



## Map Key



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



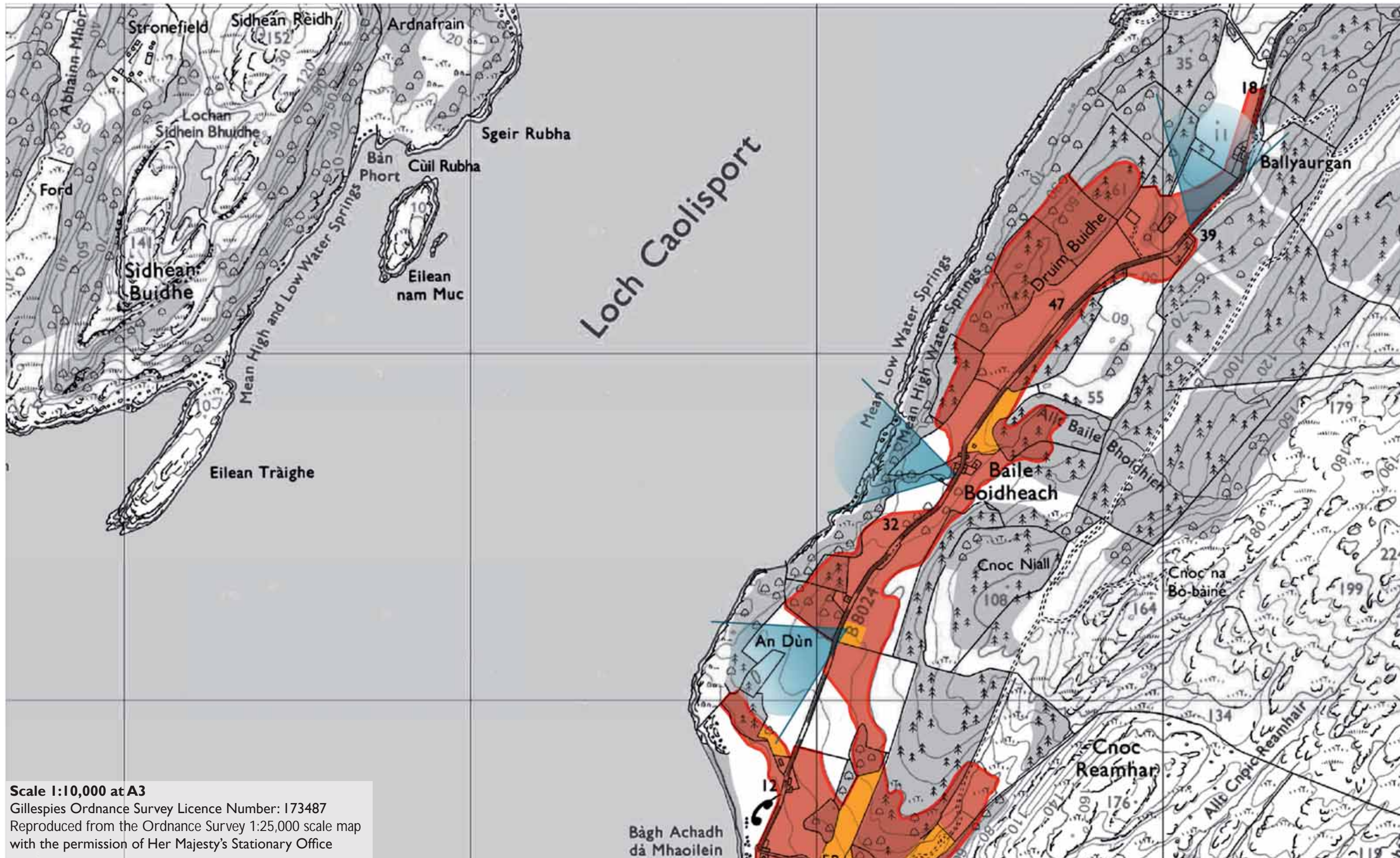
Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



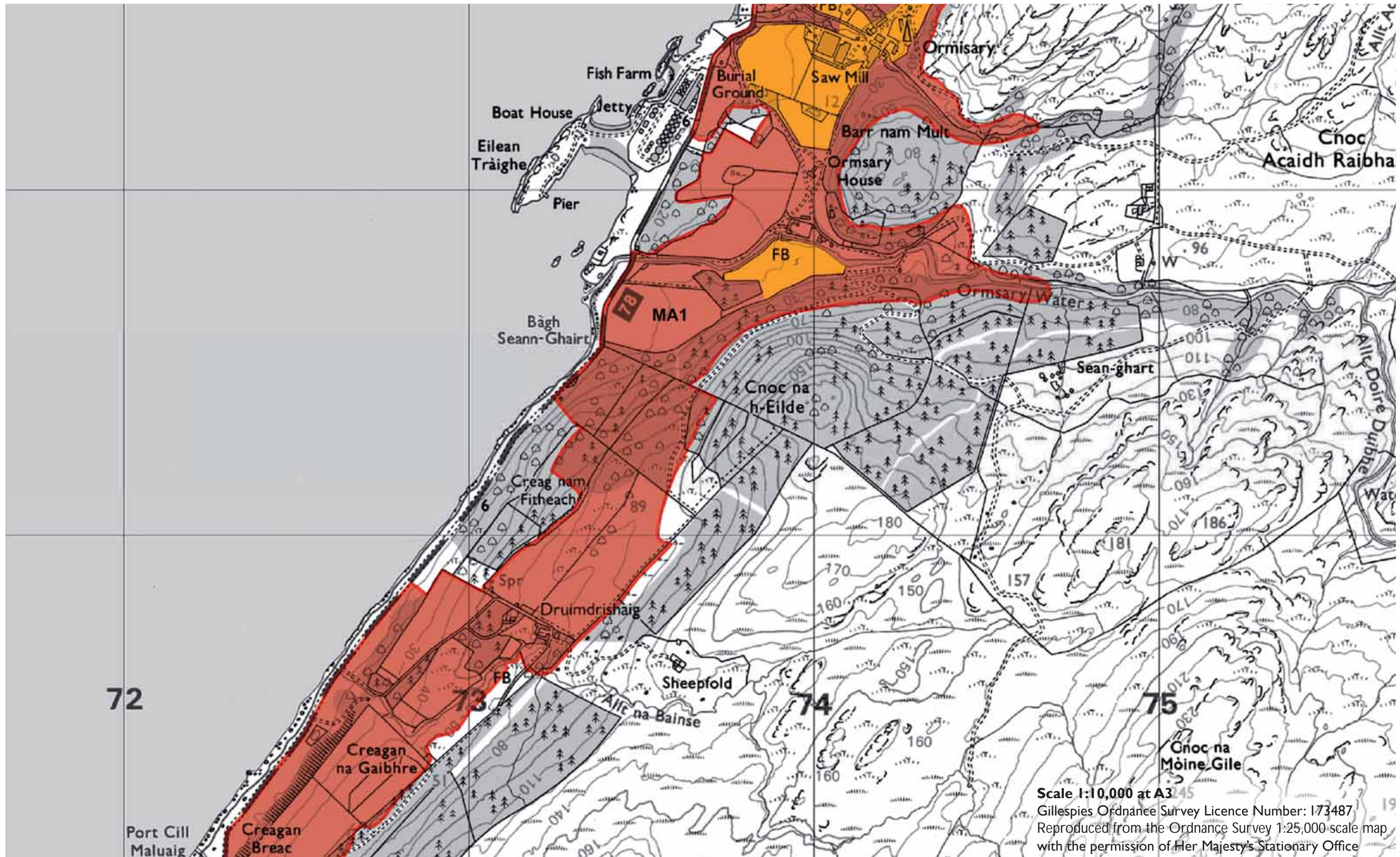
Key viewpoints

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

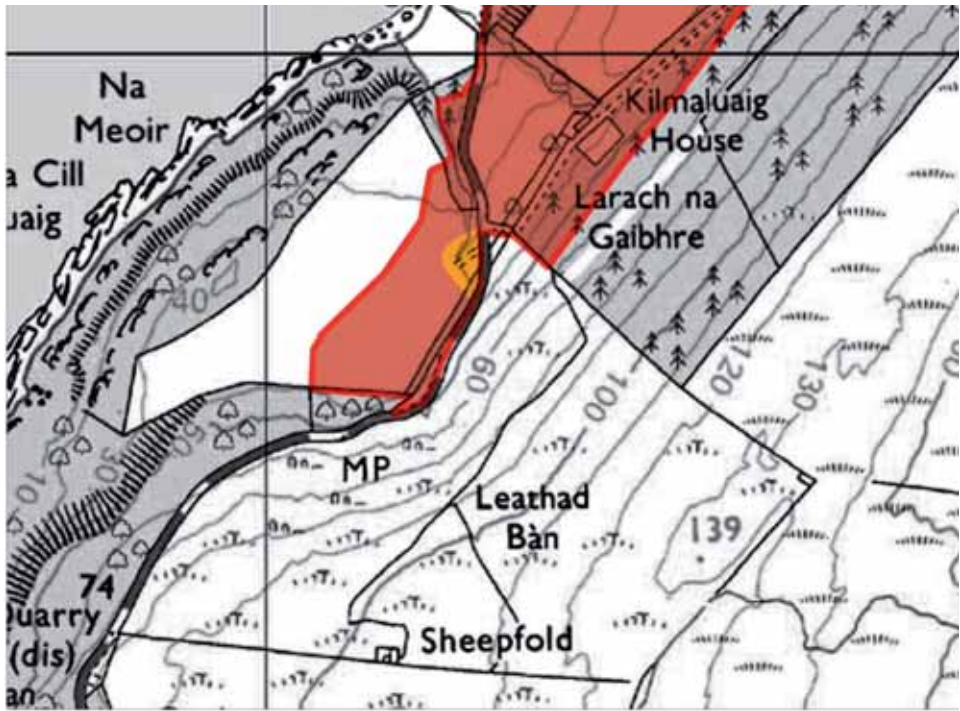












Scale 1:10,000 at A3

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MA1

MA1:BALLYAORGAN TO KILMALUAIG HOUSE

Site Description

This site is located in an National Scenic Area and within the SNH Rocky Mosaic LCT.

