



## Map Key



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

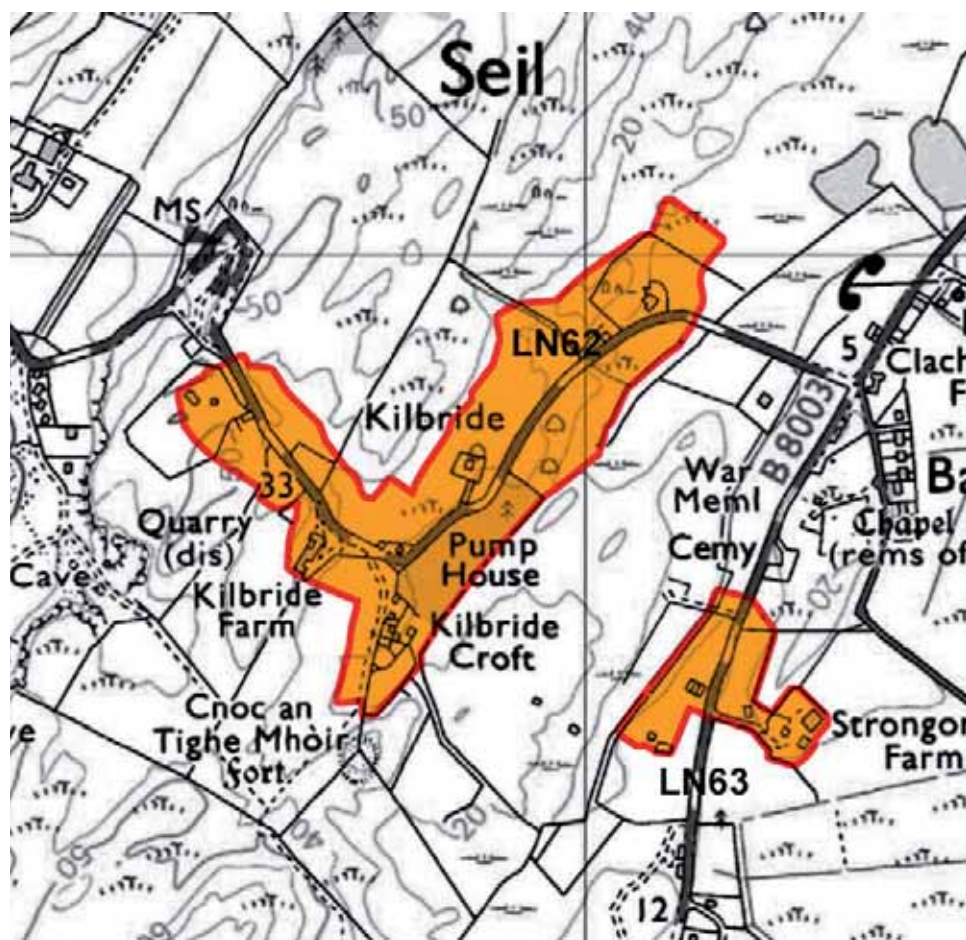


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

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



Scale 1:10,000 at A3

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**LN62 SEIL : KILBRIDE**

**Site Description**

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

This site sits in the centre of Seil Island and is bisected by the B844. There are four buildings within the ROA, Kilbride Croft, Kibride Farm and Kilbride and the Tin Church at the northern end. At its highest point, along the western edge, the site rises to 50m AOD.

There is an area of forestry at the southern end of the site, east of the B844. Views are generally contained within 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 for small scale development throughout most of this ROA. Development should be small scale, limited to 4 or 5 in number and be discreetly sited within the landscape utilising existing tree groups and landform.

**LN63 SEIL : STRONGORM FARM**

**Site Description**

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

This site sits in the centre of Seil Island, south of Balvicar and is bisected by the B8003. Strongorm Farm sits at the eastern side of the ROA.

The site is open, without any significant tree cover and contains a number of dwelling and a farmstead with associated outbuildings. Views are generally short range.

**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 some small scale development on both sides of the road. Development should run parallel to the existing housing and be associated with new tree planting to create a landscape framework.



