

Key for ROA Assessment Maps



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

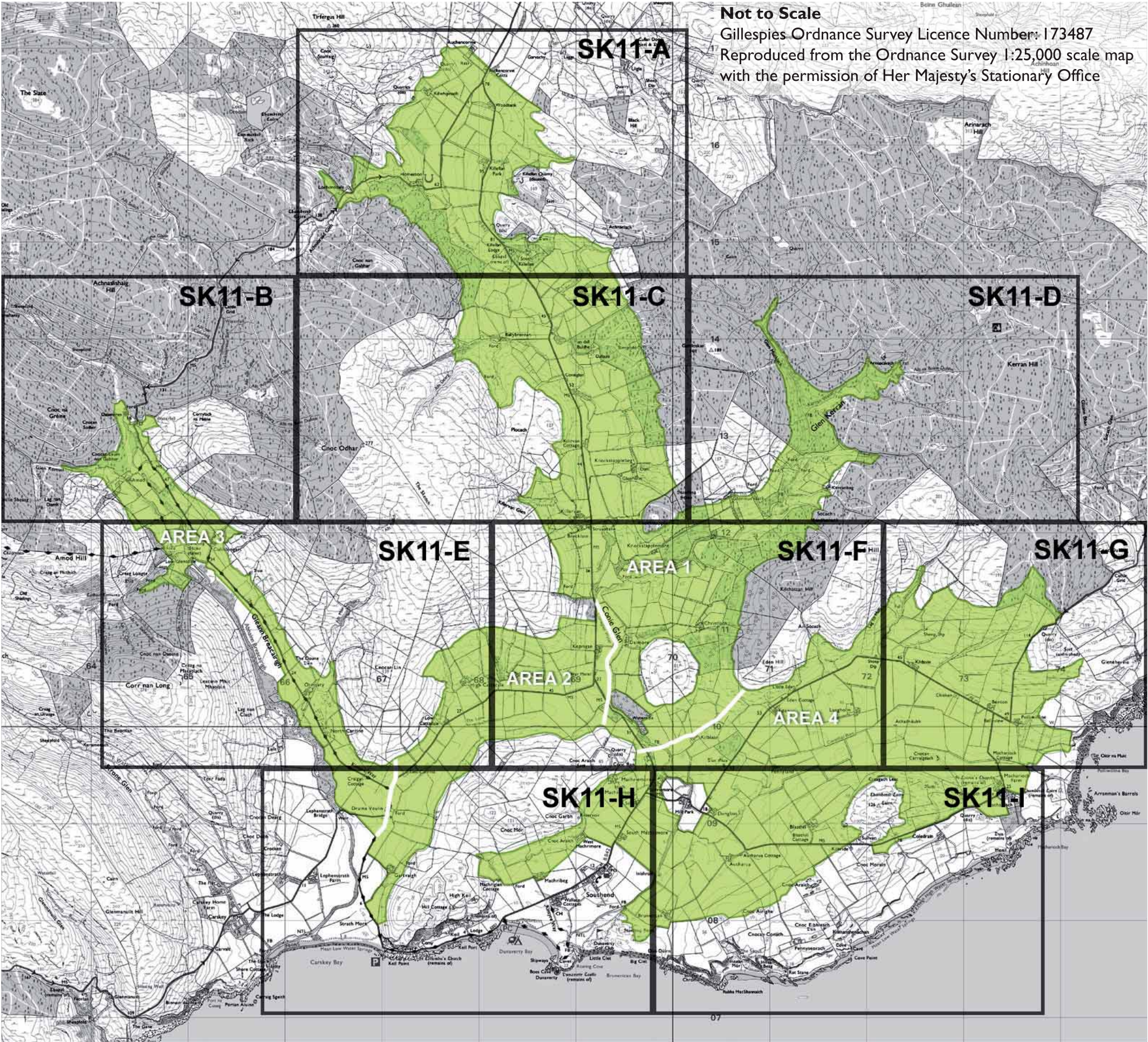


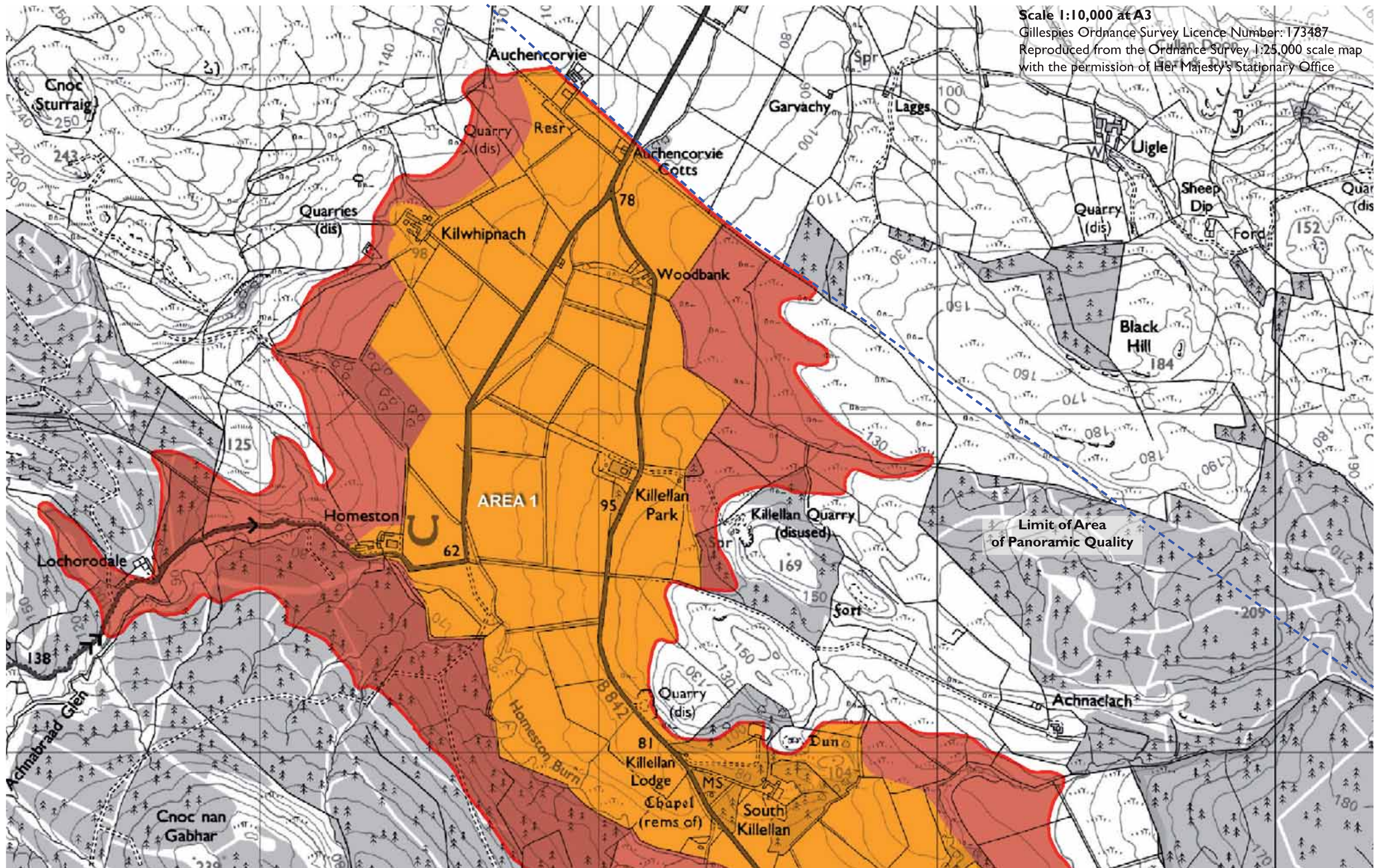
Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area

