

Map Key



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

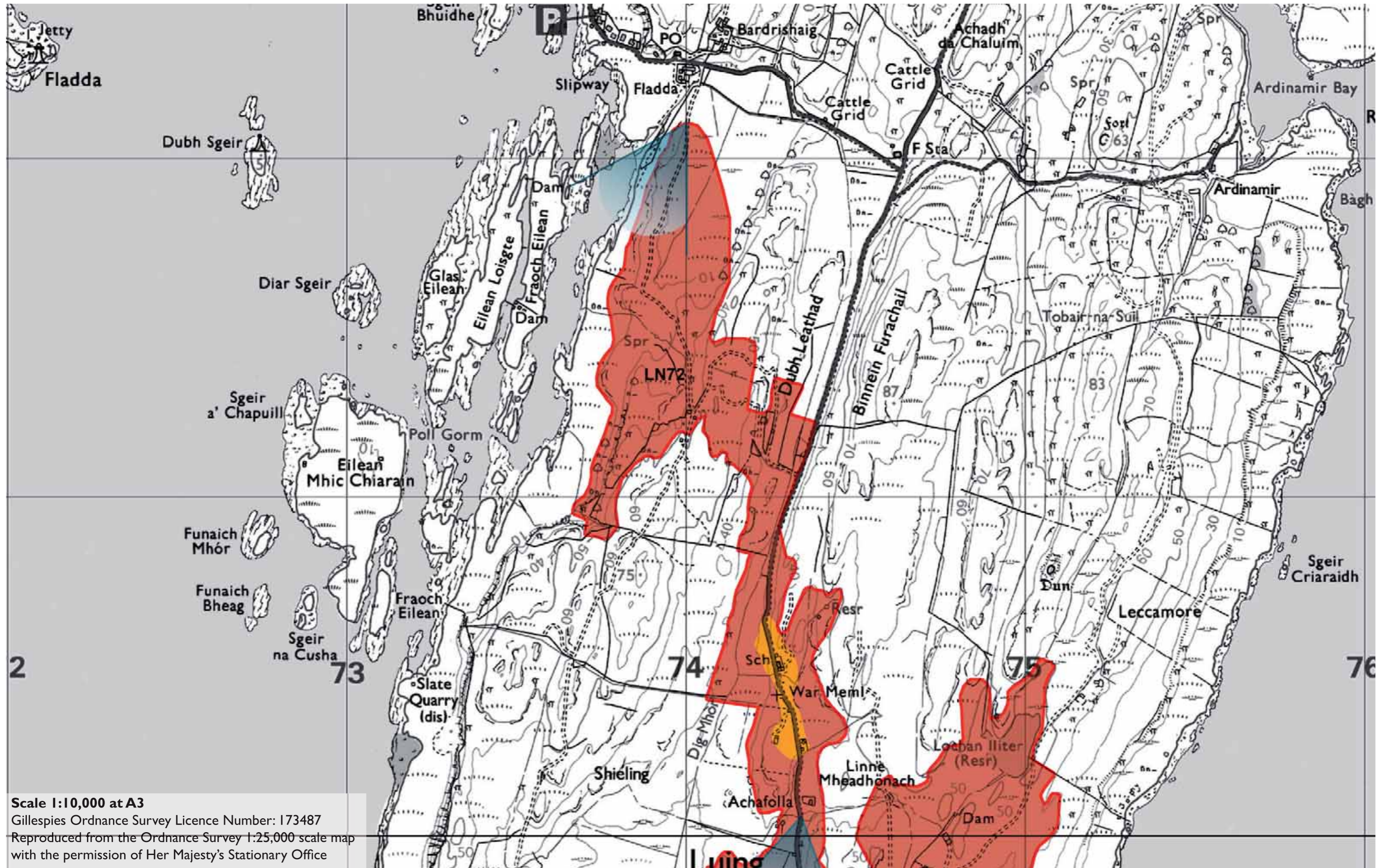


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area

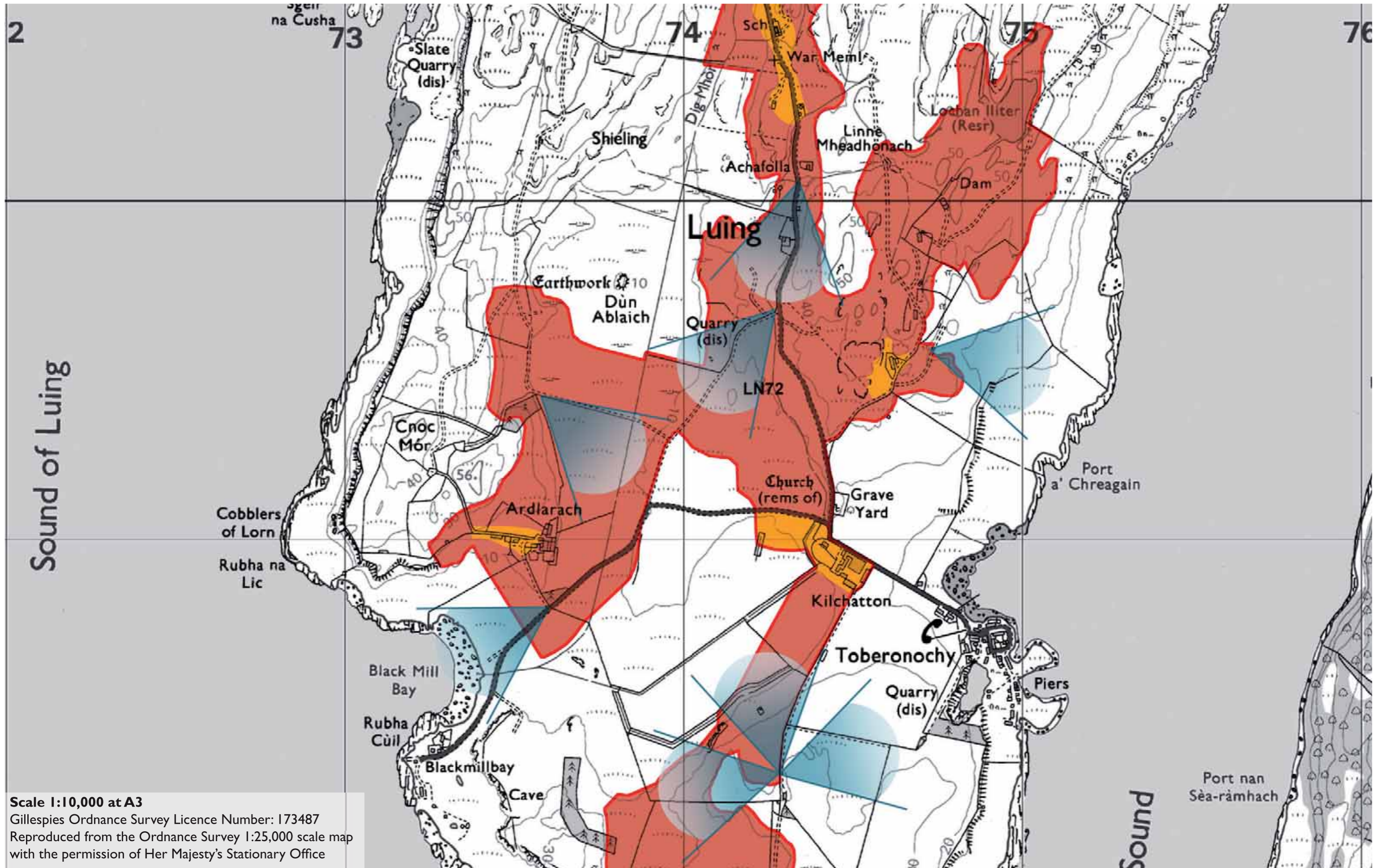


Key viewpoints

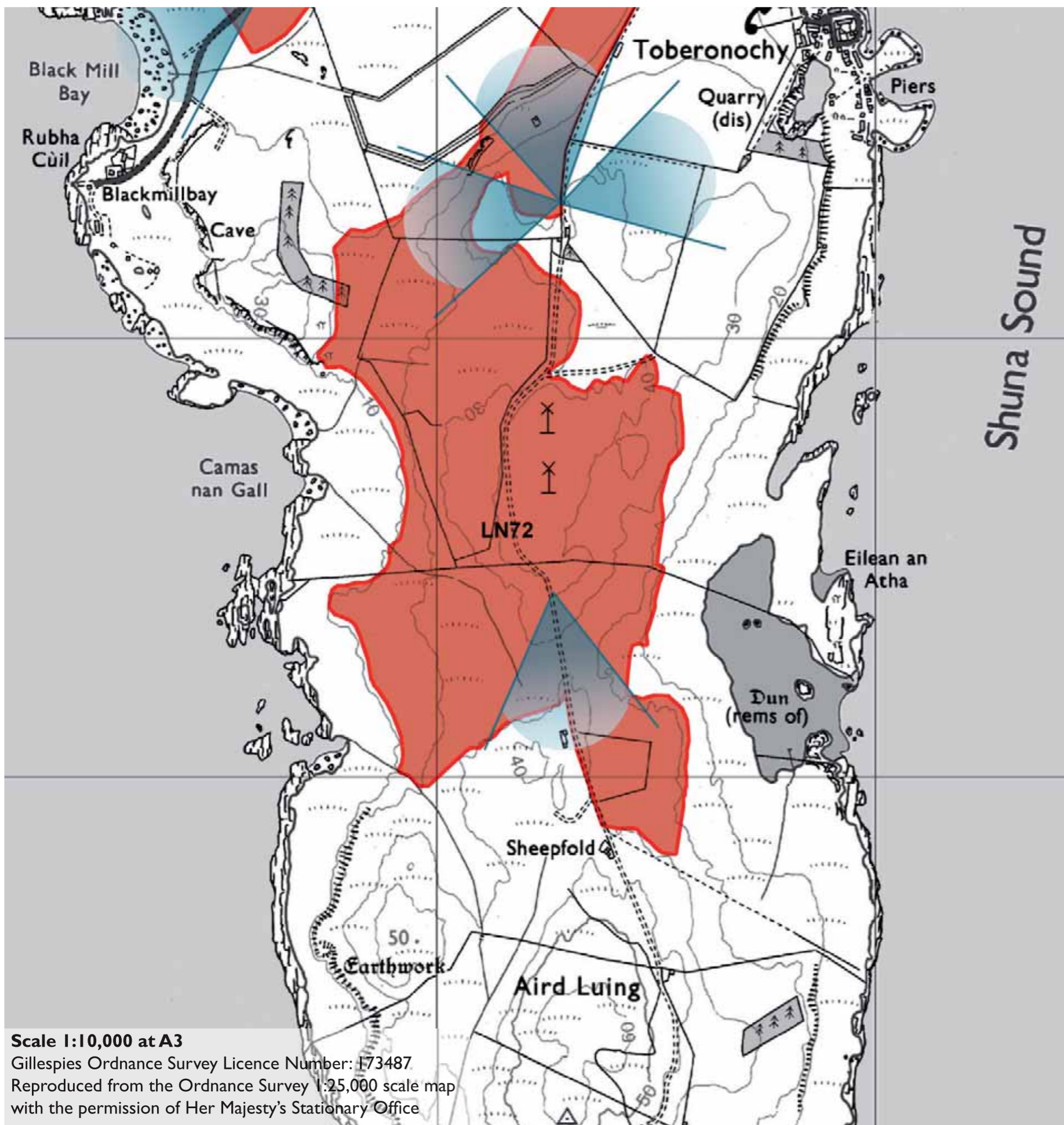
All plans at 1:10,000 and orientated north unless stated otherwise.



Scale 1:10,000 at A3
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LN72 LUING : KILCHATTON

Site Description

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

This large site encompasses much of the centre of Luig. In its northern areas the site is rocky and undulating, to the south it becomes lower lying with large areas of pasture. There is a reservoir at the eastern side of the site, Lochan Illter.

In the center of the site is a school and a War Memorial, at this point the land slopes down to a flat valley to the west. To the south west there is a farm at Ardlarach surrounded by a large flat expanse of pasture land which overlooks Black Mill Bay. To the west of Toberonochy a farm and graveyard are located at Kilchatton.

South of this the land becomes open pastureland, bisected by an access track. In this area are two wind turbines.

In the northern areas views are contained. South of the school the views open up in all directions across the flat land to the sea.

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 in the central area of the site around the school. This should be sited adjacent to the road in areas where landform can screen and accommodate development discreetly.
- To the east of the minor road, towards Lochan Illter there is scope to accommodate development in amongst the undulating land. Development should be set against landform and not interrupt key views to and from the mainland.
- At Kilchatton development could be absorbed south of the road to Blackmill Bay and around the farm. This should be associated with existing and new tree planting to provide a landscape framework.
- At Ardlarach development could be accommodated to the west of the existing buildings where it will be read as a cluster in the wider view.