LN62- View west of the B844 in the northern part of the site





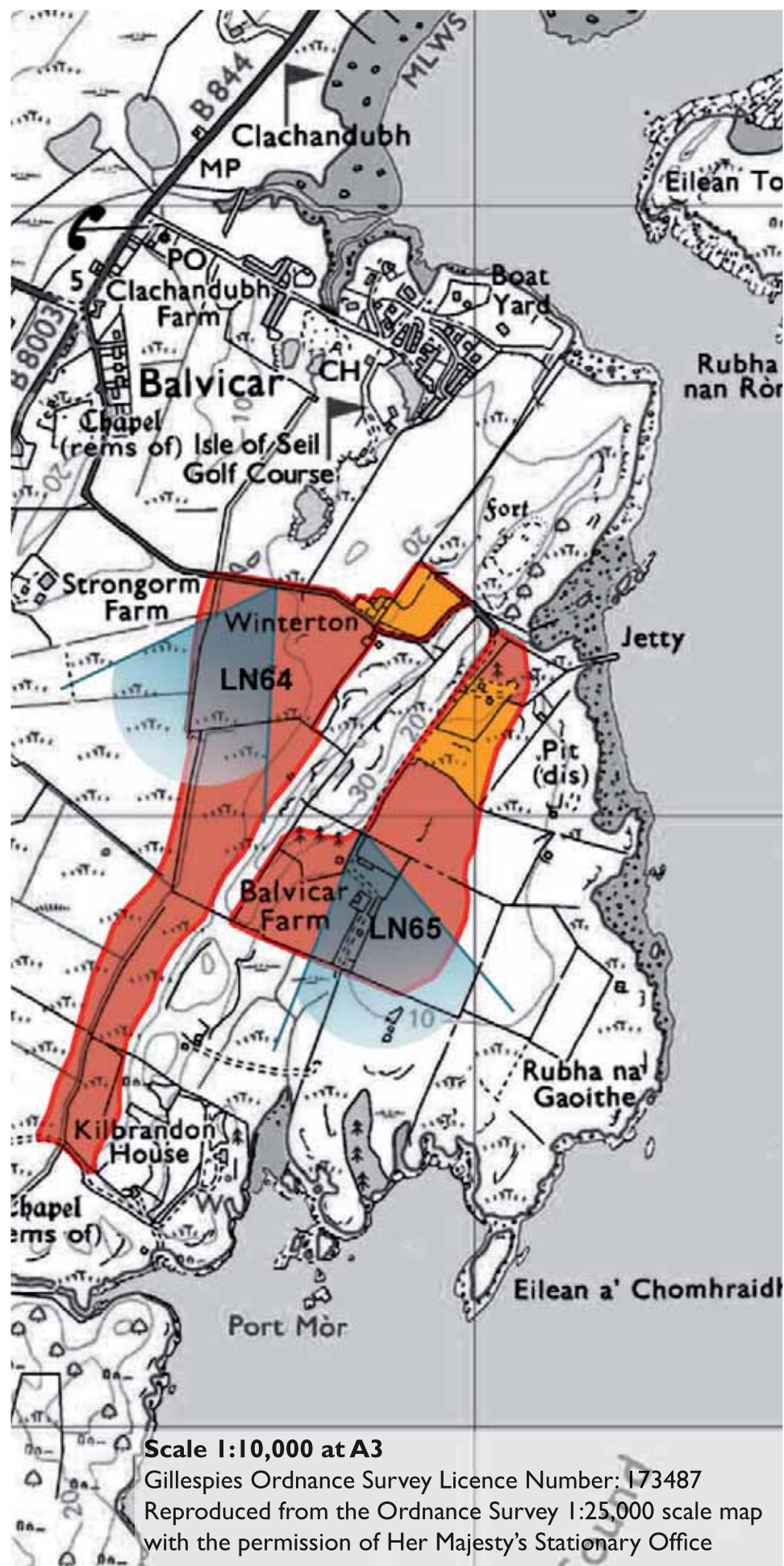
LN62- View west from Kilbride Farm



LN63- View east towards Strongorm Farm



Lorn - LN64 + LN65



LN64 SEIL : WINTERTON

Site Description

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

This site sits to the southeast of Balvicar and is bounded by a minor road on its short northern boundary. The site is low lying and boggy with numerous watercourses flowing south into Ballachuan Loch. It is bounded on its eastern side by a low ridge. The site also extends to the north of the road at its northeast end.

There is one building within the site, located at the northern end at Winterton. There are long views southwards across the site.

