

Map Key



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

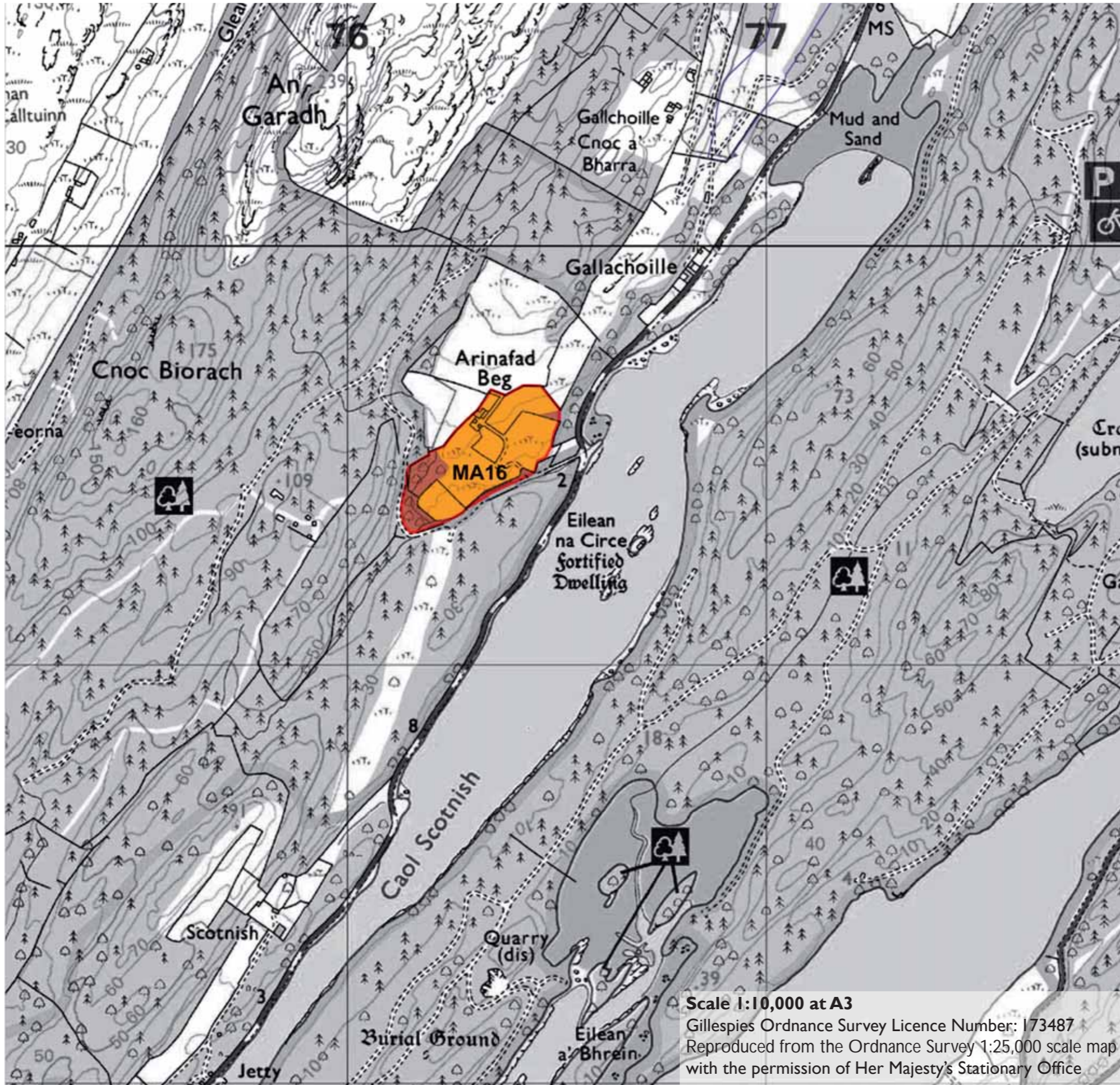


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

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



MA16:ARINAFAD BEG

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 on the western side of Caol Scottish. The site contains one farmstead at Arinafad Beg. It comprises undulating rough grazing land and an area of deciduous woodland at the southwestern corner.

There are two streams which flow through the site. Views are generally contained within the site

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development

(Orange Areas)

- There is potential to absorb development throughout most of the site, although it should be limited to four or five units to prevent over-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)

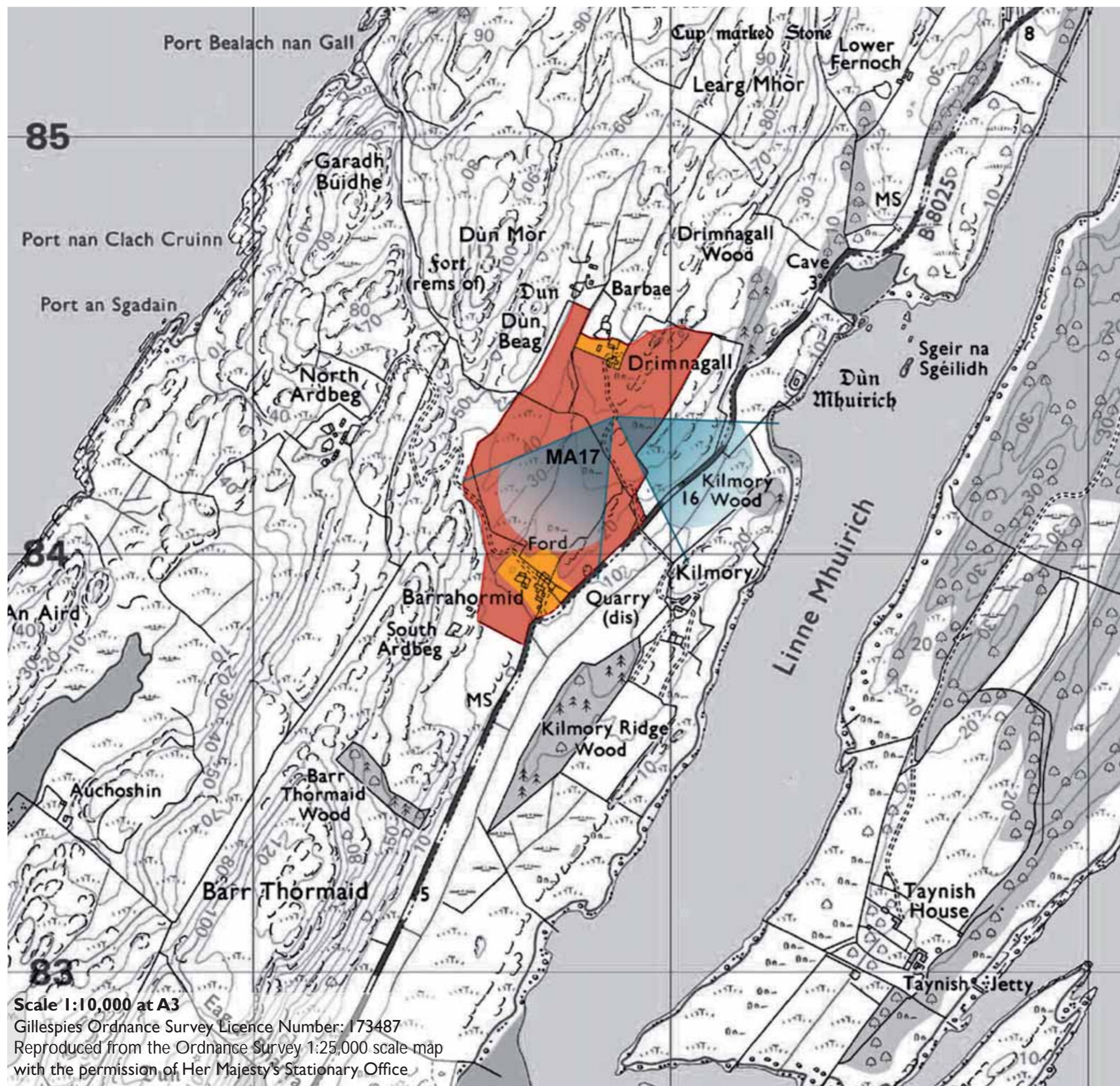
- Areas of existing woodland are not recommended for development, in order to preserve the landscape structure and character of the site.



