



Map Key



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

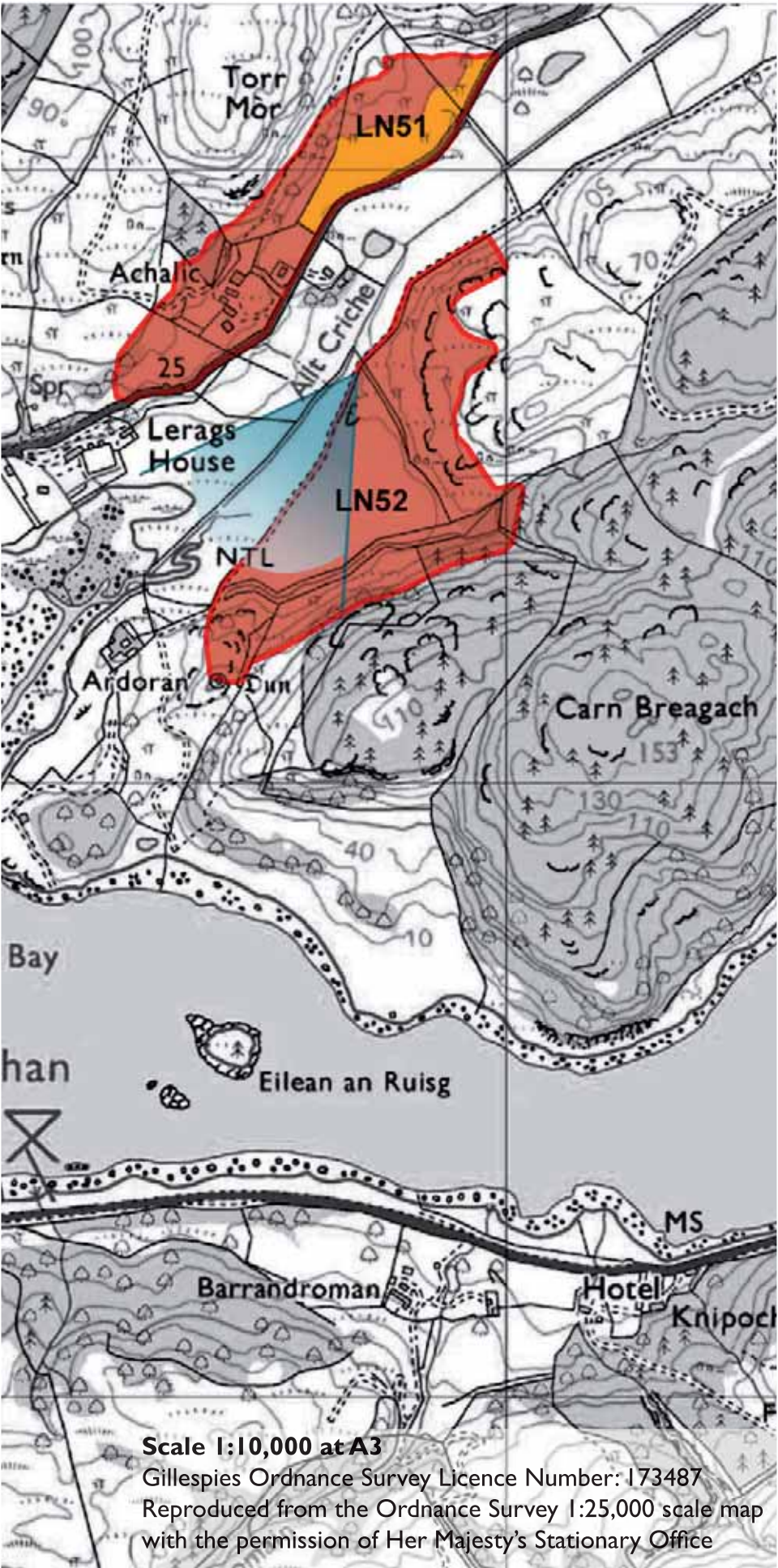


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

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



Lorn - LN51 + LN52

LN51 ACHALIC

Site Description

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

This site is located on the northwestern side of the Allt Criche which flows south westwards into Ardentallen Bay. It is defined on its south eastern edge by a minor road and on its north western edge by the 60m contour.

The site comprises open rough pasture land, rising steeply beyond the farm boundary to moorland and scrubby tree planting. There is an area of forestry to the north of the farmstead and Archalic. There are views south from the site.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development  
(Orange Areas)

- There is potential to develop along the roadside to the north east of Achalic. Development should be associated with new tree planting.

Areas not recommended for development  
(Red Areas)

- Development is not recommended above the 30m contour, as it will become too visible within the wider landscape
- Development is not recommended to the west of Achalic to avoid visual coalescence between Achalic and Lerags house.

LN52 NR ARDORAN

Site Description

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

This site is located on the southeastern side of the Allt Criche which flows south westwards into Ardentallen Bay. It rises steeply over craggy land in the east and south. The majority of the site comprises flat open pasture land which is delineated by streams on the southern and eastern boundaries. A small area of commercial forestry extends into the eastern corner of the site.

There are no dwellings within the ROA. There are panoramic views from the site to Ardentallen Bay.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

None

Areas not recommended for development  
(Red Areas)

- Development is not recommended within this ROA. The flat plain in the centre does not have the landscape structure necessary to accommodate development discreetly. Development here would be visually intrusive and would change the landscape character of the area. Around the edges of the site, the land is steeply sloping which would require extensive earthworks for development and also does not have access.



