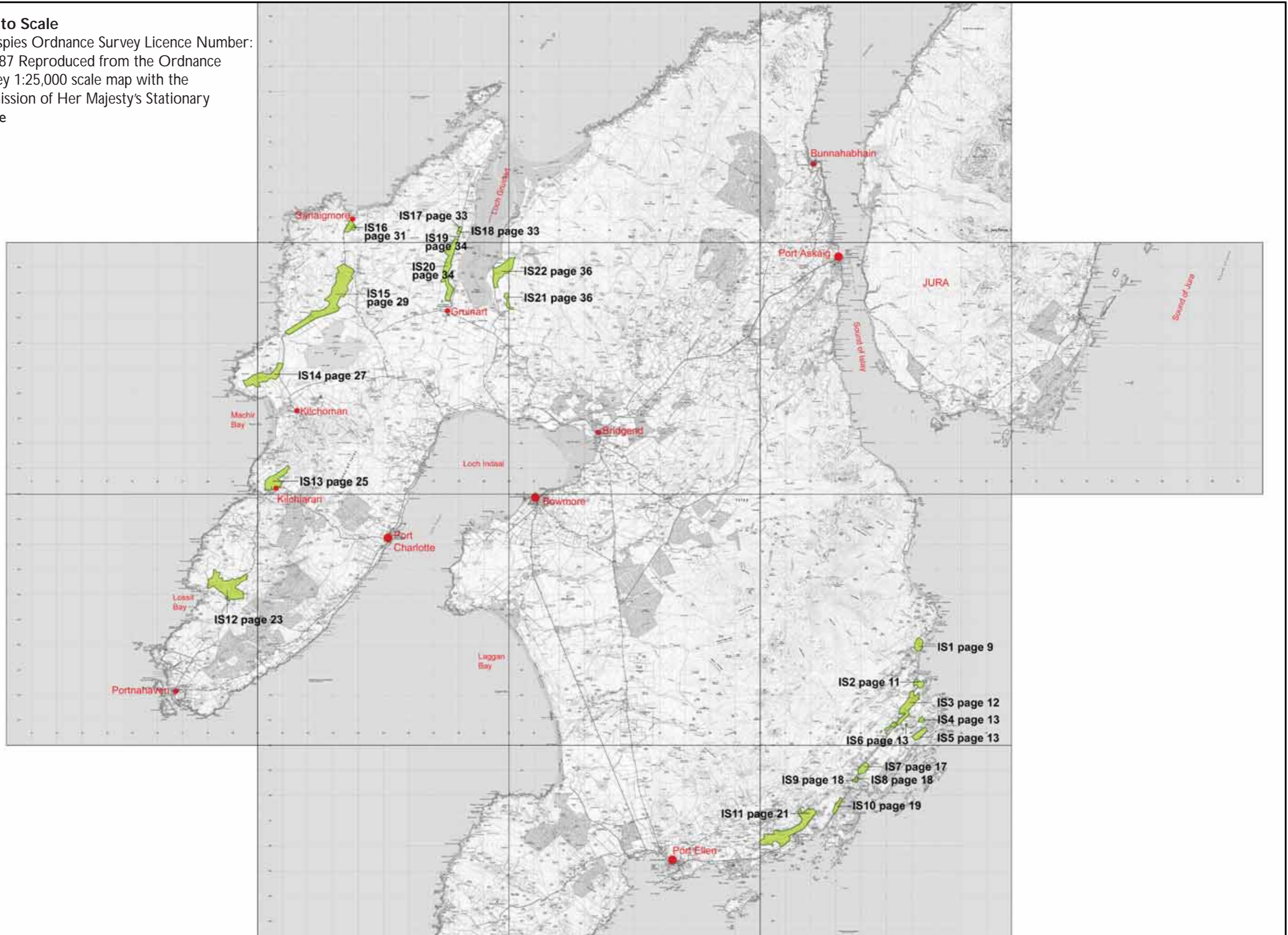


Not to Scale

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Map Key



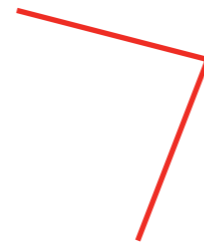
Areas with potential to accommodate development, subject to criteria, without damaging the landscape character of the area



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



Key viewpoints



Area of ROA outwith APQ (therefore not within scope of this study)

