

Key for ROA Assessment Maps



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

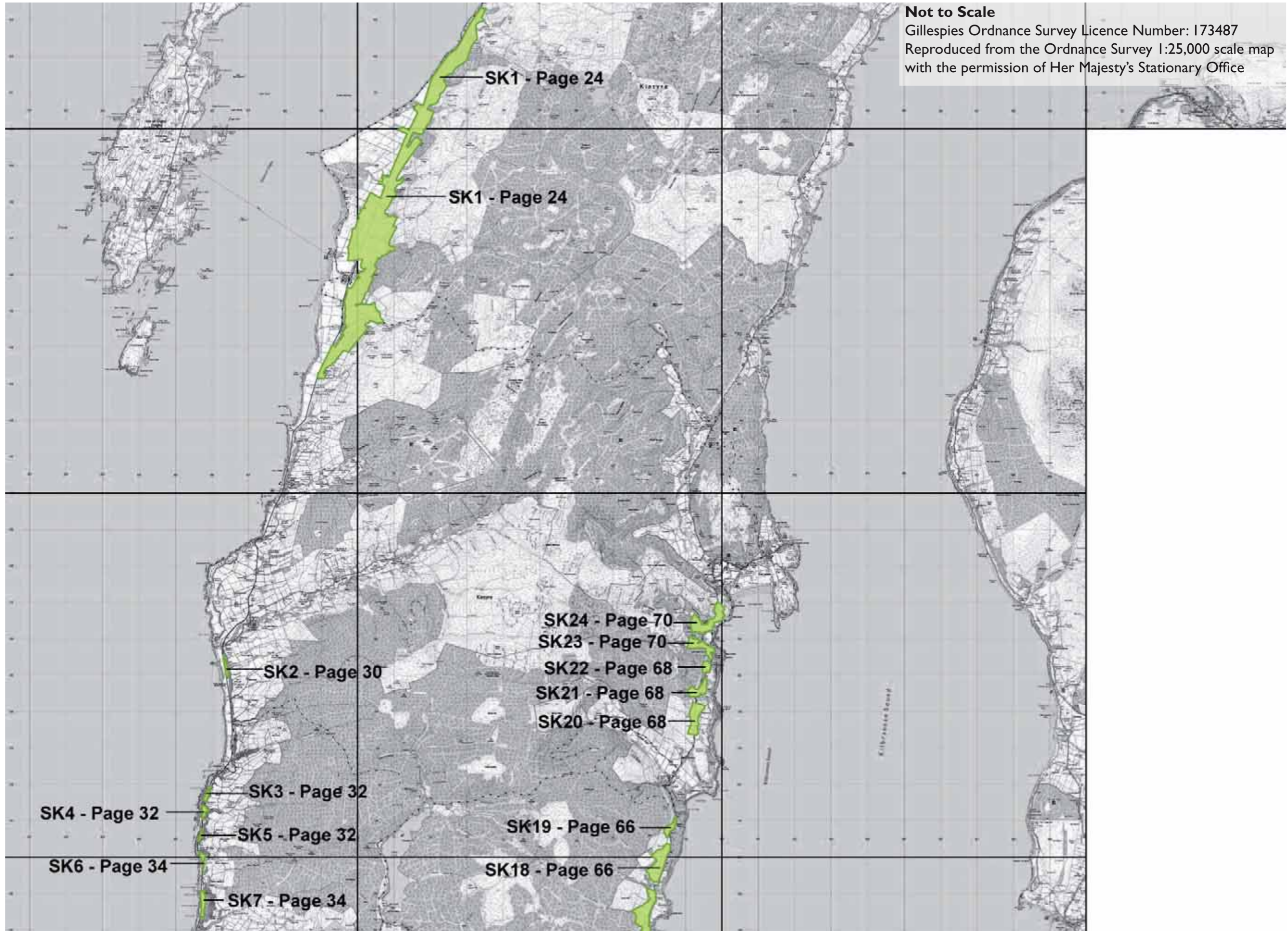


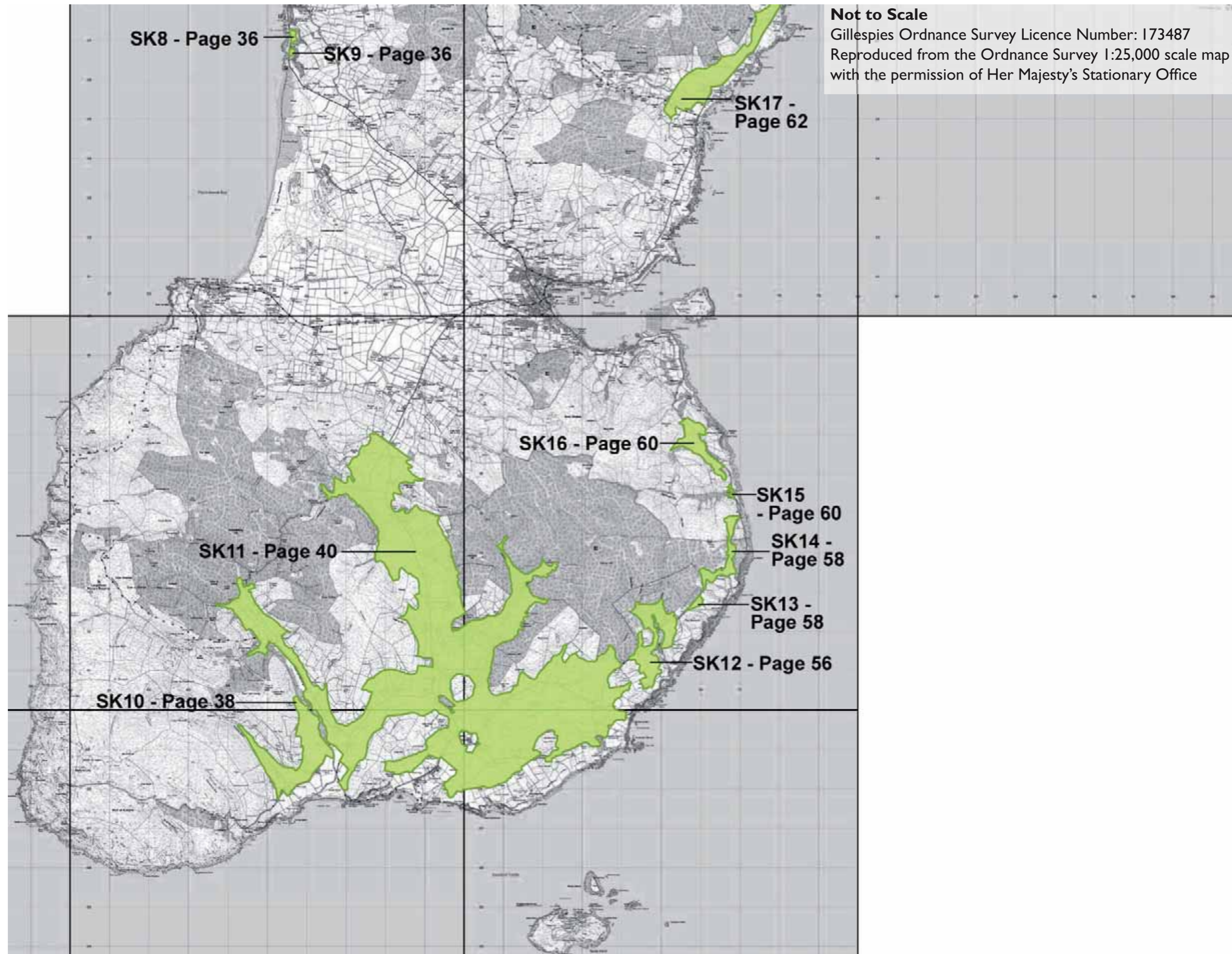
Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