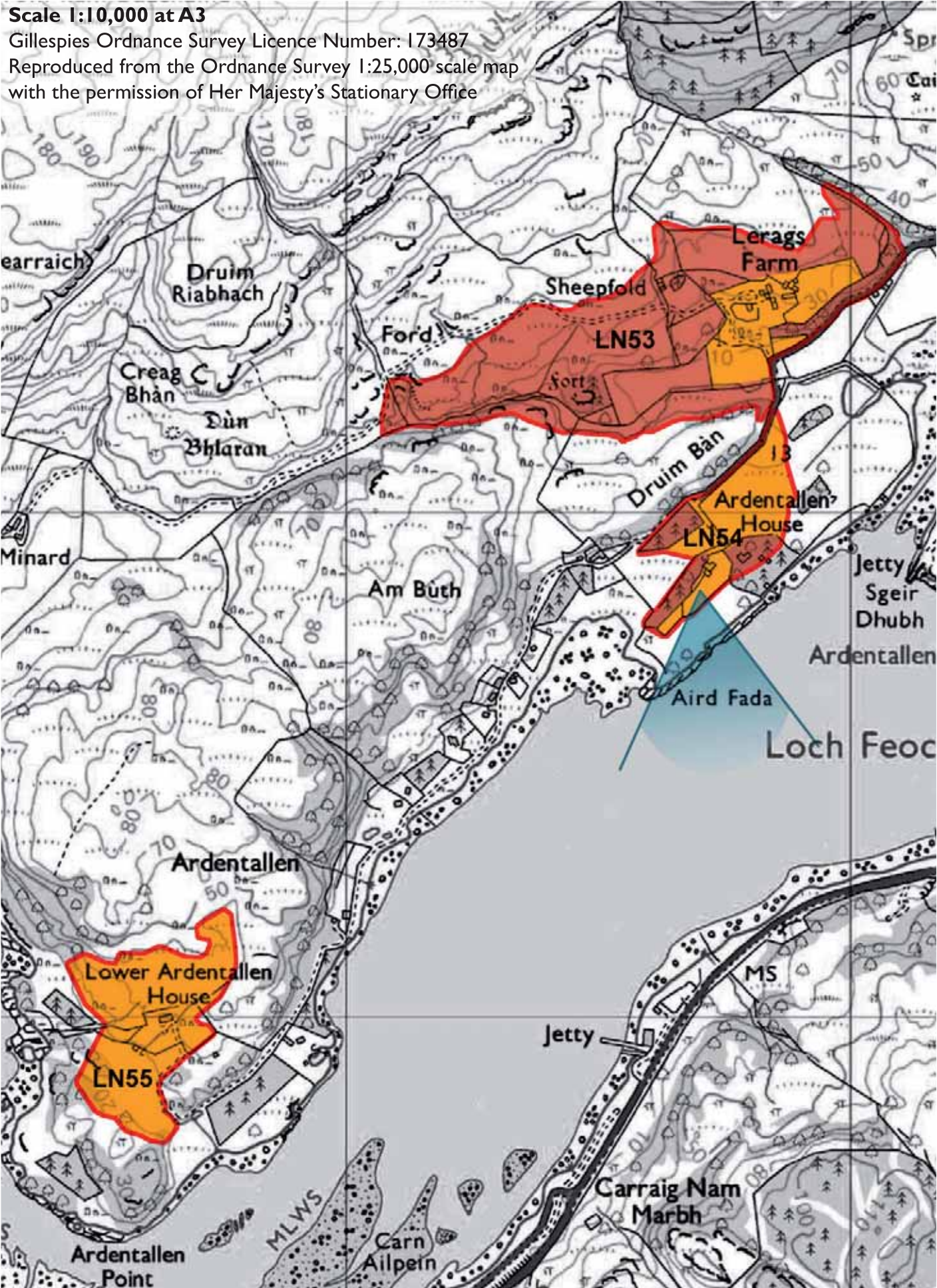


LN51- Open fields at the northern end of the site



LN52- View south across the flat land in the centre of the site





LN53-View east into site to the fort



LN54-View into the northern end of the site



LN55-View west from south of Lower Ardentallen House



## Lorn - LN53 - LN55

### LN53 LERAGS FARM

#### Site Description

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

This site is situated to the west of the mouth of Allt Criche which flows south westwards into Ardentallen Bay. It is bounded on its eastern edge by a minor road and rises to 50m AOD. There is one farmstead with associated outbuildings located in the east of the site.

To the west there is a fort located within mixed planting. The site is dissected by a number of streams which flow south into a larger stream before draining eastwards into Ardentallen Bay.

#### Scenic Quality

Medium

#### Sensitivity to Change

Medium

#### Capacity to Absorb Development

Limited

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

- Development would be possible in the low lying areas alongside the road, it should be associated with new tree planting.
- There is potential to develop in the area around Lerags Farm as this would be perceived as part of a cluster.

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

- The area around the fort should not be developed to maintain its setting in the landscape
- The rising slopes behind Lerags Farm should not be developed as this would be too visible within the wider landscape, and would change the character of the area.

### LN54 ARDENTALLEN HOUSE

#### Site Description

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

This low lying site is situated to the west of Ardentallen Bay and is located at the end of a minor road. An access track forms the northwestern boundary. There are two buildings within the site, both of which have been converted to holiday accommodation. These are located within mature woodland in the southern part of the site.

In the northern part of the site, the land is low lying and boggy.

#### Scenic Quality

Medium

#### Sensitivity to Change

Medium

#### Capacity to Absorb Development

Good

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

- The low lying fields to the south of the access road have potential to accommodate some small scale development. This should be associated with new tree planting and preferably tucked up against existing mature woodland.
- There is also potential for development to the west of Ardentallen House. Development here should be sited within woodland to minimise its impact on the view over Loch Feochan from the south.

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

- Areas of woodland should not be developed to maintain the landscape structure of the site.