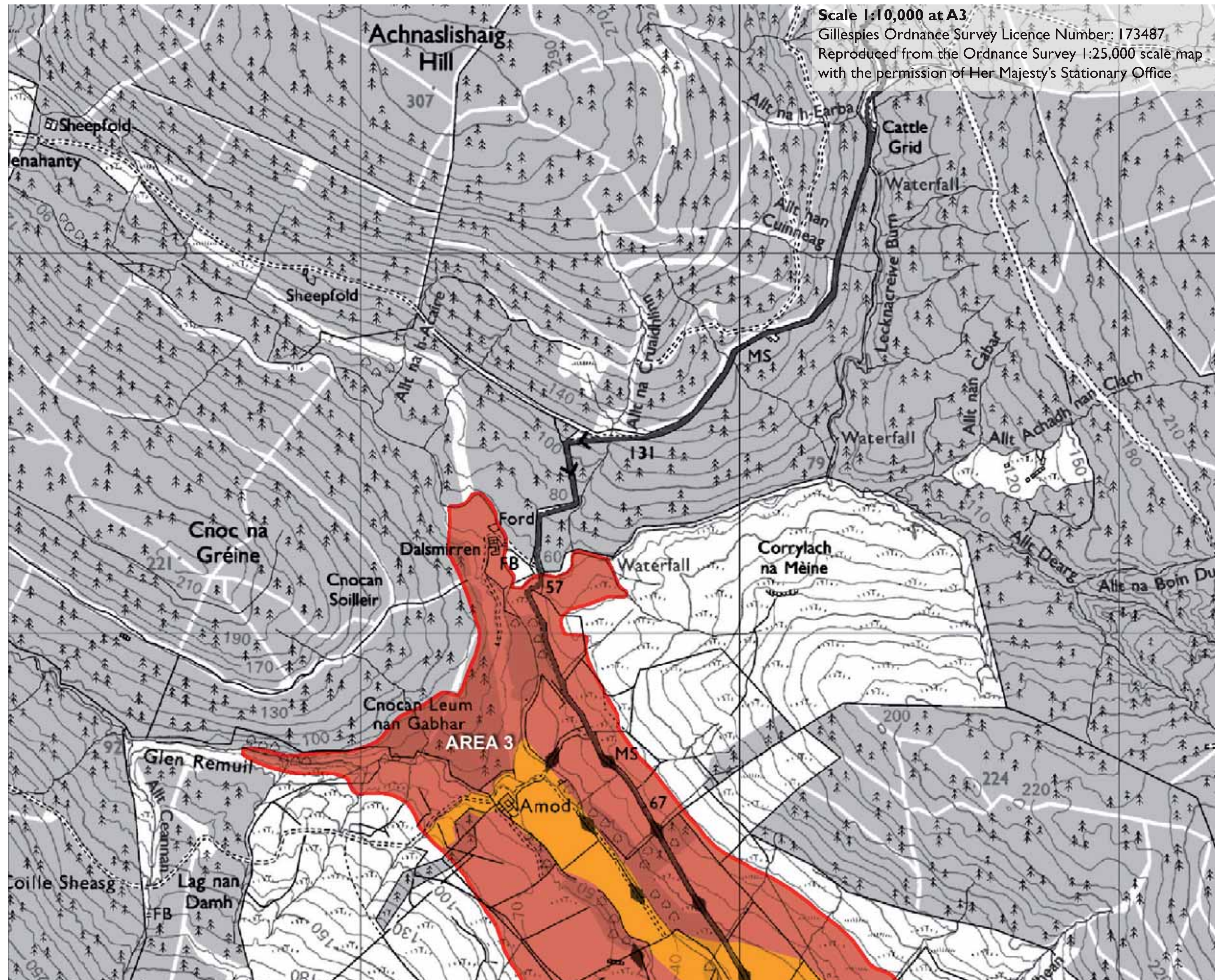


Key viewpoints

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