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



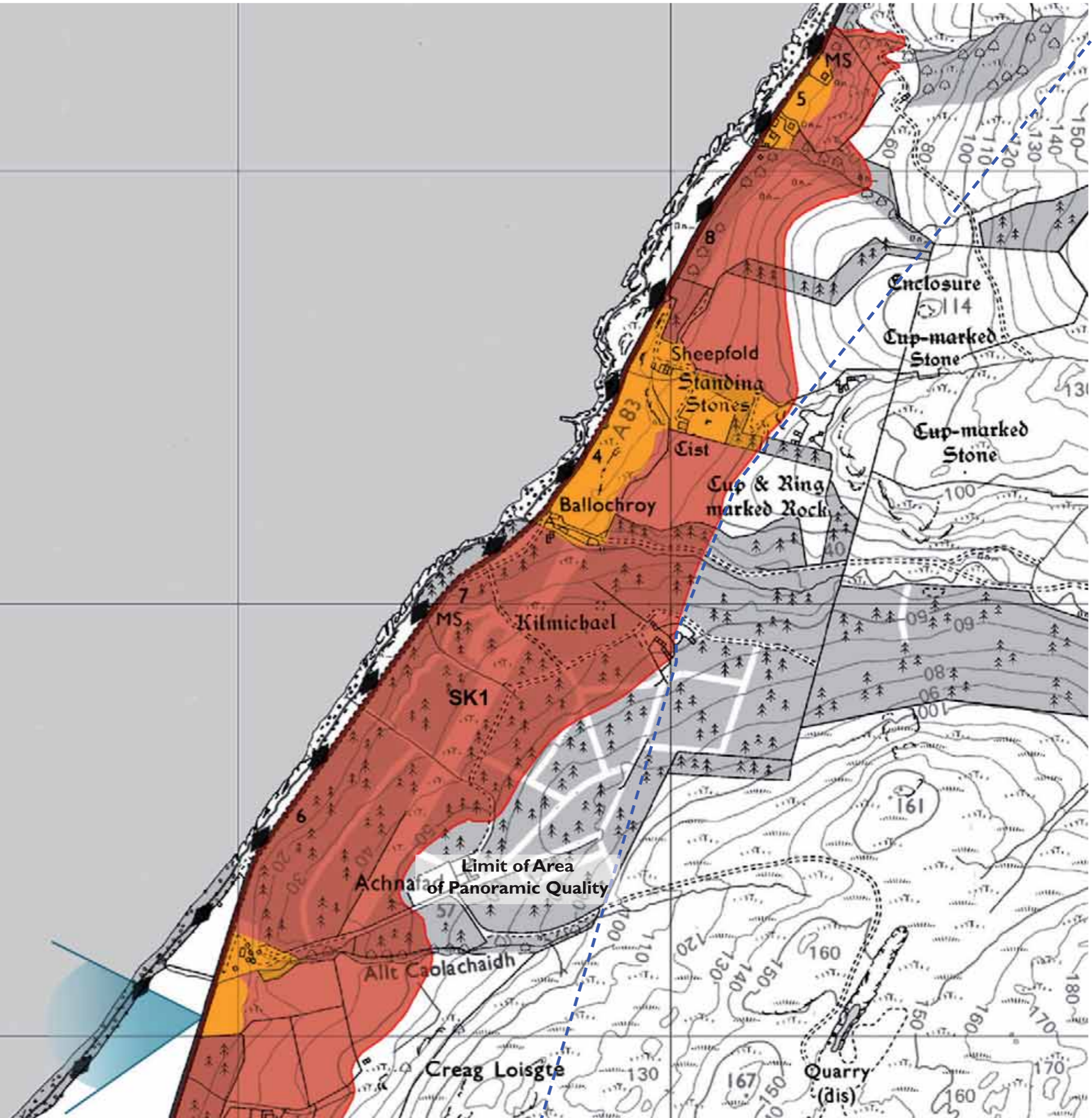


Rural Opportunity Area Assessments, South Kintyre Sites 1-24

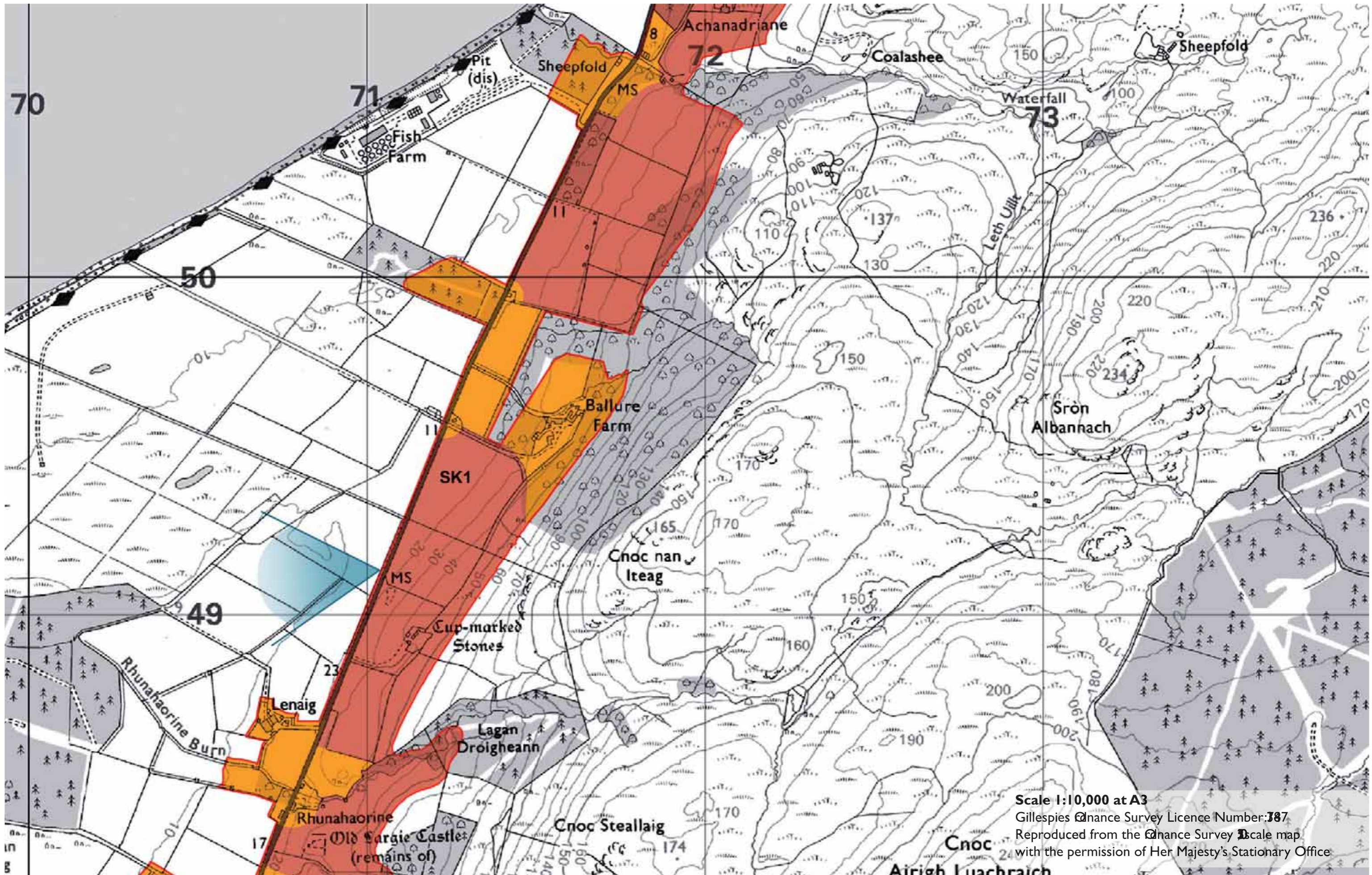
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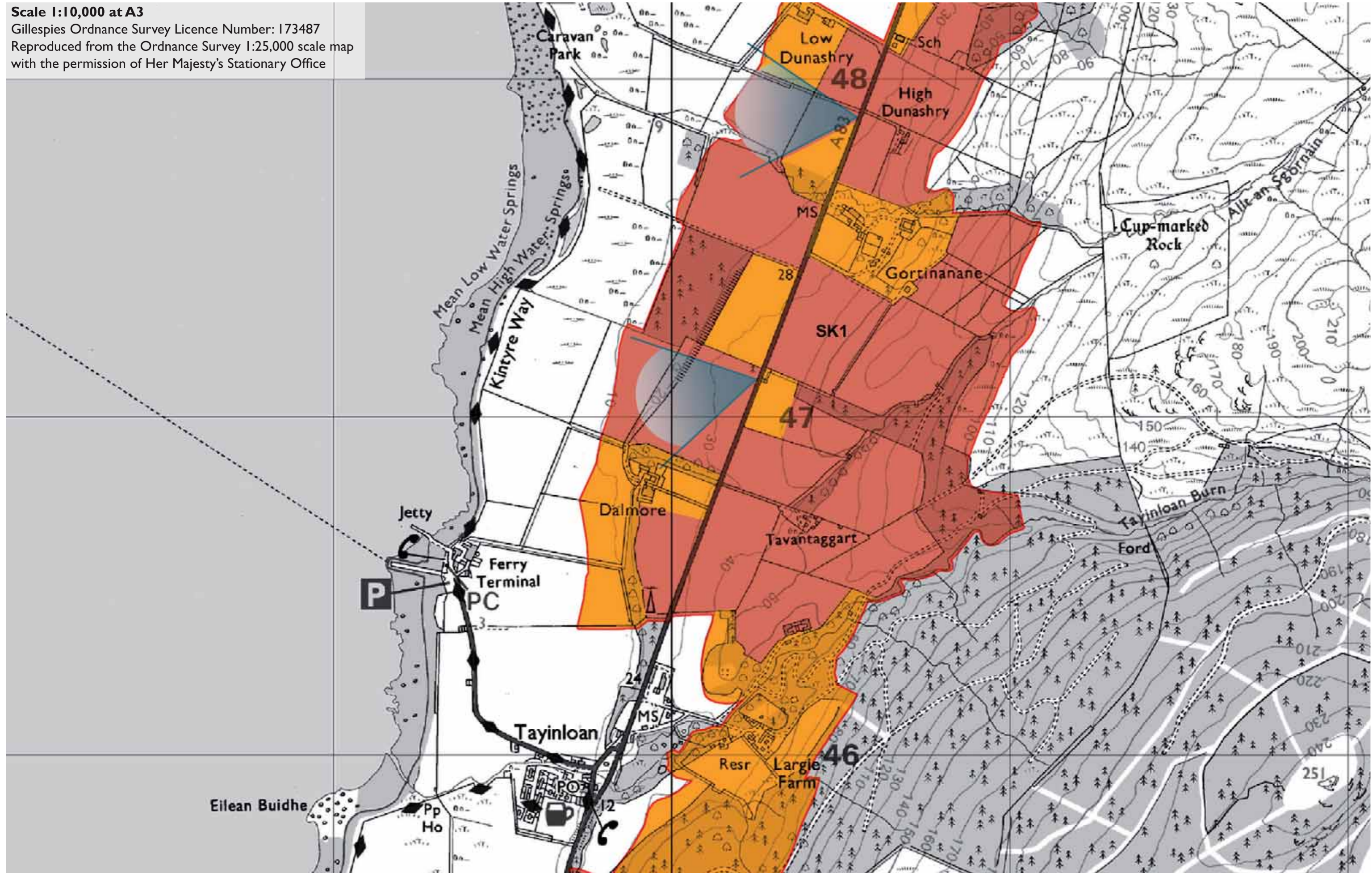
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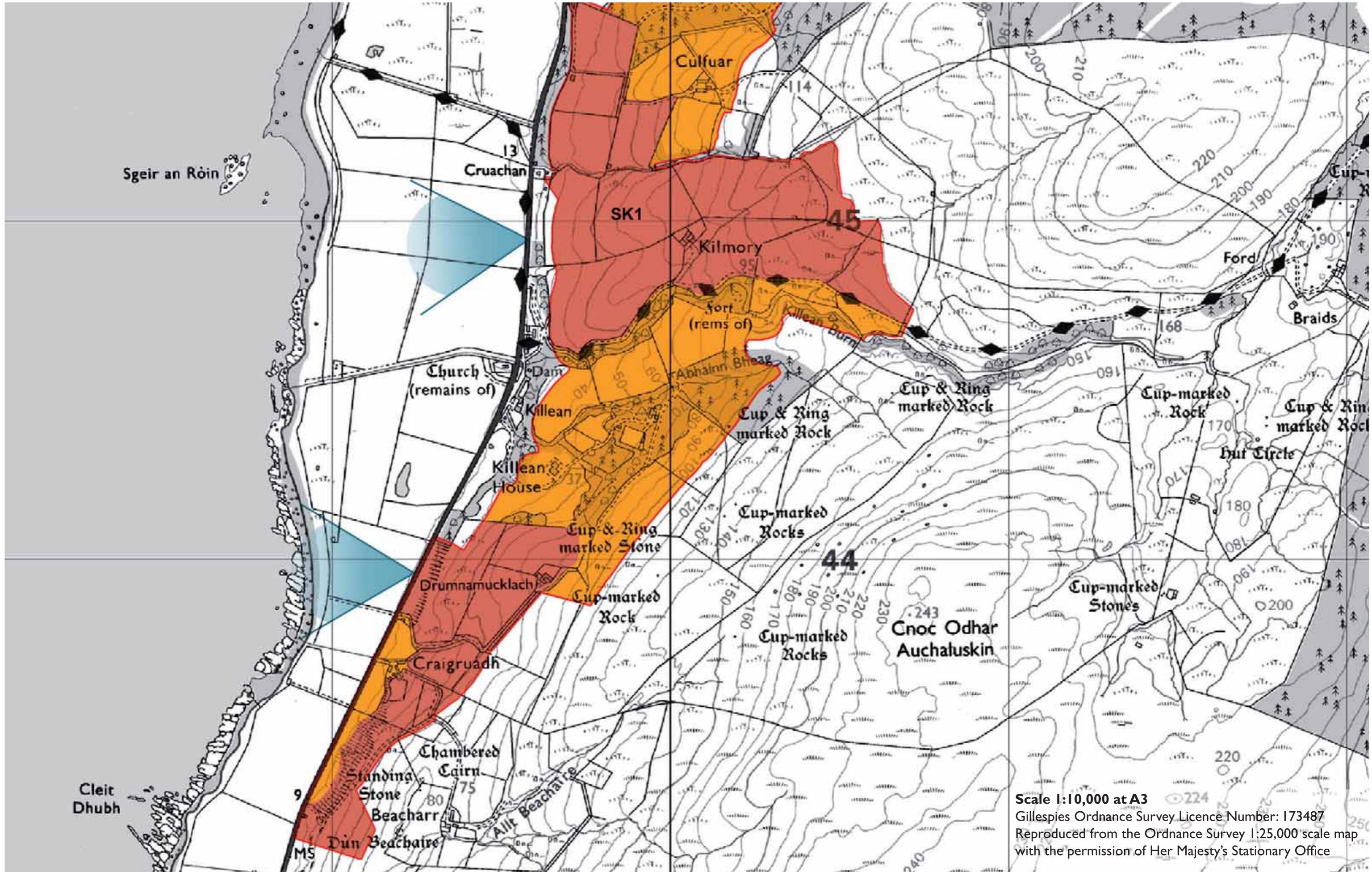


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SITE SK 1 BALLOCHROY TO CRAIGRUADH

Site Description

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

This is a long ROA following the corridor of the A83 and which varies in character along its length. At the northern and southern ends it lies very close to the coast and the central portion lies inland with only limited views out to the Sound of Jura.