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 in the undulating and enclosed area to the north east of Winterton. Development should be tucked in against the landform.

Areas not recommended for development  
(Red Areas)

- The majority of the site is low lying, flat land which is overlooked from the B8003. This is not recommended for development as it will be too visible within the wider landscape, changing the character of this unsettled ROA. At present this area does not have access, the creation of which would adversely impact on the landscape.

LN65 SEIL : BALVICAR FARM

Site Description

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

This site sits to the southeast of Balvicar and is bounded by a minor road on its short northern boundary. The site is low lying and boggy. It is bounded on its west side by a low ridge. At the northern end of the site is a small area of commercial forestry. South of this are a number of holiday chalets.

Balvicar Farm and a small cottage are located in the southern part of the site, in amongst open pastureland.

There are long views south from Balvicar Farm.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development  
(Orange Areas)

- The enclosed fields to the south of the chalets could accommodate some small scale development. It should be associated with landform and new tree planting.

Areas not recommended for development  
(Red Areas)

- The open fields around Balvicar farm should not be developed as this could compromise long range views. These fields also do not have a landscape structure capable of accommodating development discreetly.



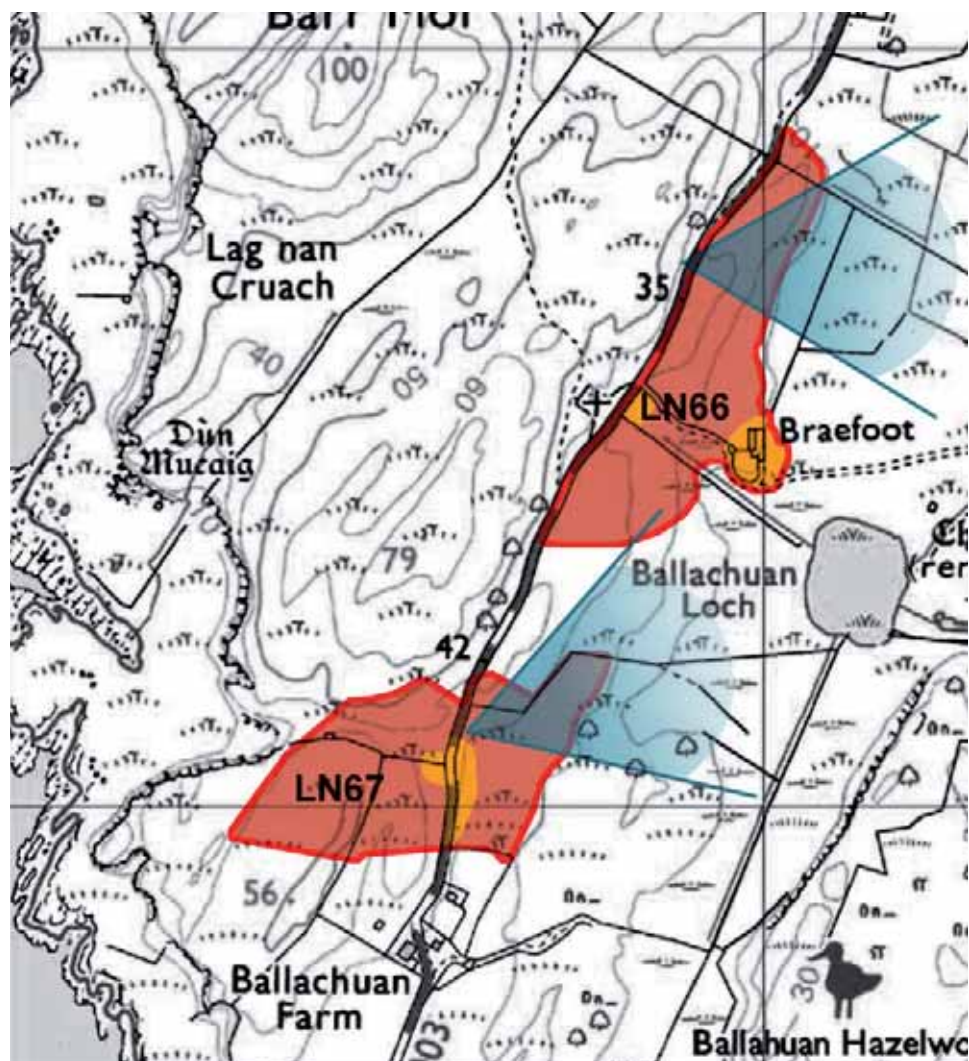


LN64- View south from west of Winterton



LN65- View to Balvicar Farm from the north





Scale 1:10,000 at A3

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#### LN66 SEIL : BRAEFOOT

##### Site Description

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

This site sits to the north east of Ballachuan Loch and is bounded on its north west edge by the B8003. The site slopes down from this road to the edge of Ballachuan Loch and comprises rough undulating pasture land.

