



Mull



Argyll and Bute Council
Development Services

LANGUAGE TRANSLATION GUIDE

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Cantonese

本文件可以翻譯為另一語文版本，或製作成另一格式，如有此需要，或需要傳譯員的協助，請與我們聯絡。

Gaelic

Ma tha sibh ag iarraidh an sgrìobhainn seo ann an cànan no riochd eile, no ma tha sibh a' feumachdainn seirbheis eadar, feuch gun leig sibh fios thugainn.

Hindi

यह दस्तावेज़ यदि आपको किसी अन्य भाषा या अन्य रूप में चाहिये, या आपको आनुवाद-सेवाओं की आवश्यकता हो तो हमसे संपर्क करें

Mandarin

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Punjabi

ਜੇ ਇਹ ਦਸਤਾਵੇਜ਼ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਜੇ ਤੁਹਾਨੂੰ ਗੱਲਬਾਤ ਸਮਝਾਉਣ ਲਈ ਕਿਸੇ ਇੰਟਰਪ੍ਰੈਟਰ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਤੁਸੀਂ ਸਾਨੂੰ ਦੱਸੋ।

Urdu

یہ دستاویز اگر آپ کو کسی دیگر زبان یا دیگر شکل میں درکار ہو، یا اگر آپ کو ترجمان کی خدمات چاہئیں تو براۓ مہربانی ہم سے رابطہ کیجئے۔

Polish

Jezeli chcieliby Państwo otrzymaO ten dokument w innym języku lub w innym formacie albo jeeli potrzebna jest pomoc Uumacza, to prosimy o kontakt z nami.

Angus J Gilmour
Planning Services, Kilmory PA31 8RT





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Purpose

The principal objective of this study is to provide a robust set of documents that will clearly identify the capacity, in landscape terms, for development within the Rural Opportunity Areas (ROAs) identified in the Local Plan.

The Argyll and Bute Local Plan contains development control zones which are mapped planning policy designations. One of these development control zones is the ROA designation which carries a particular policy stance towards development in the Plan. This policy stance is positive towards many small scale development types, and in particular, positive towards small scale housing development, with a general presumption in favour of up to 5 new houses (subject to design, siting, development pattern etc.).

Much of Argyll and Bute is covered by National Scenic Areas (NSA) and Areas of Panoramic Quality (APQ - former Regional Scenic Area) designations, which are detailed within the Plan. Many of the ROAs are located within these NSAs and APQs.

The Plan was subject to Public Local Inquiry and one of the issues identified was that of potential conflict between ROA designation and NSA or APQ designation. The Council has taken the view that this potential conflict should be addressed through the production of landscape capacity studies (such as this) that look closely at how new developments could be assimilated into such valued landscapes.

These Landscape capacity studies have been undertaken by appropriately qualified consultants and cover all of the ROAs located within NSAs and APQs located in Argyll and Bute (with the exception of Jura and part of the Mull NSA as studies in these areas have already been completed).

This document is consistent with all current national and local planning policy and will help support, and be consistent with, the Corporate Strategy and the Development Plan for Argyll and Bute (ie. both Structure and Local Plan) in meeting their aims of strengthening the economy; creating sustainable and vibrant communities in the area; and protecting and enhancing the environment.

This study is one in a series of documents which will provide the Council and the public with a clearly defined set of guidelines for development within these areas.

Methodology

To ensure a consistent and robust approach to the collation and presentation of the study, the methodology of assessing and recording the landscape qualities, sensitivities and capacity to accommodate development has been based upon the accepted industry standards for landscape character assessment and has been prepared with reference to the following documents:

Methodology

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), published by the Landscape Institute and the Institute of Environmental Assessment, 2nd Edition 2002;
- SNH Landscape Character Assessment (Guidance for England and Scotland), 2002;
- PAN 44: Fitting New Housing Development into the Landscape

The GLVIA relies on an appreciation of the existing landscape, its sensitivity to change, a thorough understanding of the development proposals and the magnitude of change that would result from these changes.

The SNH Landscape Character Assessment documents set out the principles and processes of describing the character and characteristics of the landscape and the elements and features that make up the landscape.

PAN 44 offers suggestions to help planners, developers and local communities achieve residential developments which are in harmony with their landscape setting.

ROA Assessment

The format for assessing each ROA has involved the following:

- A desk based study to review statutory landscape designations and sites of historical importance;
- A review of the Argyll and Bute Local Plan to understand the context within which the ROA's have been designated;
- Review of the SNH landscape types as defined in the Argyll and Firth of Clyde Landscape Character Assessment (Scottish Natural Heritage Review No. 78, Environmental Resources Management 1996);
- Site appraisal identifying key landscape features, characteristics and views to and from each ROA;
- Defining the opportunities and constraints of each ROA by analysing and, where applicable, providing recommendations for specific locations for development; and
- Identifying locations where development would not be advisable due to potential adverse effects on the landscape quality, character, setting, and/or views due to inappropriate scale of development, visual prominence, additional development resulting in over development or insertion of development in currently undeveloped areas.

Landscape Character Assessment

To assist with the understanding of the capacity of the landscape to accommodate development it is essential to understand the characteristics and qualities of the landscape.

Scottish Natural Heritage, in conjunction with partner Councils, undertook in the late 1990's a detailed review and classification of various

landscape areas and types of Scotland. The Landscape Character Types, for Argyll and Bute, are covered by Environmental Resources Management 1996: Landscape Assessment of Argyll and the Firth of Clyde, Scottish Natural Heritage Review No 78.

Landscape assessment identifies areas which are particularly sensitive to change and this understanding can determine which areas have a greater capacity to accommodate change, thereby ensuring that future change can be guided and managed in a positive way.

In order to set the context for the Rural Opportunity Areas (ROA), a summary of the key characteristics of the relevant Landscape Character Types (LCT's) will be set out, including any appropriate landscape guidelines. A more detailed description of local landscape characteristics for each individual ROA will follow.

This information will then enable an assessment to be made of the scenic quality of the ROA, its sensitivity to change and its capacity to accommodate development.

Scenic Quality

Scenic Quality relates to the intrinsic aesthetic appeal demonstrated by a character area, zone, feature or component within the landscape, including the importance of any views experienced from and looking back at the ROA.

An established form of categorisation ranks Scenic Quality between Exceptional and Damaged. However as we are considering landscapes that have already been considered to have particularly outstanding qualities, this assessment has compared areas relative to each other and ranked the Scenic Quality of the ROA's as follows:

High

- Strong landscape structure, with attractive characteristics, pattern and a balanced combination of landform and land cover;
- Many distinct features worthy of conservation;
- Variety and sequence of dramatic, panoramic and framed views;
- No or minimal development, discreetly accommodated.

Medium

- Good landscape structure, with pleasing characteristics, pattern, balanced combination of landform and land cover;
- Distinct features worthy of conservation;
- Variety and sequence of panoramic and framed views;
- Minimal development which does not detract from the overall composition or views.

Low

- Limited patterns, colour, features and combinations of landform;
- Some features worthy of conservation;
- Generally self-contained or limited views;

Methodology

- Development forms a significant part of the overall composition or view.

Determining Sensitivity of the Landscape

The assessment considers the sensitivity of the environment that could be affected, the scenic quality and value and the ability of the landscape to accommodate change.

Sensitivity to Change

Sensitivity to change considers the extent to which the landscape can accommodate and tolerate the type of proposed change. Although all the ROA's are either within an Area of Panoramic Quality or National Scenic Area, there are still differing qualities within these areas and differing capacities to tolerate change. Sensitivity has therefore been ranked as High, Medium or Low.

High Sensitivity

- where the landscape would be susceptible to relatively small changes by development;
- where there are little or no landscape features with which to set development into the landscape;
- where landscape features or slopes would need to be excessively modified to accommodate development;
- where the changed landscape is an important element in a wider view.

Medium Sensitivity

- where the landscape would be reasonably tolerant of changes by proposed development;
- where there are some existing landscape features with which to set development into the landscape;
- where some change to features or slopes would need to be undertaken to accommodate development;
- where the changed landscape is a moderately important element in a wider view.

Low Sensitivity

- where the landscape would be tolerant of changes by proposed development as existing features could be utilised/enhanced to set development into the landscape;
- where the changed landscape would not feature as part of a wider view.

Capacity to accommodate development

Having considered and assessed the scenic quality and sensitivity to change of the landscape, the ability of each ROA to accommodate development has been determined; this has been done by assessing the ROA's as follows:

Good Capacity to Accommodate Development

New development would not:

- detract from the overall existing landscape quality, features and characteristics of the ROA;
- adversely affect the setting of historic or distinctive features;
- compromise existing views or be highly visible within an important view;
- affect the sense of place and could be appropriately integrated with existing landscape features;
- cause a perception of coalescence between existing settlements.

New development could:

- be set successfully into the landscape by utilising existing landscape form or features;
- in itself, provide a positive feature or a focus.

Limited or No Capacity to Accommodate Development

New development would:

- detract from the overall landscape quality, features and characteristics of the ROA or could not relate to the landform;
- affect the setting of historic, distinctive features and/or sites of ecological value;
- compromise existing views;
- affect the sense of place;
- be exposed visually and physically;
- require excessive earthworks or tree felling;
- not benefit from landform or vegetation with which to 'anchor' it into the landscape;
- cause coalescence between existing settlements or linear development.

When considering whether the ROA's could potentially accommodate

development, it is important to recognise that it is not just whether a property itself, for example, could be sensitively sited and located, but also the accompanying infrastructure needed to support that development all need to be taken into account when determining the capacity of the landscape to accommodate development. i.e.:

- Access roads or tracks;
- Gates and wheelie bins located along the principal roads;
- Services and in particular overhead electricity lines;
- Lighting from development at night time; and
- Ornamental lawns and garden plants which can be highly visible amongst the more muted natural colours.

