

## 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.



SK12 - Looking south towards Glenhervie Farm



SK12 - Looking east down Glen Hervie



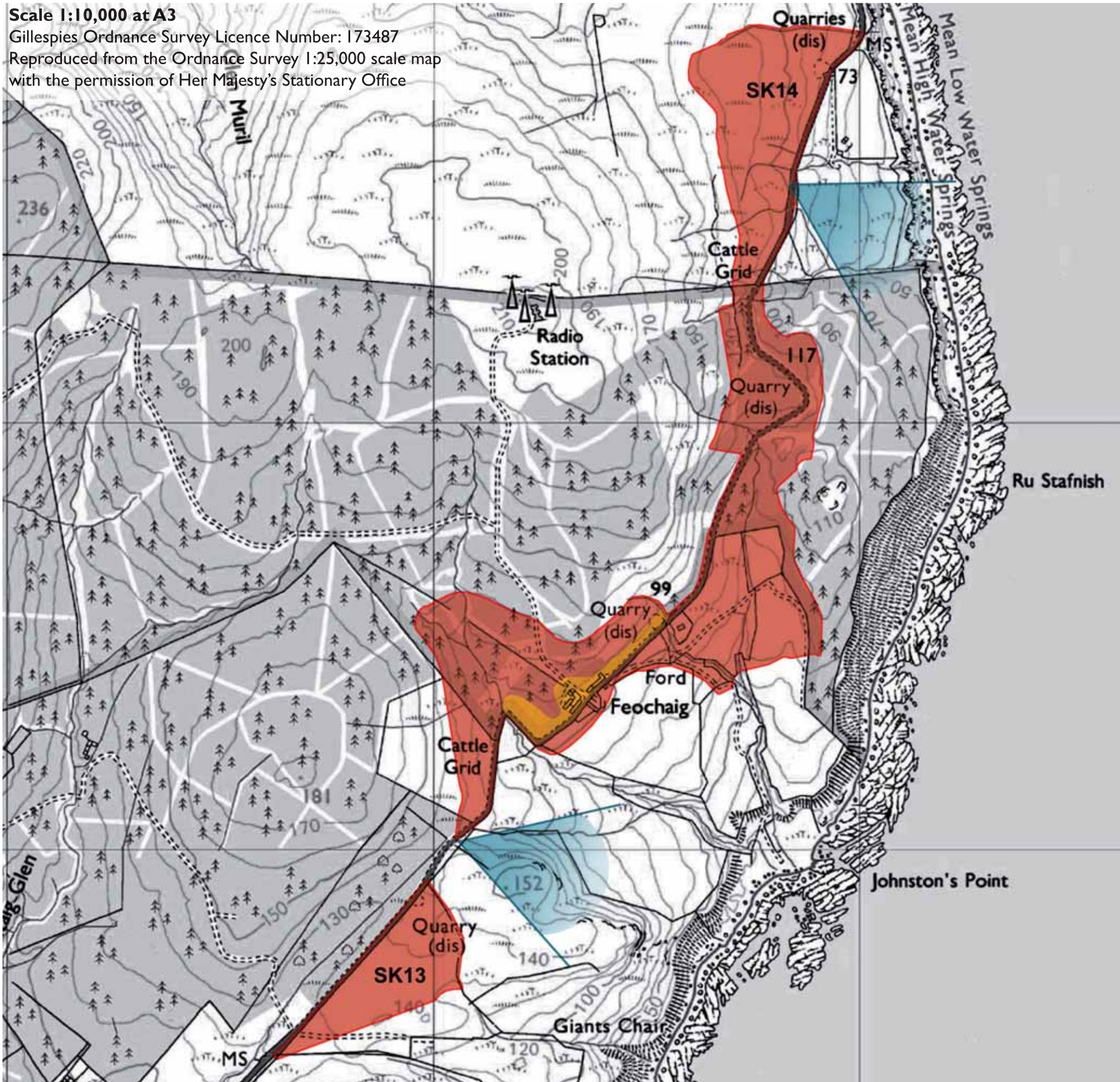
SK12 - Cnoc Dubh



Scale 1:10,000 at A3

Gillespies Ordnance Survey Licence Number: 173487

Reproduced from the Ordnance Survey 1:25,000 scale map with the permission of Her Majesty's Stationary Office



**SITE SK 13 FORMER QUARRY**

**Site Description**

This site is located in an Area of Panoramic Quality and within the SNH Upland Forest Moor Mosaic LCT overlooking the Kilbrannan Sound, lying to the south of the single track coastal road.

It is a small, triangular shaped, open, featureless site on a gentle south-west facing slope, with no undulations or changes in topography and lies at or around 140m AOD. It lies below the pronounced hill of The Bastard which rises to 180m AOD and is made up of poorly drained land, coarse grasses with no other vegetation cover.

There are long views to the south, into the valley of Glen Hervie and the site is completely open to the road, but there is no intervisibility with the coast.

**Scenic Quality**

Low

**Sensitivity to Change**

High

**Capacity to Accommodate Development**

None

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

- It would be unadvisable to develop this site due to its open, exposed character;
- No vegetation cover with which to 'anchor' or provide a setting for development;
- Highly visible from the road;
- Poorly drained.



## SITE SK 14 FEOCHAIG

### Site Description

This site is located in an Area of Panoramic Quality and within the SNH Upland Forest Moor Mosaic LCT overlooking the Kilbrannan Sound.

This is a linear site alongside a single track road on land sloping eastwards toward the coast, generally very open with little native woodland, few hedgerows and almost entirely free from development. It is an area dominated by forestry plantations on the landward side which are in the process of being felled and includes a number of now disused quarry sites, poorly maintained post and wire fence boundaries and several woodpole, electricity lines.