This long site on the east side of Loch Caolisport and the Sound of Jura runs from Ballyaorgan in the north to Kilmaluig House in the south. The ROA generally slopes from the east to west with an area of steep cliffs to the south west of Druimdrishaig. It is characterized by lochside uncultivated pasture land, deciduous woodlands and coniferous plantation on higher ground. There is a beach and foreshore used for grazing at Bagh Achadh da Mhaoilien and an estate landscape, burial ground and sawmill at Ormsary House. Numerous watercourses dissect the site.

There are completely open panoramic views of Jura from much of the ROA south of Baile Boidheach with filtered views north of this point to Jura. There are also framed views to Achahoish over Loch Caolisport to the north east from the coll to the north of Ballyaorgan.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development  
(Orange Areas)

- To the north of Baile Boidheach on the east of the road offers opportunity for small scale development, providing it is tucked in behind trees.
- As the road crests to the south of Baile Boidheach, there is a single dwelling sheltered by a hillock on the western side of the road, there is potential here for a single dwelling provided it is set into tree planting so that it sits in the landscape.
- At Bagh Achadh da Mhaoilien there are currently 2 cottages set back along the foreshore, there is an opportunity here for another 1 or 2 dwellings provided they are of similar form to the existing and set back against the slope or trees.
- There are numerous opportunities for development within Ormsary Estate. This area is not visible from the road and has sufficient tree cover to tuck development into the landscape. Development here should be clustered, within woodland and should respect the setting of Ormsary House.
- Within the field at the southern end of the ROA there is scope for development, provided that it is located to the edge of the field within the trees.

Areas not recommended for development  
(Red Areas)

- Constraints to development are the open nature of much of the ROA and the whole landscape space within which it is situated and the views to Jura. The lack of vegetation in some areas makes integration potentially difficult. Any new development will be highly visible from the main road and will change the character of this dramatic coastal landscape.
- Generally it is suggested that there should be no new development on the western side of the road, to maintain the panoramic views across the Sound of Jura.





MA1 - View north towards Loch Caolisport from north of Ballyaurgan



MA1 - Looking towards Druim Buidhe from Baile Boidheach



MA1 - Cottages at Bagh Achadh da Mhaoilien



MA1 - looking towards Ormsary House

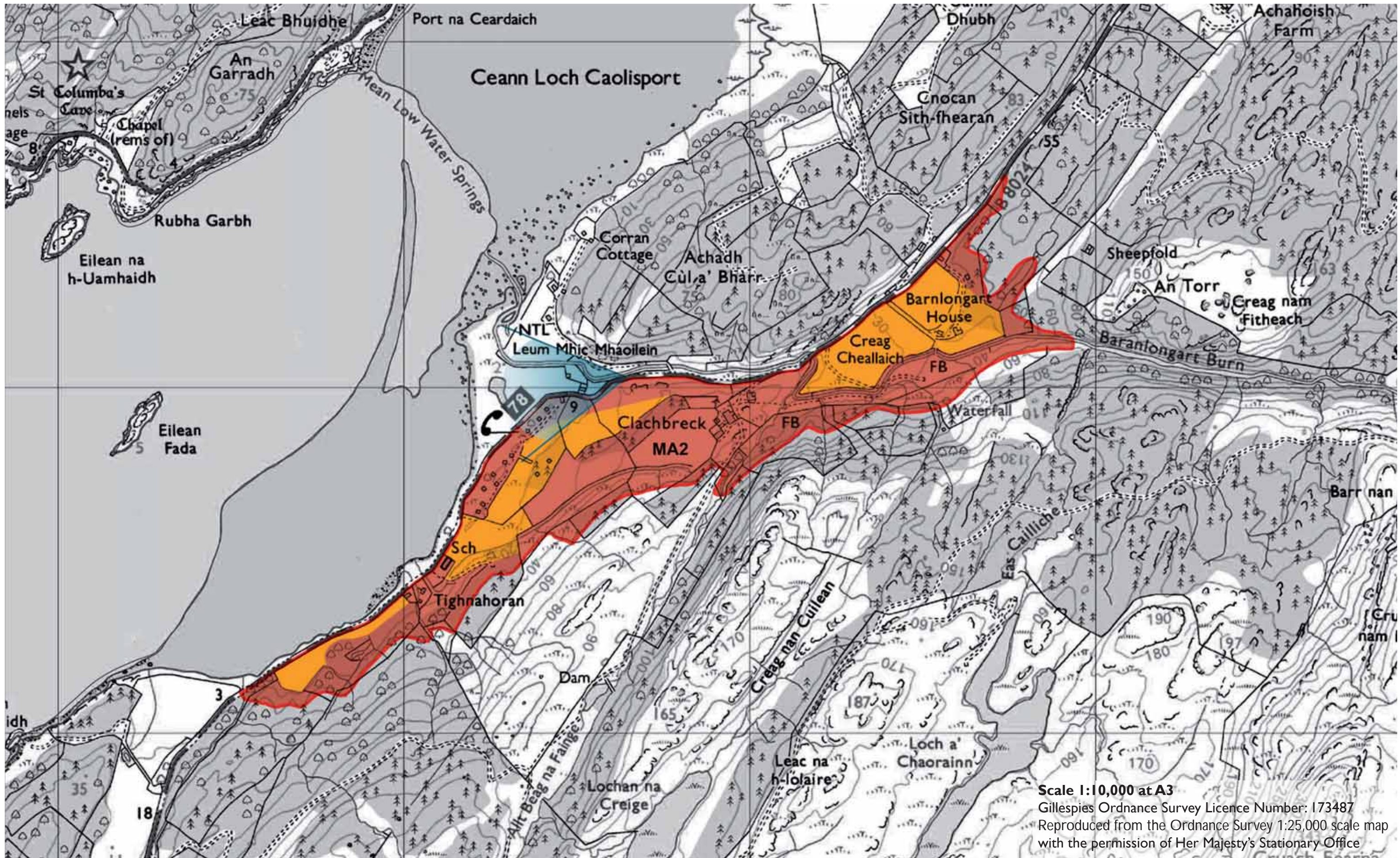


MA1 - Looking towards Jura from near to Druimdrishaig



MA1 - Fields at southern end of ROA







## MA2

### MA2: BARNLONGART HOUSE

#### Site Description

This site is located in a National Scenic Area and within the SNH Rocky Mosaic LCT. The ROA comprises three landscape types. At the north east it is a flat river valley enclosed by hills around Barnlongart House, it then narrows into steeply sloping hillsides before opening out along the lochside. It is partially wooded with birch and oak scrub woodland interspersed with open fields of unimproved pasture. Upper slopes are exposed and open.

There are timber lodges (holiday homes) in amongst the trees at the lochside north of the school, and a cluster of housing to the south of the school.

There are panoramic views of Loch Caolisport from the road and much of the site west of Clachbreck.

