

APPENDIX B – RELATIVE TO APPLICATION 13/01779/PP

AREA CAPACITY EVALUATION

LAND SURROUNDING ARDMALEISH BOATYARD, ISLE OF BUTE

(A) Purpose of the Assessment

This assessment has been undertaken in accordance with the Supplementary Planning Guidance approved by the Council in February 2009, which sets out situations in which an assessment may be triggered.

In this case, the evaluation is triggered by the proposal to erect a new boatshed within designated Sensitive Countryside. 'Argyll and Bute Structure Plan' 2002 Policy STRAT DC 5 – Development in Sensitive Countryside, Part B, provides that:

“In special cases, development in the open countryside and medium and large scale development may be supported if this accords with an area capacity evaluation which demonstrates that the specific development proposed will integrate sympathetically with the landscape and settlement pattern and that the development will entail or result in at least one of the following outcomes:

a) a small scale housing development which accords with the area capacity evaluation OR

b) a positive development opportunity yielding significant countryside management or environmental enhancement benefit, or building retention benefit or local community benefit or economic benefit OR

c) a development with a locational need to be on or in the vicinity of the proposed site.”

The Council's adopted ACE guidance requires that the findings should be made available to applicants and/or agents and to Members of the Committee in advance of the determination of a related application for Planning Permission in order that, if necessary, there is an opportunity to prepare a response to the findings for consideration by the Committee at the time the application is determined, and the ACE is given consideration as part of that determination process.

The area to be assessed should be identified as a wider 'area of common landscape character' within which the prospective development site is located. An ACE is to be considered by Members at the same time as the relevant development proposal is being determined and, once endorsed, it will become a material consideration in respect of any future applications within the ACE compartment.

(B) Area of Common Landscape Character

The application site lies within an area of 'Sensitive Countryside' that contains within its central part a 'Rural Opportunity Area' (ROA). This ROA stretches northwards to the west of the A 886 road from Ardmaleish to beyond Shalunt. At the time of the 'Bute and Cowal Landscape Capacity Study' in 2010, the vast majority of this ROA was not recommended for development.

The Area of Common Landscape Character subject to review as part of this ACE process consists of the promontory that is situated to the east of the road that leads from Rhubodach to Port Bannatyne approximately 1.1 kilometres to the north of Port Bannatyne. The area is bounded to the north by the Kyles of Bute; to the east by Loch Striven; to the south by Kames Bay; and to the west by the A 886 public road. The vast majority of the area is characterised by farmland. There are three clusters of buildings within this area; Ardmaleish Farm and its complex of outbuildings located immediately adjacent to the A 886 road; the application site which is the Ardmaleish Boatbuilding Yard; and two buildings located approximately 250 metres to the south of the boat building yard.

The area, which is identified on the plans attached to this report, comprises two parcels of ground, each with different characteristics. The ACE compartment is in an area categorised by the Scottish Natural Heritage 'Landscape Assessment of Argyll and the Firth of Clyde' (1996) as '*open ridgeland*'.

(C) Key Environmental Features of Open Ridgeland

Having regard to the SNH landscape assessment document, the key characteristics of this landscape character type insofar as they relate to this assessment are as follows:

- Broad, even slopes form rounded ridges and occasional steep summits;
- Marginal farmland confined to broader glens and loch fringes, with fields enclosed by stone walls and occasional shelter belts;
- Narrow strips of broadleaf woodland along burns and within steep, rocky gullies;
- Substantial dark grey retaining walls and beech hedgerows emphasise contours and help to integrate settlements on lower slopes;
- Built development concentrated along very narrow shoreline strip.

The main landscape issues that need to be considered with regards to the proposed development within this type of landscape are as follows:

- Retain strong contrasts in scale and character of landscape on upper slopes and small-scale, more diverse landscape pattern within valleys;
- The transition between these two contrasting landscape patterns is generally prominent on the mid-upper slopes and its natural character, with a patchy transition from scrub to woodland, should be conserved;
- Conserve and extend existing broadleaf woodland within gullies on valley slopes, strengthening visual links between landform and landscape pattern and counteracting the rather bland, disconnected character of the landscape in some areas;
- Avoid small, geometric blocks of conifers on the broad moorland slopes, which seem distracting and out of scale with the wider landscape. There is scope for additional planting to improve the form and structure of these existing woodlands;
- Conserve natural character of sensitive, undeveloped shoreline landscapes and give careful consideration to the impact of any new built development on views from the opposite shores of narrow ribbon lochs or long peninsulas;
- There are opportunities for extensive broadleaf woodland planting to improve the integration of existing settlement within the landscape. Ensure that all new development is associated with broadleaf planting and that property boundaries with an ornamental character do not extend onto the upper moorland slopes;
- Existing buildings are typically built into the slope, with substantial retaining walls and beech hedgerows reflecting and giving visual emphasis to the terraces. New built development and infrastructure should build on this important local characteristic, which helps to 'anchor' the buildings in the landscape.