The topography is generally consistent with rising ground to the east leading up to an open moorland landscape. The land between the main road and the coast is generally flat and made up of rectangular parcels of farmland.

It is predominantly an agricultural landscape made up of open fields with belts of woodlands, mostly coniferous but with some pockets of native deciduous woodlands. There are a number of larger farms or planned estates with policy woodlands and there are a significant number of historic sites, standing stones, cup marked stones, cists etc. There is also evidence of new homes being built in close proximity to the road and there are also a number of woodpole lines.

There are occasional views from the road out to the Sound of Jura, Gigha and Jura. These views are intermittent due to intervening blocks of woodland both coniferous and native deciduous. Many of the larger farms have no long views to the sea due to topography and planting. Some of the farms or properties on the higher ground to the east have spectacular views but are consequently highly visible in the landscape, being out in the open with no associated planting to soften the impact. One such example is the newly completed self catering properties at Drumnamucklach which forms part of the Killean House Estate.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

There is capacity to accommodate development in this area. The combination of landform, woodlands and scrub allow development to potentially be incorporated without affecting the overall character of the area.

Areas with potential to accommodate development (Orange Areas)

- Specific opportunities exist along the length of the ROA. There are

South Kintyre 1

a number of locations where there are flat areas of land close to the road which have steep rising scrubby ground behind. Buildings should be placed as far back against these steep bluffs as possible and away from the road. It is important that new structural landscaping of native trees is created if this does not exist in a specific location. Opportunities such as this occur immediately to the north of Ballochroy towards the northern area of the ROA and around Craigradh at the southern end;

- In or around existing mature native woodlands where new development can be contained visually by the planting. These occur on the west side of the road south of Achanadriane and at Rhunahaorine;
- Limited opportunities for new development in association with existing building clusters such as farmsteadings and groups of existing dwellings. Examples include Ballure Farm Tavantaggart and Cruachan;

Areas not recommended for development

(Red Areas)

- Avoid building on open land which has long views to it and where there is no existing woodland or topography to achieve a sense of place or shelter. In particular development on the higher open pastures to the east should be avoided where new buildings are likely to be highly visible and where localised planting would be inappropriate;
- The open fields to the east of the road should remain free from development where long views of the coast are obtained notably between the farmsteadings of Low Dunashry and Dalmore;
- Building along the road edge should be avoided.



SKI - Drumnamucklach self catering cottages

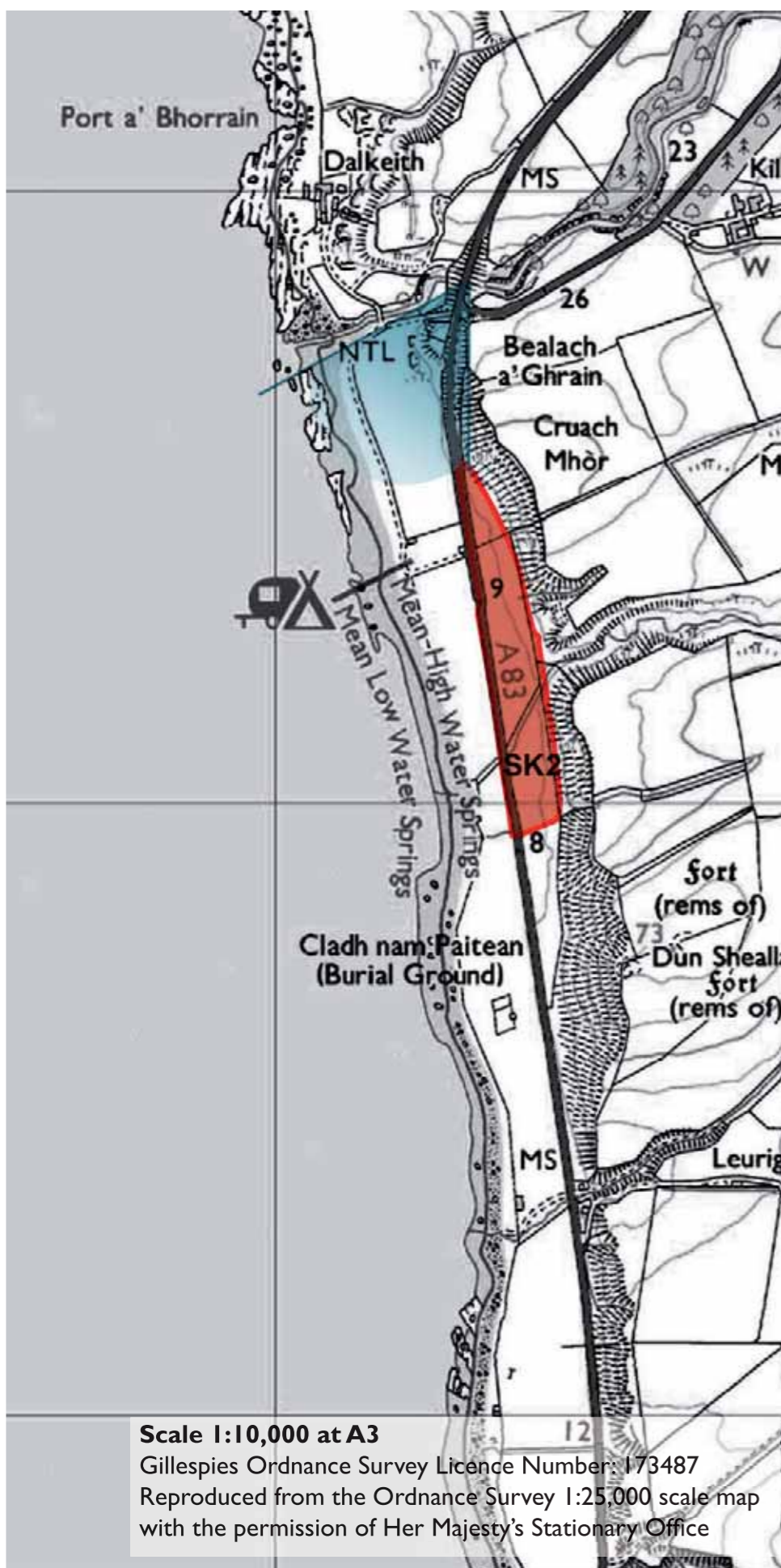


SK1 - New property north of Dalmore



SKI - Views north from Red Cove





SITE SK 2 CLADH NAM PAITEAN

Site Description

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

This ROA is a long narrow, almost completely flat site on the east side of the A83 set below steeply rising ground, currently being used to graze cattle. This is a raised beach site which is completely enclosed along its eastern side by scrub covered former cliffs and completely open to the coastal side to the west. There is no woodland or trees on this site and it has a completely open aspect to the road. This is part of a much longer landscape space stretching from Dalkeith in the north to Bellochantuy in the south. The lack of vegetation makes the entire area highly visible from the road and the coast.

