

Map Key



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

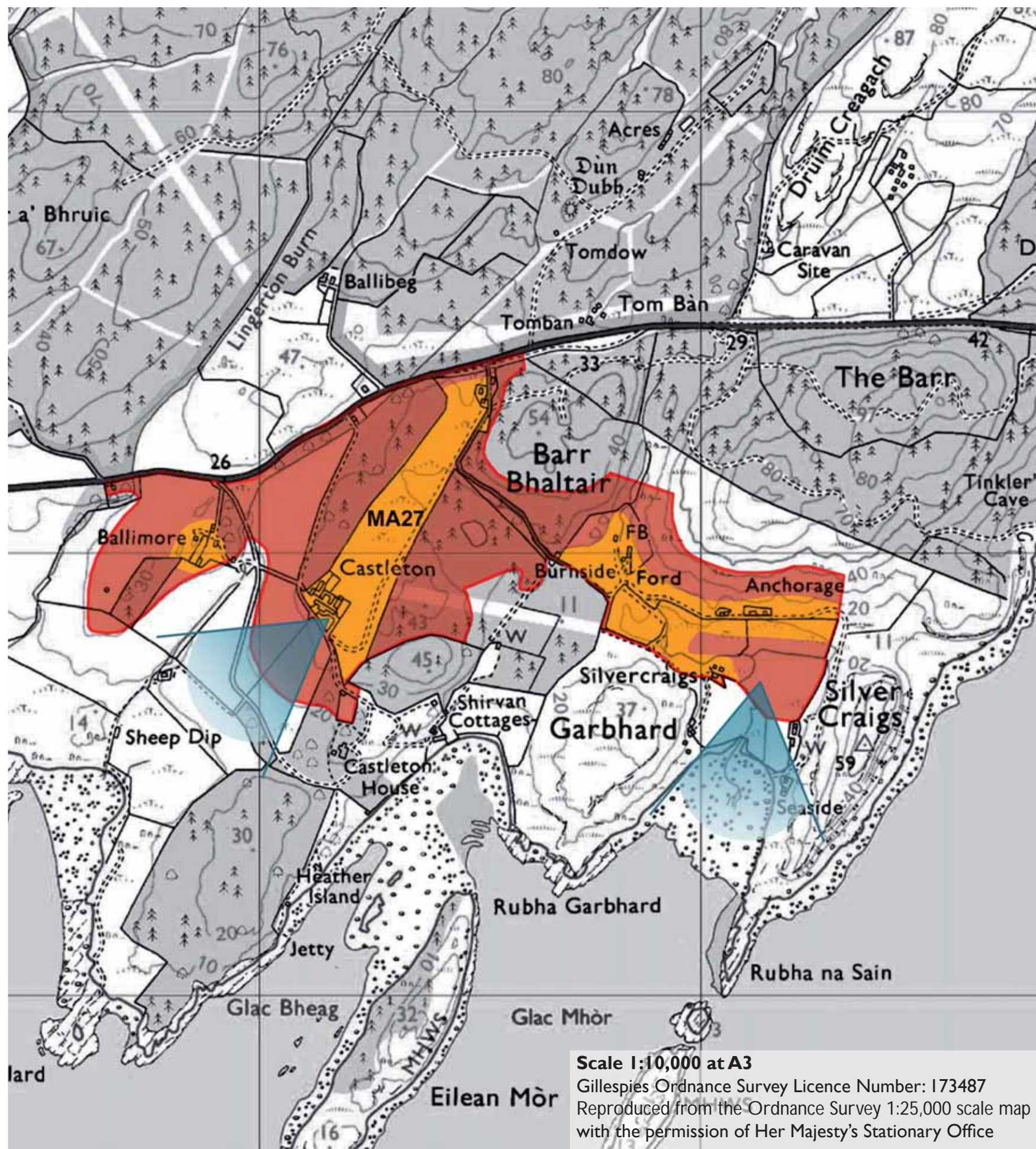


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

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



MA27:CASTLETON

Site Description

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

This site is located on a promontory between Loch Gilp and Loch Fyne, south of the A83 which forms the sites northern boundary. There are a number of dwellings within the site which are accessed by minor roads and tracks from the A83. At its highest point the site rises to 40m AOD to the north of Anchorage.

The site is a mosaic of rough grazing land, deciduous woodland and coniferous commercial forestry. It is dissected by two streams which flow southwards through the eastern and western parts of the site.

There are panoramic views south from Castleton and from Anchorage.

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 sheltered valley between Burnside and Anchorage. Development should be sited adjacent to existing access tracks, avoiding the flat area south of Anchorage and should be associated with new broadleaved planting to anchor it to the existing landscape structure. This should be limited to three or four properties to avoid over-development.
- Development could be absorbed in the area of land between the Castleton and the A83 bounded by the recently felled commercial forestry. It should be associated with new broadleaved planting to create a landscape framework and be limited to three or four properties to avoid over-development. Development should be located adjacent to the existing access track.
- Development of one or two properties could be absorbed at Ballimore where it would be perceived as a cluster.

Areas not recommended for development (Red Areas)

- Development is not recommended in open fields which form part of key views to the south.
- Development is not recommended in areas of commercial forestry as felling cycles could leave development exposed.
- Development is not recommended on the rising slopes behind Anchorage where it will be visible in the wider landscape and would be at variance with the existing development pattern.



