

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



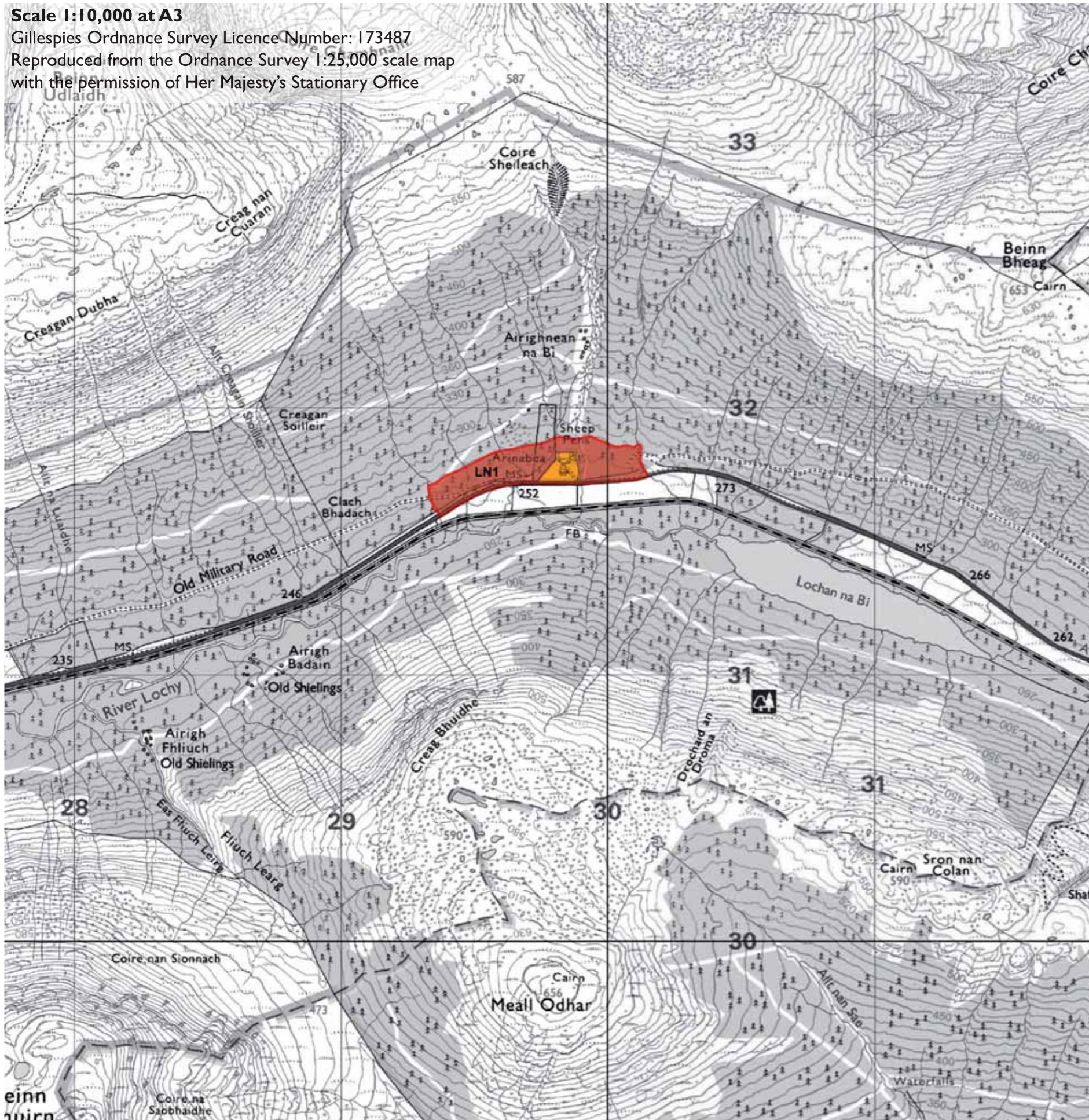
Key viewpoints

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

Scale 1:10,000 at A3

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LN1 ARINABEA

Site Description

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

This small site is located within the valley landscape of Glen Lochy. It is bounded on its southern boundary by the A85 and on its northern edge by the 270m contour. The line of the Old Military Road crosses the site at its western end. The rail line to Oban is located to the south of the A85 which bounds the site. There is one house with associated outbuildings located within the site however, the valley itself retains an unsettled character.

Much of the site is forested with the exception of rough grazing land around Arinabea. The site is dissected by a number of small streams flowing from north to south across the site and into the River Lochy.

The site is highly visible from both the A85 and the rail line.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

- There is potential to accommodate development in the flat land around the existing house. This should be associated with new broadleaved planting to provide a landscape setting for the development.

Areas not recommended for development (Red Areas)

- Commercial forestry areas are not recommended for development as felling cycles would leave development open and exposed