In addition, the following issues also need to be considered:

- Views back to development from surrounding areas;
- Separation of developed areas;
- Avoiding a perceived coalescence between larger settled areas;
- Retaining 'wilder', unsettled areas between areas of development.

Findings

The assessment results will report on the ability, or otherwise, of each ROA to accommodate development.

Each ROA has been assessed in detail and areas with potential to accommodate development have been identified in orange and areas with limited or no potential have been identified in red.

The supporting rationale for identifying these areas is given in the description of each ROA.

The report should be used as part of a series of tools to guide Argyll and Bute Council, in considering specific applications and in conjunction with the recommended guidelines will allow the Council to determine whether it would be appropriate to consider new development and prioritise locations for new development.

On both Mull and Iona, the issue of perceived development coalescence is particularly important. Whilst the individual ROA assessments do indicate where coalescence should be avoided, the general recommendation would be that new development is not

advisable where:

- none currently exists;
- it would extend development unnecessarily along shorelines;
- clusters would potentially link together visually to appear as one or more larger groups.

Areas on Mull, particularly Ardtun and Knockan, which already accommodate a reasonable amount of development whilst still having some capacity to absorb more should be prioritised for future development, with the aim that these areas visually and physically remain as distinct clusters with 'wilder', more remote, unsettled areas separating them.

Landscape Character Assessment

Mull

The Isle of Mull has an area of 875.35 sq km (337.97 sq miles) and is the second largest island of the Inner Hebrides (the fourth largest Scottish island). It is a volcanic island, off the west coast of Scotland, lying to the west of Oban.

At the 'heart' of the island there are distinctive, pyramidal mountains rising to 3170 ft. They are of a vast scale and their treeless mass characterises the centre of the island, the highest peak on the island being Ben More, which reaches 966 metres (3,170 ft). Various peninsulas, which are predominantly moorland, radiate from the centre.

Much of the rest of the island is characterised by basalt plateau lavas which have formed distinctive terraced hills, supporting open moorland. The moors give way to conifer plantations on the lower slopes and deserted coastlines with rocky outcrops and sandy bays. - Mull has a coastline of 480 kilometres (300 mi) and its climate is moderated by the Gulf Stream.

The Aros peninsula to the north includes the main town of Tobermory, which was a burgh until 1973 when burghs were abolished. Other settlements include Salen and Calgary. The Ross of Mull lies to the south west and includes the villages of Bunessan, Pennyghael, Uisken and Fionnphort. Lochbuie, Lochdon and Craignure lie to the east.

Numerous islands lie off the west coast of Mull, including Erraid, Inch Kenneth, Iona and Ulva. Smaller uninhabited islands include Eorsa, Gometra, Little Colonsay, the Treshnish Isles and Staffa of Fingal's Cave fame.

Landscape Characteristics

Part 3 of the Argyll and the Firth of Clyde Landscape Character Assessment document divides the area into 25 Landscape Character Types (LCT). It provides a description of the specific characteristics and sensitivities relevant to each landscape type and outlines detailed aims, guidance notes and suggestions on how to conserve or enhance the landscape through appropriate sensitive land use, management or development.

Within Mull there are five LCT's represented:

- LCT 2: High Tops
- LCT 7: Craggy Upland
- LCT 11: Boulder Moors
- LCT 12: High Stepped Basalt
- LCT 17: Basalt Lowlands

In order to set the context for the Rural Opportunity Areas (ROA), a summary of the key characteristics of the relevant LCT's will be set out, including any appropriate landscape guidelines. A more description of

Landscape Character - Mull and Iona

local landscape characteristics for each individual ROA will follow.

This information will enable an assessment to be made of the Quality, Value and Sensitivity of each ROA. A judgement can then be made on the capacity of each ROA to accommodate development.

High Tops LCT

The key characteristics of this landscape character type, relevant to the study, are:

- Rugged, steep sided mountain ranges with a massive scale;
- Diverse landform with gullies, scarp slopes and rocky scree;
- Striking exposed rock faces, with scrubby birch-oak woodland in gullies;
- Relatively wide glens between mountain ranges;
- Fast-flowing burns, waterfalls and small upland lochs are attractive, distinctive features;
- Extensive conifer plantations on some lower slopes;
- Inaccessible and relatively uninhabited;
- Dramatic mountain scenery.

The main landscape issues that need to be considered, with regards to the proposed type of development, within this landscape type are:

- Conserve the special wild character of this nationally important mountain landscape – development should be strictly controlled;
- Generally there is no scope for new built development in upland areas and the conversion of derelict buildings should only be permitted in valleys where there is an existing road and sufficient natural vegetation to integrate associated infrastructure elements;
- Much of the area is inaccessible with limited opportunities for the public to experience the landscape. Key views should therefore not be marred by development.

Craggy Upland LCT

The key characteristics of this landscape character type, relevant to the study, are:

- Upland moor with irregular, rather amorphous landform;
- Rounded knolls, rock outcrops and numerous lochs in low-lying hollows;
- Open moorland predominates, but extensive conifer plantations camouflage the landscape pattern in some areas;
- Isolated farmsteads and small villages in sheltered sites within glens;
- Numerous archaeological remains, often concentrated on rounded knolls on lower slopes; and
- Historic, irregular landscape pattern in valleys.

The main landscape issues that need to be considered, with regards to the proposed type of development, within this landscape type are:

- Development should be strictly controlled in upland valleys and along coastlines;
- Should development be applicable in coastal areas, utilise existing woodland or incorporate new broadleaf planting to ensure development is integrated sensitively into the landscape;
- Conserve the setting of archaeological sites; and
- Consider opportunities to renovate traditional farm buildings, currently in disrepair.

Boulder Moors LCT

The key characteristics of this landscape character type, relevant to the study, are:

- Boulder strewn moorland;
- Rocky bays with off-shore islands;
- Peat bogs, moorland grasses and heather;
- Derelict stone cottages on windswept moorland. Modern development along the principal road;
- Wild, rugged landscape.

The main landscape issues that need to be considered, with regards to the proposed type of development, within this landscape type are:

- Take up opportunities for sensitive restoration and conservation of derelict farm buildings and cottages, particularly those in prominent positions which are an important part of the local cultural landscape.

High Stepped Basalt LCT

The key characteristics of this landscape character type, relevant to the study, are:

- Steep upland summits, with distinctive stepped slope profile;
- Sheer basalt cliffs, surrounded by vegetated scree slopes with low, flat-topped headlands at the coast;
- Off-shore islands with a distinctive terraced form;
- Exposed rock faces with open, windswept moorland;
- Few buildings, settlements or fields.

The main landscape issues that need to be considered, with regards to the proposed type of development, within this landscape type are:

- There are very few opportunities or precedents for built development;
- Some derelict buildings may be suitable for re-use but conversion should be resisted in areas where it would cause intrusion into this dramatic, remote landscape;
- Built development must reflect the traditional settlement pattern of scattered cottages;
- Building should be sited so that they are sheltered by the terraced

Landscape Character - Mull

landform;

- Traditional stone walls should accompany any road improvements (in areas where they are characteristic of the local landscape).

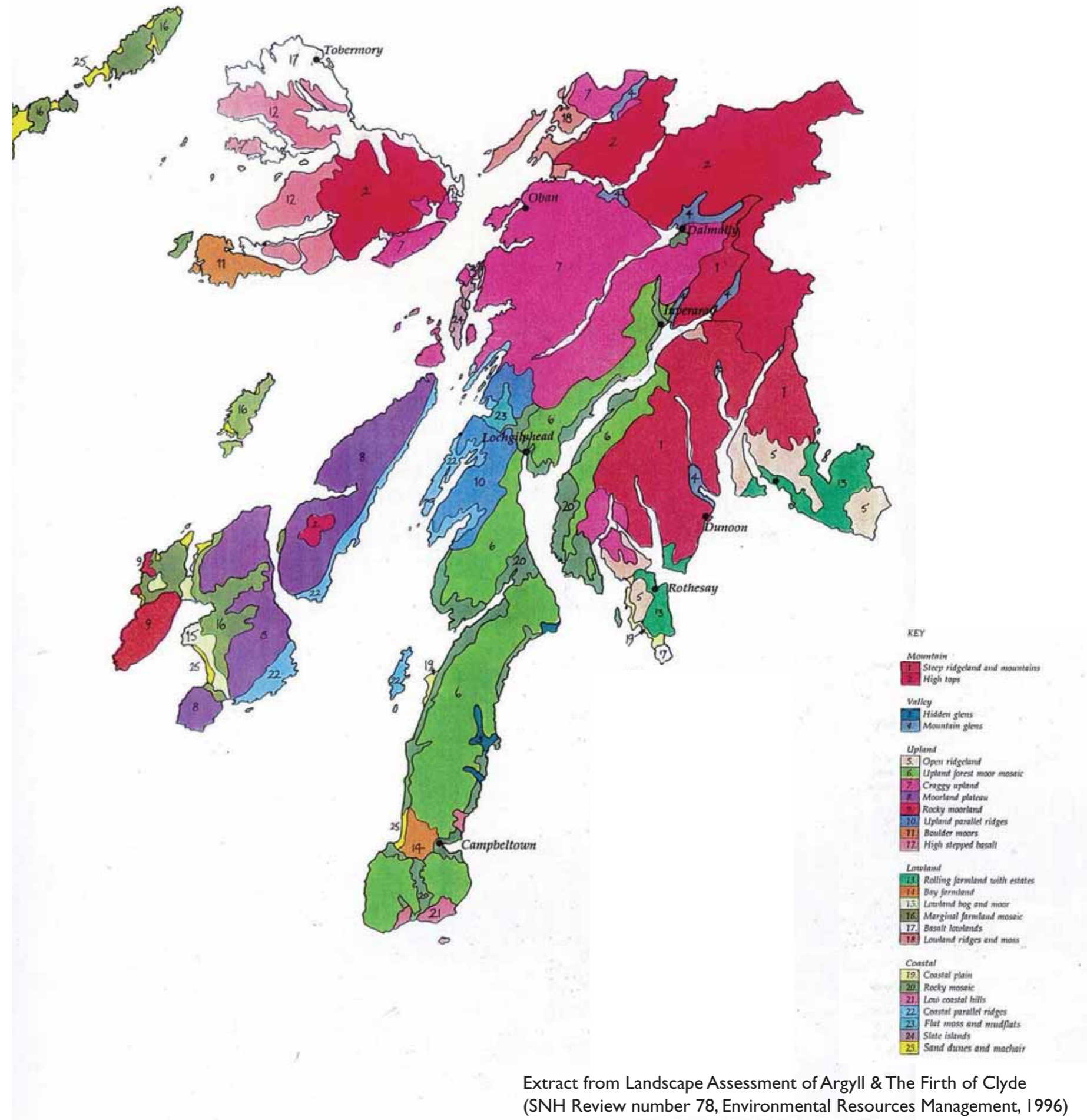
Basalt Lowlands LCT

The key characteristics of this landscape character type, relevant to the study, are:

- Indented coastline – low headlands have a distinctive stepped profile;
- Open moorland broken by rocky outcrops and ledges;
- Diverse, patchy mosaic of woodland, bog and marginal pasture on lower fringes of moor;
- Scattered small-holdings and cottages on edge of moor;
- Small estates influence the landscape character in some sheltered coastal bays.

The main landscape issues that need to be considered, with regards to the proposed type of development, within this landscape type are:

- Built development should be carefully sited, taking guidance from existing settlement patterns and vegetation structure;
- Buildings should be sheltered by distinctive terraced ridges and rocky outcrops;
- Excessive earthworks should be avoided, particularly the construction of raised platforms;
- Traditional buildings and stone walls should be conserved and restored;
- Take opportunities to restore / convert derelict buildings.



Extract from Landscape Assessment of Argyll & The Firth of Clyde (SNH Review number 78, Environmental Resources Management, 1996)

Map Key



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

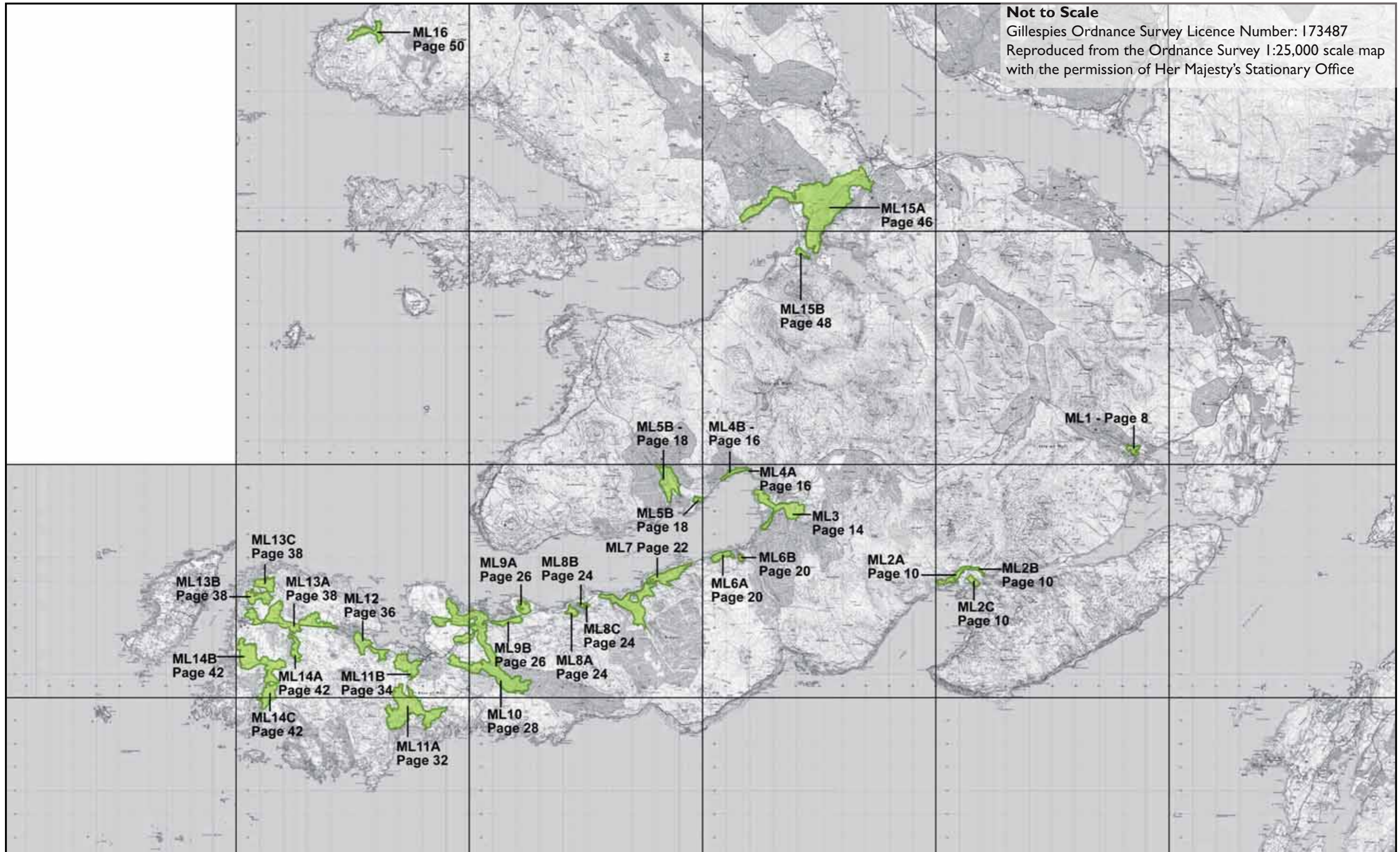


Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

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

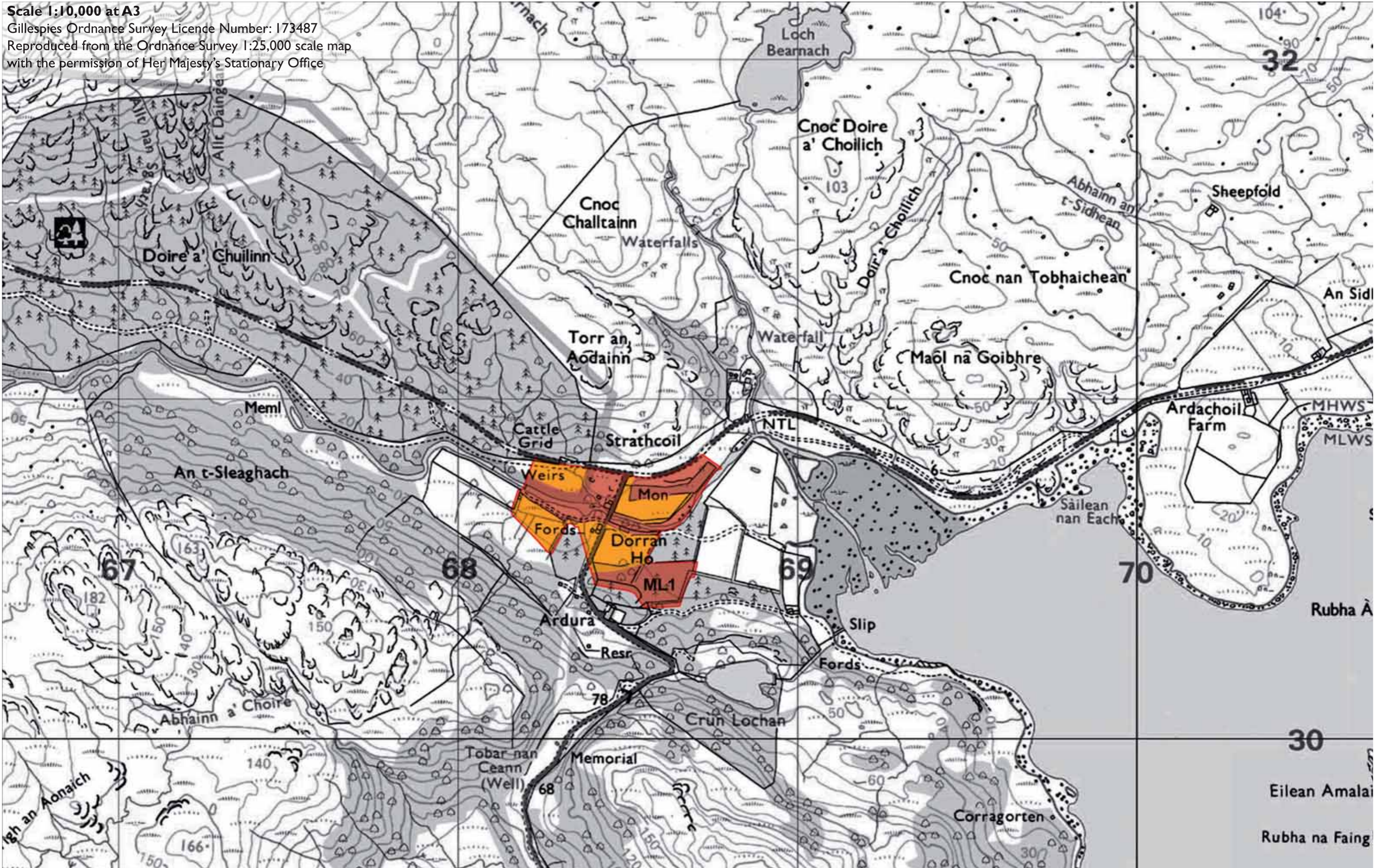


Rural Opportunity Area Assessments, Mull Sites 1-16

Scale 1:10,000 at A3

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Mull 1

SITE ML1

Site Description

This site is located in an area of Panoramic Quality and within the SNH Craggy Upland LCT, situated at the east end of the Isle of Mull at the junction of the A849 and the turning to Loch Buie.