Braefoot Farm sits at the base of the hill. There are two cottages within the ROA located to the east of the B8003. To the west of the B8003 is a church.

There are panoramic views from the site eastwards across Seil to the mainland.

##### 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 some small scale development along the B8003 at the access track to Braefoot. This should be associated with new tree planting.
- The area around Braefoot could absorb development as it sits low in the landscape and could be sited discreetly so as not to interrupt views.

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

- The rising land in the northern part of the ROA should not be developed as it is too exposed and could impact upon views.
- The open fields should not be developed as they form part of a wider view and do not have a landscape structure capable of discreetly accommodating development.

#### LN67 SEIL : NR BALLACHUAN FARM

##### Site Description

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

This site is located to the north of Ballachuan Farm and is bisected by the B8003. This site rises to 56m AOD and comprises rough undulating ground.

There are no dwellings in the site. There are panoramic views northeast across Seil.

##### 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 some small scale development along the B8003. This should be associated with new tree planting

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

- The rising land to the west of the B8003 should not be developed as it is too exposed.
- The open fields should not be developed as they form part of a wider view and do not have a landscape structure capable of discreetly accommodating development.



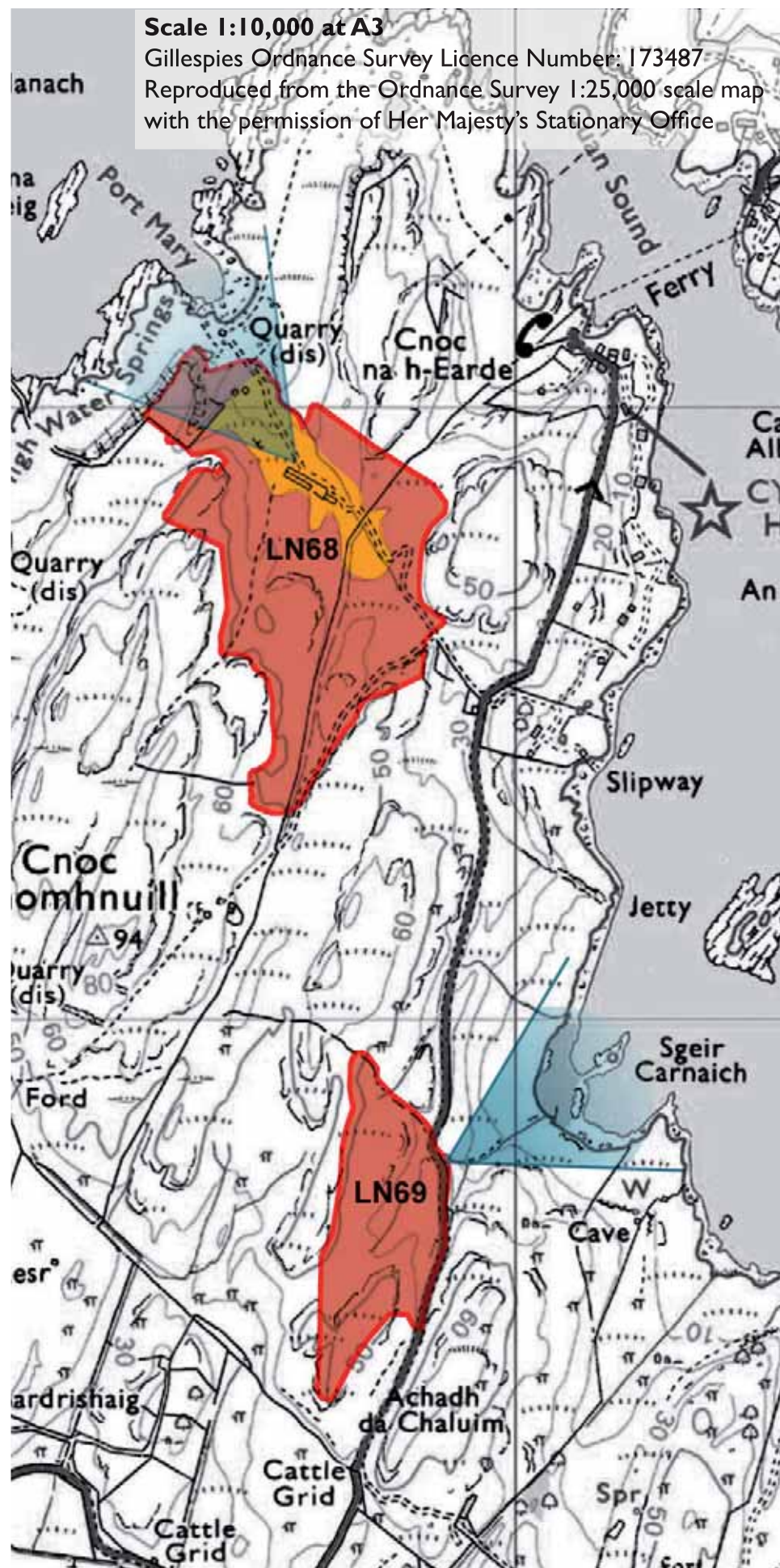


LN66- View east to Braefoot and Ballachuan Loch



LN67- View northeast from B8003





**LN68 LUING : NR PORT MARY**

**Site Description**

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