Areas not recommended for development (Red Areas)

- Much of the ROA is unsettled, open and devoid of tree cover and there are extensive panoramic views from much of the site. Development should not be situated in areas which form part of a wider view as this would change the unsettled character of the landscape.



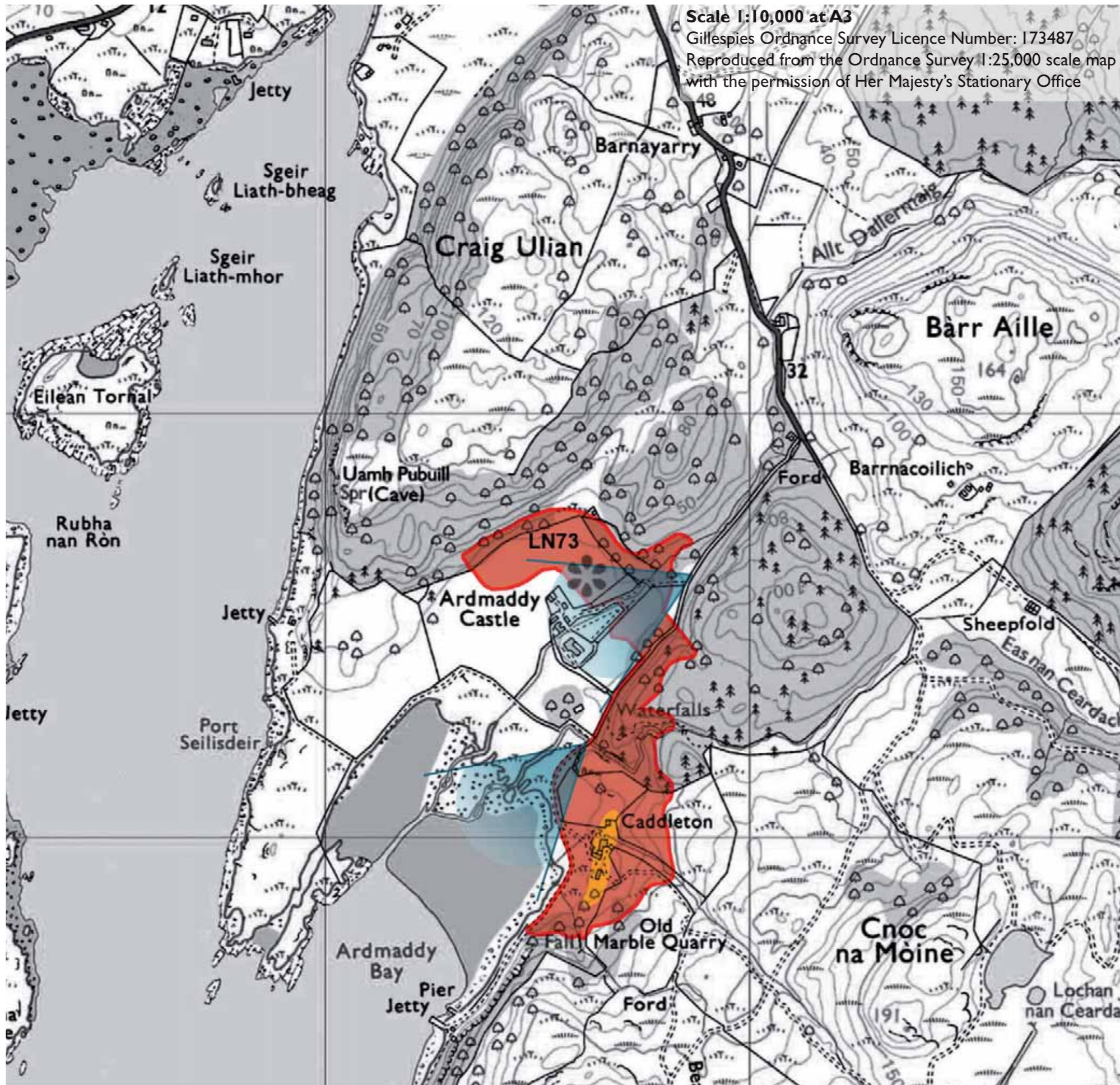
LN72-View southwest from north of the church



LN72-View northeast from near to Blackmill Bay



LN72-View south across flat land from south of Kilchatton



LN73 ARDMADDY CASTLE

Site Description

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

This site is located around Ardmaddy Bay and is accessed by track from the north. It is dissected by a number of streams and rises to 60m AOD.

The northern area of the site is situated in the grounds of Ardmaddy Castle and comprises open pastureland and areas of mature woodland. The central part of the site comprises steeply sloping woodland. To the south, there are several houses at Caddleton with wooded slopes to the south of these.

There are panoramic views from much of the site to Ardmaddy Bay, with Ardmaddy Castle featuring in views from northern areas of the site.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- At Caddleton there is scope to add one or two more houses, provided they are of similar scale and orientation to the existing houses where they will be perceived as a cluster.

Areas not recommended for development (Red Areas)

- Development is not recommended in the areas surrounding Ardmaddy Castle to preserve its setting.
- Development is not recommended in areas which form part of a key view.