The topography comprises generally consistent east facing slopes with a small valley at the southern end near the cluster of buildings at Feochaig. The ROA lies between 100m AOD and 130m AOD. The hills immediately to the west rising to 200m AOD. The views from the road are all to the east and give spectacular views across to Arran and Ailsa Craig.

### Scenic Quality

Low to Medium

### Sensitivity to Change

High

### Capacity to Accommodate Development

Limited

The site is generally very open and the woodland is all temporary plantation. The landform does create some limited capacity to accommodate development.

### Areas with potential to accommodate development

#### (Orange Areas)

- The opportunities are restricted to creating new development in association with the existing building cluster around Feochaig and in close proximity to the road;
- There is an opportunity to develop one or two units in the area near the hairpin bend in the road at the southern end of the ROA;
- New long term woodland would be needed to create a fit into the landscape and achieve a sense of place.

### Areas not recommended for development

#### (Red Areas)

- The northern end of the site is very open and currently free from development. This area should not be developed in order to retain this wilder, open, moorland character;
- Avoid any further development between the road and the coast.



SK13 - View looking north

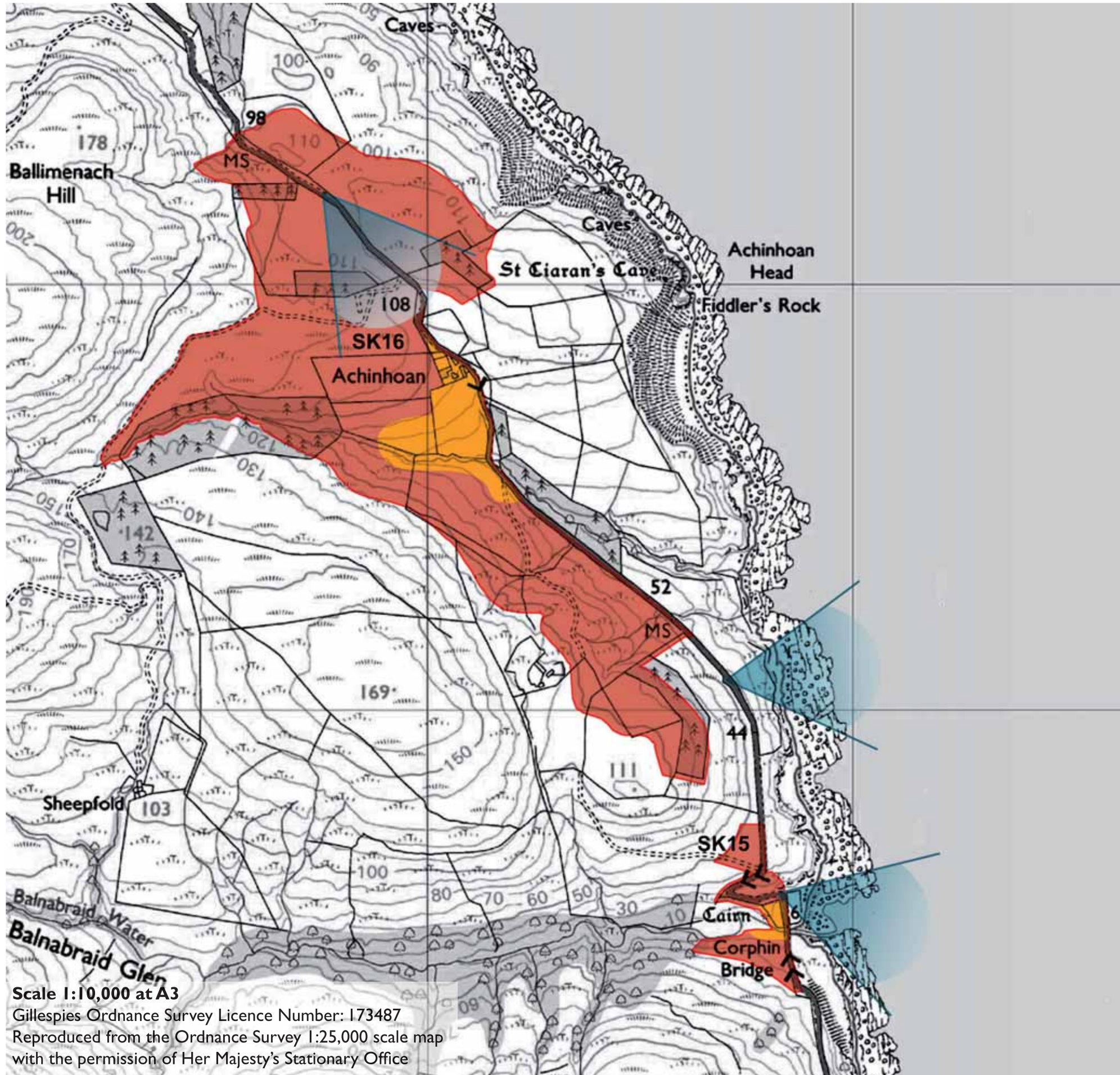


SK14 - View looking north towards Arran



SK14 - View looking north towards Feochaig





**SITE SK 15 CORPHIN BRIDGE**

**Site Description**

This site is located in an Area of Panoramic Quality and within the SNH Upland Forest Moor Mosaic LCT overlooking the Kilbrannan Sound.

It is a small site set around a steep sided, narrow valley right on the coast with panoramic views to Arran. It is made up of a combination of upper open fields, bracken covered slopes and wooded valley floor around the burn, the area only marred by the roadside crash barriers and woodpole electricity lines.

The surrounding area is generally semi-improved pasture and to the west of the site is a steep sided, wooded valley which provides a back drop to the site.