The site is divided in two by the road to Loch Buie and dissected by the Lussa River, which flows into Loch Spelve and contained by conifer plantations on the surrounding higher ground.

Set down within a natural low lying area, at approximately 10AOD, the site is a complex mix of woodland groups and river landscape, with discreet small-scale fields nestling in amongst the landform and trees. The site is self contained with no significant views out.

Within the site is Dorran House and a few other small cottages and there is a stone cross located on a rocky outcrop at the road junction.

Scenic Quality

Medium

Sensitivity to Change

Low

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- Small-scale fields contained by woodland and landform provide discreet parcels of land for development;
- Good access exists to all potential development areas.

Areas not recommended for development (Red Areas)

- Riverside setting - respect the riverside setting set back development from the river edges;
- Stone Cross - respect the setting of the stone cross at the road junction;
- Existing tree groups - retain the existing tree groups as these would provide containment and a framework to development.



ML1- Looking west, along access track on north boundary of site



ML1- Looking west from the road to Lochbuie

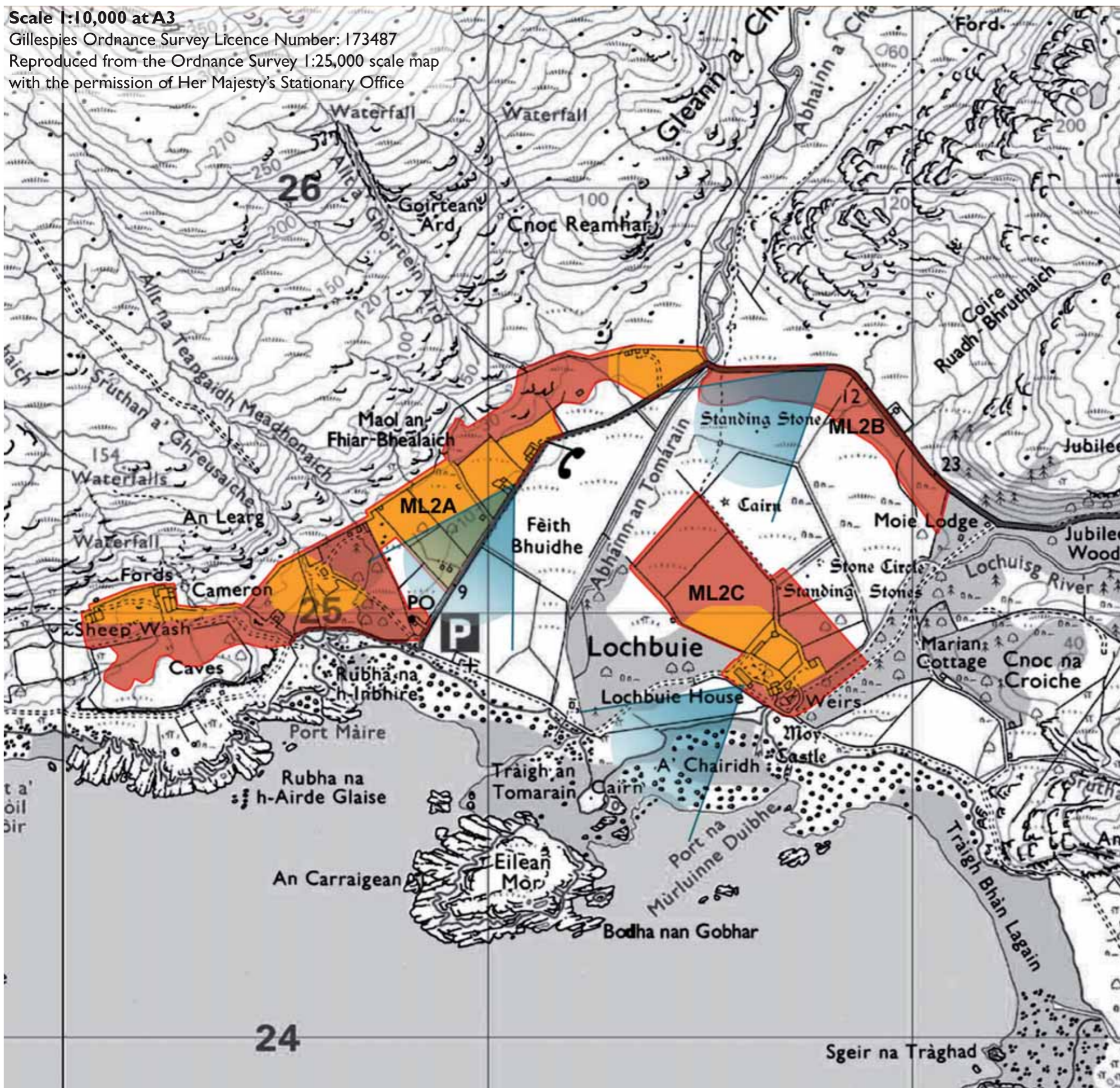


ML1- Looking southeast from the road to Lochbuie

Scale 1:10,000 at A3

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SITE ML2A

Site Description

This site is located in an area of Panoramic Quality and within the SNH Basalt Lowlands LCT. This linear site is situated to the west of the access road to Loch Buie, between the narrow stone bridge over the Abhainn-an Tomarain and Loch Buie and in the main between 10m and 30m AOD, although the site includes an area of higher ground at the far west.

The site comprises, primarily, of a series of small-scale fields within the river valley, back-dropped by craggy outcrops and alongside part of the access road are informal rhododendron hedges giving rise to framed views of Loch Buie.

A number of properties are located intermittently within the landscape with a larger property nestled in amongst mixed woodland, virtually screened entirely from view from the bay. A rocky outcrop, overlooking the loch at the southern part of the site, screens Cameron Farm and from this elevated position provides views along the coast and out over the sea.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Development could continue either along the road edge or set back against the rocky outcrop without affecting views to Loch Buie;
- Two additional pockets of land, both to the west of the road - one to the north of the telephone box and the second by the Post Office (not currently included within the ROA) would be equally appropriate for development;
- Additional development associated with the large house could be considered as the woodland setting would allow development to be assimilated successfully within the landscape;
- There is good, available access in the immediate vicinity, but there are a number of weak bridges on the way to Loch Buie;
- Development associated with Cameron Farm would be possible as long as it could be discreetly inserted into the landform and did not skyline above the rocky outcrop.

Mull 2A, 2B, 2C

Areas not recommended for development (Red Areas)

- Development should not be permitted on the prominent rocky outcrop;
- Development should not extend higher than the 20m AOD to avoid any risk of skylining or being seen from long distances;
- The woodland setting around the large house should be retained to ensure continued screening and attractive backdrop to the coastal track;
- The bay setting currently is unaffected by the existing development due to landform and vegetation and ideally should remain so to retain the unspoilt, picturesque qualities;
- Development must not affect the framed views to the loch.

SITE ML2B

Site Description

This site is located in an area of Panoramic Quality and within the SNH Basalt Lowlands LCT. This narrow, linear site is situated to the south of the access road to Loch Buie between woodland and the narrow stone bridge over the Abharnn-an Tomarain on the approach to the main settled area of Loch Buie, on the west side of the river.

The site comprises boggy and rough, undulating ground used for grazing sheep, with patches of rhododendrons and scattered birch trees and long views to Loch Buie at a height of approximately 10m AOD. A number of small water courses drain through the site to the Abharnn-an Tomarain.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

None

Areas not recommended for development (Red Areas)

- Development is inappropriate, as it would affect both the views of Loch Buie and the approach to the main settled area.
- Developing this site would unnecessarily extend the main settled area of Loch Buie, which naturally is defined by the river and the bridge crossing point;
- Development would affect views to Loch Buie from the road.

SITE ML2C

Site Description

This site is located in an area of Panoramic Quality and within the SNH Basalt Lowlands LCT.

This small site, at approximately 10m AOD, is located adjacent to Moy Castle and includes Lochbuie House with its formal stone wall boundary providing a striking frontage facing the coast. A series of smaller outbuildings and gardens are located, out of view from the coast, behind the wall.

Part of the site does, however, extend out into rough grazing land, with groups of rhododendron and birch and development here is inappropriate as it would be set out in the open.

Access is possible either along the coast, from the Loch Buie settlement or through policy woodland, offering a sudden and unexpected view of the castle and the loch.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Development could be accommodated amongst the grounds of Lochbuie House;
- Development could nestle against the backdrop of woodland to the northwest of the house.
- Access could be achieved past Moie Lodge and through the policy woodland, but the setting of the lodge and the integrity of the woodland would need to be maintained;

Areas not recommended for development (Red Areas)

- Development must not affect the setting of Moy Castle or the frontage approach to Lochbuie House;
- Development should not affect the setting of the cairn;
- Development would not be appropriate if set out in the open – it would extend development into a part of the landscape that currently does not include such structures;
- The coastal track should not be upgraded to retain the rural quality;
- New access tracks should not be considered through the open fields.



