



## Map Key



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



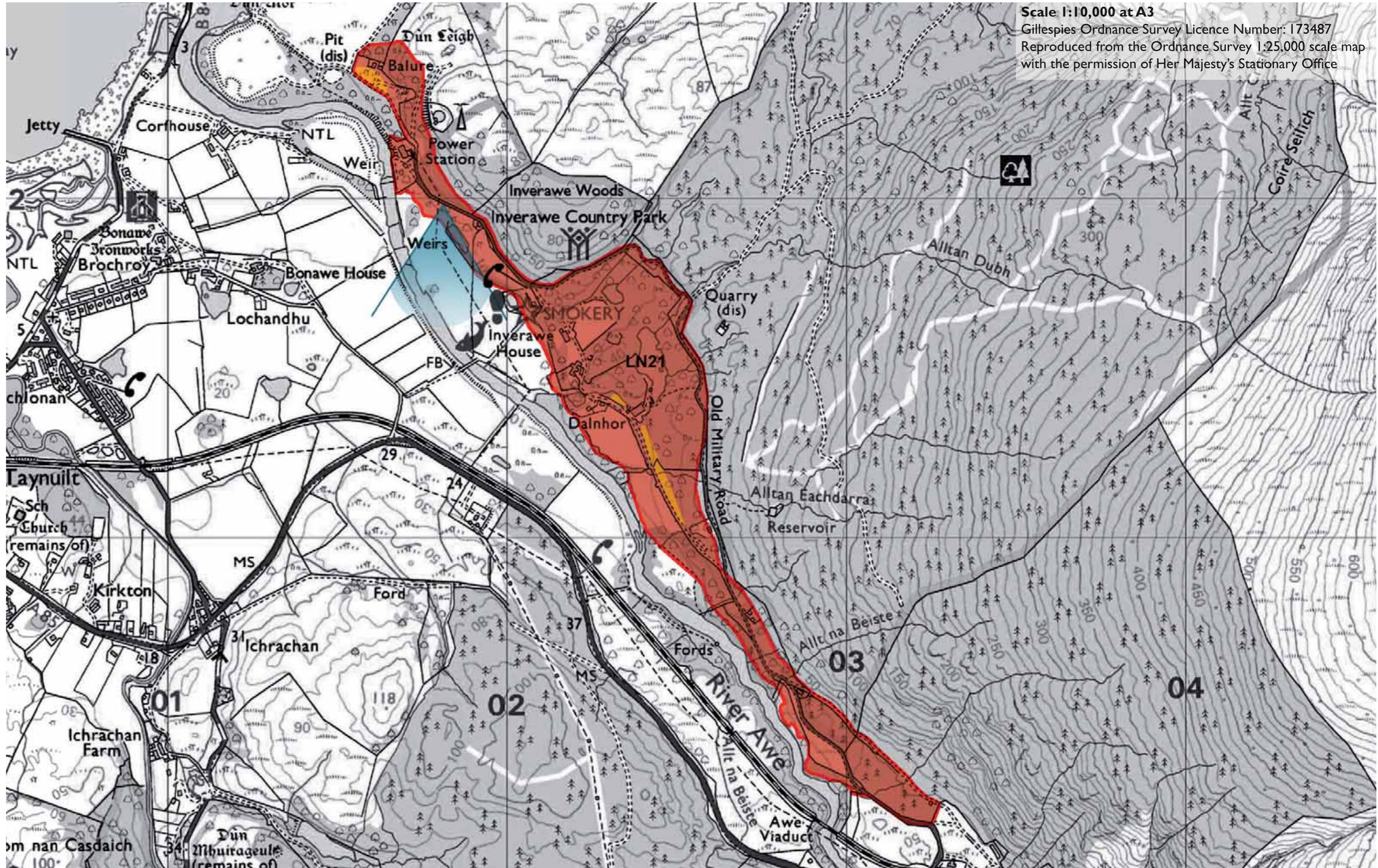
Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

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







## Lorn - LN21

### LN21 INVERAWE HOUSE

#### Site Description

This site is located in an Area of Panoramic Quality and within the SNH Mountain Glens LCT.

The ROA runs north west to south east along the foot of steep, wooded hills and is bounded by the flat land around the River Awe on its south western edge and by the Old Military road for the most part on the north. Another minor road serves the Smokehouse, Country Park and Power Station. Private access tracks also serve a number of cottages and farm buildings.

Much of the site is wooded with a mix of broadleaved and coniferous species, which contrasts with the monotone commercial forestry plantation on the upper slopes above the ROA.

Views are mainly restricted to within the ROA itself as the combination of low lying land and extensive tree cover preclude long views.

There are a number of quite large buildings within the ROA; Inverawe House with landscaped grounds, retail and production units associated with the Smokery and the Power Station at the northern end. There are also settlements at Dalnhor and Balure. These are all set well into the existing landscape and do not impact upon the wider landscape.

There are a number of small lochans fed by streams from the surrounding higher ground set within the woodland in the centre of the site. A number of other streams dissect the site and flow into the River Awe.

#### Scenic Quality

Medium

#### Sensitivity to Change

Medium

#### Capacity to Absorb Development

Limited

#### Areas with potential to absorb development (Orange Areas)

- Along the access track to Dalnhor there is scope to build one to three houses within woodland clearings adjacent to the track. Development should be set against trees, and be of a small scale
- At Balure, an open clearing could be developed, provided that development is tucked into the trees to act as a backdrop

#### Areas not recommended for development (Red Areas)

- The open field opposite Inverawe House should not be developed as it would compromise the setting of the house

- The central broadleaved woodlands associated with the house should not be developed, as they form a distinct feature within the landscape and an attractive edge when compared with the forested slopes above.
- The area from the southern end of the ROA to where the access road branches off the minor road, is too steep for development,
- The lower lying fields to the west of the access track south of Dalnhor should not be developed as they do not have significant tree cover to allow development to be discreetly sited and could impact upon the setting of Inverawe House.