**Scenic Quality**

High

**Sensitivity to Change**

High

**Capacity to Accommodate Development**

Limited

The upper slopes at the northern end of the site have a low capacity to accommodate development due to the very open and visually exposed nature of that part of the site. The lower slopes down towards the valley bottom have a higher capacity due to the more enclosed nature of the site and the presence of mature native trees.

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

- There are opportunities on the lower slopes to insert 2 or 3 units. There is a possibility of creating a real sense of place and the presence of the bridge over the burn acts as a focal point;
- The insertion of a few buildings would be visible from some parts of the road but there would be no long views of them and the current spectacular views across to Arran would remain unaffected.
- If development takes place on the sloping fields to the south of the burn new long term woodland planting would be required to create a better fit to the landscape.

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

- Development should be avoided on the exposed upper slopes at the northern end and the more exposed fields at the southern end.



## SITE SK16 ACHINHOAN

### Site Description

This site is located in an Area of Panoramic Quality and within the SNH Upland Forest Moor Mosaic LCT overlooking the Kilbrannan Sound.

This is an undulating site, formed round a steep sided east facing valley, with a combination of improved pasture, forestry plantations, open moorland and wooded valleys. The southern part of the site is very exposed around a convex hillside north of Corphin Bridge. It is an inhabited valley with a number of properties including the substantial farmstead at Achinhoan.

There are fine views to the coast and over to Arran from the upper northern end of the site and from the exposed southern end. The central valley section has restricted views due to topography, existing forestry and deciduous tree belts.

### Scenic Quality

High

### Sensitivity to Change

Medium

### Capacity to Accommodate Development

Limited

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

- There is some capacity for development in the lower valley sections where landform and woodland would allow a comfortable fit;
- New permanent tree planting could be introduced to further improve a setting for development;
- Development should be set back from the road to reduce visual impacts.

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

- The upper valley slopes particularly at the northern and southern end of the site are too visually exposed and should be avoided for development.



SK15 - View from Corphin Bridge up Balnabraid Glen



SK15 - View east to Corphin Bridge



SK16 - South facing fields below Achinhoan

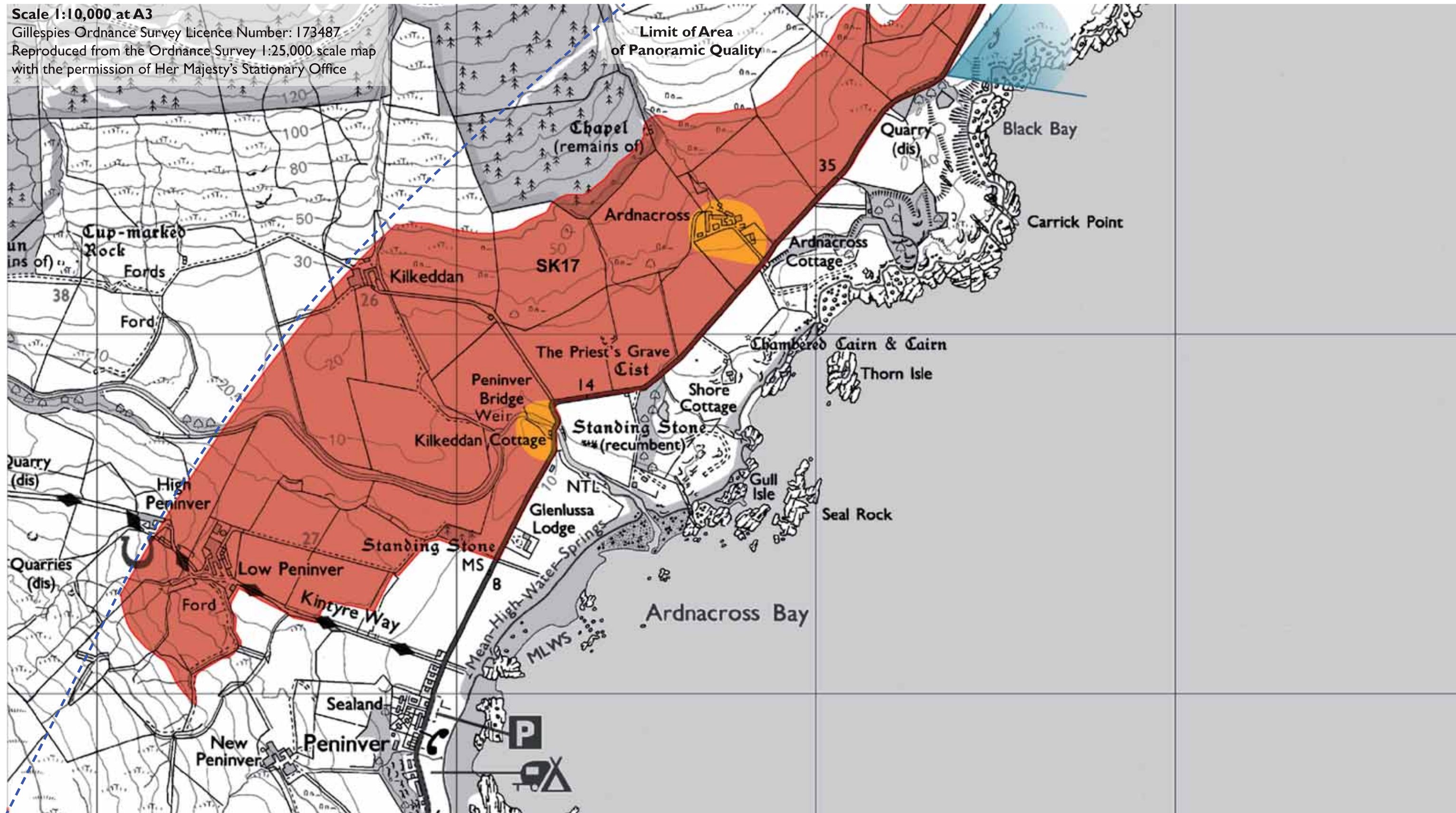


SK16 - View south towards Achinhoan



Scale 1:10,000 at A3

Gillespies Ordnance Survey Licence Number: 173487  
Reproduced from the Ordnance Survey 1:25,000 scale map  
with the permission of Her Majesty's Stationary Office