MA16 - View south west across site



MA16 - Arinafad Beg



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MA17:BARRAHORMID

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 on the western side of Linne Muirich. The site comprises undulating rough grazing land punctuated by rocky areas, which slopes down southwesterly from a highpoint in the north of 50m AOD. The site is dissected by two streams which run in a southwesterly course across the site.

The site contains two farmsteads. Drimnagall is located at the northern end of the access track which bisects the site. Barrahormid is located at the southern end of the ROA adjacent to the B8025.

The site has a very open character with panoramic views south and east across Linne Mhuirich to Tainish.

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 small scale development around the farmsteads of Barrahormid and Drimnagall where it will be perceived as a cluster. Numbers should be limited to two or three units to prevent over-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)

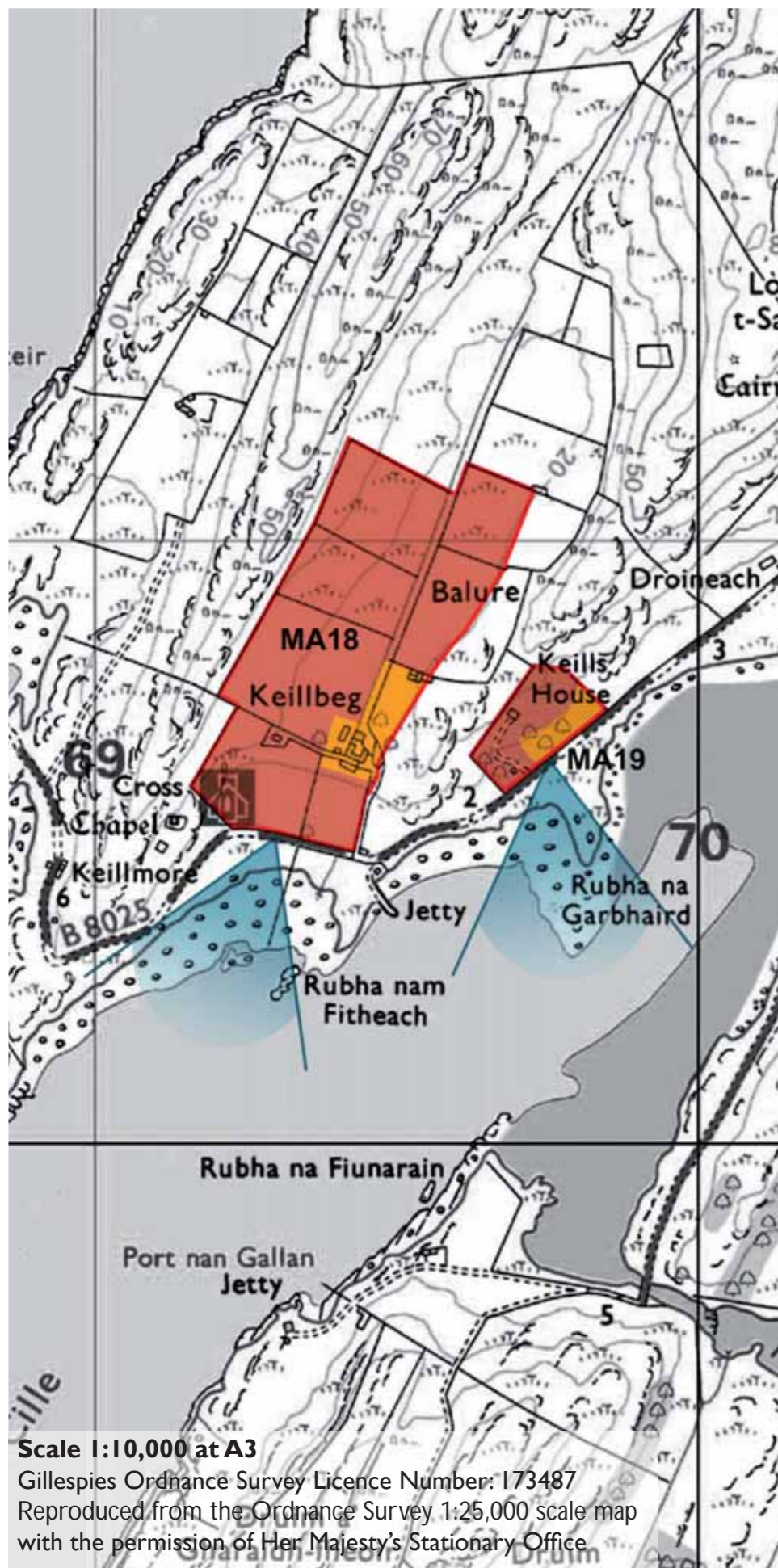
- The undulating rough grazing land which characterizes much of the site is not recommended for development. Development in this area would be too visible within the wider landscape and would alter its character.



MA17 - The access track to Drimnagall



MA17 - View south to Barrahormid



MA18:KEILLBEG

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 contains a farmstead at Keillbeg, a cottage to the west of this and the ruins of a cottage at Balure. It comprises grazing land which slopes down in a southwesterly direction from a high point in the north of the site at 40m AOD. There is an irrigation ditch located in the centre of the site north of Keillmore.

The site is bounded by a tree belt along its southern edge. There is also an area of deciduous woodland to the east of Keillbeg.

The site is open and long distance panoramic views of Jura and Loch na Cille are gained from much of the site. Keillmore Chapel is located to the west of the site.

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 development around the farmsteads of Keillbeg where it would be perceived as a cluster and could be discreetly tucked into the existing trees.

Areas not recommended for development (Red Areas)

- The open pasture land which characterizes much of the site is not recommended for development. Development in this area would be too visible within the wider landscape and would alter its character.
- Development should not affect the setting of the Chapel.

MA19:KEILLS HOUSE

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 comprises undulating deciduous woodland. An access track runs through the site to Keills House.

There are panoramic views south and east from the site.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- There is potential to absorb development in the lower areas of the site adjacent to the road as there is an existing landscape structure of deciduous woodland which development can be tucked into. Development should be limited to one or two units to prevent over-development.

Areas not recommended for development (Red Areas)