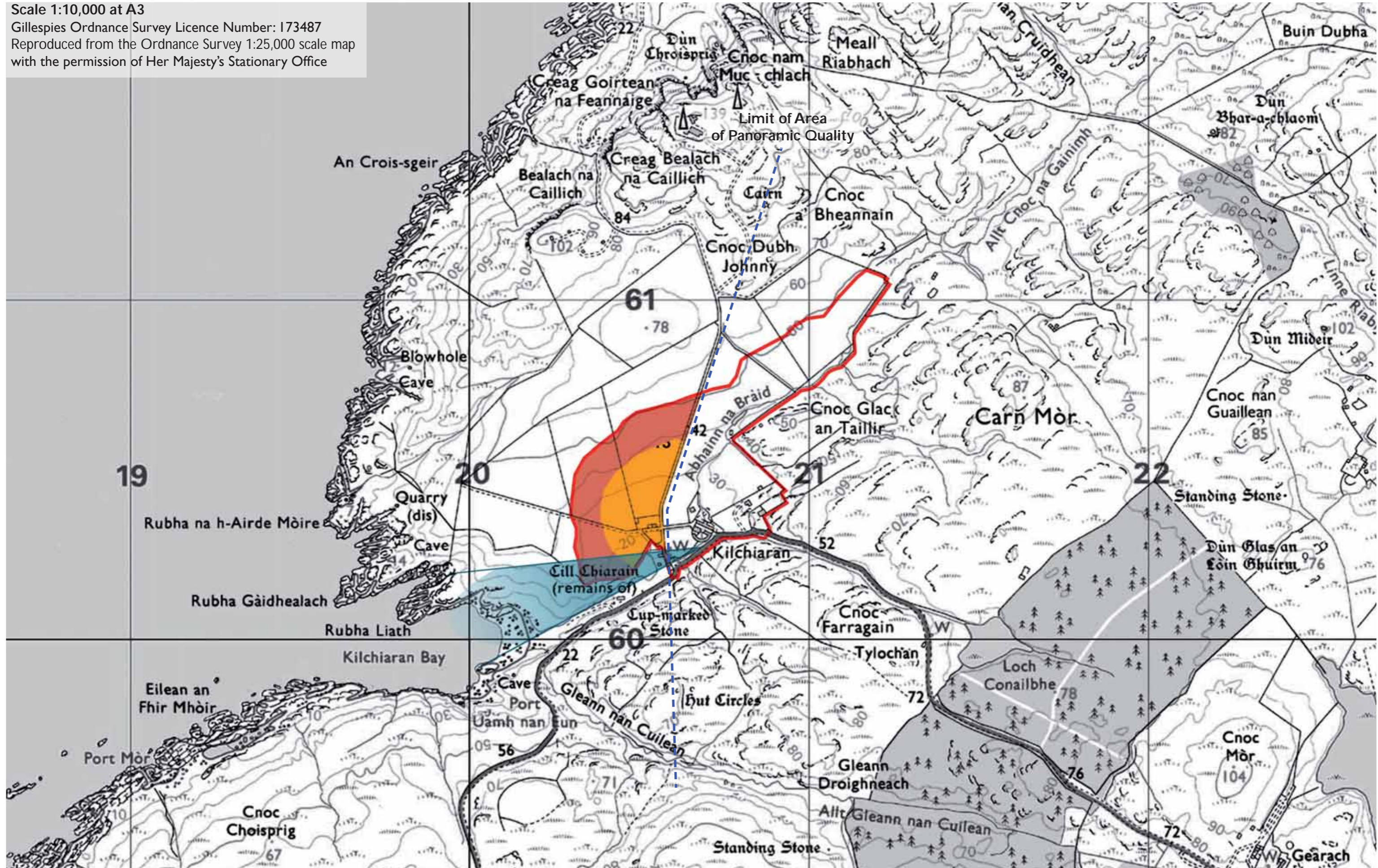


APQ Boundary

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

Scale 1:10,000 at A3

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SITE IS13

Site Description

The site, situated within the SNH Rocky Moorland LCT and an Area of Panoramic Quality, sits within a natural 'bowl' created by the landform and is not visible within the wider area. The charm of this area is that you 'happen across' this part of Islay.

Compared with the wider area, development here is intensive, with the large-scale farm buildings at Kilchiaran, farm sheds, two large houses and the remains of Cill Chiarain church. In addition, just to the north there are a couple of radio masts on the higher hill tops.

Views out are constrained by the landform, with a single framed view to Kilchiaran Bay and the church remains.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- The central part of the site, adjacent to an access track could accommodate additional development, up to 2 new houses;
- Any development should ensure it does not sky-line or is not visible on the approach to this area;
- Development must respect the setting of the church remains.

Areas not recommended for development (Red Areas)

- The periphery of the site where the landform rises and development would likely sky-line.



IS13 - View looking east towards Kilchiaran. The site includes the white house and the area to the west. Kilchiaran is not included within the study area.



IS13 - View looking west towards the remains of Cill Chiarain church and to Kilchiaran Bay