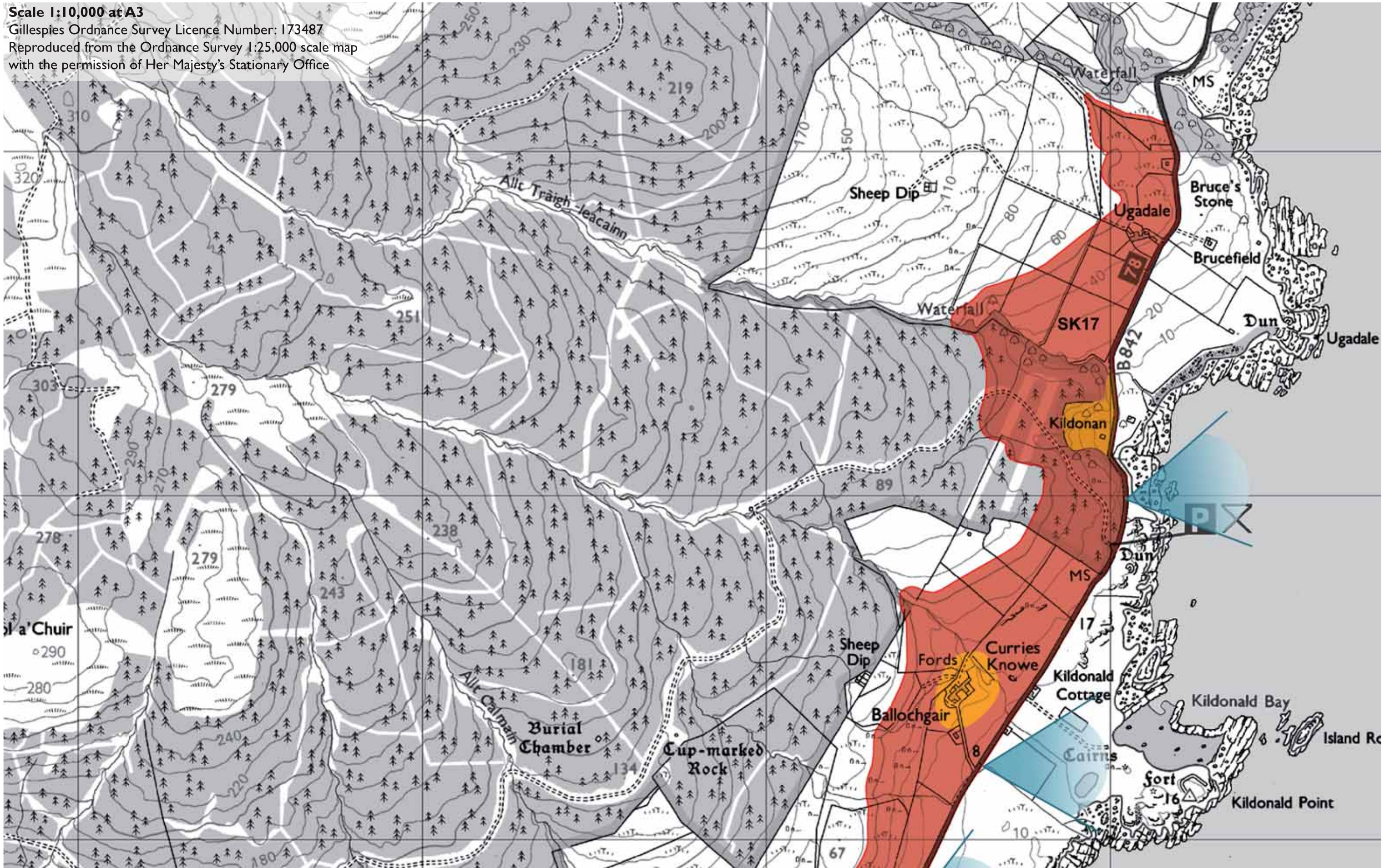




Scale 1:10,000 at A3

Gillespies Ordnance Survey Licence Number: 173487

Reproduced from the Ordnance Survey 1:25,000 scale map with the permission of Her Majesty's Stationary Office





### Site Description

This site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT overlooking the Kilbrannan Sound, running from Peninver in the south to Ugadale in the north.

The ROA is situated on the landward (west) side of the B842, which runs along the flat, raised beach close to the coastline, and is made up of long, east facing slopes leading down to the coast with the lower areas close to the road given over to pasture land and the upper slopes of moorland and forestry plantations. The road is at approximately 10m AOD and the hills to the west rise up to 240m-250m AOD. Generally, the area is dotted with farm buildings and individual dwellings, although at Peninver there is a small cluster of 6 or 7 relatively new properties set on a rocky bluff overlooking Kilbrannan Sound.

The gentle, east facing slopes are largely devoid of any woodlands and are very open to long views from the road and the coast. There are pockets of deciduous woodland in some of the smaller valleys associated with small watercourses and burns which run down the slopes forming shallow valleys, most notable being Glen Lussa Water north of Peninver. The forestry woodlands come down the slopes to the coast at Kildonan which has a public car park for access to recreation in the woods.

The views from some parts of the road are spectacular with clear open aspects across the Kilbrannan Sound to Arran. The views of the coastline are intermittent due to intervening topography and small pockets of woodland and scrub. There are good long views of the rising ground to the west which are panoramic and which provide attractive views of well ordered farmsteadings set against the hillside such as Ardnacross and Ballochgair.