The overriding feature of this site is the simple clean shape created by the landform. There are a couple of scrubby hedgerows subdividing the site and a simple post and wire fence along the road edge.

There are completely open views into the site from the road and there are long distance views on the approach from the north and the south. The elevated ground to the east is partially visible from the road and the beach. There are superb uninterrupted views from the site across the Sound of Jura to Jura, Islay and Gigha, although a caravan site opposite the northern part of the site on the seaward side of the road is a visual detractor for road users travelling in both directions and there is a woodpole electricity line running along the eastern boundary of the site on the lower slopes of the bluff.

Scenic Quality

High.

Sensitivity to Change

High

Capacity to Absorb Development

None

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

- This landscape could not readily absorb development. There is no woodland cover or mature hedgerows to assist integration of new buildings;
- The open nature of this site and the whole landscape space within which it is situated would mean that any development would be highly visible from the main road and would further visually impact on the character of this dramatic coastal landscape;
- New woodland could not be introduced to assist with providing a setting as it would not be in character with the area.

- There is one existing property on the east side of the road, the small cemetery on the west side and the caravan park at the northern end - all are extremely visible and any new development would begin to adversely impact upon the landscape quality of this area.



SK2 - Views looking north from Cladh nam Paitean



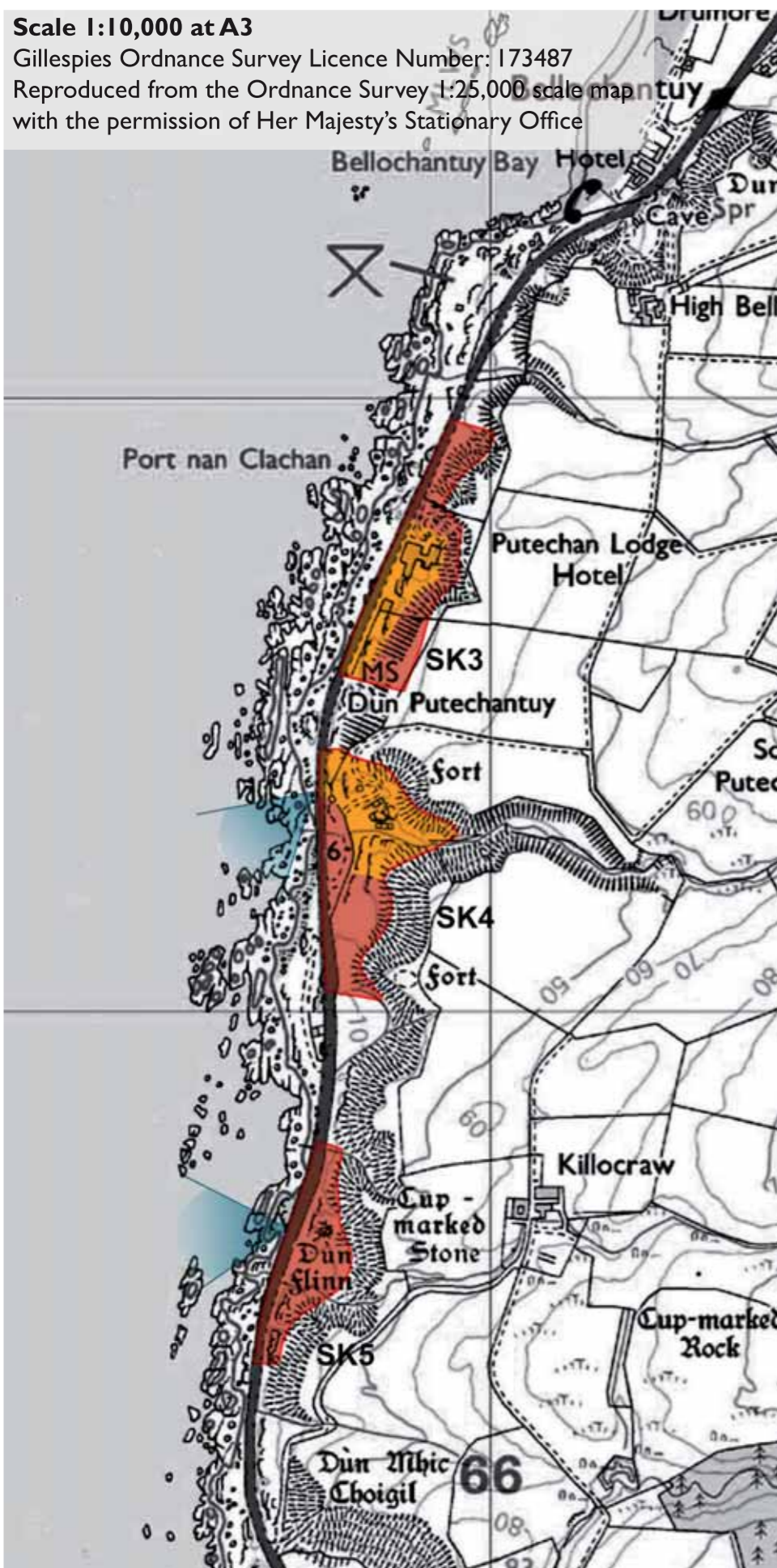
SK2 - Views looking south from Cladh nam Paitean

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SITE SK 3 HUNTING LODGE HOTEL (FORMERLY PUTECHAN LODGE HOTEL)

Site Description

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

This is a short narrow site on the east side of the A83 set below steeply rising ground, now a raised beach site which is completely enclosed along its eastern side by scrub and bracken covered former cliffs and completely open to the coastal side to the west. There is no woodland or trees on this site and it has a completely open aspect to the road. This landscape space is already occupied by a development including the Hunting Lodge Hotel and several recently built detached properties. The buildings themselves are not unattractive and are sufficiently close together to have formed a small settlement. The visual detractors associated with the area as a result are the access roads, parking areas and electricity lines and telegraph poles.

The site itself is almost completely flat with steep cliffs behind which wrap around the site at the northern and southern ends and includes several rocky outcrops.

There are completely open views into the site from the road but there are limited long distance views on the approach from the north and the south due to the nature of the surrounding topography. The elevated ground to the east is partially visible from the road and the beach. There are superb uninterrupted views from the site across the Sound of Jura to Jura, Islay and Gigha.

Scenic Quality

Low

(The site itself is low scenic quality due to the extent of existing building, although it is set within a wider area of high scenic quality).

Sensitivity to Change

Low

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- Opportunities exist to establish possibly 2 or 3 additional buildings within this space without seriously detracting from the established qualities of the area.;
- All new development should remain on the flat areas of the site.

Areas not recommended for development (Red Areas)

- The site is not large and the addition of more than a few more

buildings will be difficult without overcrowding the space;

- There should be no development on any of the rising ground to the east as it would be out of character with the existing development pattern and would be increasingly visible;
- The rocky outcrops should be retained.