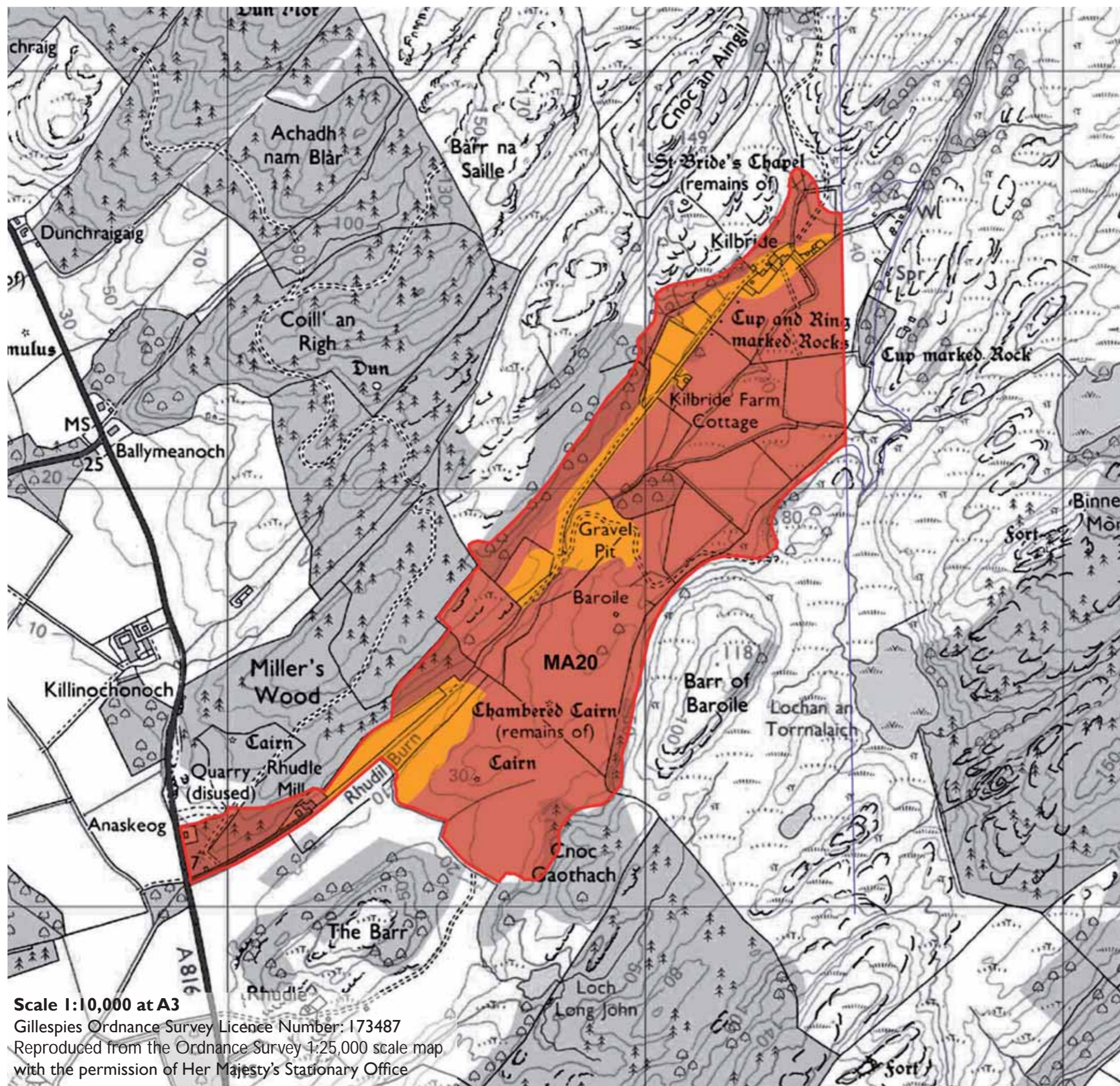
- Development is not recommended in the upper areas of the site which could affect the setting of Keills House.



MA18 - View north to Keillbeg



MA19 - Keills House



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MA20:KILBRIDE FARM COTTAGE

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Flat Moss and Mudflats LCT.

This site sits within the valley of the Rhudil Burn and runs northeastwards from the A816. There are a number of dwellings within the site; Anaskeog adjacent to the A816, Rhudle Mill in the south and Kilbride Farm Cottage and Kilbride in the north. The site contains a number of archaeological features including Cup and Ring marked rocks in the north, and the remains of a Chambered Cairn and a Cairn in the south. There is also a Gravel Pit located to the north of Baroile.

The site is dissected by a number of streams which flow into the Rhudil Burn. There are areas of forestry in the southern part of the site, an area of deciduous woodland north of the gravel pit and sporadic deciduous woodland throughout. The site is undulating and rises to 50m at its highest point, north of Kilbride.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

- Development could be absorbed in the enclosed fields at the southern end of the site. It should be associated with new broadleaved woodland which would tie in with existing woodland to create a landscape framework capable of discreetly accommodating development. This should be limited to two or three units to prevent over-development
- There is potential for development in the area near the Gravel Pit and to the west of the access track leading to Kilbride Farm. It should be associated with new broadleaved woodland which would tie in with existing woodland to create a landscape framework capable of discreetly accommodating development. This should be limited to three or four units to prevent over-development

Areas not recommended for development (Red Areas)

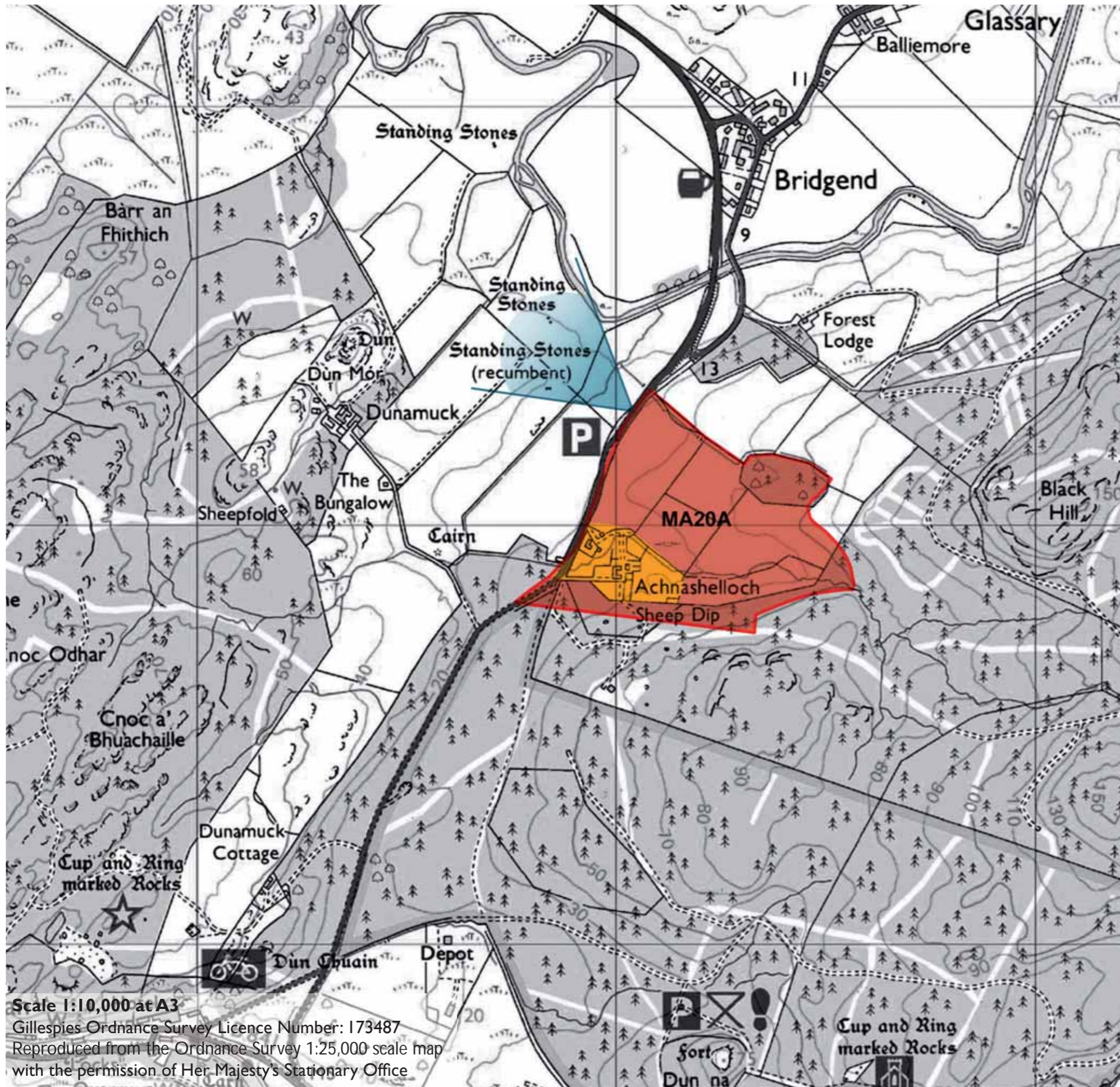
- The open fields in the east of the site are not recommended for development as they do not have a landscape structure capable of accommodating development discreetly.
- The steeply sloping hillsides to the west are not recommended for development as they would require significant earthworks.