### LN55 LOWER ARDENTALLEN HOUSE

#### Site Description

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

This low lying site is situated on a peninsula which juts out into Loch Feochan and is located at the end of an access track. The ROA slopes southwards from a highpoint of 40m AOD in the north to a low point of 20m AOD in the south.

It contains one dwelling which sits amongst mature woodland

The majority of site is open and undulating, although surrounding areas have sporadic tree cover and the site feels quite enclosed.

#### Scenic Quality

Medium

#### Sensitivity to Change

Medium

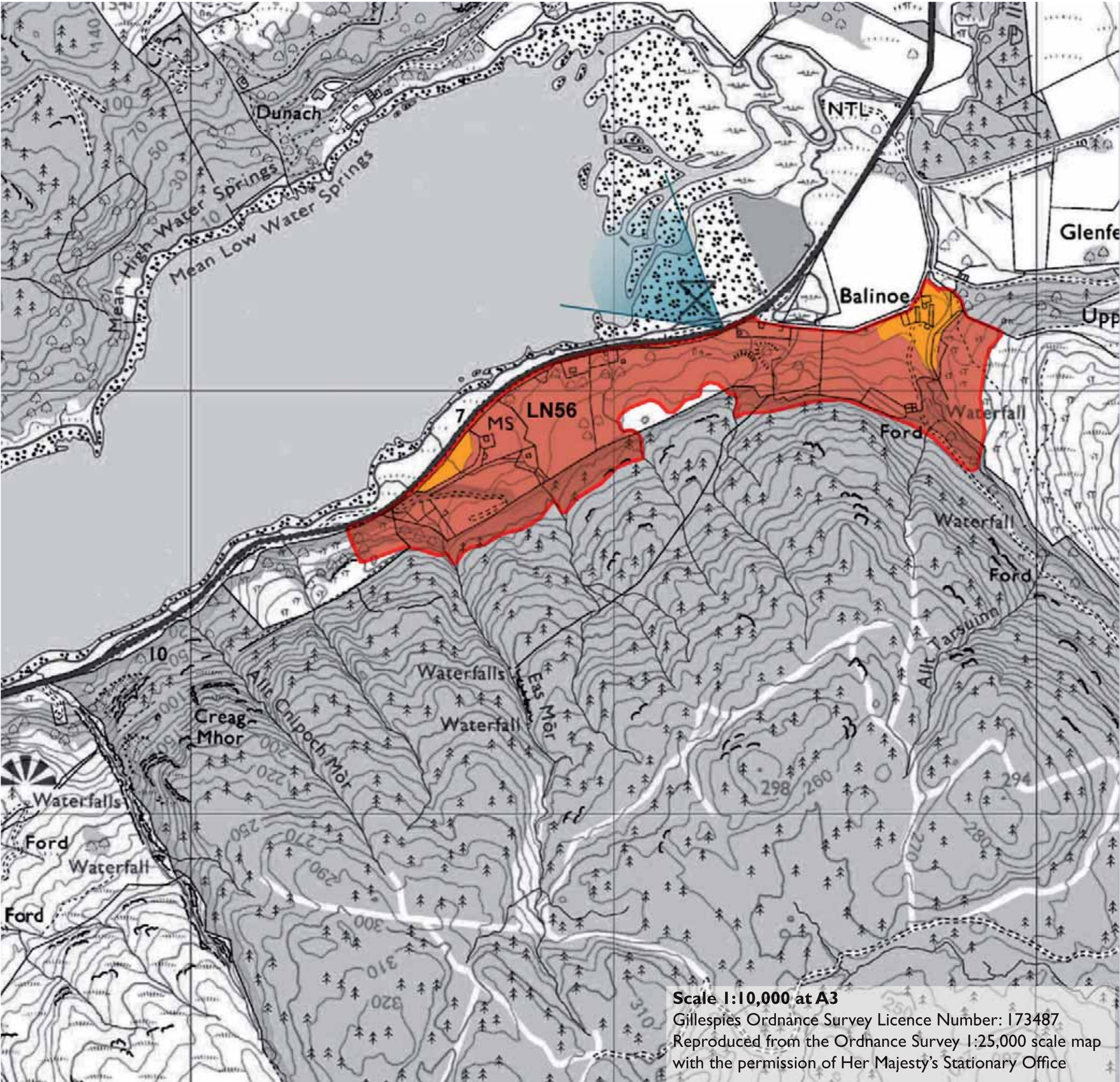
#### Capacity to Absorb Development

Good

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

- There is potential to accommodate development throughout this site. Development should be small scale utilising existing landform for screening and associated with new tree planting





LN56 BALINOE

Site Description

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

This site sits on the southern shore of the head of Loch Feochan. From its northern boundary along the A816 it slopes in a southerly direction up to a high point along the 50m contour which forms the ROAs southern boundary. Above this, forested slopes rise to 298m. The site is dissected by a number of streams which flow northwards into Loch Feochan. There is an area of commercial forestry along the southern boundary of the ROA.

The site contains a farmstead at Balinoe and three houses along the roadside

Much of the site is open, with small areas of deciduous trees.

There are panoramic views across Loch Feochan.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development  
(Orange Areas)

- There is scope to develop at Balinoe as this could be accommodated by the existing landscape structure of trees.
- There is a pocket of enclosed flat land alongside the A816 which could accommodate development.