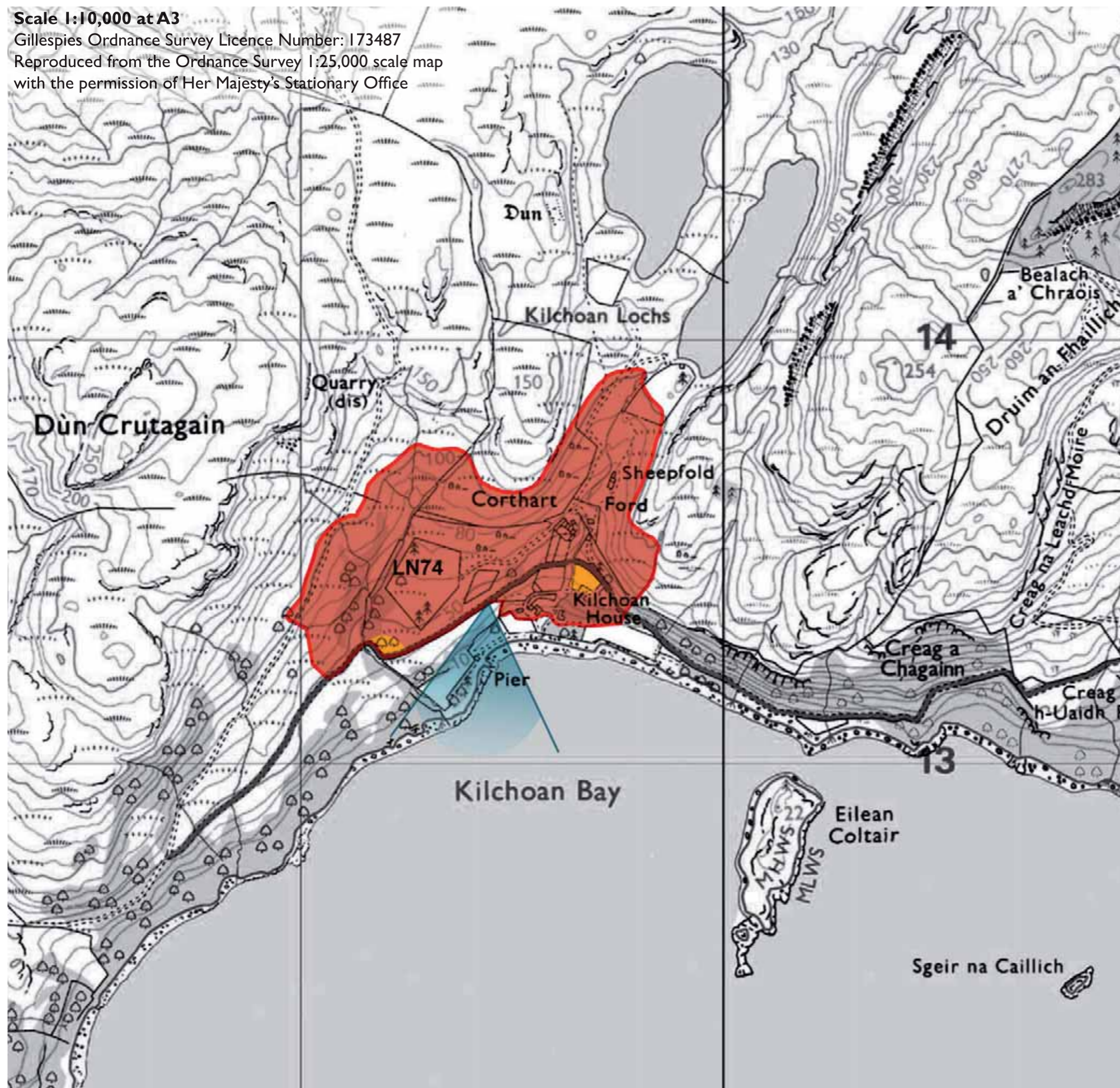
LN73- View southwest to Ardmaddy Castle



LN73- View south to Caddleton and Ardmaddy Bay

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LN74 KILCHOAN HOUSE

Site Description

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

This site is located around Kilchoan Bay and slopes steeply between the 10m and 100m contours. It contains Kilchoan House and a farmstead at Corthart and is accessed by a minor road from the east.

To the north of the road the site mainly comprises rough, undulating ground interspersed with patches of woodland. To the south of the road, Kilchoan house sits amongst mature trees and open pastureland. It is dissected by a number of streams flowing from the north into Kilchoan Bay.

There are panoramic views throughout the site south to Kilchoan Bay.

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 development in the small area between Kilchoan House and the minor road. This area has a strong landscape structure which creates an enclosed framework for development.
- At the western end of the ROA there is a small pocket of land where development could be sited against the landform.

Areas not recommended for development (Red Areas)

- Generally development is not recommended to the north of the access road as the land is too steeply sloping and does not have a suitable landscape framework into which development could be discreetly sited.



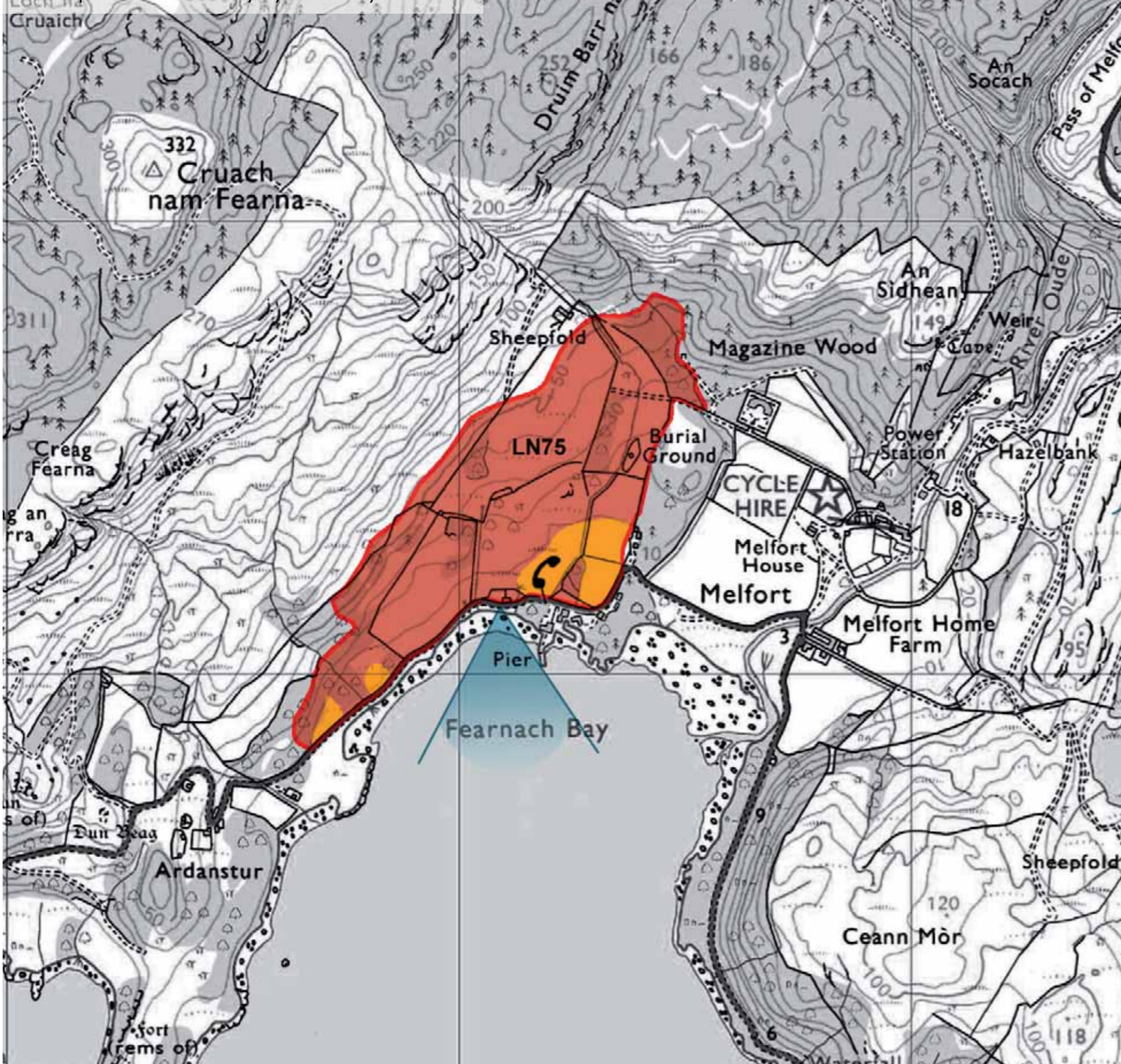
LN74- View west from the eastern end of the site