#### Scenic Quality

High

#### Sensitivity to Change

Medium

#### Capacity to Absorb Development

Good

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

- There are several opportunities for a small number of new units within this ROA. Around Barnlongart House there is capacity for 2 or 3 new houses provided that they are located at low levels away from the road edge with a backdrop of trees. Development should not extend to the south of the Baranlongart Burn.
- Adjacent to the school, an area of unimproved grassland (currently used as playing fields) could support a cluster of 4 to 5 houses with appropriate tree screening to the rear up the hill.
- The area to the southwest of the school could support 4 or 5 new houses along the roadside, these should be associated with new broadleaved planting
- The Holiday Park could include additional development on the basis that it utilises tree groups, woodland backdrop and landform as far as possible to set development into the landscape

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

- The steep and rocky slopes adjacent to the road should not be developed as this will compromise the view corridor from the road to Loch Caolisport.
- The upper slopes throughout the ROA should not be developed as this will be too visible within the wider landscape



MA2 - Open fields at Barnlongart House



MA2 - View from B8024 to Loch Caolisport



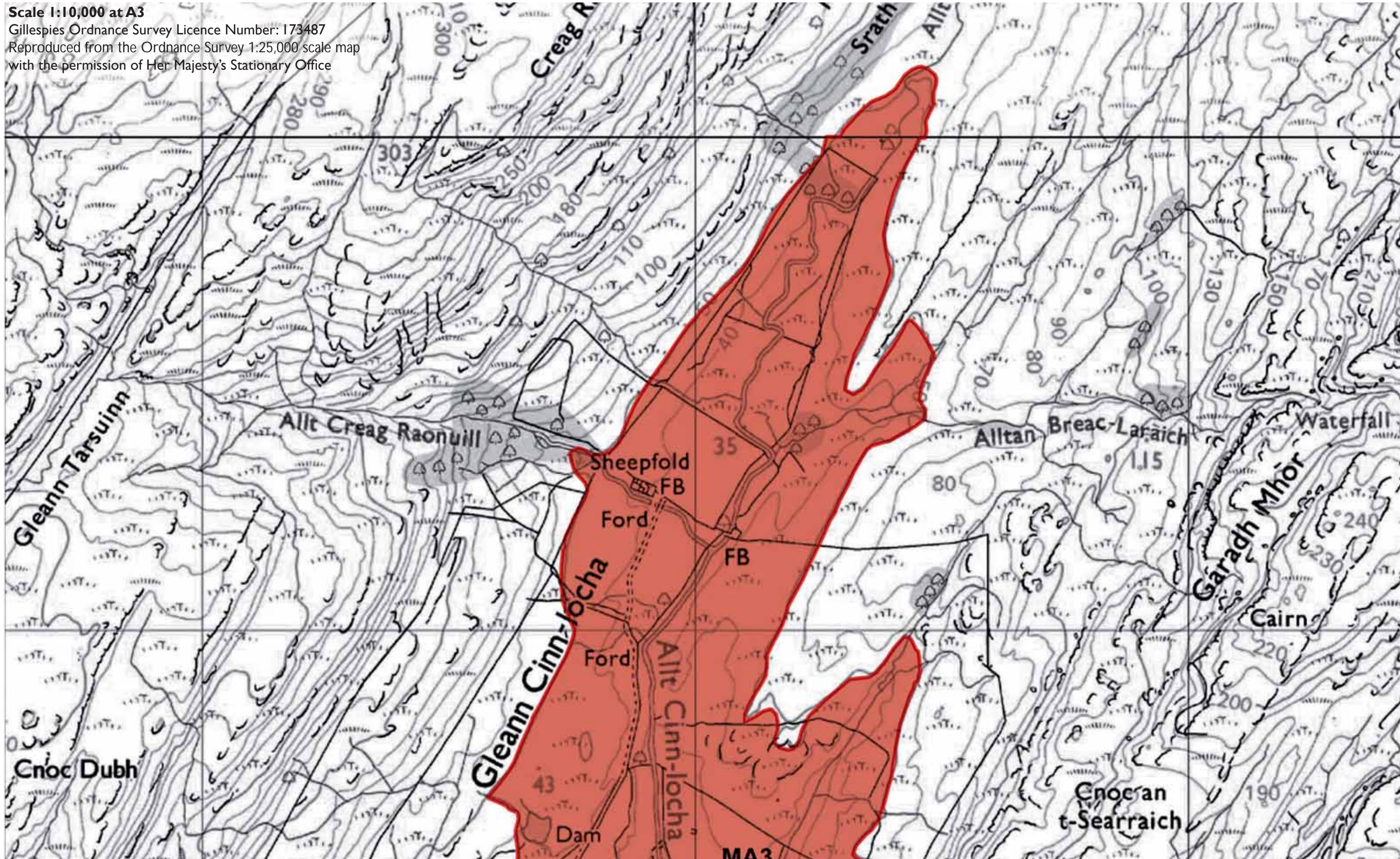
MA2 - Looking northeast from the school



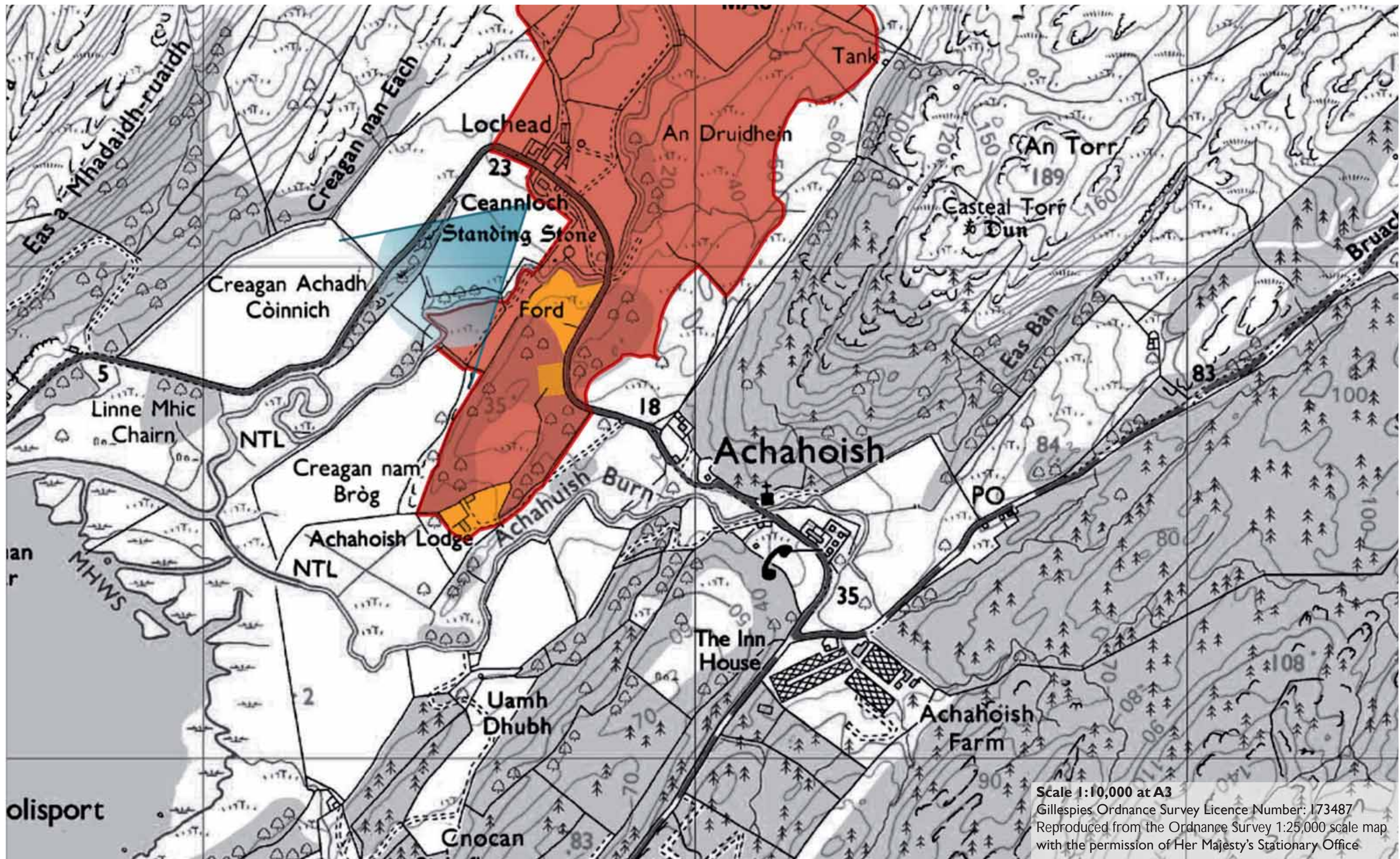
MA2 - Fields southwest of the school



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MA3: LOCHEAD

Site Description

This site is located in a National Scenic Area and within the SNH Rocky Mosaic LCT.

The site is bisected by a minor road which runs through the southern half of the site. North of this the site encompasses an open valley landscape which slopes down from the north and is dissected by the Allt Cinn-locha and numerous small streams. The ROA in this area is defined by the 50m contour. There is one track running northwards from the farm at Lohead along the western side of the Allt Cinn-locha. The valley itself comprises rough grazing land and some small areas of deciduous woodland in its lower areas, gradually becoming more open and remote to the north. Adjacent to the minor road is a farmstead at Lohead and a house with walled gardens at Ceannloch

To the south of the minor road, the ROA comprises deciduous woodland interspersed with small clearings of rough grazing land. There is a small cluster of houses at Achahoish Lodge at the southern end of the ROA. There is a standing stone south of Ceannloch.

There are panoramic views from Ceannloch southwards to Loch Caolisport.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development

(Orange Areas)

- South of the minor road there are areas of unimproved grassland situated within existing deciduous woodland. Developments of approximately 5 houses could be located here. The site has road access and the existing woodland would provide a green backdrop on three sides forming a natural amphitheatre.
- At Achahoish Lodge, mature deciduous woodland surrounds an open area which is hidden from the road. This area currently has two houses on it, but could accommodate more providing they are clustered

Areas not recommended for development

(Red Areas)

- The areas to the north of the road should not be developed, there is no precedent for development in the upper valley, it doesn't

MA3

have access currently, and any development would radically alter its character.

