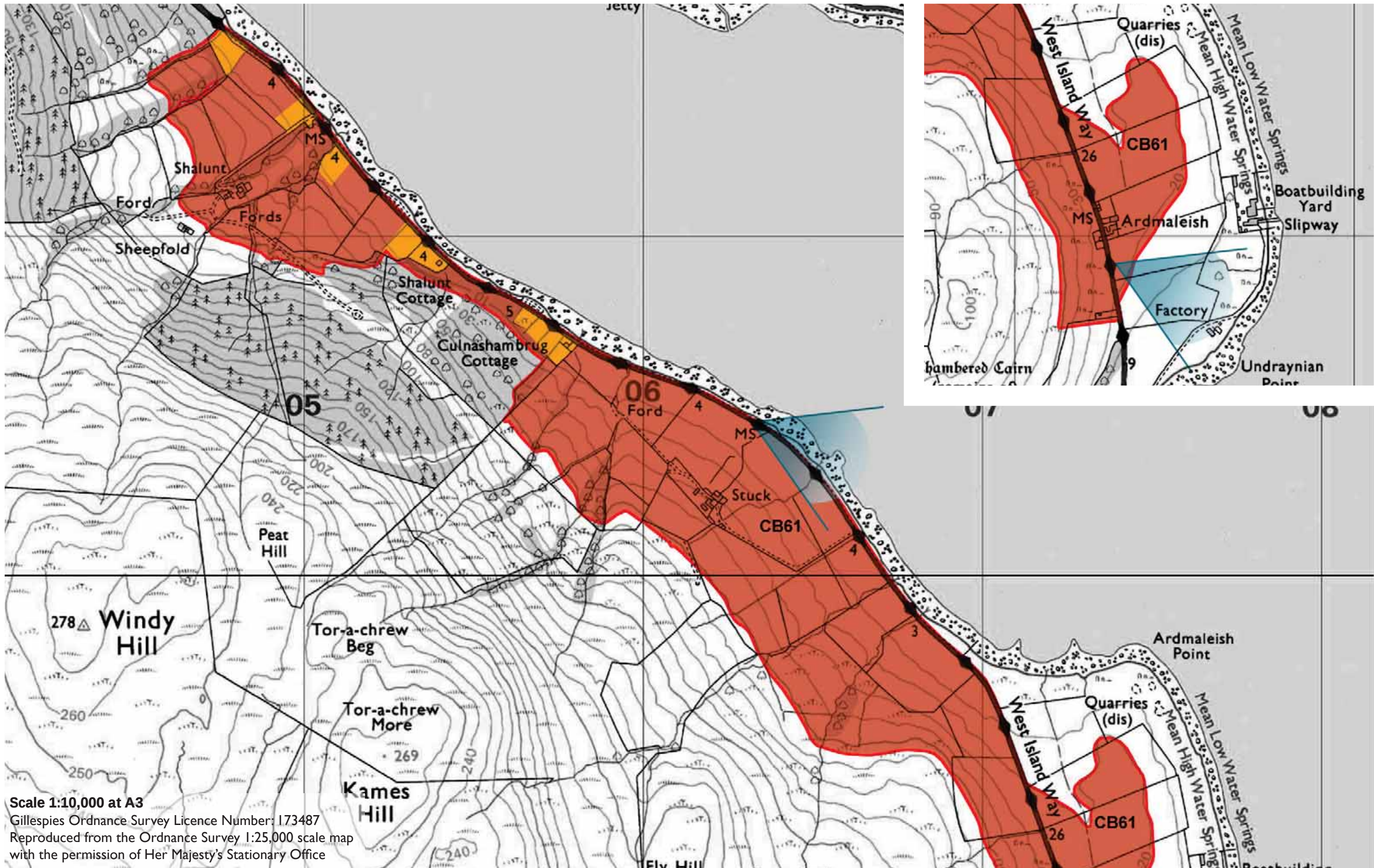
- Development could be accommodated in the low lying fields along the south eastern edge of the site as the rising slopes behind provide a landscape structure.

Areas not recommended for development (Red Areas)

- Development is not recommended on the steep slopes above the access track which bisects the site as it will be highly visible within the wider landscape and would change the character of the site.



CB60 - View north to site from the A844



SITE CB61 ARDMALEISH TO SHALUNT

Site Description

This site lies within a National Scenic Area and an Area of Panoramic Quality and within the SNH Open Ridgeland LCT.

This linear site runs along the northeastern side of the Isle of Bute from Armaleish to Shalunt. For much of its length it is bounded on its eastern side by the A886 which runs along the waters edge, except for an area around Armaleish where the road bisects the site. The 50m contour forms the sites western boundary except at Shalunt cottage where the boundary drops down to the 20m contour. There are a number of dwellings within the site; Shalunt, Shalunt Cottages, Culshambrug Cottage, Stuck, and Armaleish. The majority of the site comprises open farmland interspersed with areas of woodland and is dissected by numerous streams which flow eastwards.

There are panoramic views from the site south east to the Firth of Clyde

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Development would be possible adjacent to the A886 at various points where areas of woodland provide a landscape structure which could anchor development to the landscape.

Areas not recommended for development (Red Areas)

- Development is not recommended in the open farmland as it doesn't possess an existing landscape structure which is capable of accommodating development discreetly. Any development in these areas would be visible in the wider landscape and would alter its character.



CB61 - Open fields to the north west of Shalunt Cottage



CB61 - View north across open farmland from Armaleish



SITE CB62 RHUBODACH

Site Description

This site lies within a National Scenic Area and within the SNH Open Ridgeland LCT.

This linear site runs along the northeastern side of the Isle of Bute and affords panoramic views of the Kyles of Bute. The site is defined on its eastern side by the A886, which runs from the pier for the Colintrave-Rhubodach ferry, along the lochside. The 50m contour defines the site to the west. It contains one dwelling (Rhubodach) at the northern end. The majority of the site comprises mixed woodland, with areas of grazing land in the southern and northern areas. The West Island Way crosses the site south of Rhubodach, and then follows the A886 southwards. The site is dissected by numerous watercourses which flow eastwards.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Development would be possible around Rhubodach where it will be perceived as a cluster;
- Development could be accommodated in the areas to the west of the A886 where woodland provides a containing landscape structure;
- Development could be accommodated within the existing woodland clearing with access either from the main road or the access track to the west.

Areas not recommended for development (Red Areas)

- Development is not recommended in the open farmland as it doesn't possess an existing landscape structure which is capable of accommodating development discreetly. Any development in these areas would be visible in the wider landscape and would alter its character.
- Development is not recommended within areas of woodland (except within existing clearings), to preserve the existing landscape structure and character of the site.



CB62 - Enclosed fields at the southeastern end of the site



CB62 - View towards site from Colintrave