Areas not recommended for development  
(Red Areas)

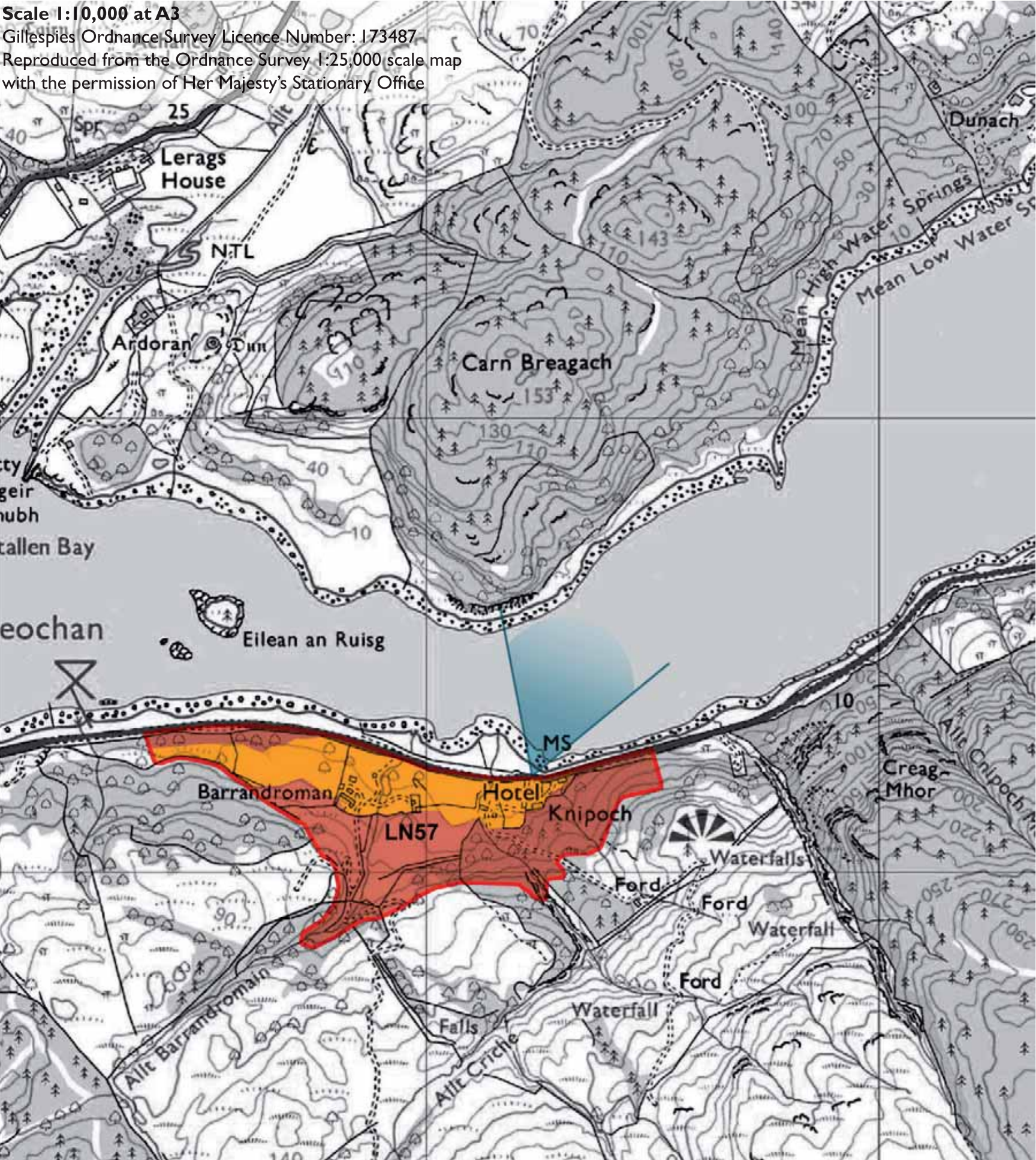
- Generally, the rising slopes south of the A816 should not be developed as this would become too visible within the wider landscape, and could change the character of the area. Development along the roadside in most places would also require extensive earthworks as it is very steeply sloping.





LN56- View eastwards across site





**LN57 KNIPOCH**

**Site Description**

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

This site sits on the southern shore of Loch Feochan. From its northern boundary along the A816 it slopes southerly up to a high point along the 60m contour which forms the ROAs southern boundary. The site is dissected by a number of streams which flow northwards into Loch Feochan.

The site contains a farmstead at Barrandroman and a hotel and cottages at Knipoch

The eastern area of the site, south of the hotel is densely wooded. The rest of the site is open, with rough grazing land interspersed with areas of deciduous tree planting.

There are panoramic views of Loch Feochan from the site

**Scenic Quality**

Medium

**Sensitivity to Change**

Medium

**Capacity to Absorb Development**

Limited

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

- Development would be possible around the Knipoch Hotel and at Barrandroman as it will be read as a cluster.
- There is potential to develop alongside the road, provided that these developments are set into trees to minimise their impact on views along the road.

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

- The woodland to the rear of the Knipoch Hotel should not be developed as this will change the landscape structure of the site
- Development should not extend above the 20m contour as this will be visible within the wider landscape, changing the landscape character of the site