- The area to the south of Ceannloch should not be developed to preserve the panoramic views from the houses.



MA3 - View south from west of Ceannloch



MA3 - View south from Ceannloch





MA3 - Ceanloch

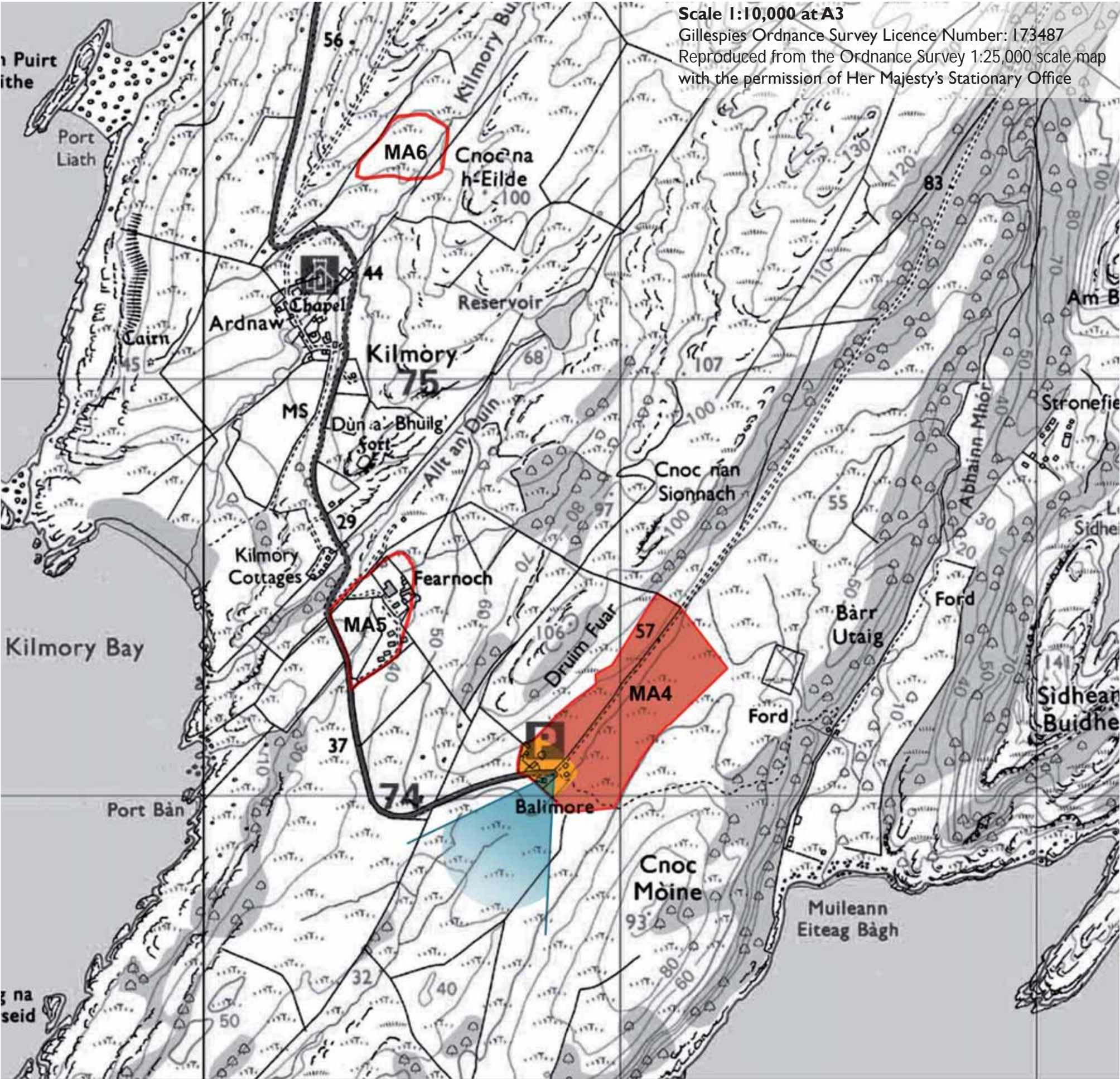


MA3 - View north from west of Lohead



MA3 - View north from west of Lohead





**MA4: BALIMORE**

**Site Description**

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

This site is accessed from the end of the minor road which serves the peninsula. It contains one cottage at Balimore and a parking area. There is one access track which runs northwards through the site. There are a number of ruined crofts within the southern area of the site.

The site is bounded on the west by the low ridge of Druim Fuar. It comprises rough grazing land.

There are panoramic views south to the sea.

**Scenic Quality**

Medium

**Sensitivity to Change**

High

**Capacity to Absorb Development**

Limited

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

- There is potential to absorb some small scale development around the existing cottage and car park. The ruined crofts could be redeveloped.

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

- North of the car park the site is very open, development here is not recommended because both development and mitigation would alter the intrinsic landscape character of the site.



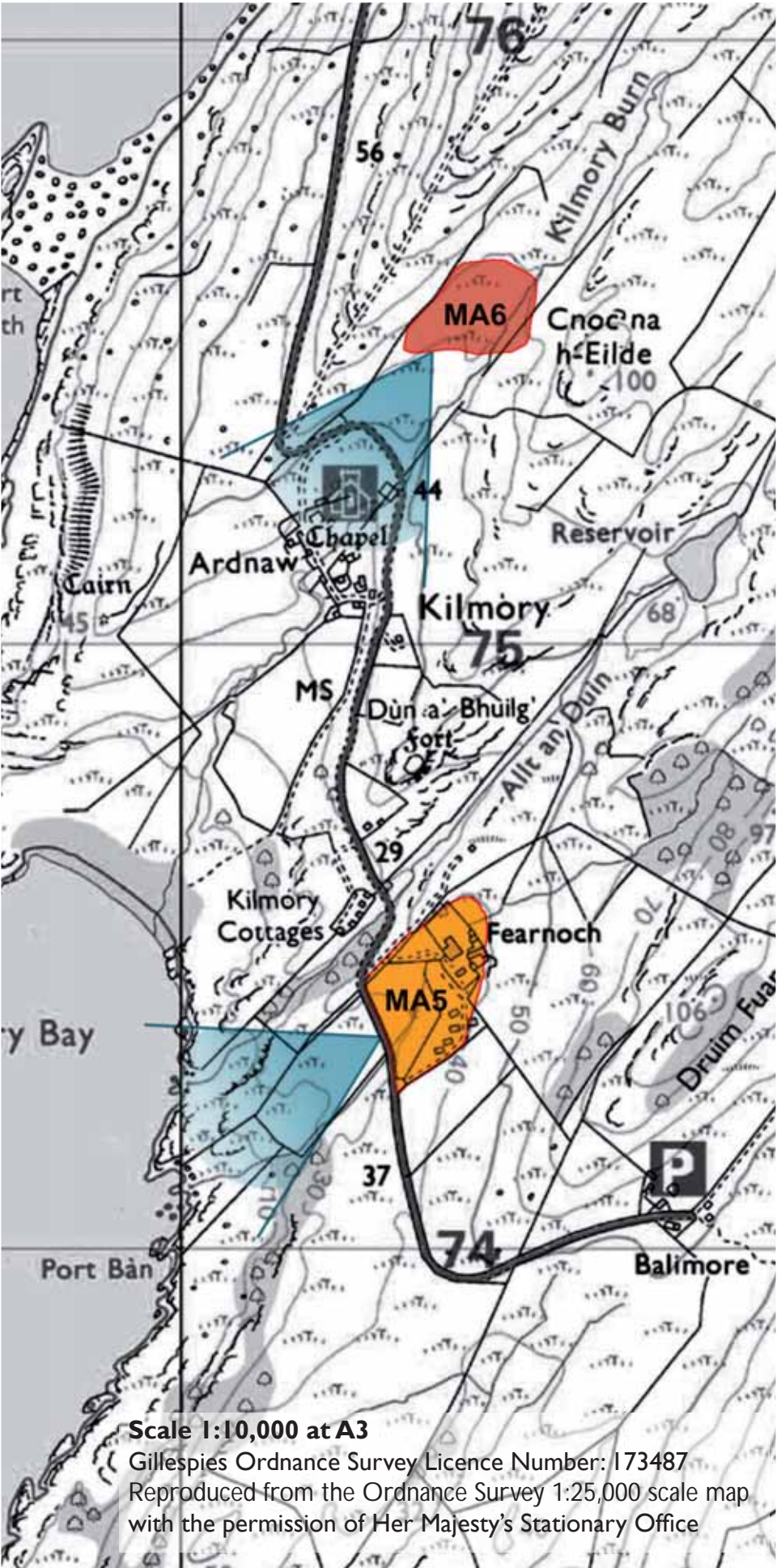


MA4 - The access track north through the site from the car park



MA4 - View south from car park





MA5, MA6

MA5:FEARNOCH

Site Description

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

This small site is located to the southeast of Kilmory Bay and is bounded on its western boundary by the minor road which serves the peninsula. The 40m contour forms the eastern boundary. It contains a farmstead and a number of static caravans accessed via a track. South of the caravans is an area of rough grazing land.