(D) Capacity to Absorb Development Successfully

The 'area of common landscape character' that is the subject of this assessment is land consisting of the promontory that is situated to the east of the road that leads from Rhubodach to Port Bannatyne (A 886) approximately 1.1 kilometres to the north of Port Bannatyne.

The key characteristics of the area have been broken down in the following table with an assessment of the development capacity in each of the identified area types. This table should be used in conjunction with the attached plan which identifies spatially the two compartments within the ACE area:

ACE Compartment – Landscape Type Ref No.	Description	Development Capacity
1	Open Farmland Very little development	Development is not recommended in the open farmland as it does not possess an existing landscape structure which would be capable of accommodating new build discreetly. Any development in this area would be visible in the wider landscape and would alter its character. There might be capacity for some new development specifically associated with the complex of agricultural buildings at Ardmaleish Farm
2	Coastal strip containing Ardmaleish Boatbuilding Yard and two buildings located to the south	Limited capacity for new development based around the two existing clusters of buildings which would have minimal impact upon the environment

As noted from the above, the 'area of common landscape character' is divided into two distinct compartments each with different characteristics and capacity. The area within which the present application falls is ACE compartment 2 which has been assessed as having limited capacity for new development. In this respect, an appropriate site has been identified within this compartment, which corresponds with application 13/01779/PP.

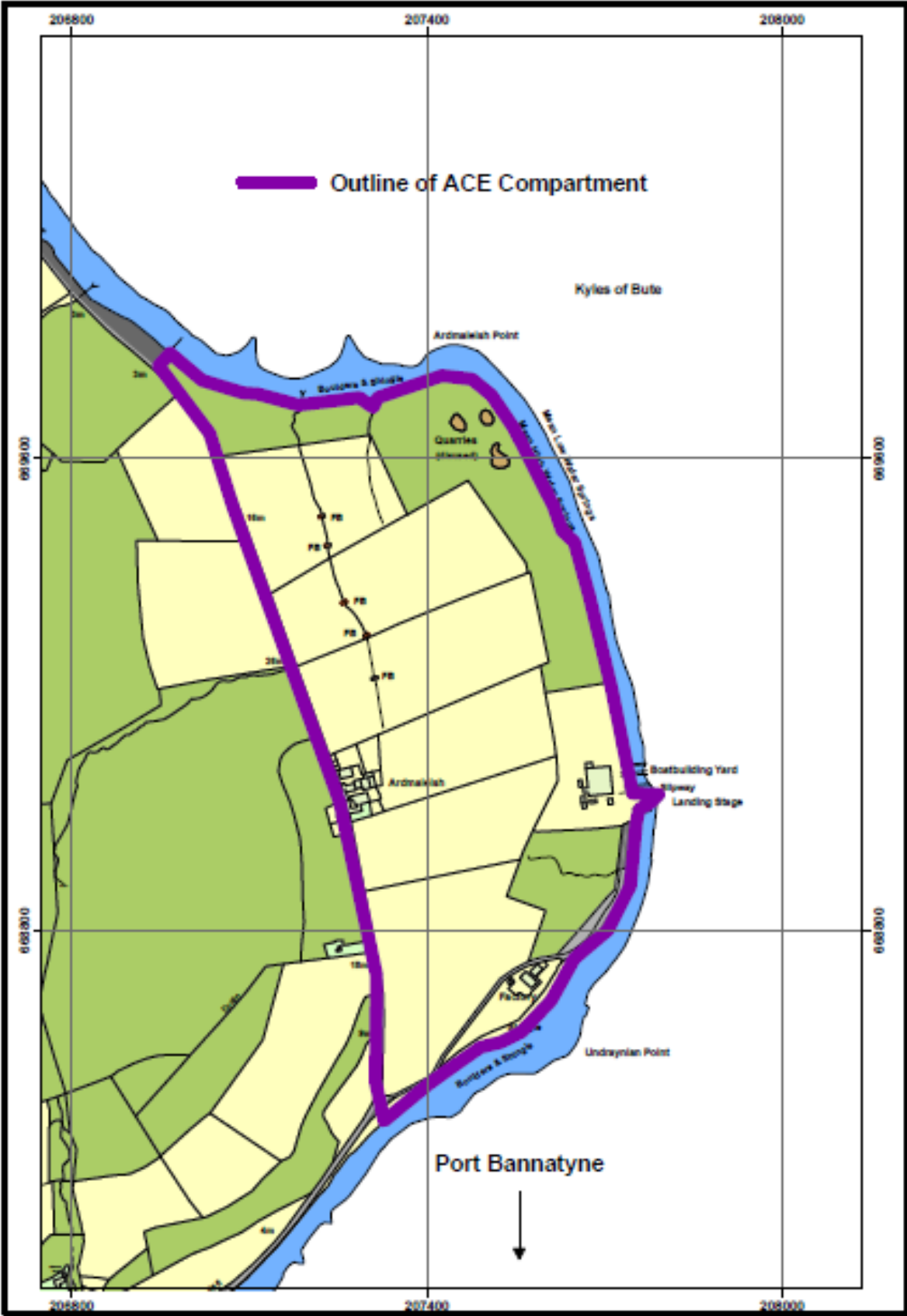
The present application shows the erection of a new boatshed that would measure 67 metres in length by 32 metres in width by 20 - 24 metres to the roof ridge. It would be located approximately 243 metres to the north of the existing sheds within the confines of the existing yard.