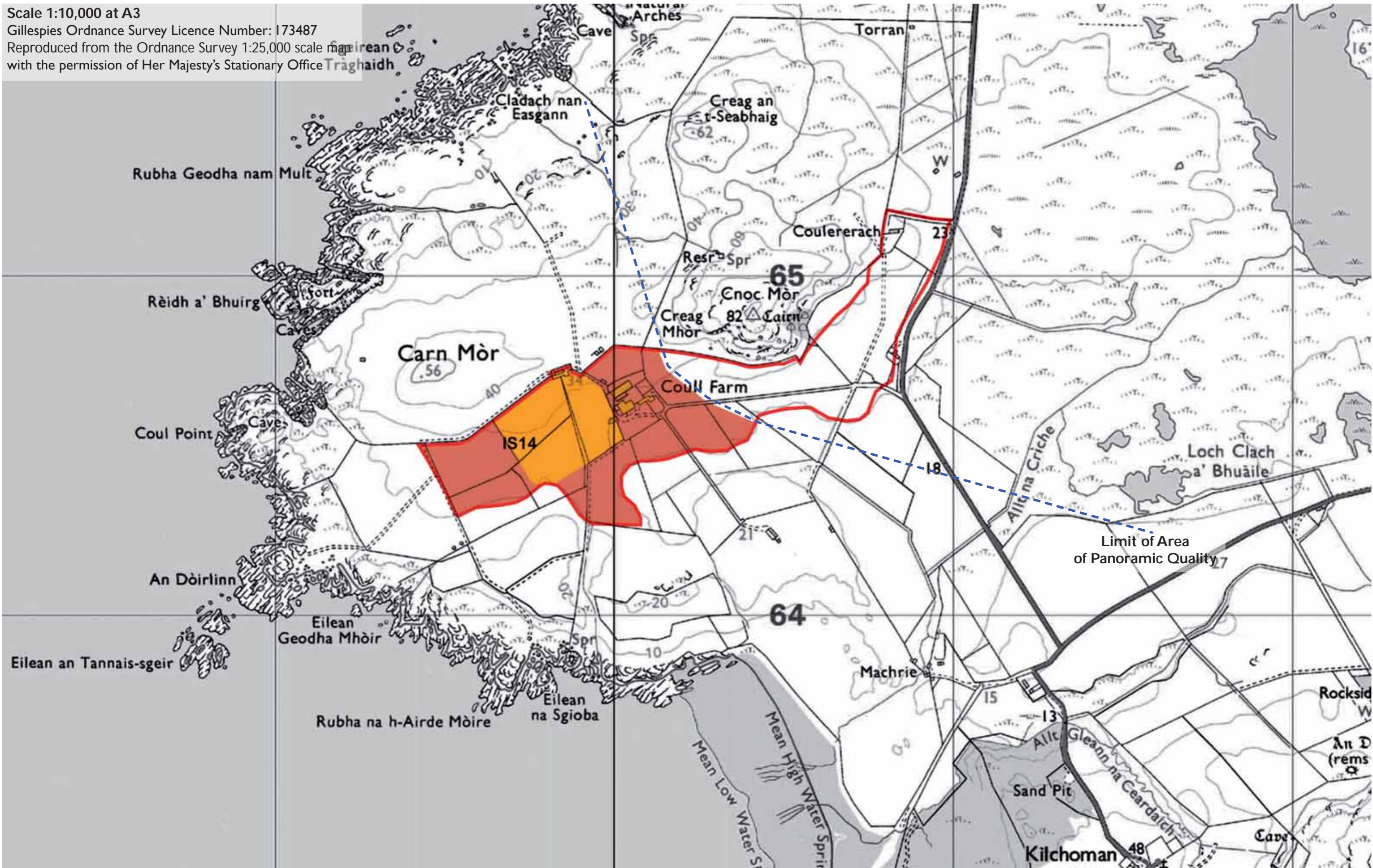
IS13 - View looking north west, with the study area on the left.

Scale 1:10,000 at A3

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IS14 - View looking west towards Coull Farm



IS14 - View looking east from Coull Farm with the Paps of Jura in the far distance

SITE IS14

Site Description

Located within an Area of Panoramic Quality and the SNH Rocky Moorland LCT, this site is part of a larger ROA which, in total, encompasses the property at Coulererach and Coull Farm with the Coull Farm road defining the eastern boundary.

The area which is included within this assessment, around Coull Farm, is an open, exposed, predominantly flat area of agricultural land used for grazing sheep, overlooking the rocky western coastline of Islay accessed via a track off the Coull Farm road. Overwintering geese also make use of the wide open grassed areas. To the north-east of the farm is Cnoc Mor, a craggy outcrop with stone cairn. Within the site itself there are virtually no features other than the farm buildings and stone walls defining some of the field boundaries. There is also a small pond immediately adjacent to the farm buildings.

Views are panoramic and long, encompassing the wider moorland area, broken up by pockets of managed grazing land and the craggy western coastline. Development in the wider area is widely dispersed and associated with the farms in the area.