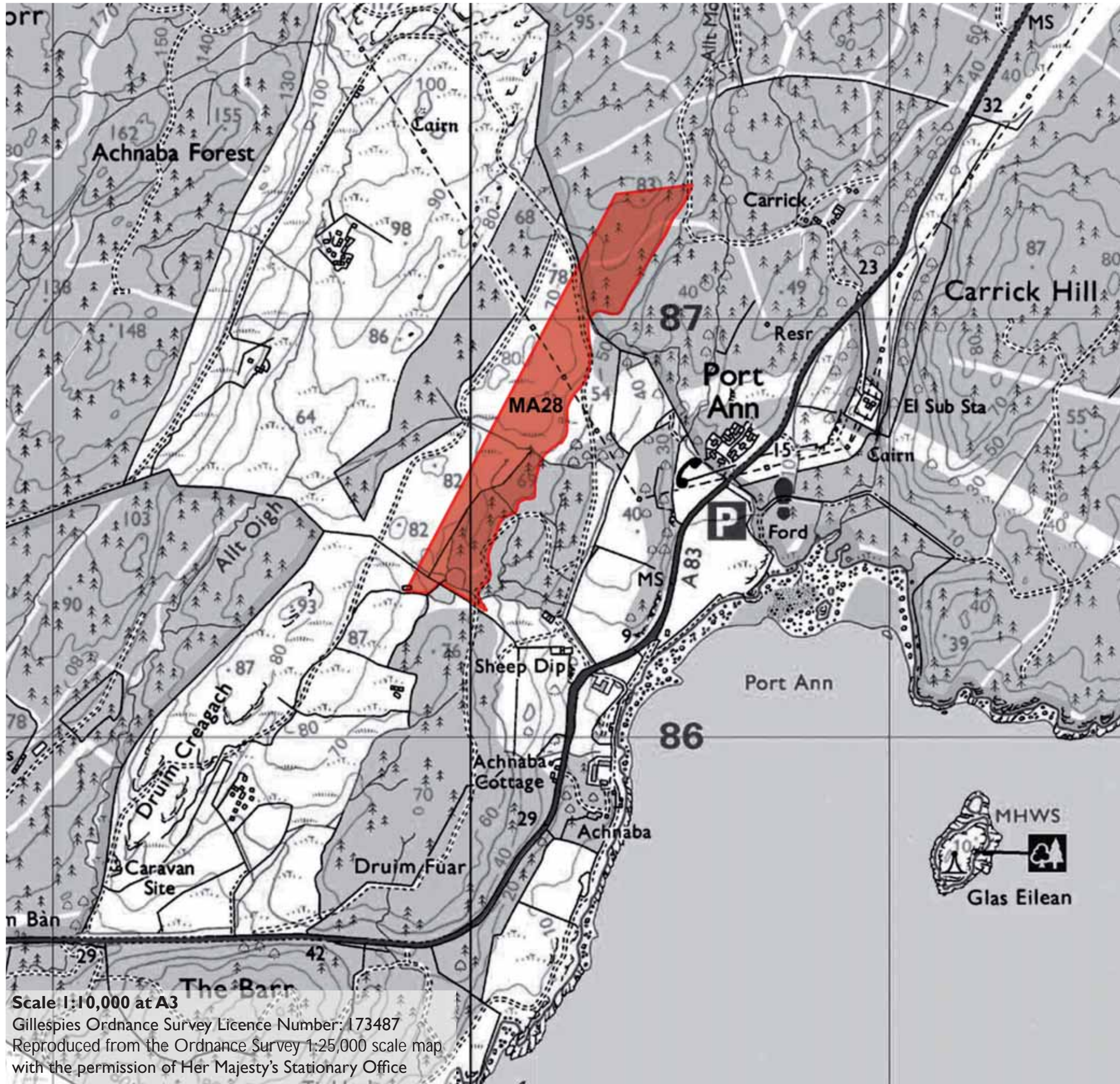
MA27 -View south to Castleton



MA27 -View north to Anchorage



MA27 -View south from Castleton



MA28:PORT ANN

Site Description

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

This site is located to the west of Port Ann and is accessed by track. It is bisected by an overhead transmission line which runs northeast / southwest across the site.

The site comprises forestry north of the access track which bisects the site. Southwest of this is an area of rough grazing land with an area of commercial forestry and a lochan in the south west corner.

The site is dissected by a number of streams

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

None

Areas not recommended for development (Red Areas)

- The site is not recommended for development as it is currently unsettled and development would adversely change the landscape character of the site.

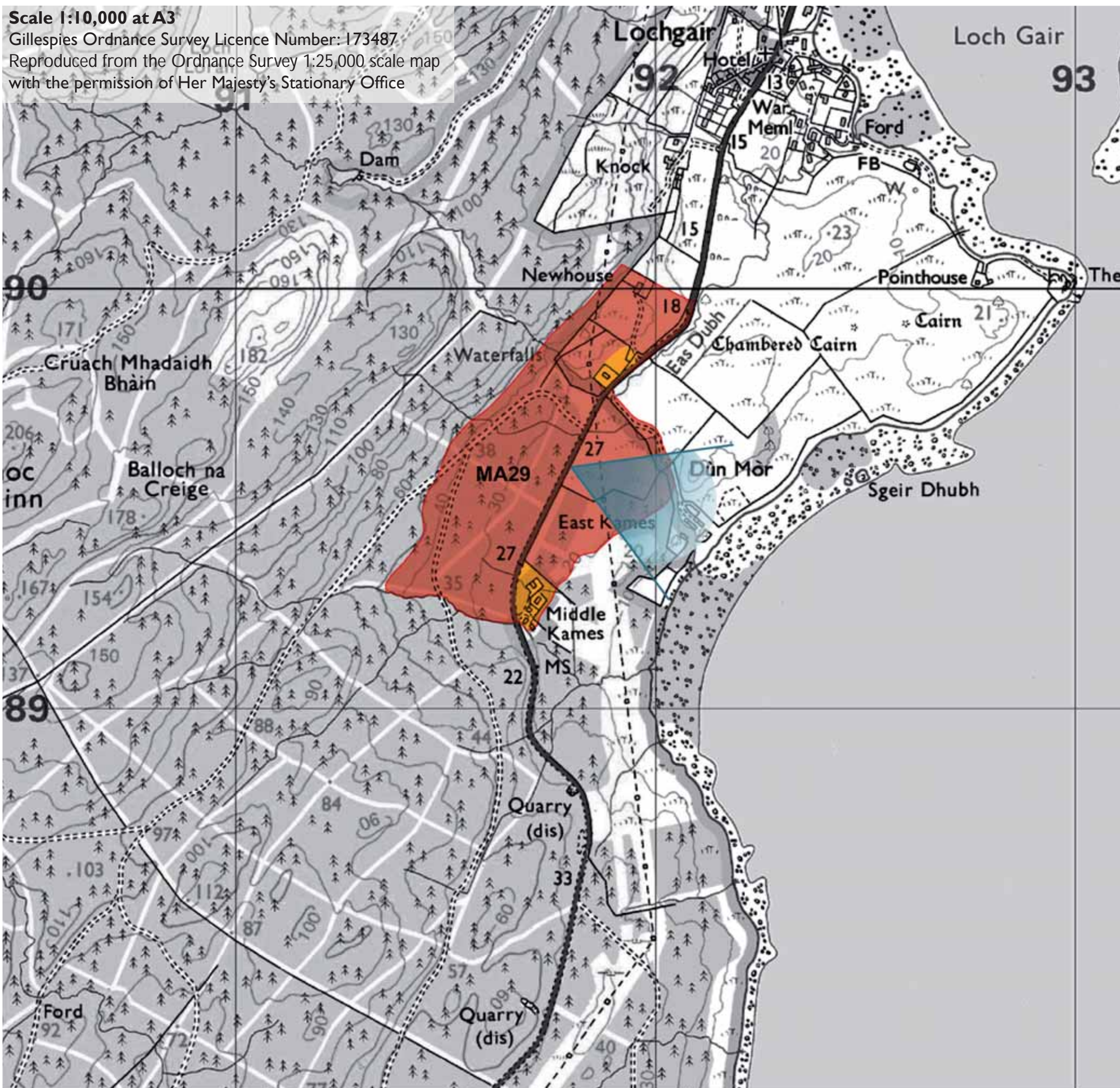
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MA28 - View northwest to site

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MA29:EAST KAMES

Site Description

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

This site is located to the south of Lochgair and is bisected by the A83. It contains a number of dwellings at Middle Kames, East Kames and Newhouse in the north of the site.

In the southern half of the site, to the west of the A83 there is an area of commercial forestry which is dissected by tracks. To the east of A83 there are some patches of commercial forestry and rough grazing land. An overhead transmission line crosses the site in a north/ south direction.

The site is dissected by a number of streams

There are panoramic views west from the central area 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 at Middle Kames and the cottage to the south of Newhouse where the addition of new dwellings would be perceived as part of the existing cluster.

Areas not recommended for development (Red Areas)