LN74- View south from minor road above Kilchoan House

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LN75 FEARNACH BAY

Site Description

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

This site is located around Fearnach Bay and sits between the 5m and 50m contours. It is bounded on the south by a minor road and a few cottages. The site comprises rough grazing land, interspersed with areas of woodland.

There is a Burial Ground to the north. The site is dissected by a number of streams which flow from the high ground north of the site into Fearnach Bay. There are a number of houses along the southern and eastern boundaries of the site.

There are panoramic views of Fearnach Bay from the western end of the site

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- The enclosed fields at the south east of the site could absorb development. Development should be associated with new planting and be limited to 4 or 5 new properties in a similar settlement pattern to the existing adjacent houses.
- At the western end of the ROA development would be possible in the small woodland clearings to the north of the road.

Areas not recommended for development (Red Areas)

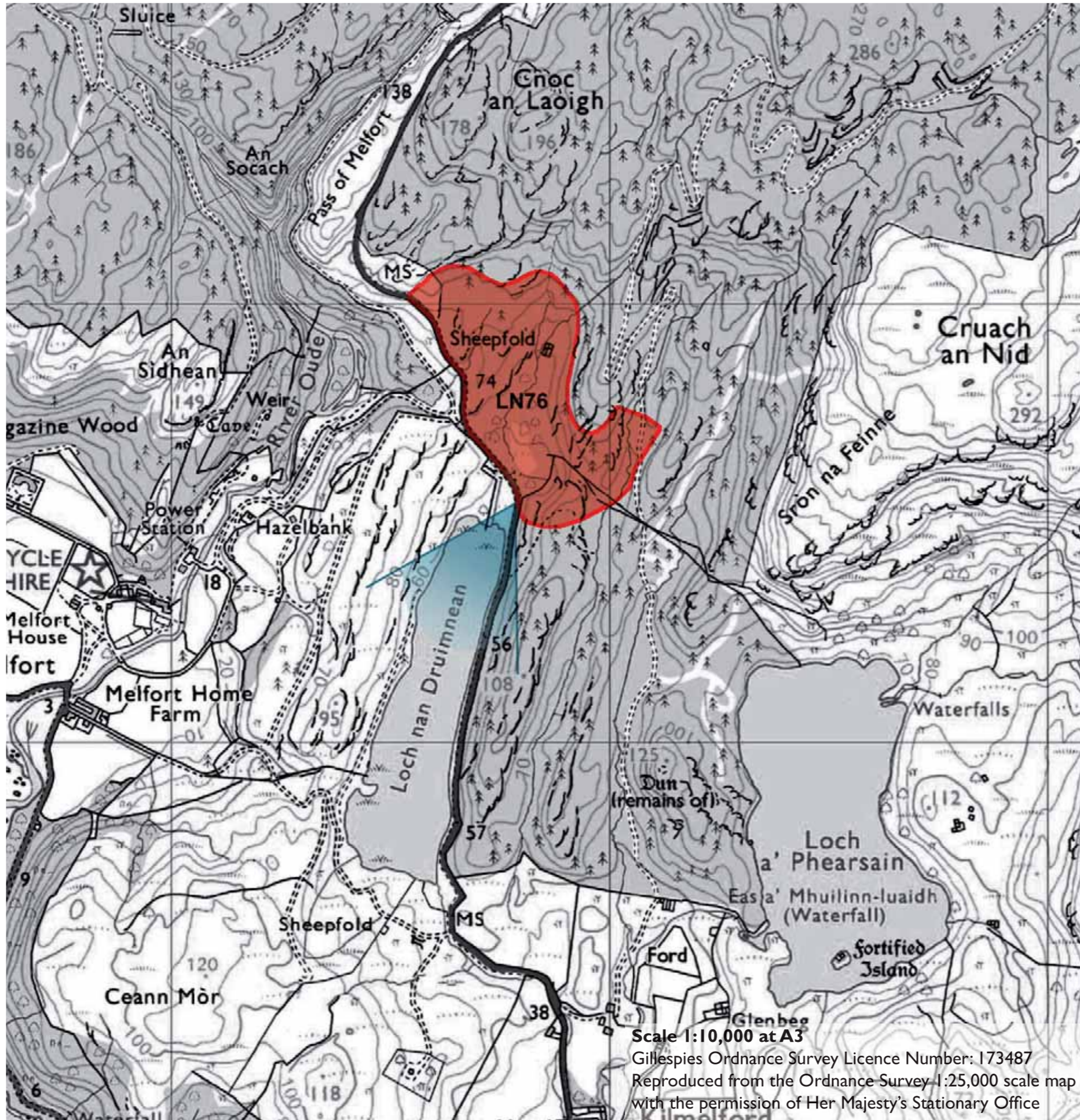
- The rising land to the north is not recommended as development here would be too visible within the wider landscape.



LN75- View northeast across the site



LN75- View south across Fearnach Bay



LN76 NR LOCH NAN DRUIMNEAN

Site Description

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

This site is located to the south of the Pass of Melfort and north of Loch nan Druimnean. The A816 forms the western boundary and the site rises to 100m AOD.