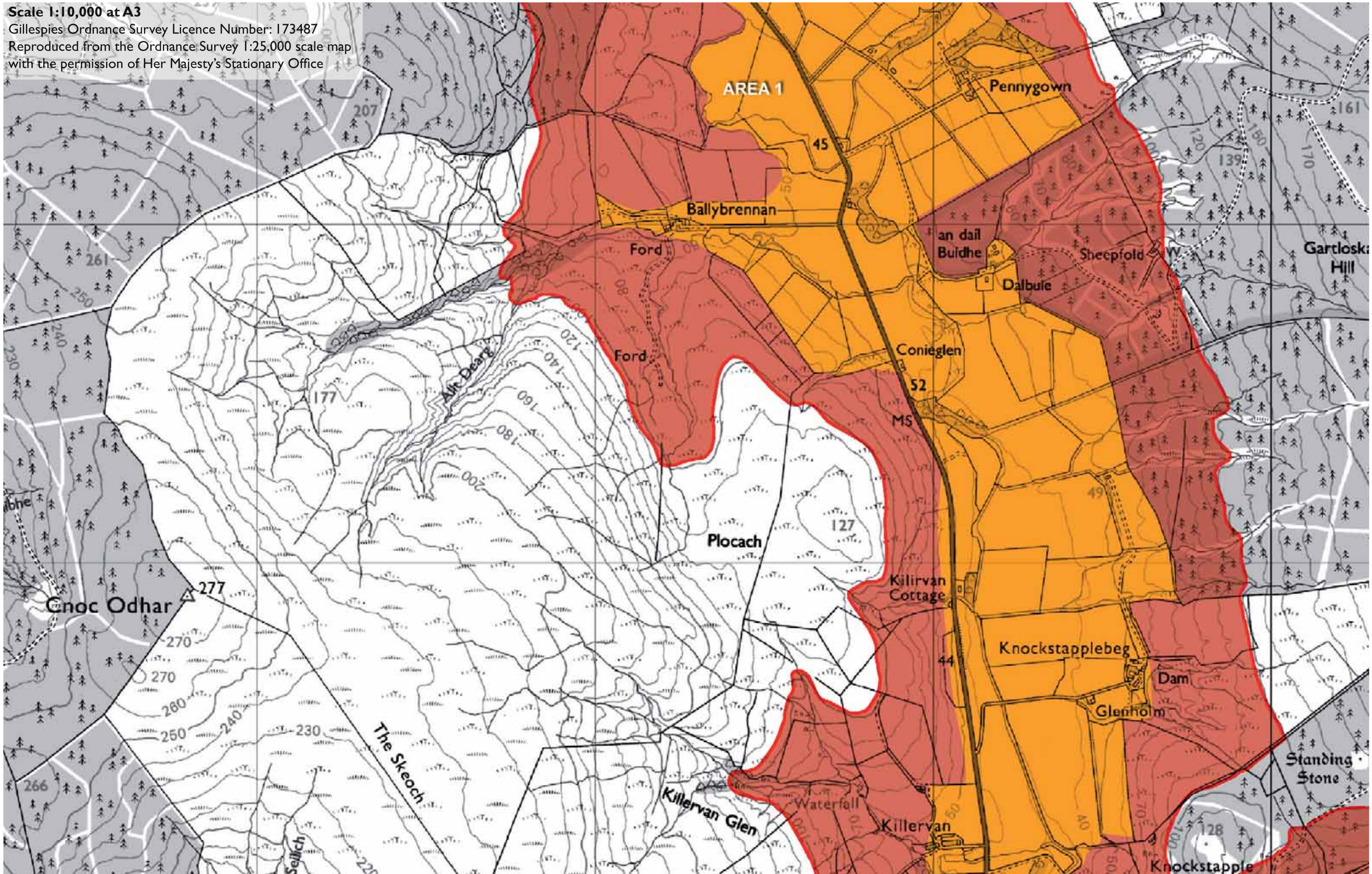