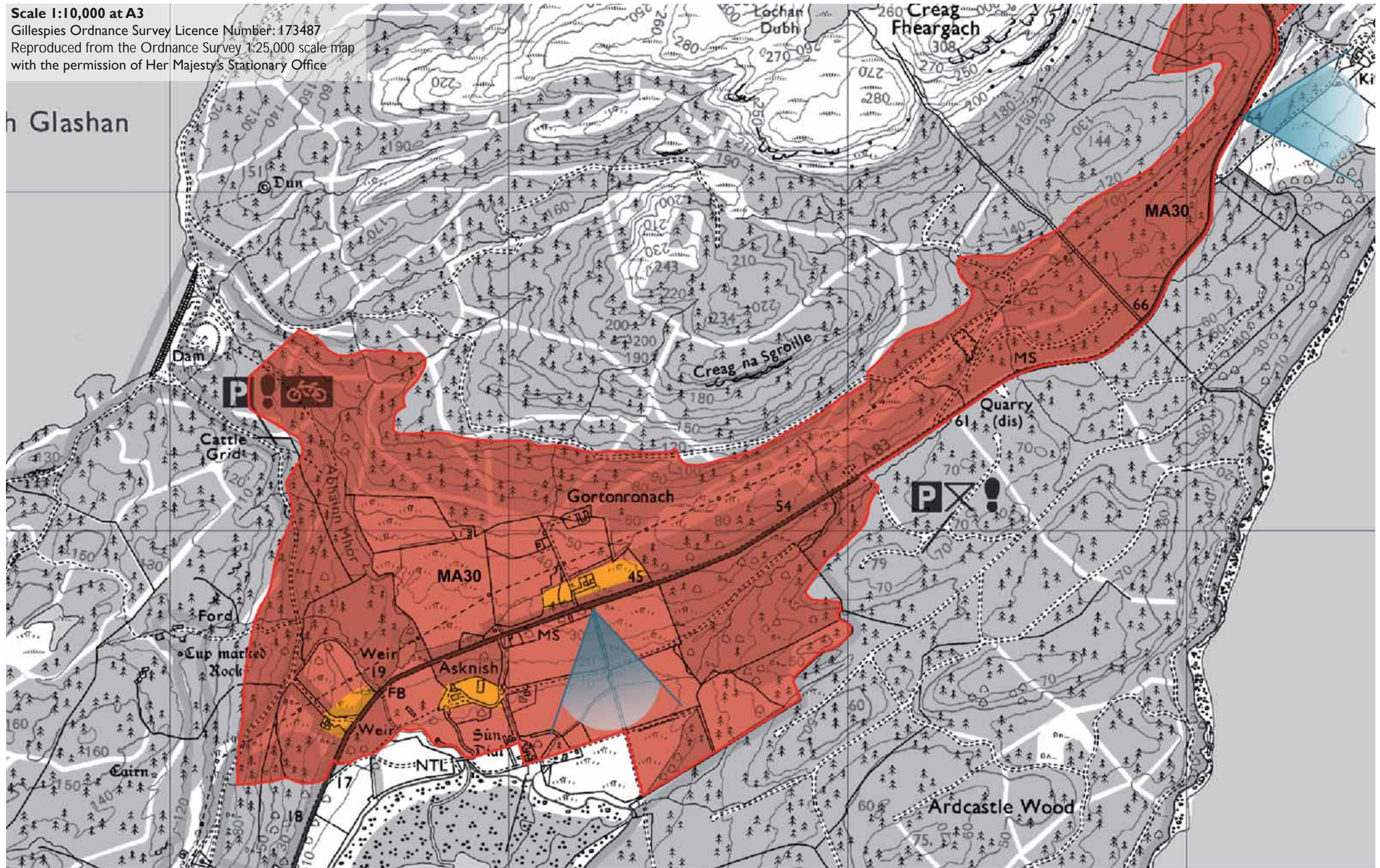
- Development is not recommended in areas of commercial forestry as felling cycles could leave development exposed.
- Development is not recommended around Newhouse as it will be too prominent within the landscape.



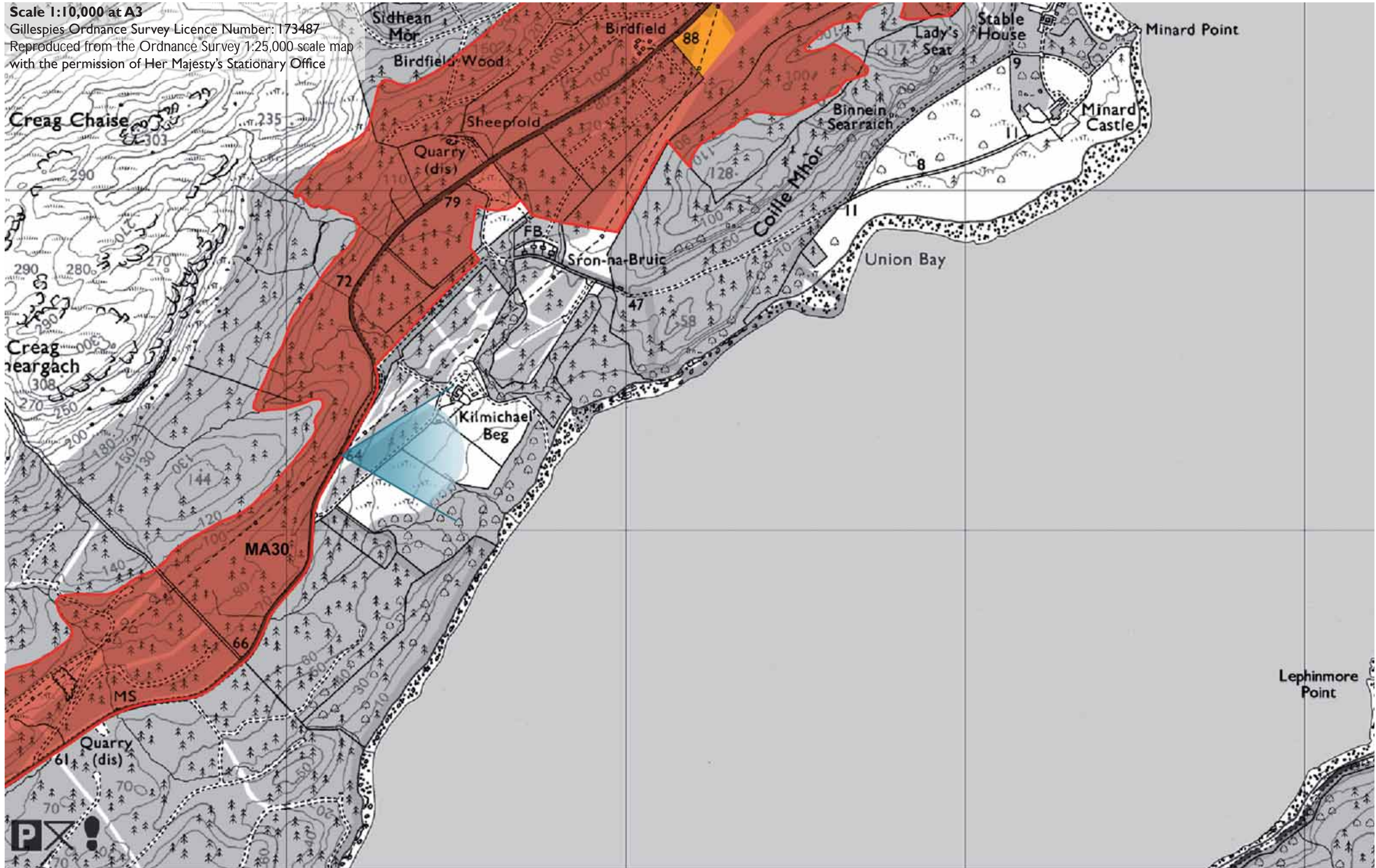
MA29 -View west from the A83 in the centre of the site