MA20 - View north from near to the Gravel Pit



MA20 - View north to Kilbride Farm Cottage



MA20A:ACHNASHELLOCH

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Flat Moss and Mudflats LCT.

This site sits adjacent to the A816 to the south of Bridgend. The majority of the site comprises rough grazing land. There is a stand of mixed woodland along the northern boundary and an area of commercial coniferous woodland along the southern boundary. There are two streams which flow west through the site, one in the southern half of the site and one which forms the sites northern boundary.

There are two cottages at the southwestern area of the site. The site has panoramic views to the west.

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 development around the existing cottages at Achnashelloch where it would be perceived as a cluster and could be discreetly tucked into trees. This should be limited to one or two properties to prevent over-development.

Areas not recommended for development (Red Areas)

- The open fields in the centre of the site are not recommended for development as they are too exposed and do not have a landscape structure capable of accommodating development discreetly.

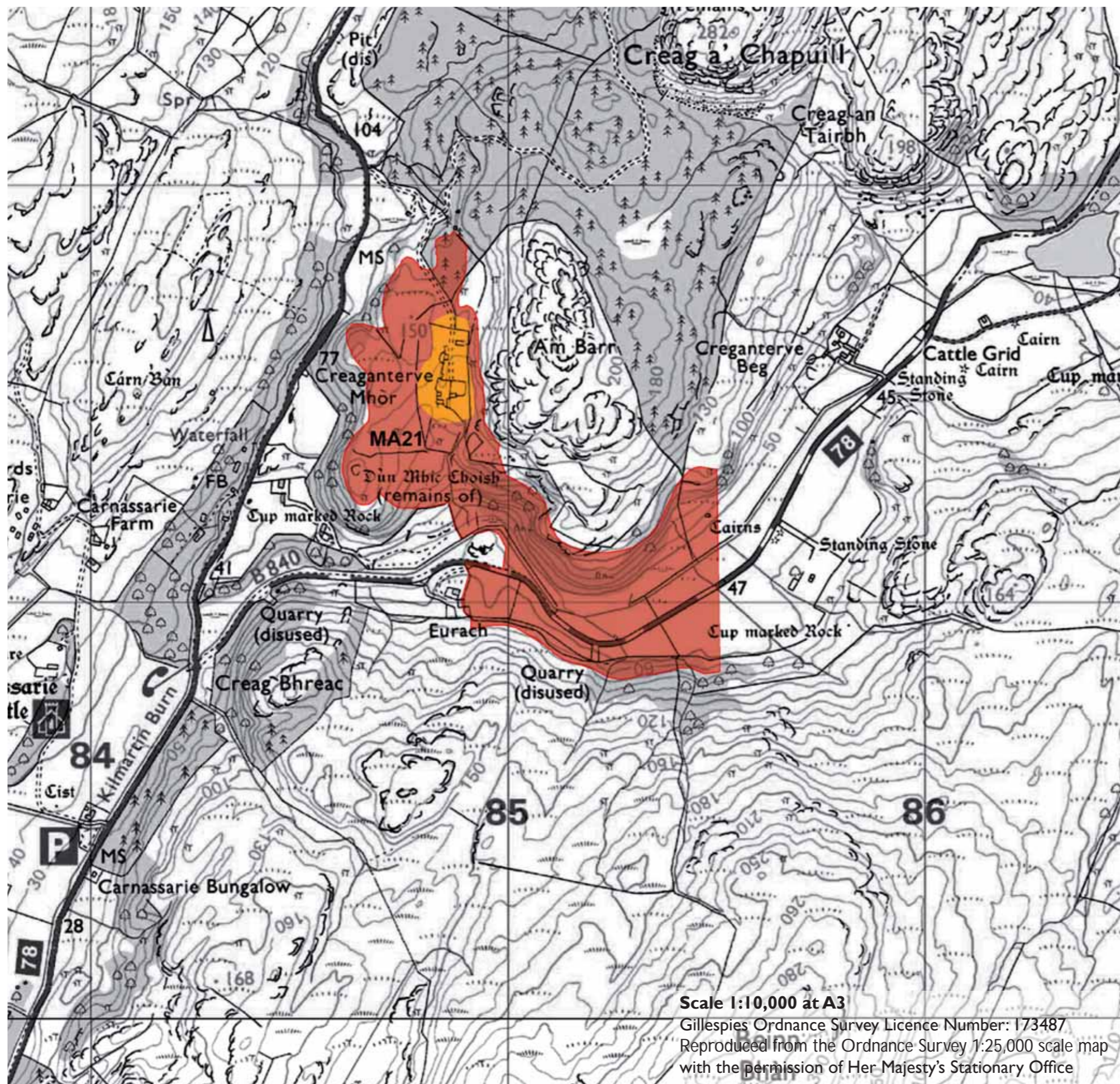
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MA20A - View east to the site from the parking area on the A816



MA20A - View west from site



MA21:CREAGANTERVE MHOR

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Flat Moss and Mudflats LCT.

This site is accessed from the B840 which bisects the site south of Am Barr. The site comprises steeply sloping wooded hillsides, river flood plains and rough grazing land. There are a cluster of buildings at Creaganterve Mhor. The site also contains the remains of Dun Mhic Choish in the west and cairns in the east.

The site is dissected by a number of streams.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- The area around Creaganterve Mhor has potential to absorb development, as it does not feature in any long views and can therefore be accommodated discreetly within the landscape.

Areas not recommended for development (Red Areas)