LN57- View south to Barrandroman



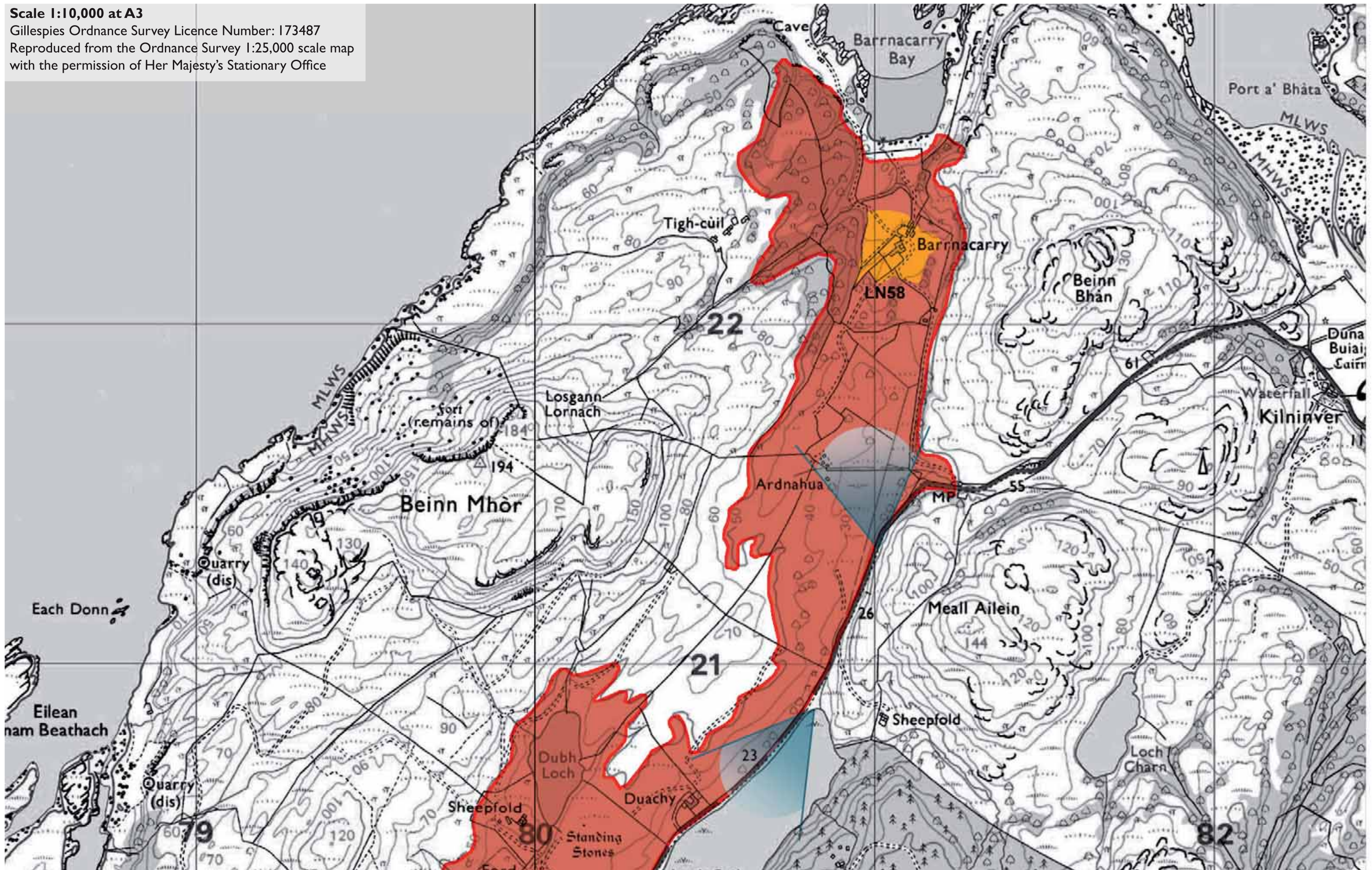
LN57- Knipoch Hotel



Scale 1:10,000 at A3

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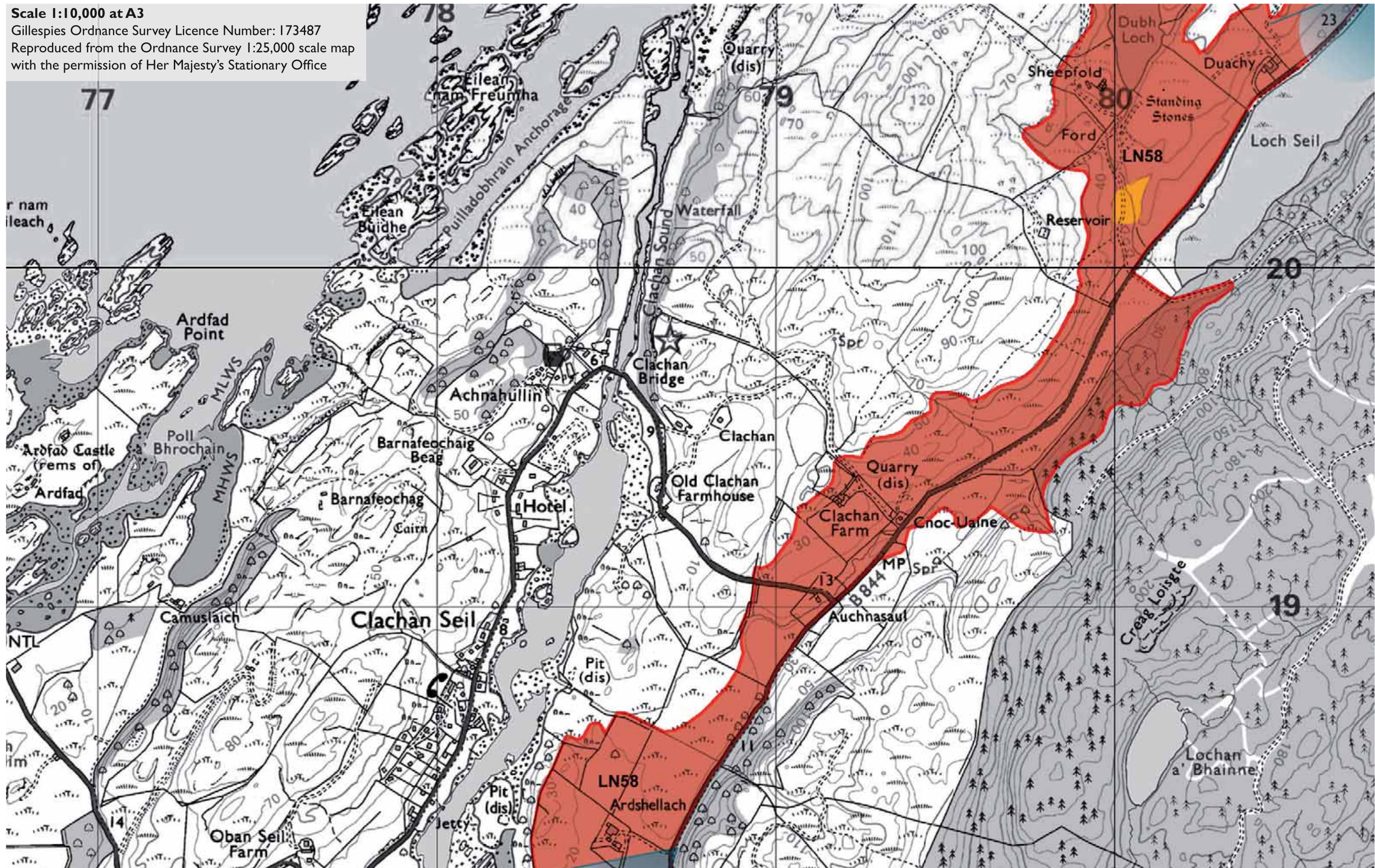
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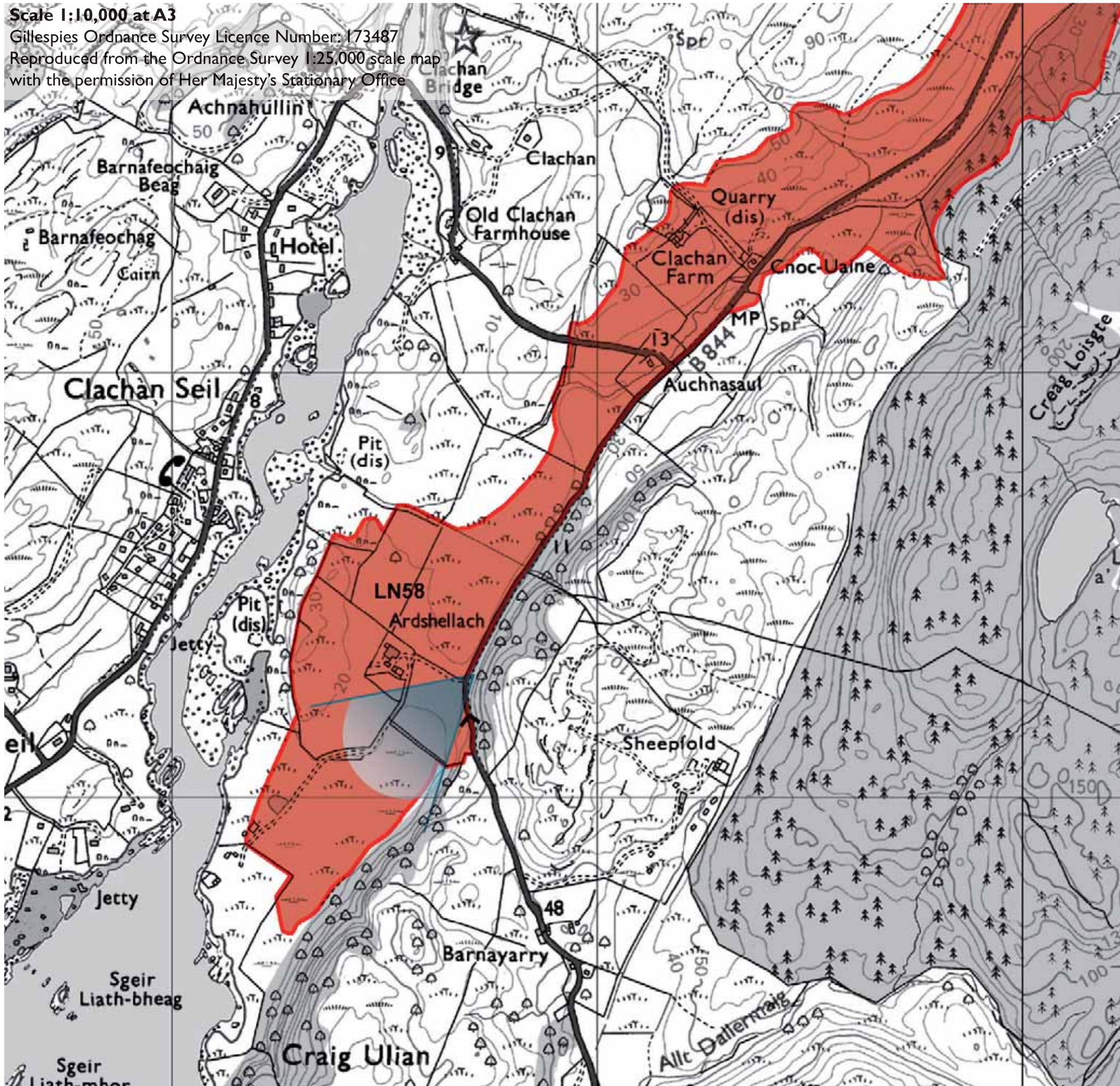
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### LN58 BARNACARRY TO ARDSHELLACH

#### Site Description

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

This site stretches from Barnacarry Bay in the north to Ardshellach in the south encompassing numerous farmsteads. Much of the land is open with rough grazing land and small stands of trees. To the west of Barnacarry there is a large area of deciduous woodland.

There are numerous watercourses in the site and a small loch west of Duachy. There are standing stones to the south of Dubh Loch. The site is also overlooks Seil Loch.

There are panoramic views north to Barnacarry Bay from the northern end of the site, and views south from Ardshellach. For much of the site views are contained.