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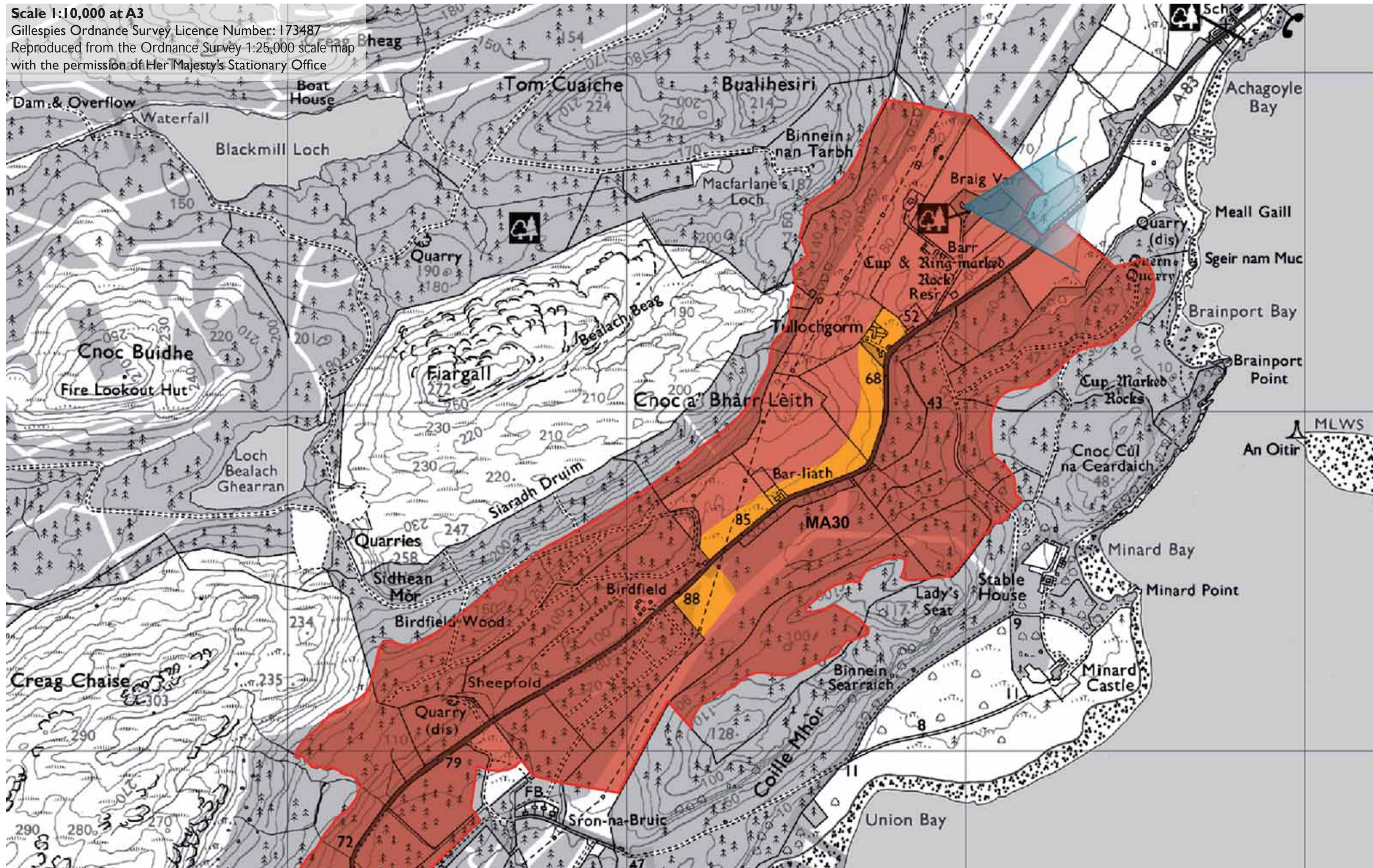


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MA30:ASKNISH TO BARR

Site Description

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

This long site is bisected by the A83 and mainly comprises commercial forestry interspersed in a few places with areas of rough grazing. It is dissected by numerous streams. The site is also bisected by an overhead transmission line for much of its length.

There are numerous dwellings within the site; at Asknish and Gortonronach in the south and Birdfield, Bar-liath, Tullichgorm and Barr in the north. There is an archeological feature south of Asknish and a Cup and Ring Mark Rock south of Barr.

Views are generally contained within the site due to the commercial forestry, except south of Gortonronach and at Barr where there are panoramic views of Loch Fyne.

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 at Gortonronach, Asknish and Barr where it would be perceived with existing development as a cluster. Development should be limited to three or four units at each location to prevent over-development.
- There is potential to absorb development along the roadside between Bar-liath and Tullochgorm, to the east of Birdfield and adjacent to the weir in the south. This should be associated with new broadleaved tree planting to anchor the new development to the existing landscape structure. Development should be limited to two or three units at each location to prevent over-development.

Areas not recommended for development (Red Areas)

- Development is not recommended in areas of commercial forestry as felling cycles could leave development exposed.
- Development is not recommended in the area of steeply sloping rough grazing land south of Barr as it would require extensive earthworks and would alter the landscape character of the area.



MA30 -View north to Gortonronach



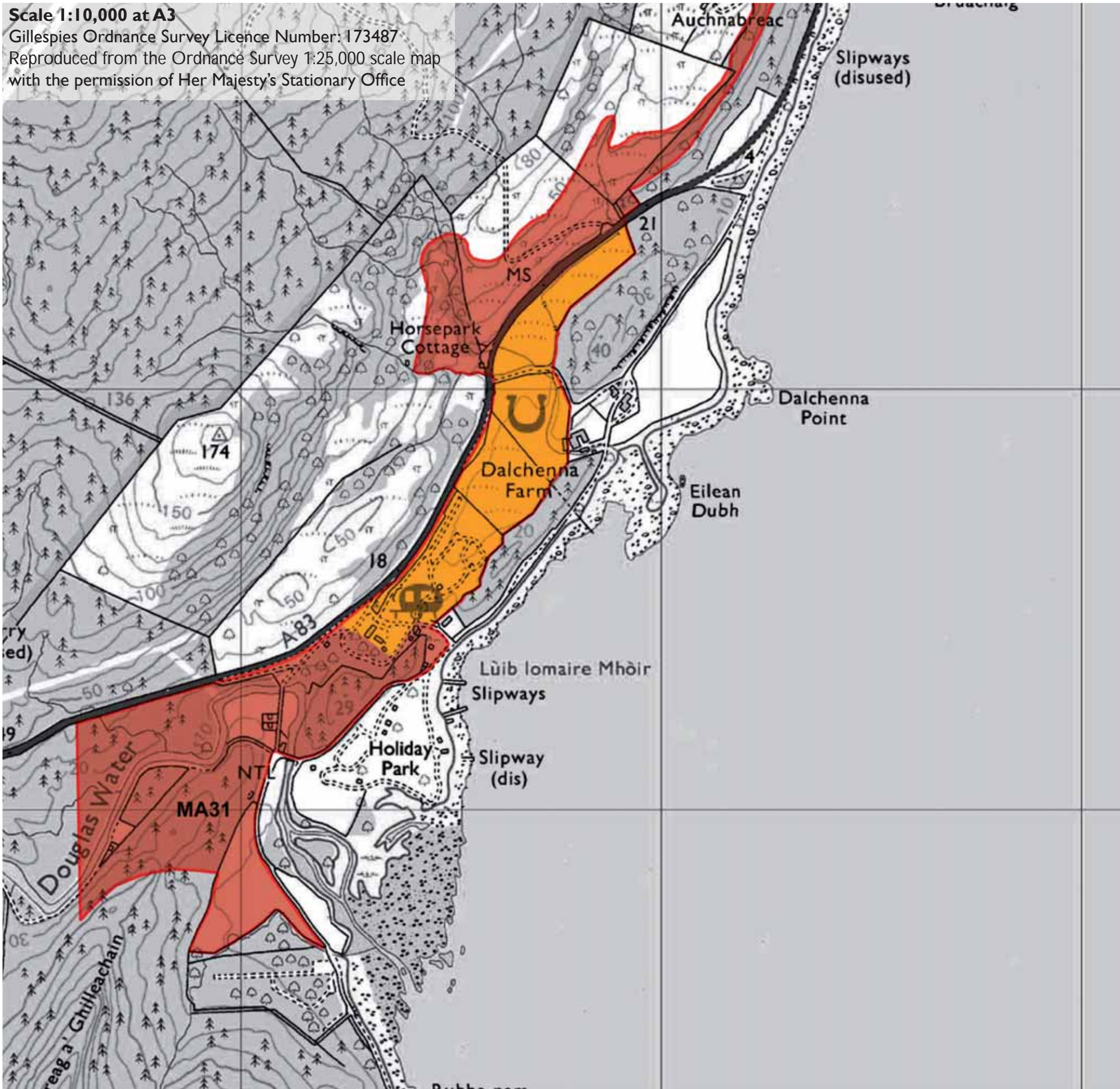
MA30 -View south to Asknish



MA30 -View east from Barr

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MA31: DALCHENNA FARM

Site Description

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

This site is located to the south of Inveraray and is bisected by the A83. The western part of the site comprises commercial forestry and is bisected by Douglas Water. The central area of the site comprises a caravan site and the Dalchenna Farm equestrian centre. North of the A83 there is a dwelling at Horespark Cottage and an area of sloping rough grazing land.