SITE SK 4 DUN PUTECHANTUY

Site Description

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

This is a short narrow site on the east side of the A83 set below steeply rising ground, now a raised beach site which is completely enclosed along its eastern side by scrub and bracken covered former cliffs and completely open to the coastal side to the west. There is no woodland or trees on this site and it has a partially open aspect to the road. This landscape space has had a previous localised industrial use and there are residual concrete bunkers and slabs. There are two existing properties in the site, one close to the road and a timber property set further back up the slope. There is a track leading up to South Putechantuy Farm which leads off a short stretch of road which was formerly part of the A83

The site itself is gently sloping towards the coast with steep cliffs behind which wrap around the site at the northern and southern ends and there are several rocky outcrops across the site. The site forms a small valley of the Allt na Bairnich which cuts a cleft out of the former sea cliffs behind.

There are partially open views into the site from the road. The rocky outcrops close to the road edge help to reduce views into the site, but long distance views on the approach from the north and the south due are limited due to the nature of the surrounding topography. The elevated ground to the east is partially visible from the road and the beach. There are superb uninterrupted views from the site across the Sound of Jura to Jura, Islay and Gigha.

Scenic Quality

Low

(The scenic quality of the area generally is high due to the views across the Sound but the site itself is of low scenic quality due to the extent of dereliction and existing structures)

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

South Kintyre 3-5

Orange Areas

(i.e areas with potential to accommodate development)

- There is capacity to absorb new development in this site. The views in from the road are partially screened by existing outcrops of rock, the rising ground to the east prevent long views from this direction. Long views in from north and south are restricted due to landform;
- There are opportunities to absorb new development in this location for up to 4 or 5 units due to the relatively contained nature of the site;
- There is an opportunity to improve the appearance of the area by removal of existing derelict structures.

Red Areas

(i.e areas not recommended for development)

- Development should only take place on the flatter lower slopes and away from the main road edge.
- Development should not encroach any further west than the former section of the A83 which lies behind the rocky outcrop;
- Development should not extend further south than the junction of the side road and the main A83 as land becomes more visible with less natural screening to the road.

SITE SK 5 DUN FLINN

Site Description

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

It is a short, narrow site on the east side of the A83 set below steeply rising ground, now a raised beach site which is completely enclosed along its eastern side by scrub and bracken covered former cliffs but open to the coastal side to the west. There are no woodlands or trees on this site and it has a completely open aspect to the road. There is a small burn which traverses the southern part of the site.

The site itself is gently sloping towards the coast with steep cliffs behind which wrap around the site at the northern and southern ends and there are a number of rocky outcrops at the lower level. Views are completely open into the site from the road but limited over long distances on the approach from the north and the south due to the nature of the surrounding topography. There are superb uninterrupted views from the site across the Sound of Jura to Jura, Islay and Gigha.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

None

Red Areas

(i.e areas not recommended for development)

- The site is small and it is completely open to views from the road and there is no tree cover with which to provide a setting or 'anchor' within the landscape - even one property would change the landscape character of this space;
- The site is of historic significance - Dun flinn is located at the centre of the site;
- Open aspect to the road.



SK3 - Development within site adjacent to A83



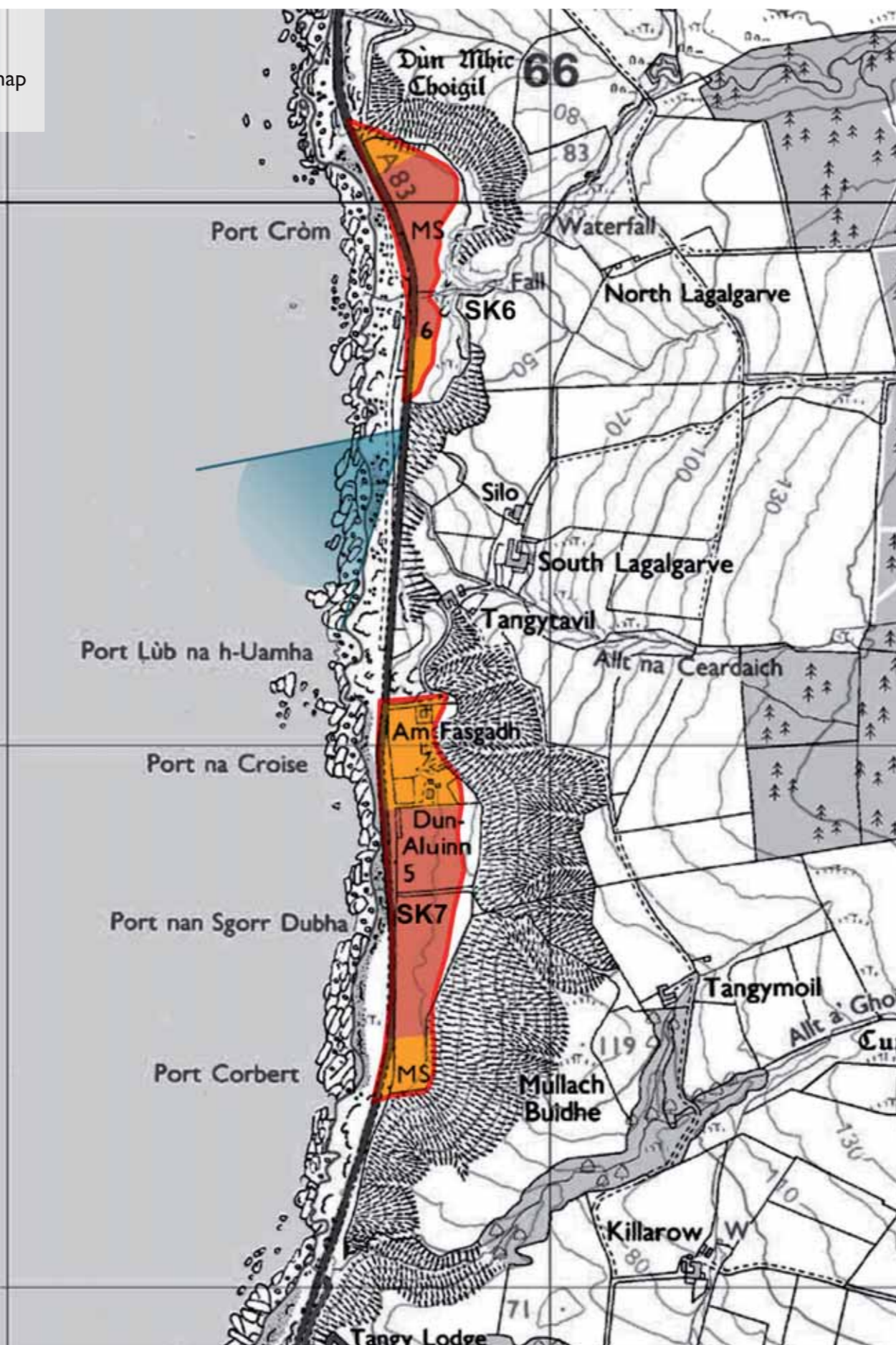
SK5 - Dun Flinn from A83



SK4 - Dun Putechantuy indicating existing buildings

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SITE SK 6 PORT CROM

Site Description

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

This is a long open site immediately adjacent to the A83, now a raised beach site which is completely enclosed along its eastern side by scrub and bracken covered former cliffs and completely open to the coastal side to the west. There is no woodland or trees on this site and it has a totally open aspect to the road. There are a few properties out with the site boundary at the southern end including a small collection of cottages and a caravan on the seaward side of the road.

The allocated site is almost completely flat and contained along its north east and southern sides by the former sea cliffs. The rising sea cliffs, the flat improved pastureland and the open aspect to the coast to the west are the overriding characteristics of this site. The elevated ground to the east is partially visible from the road and the beach. There are superb un-interrupted views from the site across the Sound of Jura to Jura, Islay and Gigha. The site itself is open to long views from the road in a northerly and southerly direction

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- The opportunities for development are limited to the extreme northern and southern ends where new development could be more easily contained by the landform of the cliffs behind and could be better integrated into the overall landscape context;
- Any new build should be set as far back to the rising ground as possible and away from the immediate road frontage;
- Limited capacity to absorb new development due to the open aspect and lack of any tree cover - it is a highly visible site from the main road.