### Scenic Quality

High

### Sensitivity to Change

High

### Capacity to Accommodate Development

Limited

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

- There are opportunities for development in association with existing farm clusters where new building would be seen as part of the same grouping;
- There are also some opportunities within the lower valley areas when undertaken in association with existing woodland clumps such as around Peninver Bridge and within the permanent woodlands of

## South Kintyre 17

Kildonan;

- Additional units could also be absorbed successfully in the area around Ugadale.

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

- New development should be kept back from the immediate road edges and not placed in the very open spaces on the lower slopes within fields;
- The proposed contour shown on the ROA for the limit of development up the slopes between Peninver and Kildonan is indicated along the 50m contour. This is too high and there should be no development which goes above the 30m contour. This would remain consistent with the line of the existing farmsteads. To build above this line would bring new development too high up the slopes;
- This is generally a wide open landscape with extensive visibility in all directions and is open to views from the road.



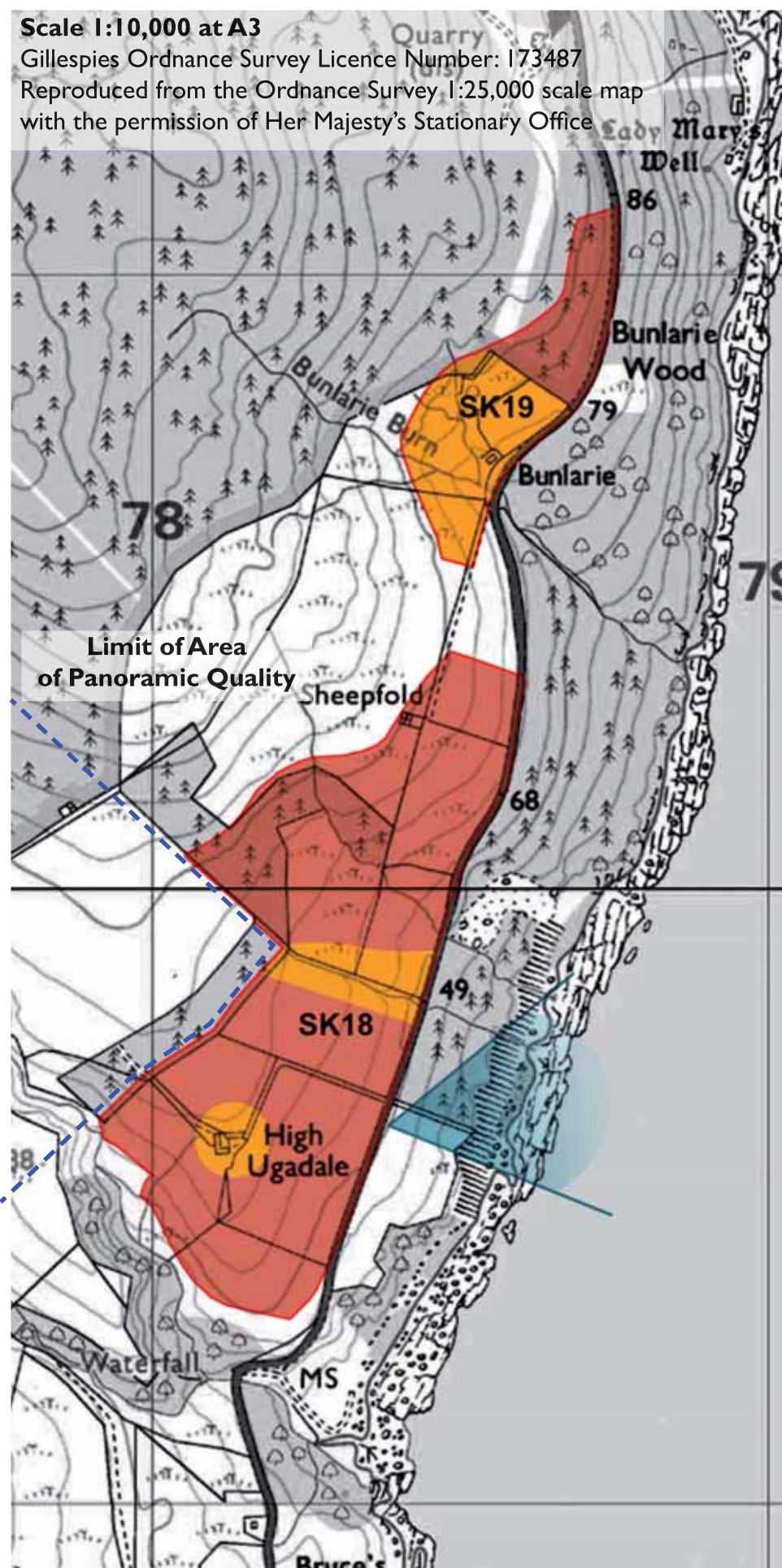


SK17 - View west



SK17 - View west to Ardnacross Farm with rising ground behind





**SITE SK 18 HIGH UGADALE**

**Site Description**

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

The ROA is made up largely of open fields on elevated land surrounded by forestry plantations and the entire site lies to the immediate west side of the B842 which is bounded by a mature mixed native hedgerow. There is a small pocket of native woodland associated with a burn which runs across the centre of the site.

The site consist primarily of convex east facing gentle slopes between 50m AOD and 90m AOD. Outwith the ROA, the topography continues to slope more steeply on the east side of the road forming cliffs at the coast.

The southern part of the site has spectacular views across Kilbrannan Sound to Arran, whilst the northern part has extensive plantation woodland which obscures views of the coast from the road.

The open slopes of the ROA are generally clearly visible from the road through the hedgerows.

The only property of any note is High Ugadale, at the southern end of the site.

