



**Not to Scale**

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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

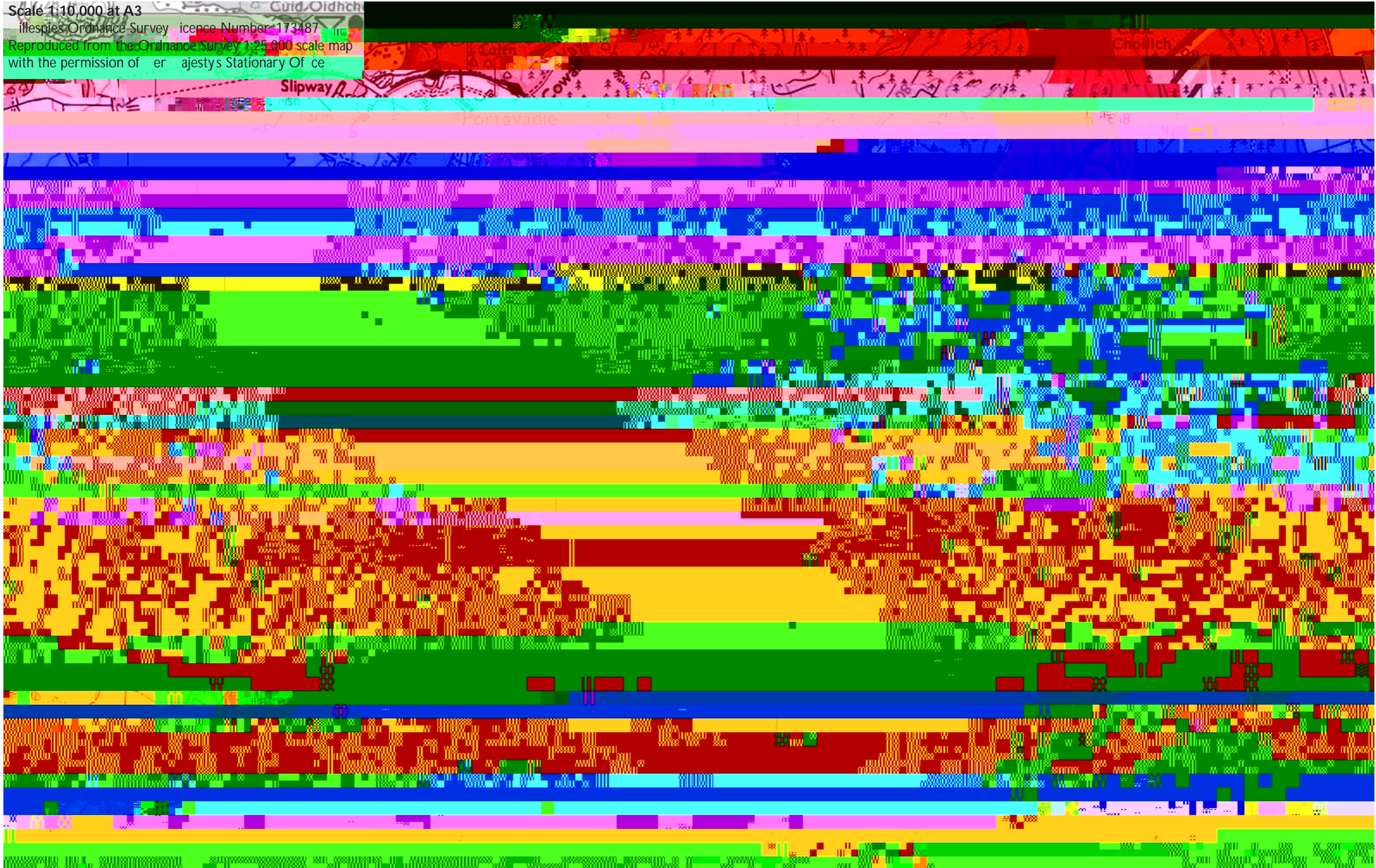


Key viewpoints

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



Scale 1:10,000 at A3  
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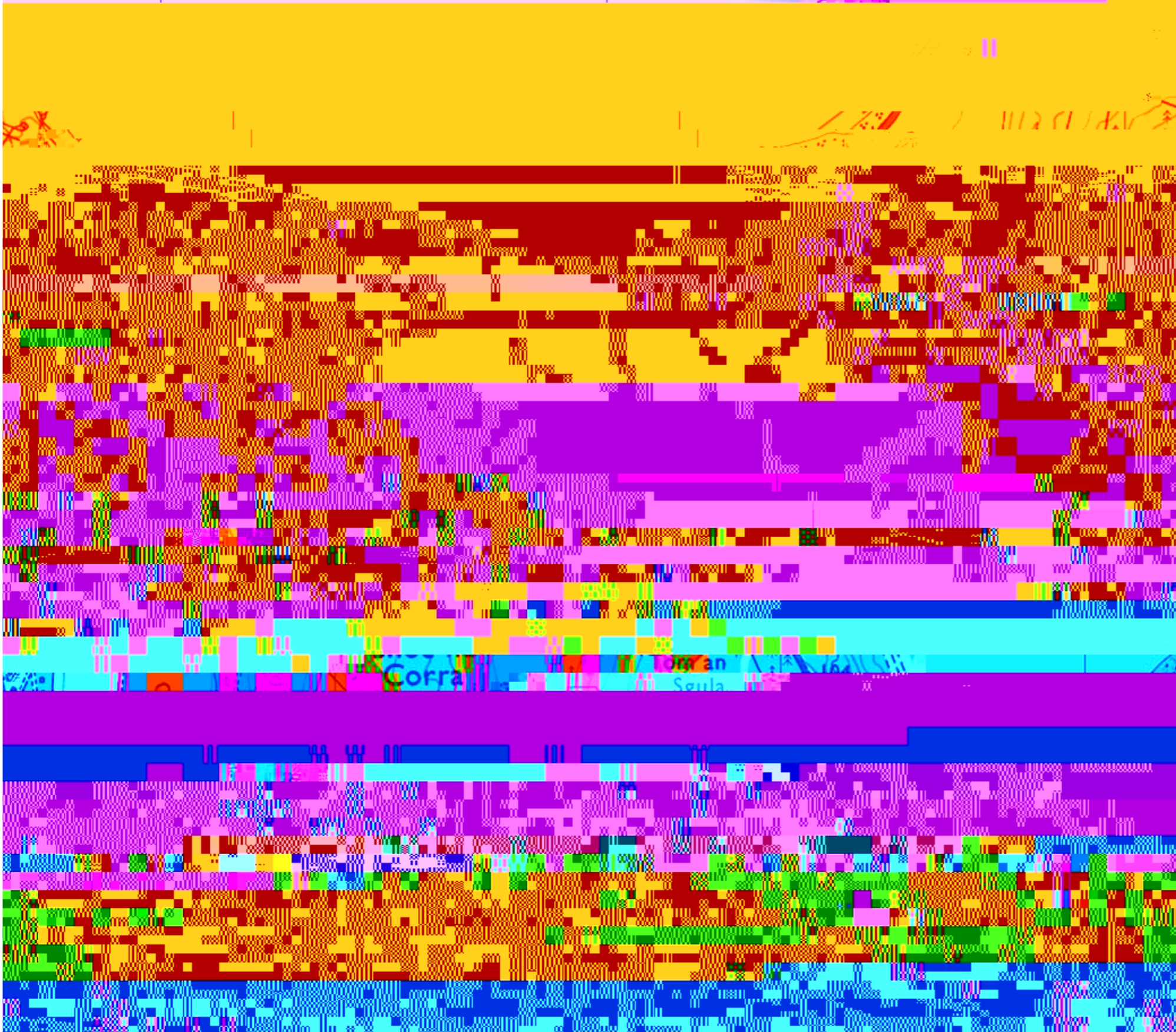






Scale 1:10,000 at A3

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**SITE CB38 OTTER FERRY**

**Site Description**

This large, irregular shaped site is located in an Area of Panoramic Quality and within the SN Rocky Mosaic L T. The most southerly part of the ROA is out with the APQ and therefore does not form part of the assessment within this report.

The site extends from Otter Ferry, in the north, to the lower slopes of Barranuisg, in the south; a distance of approximately 3km. From east to west the site extends from the 100m contour down to the 50m contour, over a distance of roughly 1km. Within the site, the rocky higher ground of Inoc na Corra, and Barranham are excluded from this Rural Opportunity Area.

The B8000 is the primary road through the site, from north to south although there are a number of other smaller, unnamed roads and tracks that provide access to forestry areas and the few settled areas. For the scale of the site, it is remarkably unsettled; the main development locations being Otter Ferry and Ballimore.