#### Scenic Quality

High

#### Sensitivity to Change

High

#### Capacity to Absorb Development

Limited

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

- There is potential to absorb development around Barnacarry as there is a landscape structure of tree planting in place which will discreetly accommodate development
- There is a small area flat land located on the track to Dubh Loch. This could accommodate development as the undulating slopes around it provide containment.

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

- Much of the open, featureless land throughout the site is not recommended for development. Any development within these areas cannot be discreetly sited and will adversely change the generally unsettled character of this ROA.
- South of Ardshellach the flat land is not suitable for development as it would interrupt a long view to the sea.
- Development is not recommended around the existing properties of Ardshellach, Auchnasaul, Clachan Farm, Cnoc-Uaine and Duachy as they are highly visible in the landscape over long distances. Any development in these areas would change the landscape character of the site.





LN58- View towards Ardnahua

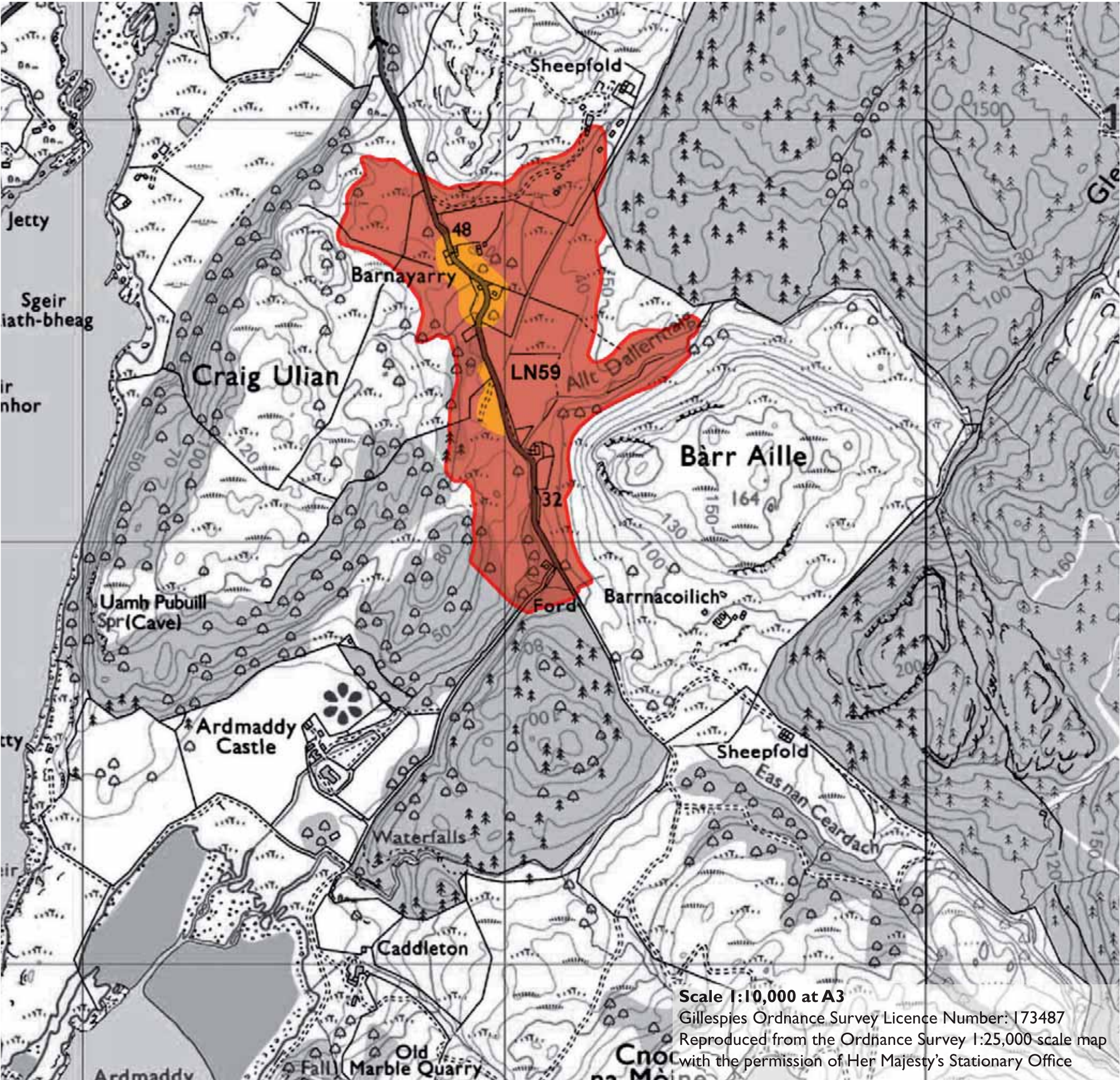


LN58- View west from the road north of Ardshellach



LN58- View across southern end of site





**LN59 BARNAVARRY**

**Site Description**

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

The site is bisected by a minor road and comprises open land with small areas of deciduous tree planting. At its highest point, on the shoulder of Barr Aille, the site rises to 60m AOD.

The site comprises rough grazing land interspersed with areas of deciduous tree planting.

There are several dwellings and farm buildings within the ROA. Views are generally contained.

**Scenic Quality**

Medium

**Sensitivity to Change**

Medium

**Capacity to Absorb Development**

Limited

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

- There are areas with potential to absorb development in pockets amongst the woodland alongside the road. These areas are backdropped with trees and/or landform providing a landscape structure to slot development into.