LNI- View into northeast into ROA towards Arinabea

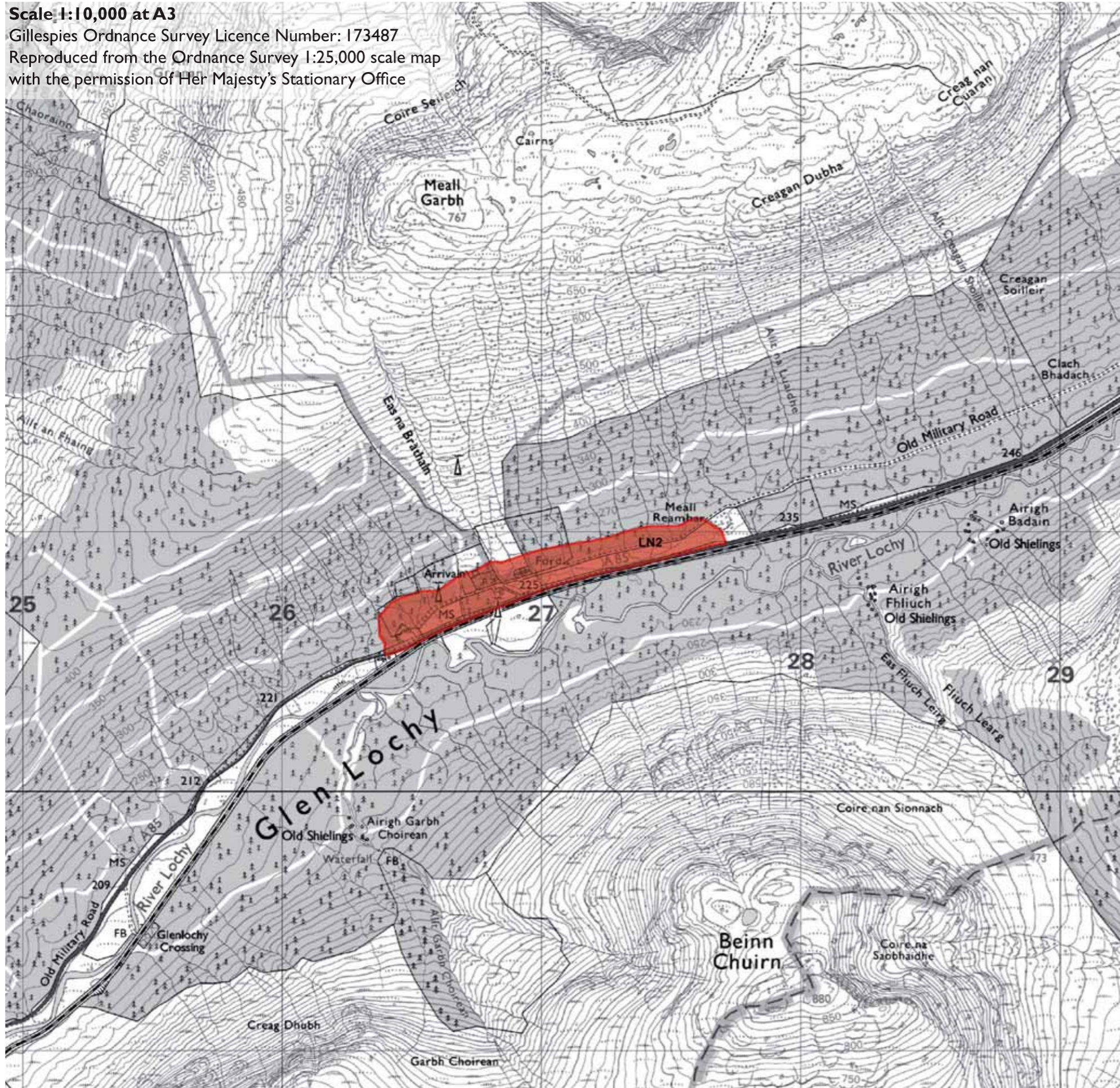


LNI- View northwest into ROA

Scale 1:10,000 at A3

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LN2 ARRIVAIN

Site Description

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

This site is located within the valley landscape of Glen Lochy. It is bounded on its southern boundary by the A85 and the rail line to Oban and on its northern edge by the 260m contour. The site is bisected by the line of the Old Military Road. There is one farmhouse with associated outbuildings located within the site and a radio mast at the western end, however; the valley itself retains an unsettled character.

Much of the area of the site to the north of the Old Military Road is forested with the exception of rough grazing land to the east of Arrivain. To the south of the Old Military road, the site is predominately boggy ground with the exception of a small area of forestry to the south of the farmstead. To the west of Arrivain there are the remains of walls. The site is dissected by a number of small streams flowing from north to south across the site and into the River Lochy.

The site is highly visible from both the A85 and the rail line.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

None

Areas not recommended for development (Red Areas)

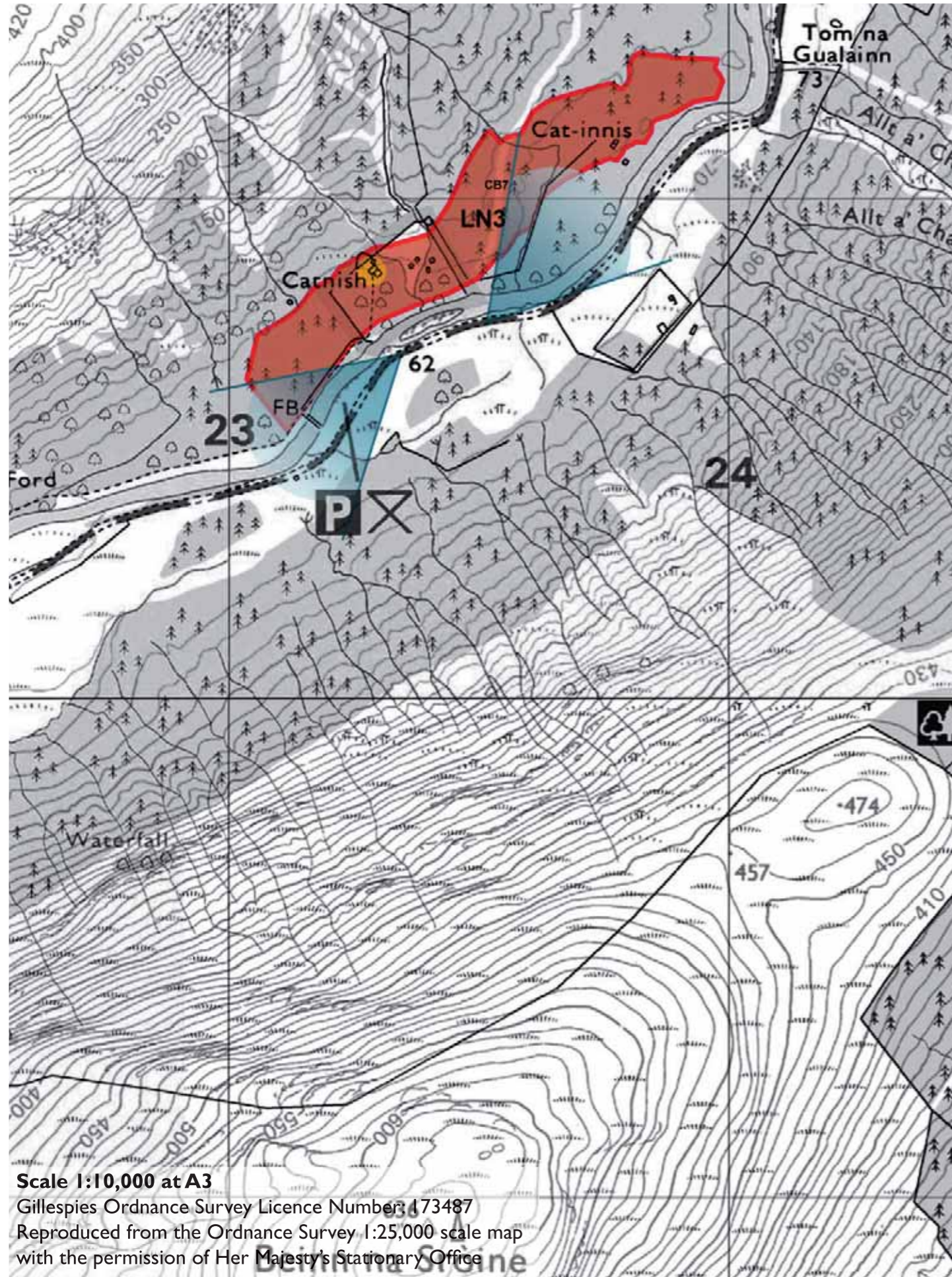
- Commercial forestry areas are not recommended for development as felling cycles would leave development open and exposed
- The undulating, exposed land to the south of the Old Military Road is not suitable for development as it will require extensive earthworks and will also be highly visible from the road