**Scenic Quality**

High

**Sensitivity to Change**

High

**Capacity to Accommodate Development**

Limited

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

- There are opportunities for development in association with the existing farm cluster at High Ugadale where new building would be seen as part of the same grouping;
- There are also opportunities for 2 or 3 units in the shallow valley at the centre of the site in association with existing native woodlands - these should be kept back from the road edge.

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

- There should be no development in the very open and exposed agricultural fields on the convex slopes at the southern end of the ROA as these fields are highly visible from the surrounding area to the south.

**SITE SK 19 BUNLARIE**

**Site Description**

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

This is a small site in a contained valley of the Bunlarie Burn, with a single property occupying the lowest part of the site close to the road. The property dominates the view of this site from the road but it sits comfortably in its setting.

The area is made up of a small open field with a rich mix of deciduous native trees on the lower areas and a forestry plantation on the upper slopes.

The site is located within a shallow, narrow, east facing valley set between 80m and 100m AOD and views into and out of the site are limited due to the topography and existing trees.

**Scenic Quality**

High

**Sensitivity to Change**

Medium

**Capacity to Accommodate Development**

Good

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

- The enclosing topography and existing mature trees means this site has a good capacity to absorb development;
- The open field to the rear of the property could be developed if undertaken sensitively in relation to the existing building;
- Set any new development against existing mature woodlands;
- An opportunity exists to establish a well contained building cluster at Bunlarie.
- The site is small and should be limited to 4 or 5 new units maximum;
- The woodpole lines would need to be relocated.

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

- Exposed convex slopes and covered with forestry plantation.





SK18 -View north across open fields towards Arran

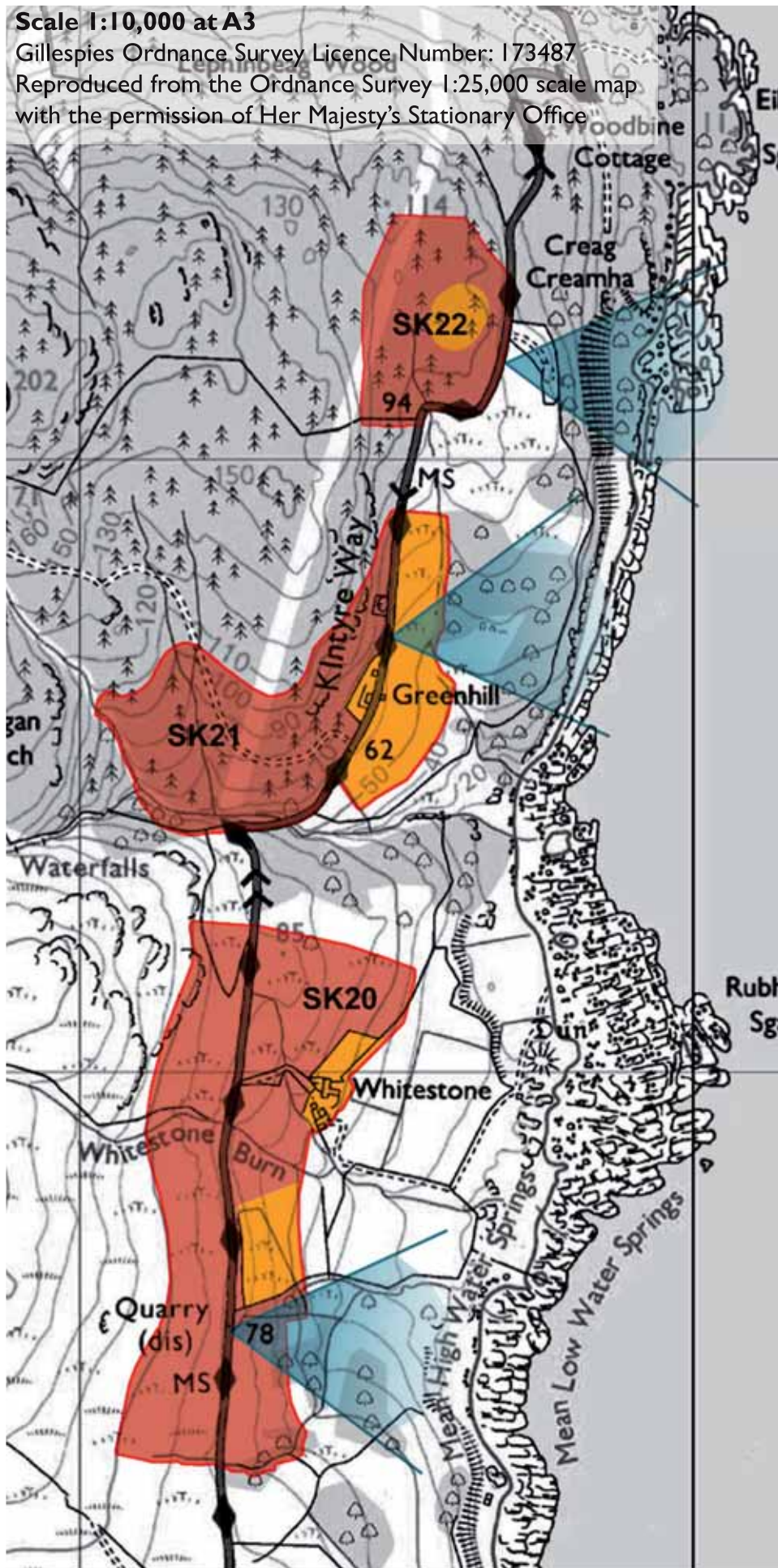


SK18 -View south across open fields across open fields of High Ugadale Farm



SK19 - Looking north into ROA towards Bunlarie





**SITE SK 20 WHITESTONE**

**Site Description**

This site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT overlooking the Kilbrannan Sound, straddling both sides of the B842.