The site is unsettled and mainly comprises mixed woodland and commercial forestry. There are long views down Loch Druimnean.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

None

Areas not recommended for development (Red Areas)

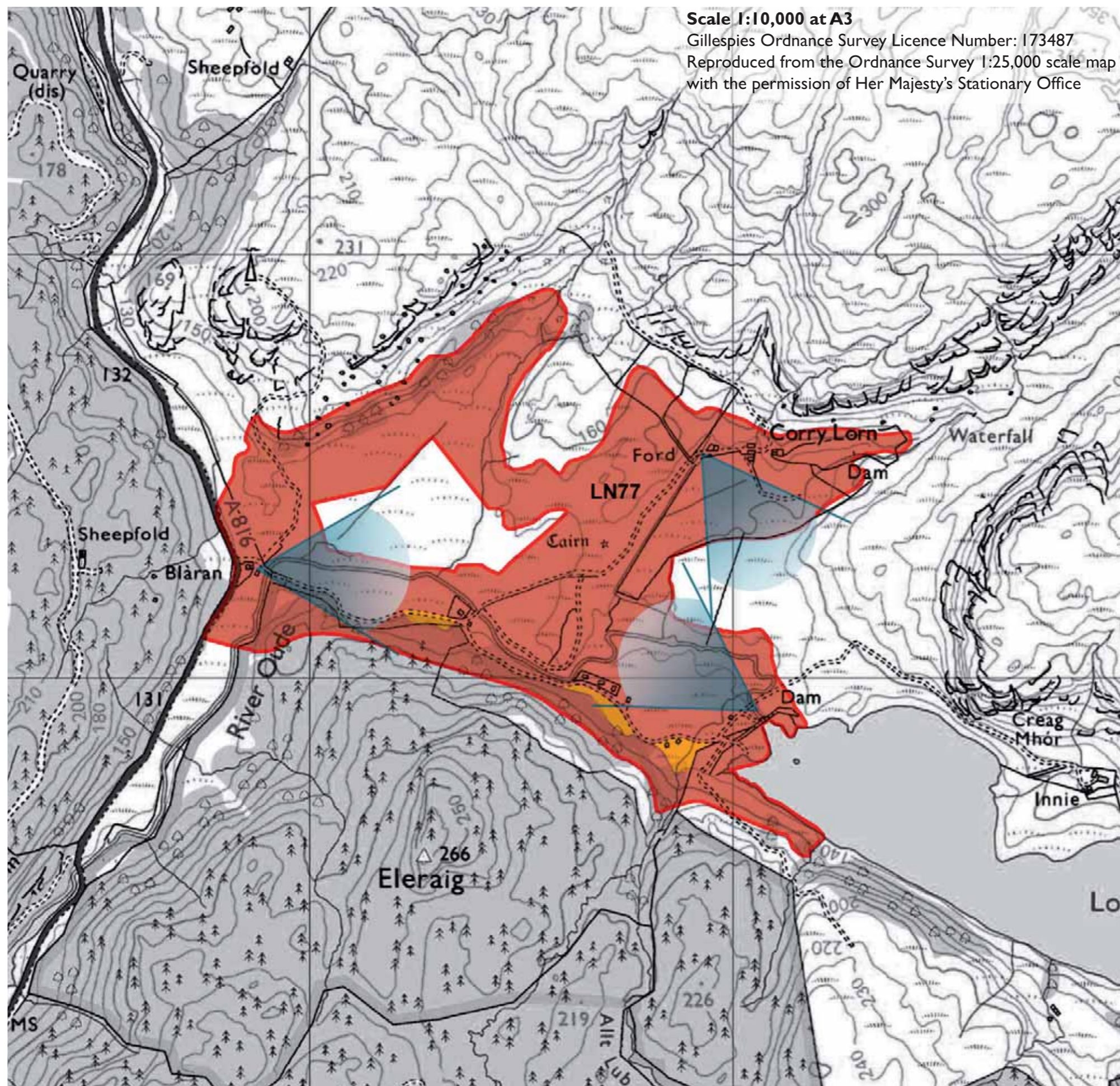
- Commercial forestry areas are not recommended for development as felling cycles would leave development open and exposed and at present the site is uninhabited.



LN76-View north into site



LN76-View south to Loch na Druimnean



LN77 BLARAN

Site Description

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

This site is located to the north of the Pass of Melfort and is bisected by the River Oude into which numerous streams flow. The southern boundary is the 140m contour and the northern boundary is formed by the 180m contour. Between these, there is a wide flat plain with a cairn in the centre. An access track runs along the southern boundary before turning north east and on to the farm at Corry Lorn.

There are a number of small houses and chalets located along the access track in the southern part of the site.

There is little tree cover within the ROA, except for along the southern and northwestern boundaries. The dam at Loch Tralaig forms the southeastern boundary of the site.

There are panoramic views across the site from all areas.

Scenic Quality
Medium

Sensitivity to Change
High

Capacity to Absorb Development
Limited

Areas with potential to absorb development (Orange Areas)

- There are several pockets in the forestry along the southern boundary of the site which could discreetly accommodate development.

Areas not recommended for development (Red Areas)

- The open areas in the centre and the north of the site are not recommended for development as they do not have a landscape structure capable of accommodating development discreetly. Introducing development within this area would alter its open and unsettled character