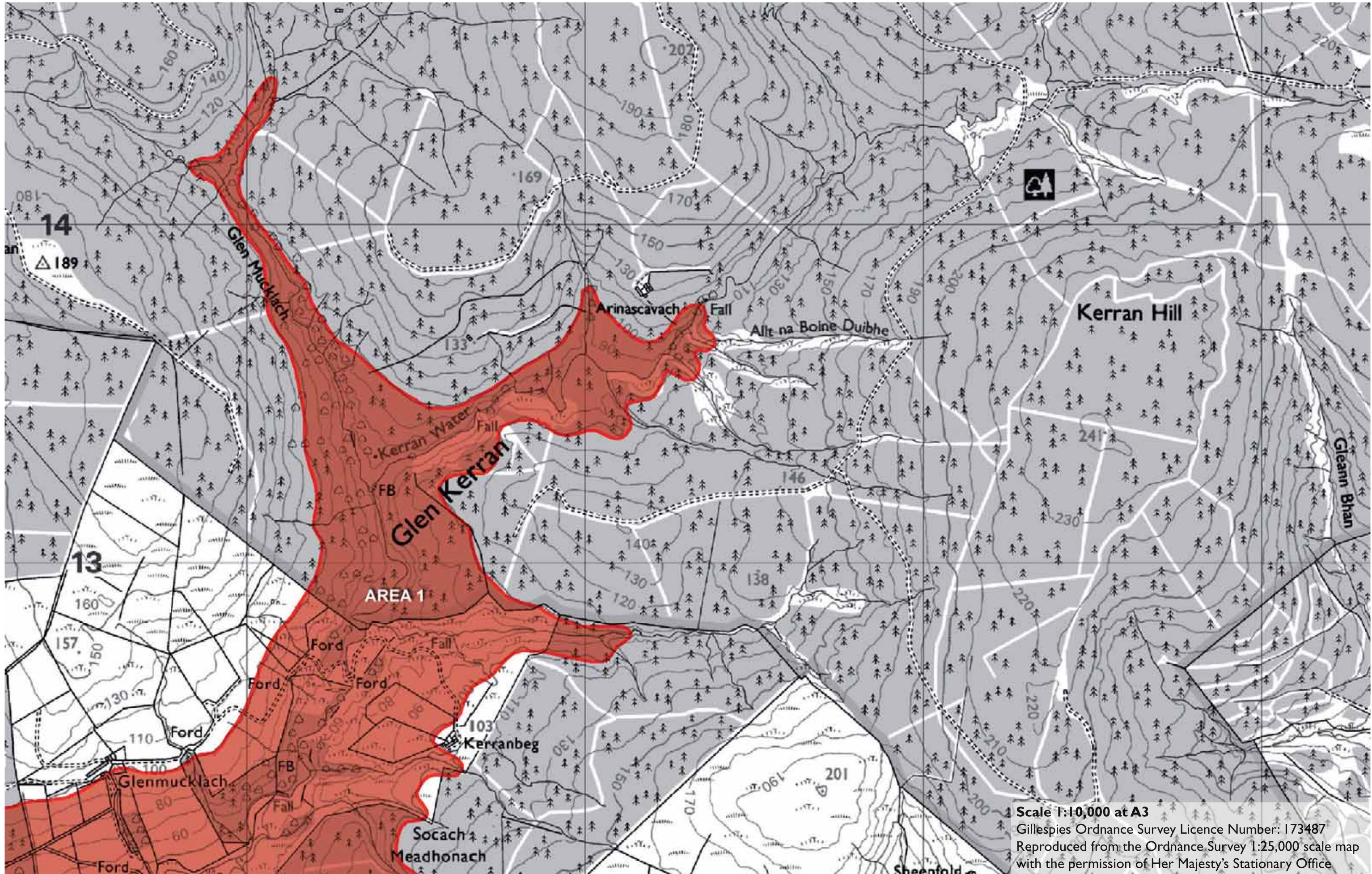


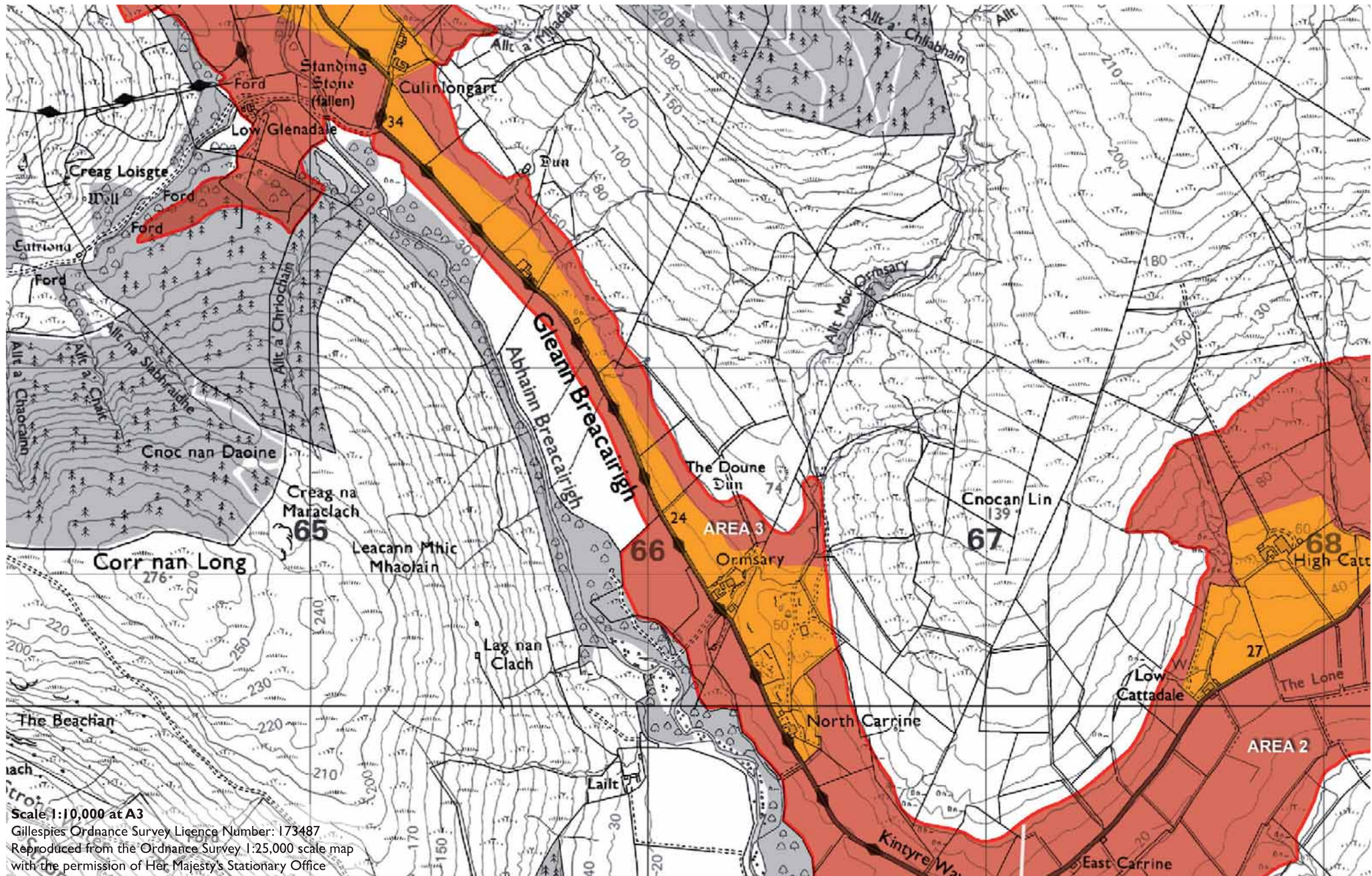
Scale 1:10,000 at A3