Scenic Quality

Medium to High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

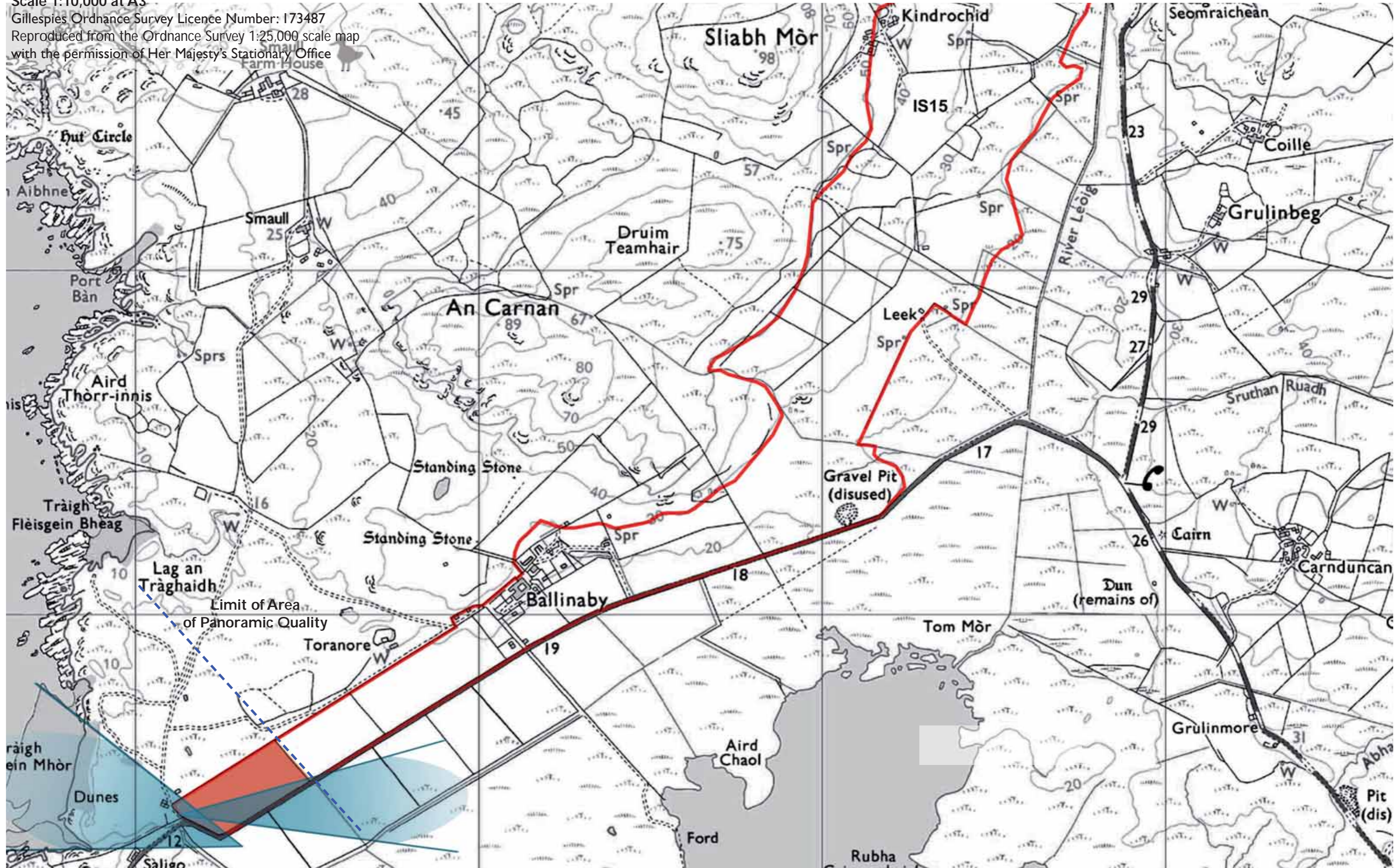
- Additional development (one larger-scale, farm style property) could take place around or in the immediate vicinity of Coull Farm as new development, in this location, would be perceived as relating to the existing building groups / developed areas rather than the introduction / spread of new development into the wider area, which is extremely sparsely developed.

Areas not recommended for development (Red Areas)

- Development density is extremely low in this part of Islay, with only a few large-scale farm buildings visible within a view. New development should respect this 'isolated' quality and should not be introduced where it would appear to increase the perceived low development pattern.

Scale 1:10,000 at A3

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SITE IS15

Site Description

This site is just a small part of a larger ROA that extends along the Coull Farm road between Saligo and then north to Braigo.

The area which is included within this assessment is within an Area of Panoramic Quality and SNH Marginal Farmland Mosaic LCT, and is the most south-westerly field within the ownership of Ballinaby Farm.

The field, used for grazing sheep, is completely flat and roughly rectangular in shape and other than the stone wall which forms the north-eastern boundary and two small ponds, is completely devoid of any features.

Views are panoramic encompassing the wider farmed area, the craggy western coastline and the higher points of An Carnan and Sliabh Mor, to the north.

Development in the wider area is widely dispersed and all associated with the farms in the area.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

None

Areas with potential to accommodate development (Orange Areas)

- None

Areas not recommended for development (Red Areas)

- This area should not be considered for development. There are two existing buildings just out with the site boundary, but any new development would potentially appear incongruous and conspicuous in this area where the simple, uncluttered landscape is important in linking the views between the coast and Loch Gorm;

Note: Although the remainder of the site does not form part of this assessment, any new development should take into account the extremely low density of the existing development pattern in the area and avoid damaging the current balance of extremely low density built form in a wide, open, simple landscape.