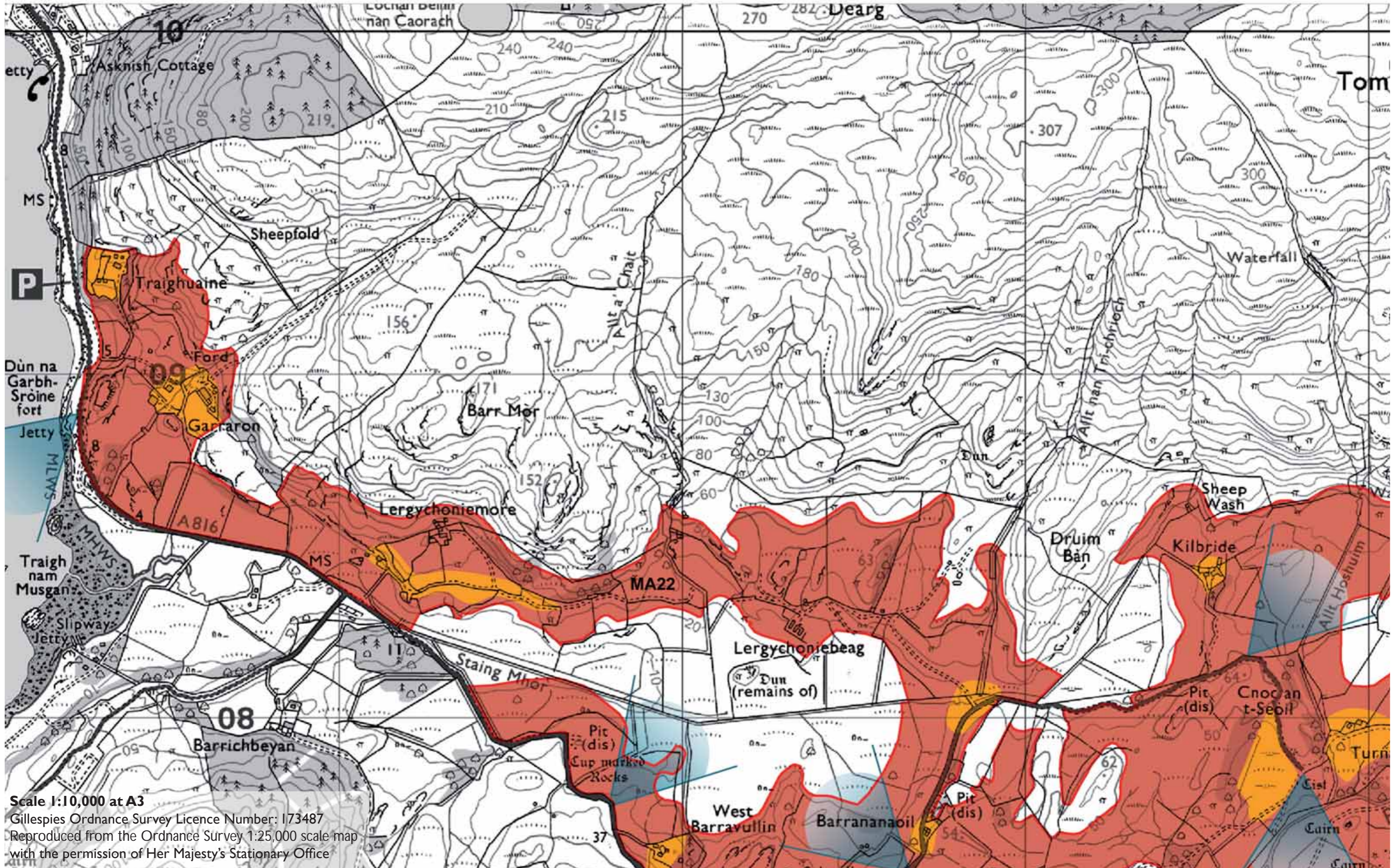
- The low lying land adjacent to the river is not recommended for development as it doesn't have a landscape structure which can accommodate development discreetly.
- The steeply sloping land on either side of the valley would require extensive earthworks and is not recommended for development,