This site is located at the northern end of Luing. It is accessed by a track from the minor road which serves Cullipool. The site is undulating, rising to 50m AOD in the higher areas and sloping down, northwestwards to the sea at Port Mary.

An access track runs through the northern part of the site. One stream dissects the site, running north and northwest through the middle of the site. There are the remains of houses located to the west of the access track in the centre of the site. The site is currently used for the grazing of cattle.

There are panoramic views northwest from the middle of 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 absorb development in the flat land in the centre of the site, where it is enclosed and not overlooked. Development should be sited to the edges of this area, tucked up against the landform.

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

- Development is not recommended on the steeper slopes to the east and west of the site as it will require extensive earthworks.

**LN69 LUING : ACHADH DA CHALUIM**

**Site Description**

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

This site is located at the northern end of Luing. It is bounded on its western end by the minor road which runs from the ferry port to Cullipool.

The site rises to 50m AOD and comprises undulating moorland bisected by one stream. It is steeply sloping along the boundary of the minor road.

There are no dwellings within the site. The site has panoramic views of Torsa.

**Scenic Quality**

Medium

**Sensitivity to Change**

High

**Capacity to Absorb Development**

None

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

- Development is not recommended in this ROA. The steeper slopes bounding the minor road would require extensive earthworks and any development within this site would be highly visible in the wider landscape, altering the character of this unsettled ROA.