There are panoramic views across Kilmory Bay.

Scenic Quality

Medium

Sensitivity to Change

Low

Capacity to Absorb Development

Good

Areas with potential to absorb development  
(Orange Areas)

- The whole site could accommodate development. Any new development should be associated with new broadleaved tree planting to create a landscape structure into which development can be sited.

MA6:CNOC NA H-EILDE

Site Description

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

This site small site is located to the north of Kilmory and is inaccessible. It comprises rough grazing land.

There are panoramic views across Kilmory Bay.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

None

Areas not recommended for development  
(Red Areas)

- None of this site is recommended for development. It is inaccessible from the road and forms the backdrop to the key view of Kilmory Chapel. Development here is also not recommended because both development and mitigation would alter the intrinsic landscape character of the site.





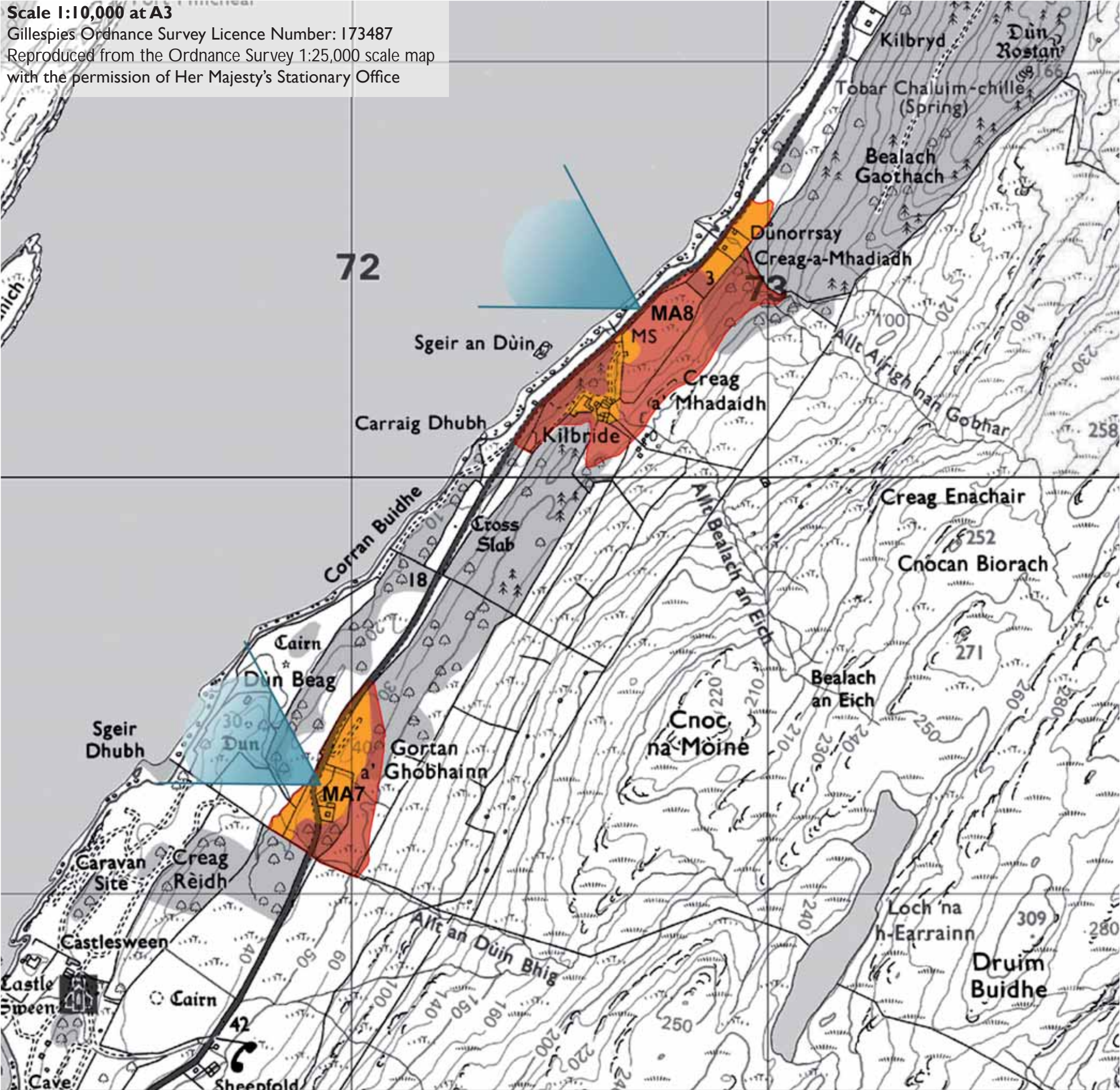
MA5 - View north to caravan park



MA6 - View north to site



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**MA7:GORTAN A' GHOBHAINN**

**Site Description**

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

This small site is bisected by the minor road which serves the peninsula and contains one dwelling. It is dissected by two streams which flow westwards into Loch Sween.

There are two areas of woodland, at the southern and northern boundaries. of the site.

There are filtered views westwards to Loch Sween.

**Scenic Quality**

Medium

**Sensitivity to Change**

Low

**Capacity to Absorb Development**

Good

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

- Development could be absorbed along the roadside and around the existing dwelling. This should be limited to two or three properties. Development should be set back from the road and associated with existing woodland or new broadleaved woodland in order to site development discreetly in the landscape.

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

- Development is not recommended on the rising slopes above the existing dwelling as it would be too prominent within the landscape.



## MA8:KILBRIDE

### Site Description

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

This small site is bounded on its western edge by the minor road which serves the peninsula. It contains a farmstead in the south at Kilbride and a cottage in the north at Dunorrsey. The eastern boundary of the site is the 50m contour. It is dissected by two streams which flow westwards across the site to Loch Sween,

There is an area of mixed woodland in the south of the site and deciduous woodland to the north. The central area of the site comprises rough grazing land.

### Scenic Quality

Medium

### Sensitivity to Change

Medium

### Capacity to Absorb Development

Limited

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

- Development could be absorbed around the existing dwelling of Dunorrsey to the north, it should be associated with broadleaved tree planting which should tie in with existing woodland, creating a landscape structure for the development.
- There is potential to absorb development at Kilbride where it would be perceived as a cluster. This should be limited to two or three units to prevent over-development.

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

- Development is not recommended on the rising slopes above the existing dwellings or along the roadside and open fields in the centre of the site as it will be out of character and too prominent within the landscape.