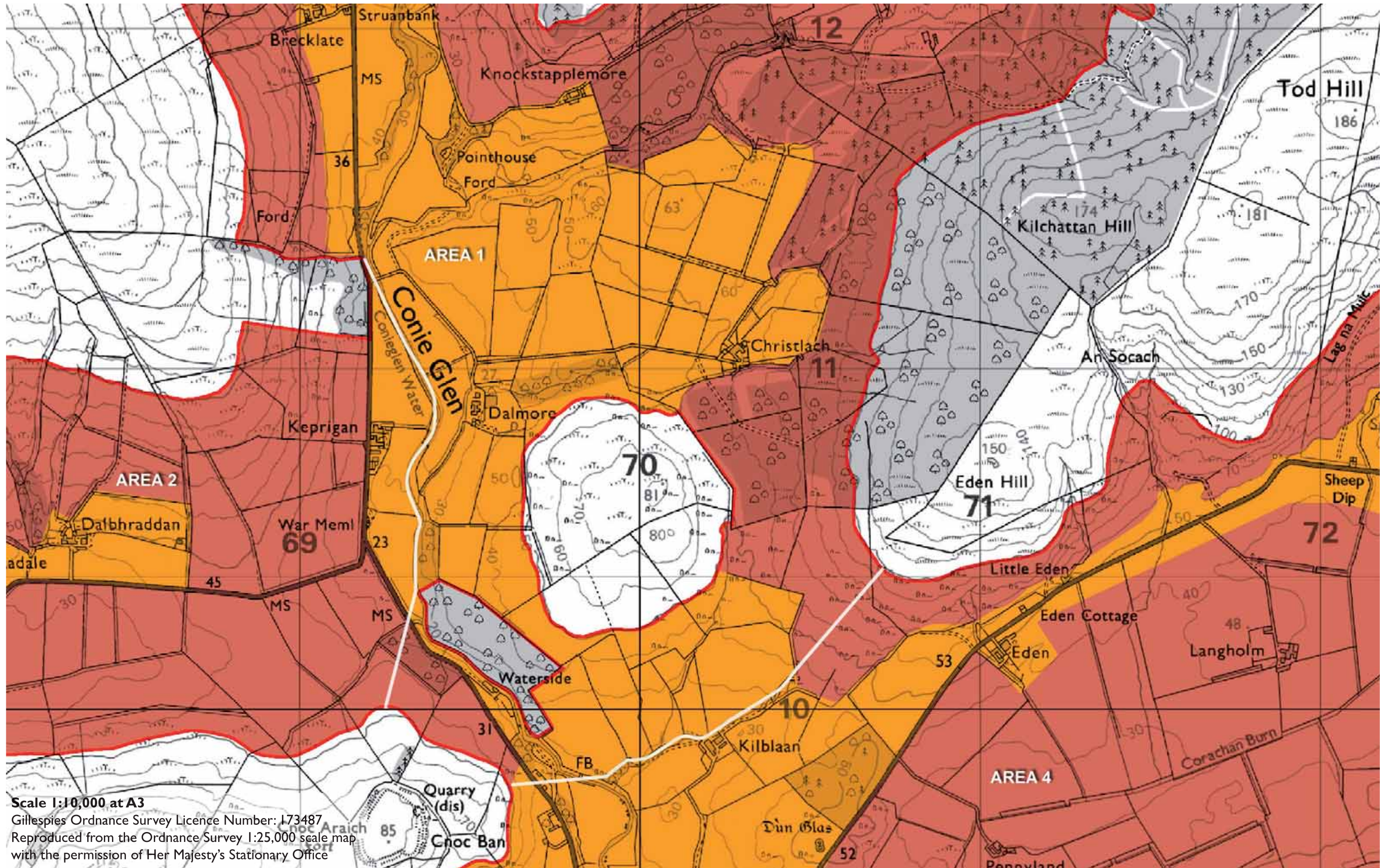
Gillespies Ordnance Survey Licence Number: 173487