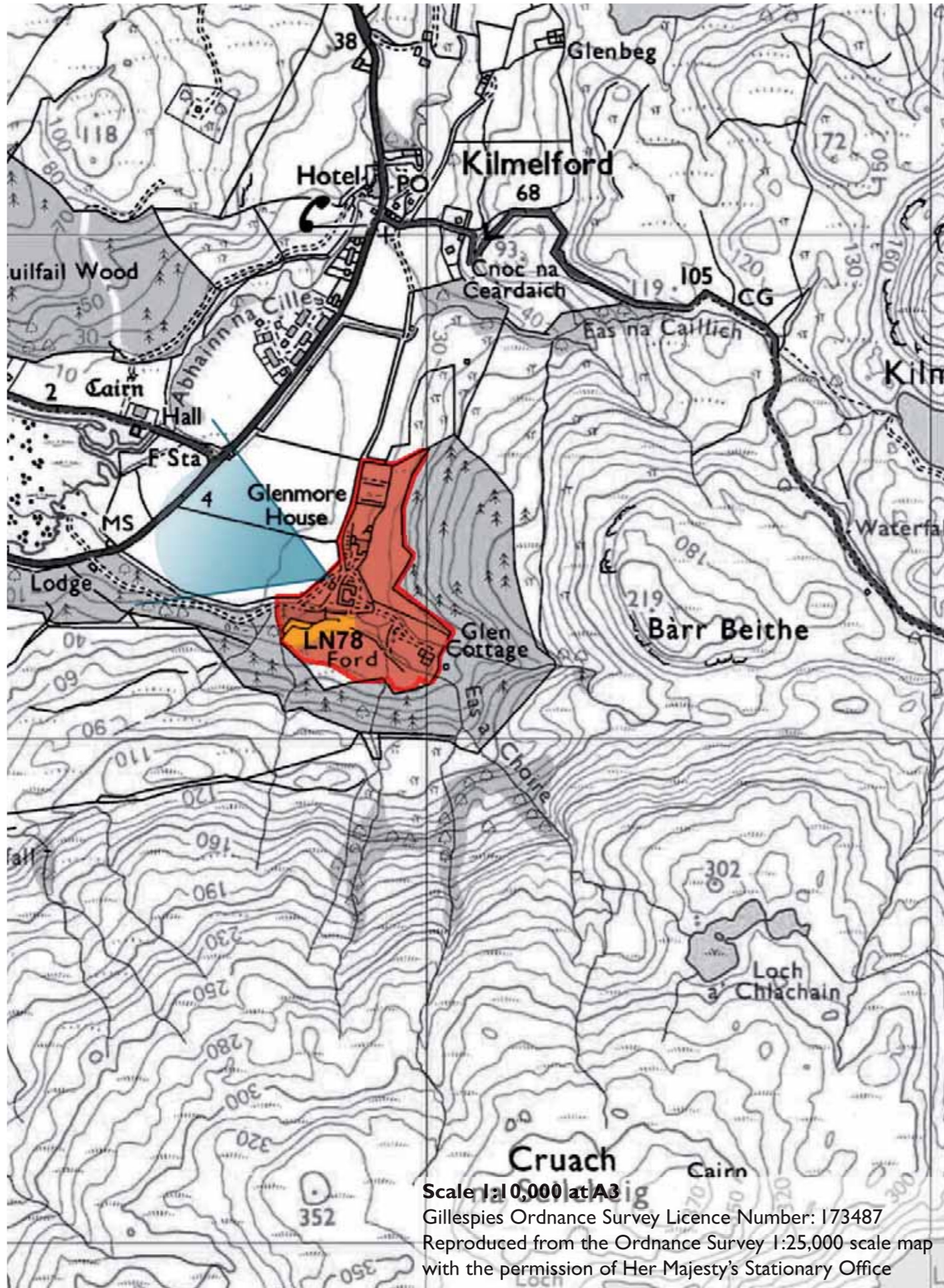
LN77-View west towards Blaran



LN77- Holiday Chalets along the southern boundary of the site



LN77-View east across site from Loch Tralaig Dam



LN78 GLENMORE HOUSE

Site Description

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

This site is located at the head of Loch na Cille to the south of Kilmelford. It contains two dwellings; Glenmore House and Glen Cottage. It is dissected by a number of streams which flow into Loch na Cille from the forested slopes above the site which surround the site.

There are panoramic views from the site of Loch na Cille

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 south of Glenmore House where it can be tucked into trees and would not compromise the setting of the house.

Areas not recommended for development (Red Areas)

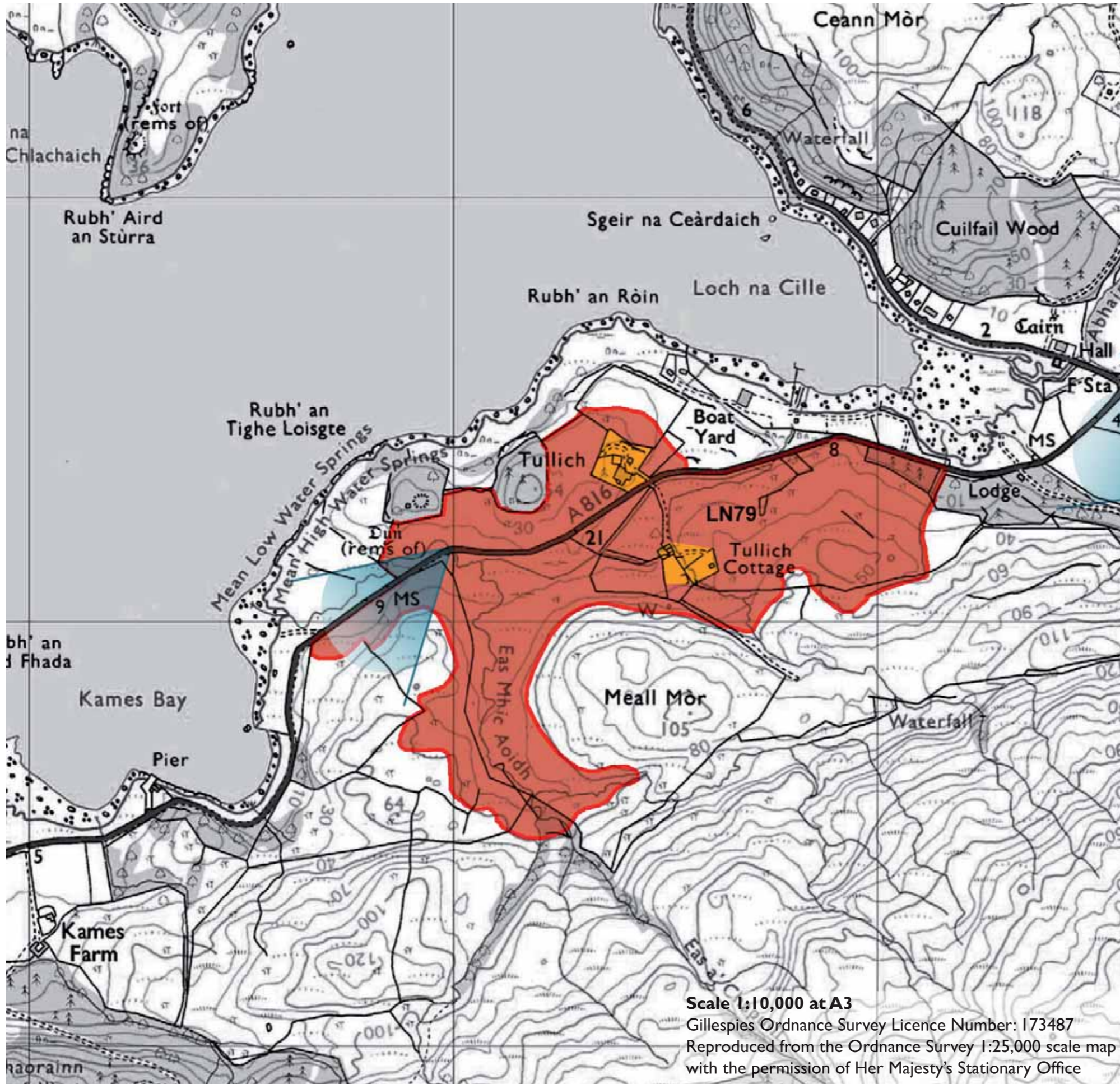
- Development is not recommended in areas which could compromise the setting of Glenmore House
- Development is not recommended on the rising slopes to the east of Glenmore House as it will be too visible within the wider landscape.