The site includes large areas of mixed deciduous and coniferous woodlands, rocky rough ground (particularly in the south of the site) and open field areas. There is a small water body to the south of Inoc na Corra which is dammed and therefore is likely to be providing water for the local area. Numerous water courses flow through the site, primarily in an east, west direction, including the Killail Burn, within the northern part of the site. There is also a double overhead power line that runs through the northern part and which does mar the approach and view of Otter Ferry from the north.

Various views over Loch Lorne are afforded depending on whether the woodland areas permit, screen or frame views, with the best being in the vicinity of Otter Ferry.

There are a number of sites of archaeological interest within the local area but none within the area of ROA that is being assessed.

**Scenic Quality**

High (particularly along the coastline)

**Sensitivity to Change**

Medium

**Capacity to Accommodate Development**

Limited

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

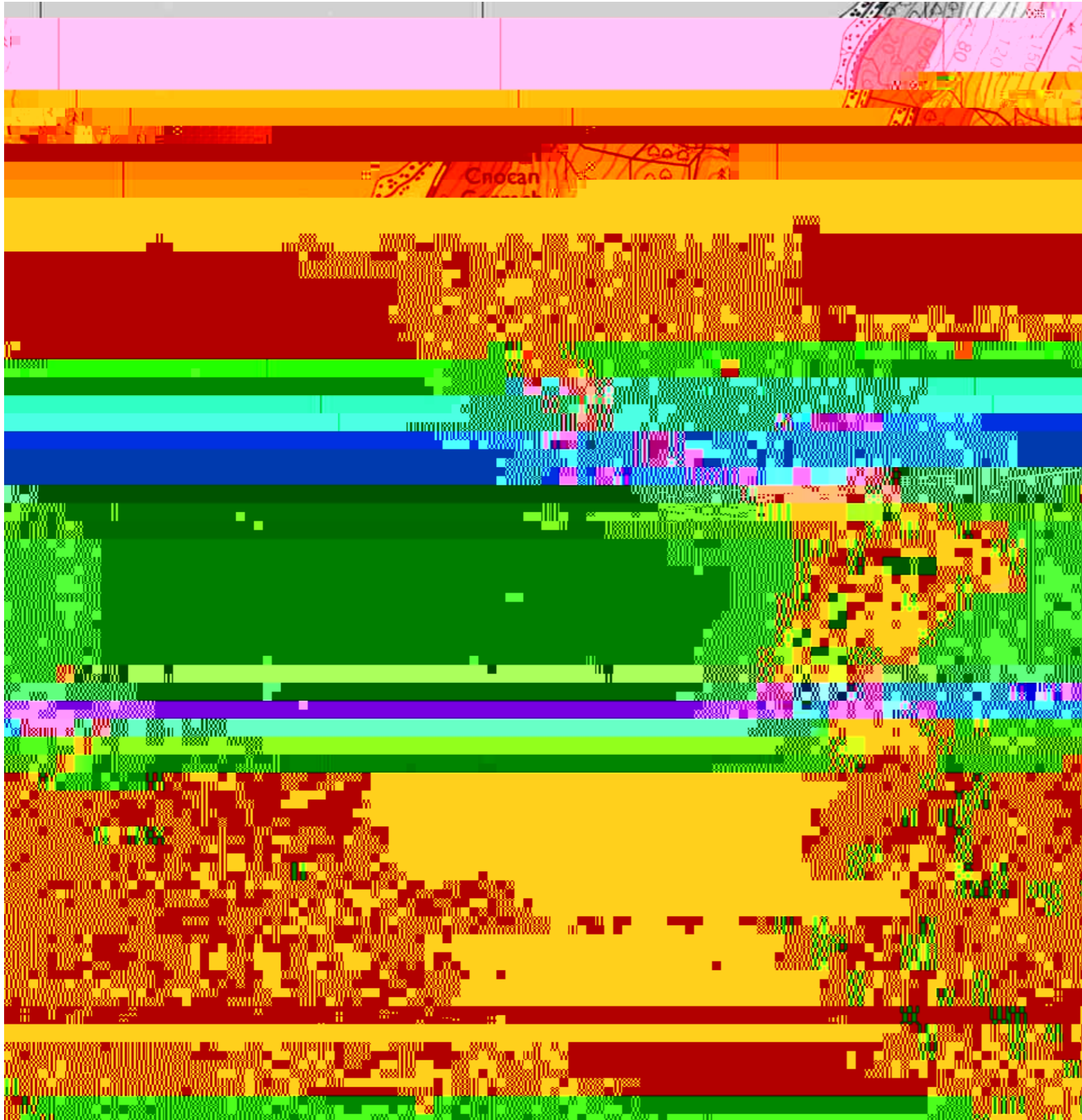
around Otter Ferry and Killail Burn – a small area of settlement has