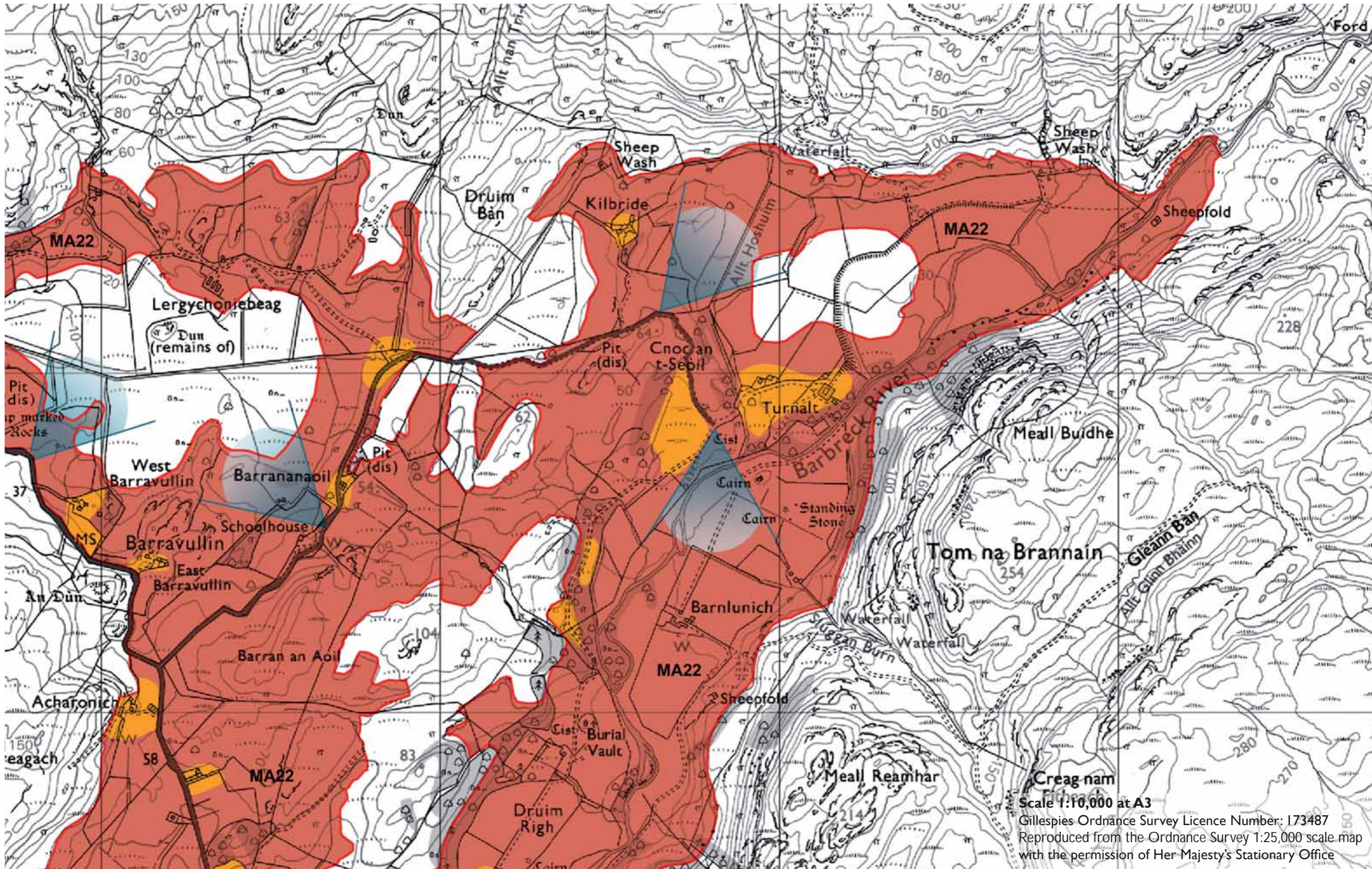
MA21 - View west along river valley

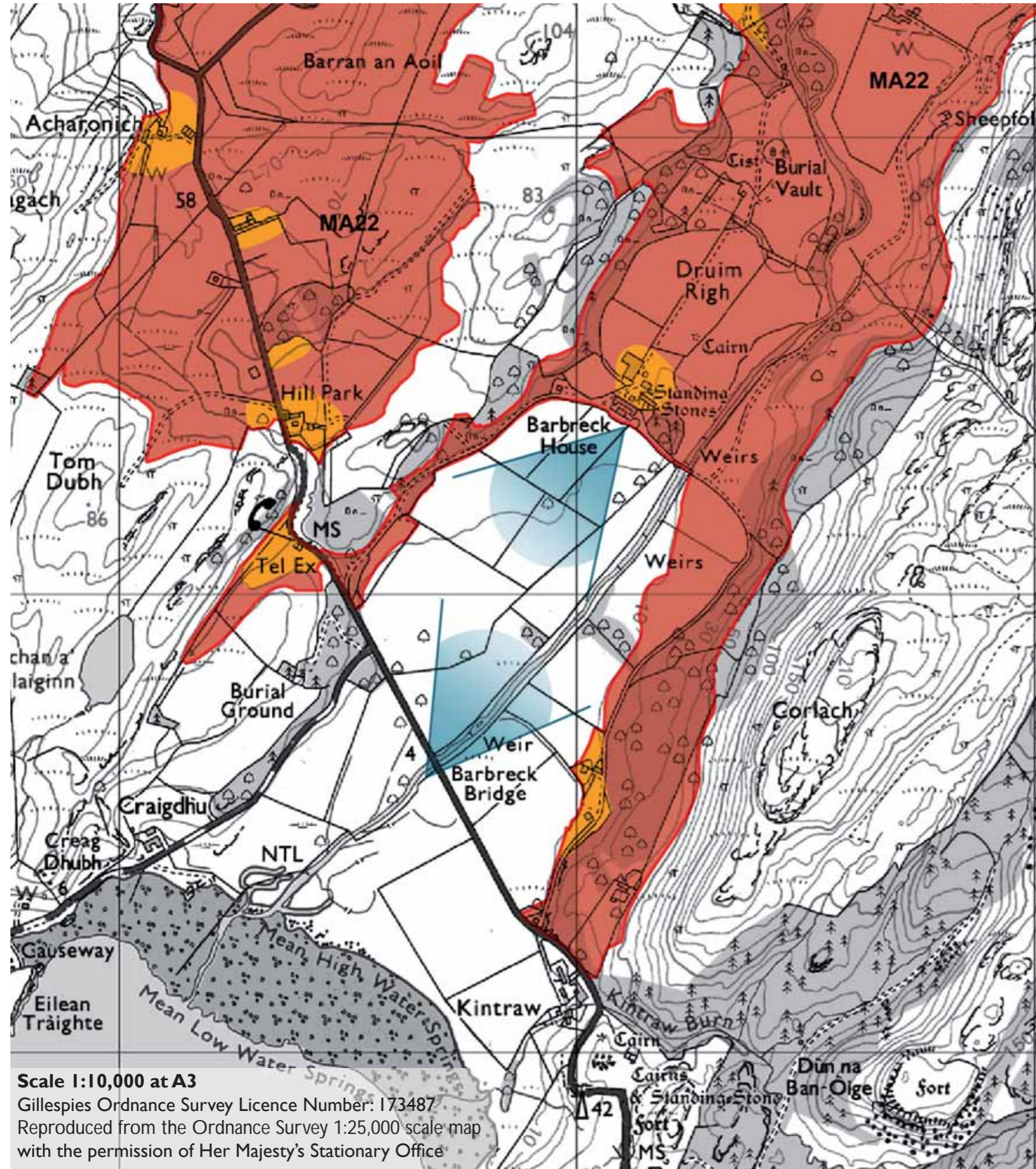


MA21 - View west to Eurach



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MA22:BARRAVULLIN

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Coastal Parallel Ridges LCT and the Craggy Upland LCT.

This large site is located for its majority to the east of the A816 and is bisected by a minor road and a number of access tracks which serve numerous farms and houses. The site is dissected by many watercourses, with the Barbreck River in the east being the largest. The land is undulating and is steep in places, rising to 70m AOD at Barran an Aoil. There are many archaeological features throughout the site and a listed building, Barbreck House. Much of the site is open with long panoramic views from the A816.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited to Good

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

- There is potential to absorb development of one or two properties in the areas around the following existing dwellings; Traighuaine, Garraron, West and East Barravullin, Acharonic (and the dwelling to the south), Hill Park, Barrananoil, Kilbride, Turnault, to the north of Barbreck House and the cluster of cottages north of Kintraw. Any new development should be associated with existing and/or new broadleaved planting to create a structure to accommodate it
- Development can also be absorbed in the following currently undeveloped areas; Along the track south of Lergychoniemore, north of Hill Park to the south of the tree group, west of Hill Park, around the Telephone Exchange, north of Barrananoil, south of Cnoc-t-Seoil and on the track south from Turnault to Barbreck House. Development in these areas should utilize existing landform and planting, as well as additional broadleaved planting to anchor development in the landscape.

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

- Development is not recommended in areas which form part of key views. As the site is very open and visible (particularly from the A816), much of the site falls under this category.
- Development is not recommended in the flood plain of the Barbreck River as this does not have a landscape structure capable of accommodating development discreetly.
- Steeply sloping hillsides and forested areas are not recommended for development as this would require significant changes to the landscape, which would alter the landscape character.
- Development is not recommended around archaeological features.



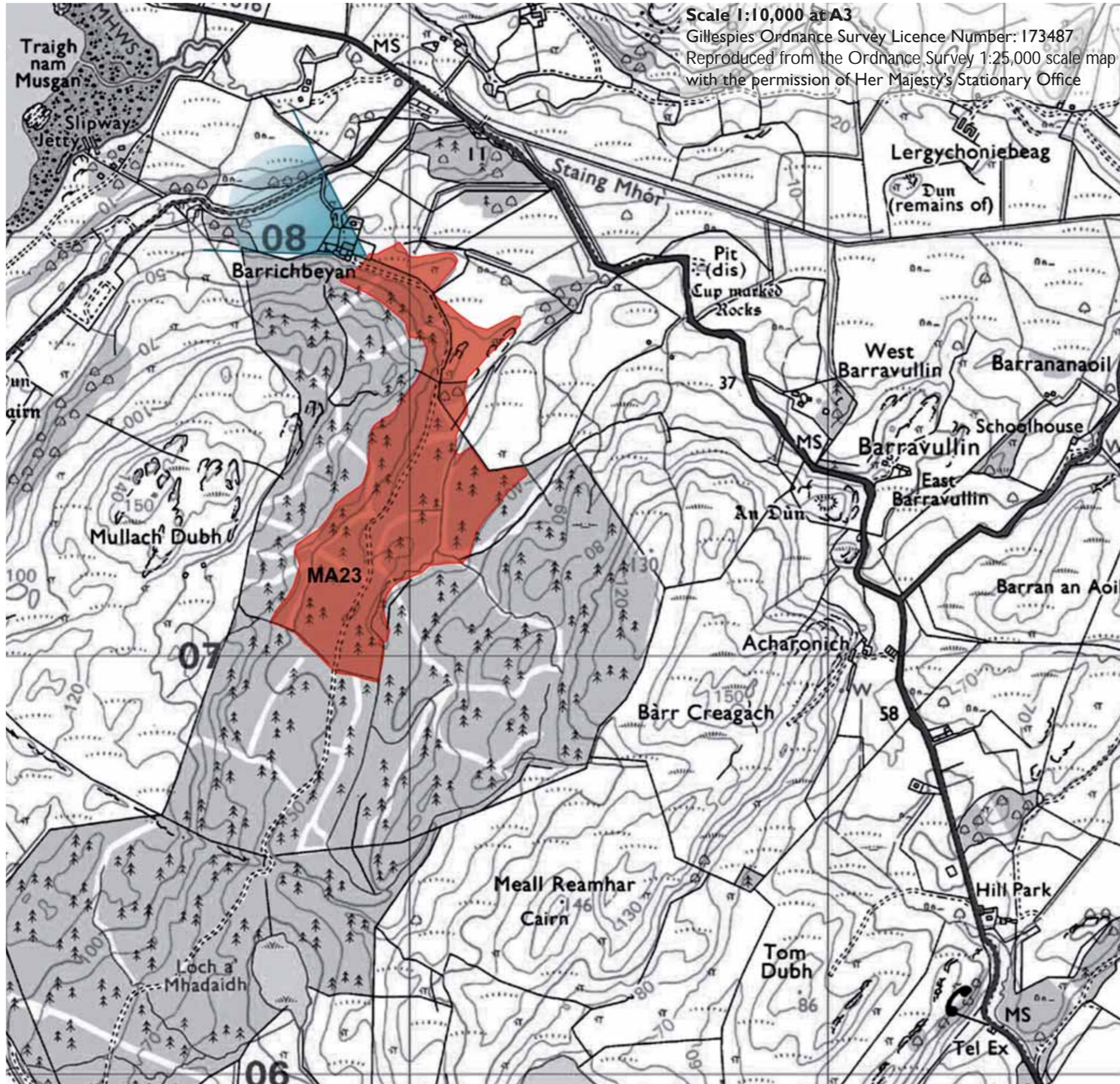
MA22-View north to Garraron from Minor road to Craobh Haven



MA22 -View east from A816 to Barrananaoil



MA22 -View northeast to Turnault



MA23:BARRICHBEYAN

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Coastal Parallel Ridges LCT and the Craggy Upland LCT.