ML2A- Looking west along the shore of Loch Buie



ML2A- Looking north (from phonebox)



ML2B- Looking over ML2B to ML2A, from road



ML2A- Looking north. along road, from near the Post Office



ML2B- Looking west along road. ML2B to south of the road

Mull 2A, 2B, 2C



ML2C- Looking west towards Lochbuie House



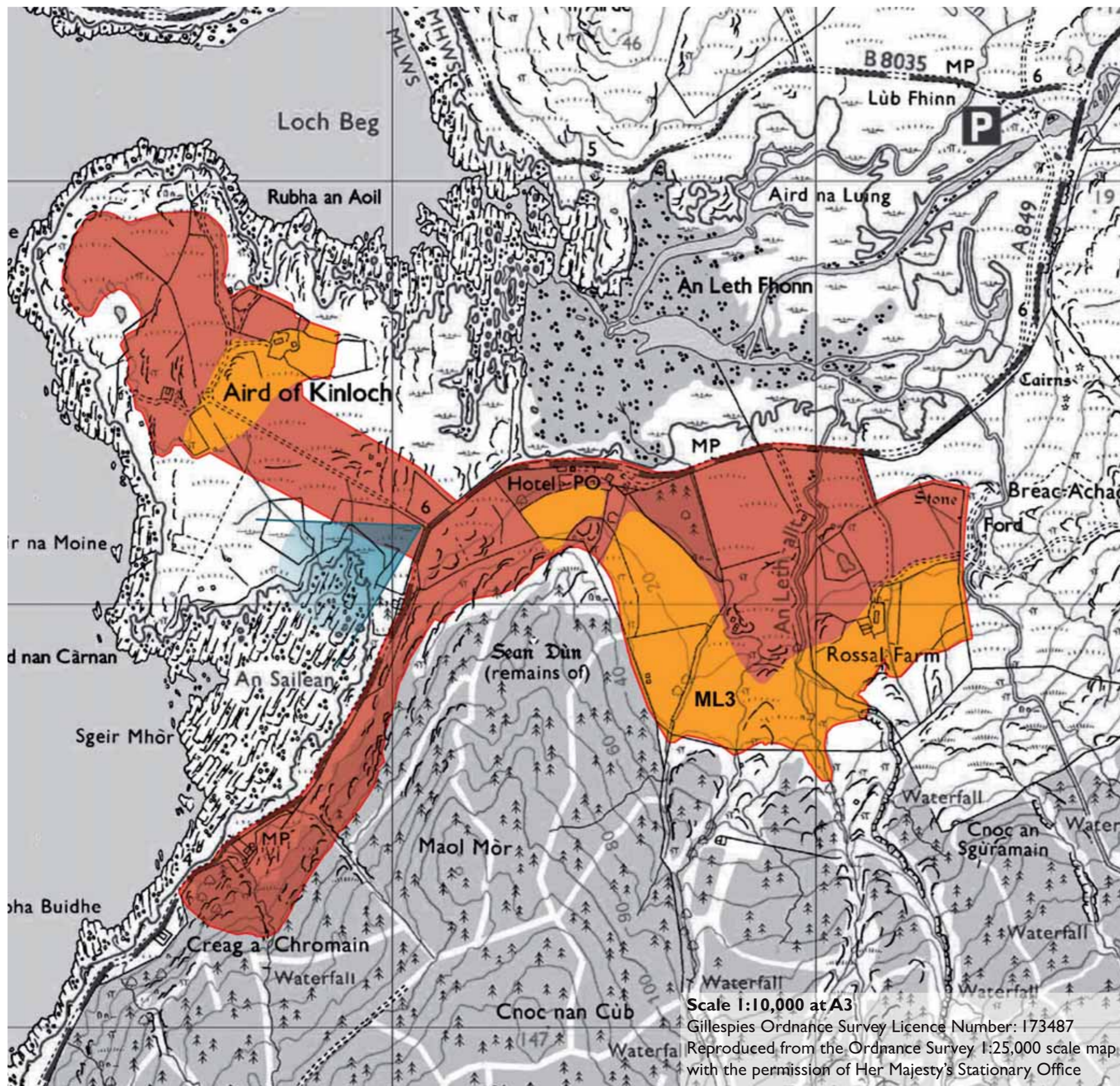
ML2C- Looking south (over ML2B) and towards ML2A



ML2C- Looking over Loch Buie from Lochbuie House



ML2C- Looking southeast from bridge over the Abhamn-an Tomarain



SITE ML3

Site Description

This site is located in an area of Panoramic Quality and within the SNH Basalt Lowlands LCT at the head of Loch Scridain and overlooking Loch Beg.

Part of the site extends along the A849, to the south of the road, rising from approximately 10m AOD to 30m AOD whilst the remainder is located on the Aird of Kinloch, a low lying, open and exposed peninsula of land offering long views down Loch Scridain.

Much of the landform alongside the road is steep, rocky outcrops back-dropped by coniferous plantation, with no opportunities for development. To the south and east of the hotel and Post Office the landscape opens out into flatter ground characterised by small-scale field patterns, the bright green colours of managed land in contrast to the rough moorland and natural coastal colours.

This part of the site is dissected by a number of streams and the hotel and Post Office are framed by small groups of mixed deciduous stands of trees, which set them discreetly into the landscape.

The properties on the Aird of Kinloch are set out in the open and visible from great distances from the roads on either side of the loch.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Development could be considered in areas to the south and east of the hotel in locations framed by trees or the fields already affected by farming activities;
- Limited opportunities (1 or possible 2 properties) are available on the Aird of Kinloch and would only be acceptable if set within lower lying indentations within the landscape, back-dropped by rockier outcrops;
- Development to the east of the hotel should be set well back from the road, to significantly reduce visibility within the wider landscape as this area generally appears undeveloped and should remain so;
- Limit access to the identified development zones – consider implications of new tracks and services into the landscape.

Mull 3

Areas not recommended for development (Red Areas)

- No development should extend past the most westerly property on the Aird of Kinloch;
- Rocky landform and plantation woodland precludes development to the west of the hotel.



ML3- Looking west - hotel and Post Office on the left



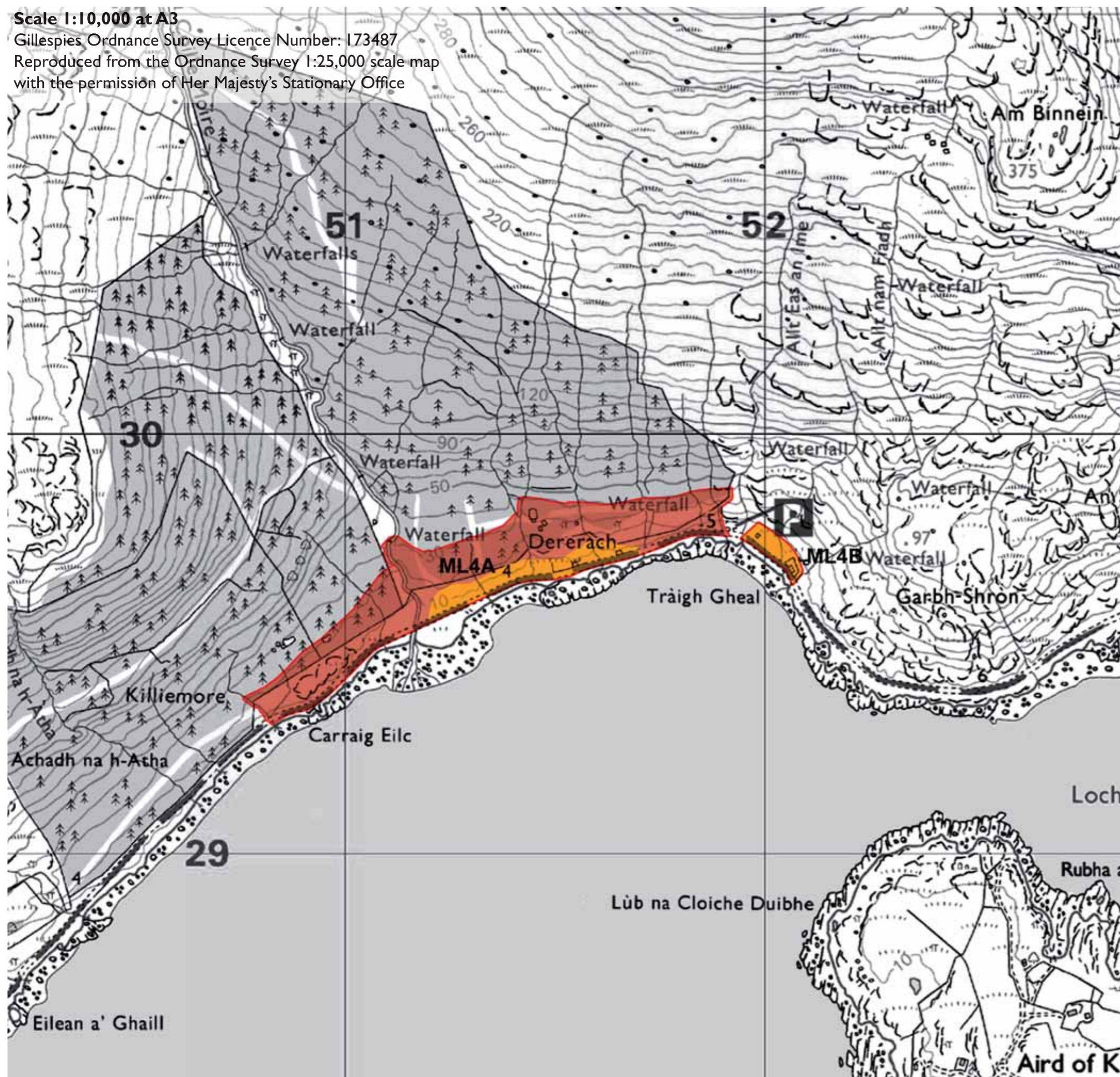
ML3- Looking east - Rossal Farm on the right



ML3- Looking east - Aird of Kinloch in middle distance

Scale 1:10,000 at A3

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SITE ML4A

Site Description

This site is located in an area of Panoramic Quality and within the SNH High Stepped Basalt LCT on the north shore of Loch Scridain, with views to Pennyghael.

The linear site lies to the north side of the B8035 – a narrow strip of flat land, at approximately 10m AOD, back-dropped by steep, rocky landform clothed in coniferous plantation and dissected by the Allt na Coille Moire, which includes a series of dramatic waterfalls, tumbling into the loch. The site extends up the slopes to the 40m contour.