LN21 - Fields opposite Inverawe House, woodland behind



LN21- Looking south east towards smokehouse shop and cafe







## Lorn - LN22

### LN22 INVERESRAGAN

#### Site Description

This site is located in the SNH High Tops and only that area of the ROA which is situated within the Area of Panoramic Quality is assessed within this document.

The site extends along the B845 with the River Esregan flowing through the centre of the site south into Loch Etive. Numerous other small watercourses dissect the site with the areas to the west of the being particularly boggy ground, with rough scrubland and small stands of woodland. Either side of the river are areas of flat, open pasture. The slopes to the north of the site provide a dramatic backdrop to the site.

Two large farmsteads, with associated outbuildings, are located at Inveresragan and Blarcreen with a smaller property at Kennacraig.

From throughout the site there are panoramic views south across Loch Etive

#### Scenic Quality

Medium

#### Sensitivity to Change

High

#### Capacity to Absorb Development

Limited

#### Areas with potential to absorb development (Orange Areas)

- There is potential to accommodate 1 or 2 houses in the low lying land between the road and the river. This should be discreetly sited and associated with existing tree groups.

#### Areas not recommended for development (Red Areas)

- The open fields in the centre of the ROA and the low lying improved pastures around Blarcreen should not be developed, as there is insufficient tree cover to allow development to be suitably sited. Development here would be very visible in the wider landscape.
- The steep scrubland on the west of the ROA should not be developed, as extensive earthworks would have to be undertaken to create level platforms for development, which would in turn adversely affect the landscape character of the hillside.
- The river setting should not be further compromised by development to maintain the attractive landscape qualities
- Important views south to Loch Etive should not be compromised

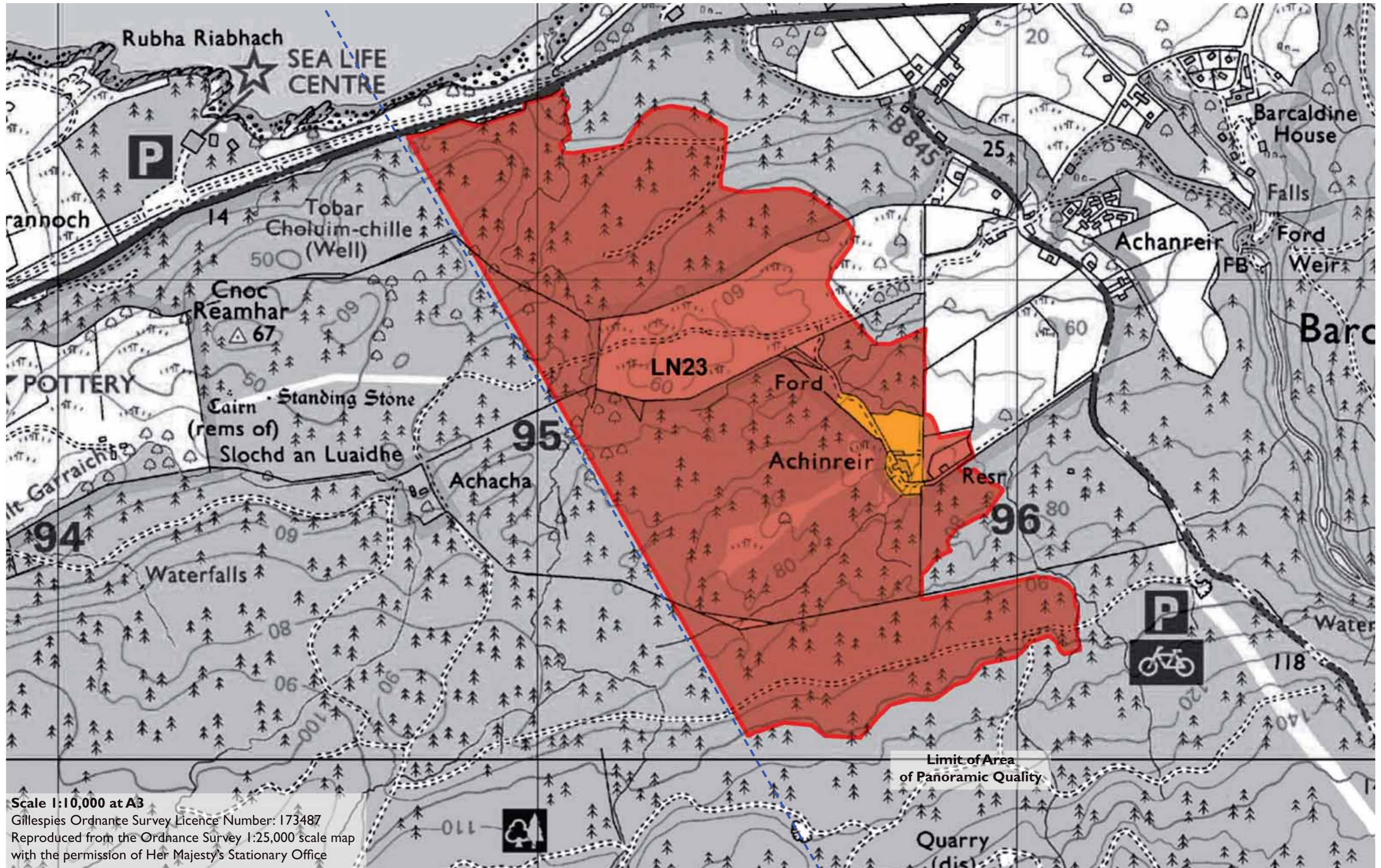


LN22-View south across ROA from road junction



LN22 -View across low lying fields from Blarcreen





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## Lorn - LN23

### LN23 ACHENRIER

#### Site Description

This site is located within the SNH High Tops LCT.