IS15 - Looking north from southern corner of the site towards An Carnan and Sliabh Mor



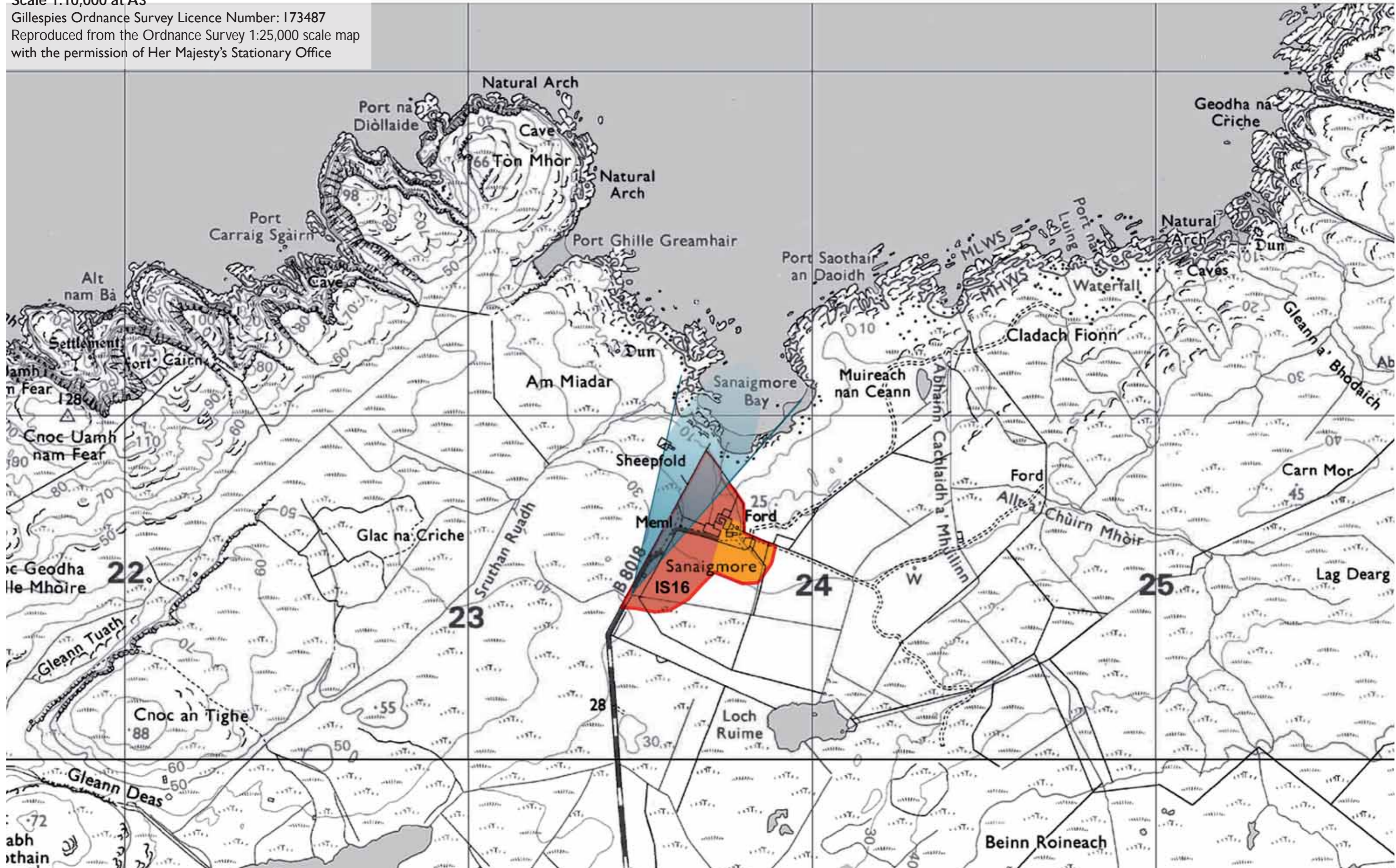
IS15 - Looking north, with Ballinaby Farm in the middle distance and the Paps of Jura beyond



IS15 - Looking west towards the coast, with the site on the right.

Scale 1:10,000 at A3

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SITE IS16

Site Description

A small site, within the SNH Marginal Farmland Mosaic LCT and an Area of Panoramic Quality. It is roughly triangular in shape, overlooking the picturesque, wide u-shaped Sanaigmore Bay, accessed via the B8018. The site is flat, open and the land is managed for grazing sheep. Apart from the recently renovated farm buildings at Sanaigmore, which now comprise Gallery, Café and toilet facilities and a small cottage, the site itself contains no features of note.

However, the lack of features is more than compensated for by the expansive coastal views and views to Jura.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Some additional development (1 to 2 properties) around the existing buildings would be possible as this would be perceived as relating to the existing building groups / developed areas, rather than the introduction / spread of new development into the wider area, which is extremely sparsely developed.

Areas not recommended for development (Red Areas)

- Additional development should not extend past the line of the existing farm buildings, in the field to the west of the farm, to avoid spoiling the views and the landscape setting of the bay;
- Development should not be permitted in the field to the west of the farm to ensure views to the bay are not blocked / marred, on the approach along the B8018;
- Development to the south of the site would be inappropriate in an area that is so sparsely settled.