A single, white-washed property is prominently located at the road side and is visible from great distances from the roads on either side of the loch.

Within this area, as a whole, properties are few and far between and located randomly along the loch edge.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- The existing house is particularly prominent. New development should be located in close association with this to avoid extending development unnecessarily along the loch edge;
- Only 1 or 2 properties could be considered to retain low levels of development within the landscape;
- If development is considered it should remain at the road level and not extend up the slopes.

Areas not recommended for development (Red Areas)

- Rocky landform and plantation woodland precludes development beyond the more level ground;
- Development should not affect the setting of the river or waterfalls.

Mull 4A, 4B

SITE ML4B

Site Description

This site is located in an area of Panoramic Quality and on the border of both the SNH High Tops LCT and High Stepped Basalt LCT, on the north shore of Loch Scridain, with long views west over the loch, between 5m and 10m AOD.

This very small site is an area of flat land next to the B8035, with the ground rising quickly and steeply behind – outcrops of rock amongst the bracken and rough grass and a stream with a series of waterfalls denotes the southern boundary. A single house nestles in amongst a group of conifers and birch trees.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- A second house could be considered at the other end of the site (to the existing house) where existing vegetation could be used to assist with the setting of a property. However, it would be beneficial to consider additional tree and shrub planting to ensure new development is not overly prominent within the landscape;
- Alternatively a second house could be considered to the north side of the existing, mature group of trees (by the existing house), using the existing vegetation and slope to give a landscape setting to new development;
- Any development should be set back at the base of the slope to ensure it is set as best as possible within the landscape.

Note: the suggested locations would be either/or, not both. This site could accommodate one further property, but two properties would result in over development of this site.



ML4A - Looking over Loch Scridain from ML4B to ML4A



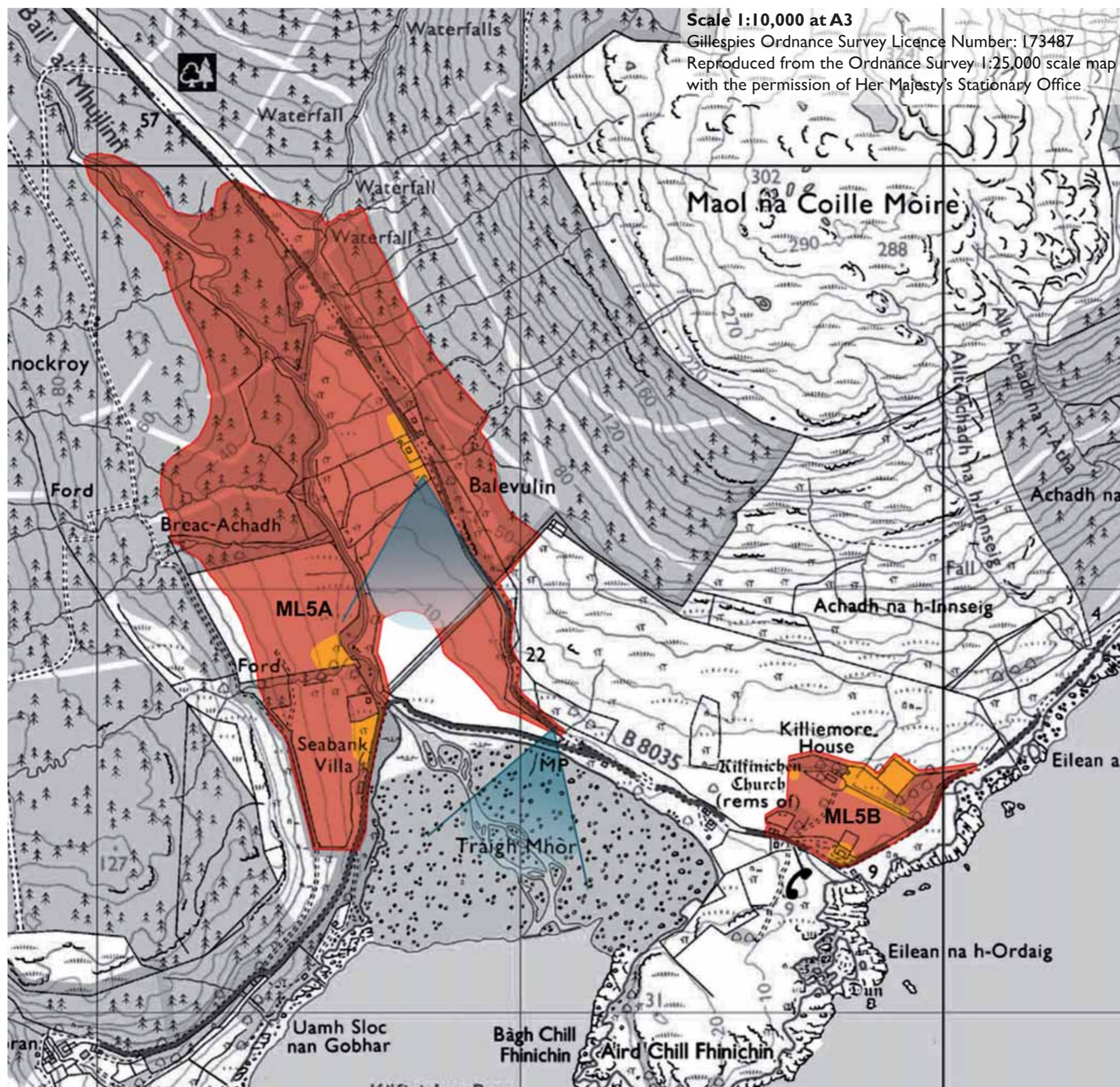
ML4A- Looking west along road. ML4A on the right



ML4B - Looking north towards the site



ML4B- Looking east towards the site



SITE ML5A

Site Description

This site is located in an area of Panoramic Quality and within the SNH High Stepped Basalt LCT, straddling a river valley, overlooking the north shore of Loch Scridain. Views to the north are limited due to the woodland, but the site enjoys extensive views south over the loch.

Set within a river valley location the Abhainn Bail' a' Mhuilinn runs through the centre of the site and is fed by a number of other smaller streams and watercourses, before discharging into Kilfinichen Bay.

The side slopes of the valley are predominantly clothed in coniferous plantation with small groups of deciduous trees associated with the watercourses. Rough and wetland grass border the river whilst grazing fields (for sheep) occupy the gentler slopes between the river and the woodlands.

Access is limited to the B8035 which runs along the eastern boundary and a smaller road runs along the southern boundary – no vehicle access extends into the valley floor.

Seabank Villa tucks in beside a group of coniferous trees overlooking the bay and a few cottages are located, prominently, on the B8035 overlooking the valley.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Small pockets of development are possible if closely located to existing development to avoid the spread of development into the valley.

Areas not recommended for development (Red Areas)

- The valley currently enjoys minimal development – new development within the valley would be highly visible (including supporting infrastructure i.e. tracks, electricity lines, lighting) which would detract from this area of limited development;
- Development should not be considered within the steep and wooded areas – there is no access and development would be highly visible should the trees be felled.

SITE ML5B**Site Description**

This site is located in an area of Panoramic Quality and within the SNH High Stepped Basalt LCT on the north shore of Loch Scridain, with views south and west over the loch.

This small site, between 20m and 30m AOD, is tucked between the foot of the hill slopes and the B8035, and includes a number of small water courses. Groups of mature birch trees are located at the perimeter of the site providing setting and shelter for the existing properties and the remains of Kilfinichen Church. The central part of the site mostly comprises of rough grass, although the setting for Killiemore House and the church is of a more managed grassed area.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Refurbish / renovate the property on the bend of the B8035;
- 2 or 3 other properties could be considered if back-dropped by the existing trees;
- Keep existing tree groups intact;
- Do not affect the setting of the church remains;
- Do not affect the views to / from Killiemore house;

Areas not recommended for development (Red Areas)

- Do not locate development in the centre of the site, to ensure the the views through the site from the road are maintained (particularly to Killiemore house).