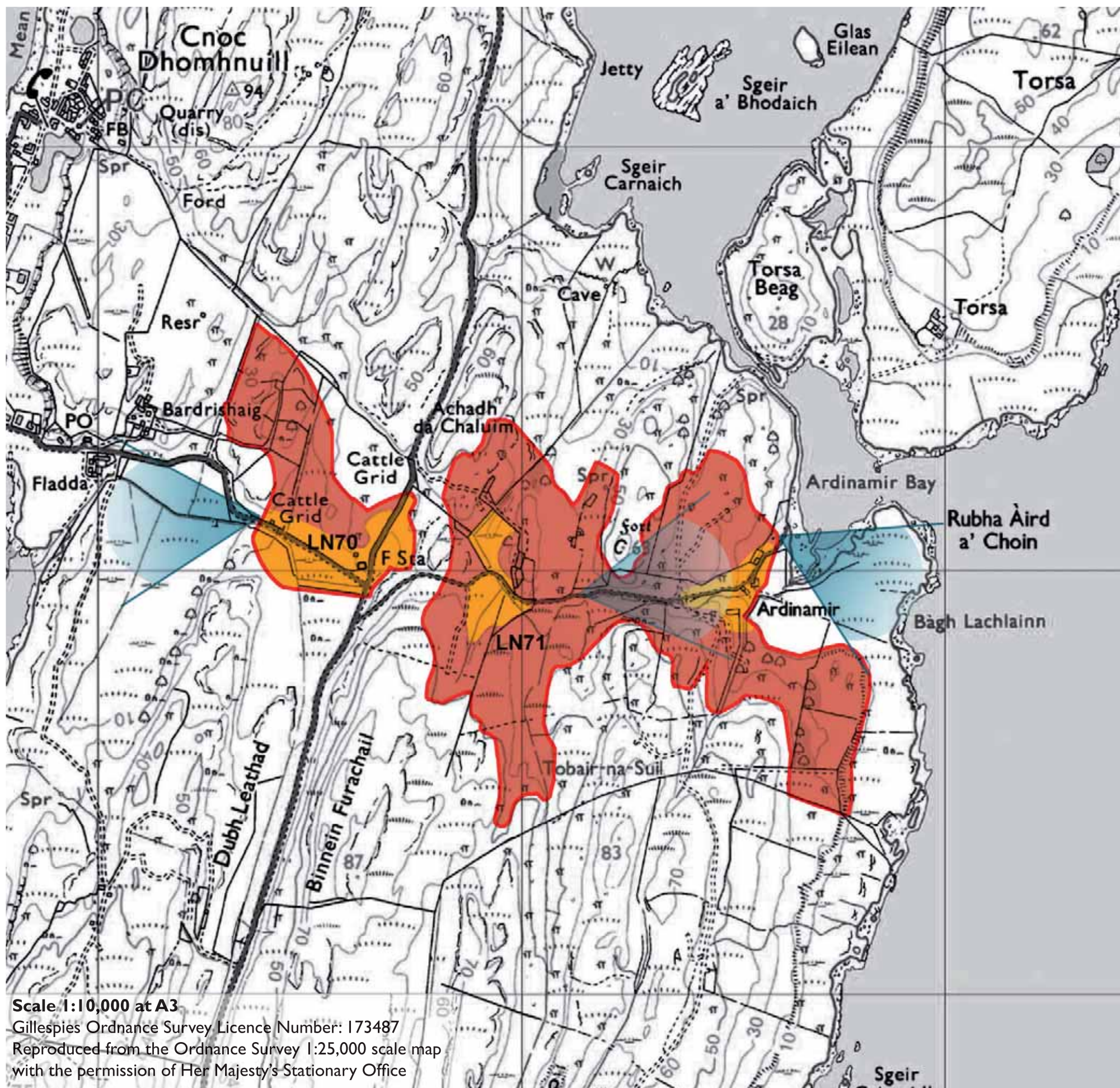


LN68- View north across site to Port Mary



LN69- View across the northern part of the site





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**LN70 LUING : FIRE STATION**

**Site Description**

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

This site is located to the east of Bardrishaig and is dissected by a minor road in its eastern and southern areas. There are two streams which flow through the site. The site is uninhabited, although the Luing Community Fire Station is located within the site, to the north of the road junction.

The site comprises boggy uncultivated grazing land with stands of small, scrubby trees and rises to a high point of 30m AOD in its northern area.

There are long views to the sea from some areas of 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 absorb development in the low lying areas of the site adjacent to the roads. It should be small scale, limited to 3-5 dwellings and associated with new tree planting.

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

- Development is not recommended in the upper areas of the site as this would be highly visible in the wider landscape, altering the character of this unsettled ROA.



**LN71 LUING :ARDINAMIR**

**Site Description**

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

This site is located on the eastern side of Luing and is accessed by a minor road which leads to a cluster of houses at Ardinamir.

The site rises to 50m AOD and is dissected by a number of streams. North of the site are the remains of an Iron Age fort.

It is predominately rough grazing land in its western and central areas with areas of woodland and pasture around Ardnamir Bay. There is an area of steeply sloping land south of the fort, from here eastwards there are long views from towards the sea.

**Scenic Quality**

Medium

**Sensitivity to Change**

Medium

**Capacity to Absorb Development**

Good

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

- There is potential to absorb development at the western end of the site adjacent to the road in the low lying fields. This should be tucked up against landform and associated with new tree planting.
- Development would be possible around the existing houses at Ardnamir as it would be read as a cluster. It should be associated with existing and new tree planting.

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

- Development is not recommended in the areas of the site which does not currently have access, to preserve the unsettled character of the area.
- Development is not recommended around the fort to maintain its setting.



LN70- The eastern area of the site from the Fire Station



LN71- View south to Ardnamir



LN71- Undulating land in the western part of the site