



SITE SK 18 HIGH UGADALE

Site Description

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

The ROA is made up largely of open fields on elevated land surrounded by forestry plantations and the entire site lies to the immediate west side of the B842 which is bounded by a mature mixed native hedgerow. The boundaries of the open fields are defined by planted shelter belts made up of a mixture of coniferous and native trees.

The site consist primarily of convex east facing gentle slopes between 50m AOD and 90m AOD. Outwith the ROA, the topography continues to slope more steeply on the east side of the road forming cliffs at the coast.

The southern part of the site has spectacular views across Kilbrannan Sound to Arran, whilst the northern part has extensive plantation woodland which obscures views of the coast from the road. The open slopes of the ROA are generally clearly visible from the road through the hedgerows.

The only property of any note is High Ugadale, at the southern end of the site.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- There are opportunities for development in association with the existing farm cluster at High Ugadale where new building would be seen as part of the same grouping;
- There is an opportunity for a single unit carefully sited in the natural depression to the southeast of the established coniferous plantation that has been supplemented by native woodland. Further planting of appropriate native trees, to the south of the established coniferous plantation and along the burn/field boundary, would assist in ensuring an appropriate setting for development.

Areas not recommended for development (Red Areas)

- There should be no development in the very open and exposed agricultural fields on the convex slopes at the southern end of the ROA as these fields are highly visible from the surrounding area to the south.

SITE SK 19 BUNLARIE

Site Description

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

This is a small site in a contained valley of the Bunlarie Burn, with a single property occupying the lowest part of the site close to the road. The property dominates the view of this site from the road but it sits comfortably in its setting.

The area is made up of a small open field with a rich mix of deciduous native trees on the lower areas and a forestry plantation on the upper slopes.

The site is located within a shallow, narrow, east facing valley set between 80m and 100m AOD and views into and out of the site are limited due to the topography and existing trees.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- The enclosing topography and existing mature trees means this site has a good capacity to absorb development;
- The open field to the rear of the property could be developed if undertaken sensitively in relation to the existing building;
- Set any new development against existing mature woodlands;
- An opportunity exists to establish a well contained building cluster at Bunlarie.
- The site is small and should be limited to 4 or 5 new units maximum;
- The woodpole lines would need to be relocated.

Areas not recommended for development (Red Areas)

- Exposed convex slopes and covered with forestry plantation.