LNI- View into northeast into ROA towards Arrivain



LNI- View northwest into towards Old Military Road and remains



LN3 CATNISH

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Mountain Glens LCT. The ROA is bounded on its southern edge by the River Orchy with its northern edge the 70m contour. The site is heavily wooded, predominately broadleaved woodland on the lower slopes by the river with coniferous forestry to the east and west. A number of small watercourses dissect the site flowing into the River Orchy. Views from the site are limited although the site itself is visible from the B8074.

At present the only access to the ROA is via a footbridge at its southern end which if built to serve development would have a major adverse affect on the landscape character of this generally unsettled and remote ROA.

It currently has one dwelling.

Scenic Quality
High

Sensitivity to Change
Medium

Capacity to Absorb Development
Limited

Areas with potential to absorb development (Orange Areas)

- Development could be accommodated in the clearing around the existing house where a new building would be seen as part of a cluster, provided it is of a small scale and does not require vehicular access

Areas not recommended for development (Red Areas)

- The woodland is an important element of the river valley landscape and should therefore not be cleared for development
- There is currently minimal settlement in the wider area and therefore further development would be inappropriate
- To accommodate development it would most likely require new river crossings and junctions off the main road - these would be visually and physically intrusive within the landscape



LN3- View into ROA from east shore of River Orchy

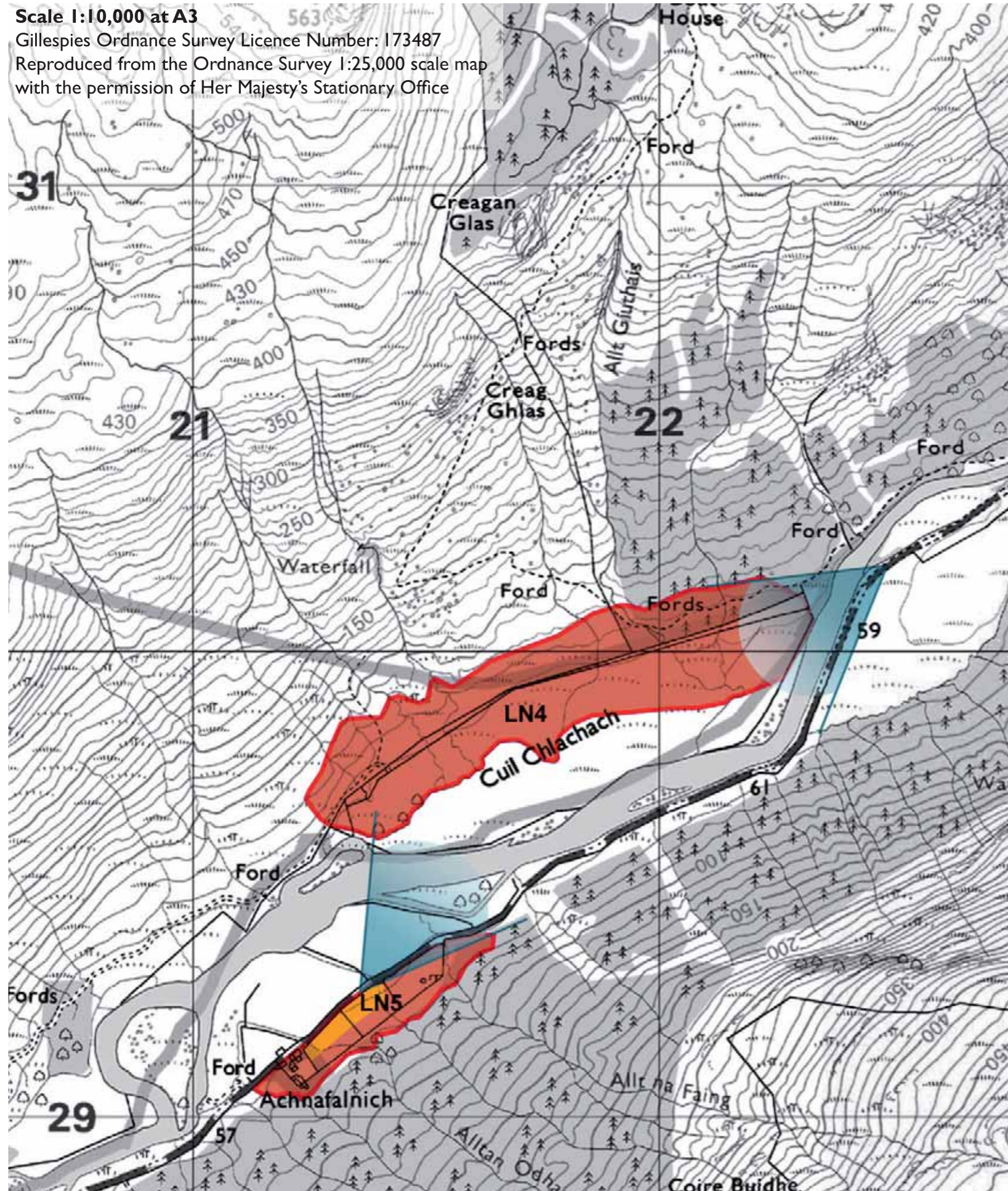


LN3- View into ROA from west side of River Orchy

Scale 1:10,000 at A3

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LN4 CUIL CHLACHACH

Site Description

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

The ROA is inaccessible from the B8074 and comprises boggy low lying flat land set back from the rivers edge and is almost completely open. The site rises to a height of 90m AOD at its northern edge and several streams run through the site following meandering courses from north to south before dissipating in the flood plain and then the River Orchy. A small area of commercial forestry extends into the site at the eastern end and there is a group of broadleaved trees on the rivers flood plain at the western end.