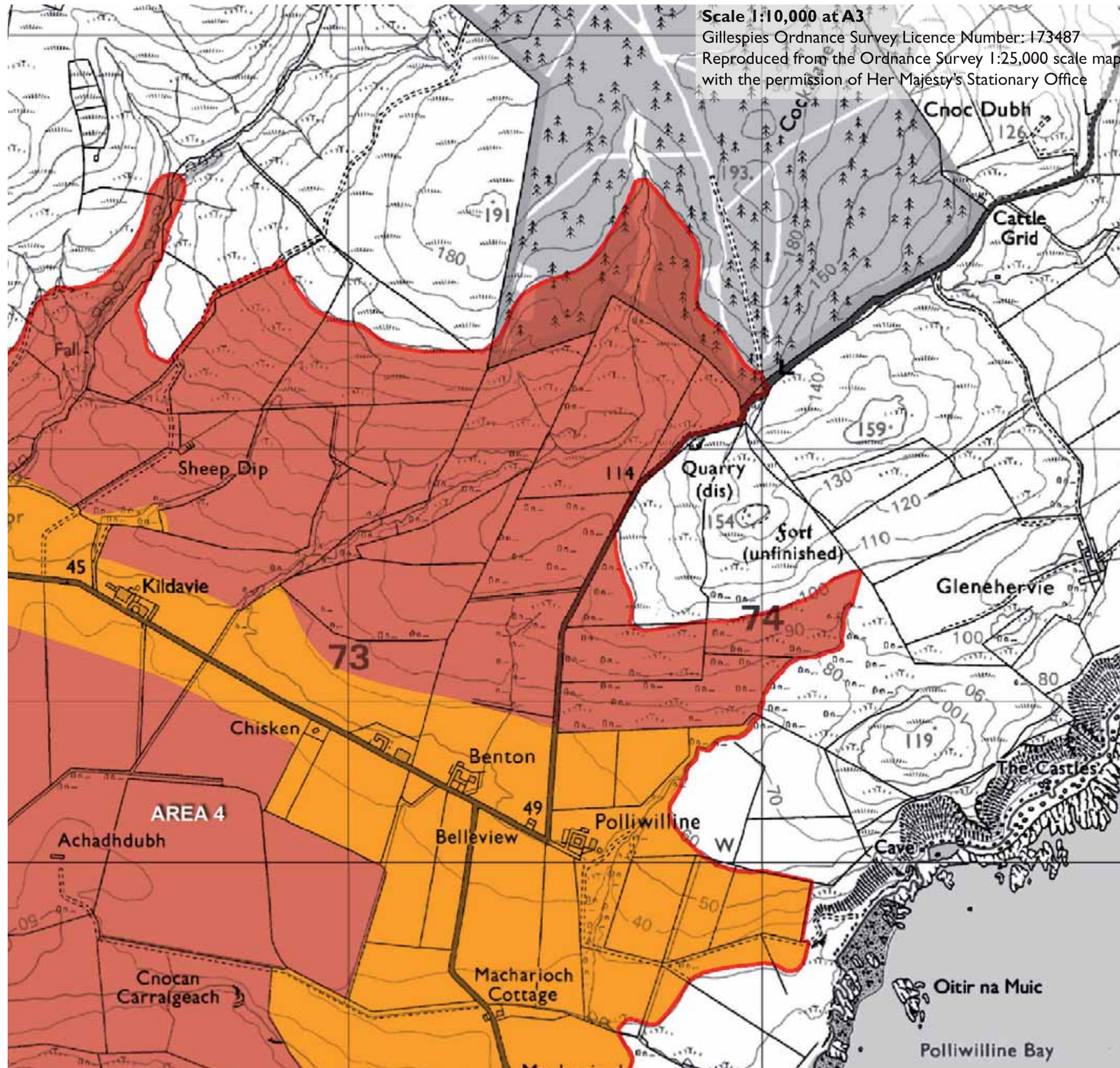
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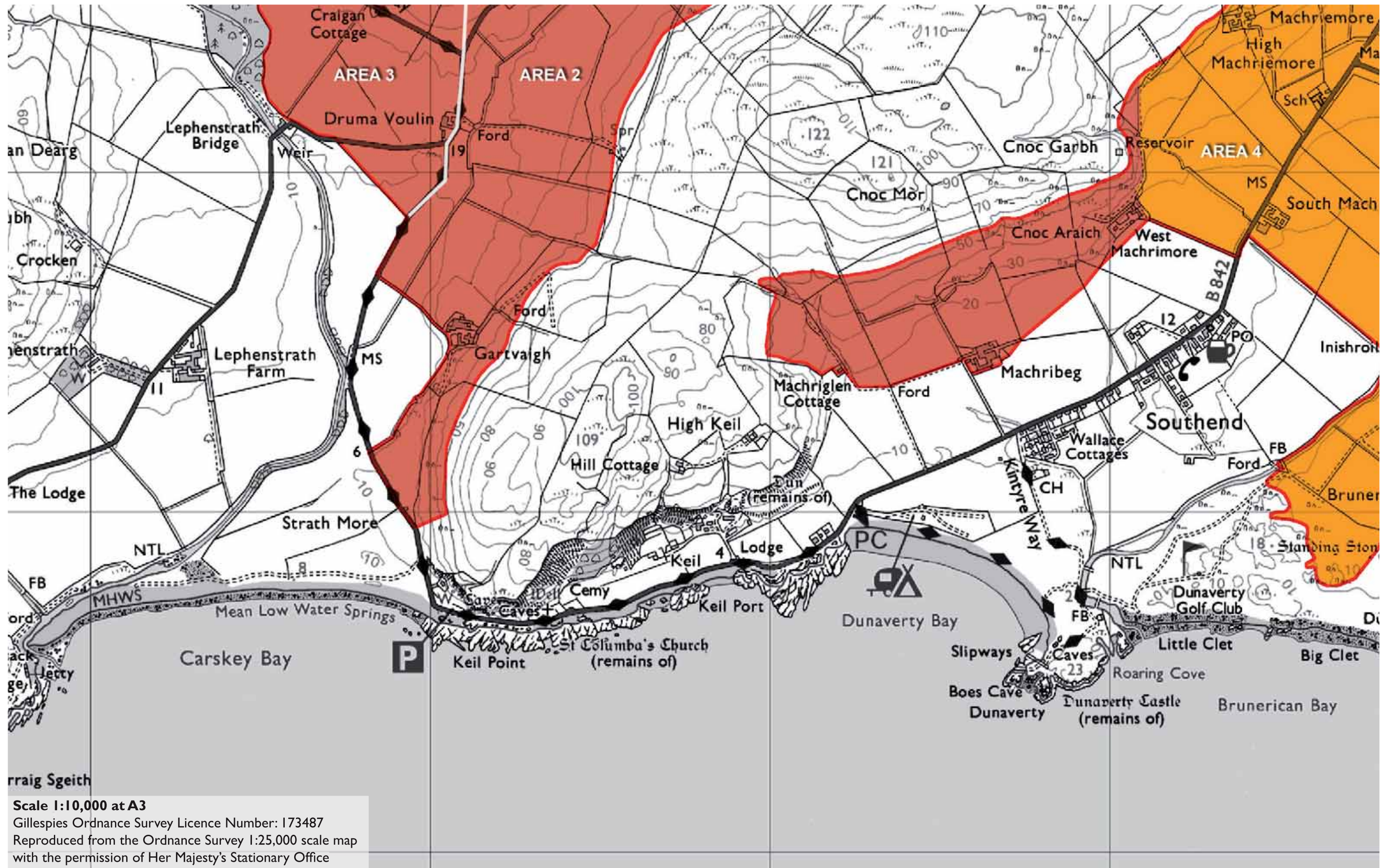