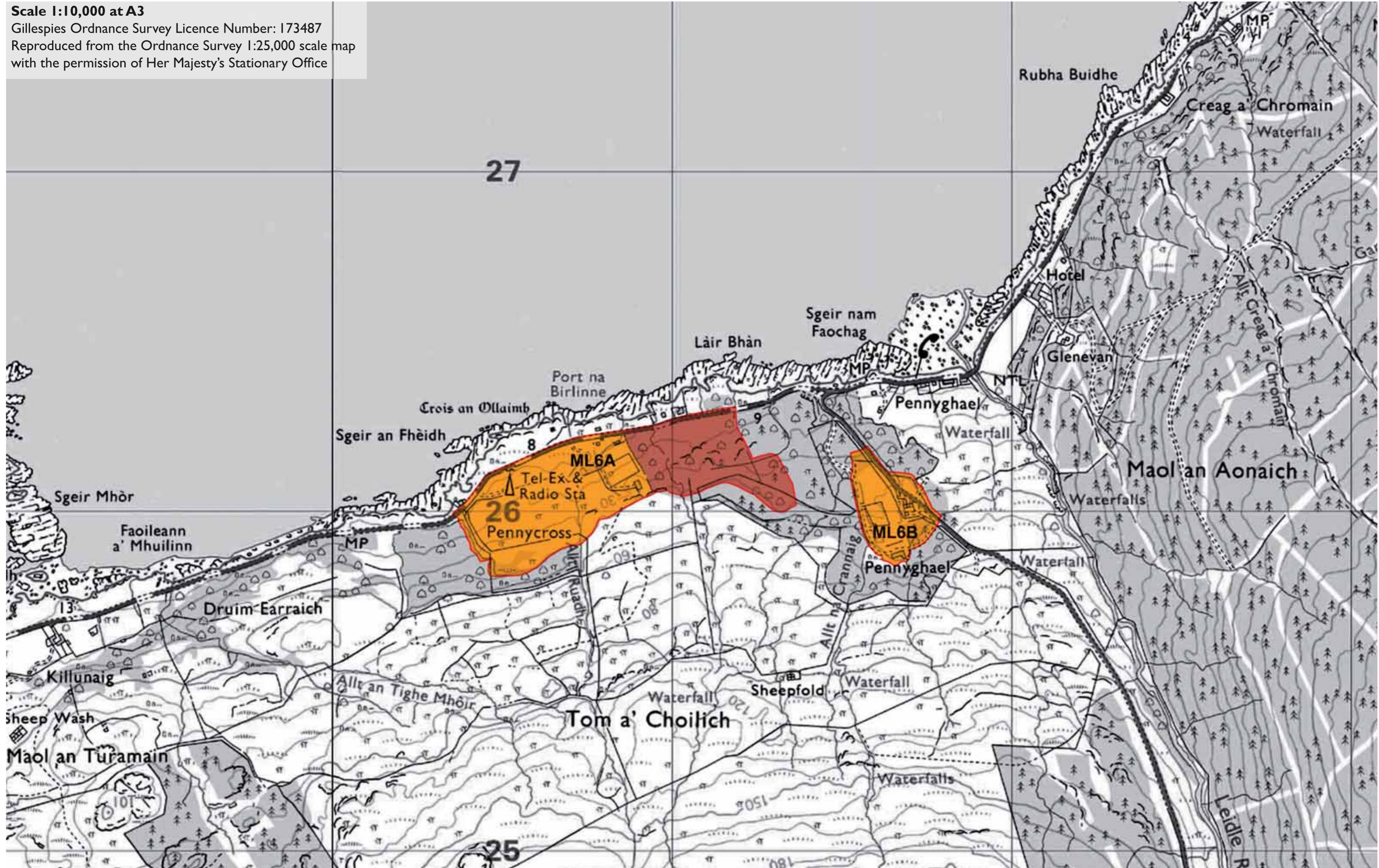
ML5A- Looking north up the valley. Cottages at Balevulin in the distance



ML5B- Looking southeast along B8035, Killiemore House amongst trees on left

Scale 1:10,000 at A3

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Mull 6A, 6B

SITE ML6A

Site Description

This linear site is located in an area of Panoramic Quality and within the SNH Basalt Lowlands LCT, adjacent to the south shore of Loch Scridain, at Pennycross.

The A849 marks the north boundary of the site with the roadside being predominantly steep and wooded with rocky outcrops. A mixed woodland group forms the boundary to the site at the western end, whilst another group of mixed woodland on rocky slopes forms much of the eastern end of the site.

Views along the road are limited due to the woodland, but the area as a whole enjoys long views along the loch and there is minimal development in the area.

A track tucked into the slope, passes the radio mast and leads to a small property which is obscured from view from the road. This stretch of the shoreline, before reaching Pennyghael, includes minimal development and the properties that do exist are well tucked into the landform or tree groups and are only apparent when passing by.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- New development could tuck into the few indentations within the landform although access may be difficult due to the steep landform immediately adjacent to the road;
- Consider using the existing track to provide access to development and set back within the trees behind the road.
- New development should ideally not be overly visible from a distance;

Areas not recommended for development (Red Areas)

- Rocky and woodland areas should remain intact to maintain the settings for existing properties, road junction and arrival to Pennyghael.

SITE ML6B

Site Description

This small site is located in an area of Panoramic Quality and on the border of both the High Stepped Basalt LCT and the Basalt Lowlands LCT.

Set within a wooded area just to the south of Pennyghael, on the way to Carsaig Bay, this site is discreetly tucked away. Views are contained to within the site itself and it is not visible from the principal road, the A849.

A single property is located adjacent to the road side.

Scenic Quality

Low

Sensitivity to Change

Low

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- Development could be sensitively and discreetly incorporated within the open space framed by the existing trees (site could accommodate 3-4 new properties);
- Development could be considered opposite the existing house on the other side of the road (1 property), but would be more visible. However, no more so than the existing property;
- Retain the framework of trees, to ensure any new development can benefit from an immediate setting.



ML6A- Looking east



ML6B- Looking northwest

SITE ML7

Site Description

This large site is located in an area of Panoramic Quality and within the SNH Basalt Lowlands LCT and extends along the south side of the A849 and reaches up into the river valleys of the Gleann Airigh na Searsain and the Abhainn nan Torr, rising from approximately 15m AOD to 50m AOD.

The site is a mix of open moorland broken by rocky outcrops and ledges and more diverse, patchy mosaics of woodland, bog and marginal pasture on the lower fringes of moorland, dissected by numerous water courses.

There is very little development and where it does exist, it is generally discreetly located within the landform and amongst trees; although a recently built, overly large development is located at the far east end of the ROA. Its size is inappropriate for the area. Also a single property, at Beach, just to the south west of the site is located on higher ground and is extremely prominent within the wider landscape.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