Only that area of the ROA which is situated within the Area of Panoramic Quality is assessed within this document.

Almost the entire area of the ROA is comprised of commercial forestry interspersed with a few large, open fields of rough pasture. At the northern edge of the ROA, the land slopes down very steeply to the A828. The site also slopes down towards the east, at a shallower gradient. To the south the ROA rises to a highpoint of 90m AOD.

The site has limited landscape character of interest and here are no views of note either into or from the site.

A number of small water courses and drainage ditches dissect the site, draining eastwards.

The only development within the ROA is a single large property called Achinreir.

#### Scenic Quality

Low

#### Sensitivity to Change

Low

#### Capacity to Absorb Development

Limited

#### Areas with potential to absorb development (Orange Areas)

- There is potential to add one or two houses around the current development at Achinreir

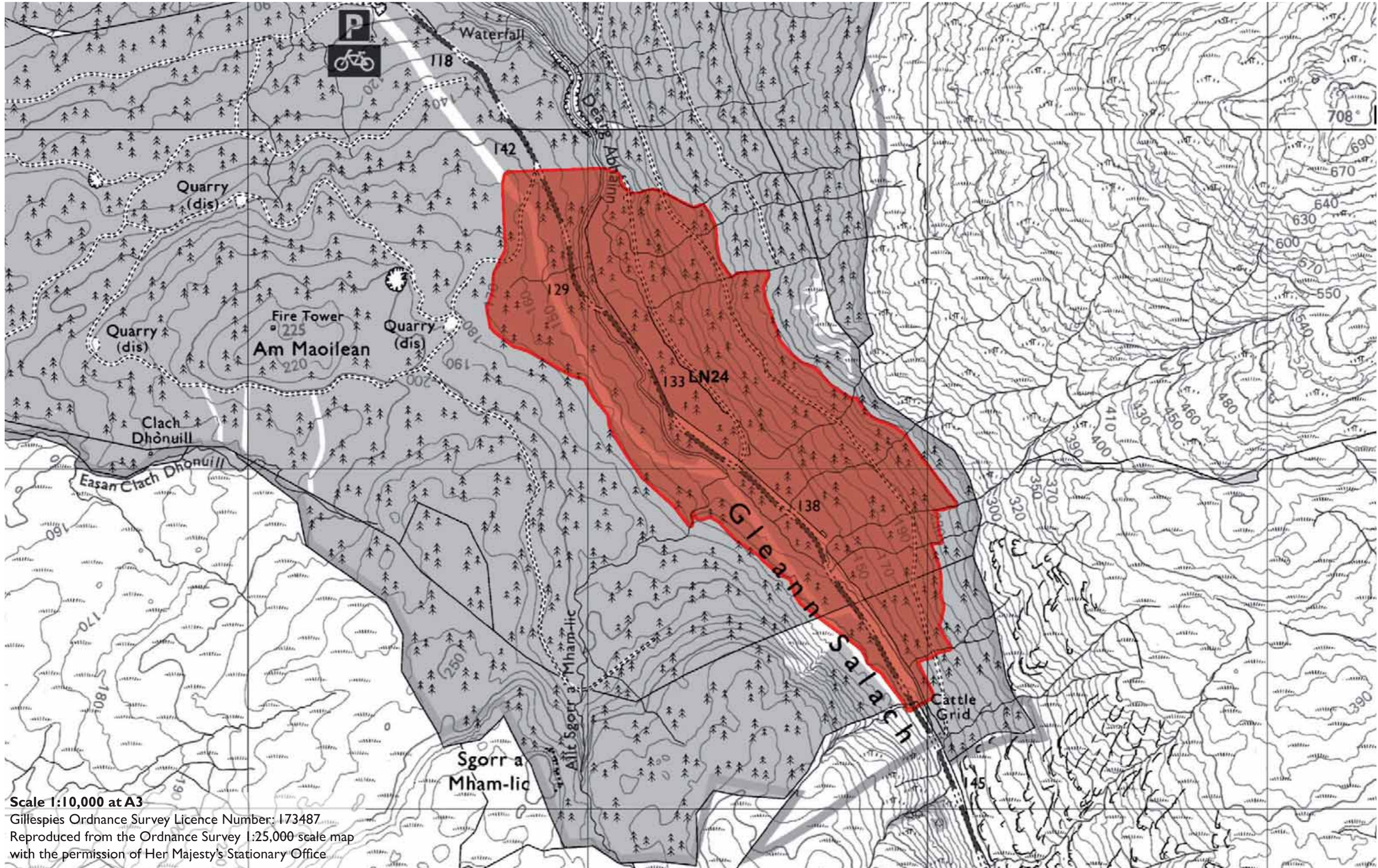
#### Areas not recommended for development (Red Areas)

- Commercial forestry areas are not recommended for development because whilst at present, development could be screened by it and remain unseen in the wider landscape; there is the future felling of these trees to take into account. Development could be left exposed and out of place in the landscape without these trees.
- The area of open fields should not be developed as buildings (associated access and lighting) here would be highly visible within the wider landscape



LN23- View west into ROA from the road south of Achanrier





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## Lorn - LN24

### LN24 GLEANN SALACH

#### Site Description

This site is located in a National Scenic Area and within the SNH High Tops LCT. The ROA sits in a high, steep sided valley, rising from 150m AOD in the valley floor to 260m AOD at the ROA's eastern boundary. A small river flows northwards through the site, roughly along the line of the B845. A number of small watercourses drain into this river from the valley sides,

Much of the valley comprises dense commercial forestry, and views out are limited. There are no dwellings in the ROA.