MA7 - View north to Gortan a' Ghobhainn

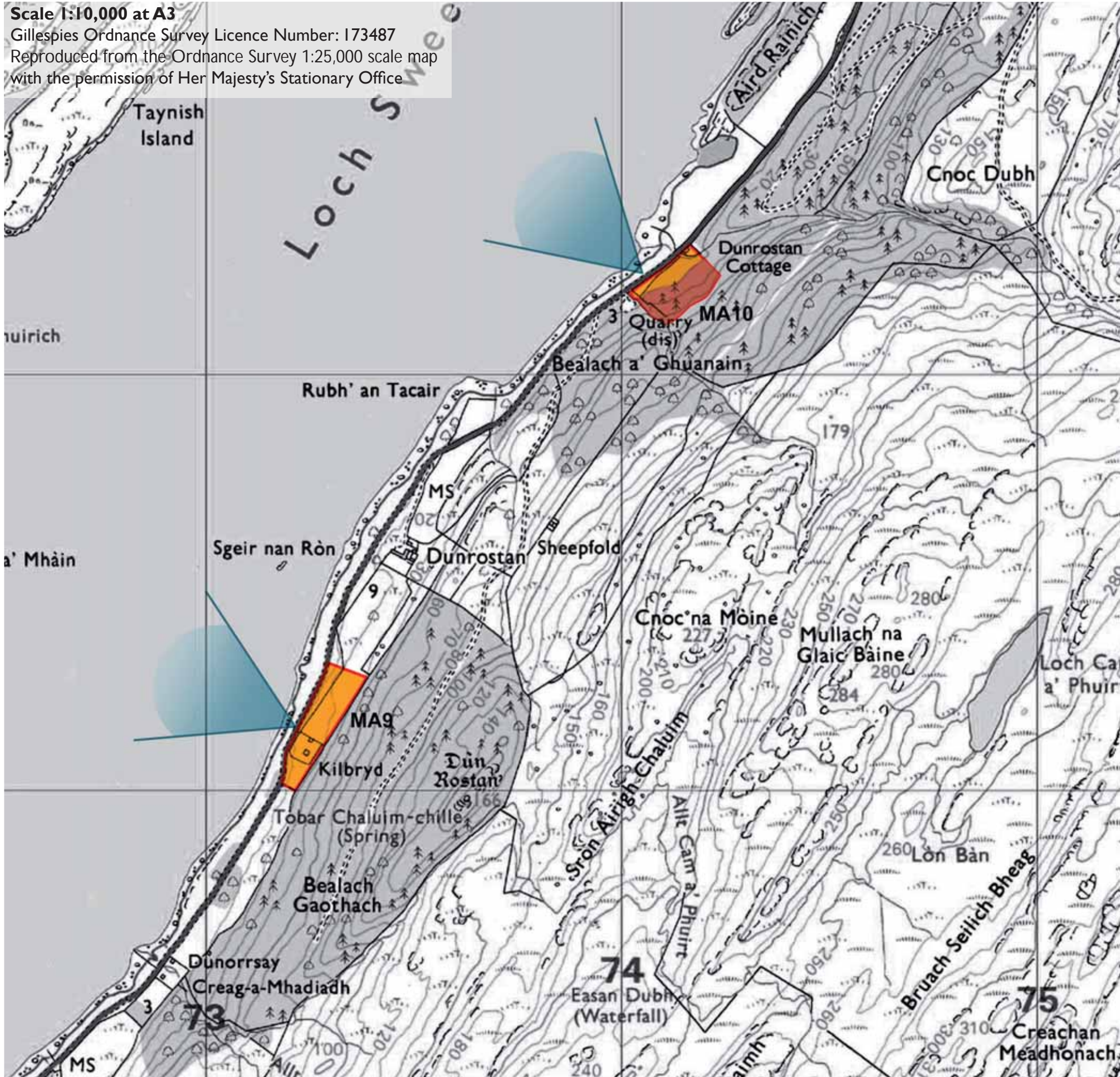


MA8 - View north across site from the road north of Kilbride



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**MA9:KILBRYD**

## Site Description

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

This small site is bounded on its western edge by the minor road which serves the peninsula. It contains one dwelling at Kilbryd and comprises rough grazing land interspersed with woodland.

There are panoramic views of Loch Sween to the west.

## Scenic Quality

Medium

### Sensitivity to Change

Low

## Capacity to Absorb Development

Good

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

- The entire site could accommodate development as it does not feature in any long views and is well contained by existing woodland. Development should be associated with existing and new broadleaved woodland in order to be sited discreetly in the landscape and limited to two or three properties to avoid over development.



## MA10:DUNROSTAN COTTAGE

### Site Description

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

This small site is bounded on its western edge by the minor road which serves the peninsula. It contains one dwelling at the northern end (Dunrostan Cottage) and comprises mixed woodland. There are two new properties within the site which are not on the Ordnance Survey Map. These are located in the centre and at the southern boundary of the site.

There is one stream which bisects the northern corner of the site. The site affords filtered views of Loch Sween to the west.

### Scenic Quality

Medium

### Sensitivity to Change

Low

### Capacity to Absorb Development

Good

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

- The area of the site adjacent to the road is suitable for development. It possesses an existing landscape structure of trees which development can be slotted into and does not feature in any long views.

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

- The rising slopes to the east are not recommended for development as it would be too visible within the landscape. It would also be at variance with the existing settlement pattern.



MA9 - View north to Kilbryd

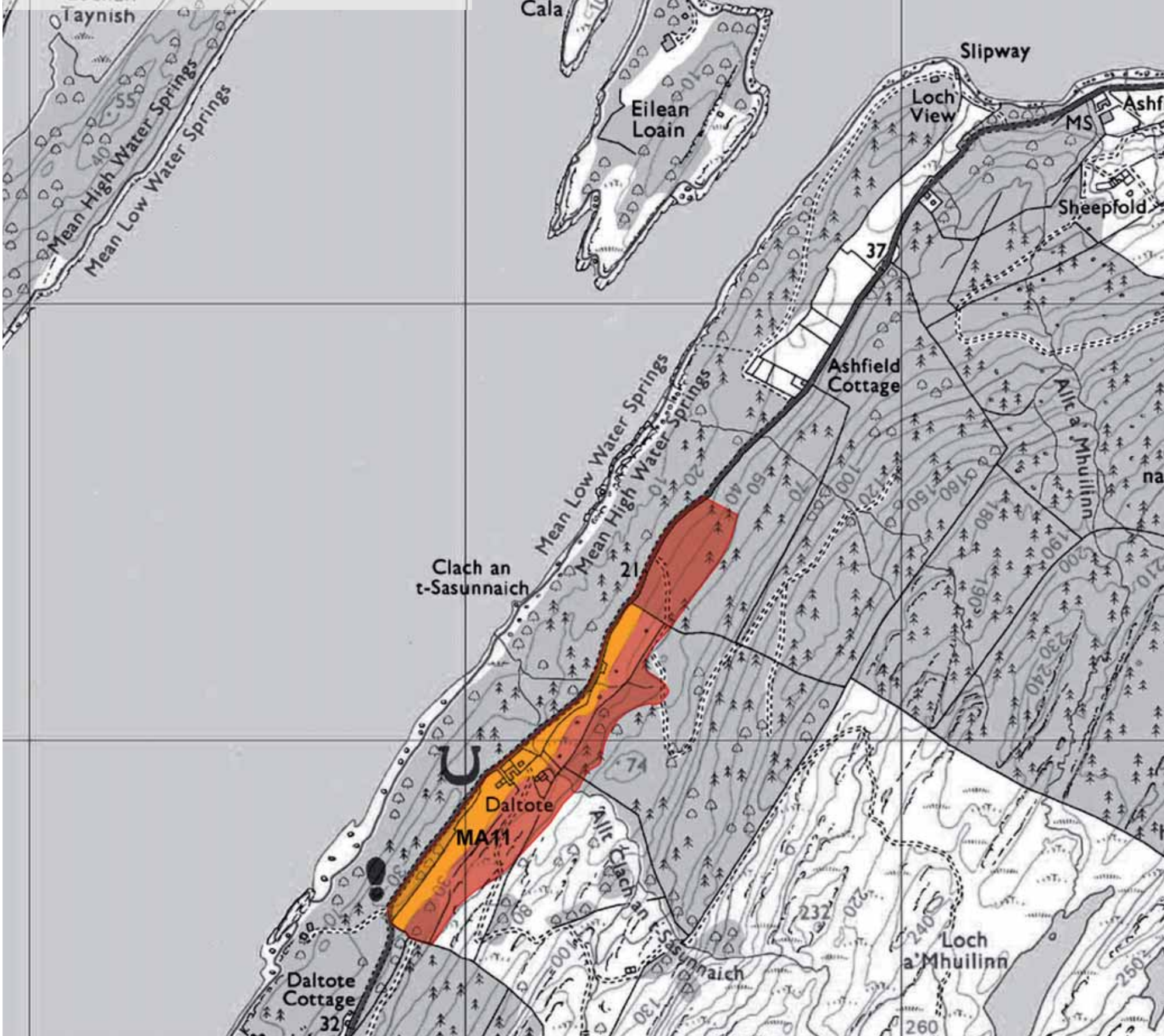


MA10 - View southeast to new development within ROA



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**MAI I:DALTOTE**

## Site Description

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

This site is bounded on its western edge by the minor road which serves the peninsula. It contains an equestrian centre at Daltote. The majority of the site comprises rough grazing land. There is an area of deciduous woodland at the southern end of the site which also bounds the eastern side of the minor road. To the north of Daltote the mixed woodland extends along the eastern boundary of the ROA. There is also an area of coniferous forestry in the northern part of the site.

Views are contained within the site.

## Scenic Quality

Medium

### Sensitivity to Change

Low

## Capacity to Absorb Development

Good

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

- The area of the site adjacent to the road is suitable for development. It possesses an existing landscape structure of trees which development can be slotted into and does not feature in any long views.

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

- The rising slopes to the east should not be developed as any intervention here would be too prominent within the wider landscape. Development is not recommended above the 30m contour.