Scenic Quality

Low

Sensitivity to Change

Low

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

- There is potential to absorb clusters of development at both the campsite and Dalchenna Farm as this area has a containing landscape structure which precludes views from the A83 to Loch Fyne. Development should be set back from the A83 and associated with new broadleaved planting to anchor it to the landscape.

Areas not recommended for development (Red Areas)

- Development is not recommended in areas of commercial forestry as felling cycles could leave development exposed.
- Development is not recommended in the sloping rough grazing land to the north of the A83 as it will be very prominent from the road.

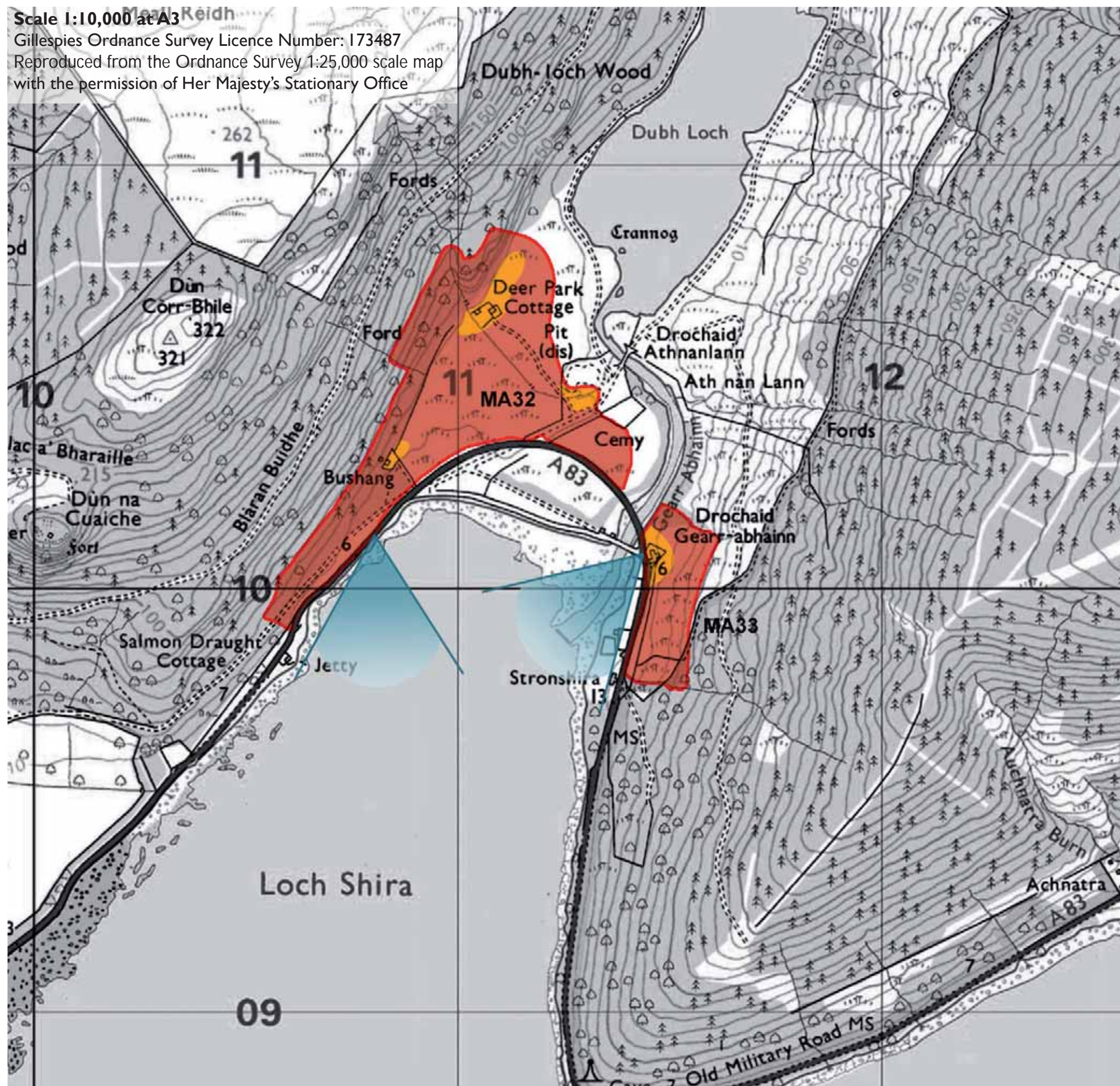


MA31 - View towards the campsite

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MA32: BUSHANG

Site Description

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

This site is located at the head of Loch Shira and is defined on its southern boundary by the A83. The majority of the site comprises flat rough grazing land. Along the western perimeter the site begins to rise up the slopes of Blaran Buidhe and comprises commercial forestry. The site is bisected by one stream which flows from the northwest across the site.

There are a number of dwellings within the site; Deer Park Cottages to the north west and Bushang to the south.

There are panoramic views south from the site to Loch Shira.

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 at both Bushang and Deer Park Cottage where it would be perceived as a cluster. Development should be limited to one or two for at each location to prevent over-development.
- Development of one or two units could be absorbed at the junction between the track north to the bridge and the track to Deer Park Cottages. It should be associated with new broadleaved planting.

Areas not recommended for development (Red Areas)

- Development is not recommended in areas of commercial forestry as felling cycles could leave development exposed. This area is also steeply sloping.
- The flat rough grazing land which forms much of the site is not recommended for development because it doesn't possess a landscape structure which can accommodate development discreetly.

MA33: DROCHAID GEAR-ABHAINN

Site Description

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

This site is located at the head of Loch Shira and is defined on its southern boundary by the A83. The majority of the site comprises sloping rough grazing land. There is one cottage located in the north of the site.

There are panoramic views south from the site to Loch Shira.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development

(Orange Areas)

- There is potential to absorb development at Drochaid Gear-abhainn where it would be perceived as a cluster. It should be limited to one property to prevent over-development.

Areas not recommended for development

(Red Areas)

- The sloping grazing land which forms much of the site is not recommended for development because it doesn't possess a landscape structure which can accommodate development discreetly.