The site is overlooked from the road throughout its length.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

None

Areas not recommended for development (Red Areas)

- The ROA is too open and exposed to accommodate development discreetly; it also doesn't have road access, which if built to serve development would have a major adverse affect on the landscape character of this completely unsettled and remote ROA.
- This location currently enjoys views and character unspoilt by development and it would be inappropriate to set a precedent for new development

LN5 ACHNAFALNICH

Site Description

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

This small ROA is bounded on its north western edge by the B8074 and on the south by the 70m contour and a dry stone wall. It comprises gently sloping, open, rough grazing land with a pocket of immature broadleaf tree planting. The site is dissected by a number of small watercourses.

The site is exposed, with panoramic views of the valley landscape. A single farmhouse and associated outbuildings is located at the southern end of the site.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- There is potential to accommodate some small scale dwellings adjacent to the road.
- Development should be associated with existing tree planting and preferably with additional planting to ensure that it is anchored within the landscape and given a framework setting.

Areas not recommended for development (Red Areas)

- The higher slopes should not be developed, as any development here would be too visible and not in keeping with the local settlement pattern.
- The area of broadleaf planting should not be developed, as it adds valuable treecover to an exposed area



LN4-View into ROA from west side of River Orchy



LN5-View north from ROA

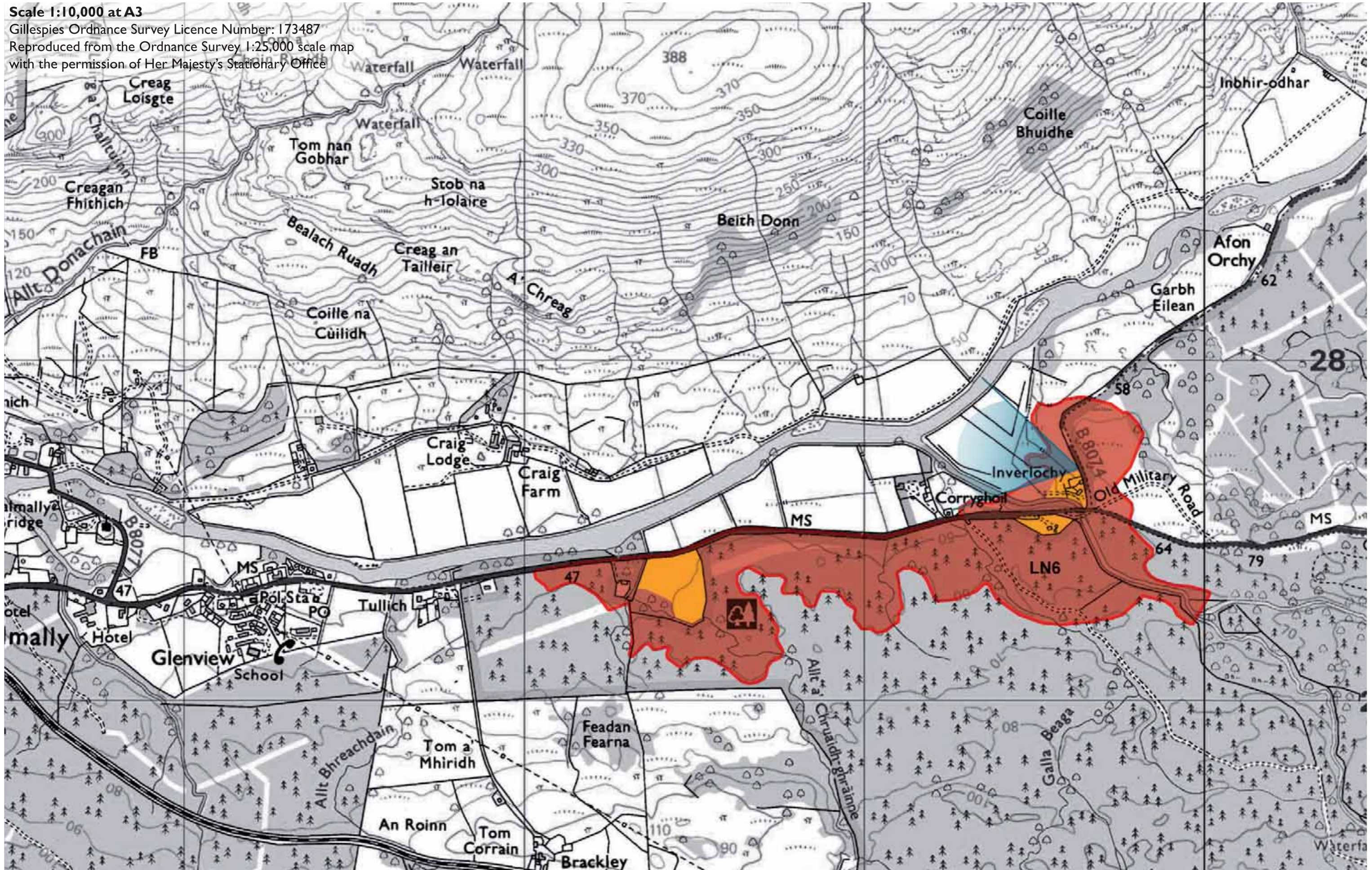


LN5-View south into ROA

Scale 1:10,000 at A3

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LN6 INVERLOCHY**Site Description**

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

The majority of the ROA is bounded on its northern edge by the A85 and on the south by the 60m contour. It extends northwards along the B8074 and includes a short section of the Old Military Road.

The southern area of the ROA comprises predominately forestry plantation, with some small clearings and pockets of broadleaved woodland adjacent to the road. To the north of the A85 the ROA encompasses a small river, a farmhouse at Inverlochy with uncultivated pastureland and rough moorland.

A small river flows through the eastern end of the site into the River Orchy. A number of small streams dissect the site.

Views along the A85 into the the ROA are limited due to the dense woodland owned by the Forestry Commission. In the area along the B8074 there are open panoramic views west to the Strath of Orchy.

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 some development in the area around the existing farmhouse at Inverlochy as this can be tucked into existing woodland and would create a cluster, rather than an isolated building
- Development is possible in two areas to the south of the A85 where existing tree planting forms a landscape framework.