This site is located to the south of Barrichbeyan and mainly comprises commercial forestry. There are two areas of rough grazing land along the eastern boundary of the site. The site is bisected by an access track. It is dissected by two streams, which flow northwards through the site.

The site is currently unsettled and affords panoramic views west.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

None

Areas not recommended for development (Red Areas)

- Commercial forestry plantations are not recommended for development as felling cycles could leave development exposed. This also applies to the rough grazing land to the east of the commercial forestry, as without the backdrop of trees these areas would be very exposed.



MA23 - View east to site from Barrichbeyan

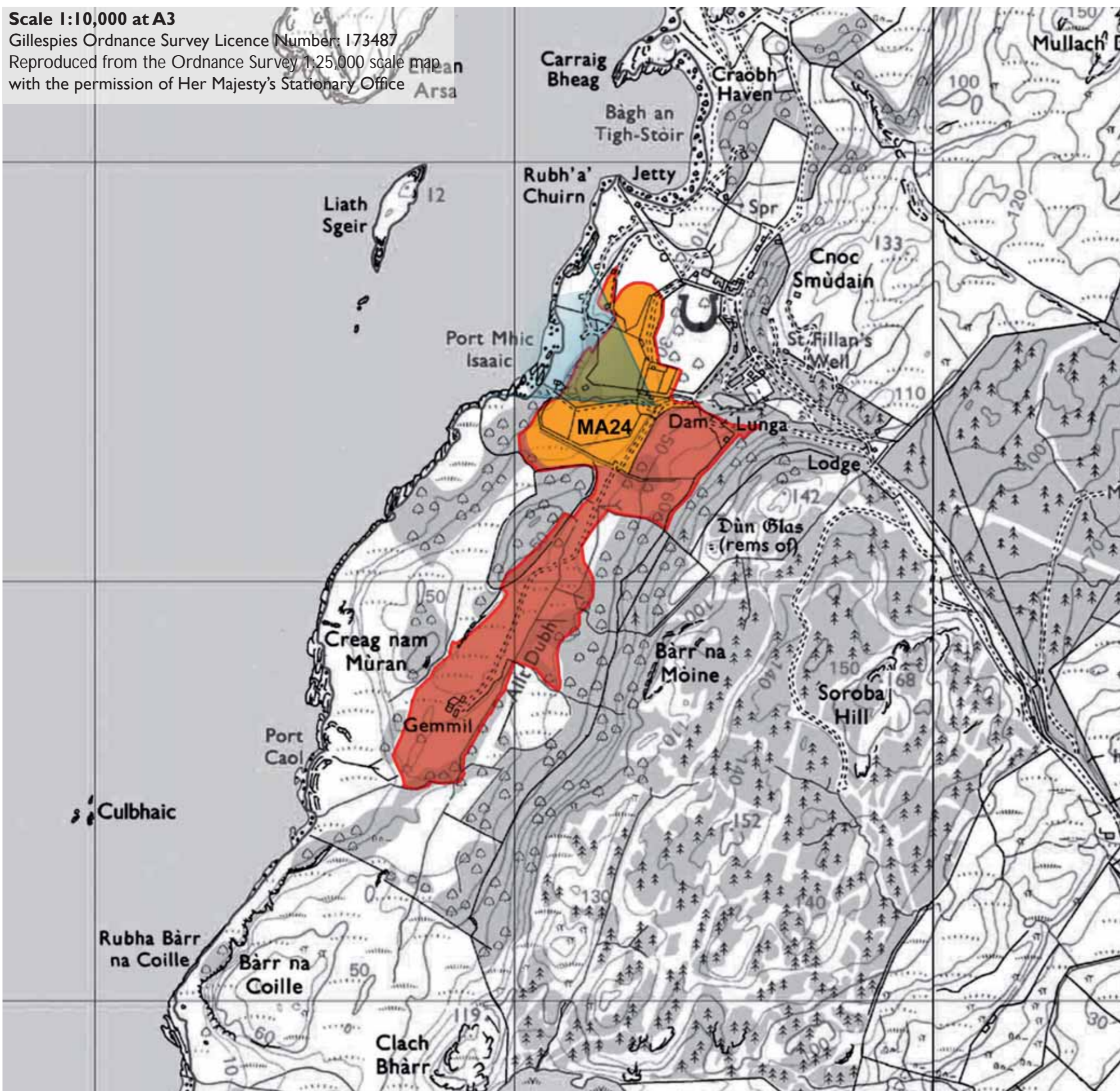


MA23 - View west from Barrichbeyan

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MA24:GEMMIL

Site Description

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

This site is located to the south of Craobh Haven and west of Lunga House. It contains a number of dwellings which are accessed by tracks, some of which are only passable by four wheel drive vehicles. The site comprises rough grazing land interspersed with areas of deciduous woodland and is bisected by a number of streams. The site extends southwards to a farmstead at Gemmil.

There are panoramic views from west of Lunga house, westwards to the sea.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

- There is potential to absorb development in the low lying fields to the west of Lunga House. Development should be located around the perimeter of the fields, associated with existing and new broadleaved planting to anchor the development in the landscape.

Areas not recommended for development (Red Areas)

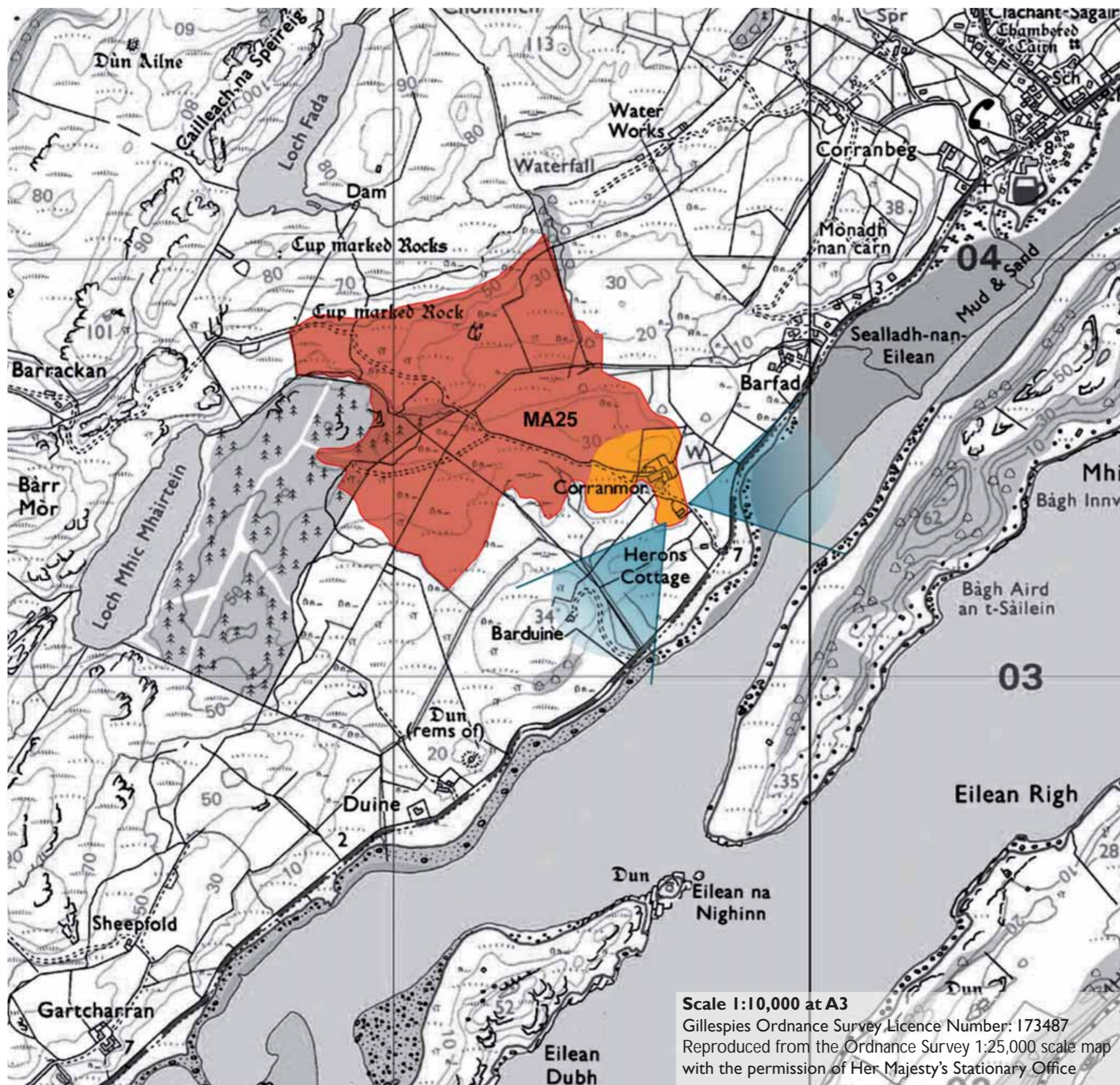
- The steep, rising land immediately south of Lunga house is inaccessible and not recommended for development as significant earthworks would have to be undertaken, altering the character of the landscape.
- Development is not recommended in the area of the site which extends southwards to Gemmil as it would require significant upgrading of the farm track, which would change the landscape character of the area.