Areas not recommended for development (Red Areas)

- The central parts of the site should remain free of development as there are no landscape features to anchor development;
- If the entire length of this site were to be developed there is a risk of ribbon development;

SITE SK 7 DUN ALUINN

Site Description

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

This is a long open site immediately adjacent to the A83, now a raised beach site which is completely enclosed along its eastern side by scrub and bracken covered former cliffs and completely open to the coastal side to the west. There is no woodland or trees on this site and it has a totally open aspect to the road. There are a few properties already located within the site boundary at the northern and the southern end which have set a precedent.

The allocated site is almost completely flat and contained along its north east and southern sides by the former sea cliffs. There is a rocky outcrop of Dun Aluinn at the centre of the site. The elevated ground to the east is partially visible from the road and the beach. There are superb uninterrupted views from the site across the Sound of Jura to Jura, Islay and Gigha. The site itself is open to long views from the road in a northerly and southerly direction.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- The opportunities for development should be limited to the extreme northern and southern ends where new buildings could be more contained by the landform of the cliffs behind and where they can be better integrated into the overall landscape context;
- New development should relate visually to the existing buildings;
- Any new buildings should be set as far back to the rising ground as possible and away from the immediate road frontage.

Areas not recommended for development (Red Areas)

- The central parts of the site should remain free of development as there are no landscape features to anchor development;
- If the entire length of this site were to be developed there is a risk of ribbon development;
- There should be no development in close proximity to the Dun, in order to protect its landscape setting;
- The open aspect and lack of any tree cover means development would be highly visible from the main road.



SK6 - Looking south



SK7 - Looking south



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SITE SK 8 PORT NAM MARBH

Site Description

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

This is a long and wide open site immediately adjacent to the A83, now a raised beach site which is completely enclosed along its eastern side by scrub and bracken covered former cliffs and completely open to the coastal side to the west. There is no woodland or trees on this site and it has a totally open aspect to the road. There are a few properties already located within the site boundary at the northern end and some former agricultural buildings at the centre which have set a precedent for built form in this area.

The allocated site is relatively flat and contained along its north east and southern sides by the former sea cliffs, although there is a lower lying area at the centre of the site which contains a small burn. The elevated ground to the east is partially visible from the road and the beach and there are superb uninterrupted views from the site across the Sound of Jura to Jura, Islay and Gigha. The site itself is open to long views from the road in a northerly and southerly directions.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Development should be limited to the extreme northern and southern ends where new buildings could be more contained by the landform of the cliffs behind and where it could be better integrated into the overall landscape context;
- New development should relate to the existing buildings.
- Any new build should be set as far back to the rising ground as possible and away from the immediate road frontage;
- There is limited capacity to absorb new development on this site due to the open aspect and lack of any tree cover - it is a highly visible site from the main road.

Areas not recommended for development (Red Areas)

- The central parts of the site should remain free of development as there are no landscape features to anchor development;
- If the entire length of this site were to be developed there is a risk of ribbon development.

SITE SK 9 NORTH OF WESTPORT

Site Description

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

The site is short and deep on the east side of the A83 set below steeply rising ground, now a raised beach site which is completely enclosed along its eastern side by scrub and bracken covered former cliffs and completely open to the coastal side to the west. There is no woodland or trees on this site and it has a completely open aspect to the road.

The site itself slopes gently towards the coast with steep cliffs behind which wrap around the site at the northern and southern ends and there are a number of rocky outcrops at the lower level, with the key features of this landscape space are the strong topography forming the eastern boundary and the open vistas to the east across the Sound. There is evidence of a fort and therefore the site has historical significance.

There are completely open views into the site from the road, although long distance views on the approach from the north and the south are limited due to the nature of the surrounding topography. There are superb uninterrupted views from the site across the Sound of Jura to Jura, Islay and Gigha.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

None

Areas not recommended for development (Red Areas)