Areas not recommended for development (Red Areas)

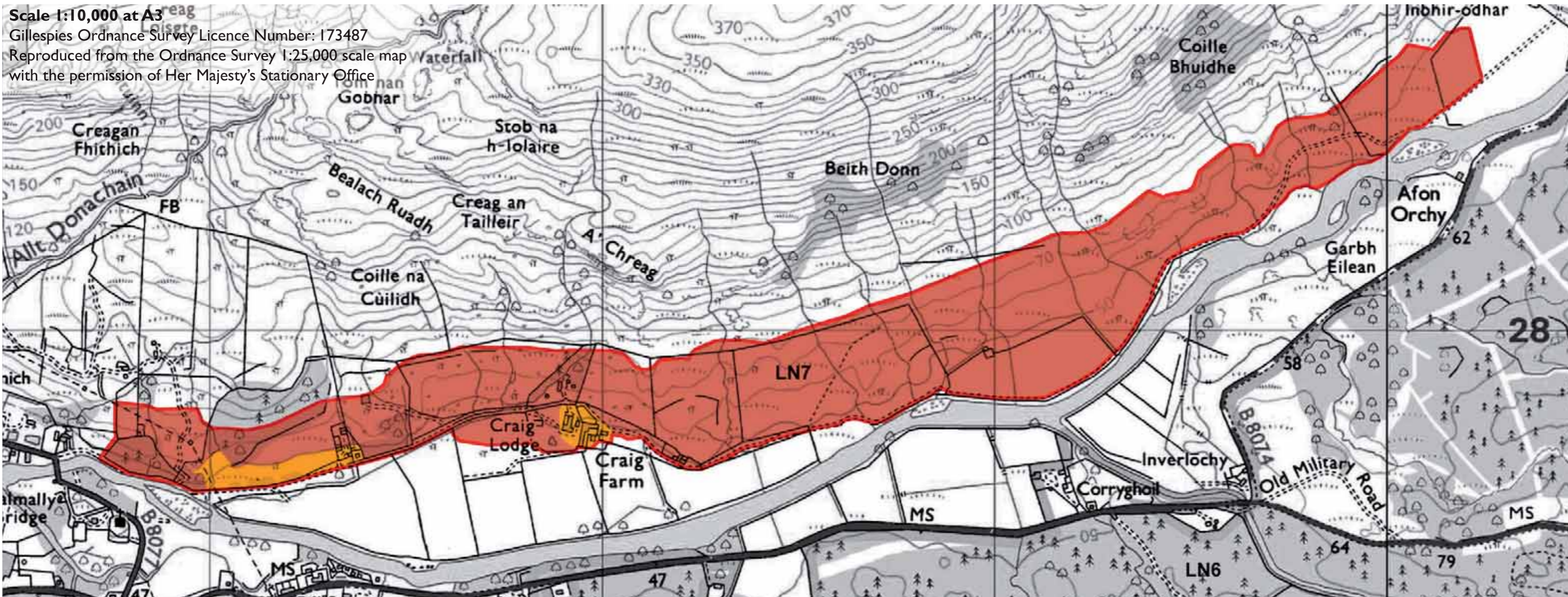
- Commercial forestry areas are not recommended for development as felling cycles would leave development open and exposed
- The lower fields north of the A85 and the area to the east of the B8074 are unsuitable because any development here would be too visible within the wider environment due to a lack of tree cover
- Development should not affect the setting of the Old Military Road



LN6- View north west across site from the B8074



LN6- Inverlochy



LN7 CRAIG FARM

Site Description

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

This long and narrow site is situated along the northern bank of the River Orchy and is backdropped by steep slopes, of which the 80m contour forms the northern boundary of the ROA. The southern boundary is defined by the River Orchy in the eastern part, and by the 50m contour in the western areas.

The site contains a number of buildings, Craig Farm and Craig Lodge being the most prominent. The undulating western end of the site is crossed by Powerlines.

Much of the site comprises rough grazing land with small stands of trees. East of Craig Farm the land is completely open. At the western end of the site, there are stands of mature trees and the land slopes steeply to the

River Orchy. The site is dissected by a number of small streams flowing from north to south across the site and into the River Orchy.

Much of the site is overlooked from the A85

Scenic Quality
Medium

Sensitivity to Change
High

Capacity to Absorb Development
Limited

Areas with potential to absorb development (Orange Areas)

- West of Craig Farm, development is possible below the 70m contour. Development be associated with new broadleaved planting
- Development is possible around Craig Farm where it will be perceived as a cluster.

Areas not recommended for development (Red Areas)

- East of Craig Farm, development is not recommended as the land is too open and is currently unsettled. Development would be highly visible in the wider landscape and would impact on the river valley landscape