IS16 - View looking north towards Sanaigmore Bay, with the site on the right



IS16 - Looking east with Gallery and Cafe on the right



IS16 - View south looking at small cottage with site in the foreground

Argyll and Bute Landscape Capacity Study

Islay - IS17-19

Scale 1:10,000 at A3

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SITE IS17

Site Description

Within an Area of Panoramic Quality and the SNH Marginal Farmland Mosaic LCT, the site is a small, roughly flat, rectangular field comprising rough grass. The Garra Eallabus road defines the eastern boundary whilst the remaining three boundaries are defined by the change in vegetation from rough grassland to a more moorland character.

Other than a number of small, deciduous trees which also denote the field boundaries, the site is completely lacking in any features. However, it does enjoy panoramic views west over the moorland and east over Loch Gruinart – an RSPB Nature Reserve.

Within the wider area there are a few, mainly small properties located on the west side of Loch Gruinart, most of which are set adjacent to the road. Overall, the area is only very sparsely settled.

Scenic Quality

Medium to High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- One property adjacent to the road edge, in a similar style, scale and arrangement to the properties in the local area would be acceptable;
- The distribution of development should ensure that there is a similar spacing between properties to those that already exist;
- Any development that is considered in this area should take into consideration the general sparsely settled character;
- Continuous, linear development must be avoided - this is particularly relevant if both Site IS17 and IS18 were to be developed.

Areas not recommended for development (Red Areas)

- Along the western site boundary – development should remain adjacent to the road to match the settlement arrangement of the existing properties in the local area.

SITE IS18

Site Description

The site, which is within an Area of Panoramic Quality and the SNH Marginal Farmland Mosaic LCT, is a small, roughly flat field, possibly formerly managed for grazing sheep. The Garra Eallabus road defines the eastern boundary whilst the remaining three boundaries are defined by the change in vegetation from previously managed grassland to a moorland character.

Other than a number of gorse bushes which are situated to the north of the site along the Allt Garadh Ealabais, the site is completely lacking in any features. However, it does enjoy panoramic views west over the moorland and east over Loch Gruinart.

Scenic Quality

Medium to High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- One property adjacent to the road edge, in a similar style, scale and arrangement to the properties in the local area would be acceptable;
- The distribution of development should ensure that there is a similar spacing between properties to those that already exist;
- Any development that is considered in this area should take into consideration the general sparsely settled character;
- Continuous, linear development must be avoided - this is particularly relevant if both Site IS17 and IS18 were to be developed.

Areas not recommended for development (Red Areas)

- Along the western site boundary – development should remain adjacent to the road to match the settlement arrangement of the existing properties in the local area.



IS17-View looking north



IS17 -View looking south with properties at Craighmor in the distance



IS18 -View looking north with IS17 over the rise



IS19 - View looking towards the property at this location. Additional development, in the form of an extension or garage would be possible within the front garden.

SITE IS19

Site Description

The identified site, within an Area of Panoramic Quality and the SNH Marginal Farmland Mosaic, is the size of one development plot for a small house and has already been developed. The style, scale and boundary treatment of the small cottage property is sympathetic with the other properties in the area and with the wider landscape.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited to None. An extension to the existing property or a garage would be possible, as this site only covers the area of the existing house and garden.

SITE IS20

Site Description

A long, thin site, within the SNH Marginal Farmland Mosaic and an Area of Panoramic Quality, that extends from Craigmhor cottage in the north to Bushmill cottage, in the south. The Garra Eallabus road defines the eastern boundary, whilst the 40m contour denotes the boundary to the west.

An open, exposed area comprising almost entirely of rough moorland with a few pockets of more managed grassland (the larger areas being used for grazing sheep), defined in places by stone walls, some rocky outcrops and a few small groups of small trees and scrub vegetation.

There are two properties within the site itself (Craigmhor and Mill Cottage) although there are a few other properties on the east side of the road - the existing development arrangement is very low density, comprising of single properties, widely dispersed.

Most of the site enjoys panoramic views to Loch Gruinart, although the southern part has views of the loch screened by the Gruinart Plantation, which is part of the RSPB reserve.

Scenic Quality

Medium to High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Development should be confined to locations close to existing development, forming short linear clusters;
- Each identified location could accommodate 1 to 2 houses;
- Consider developing / renovating the ruined cottage.

Areas not recommended for development (Red Areas)

- Higher, open ground where sky-lining would be an issue when viewed from both the east and the west;
- Open, exposed areas where there are no features or landform with which to 'anchor' development or provide a setting;
- Roadside locations between clusters to avoid linear development overlooking the shores of Loch Gruinart.