LN78-View east to Glenmore House



LN78- Glenmore House



LN79 GLENTULLICH

Site Description

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

This site is located along both sides of the A816 and contains two dwellings; Tullich and Tullich Cottage located to the north and south of the A816 respectively. It rises to 60m AOD and comprises open rough grazing land and is dissected by a number of streams.

It extends southwards into the valley of the Eas Mhic Aoidh.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- There is potential to absorb development around the farmsteads at Tullich and Tullich cottages where development will be read as a cluster.

Areas not recommended for development (Red Areas)

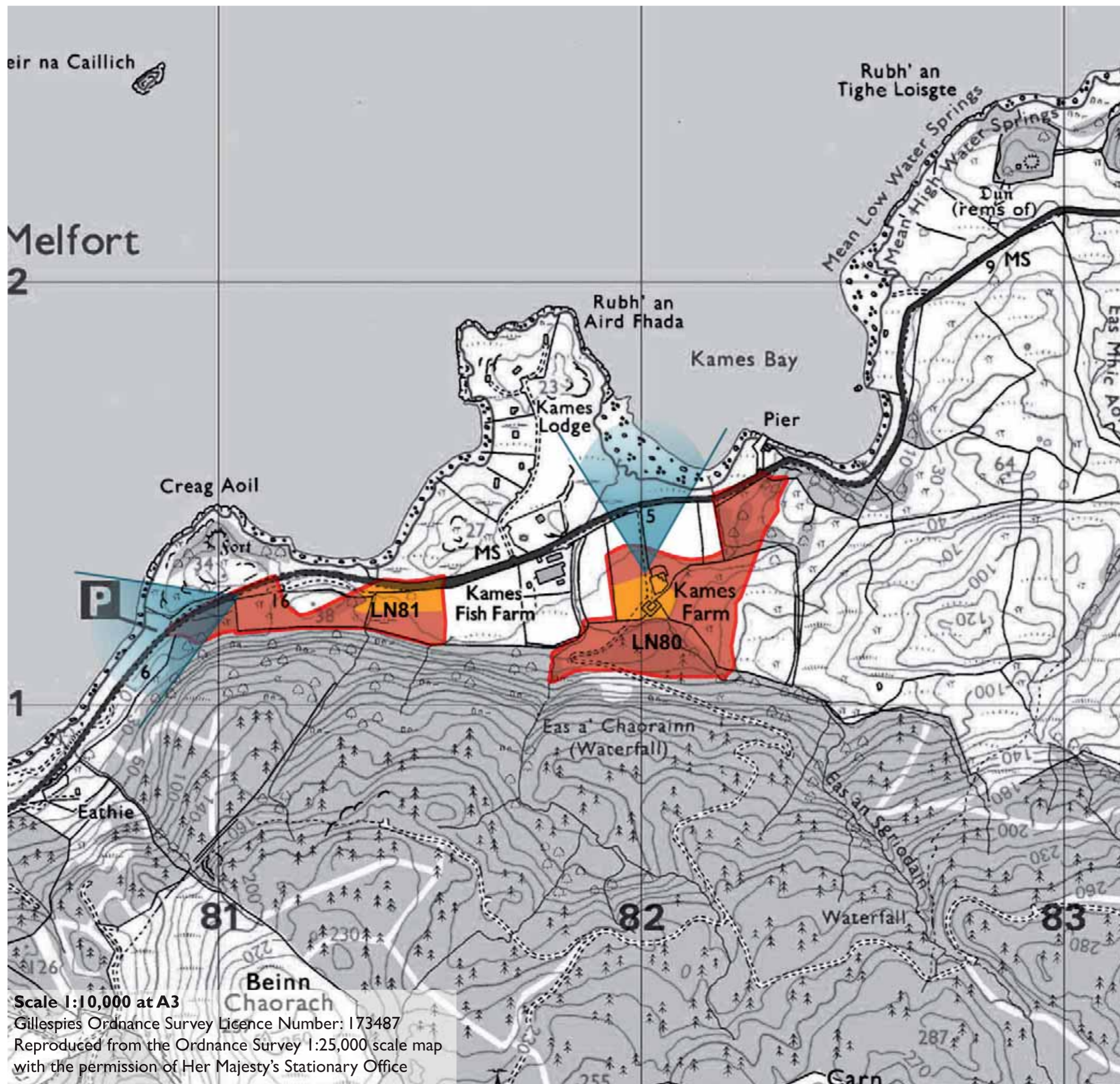
- The open grazing land which forms the majority of the site is too exposed to absorb development discreetly.



LN79- View north from Tullich Cottage



LN79- View west from Tullich Cottage



LN80 KAMES FARM

Site Description

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

This small site is located south of Kames Bay and is bisected by an access track which runs from the A816 south across the site up steep slopes to Kames Farm which. At the northern end of the site there is an area of deciduous woodland. To the south of the farm an area of mixed woodland extends up the hill to the south.

The site is dissected by a number of streams. There are panoramic views of Kames Bay from most of the site.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- There is an opportunity to create a cluster of buildings at Kames Farm. This area is not overlooked from the road and has sufficient tree cover to anchor development in the landscape.

Areas not recommended for development (Red Areas)

- The upper slopes behind Kames farm are not recommended for development as it would be too visible within the wider landscape.
- The sloping woodland adjacent to the A816 is not recommended for development as it is too steep and development would alter the landscape character of the site.

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LN81 KAMES FISH FARM

Site Description

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

This small site is located to the west of the Kames Fish Farm and is bounded on its northern edge by the A816.

The site is unsettled and comprises rough ground with mixed woodland at its western end. A number of streams dissect the site. There are long views to Loch Melfort along the A816 at the western end of the site.

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 in the eastern part of the site as it will be backdropped by the steeply sloping woodland to the south. Development should be associated with new tree planting.

Areas not recommended for development (Red Areas)

- The woodland and open land adjacent to the A816 at the western end is not recommended for development as this would alter the landscape character of the site and would be visible in the view from the road to Loch Melfort.



LN80-View north to Kames Bay



LN81-View east across site from the centre