There are three forestry access tracks within the ROA. Two of these are on the eastern side, and one cuts through the northern end of the ROA.

#### Scenic Quality

Low

#### Sensitivity to Change

Low

#### Capacity to Absorb Development

None

#### Areas not recommended for development (Red Areas)

- The upper forested areas of the ROA should not be developed, as the land is too steep and significant earthworks would have to be undertaken. Also, commercial forestry areas are not recommended for development as felling cycles would leave development open and exposed. This is especially important within this site, where there is currently no development.



LN24- View into ROA over bridge

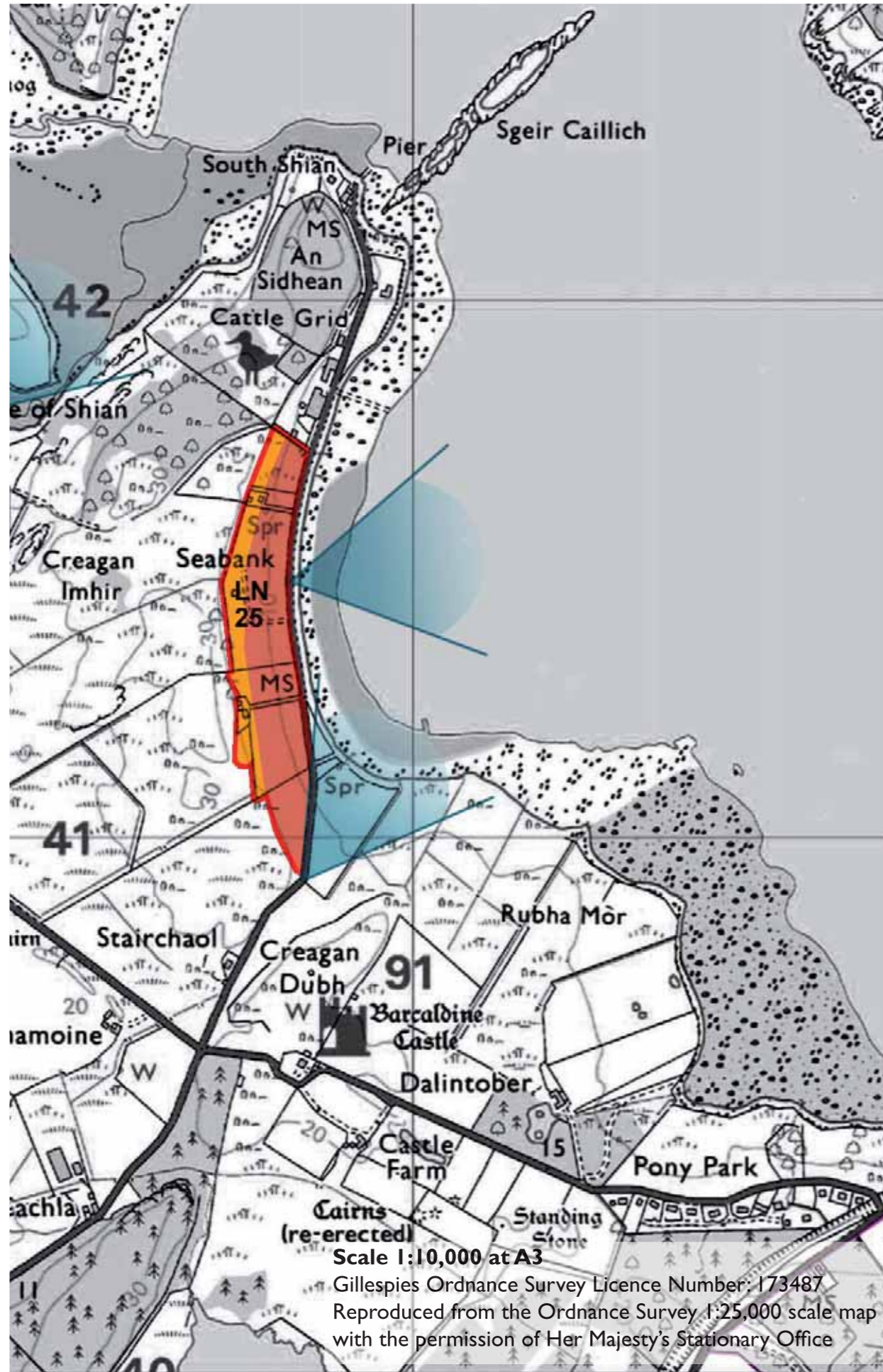


LN24- Low lying clearings along the riverside



LN24- View into ROA from the south





**LN25 SEABANK**

**Site Description**

This small site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT.

The ROA arcs around a bay and has panoramic views to the north, south and east taking in Loch Creran and North Shian. It is relatively low lying, sloping from sea level to 20m AOD. The site does not have any significant tree cover.