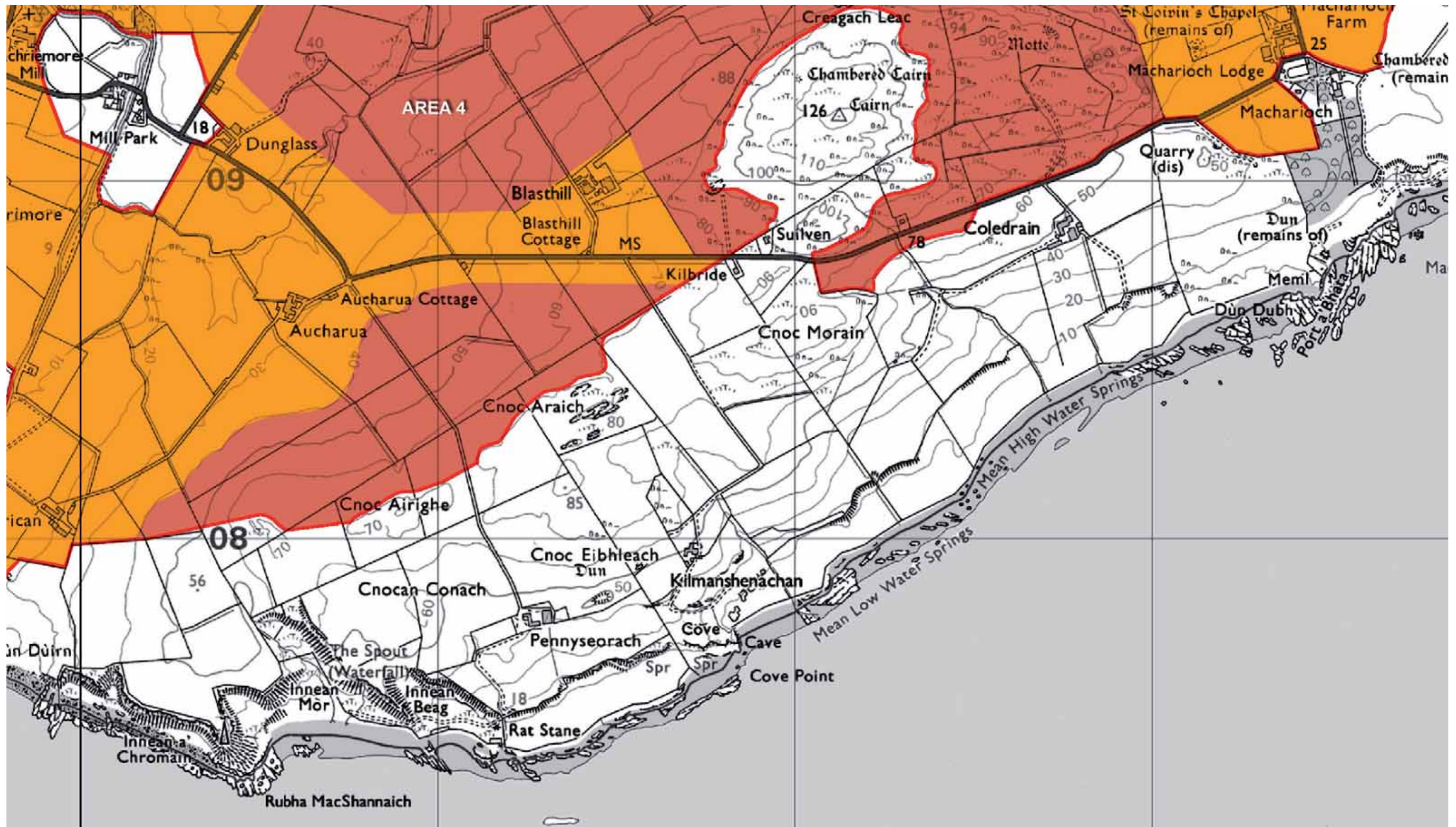












Scale 1:10,000 at A3

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Site Description

This site is located in an Area of Panoramic Quality and straddles a number of LCT’s: Upland Forest Moor Mosaic, Rocky Mosaic and Low Coastal Hills.