Scale 1:10,000 at A3

**SITE CB39 PIER HOUSE**

**Site Description**

This linear site is located in an Area of Panoramic Quality and within the SN Rocky Mosaic LCT. The site is situated immediately to the east of the B8000, which forms the western boundary, and extends along the road for approximately 3.5km. To the east the boundary is defined by the 50m contour.

Much of the site comprises mixed deciduous and coniferous woodland on steep ground that slopes from east to west. Pockets of open fields exist at the southern end of the site and also near the sh farm at Largiemore. The site is dissected by a small river, towards the north of the site, with numerous other smaller water courses flowing through the site. Extensive views of Loch Llynne are afforded from along the road, interrupted on occasion by groups of trees and the sh farm. There is one small group of buildings, within the site, just opposite the sh farm; there is no other development on the site, although a track leads from the B8000, through the site to the farm buildings at Evanachan – due to the localised landform the farm is not visible from the road.

**Scenic Quality**

Medium

**Sensitivity to Change**

Medium

**Capacity to Accommodate Development**

Limited

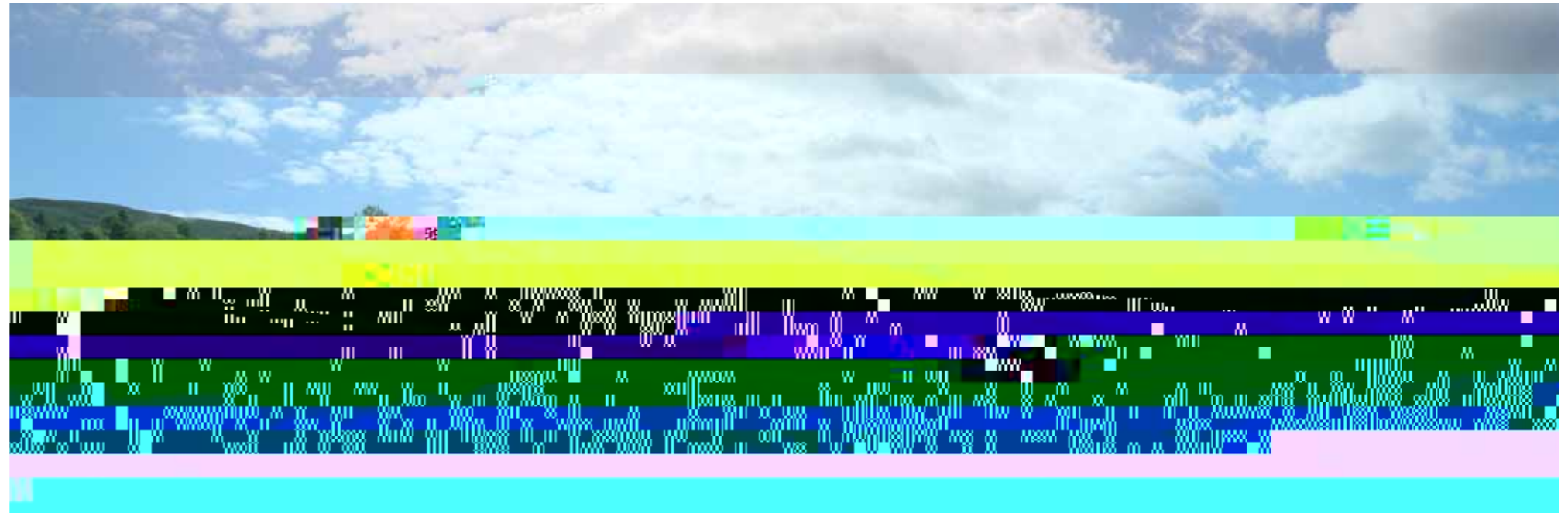
**Areas with potential to accommodate development**

**(Orange Areas)**

- an area opposite the sh farm could accommodate 1 property as there is good access, the ground is reasonably level and development would relate to existing in the area;
- the lower fields around Largiemore farm could include an additional