The ROA contains several properties set along the western boundary with driveways which slope down to the minor road through rough pasture.

There is a spring within the ROA located at the northern end.

**Scenic Quality**

Medium

**Sensitivity to Change**

Medium

**Capacity to Absorb Development**

Limited

**Areas with potential to absorb development (Orange Areas)**

- There is potential to add one or two houses along the narrow strip of land which is currently developed. Any development should be of the same scale as existing, should not break the skyline and be associated with new broadleaved planting.

**Areas not recommended for development (Red Areas)**

- The lower areas of the ROA should not be developed, as all existing development is confined to the upper slopes and there is insufficient landscape structure which would allow new buildings to be tucked into suitably. New residential properties in these areas would also disrupt the existing development pattern.





LN25- View into ROA from the south



LN25- Properties along the western boundary of the ROA

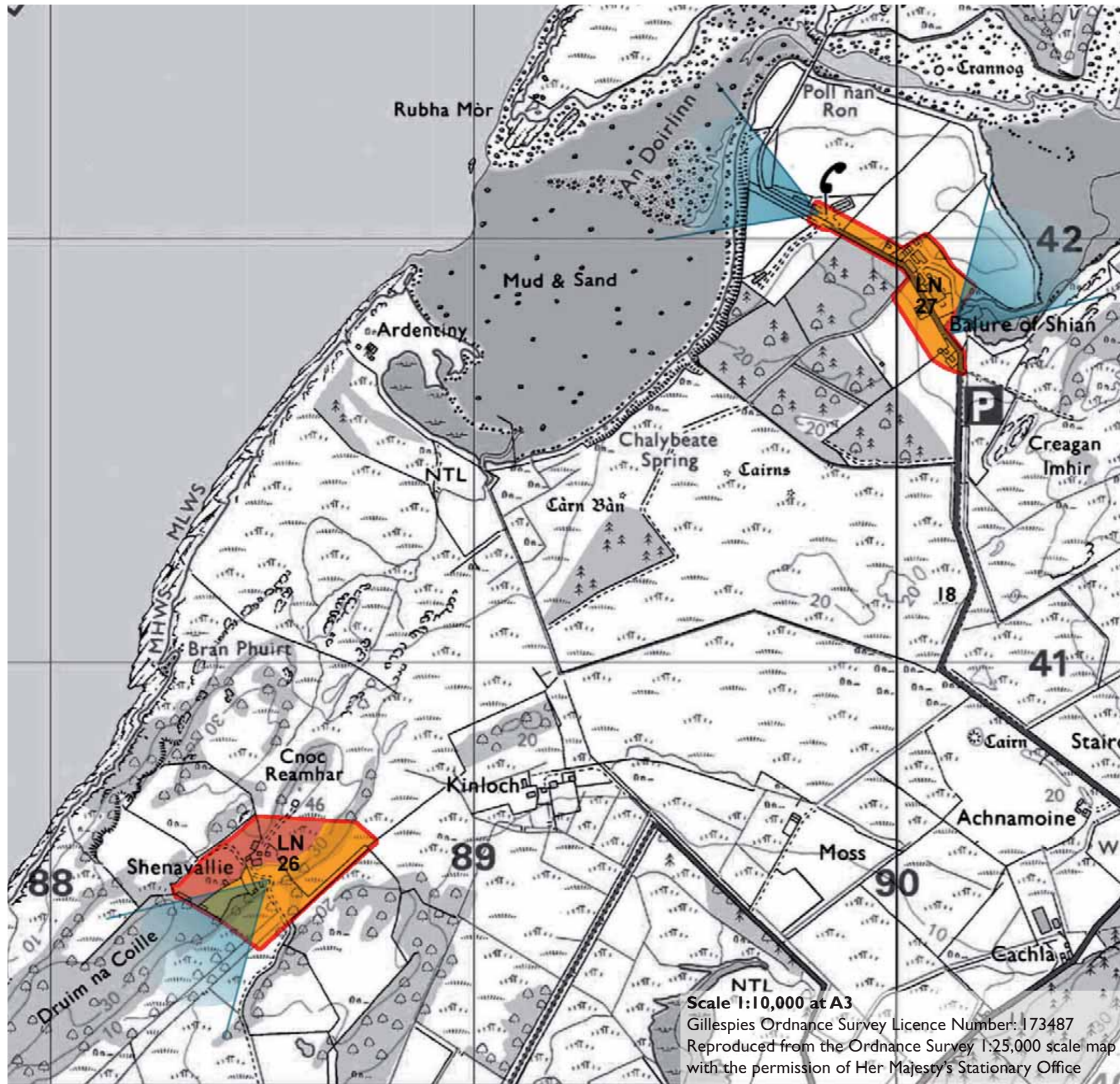


LN25- Properties along the western boundary of the ROA



LN25- View north east from ROA





**LN26 SHENAVALLIE**

**Site Description**

This small site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT.

The ROA comprises undulating rough grazing land punctuated with pockets of scrub trees and boggy areas. At its highest point it rises to 46m AOD.

The ROA contains one farmhouse at Shenavallie with associated outbuildings and is accessed by a winding track. Views are generally quite constrained, except at certain points where long views to the sea open up to the south west.

The surrounding areas are relatively unsettled and the ROA retains a generally unsettled, remote character.

**Scenic Quality**  
Medium

**Sensitivity to Change**  
Medium

**Capacity to Absorb Development**  
Good

**Areas with potential to absorb development (Orange Areas)**

- The central low lying area of the ROA would be suitable for development, it has a landscape structure of existing trees which buildings could be tucked into and the area isn't overlooked.