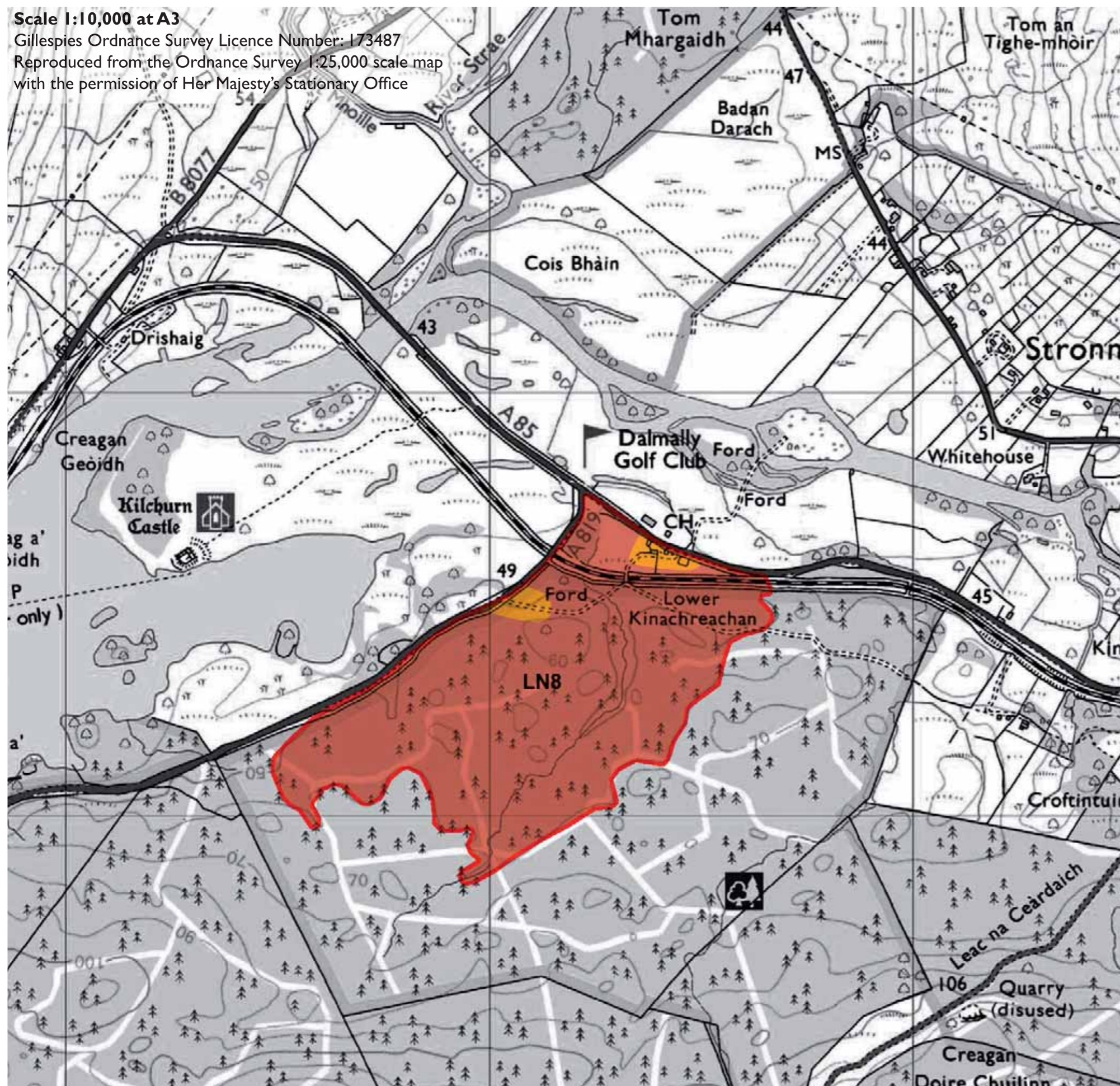
LN7- View into west end of ROA from south shore of River Orchy



LN7- View into ROA from south of River Orchy east of Craig Farm

Scale 1:10,000 at A3

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LN8 LOWER KINACHREACHEN

Site Description

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

This site is located at the mouth of the River Lochy where it flows into Loch Awe. It is low lying, rising to 60m at its highest point and mainly comprises commercial forestry land.

It is bounded on its northern edge by the A85 and by the A819 on its western edge. The rail line from Glasgow to Oban runs through the northern end of the site, delineating an area of land comprising two dwellings and mixed woodland. There is an access track which runs from the A819 easterly into the site. South of the rail line, the site mainly comprises forestry.

The site is dissected by one stream, flowing in a northerly direction through the site into the River Orchy

There are panoramic views from the boundary with the A819 of Kilchurn Castle and the head of Loch Awe.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- There is potential for development in the area around the access track from the A819. This clearing in the forestry has good access, and is not visible in any wider view.
- There is potential to add one or two dwellings in the area around Lower Kinachreachen to create a cluster. Development should be set into existing trees

Areas not recommended for development (Red Areas)

- Commercial forestry areas are not recommended for development as felling cycles would leave development open and exposed



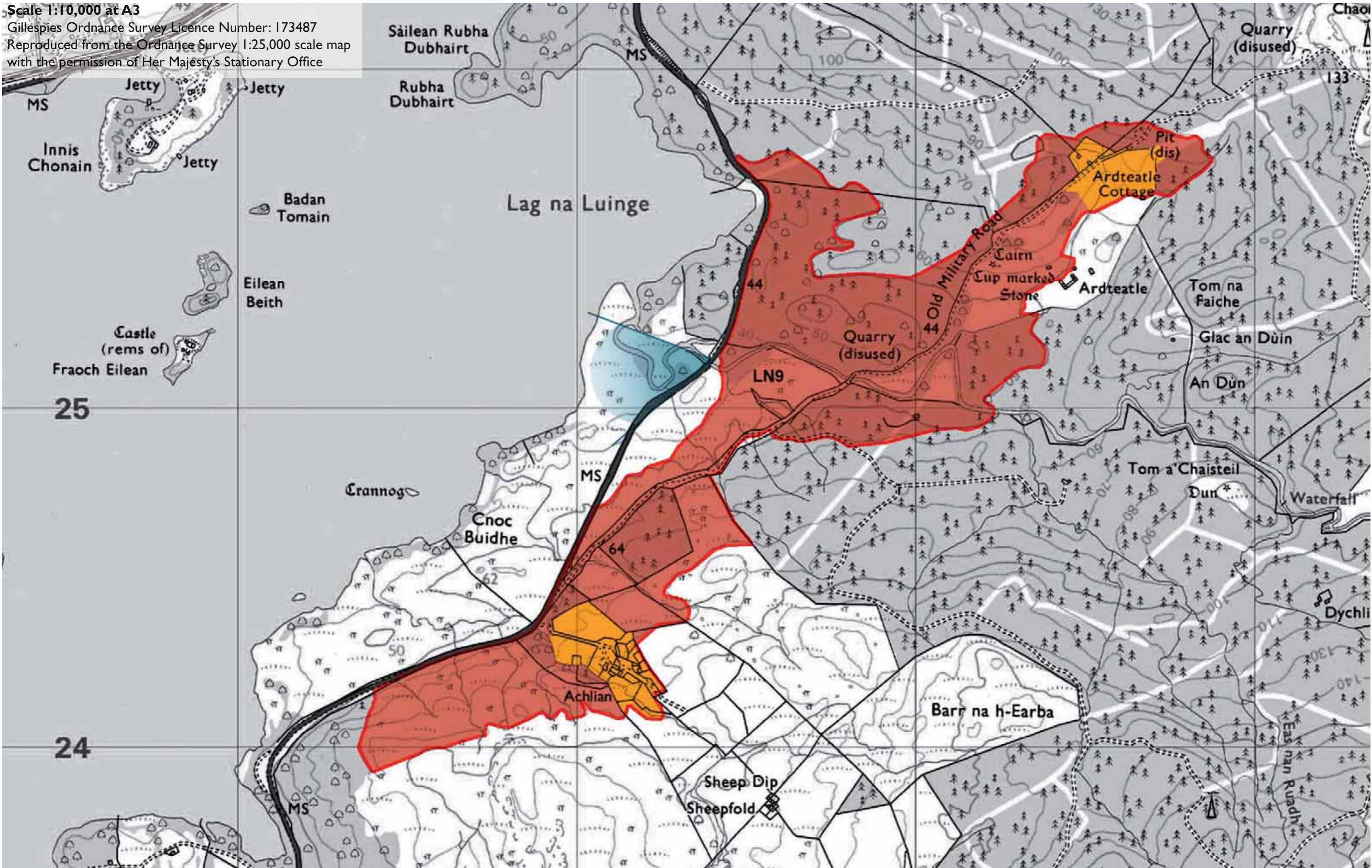
LN8- View along access track at western side of the site