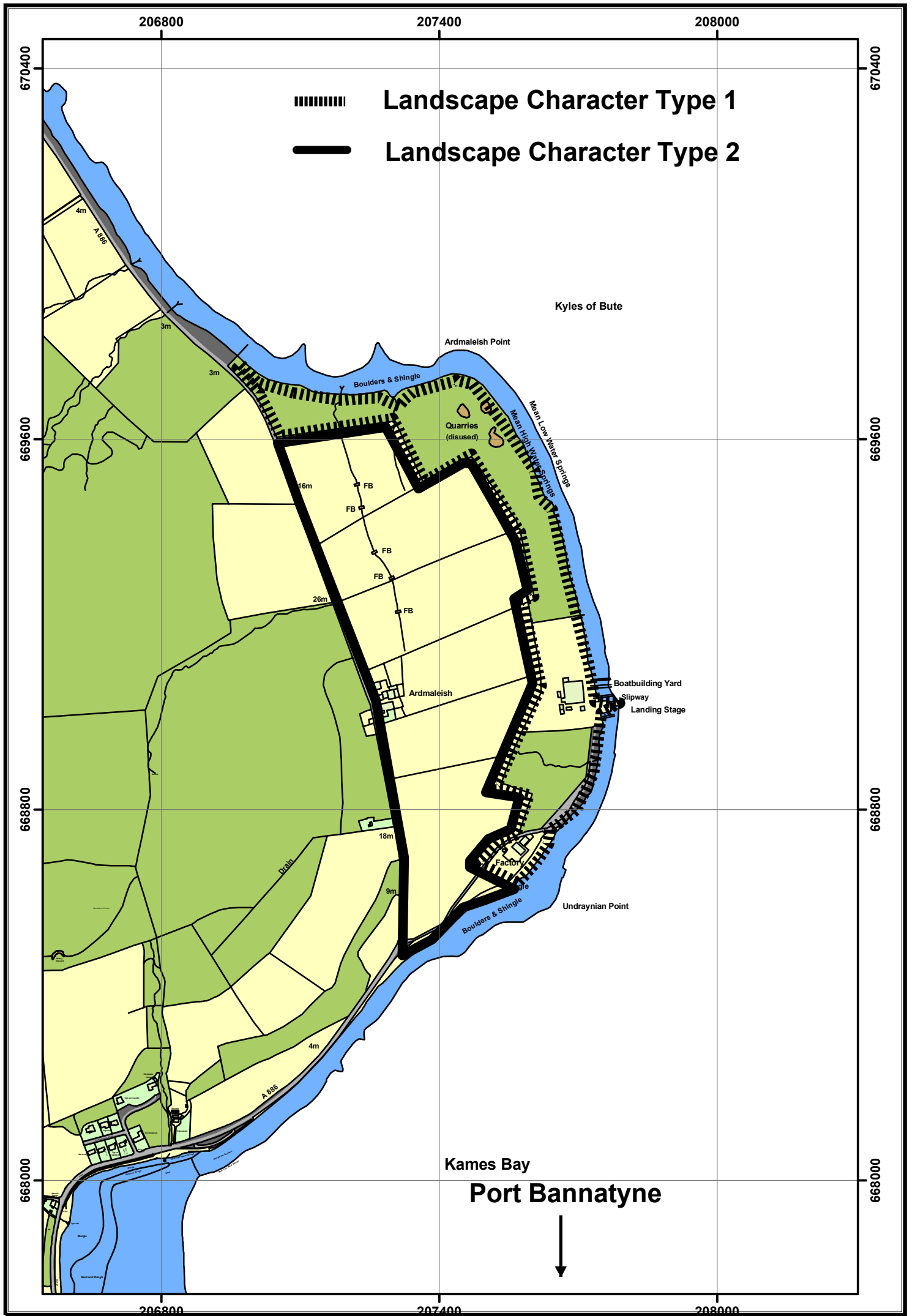
ANNEX A TO AREA CAPACITY EVALUATION

AREA CAPACITY EVALUATION MATRIX			
ACE Title		Land Surrounding Ardmaleish Boatyard, Isle of Bute	
Date	25/10/2013	Location	Ardmaleish
Surrounding Strategic Planning Zones			
<p>Town/Village: N/A</p> <p>Minor Settlement: N/A</p> <p>Green Belt: N/A</p> <p>Countryside Around Settlements: Yes – land to the south west towards 'Ettrickdale'</p> <p>Rural Opportunity Area: Yes – the west/central part of the ACE is ROA together with land to the north west of the ACE</p> <p>Sensitive Countryside/Coast: The northern, eastern and southern parts of the ACE are within this designation.</p> <p>Very Sensitive Countryside/Coast: N/A</p>			
Landscape Description			
Landform		<p><u>Landscape Character Type 1</u></p> <p>Open Undulating Farmland</p> <p><u>Landscape Character Type 2</u></p> <p>Coastal strip with rough grassland and scrubby vegetation</p>	
Land Cover Mosaics		<p><u>Landscape Character Type 1</u></p> <p>Open, fertile, grass-covered grazing fields</p> <p><u>Landscape Character Type 2</u></p> <p>Scrubby and unmanaged coastal strip that is clearly outwith the rural landscape</p>	
Settlement Pattern		<p><u>Landscape Character Type 1</u></p> <p>Largely undeveloped except for the complex of agricultural buildings at Ardmaleish Farm</p> <p><u>Landscape Character Type 2</u></p>	

	Ardmaleish Boatyard contains various buildings and boat storage areas whilst to the south there are two industrial-type buildings that are not related to the boatbuilding operation	
Building Style/Materials	<u>Landscape Character Type 1</u> Traditional farmhouse and outbuildings <u>Landscape Character Type 2</u> Buildings of an industrial nature	
Notable Key Environmental Features		
Significant Historical Interest and Important Cultural Associations	Scheduled Monuments Unscheduled Monuments etc	None
	Gardens & Designed Landscapes	None