It is an open site made up of a combination of scrub, gorse and coarse grassland on the west side with occasional native trees and intermittent roadside hedgerows, and agricultural land on the east side. Views from the road are spectacular and uninterrupted across Kilbrannan Sound to Arran and almost the whole of the ROA is visible from the road.

The surrounding hillsides to the north and west are covered with forestry plantations. Three woodpole electricity lines run parallel with the road one of which cuts a swathe through the forestry plantation immediately to the north. There is only one farm building within the ROA at Whitestone which lies on the lower, improved pasture slopes at the northern end. The topography comprises gentle east facing slopes with localised steep sections close to the road towards the centre of the site. The site rises from approximately 40m AOD in the east to 90m AOD in the west. The road lies at approximately 70m AOD. The Whitestone Burn forms a very shallow valley at the centre of the site.

**Scenic Quality**

High

**Sensitivity to Change**

High

**Capacity to Accommodate Development**

Limited

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

- Opportunities are limited to new development associated with the existing farm cluster and to an area immediately below the steep scrubby slope leading down from the road towards the southern end;
- It is likely that two storey development would not interrupt the views across to Arran nor change the character of the area in general.

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

- The scrubby slopes to the west of the road should not be developed as there is no other development here and it would be highly visible due to lack of tree cover;
- The larger open fields to the east on the lower slopes should also be avoided as this would be out of character with the existing

development pattern and would potentially adversely impact upon existing fine views of Arran.

**SITE SK 21 GREENHILL**

**Site Description**

This site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT overlooking the Kilbrannan Sound and made up of two distinct parts.

The lower part is on land in the valley surrounded by native trees and small woodlands, whilst the upper part which is predominantly a plantation woodland on a south and east facing convex slope. The property at Greenhill lies right at the road edge.

The site rises from approximately 40m AOD in the east to 100m AOD in the west and the road lies at approximately 60m AOD. Steep south and east facing convex slopes are set on the north side of a burn.

There are spectacular views across the Kilbrannan Sound to Arran. The site is largely visible from the road. The steep forested slopes at the southern end are highly visible from the road on the approach from the south and form the focal point of the view. Three woodpole electricity lines run parallel with the road, one of which cuts a swathe through the forestry plantation in the southern part of the site.

**Scenic Quality**

High

**Sensitivity to Change**

Medium

**Capacity to Accommodate Development**

Limited

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

- Opportunities exist to develop on the lower slopes in association with the existing native trees by the watercourse in the valley;
- Development in the areas of improved pasture near Greenhill is possible with care and any new development should be set against existing woodlands or trees.

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

- The steep south and east facing convex slopes at the southern end of the site should not be developed as these slopes are highly visible particularly when viewed from the south.



## SITE SK 22 CREAG CREAMHA

### Site Description

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

It is a relatively flat site, on a plateau at approximately 100m AD set into a generally east facing slope almost completely set within forestry plantation woodland. There is no existing development but an access track leads off the B842 into the site and a woodpole electricity line crosses the site.

There are fine views from the edge of the site looking east across Kilbrannan Sound to Arran.

### Scenic Quality

Low, although fine views at the edges across to Arran

### Sensitivity to Change

High

### Capacity to Accommodate Development

Limited

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

- The flat plateau section at the centre of the site is possible for some development as the local topography screens this area from the road and there is some existing, scrub woodland in this area;
- However, completely new native woodland belts would need to be created in order to ensure new development did not become too highly visible;
- Avoid development at the road edge.

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

- The site relies on the forestry to provide any screening or integration for new development. If that were to be removed then large parts of this site would become visible over a wide area.