It is a very large area of predominantly agricultural land set into a series of shallow valleys and surrounded by high rolling hills some of which remain open as moorland and others which have been extensively planted with forestry. The area generally is formed by a series of broad shallow valleys between 20m AOD and 50m AOD surrounded by rolling hills rising gently up to between 180m AOD and 277m AOD. The valleys drain a series of burns and rivers into Carskey Bay and Brunerican Bay

For the purposes of description the ROA has been subdivided into 4 areas.

Area 1 is a very broad valley formed by the Conieglen Water and runs in a north south direction. The main B842 road, which connects the village of Southend to Campbeltown, runs through this valley. The valley floor is made up of large agricultural fields subdivided by scrubby hedgerows. There are clumps of deciduous woodlands mainly along the watercourse and the valley sides and hill tops are extremely open on the west side but with more commercial forestry on the east.

Area 2 is a shallow connecting valley running east-west and is devoid of any woodland cover. It is populated only by a few farmsteads such as High Cattadale and Dalhbraddan. The small burn of The Loan lies in the bottom of the valley.

Area 3 is a narrower valley formed by the Abhainn Breacairigh and is populated by a few residential properties and farmsteadings including Ormsary, Culinlongart and Amod. The mature wooded areas are mostly associated with the river banks and the valley sides are devoid of any woodland cover. There is some forestry plantation on the north facing slopes of Corr nan Long. The northern extremity of the ROA in this valley lies within well wooded areas of forestry plantation.

Area 4 lies at the eastern side of the ROA and is a very broad, flat bottom, open valley formed by the Corachan Burn. It is a valley well populated by farmsteadings and new residential developments. This is mostly associated with the single track road network which circulates around the lower valley sides. There is a series of new build developments near Benton. The centre of the valley has little vegetation and has only a few individual properties such as Pennyland.

The pattern of development throughout the ROA is generally made up of farms and their associated outbuildings and individual detached properties close to the main road system.

South Kintyre 11

There are long, open and extensive views throughout the whole of this ROA. There are particularly good views from the road from the elevated ground at the eastern edge of the area above Benton which afford panoramic views across the whole area and down to the coast (Area 4). Views within Gleann Breacairigh (Area 3) are generally restricted to that valley although the valley itself is very open.

Some of the newer build is of poor quality and woodpole electricity lines also detract from the landscape qualities

Scenic Quality
Medium

Sensitivity to Change
Medium

Capacity to Accommodate Development
Limited
(This ROA is huge and therefore there is capacity to accommodate some development within certain areas which are more enclosed and where there is some mature woodland cover. The area generally, however, is very open and subject to long views from the road network which runs through it. The open nature of this landscape does not give it a good capacity to accommodate development).

Areas with potential to accommodate development
(Orange Areas)

- Opportunities exist for new development throughout much of this ROA. Ideally new buildings would be developed in association with existing belts of mature trees or in association with existing farm or building clusters;
- Generally development should be no higher up the slopes than the 60m contour above which the valley sides become too high and more open, making development more visible and out of character with the existing development pattern which tends to be located on the lower valley floors and valley edges;
- **Area 1:** opportunities are possible which follow the existing pattern of development, which is individual properties close to the main road or farm buildings set back up the valley sides to both east and west. Development should be as part of existing farm clusters or related to existing copses or woodlands;
- **Area 2:** development opportunities should be restricted to the north side of the road and preferably undertaken in association with the existing farm buildings. New development should be set back from the road, consistent with the existing development pattern;
- **Area 3:** the east side of the valley could absorb more development. This should be alongside the road to fit the existing pattern of properties in this valley. The west side of the road up to the boundary with the ROA is in the flatter valley bottom, leading to the

river and should remain free of development. Additional development in the more remote north west end of the valley around Amod would be possible;

- **Area 4:** further development along the road would be possible between Benton, Kildavie and Eden although this should not become continuous creating linear ribbon development. New development should generally follow the road pattern.

Areas not recommended for development
(Red Areas)

- The open valley floors should be avoided for development. They are generally very open to long views and potentially exposed to the prevailing winds with little vegetational cover;
- High exposed ground with no native woodland cover should be avoided;
- **Area 1:** the open valley sides and the large open sections of the valley floor should be avoided for development in order to retain the prevailing characteristics of this area;
- **Area 2:** development should be avoided along the south side of the road. This is a visually prominent valley side with no woodland cover and development would be out of character with this landscape;
- **Area 3:** the flat valley bottom should be avoided to its open aspect and lack of any other development in this area;
- **Area 4:** development should be avoided in the central open area of the Corachan Burn as this area is very open and flat and has no topographical or vegetational features to successfully anchor new development.
 - Development should be avoided around the historically significant sites between Macharioch and Suilven. There should be no development on the elevated ground north of Machribeg near Southend. This steep slope is very exposed and unsuitable for development and construction on these slopes would be difficult and highly visible. In addition, new development would be out of character with the existing pattern of development which is concentrated on the valley floor and on the lower slopes.



SK11:Area 1 - Conie Glen looking north



SK11:Area 1 - Kilwhipnach Farm



SK11:Area 1 - New development near Auchencorvie



SK11:Area 1 - Knockstapplebeg Farm



SK11:Area 2 -View north to High Cattadale and Dalbhraddan



SK11:Area 2 - East valley side



SK11:Area 2 - Looking north, near Dalbhraddan



SK11:Area 3 - Gleann Breacairagh



SK11:Area 3 - Culinlongart



SK11:Area 3 - View south from Culinlongart



SK11:Area 3 - Amod



SK I I:Area 4 - Looking south west across the broad valley of Corrachan Burn



SK I I:Area 4 - looking south towards Macharioch Farm



SK I I:Area 4- View north to Pollwilline Bay



SK I I:Area 4 - Corrachan Burn Valley



SK11:Area 4 - New development at Benton