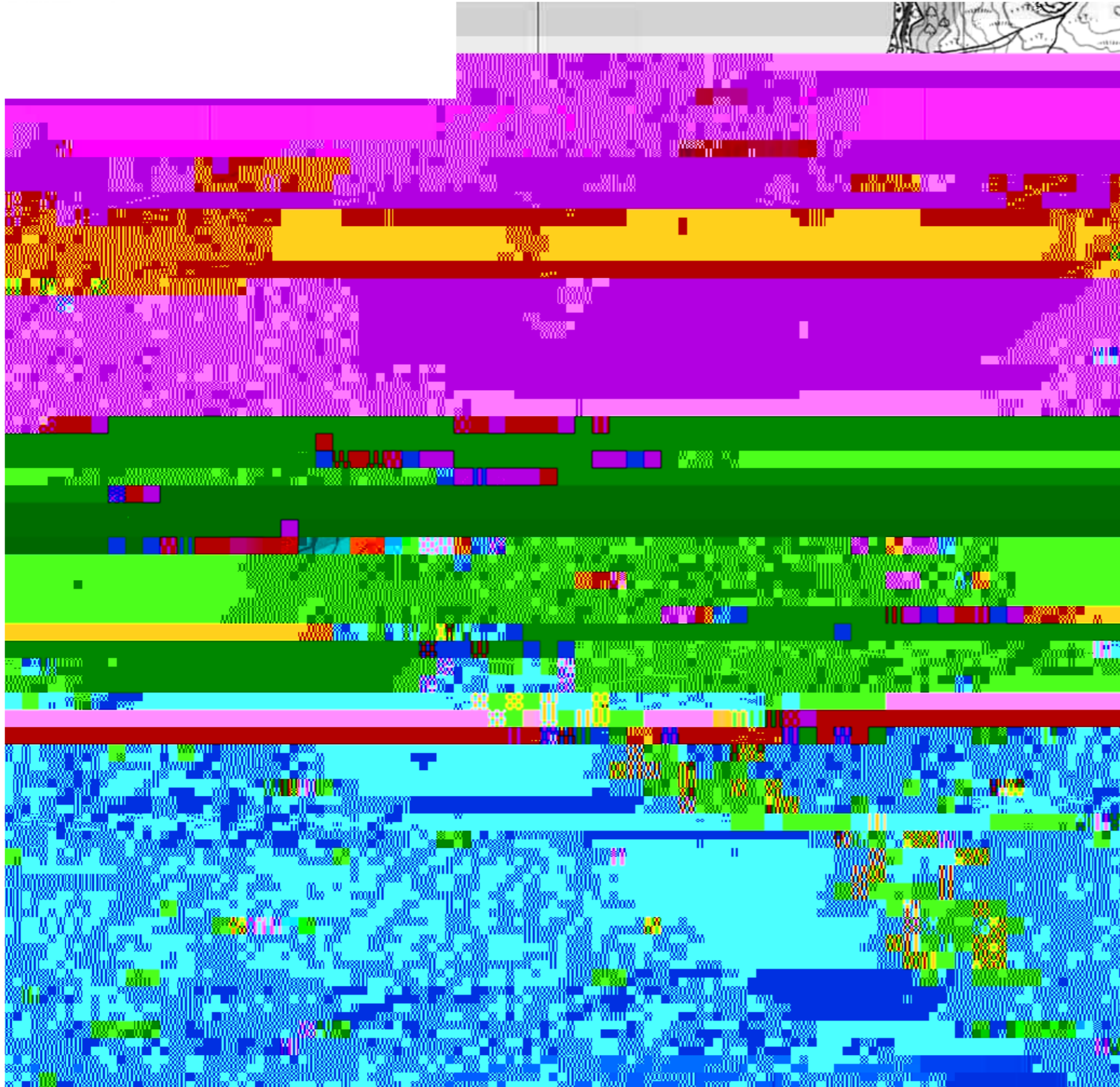


CB3 - View north from access track to Evanachan



CB3 - Open fields at the southern end of the site





### SITE CB40 GOIRTEIN CROFT

#### Site Description

This small, linear site is located in an Area of Panoramic Quality and within the SN Rocky Mosaic LCT.

The site extends along the eastern side of the B8000, which acts as the western boundary for approximately 1km, just above the shoreline of Loch Linnhe. The ground slopes upwards to the east, with the 40m contour denoting the eastern boundary and the site enjoys panoramic views over Loch Linnhe.