IS20 - View looking north to Craigmhor



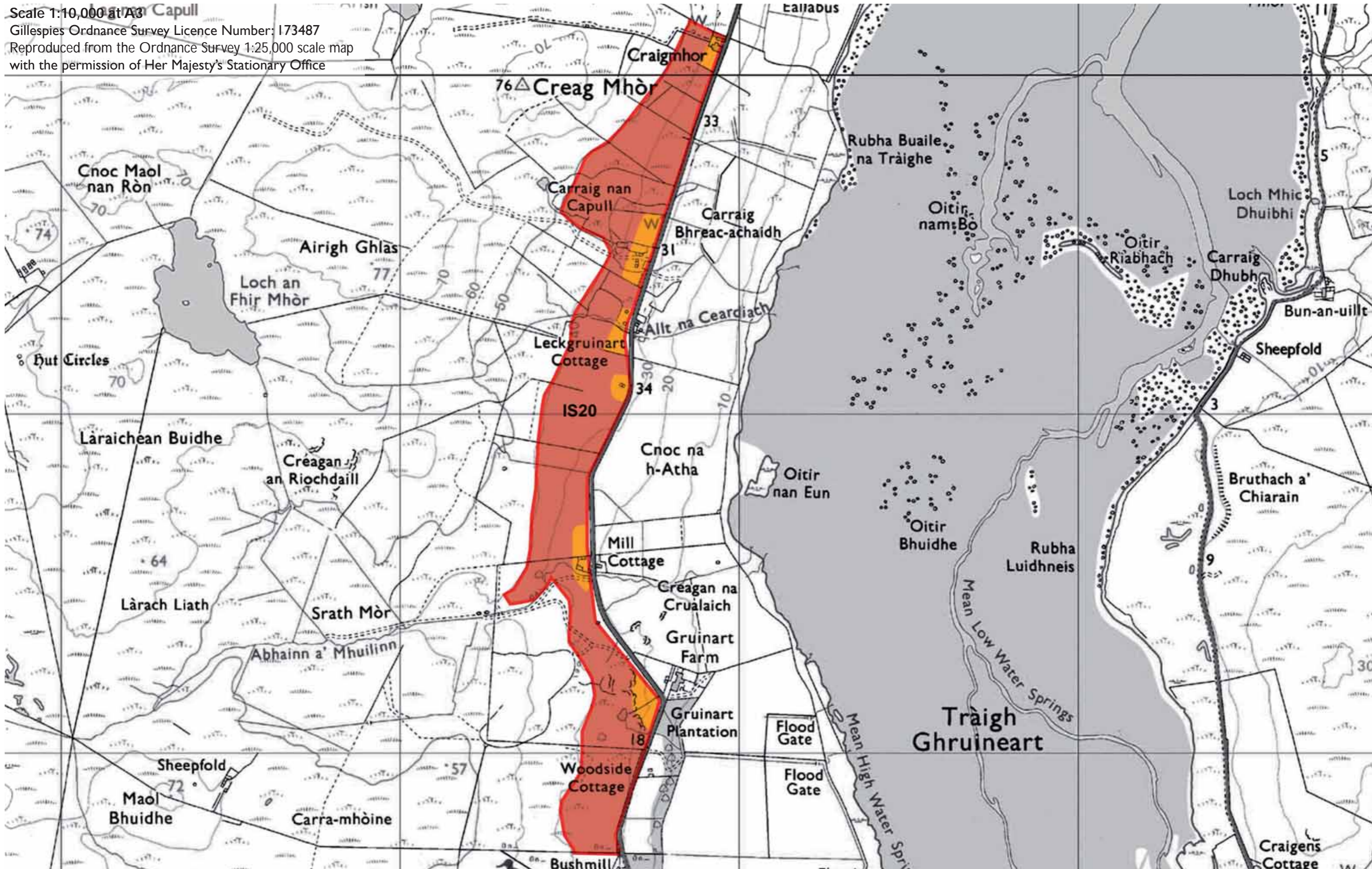
IS20 - View looking south towards Gruinart Farm - site on the right