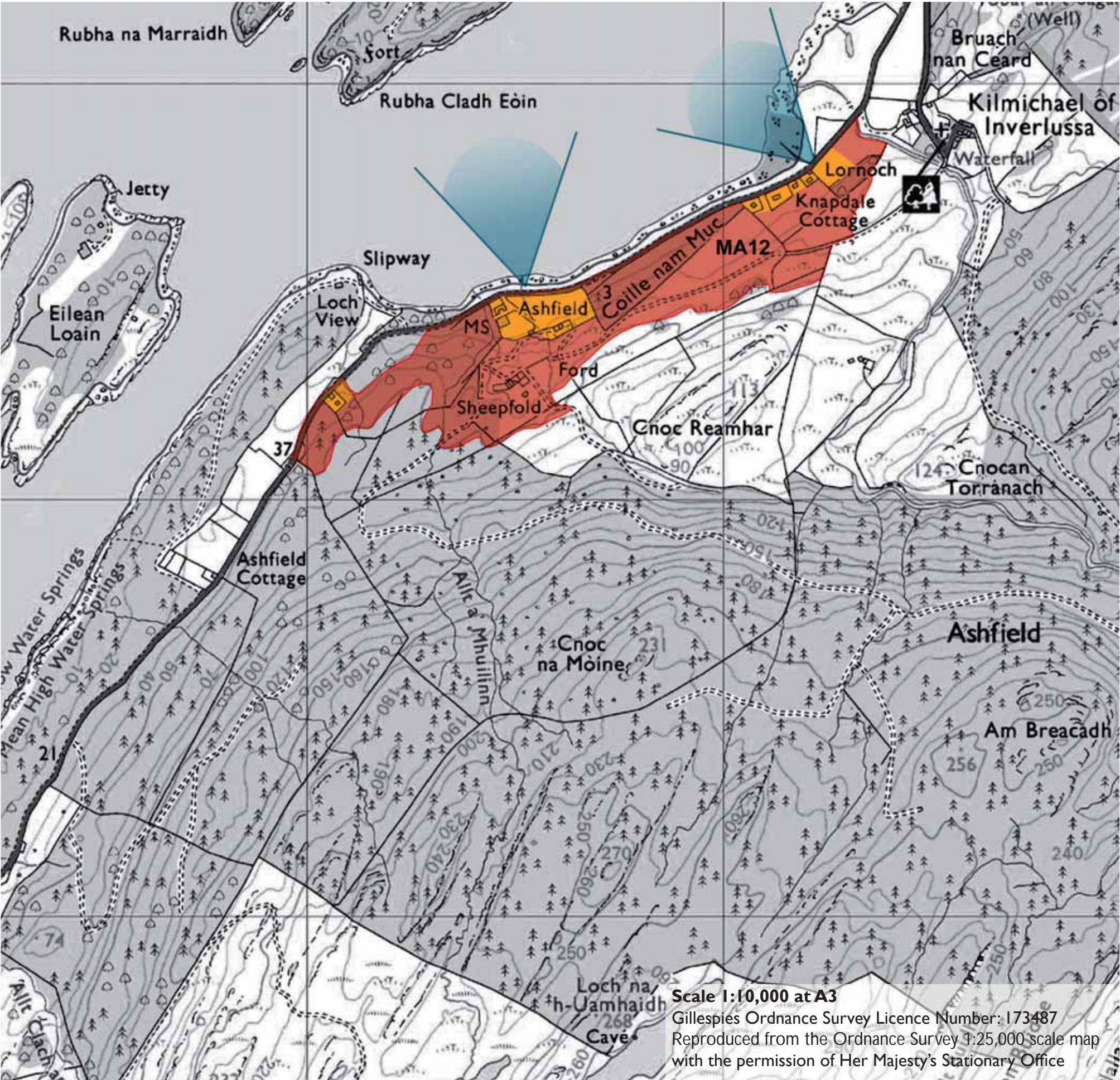


MA11 -View south to Daltote



MA11 -View north to Daltote





MA12:ASHFIELD

Site Description

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

This site is bounded on its western and northern edges by the minor road which serves the peninsula and contains a number of dwellings.

The farmstead of Ashfield sits amongst rough grazing land in the centre of the site and is bounded by woodland on its western and eastern side. At the eastern end of the site there are a number of cottages located alongside the road.

The site rises to 50m AOD and is dissected by a number of streams, one of which forms the sites eastern boundary.

There are panoramic views north to Loch Sween. The western part of the site also features in a key view from Kilmichael of Inverlussa.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development  
(Orange Areas)

- The fields around Ashfield and Knapdale Cottage have potential to absorb development, providing that it is associated with new broadleaved planting which would provide a landscape structure for the development.
- There is a small pocket around an existing dwelling at the western side of the site in amongst the trees which could accommodate development discreetly.

Areas not recommended for development  
(Red Areas)

- Areas of existing mature woodland are not recommended for development as this would alter the landscape character of the site.
- The rising slopes to the south east should not be developed as any intervention here would be too prominent within the wider landscape and would change its character.
- The open fields north of Lornoch should not be developed to preserve views from Kilmichael of Lussa.



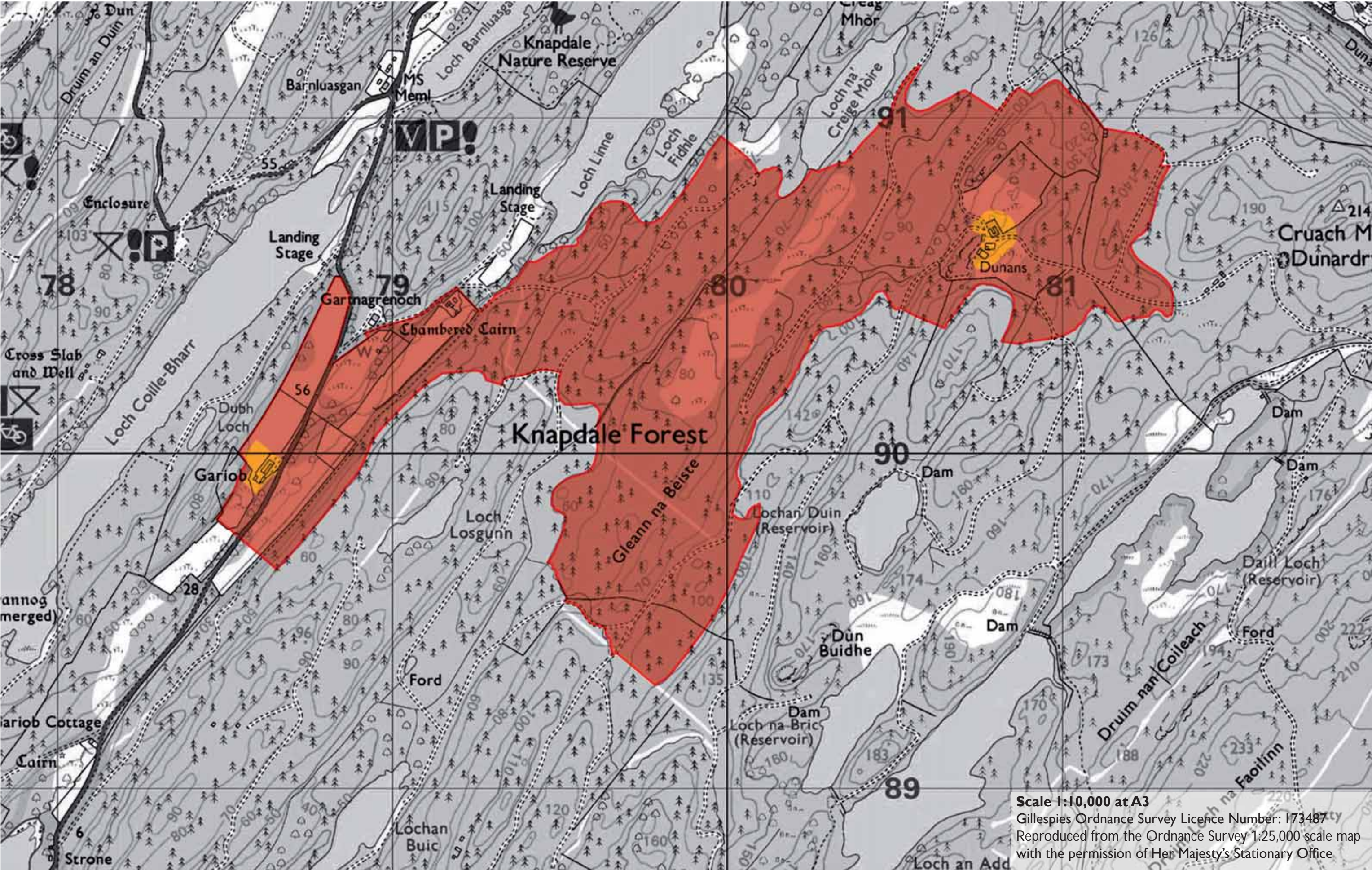


MA12 -View northeast from Ashfield



MA12 -View northwest from Ashfield







### MA13: GARIOB

#### Site Description

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

This large site is situated within Knapdale Forest and rises to 150m AOD. The majority of the site comprises undulating commercial coniferous forestry interspersed with areas of deciduous woodland and some clearings. There are a number of streams flowing through the site.

It is accessed by a minor road which runs through the western end of the site. There are numerous forestry access tracks and walking routes throughout the site. The site is dissected by a number of streams.

There are two farmsteads within the site, at Gariob and Dunans and a Chambered Cairn.

#### Scenic Quality

Medium

#### Sensitivity to Change

High

#### Capacity to Absorb Development

Limited

#### Areas with potential to absorb development

##### (Orange Areas)

- There is potential add two or three properties at Gariob, where it will be perceived as cluster. This development should be associated with new broadleaved planting which would tie in with the existing landscape structure creating a framework for the new development.
- There is potential to increase development around Dunans where it could be developed as part of a cluster and where its visual impact is likely to be minor.