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

- Development is not recommended in the open flat land in the eastern half or the sloping areas to the west of the ROA as it will be too visible in the wider landscape



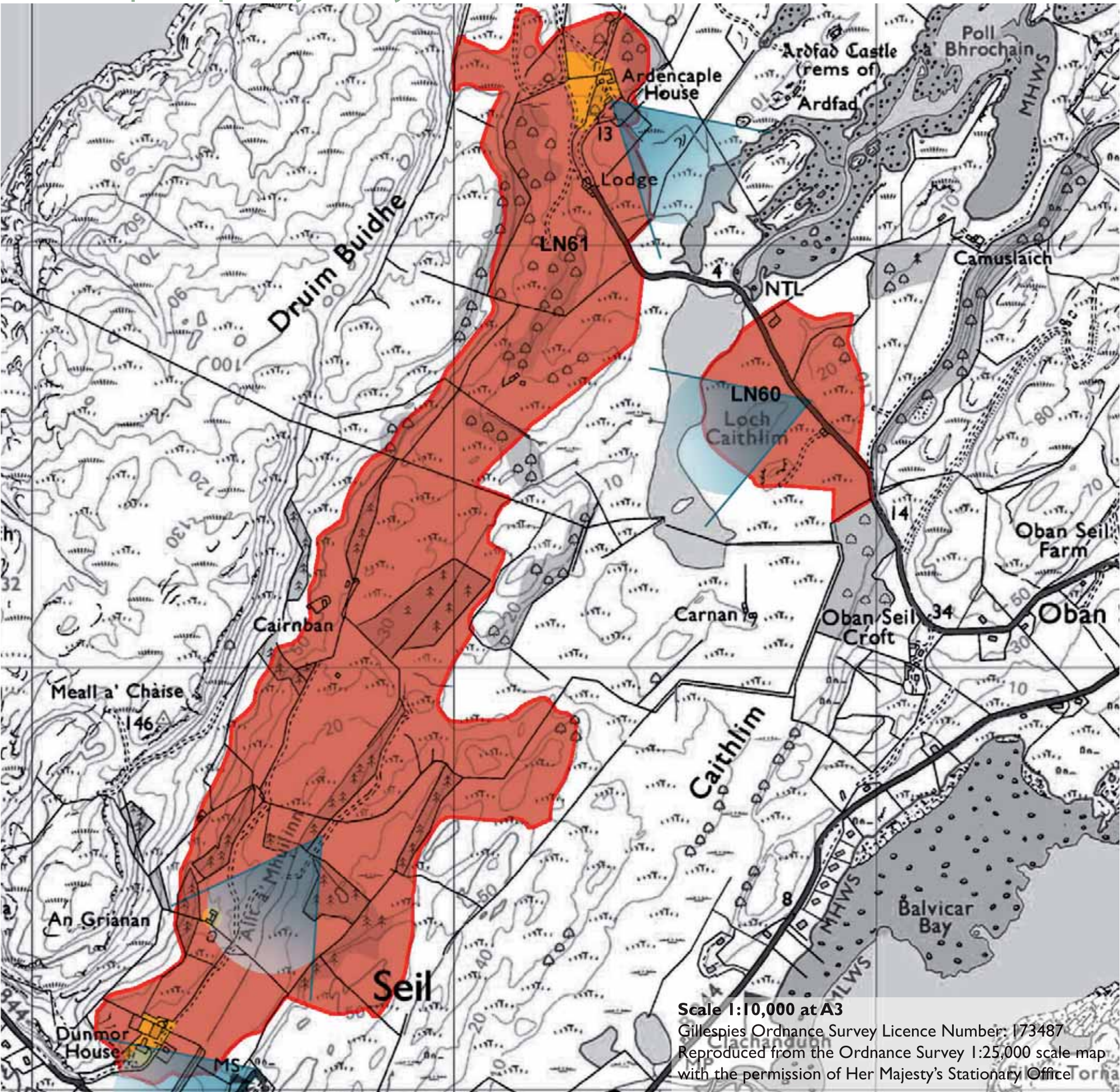


LN59- Fields to the west of the road in the centre of the site



LN59- View southeast from south of Barnnavarry





LN60 SEIL : LOCH CAITHLIM

Site Description

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

This site on the shore of Loch Caithlim comprises low lying boggy land with a small area of woodland on the northeastern edge and a rocky hillock at the southwestern edge.

It is bisected by a minor road and does not contain any dwellings. There are two farm sheds within the ROA, one at the northern end and one under construction in the centre, to the west of the minor road

There are panoramic views of Loch Caithlim from most areas of the site.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

None

Areas not recommended for development  
(Red Areas)

- Development is not recommended within this ROA as it does not have the landscape structure necessary to accommodate development discreetly. Development here would be visually intrusive and would change the landscape character of the area.



### LN61 SEIL : ARDENCAPLE HOUSE

#### Site Description

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

This site sits in a valley which slopes from the north to the south. It contains four dwellings; Ardencaple House to the north, a Lodge at the end of the minor track leading to Ardencaple House, a cottage at Cairnban and a farmstead and associated buildings at Dunmor. There is no access to the majority of the site.

The valley is a mosaic of coniferous and deciduous woodlands and open boggy land. It is dissected by a number of streams.

There are long views down the valley to the sea. The lower area of the valley is also overlooked from a viewpoint on the B844.

#### Scenic Quality

High

#### Sensitivity to Change

High

#### Capacity to Absorb Development

Limited

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

- There is potential to accommodate some small scale development around Ardencaple House. This should not compromise the setting of the house itself and should be tucked into trees.
- The area surrounding the existing farmhouse at Dunmor House could potentially accommodate development provided that it is associated with the existing tree planting.
- The derelict building to the northeast of Dunmor House could be redeveloped. It should be associated with new tree planting.

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

- Development is not recommended in areas where there is currently no access as the introduction of tracks and buildings would adversely alter the unsettled character of the area.



LN60- View north across site to Loch Caithlim



LN61- View west across Loch Caithlim to site



LN61- Dunmor and the lower half of the valley from the viewpoint on the B844