	Locations associated with people, events, art, literature, music culture	None
Built Heritage Importance	Important individual buildings inc. Listed and other locally important buildings	None
	Important groups or areas of buildings including Conservation Areas	None
	Other important examples of built heritage including transport/industrial heritage	None
Nature Conservation Importance	Internationally important wildlife sites including SPAs and SPAs SACs Ramsar Sites	None
	Nationally important wildlife sites including NNRs, SSSI, Marine Consultation Zones	None
	Local important habitats, - SINC, SNW	None
	Nationally and regionally important Geological/ Geomorphological Sites	None

Access and Amenity Importance	Long distance routes trails, mountain routes and other designated paths and their immediate corridors	West Island Way
	Important local paths/networks and their immediate corridors	West Island Way
	Important views and prospects	Views from Port Bannatyne, Ardbeg and Ardyne Point
	Named and other waterfalls shown on OS	None
	Important car parks, lay byes etc	None
	Valued landscapes including NSAs RSAs & LSAs	Area of Panoramic Quality
Health and Safety Constrains	Water catchments zones	None
	MoD Zones	N/A
	Air Safety – Airfield Safeguarding and CAA Consultation Zones	N/A
	Safety – Health and Safety Executive Consultation Zone	N/A
INFRASTRUCTURE		
Road Access	The application site is served from the public A 886 road by a largely single-track private road.	
Water	No known constraints	
Sewerage	No known constraints	
Electricity	No known constraints	
DEVELOPMENT		
Current Development	Ardmaleish Boatyard contains various buildings and boat storage areas whilst to the south there are two industrial-type buildings that are not related to the boatbuilding operation	
Proposed Development	New boatbuilding shed	
Other Issues/Notes	Locational/Operational Need and significant economic benefit associated with proposed development	





Kames Bay
Port Bannatyne