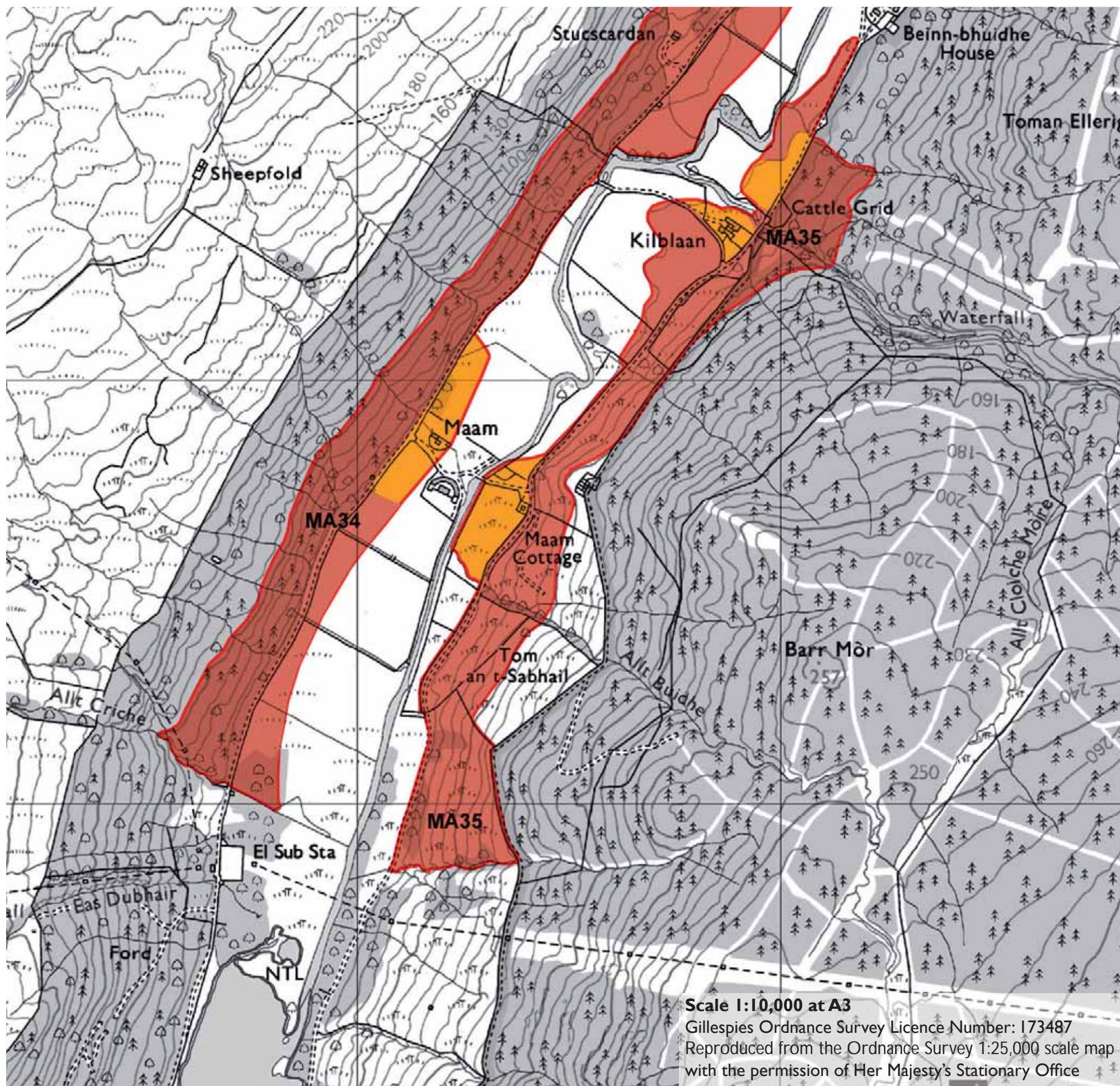
MA32 - View south to Loch Shira



MA32 - View north to Deer Park Cottages



MA33 - View east into the site



MA34: MAAM

Site Description

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

This site is located on the western side of Glen Shira and is accessed by a private track. It contains two dwellings at Maam and Stucscardan.

To the west of the access track the land rises steeply to the east and comprises commercial coniferous forestry. To the east of the access track the site encompasses low lying fields. The site is dissected by a number of streams, which flow east into the River Shira.

Views are contained within the glen.

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 at Maam where it will be perceived as a cluster. It should be associated with existing and new broadleaved tree planting to anchor it to the existing landscape structure. Development should be limited to one or two units to prevent over-development

Areas not recommended for development (Red Areas)

- Development is not recommended on the steeply sloping land to the west of the access track as extensive earthworks would need to be undertaken, changing the character of the landscape.
- Development is not recommended in the northern areas of the site to preserve the relatively unsettled character of the glen.
- Development is not recommended around Stucscardan where it will be visually prominent within the wider landscape.

MA35: KILBLAAN

Site Description

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

This site is located on the eastern side of Glen Shira and is accessed by a private track. It contains two dwellings at Maam Cottage and Kilblaán.

To the east of the access track the land rises steeply to the east and comprises moorland and stands of deciduous woodland. To the west of the access track the site encompasses low lying fields. The site is dissected by a number of streams, which flow west into the River Shira.

Views are contained within the glen.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

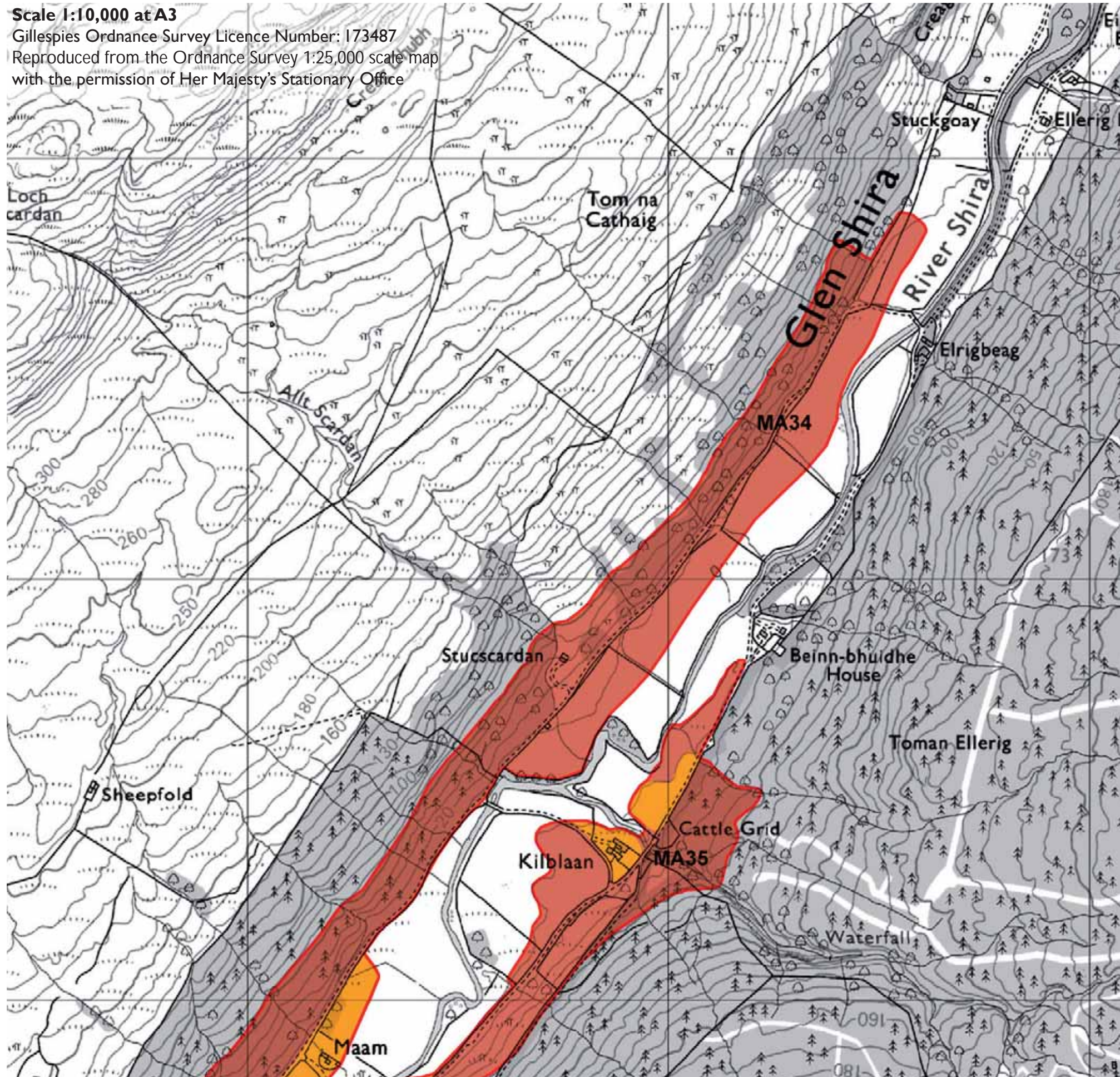
- There is potential to absorb development at both Maam Cottage and Kilblaán where it would be perceived as a cluster. It should be associated with new broadleaved tree planting to link it to the existing landscape structure and should also be set back from the river edge. Development should be limited to one or two units at each location to prevent over-development.

Areas not recommended for development (Red Areas)

- Development is not recommended on the steeply sloping land to the east of the access track as extensive earthworks would need to be undertaken, changing the character of the landscape.