#### Areas not recommended for development

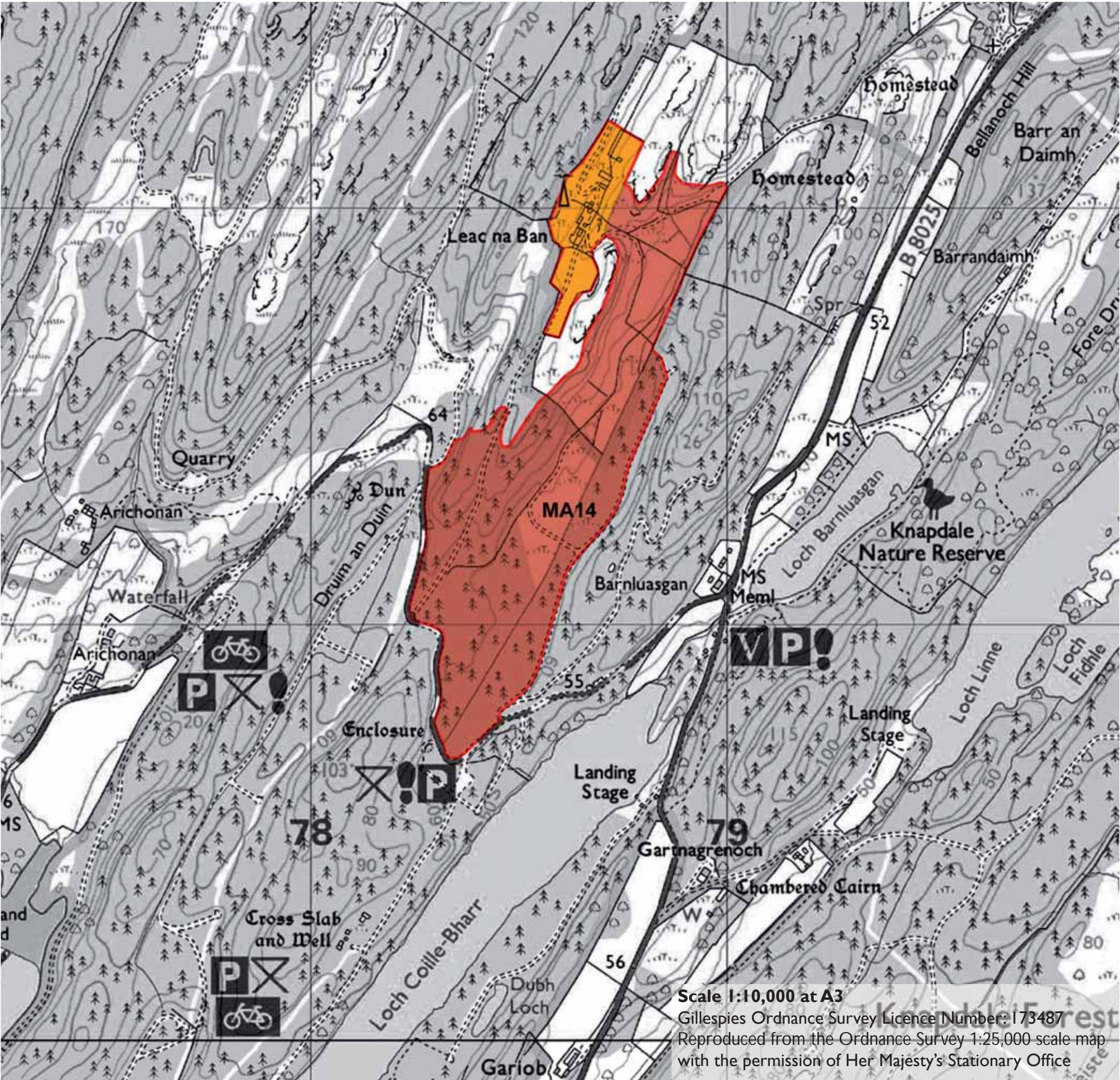
##### (Red Areas)

- Commercial forestry areas are not recommended for development as felling cycles would leave development open and exposed
- The setting of the Chambered Cairn should not be compromised.
- The fields to the north of Gariob along both sides of the minor road are not recommended for development. Development here would be visually intrusive. The area does not have an existing landscape structure capable of accommodating development discreetly.



MA13 -View north from Gariob





**MA14: LEAC NA BAN**

**Site Description**

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

This site is accessed from the B8025 and contains a cluster of buildings at Leac Na Ban. It comprises commercial coniferous forestry in its southern areas and open undulating rough pastureland to the north. East of Leac na Ban the site slopes steeply down to the east.

The rises to 70m AOD and is dissected by a number of streams.

**Scenic Quality**

Medium

**Sensitivity to Change**

Medium

**Capacity to Absorb Development**

Limited

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

- At Leac Na Ban there is potential to absorb development. This should be limited to three or four properties, set against landform and associated with new broadleaved planting to provide a landscape structure.

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

- Commercial forestry areas are not recommended for development as felling cycles would leave development open and exposed.





MA14 -View north to Leac na Ban

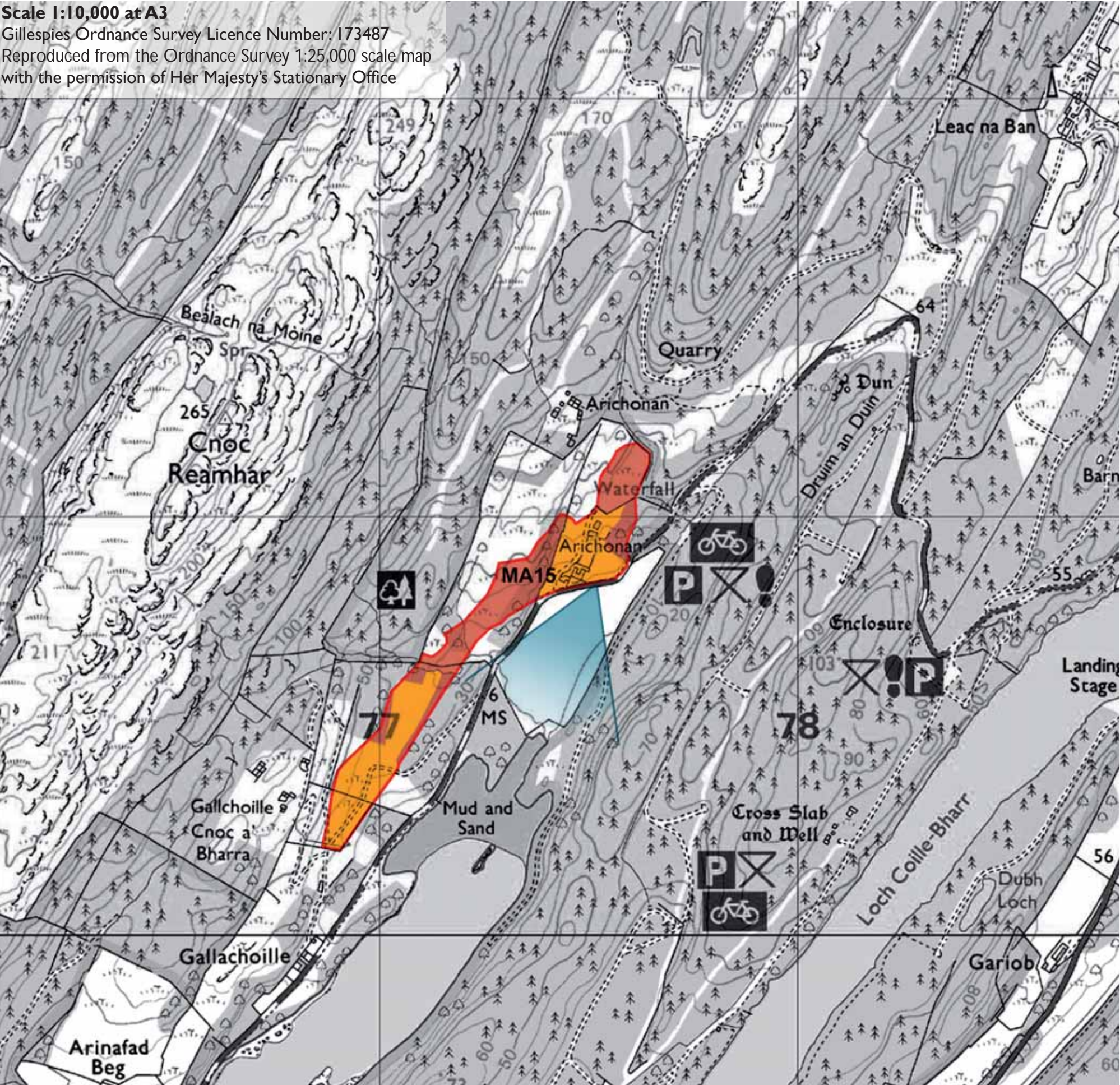


MA14 -View east from Leac na Ban



MA12 - Commercial forestry in the southern part of the site





MA15:ARICHONAN

Site Description

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

This site is accessed from B8025 and is situated at the head of Caol Scottnish. There are a cluster of buildings at Arichonan which are situated within woodland. The southern part of the site is situated above a steeply sloping wooded hillside to the west to the B8025. This area comprises open rough grazing land interspersed with areas of deciduous woodland. There is one stream, which runs through the site from the west to the east.

From Arichonan there are long views south west down Caol Scottnish

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development  
(Orange Areas)

- There is potential to absorb development around Arichonan, this should be located within clearings in the woodland and should be limited to one or two new properties to prevent over-development.
- The enclosed areas of rough grazing land in the southern part of the site have potential to absorb development. This should be associated with new broadleaved woodland which would tie in with existing woodland to create a landscape framework capable of discreetly accommodating development.

Areas not recommended for development  
(Red Areas)

- Areas of mature woodland are not recommended for development, to preserve the landscape structure and character of the site.





MA15 -View north to Arichonan