MA24 - View west across the site



MA24 - The Gemmil track



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MA25:CORRANMOR

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Coastal Parallel Ridges LCT.

This site is located to the south of Ardfern and is accessed by track from the B8002. It contains one farmstead a Corranmor and a cottage to the south. There is an area of commercial forestry which extends into the site from the west. The majority of the site comprises open rough grazing land.

The site is dissected by a number of streams and rises to 50m AOD at the northern boundary.

There are panoramic views south and north from Corranmor.

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 development around Corranmor, where it would be perceived as a cluster. Development should be limited to two or three new properties to prevent over-development.

Areas not recommended for development (Red Areas)

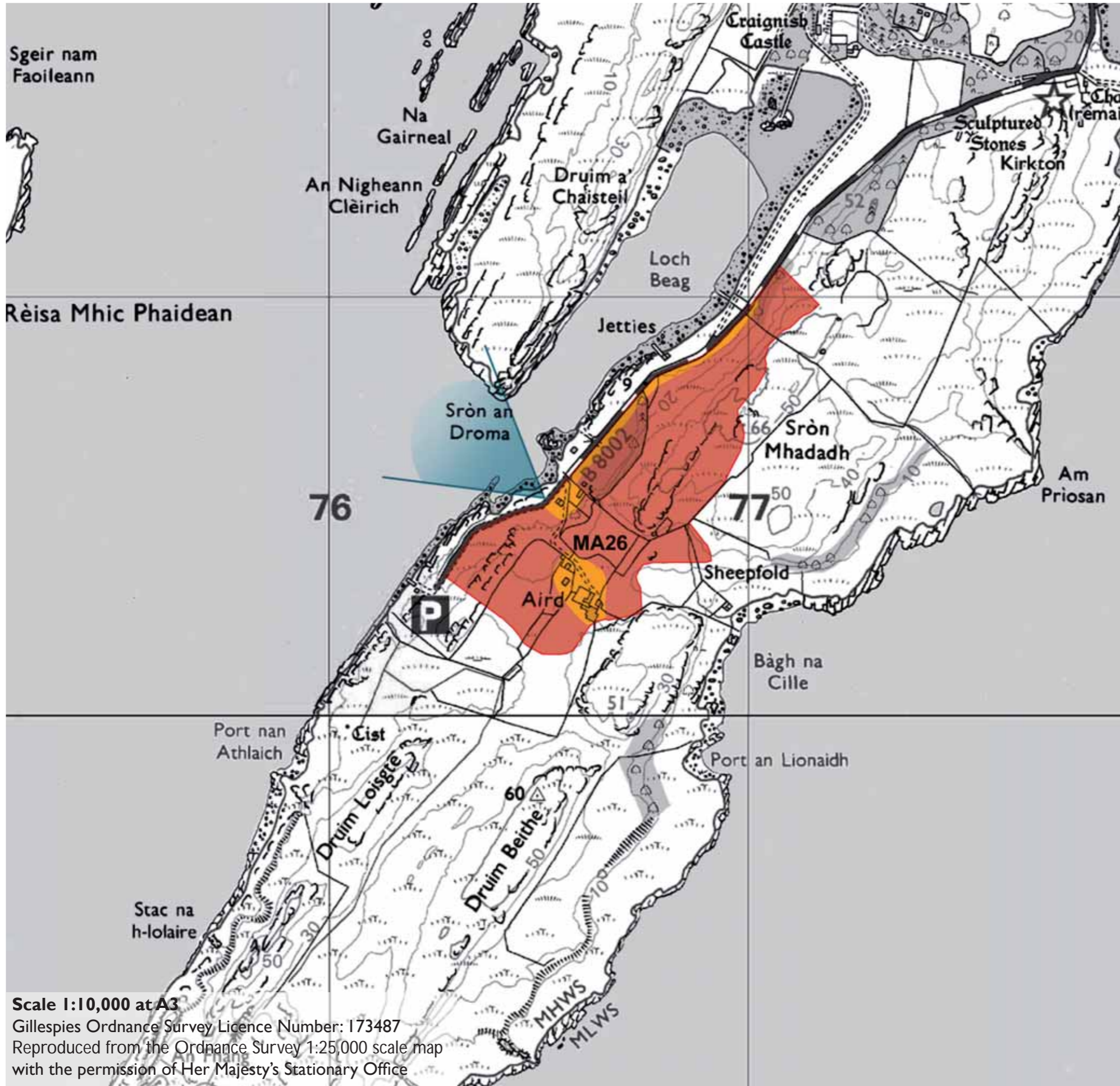
- The open rough grazing land which forms the majority of the site is not recommended for development as it is exposed and open and would be visible over long distances, changing the character of the landscape.
- Commercial forestry plantations are not recommended for development as felling cycles could leave development exposed. This also applies to the areas adjacent to the commercial forestry, as without the backdrop of trees these areas would be very exposed.



MA25 -View south from north of Corranmor,



MA25 -View north across site. Corranmor, is visible to the east.



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MA26:AIRD

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Coastal Parallel Ridges LCT.

This site is located along the eastern side of Loch Beag at the end of the B8002 which forms the sites western boundary. It contains one farmstead and a cluster of dwellings at Aird which is accessed by track. There are also two cottages at the junction of the access track to Arid and the minor road. It rises to 66m AOD on its eastern boundary.

There is an area of deciduous woodland at the northern end of the site and an area of mixed woodland north of the access track to Aird. The land is undulating and rocky in places.

There are panoramic views west from the site.

Scenic Quality
Medium

Sensitivity to Change
High

Capacity to Absorb Development
Limited

Areas with potential to absorb development (Orange Areas)

- Development of one or two properties could be absorbed at Aird, and the cottages to the west where it will be perceived as a cluster, however coalescence between these areas should be avoided.
- Pockets of development alongside the road would be possible. These should be associated with existing tree planting or new broadleaved planting where there is none currently. This should be limited to two to three properties to avoid over-development.

Areas not recommended for development (Red Areas)

- The open, rocky and undulating land which forms the majority of the site is not recommended for development as it would be too prominent in long views, changing the character of the landscape.



MA26 -View north from north of the car park



MA26 -View west from site