SK20 -View looking north to Whitestone Farm with Arran in the background

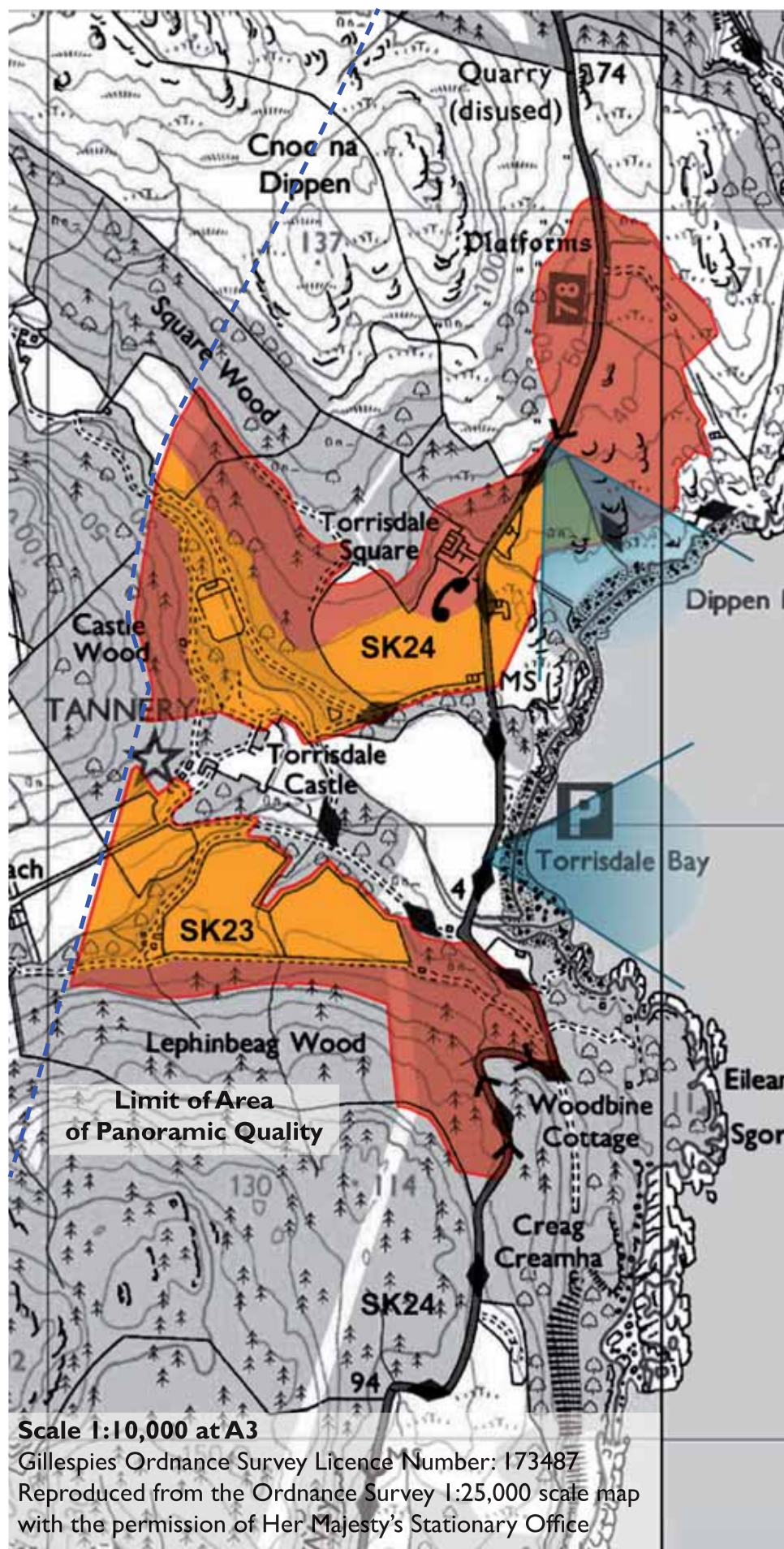


SK21 -View looking north to the forestry plantation with Arran in the background



SK22- Looking west into site





**SITE SK 23 LEPHINCORRACH**

**Site Description**

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

This ROA sits within the planned estate of Torrissdale Castle to the south of the main house. The character of the landscape is typical of many large estates and is made up of a combination of policy woodlands, pasture (used for grazing) and formal gardens. This section is centred around a small river leading up to Lephincorrach which is a former estate farmhouse now converted to self catering cottages.

The identified area consists of gentle north facing slopes leading down to the river, flattish fields to the west and more steeply sloping, south facing areas of ground near Lephincorrach. Views of this area are limited to internal views within the estate. It is unlikely that there would be any views of new development from the B842 due to the extensive woodland cover.

**Scenic Quality**

High

**Sensitivity to Change**

Medium

**Capacity to Accommodate Development**

Good

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

- There is a good capacity to absorb development within the estate due to extensive existing native woodlands and topography;
- There are opportunities to develop on the open fields identified on the plan, within the ROA;
- Development should be set around the edges of the fields against existing woodlands;
- There would be no impact on the users of the B842 and there would be no interruption of the panoramic views of the coast.
- Development should be concentrated well within the estate to contain any new development within the closed confines of the landscape framework of the estate;
- Development would need to take into account the quality and characteristics of the planned estate landscape and formal views from the house.

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

- Avoid development within the forestry planted area at the southern end of the ROA close to the road as this would be highly visible.

**SITE SK 24 TORRISDALE**

**Site Description**

This site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT overlooking Dippen Bay, Torrissdale Bay and the Kilbrannan Sound.

This ROA sits partially within the planned estate of Torrissdale Castle to the north of the main house. The character of the landscape is typical of many large estates and is made up of a combination of policy woodlands, pasture (used for grazing) and formal gardens. This section is centred around the Torrissdale Water valley leading up to Glen House and Alderlea which are former crofting houses now converted to self catering accommodation.

There is an additional section of this ROA which lies to north on more open land on the east side of the B842 which is much more open land set around a rocky bluff overlooking the coast.

The bulk of the site is a narrow, steep sided valley leading up to Glen House. The separate area to the north is an area of undulating ground below a rocky knoll at approximately 40m AOD.

Views of the area within the Torrissdale Water valley are limited to internal views within the estate. It is unlikely that there would be any views of new development from the B842 or from the coast due to the extensive woodland cover. The flatter field nearer to the road is partially visible from the road behind a fringe of native woodland. The northern area is much more open and has spectacular views across the Kilbrannan Sound to Arran.

**Scenic Quality**

High

**Sensitivity to Change**

Medium

**Capacity to Accommodate Development**

Good

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

- There is a high capacity to absorb development within the estate in the Torrissdale Water Valley due to extensive existing native woodlands and the prevailing topography;
- In the Torrissdale water valley there are opportunities to develop on the open fields identified on the plan;
- Development should be set around the edges of the fields against existing woodlands;
- There would be no impact on the users of the B842 and there



## South Kintyre 23+24

- would be no interruption of the panoramic views of the coast;
- The northern area also has capacity to accept further development. The two new properties in this location have established a precedent by being sited on the lower lying ground and it would be possible to achieve 4 or 5 more units here provided that a landscape structure of new broad-leaved long-term woodland planting is established to anchor the new properties into their setting;
- Further development should be concentrated on the lower parts of the site against existing woodlands.

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

- Avoid development on the more open higher slopes within the northern area. This area is highly visible from the road and would interrupt views to the coast;
- The capacity of the northern area is much more limited due to its very open aspect and proximity to the main road.



SK23 - Torrisdale Castle



SK23 - Lephincarroch Farm within Torrisdale Castle estate



SK23 - Open fields set within woodland on Torrisdale castle estate



SK24 - Northern section showing new development



SK24 - Rocky bluff at north ROA with Arran in the background