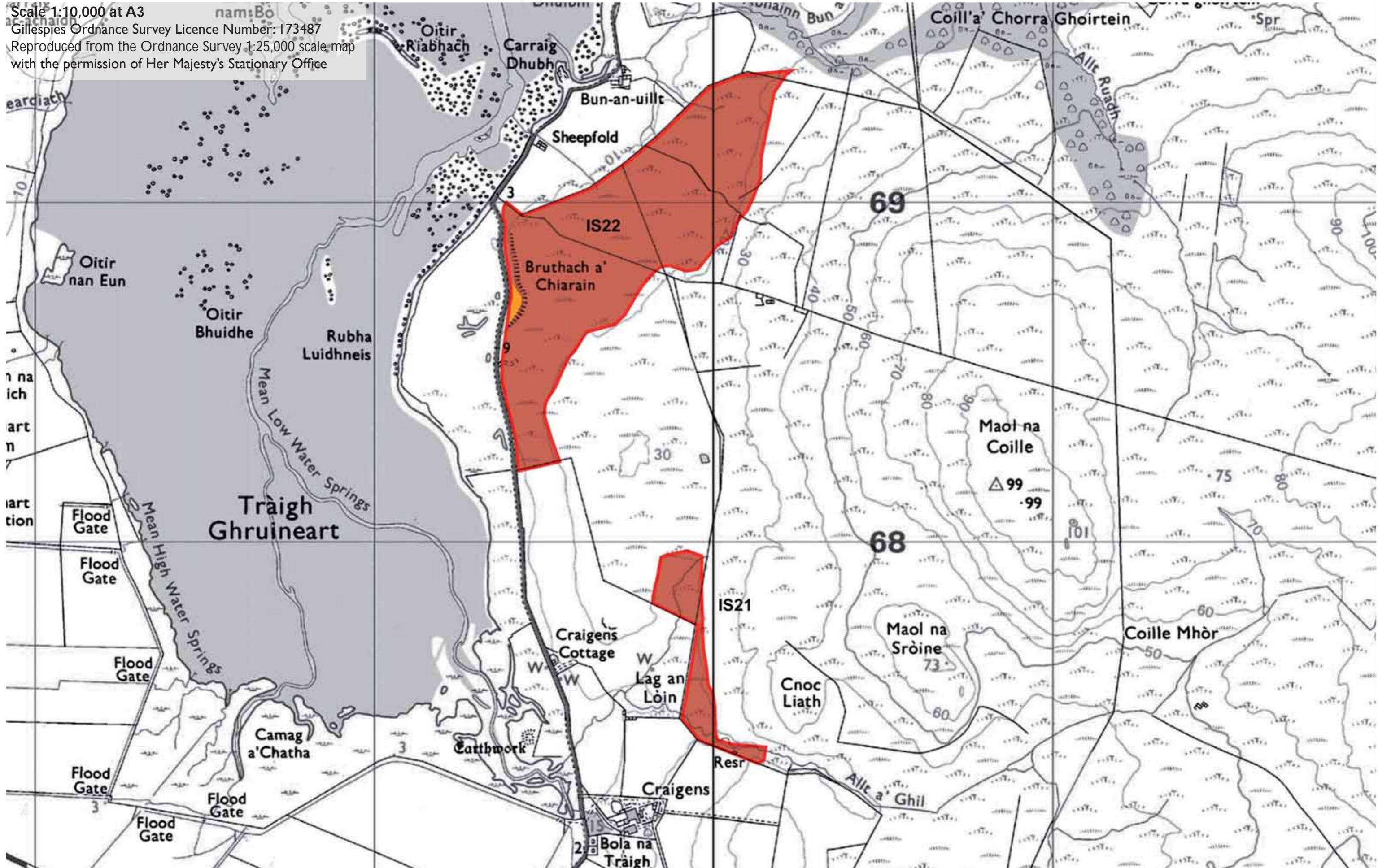
IS20 - View looking north with the site on the left with the ruined cottage in the middle distance

Islay - S20

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SITE IS21

Site Description

Located within an Area of Panoramic Quality and the SNH Marginal Farmland Mosaic LCT, this is a small, irregular shaped site located to the east of Loch Gruinart comprising rough moorland and dissected by a couple of small water courses. Other than this, the site is entirely featureless. To the east the land rises up gently some 70m to the top of Maol na Coille.

Views are open and panoramic to the west overlooking Loch Gruinart, but constrained by the landform to the east.

Access is via an extremely rough farm track, unsuitable for cars, with a ford access over the Allt a' Ghil.

There is very little existing development in this area and existing buildings are associated with farming – Craigens and Craigens Cottage and just to the west of the site there is also a derelict cottage.

Scenic Quality

Medium to High

Sensitivity to Change

High

Capacity to Accommodate Development

None

Areas with potential to accommodate development (Orange Areas)

- None

Areas not recommended for development (Red Areas)

- Developing this site would unnecessarily introduce built form onto the lower slopes of the hillside which is currently completely undeveloped. There is development in the form of farm buildings in the local area, but these are associated with and are part of the managed agricultural landscape, alongside the road.



IS21 - Looking back towards the site from B8017. The site is on the moorland area behind the derelict cottage and managed grassland area.



IS21 - Looking east towards the site which is on the moorland area behind the derelict cottage



IS21 - Looking north towards the site which is on the moorland area to the right of the derelict cottage

Argyll and Bute Landscape Capacity Study

SITE IS22

Site Description

An irregular shaped site, within the SNH Marginal Farmland Mosaic LCT and Area of Panoramic Quality, lying to the west of the Craigens road on the lower slopes of Maol na Coille. The 10m contour defines the northern boundary, the road to the west and the 20m contour the eastern boundary.

The area comprises rough moorland and a few small groups of small trees and scrub vegetation. A flatter area, with pond and back dropped by steep rocky slopes appears to have been managed for grazing and the field, at the southern end of the site, also appears to have received some management, in the past.

The site enjoys panoramic views over Loch Gruinart, but views to the east are restricted due to the rising landform.

There is no other development within this site and the wider area is sparsely settled with just a few properties associated with farming – Bun-an uillt just to the north and Craigens Cottage, Craigens Farm and Corsapol Farm within 1km to the south.

Scenic Quality

Medium to High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- The small area back-dropped by a slope would provide a location which would offer some form of setting to a single property.

Areas not recommended for development (Red Areas)

- In the main developing this site would unnecessarily introduce built form onto the lower slopes of the hillside which is currently completely undeveloped;
- There is development in the form of farm buildings in the local area, but these are associated with and are part of the managed agricultural landscape, alongside the road.



IS22 - Looking south to the area potentially suitable for development with a backdrop of landform to provide a setting and shelter



IS22 - View north along access road at southern end of the site



IS22 - View south with Loch Gruinart to the right



Islay

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