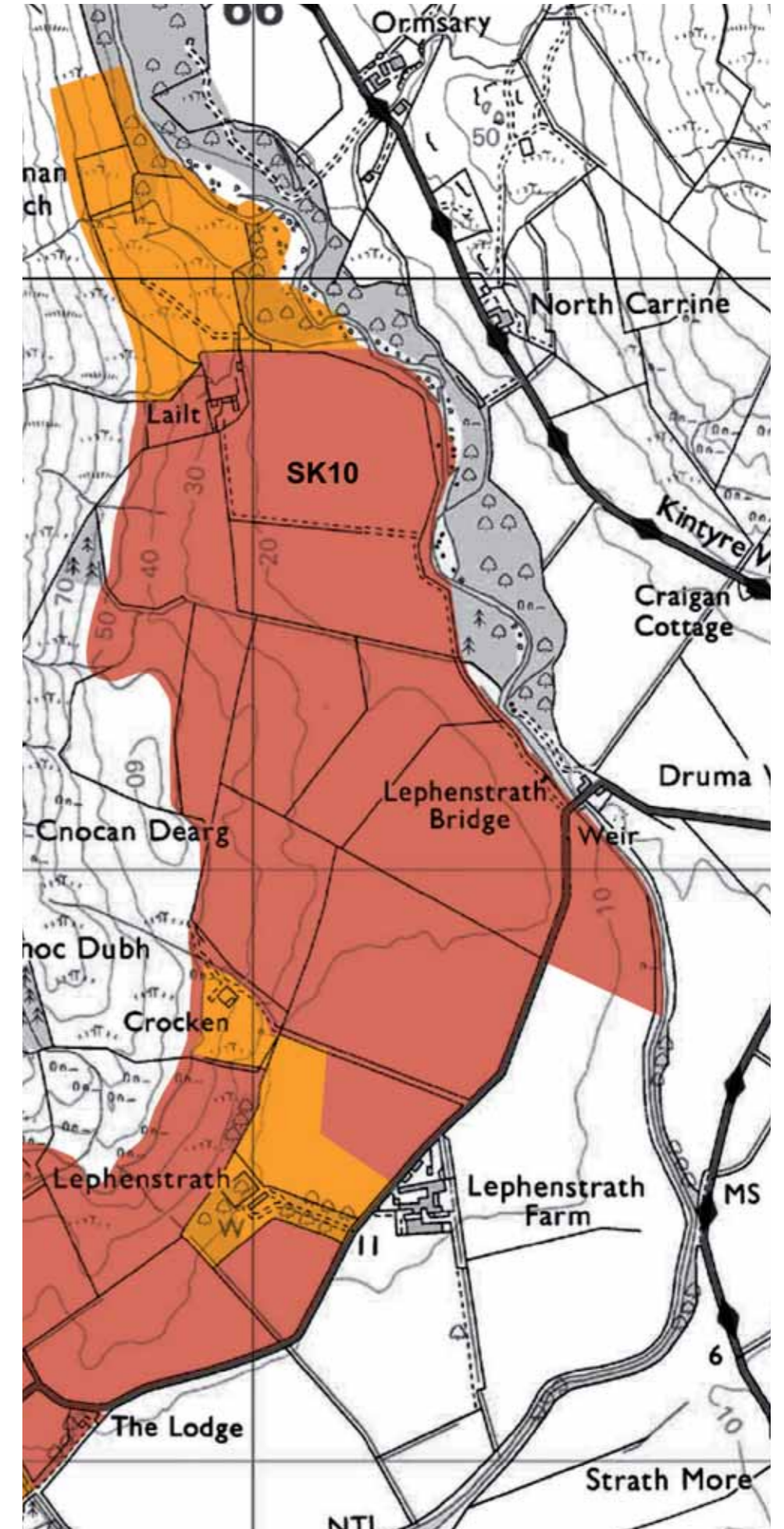
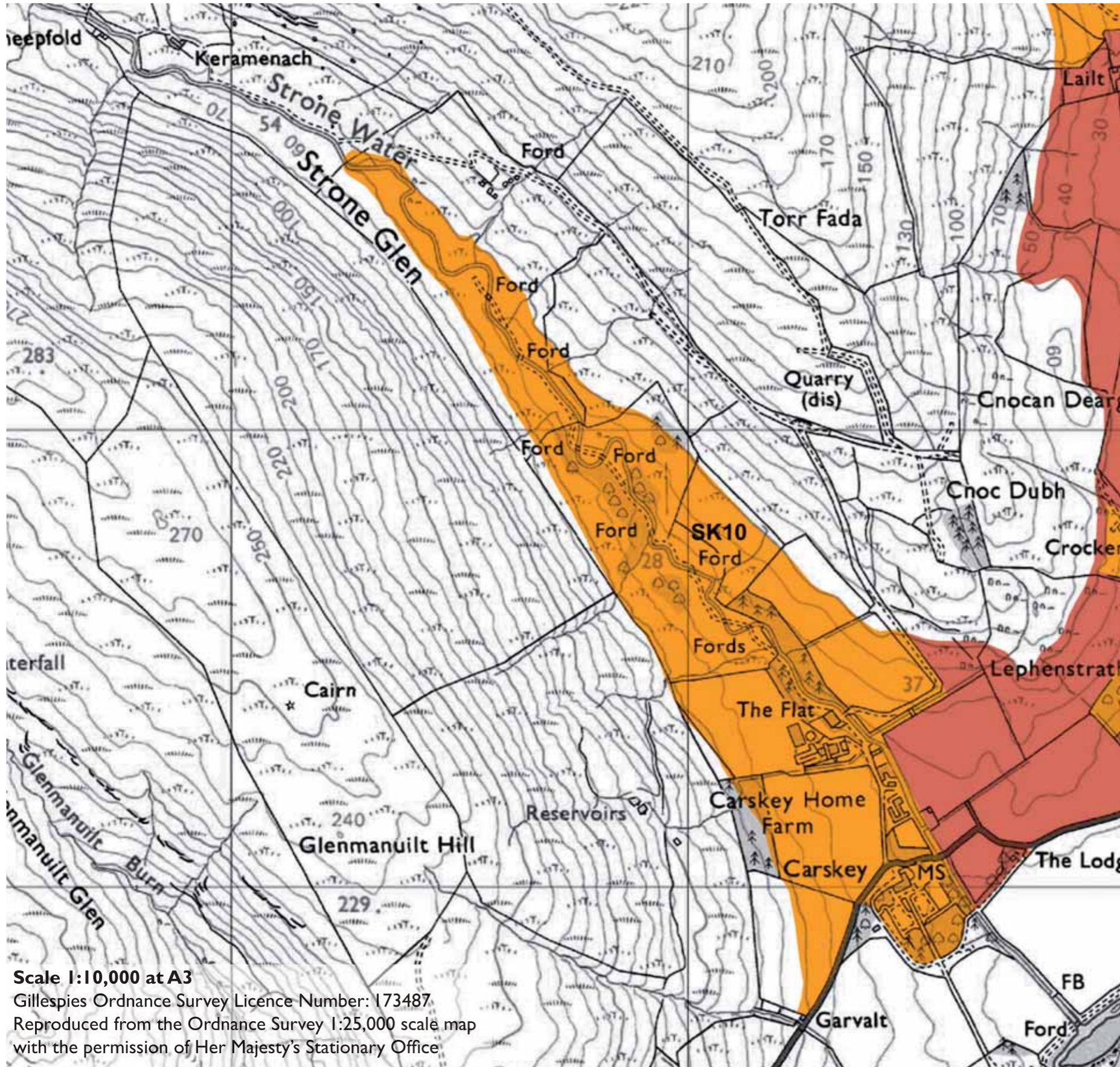
- There are no opportunities for development within this ROA - the small scale nature of the site means that even one property would change the landscape character of this area.;
- Historic significance of the site - fort at centre of the site;
- The site is small and is completely open to views from the road and there is no tree cover with which to 'anchor' or provide a setting for development;
- The site is undeveloped at the present time and should remain so.



SK8 - New development at northern end



SK8 - Open landscape to southern end



South Kintyre 10

SITE SK 10 LEPHENSTRATH/CARSKEY

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Low Coastal Hills LCT overlooking the Irish Sea.

This is generally made up of two, distinct landscape areas. The first is a large, flat open area of agricultural farmland around Lephenstrath Bridge lying to the west of the river of Abhainn Breacairigh made up of open fields, some drystone dykes, post and wire fences and woodland belts along the river course. It includes a number of individual properties and farmsteads including Lailt, Lephenstrath Farm and Lephenstrath House and a number of woodpole electricity lines alongside the roads.

The Lephenstrath area to the east of the ROA is extremely flat and open but the boundary does extend as far as the lower slopes of the visually dominant hills of Cnoc Dubh, Torr Fada and Corr nan Long (276mAOD) up to approx the 50m contour.

In Lephenstrath there are long and open views into the area from the surrounding roads to the east and from the site southwards to the coast. The views from the east towards the site are dominated by the higher ground to the west of Corr nan Long and Glenmanuilt Hill.

The second is a narrow incised valley formed of Strone Glen which is very enclosed and well vegetated by coniferous and deciduous woodlands. It has a large number of properties at its southern end around Carskey Home Farm and The Flat. These buildings are largely unseen from the main roads although woodpole electricity lines are visible along the roadsides.

The Strone Glen is a steep sided valley with rapidly rising ground to the east and west, the west side rising up to Glenmanuilt Hill at 240m AOD, with the views into and out of the site very restricted due to topography and existing tree cover.

Scenic Quality

Medium to High

(The lower southern end of the Strone Glen has a lesser scenic quality due to the amount of existing development around Carskey)

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

(The large part of the ROA to the east has a low capacity to accommodate development due to the very flat open aspect of the area, whilst the Strone Glen has a higher capacity to absorb development due to its enclosed nature and the amount of existing woodland vegetation).

Areas with potential to accommodate development (Orange Areas)

- In the Lephenstrath area to the east opportunities to develop are restricted to the lower slopes of the hills between Crocken and Lailt with new woodland planting to provide a setting;
- In addition opportunities exist in the flat areas immediately to the west of the tree belts alongside Abhainn Breacairigh where visibility from the east will be restricted and where development would be backdropped by trees when viewed from the west;
- Localised opportunities exist where new development can be successfully set against existing mature deciduous woodland or as additions to existing building clusters such as Lephenstrath Bridge, Lephenstrath Farm and Lailt;
- In Strone Glen there are opportunities to develop in areas around Carskey Home Farm, The Flat and further up the valley to the northwest where visual impact will be minimal due to topography and tree cover. There is already an established track running up this valley.

Areas not recommended for development (Red Areas)

- The very open flat areas to the east of the Abhainn Breacairigh River should be avoided for development due to the potentially high visibility and lack of landscape structure to create a successful setting.



SK10 - View across Carskey Bay



SK10 - Strone Glen



SK10 - View west to Cnochan Dearg