**Areas not recommended for development (Red Areas)**

- The higher areas of the ROA should not be developed as buildings here would be visible from a long distance, and would alter the relatively unsettled landscape character of the ROA.
- Land west of the farmhouse should not be developed as any buildings here could be viewed from Lismore and at present the Lynn of Lorne coast (in this area of Benderloch) is relatively undeveloped.



**LN27 BALURE OF SHIAN**

**Site Description**

This site is located in a National Scenic Area and within the SNH Lowland Ridges and Moss LCT.

The ROA is low lying- 10m AOD at its highest point and sits on a peninsula leading to Eriska.

To the south west of the minor road is a cluster of small cottages set behind trees, behind the cottages the land rises slightly and is uncultivated. North of these houses on the opposite side of the road is a large farm house with associated outbuildings. Past the farm, the road rises slightly and at its crest is a small cluster of single storey houses.

At the north western end of the site there are panoramic views to the west. The southern end of the site has filtered views to Loch Creran.

**Scenic Quality**

Medium

**Sensitivity to Change**

Medium

**Capacity to Absorb Development**

Good

**Areas with potential to absorb development (Orange Areas)**

- The whole ROA could absorb development. Although numbers should be kept to at most 5 properties to preserve the comparative remoteness of the ROA.
- Development should be of a sited in amongst trees and be of a similar scale to the existing housing.



LN26- Scrub trees adjacent to access track



LN27- View across ROA to the north east



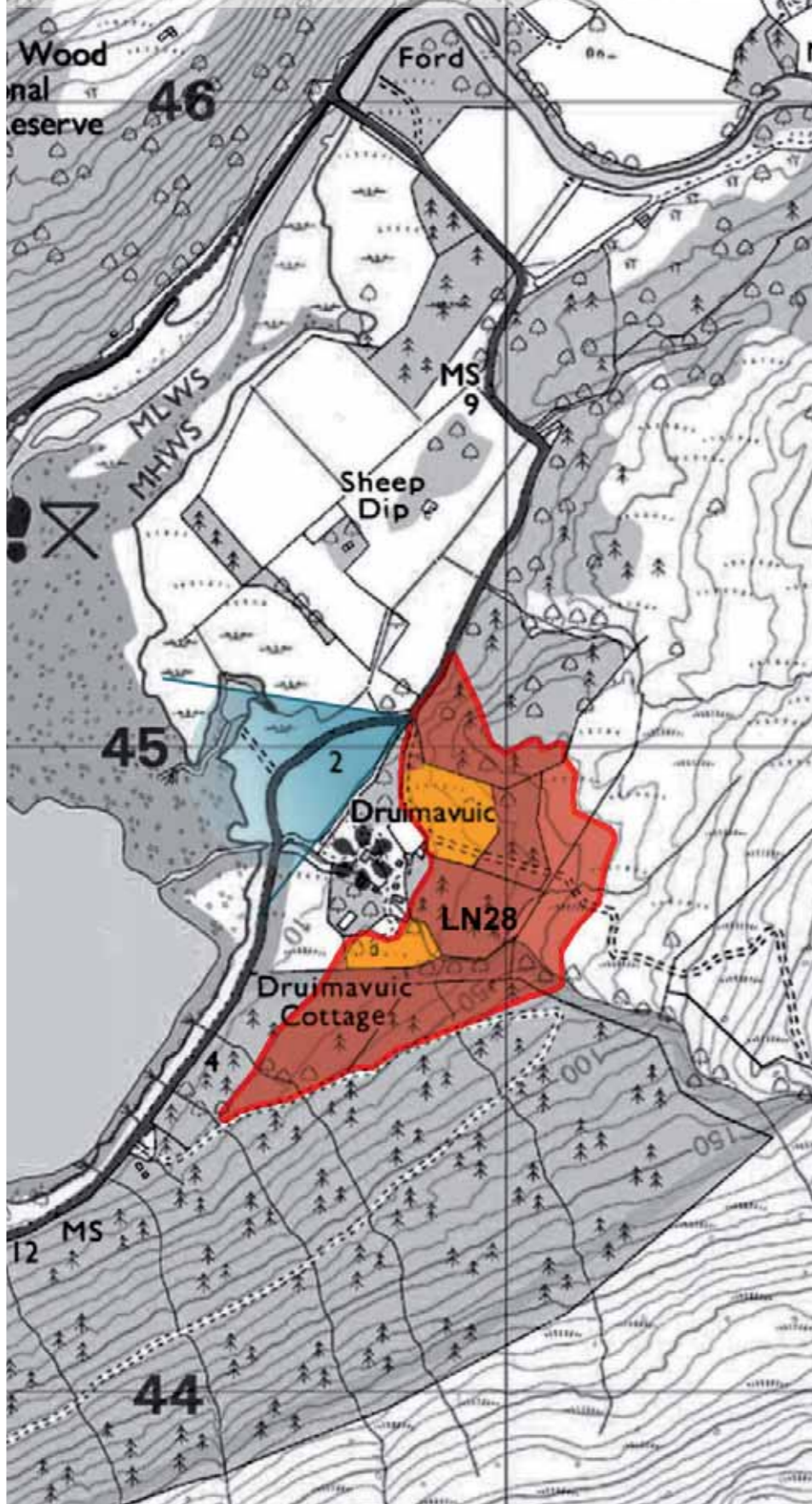
LN27 - Existing development at the northern end of the site



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## Lorn - LN28

### LN28 DRUMAVUIC HOUSE

#### Site Description

This site is located in an area of Panoramic Quality and within the SNH Craggy Upland LCT and the SNH Mountain Glen LCT.