LN8- View from western edge of ROA to Kilchurn Castle

Scale 1:10,000 at A3

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LN9 ACHLIAN

Site Description

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

This site is bisected by Teatle Water which follows a meandering course east into Loch Awe. The ROA rises to 90m AOD at its highest point around Ardteatle Cottage. Numerous streams dissect the site, flowing westwards into Loch Awe.

The site is bounded on its western edge by the A819 and is bisected by the line of the Old Military Road, which runs south west from Ardteatle Cottage, rejoining the A819 north of the farm at Achlian.

There are two archeological features within the site; a Cairn and a Cup Marked Stone to the south of Ardteatle Cottage. There is also a disused quarry to the north of the Old Military Road, near to where it crosses Teatle Water.

Much of the site is forested interspersed with clearings if at Ardteatle. South of Teatle Water the site is generally open, with flat boggy land around Achlian. This area also has some small areas of commercial forestry.

There are long views from throughout the site to Loch Awe, and the site is visible from development on the opposite side of Loch Awe.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- In the clearings around Ardteatle Cottage and Achlian there is scope for development. This should be small scale and set into trees.

Areas not recommended for development (Red Areas)

- Commercial forestry areas are not recommended for development as felling cycles would leave development open and exposed
- The areas of the site adjacent to the A819 should not be developed as there isn't significant landscape structure to tuck development into.
- The settings of the Cairn and Cup Marked Stone should not be affected



LN9-View south across the ROA towards Achlian



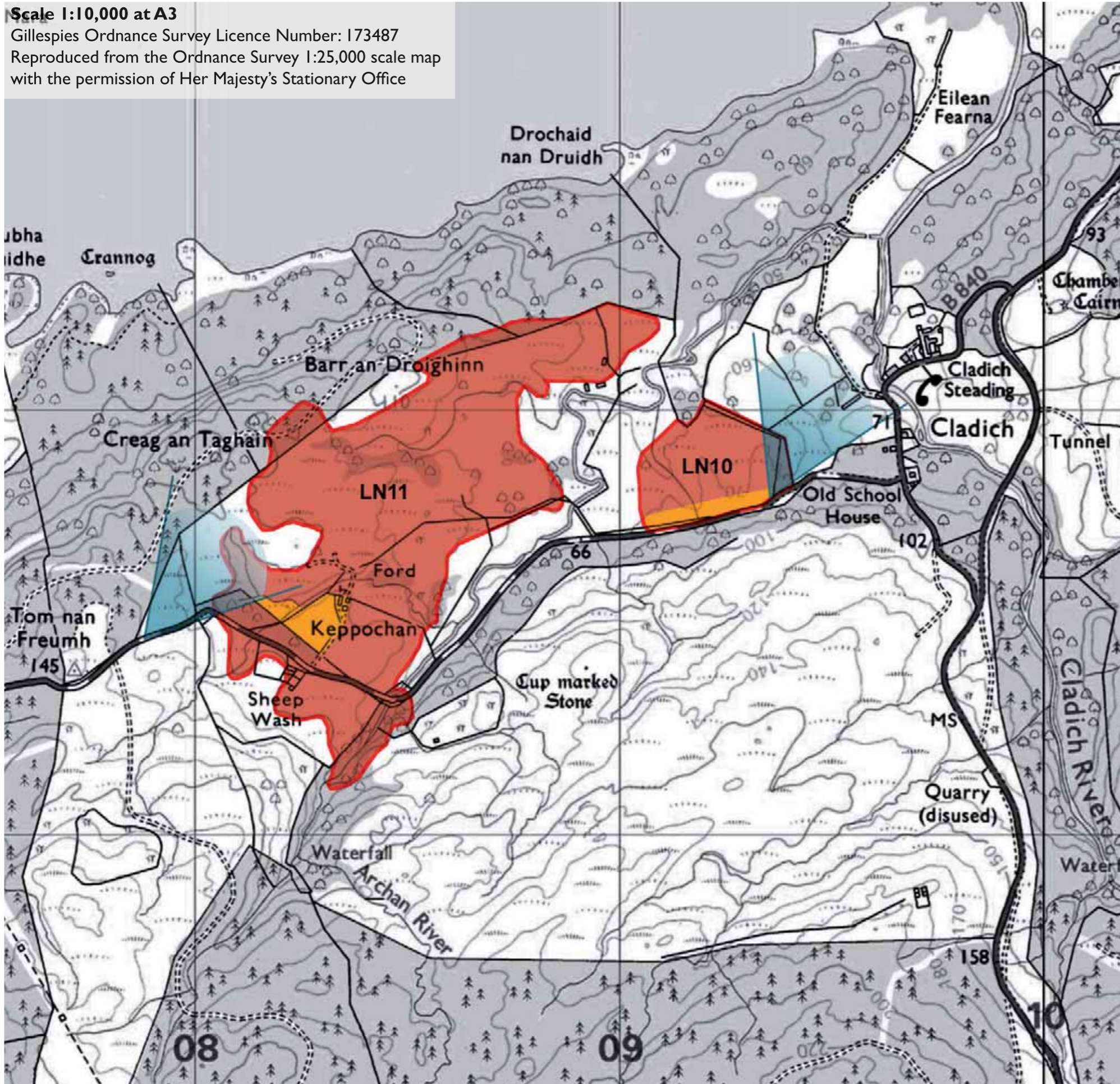
LN9-View northwest to Loch Awe



LN5-View north from ROA towards Duncan Ban Macintyre Monument

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LN10 NR CLADICH

Site Description

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

This small site is located on the southern side of Loch Awe, west of Cladich and is bounded on its northern side by the 60m contour and on the south by the 80m contour and the B840.

The site is completely open, with featureless undulating land extending across to small stands of woodland along the boundary.