The site is broken up into pockets of open ground by small groups of mixed, deciduous woodland and numerous small water courses, also dissect the site.

At the southern end of the site is a small group of holiday chalets set in amongst the trees and there is also a small line of properties at Goirtein Croft, just to the west of the site, approximately half way along its length.

#### Scenic Quality

Medium

#### Sensitivity to Change

Medium

#### Capacity to Accommodate Development

Good

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**SITE CB43 NORTH OF LEPHINMORE**

**Landscape Character**

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

The site is located to the east of the B8000 (which forms the western boundary). The eastern boundary is defined by the 100m contour, the north by the Allt Ceann na Coille and the south by a field boundary.

Just over half the site is coniferous forestry, with the remainder being rough grazing for sheep. The ground slopes relatively gently from east to west and the open areas enjoy views over Loch Lyne.

Ground conditions are rough and wet and a couple of small watercourses pass through the site.

The site is unsettled, with the nearest settlement at Lephinmore, approximately 0.25km to the south.

**Scenic Quality**

Medium

**Sensitivity to Change**

Medium

**Capacity to Absorb Development**

Low

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

- Development could be considered along the road edge. This would be in keeping with the settlement patterns in the wider area and along the shoreline of Loch Lyne generally;
- Access would be relatively straight forward;
- The rising ground to the east would create a backdrop to development;
- Where possible development should be located to take advantage of existing tree groups which would offer a framework or setting.
- New planting should be introduced if this is not possible.

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

- The forestry occupies more convex slopes, compared to the more gentle gradients of the open field areas. When the forestry be felled, development would be highly exposed which would be out of character with the wider area;
- Development should not be considered on the rising ground to the east of the open field areas as again development would be highly exposed which would be out of character with the wider area.

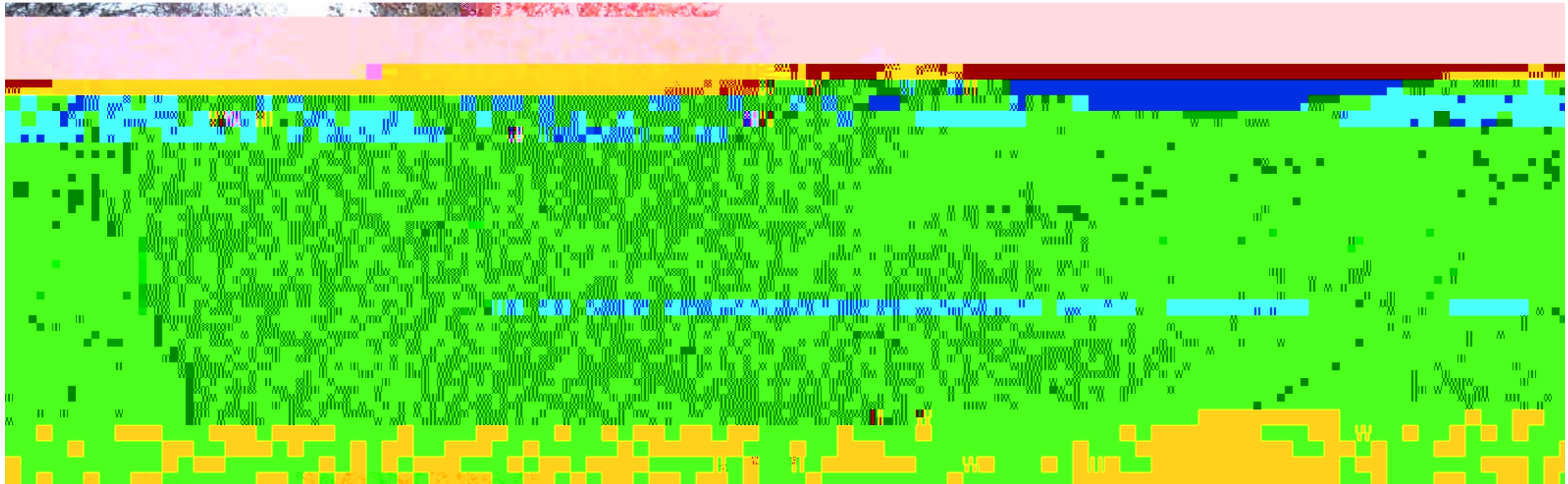








CB44 - Looking north towards Barnacarry



CB44 - Looking south with Barnacarry in the middle distance