The ROA starts to the north of Drumavauic House and Gardens alongside the minor road.

The site slopes from a high point of 60m AOD westwards to Drumavauic House at 20m AOD.

Much of the site is forested slopes interspersed with areas of moorland. It is dissected by a number of small streams.

#### Scenic Quality

High

#### Sensitivity to Change

High

#### Capacity to Absorb Development

Limited

#### Areas with potential to absorb development

##### (Orange Areas)

- The enclosed opens areas to the north and south of Drumavauic House would be suitable for development as they have a landscape structure of existing trees into which buildings could be discreetly sited.

#### Areas not recommended for development

##### (Red Areas)

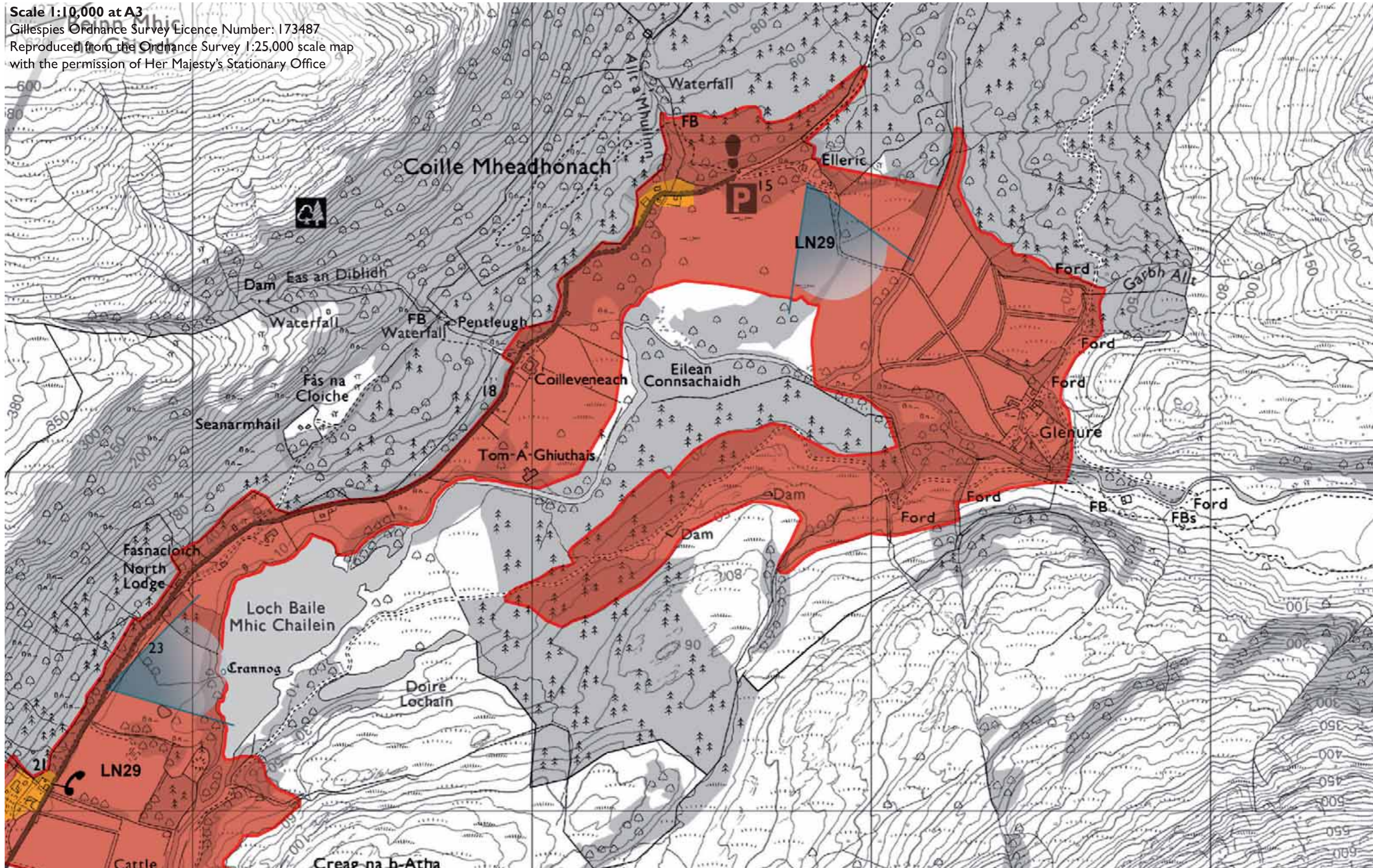
- The rising slopes above Drumavauic House should not be developed as any intervention would be too visible from the wider landscape, in particular from the road on the northern shore of Loch Creran