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MA34 - View south from Maam Cottage



MA34 - View south from Kilblann



MA35 - View west to the southern area of the site



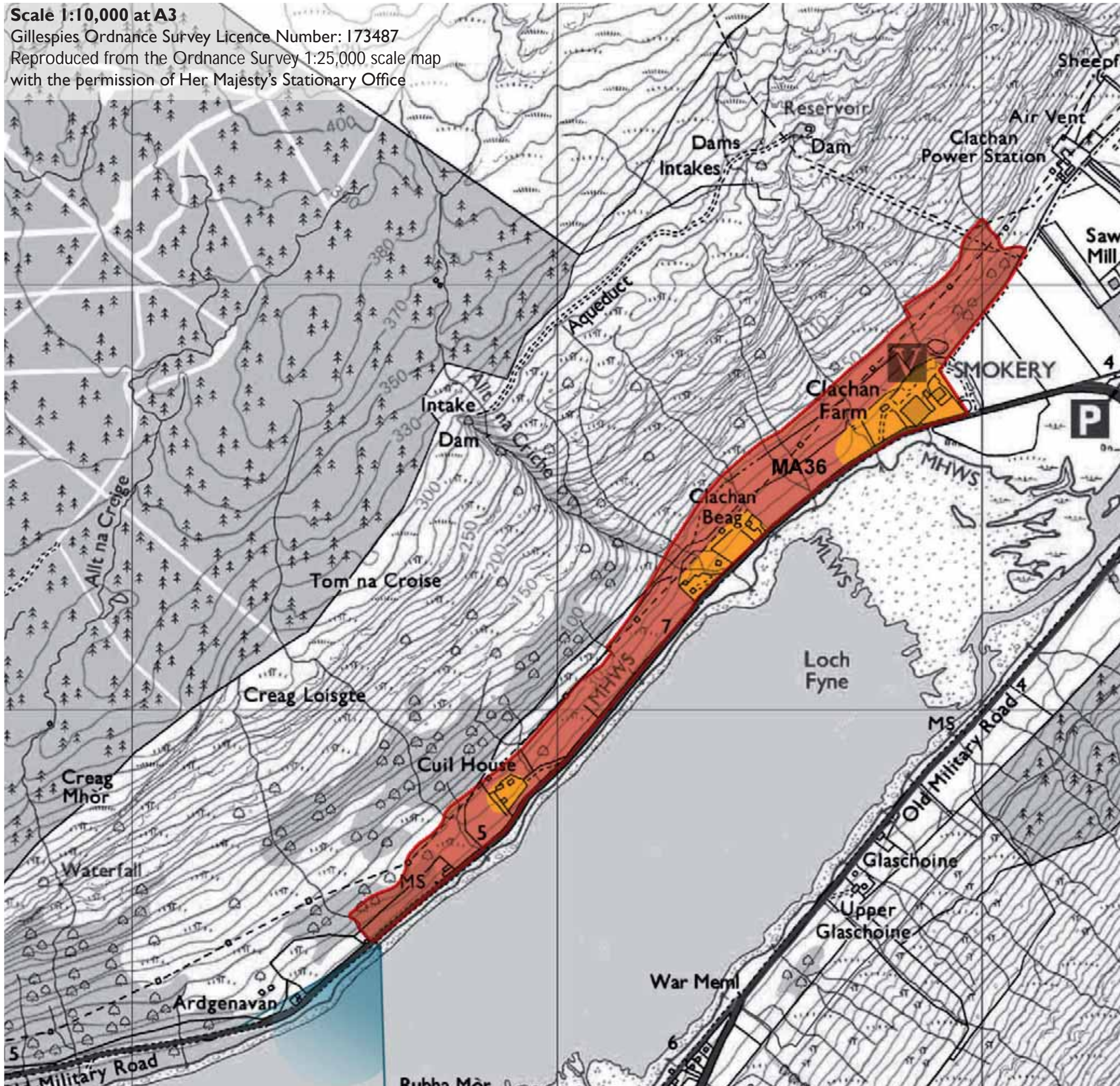
MA35 - View north to Maam



MA35 - View west to the northern area of the site

Scale 1:10,000 at A3

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MA36: CLACHAN FARM

Site Description

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

This site is located on the eastern side of the glen at the head of Loch Fyne. It slopes up steeply to the west and is dissected by a number of streams. The majority of the site comprises rough grazing land.

The southern part of the site contains a number of dwellings located in clusters to the west of the A83. At the northern end of the site there is a garden centre and a restaurant/farm shop with associated car parking. This area is bisected by an overhead transmission line

There are panoramic views of Loch Fyne from most of 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 existing clusters of cottages. It should be associated with new broadleaved tree planting to anchor it to the existing landscape structure. Development should be limited to one or two units at each location to prevent over-development
- Development could be absorbed at the existing retail area.

Areas not recommended for development (Red Areas)

- Development is not recommended in the areas outwith the retail area and existing housing clusters to avoid coalescence.
- Slopes beyond existing and potential development areas are too steep to accommodate new development. On the steeper slopes development would be too visually prominent in the wider area, particularly from the east shores of Loch Fyne and excessive earthworks would be required to create development platforms and access.



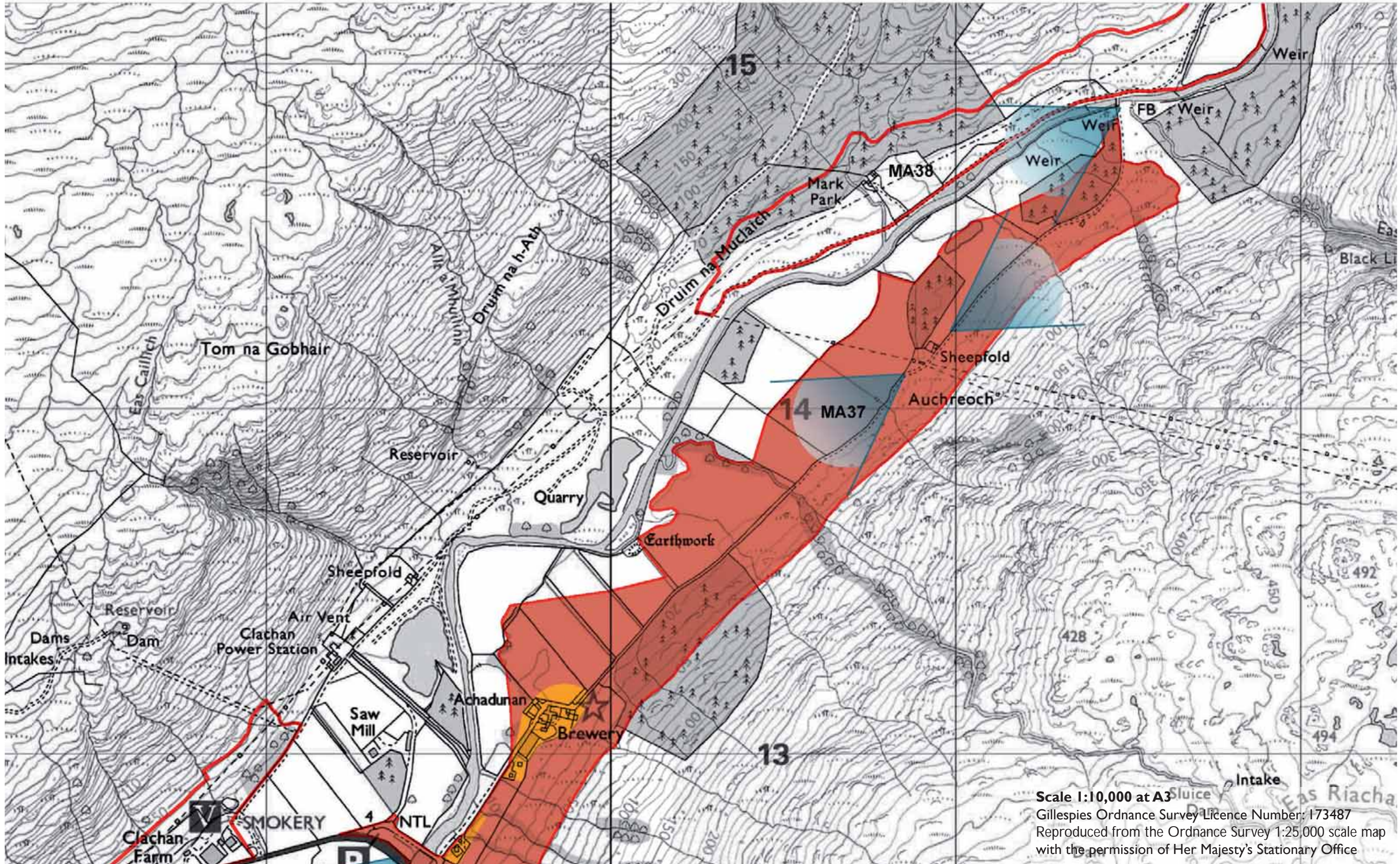
MA36 - View towards garden centre and restaurant/farm shop