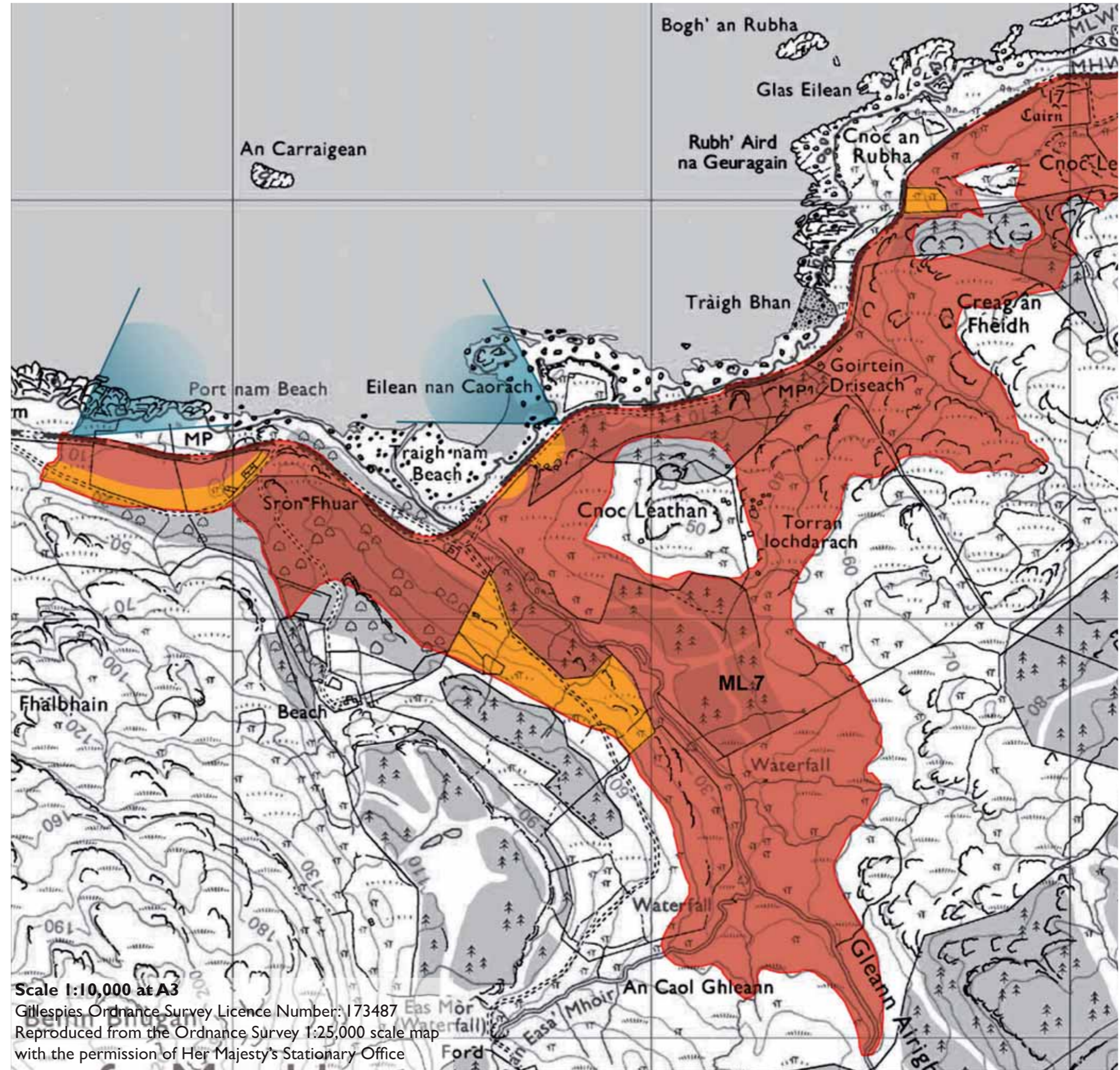
Limited

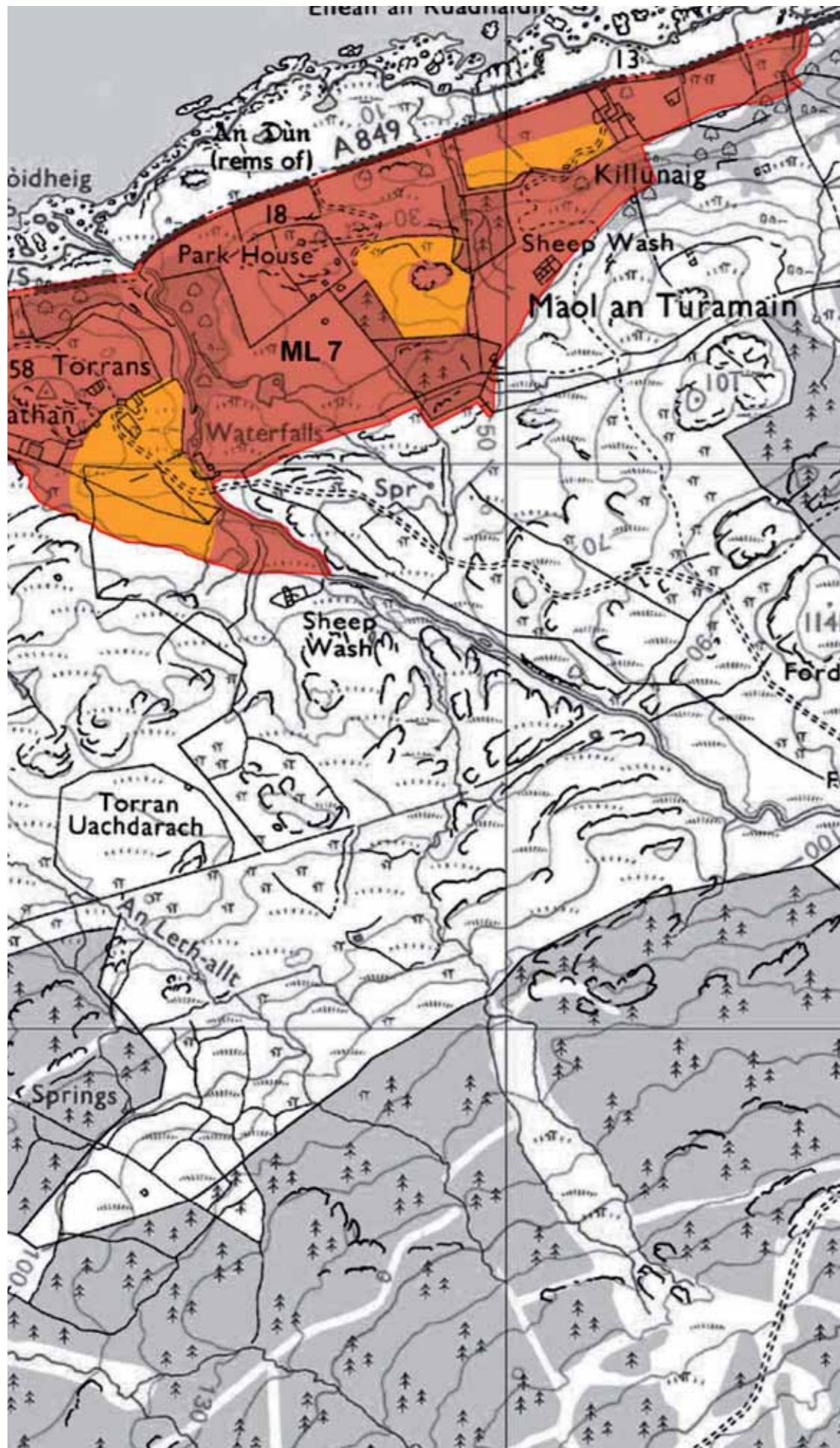
Areas with potential to accommodate development (Orange Areas)

- There are a few discreet parcels of land which could accommodate between 1 and 2 properties in each, which could utilise existing tracks and be tucked into the landscape maintaining the general characteristic of a minimally settled area;
- Development should be either set back from the road, or if in higher areas, framed by trees or landform.
- New access tracks should not be considered to avoid development and services extending unnecessarily into the landscape;
- Utilise existing tracks as far as possible to reduce the number of bins appearing on the roadside;

Areas not recommended for development (Red Areas)

- All tree groups should remain intact to ensure continued variety of colour and texture in the landscape;
- Landform, woodland and watercourses would make inclusion of development difficult;
- Extending development into higher ground would likely make it extremely visible in distant views back to the site and would take development into areas that are currently undeveloped.





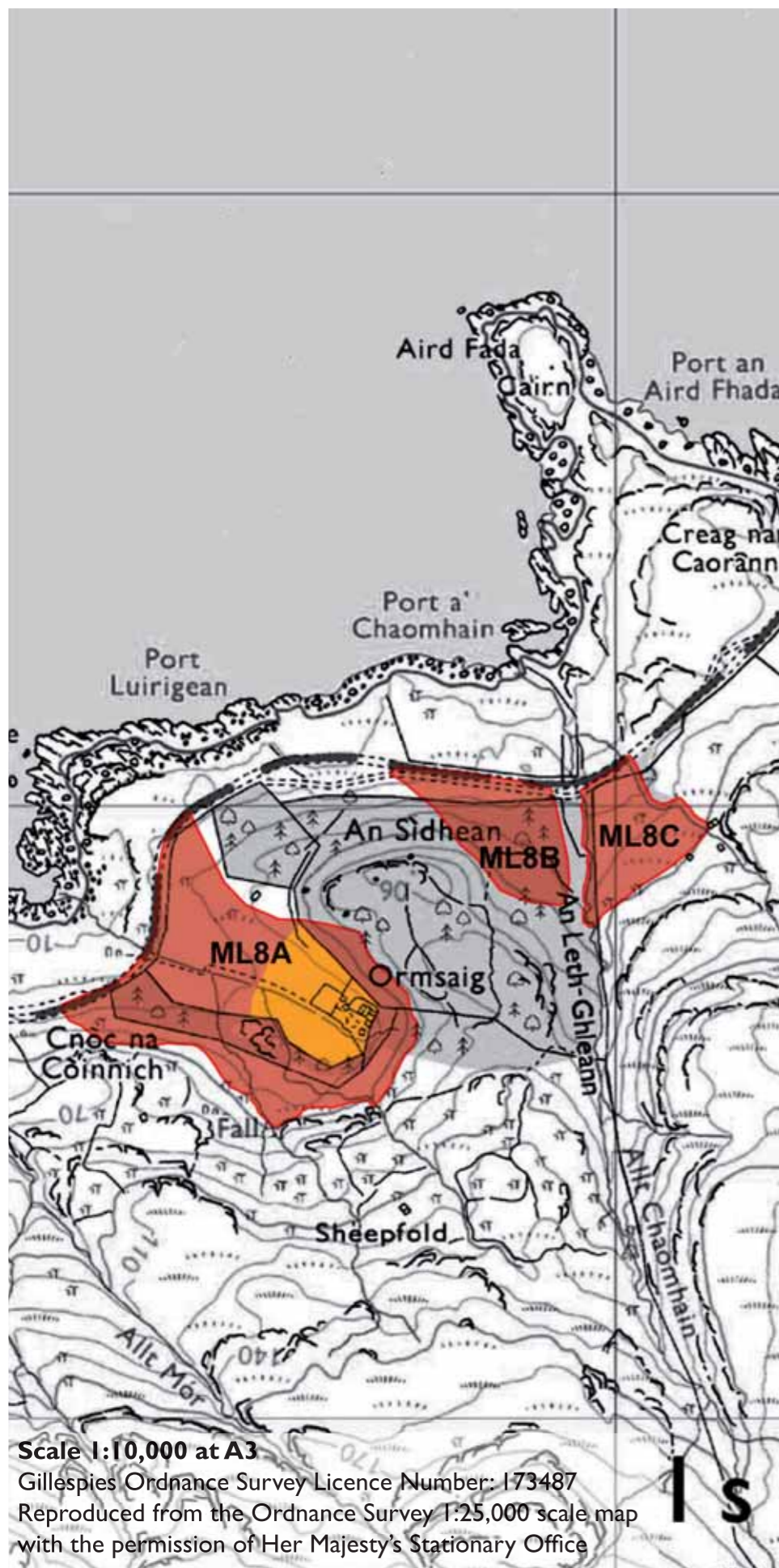
ML7- Looking east from west end of ROA



ML7- Looking west along Traigh nam Beach



ML7- Looking west from Kilunaig



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SITE ML8A

Site Description

This small site is located in an area of Panoramic Quality and within the SNH Basalt Lowlands LCT back-dropped by the High Stepped Basalt LCT.

The site lies to the south of the A849 between 20m and 50m AOD. The area is generally characterised by open moorland broken by rocky outcrops and ledges above the roadside.

Small groups of pine and birch occur along the roadside and there are expansive views out over Loch Scridain.

Minimal development occurs within the wider area; the property at Ormsaig is discreetly located within the southern part of the ROA, but a second property is perched prominently above the road at the junction with the A849 and the track to Ormsaig.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to accommodate development (Orange Areas)

- A discreet area of land associated with the property at Ormsaig could accommodate another property and be contained by the landform and framework of trees.

Areas not recommended for development (Red Areas)

- The area generally contains minimal development and all efforts to avoid sporadic and highly visible development, in the landscape, should be considered. The existing property on elevated ground above the road (see photo) is extremely visible and does not sit well within the landscape;
- The framework of trees should be retained;
- Steep landform to the east and south of Ormsaig would be inappropriate to develop;
- The level, more open ground to the north-west of Ormsaig would mean that development is elevated above the road, open and exposed.

SITE ML8B

Site Description

This small site is located in an area of Panoramic Quality and within the SNH Basalt Lowlands LCT back-dropped by the High Stepped Basalt LCT.

The site lies to the south of the A849 between 20m and 60m AOD tucked underneath a rocky and wooded slope. The site and wider area are characterised by open moorland broken by rocky outcrops and ledges with small groups of pine and birch occurring along the roadside and expansive views over Loch Scridain.

Minimal development occurs within the wider area and there is no other development in the immediate vicinity of this ROA.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

None

Areas not recommended for development (Red Areas)

- Development is inappropriate on this craggy, wooded site where access would be difficult to achieve and would involve the felling of the wooded roadside slopes;
- The wider area generally contains minimal development and there is no other development in the immediate area, providing a break from the sporadic development elsewhere along the road;
- Development would also introduce wheelie bins, lighting and other services onto this stretch of the coastal road, which is currently virtually unspoilt;
- Development would be elevated above the road and would be highly visible over great distances.