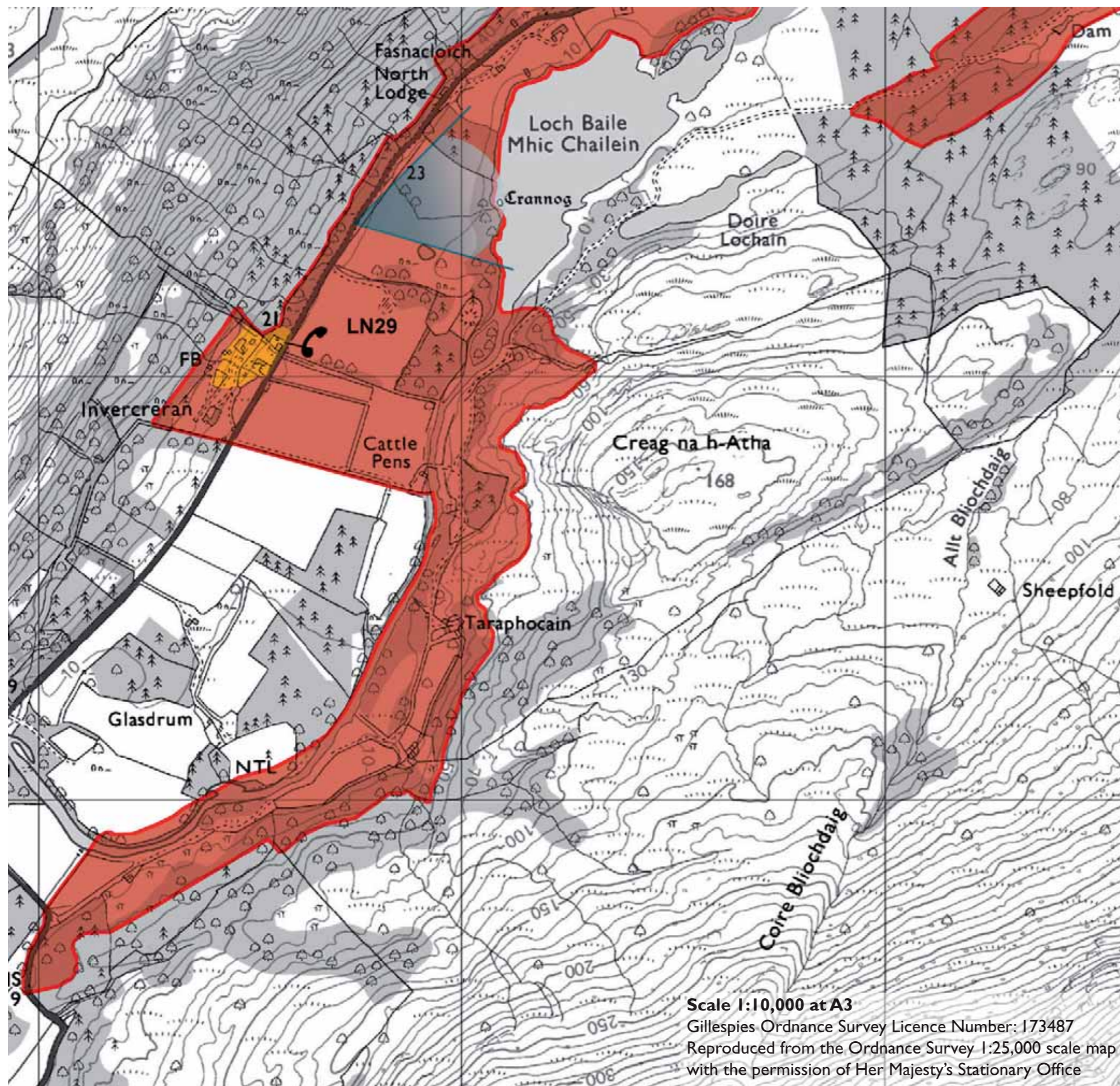
LN28- Drumavauic house, the ROA is within the hills above



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## LN29 GLEN CRERAN

### Site Description

This site is located in an area of Panoramic Quality and within the SNH Craggy Upland LCT and the SNH Mountain Glen LCT.

The ROA mainly occupies the valley floor, running from Glasdrum in the south, north to Elleric and then south east to Glenure. From Glenure the ROA turns westwards and rises along the hillside to 50m AOD.

The valley is steep sided and enclosed with a mix of natural woodland and forestry plantations on the slopes. To the south is Glasdrum Wood, a National Nature Reserve, valuable for its native species woodland and biodiversity. The valley floor is punctuated by a number of streams, burns and lochs. It is a mosaic of boggy land, rough grazing land and mature woodlands.

Dwellings are mainly located in small clusters along the minor road. Some of these are quite large, with walled gardens. There are some newer builds further up the valley with evidence of a man made pond. The public road ends at Elleric where there is a car park, woodland trails and visitor interpretation boards. After Elleric a private road runs to the large houses at Glenure.

Views are a mix of long range framed views up and down the glen, panoramic views at Glenure and filtered views from the road through trees.

### Scenic Quality

High

### Sensitivity to Change

High

### Capacity to Absorb Development

Limited

### Areas with potential to absorb development (Orange Areas)

- There is potential for development at Invercreran, provided that it is integrated with existing housing and set back into woodland.
- North of Pentleugh an existing cluster of houses could be increased, provided that it is set into woodland so that new buildings here would be perceived as part of a cluster.

### Areas not recommended for development (Red Areas)

- Any open fields or bogland on the valley floor. Development in these would adversely alter the remote character of the valley and would be clearly visible from both the road and from the hills above.



## Lorn - LN29

- Woodland in the valley floor. Development within this woodland would adversely alter the landscape structure of the valley
- Rising land west of Glenure. Any developments in this area would be visible from the other side of the valley and would compromise the view obtained by both road users and current residents as well as altering the largely remote character of the area.
- Areas around some existing housing clusters are not recommended because they form part of a key view or are situated in areas which are too steeply sloping



LN29- The valley floor from near to Invercreran



LN29- Farmland in the valley floor



LN29- Existing large properties



LN29- Looking towards Glenure House