MA36 - View west across Loch Fyne to the site



MA36 - View southeast from retail area to Loch Fyne





MA37 - View south towards Achaduran



MA37 - View south from the south of the powerline



MA37 - View south from the northern area of the site

MA37: INVERFYNE**Site Description**

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

This site is located on the eastern side of Glen Fyne and along the eastern side of the head of Loch Fyne. It slopes up steeply to the east and is dissected by a number of streams. The majority of the site comprises rough grazing land. There are areas of deciduous tree planting along field boundaries and some small stands of commercial coniferous forestry. The site is bounded on the east by the 50m contour.

The southern part of the site extends along the eastern side of Loch Fyne and contains dwellings at Glaschoine and Upper Glaschoine. It is bounded by the A83 on its western side.

North of the head of Loch Fyne the site contains a cottage at Inverfyne and a Brewery and cluster of cottages at Achaduran accessed by a private road. North of Achaduran there is one cottage located in a prominent position to the east of the track. There is a power line which crosses the northern half of the site.

There are panoramic views throughout the site.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

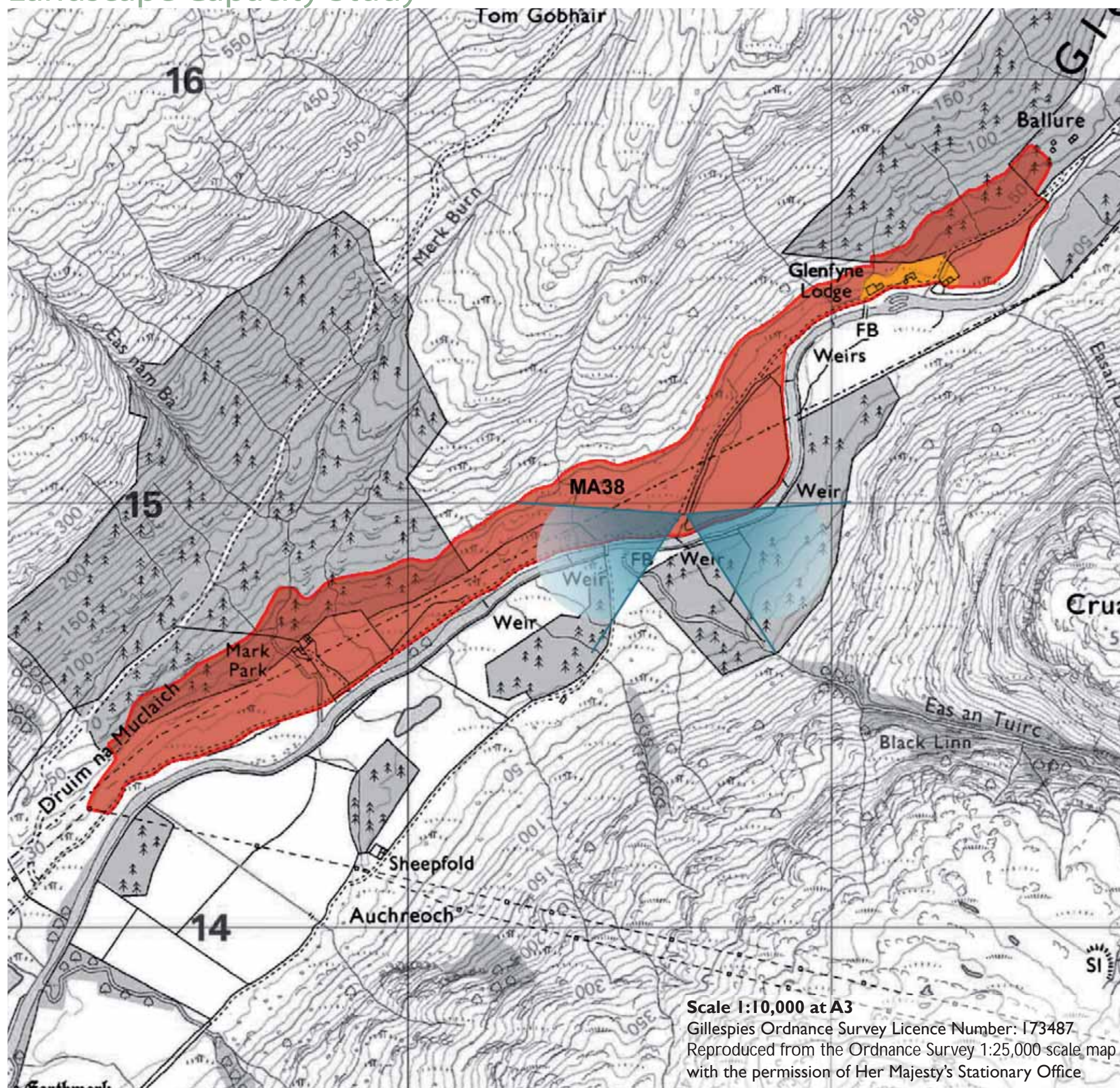
Limited

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

- There is potential to absorb development around the existing cottages at Inverfyne and Achaduran where it will be perceived as a cluster with new broadleaved tree planting to anchor it to the existing landscape structure. Development should be limited to one or two units at each location to prevent over-development.

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

- The area of the site which is bounded by the A83 is not recommended for development as development here would be visible in the key view south to Loch Fyne, and from the west.
- North of the Brewery the site is not recommended for development as there isn't an existing landscape structure which is capable of accommodating development in this relatively unsettled landscape.
- Development is not recommended in areas of commercial forestry as felling cycles could leave development exposed.
- The areas around Glaschoine and Upper Glaschoine are too steep to accommodate new development. On the steeper slopes development would be too visually prominent in the wider area, particularly from the west shores of Loch Fyne and excessive earthworks would be required to create development platforms and access.



MA37: GLENFYNE LODGE

Site Description

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

This site is located on the western side of Glen Fyne. It slopes up steeply to the northwest and is dissected by a number of streams. The majority of the site comprises rough grazing land. There are areas of deciduous tree planting some small stands of commercial coniferous forestry. The site is bounded on the north by the 60m contour, by the River Fyne on the south and is accessed by private road.

The site contains two dwellings, Mark Park in the south west and Glenfyne Lodge in the north east.

There are panoramic views throughout the site.

Scenic Quality

High

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 Glenfyne Lodge where it will be perceived as a cluster and can be integrated with existing tree planting. Development should be limited to one or two units at each location to prevent over-development.

Areas not recommended for development (Red Areas)

- Generally the site is not recommended for development as there isn't an existing landscape structure which is capable of accommodating development in this relatively unsettled landscape.
- Development is not recommended around Mark Park where it will be visually prominent within the wider landscape.
- Development is not recommended in areas of commercial forestry as felling cycles could leave development exposed.



MA38 - View west to Mark Park



MA38 - View south towards Mark Park from north of the bridge



MA38 - View north to Glenfyne Lodge



Mid-Argyll and Inveraray

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