One stream passes through the site, flowing north into the Archan River. The site has glimpsed views of Loch Awe to the northeast.

Scenic Quality
Medium

Sensitivity to Change
Medium

Capacity to Absorb Development
Limited

Areas with potential to absorb development (Orange Areas)

- There is potential to accommodate development along the minor road at the southern boundary of the site. Development should utilise existing landform, be limited to one or two dwellings and be associated with broadleaved planting.

Areas not recommended for development (Red Areas)

- The majority of the site is not recommended for development as it is featureless and open. Development would be too visible in the wider landscape.

Lorn - LN10 + LN11

LN11 KEPPOCHAN

Site Description

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

This site is located on the southern side of Loch Awe, west of Cladich and is accessed from the B840 which runs through the south western end of the site. There is a farm and associated outbuildings located in the southern half of the site at Keppochan, accessed by a track from the B840.

The site comprises undulating rough pasture land interspersed by areas of woodland. It is also bounded on its northern edge by woodland and along the B804 north of the access track. South of the B804 the site rough ground containing a Sheep Wash slopes north east to the road..

One stream passes through the site, flowing into the Archan River which also flows through the southern end of the site.

There are long views from the site to the mountains north of Loch Awe, it also forms part of a wider view from the road to the west.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- Development could be accommodated to the southwest of Keppochan. It should be tucked in behind the band of trees along the minor road and will not form part of a wider view.

Areas not recommended for development (Red Areas)

- The majority of the site is not recommended for development as it is featureless and open. Development would be too visible in the wider landscape.
- The sloping fields to the south of Keppochan should not be developed as extensive groundworks would be required
- The areas to the south west of the minor road is not suitable as it is rising and featureless, and any development would be too visible



LN10- View northeast to Loch Awe

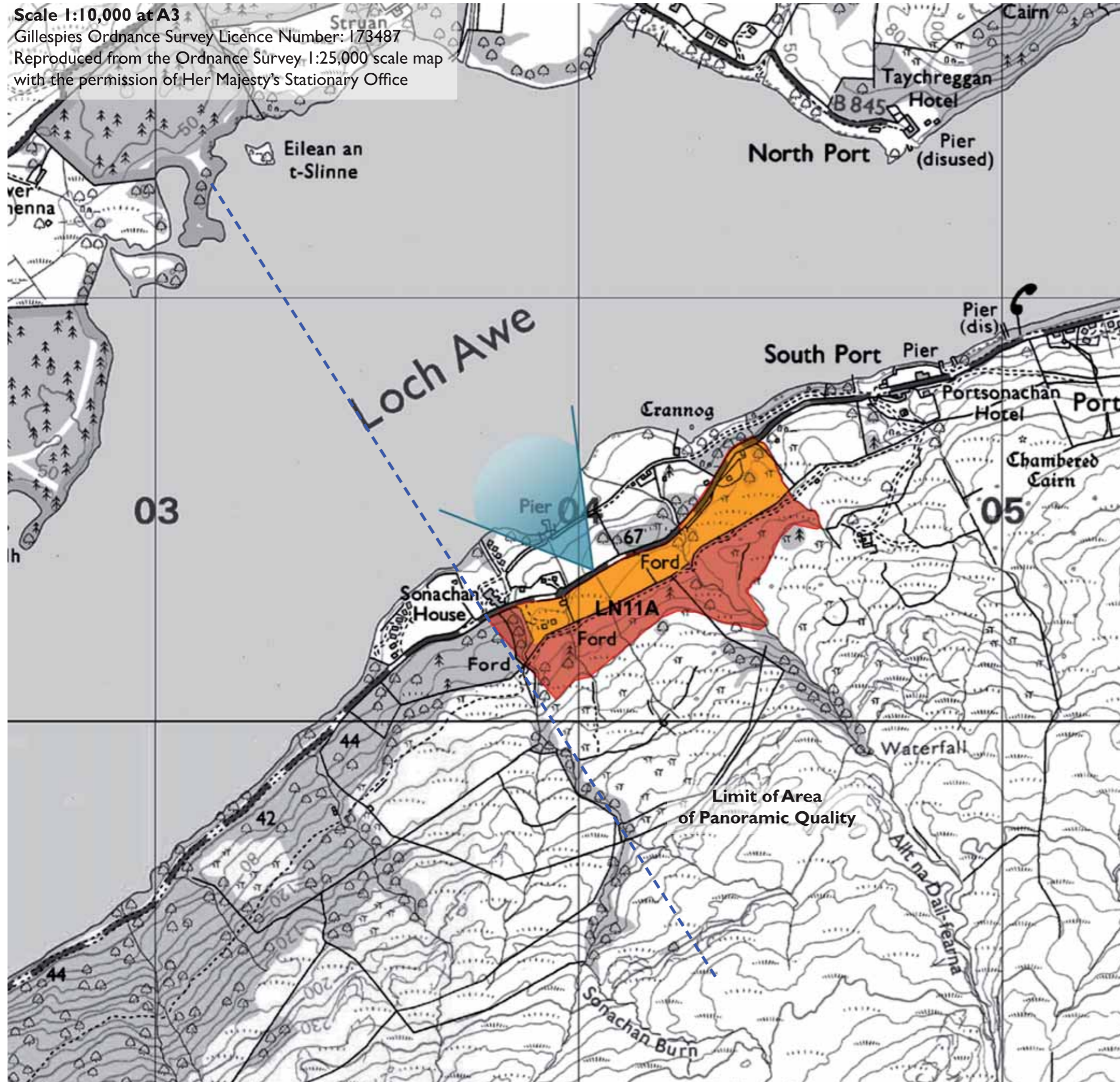


LN10- View northwest into ROA



LN11- Keppochan Farm

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LN11A SONACHAN HOUSE

Site Description

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

This site is located on the southern side of Loch Awe, west of Portsonachan and is accessed from the B840 which runs along the northern boundary of the site. There is an access track which runs parallel to the road along the 60m contour.

The site comprises undulating rough pasture land interspersed by areas of woodland. It is dissected by a number of streams.

There are panoramic views north to Loch Awe from the site.

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 areas of the site adjacent to the road. It should be associated with new tree planting.

Areas not recommended for development (Red Areas)

- The rising land south of the field boundary wall which runs through the centre of the site is not recommended for development as it would be too visible and would alter the landscape character of the site.



LN11A-View southwards from the B840



LN11A- The northern part of the site