

Map Key



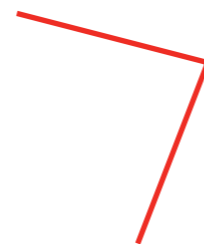
Areas with potential to accommodate development, subject to criteria, without damaging the landscape character of the area



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



Key viewpoints



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



APQ Boundary

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

Scale 1:10,000 at A3

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SITE IS1

Site Description

The site is located within an Area of Panoramic Quality and within the SNH Coastal Parallel Ridges LCT, in a remote location on the south-west coast of Islay just before the road ends, at Ardtalla and the bay at Taigh Bhan.

The boundary is not defined by any particular site features and sits within four open, gently sloping, exposed fields used for grazing sheep and an area of rougher ground, including some scrub gorse vegetation, overlooking the rocky coastline with stunning views towards the Sound of Jura.

The site is divided by the access track, which leads to the farm at Ardtalla, running roughly north south, a small water course or drainage ditch, running in a roughly west to east direction draining into the sea and parallel to the ditch a drystone wall marking field boundaries. Other than this, the site is featureless, although to the north and south areas of scrub woodland mark the boundaries to the fields and rougher ground defines the extent of grazing to the west.

However, despite of, or perhaps because of the lack of features the site is beautiful in its simplicity and lack of development; a simple landform and coastal location with panoramic views.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

None – there is very little development on the north-east coast of Islay. Whilst there is a farm development at Ardtalla, it is appropriately sited amongst an area of trees. The approach to this part of Islay gradually gives the impression of leaving development behind and built form in this location would mar the simplicity and sense of remoteness.

Areas with potential to accommodate development (Orange Areas)

None

Areas not recommended for development (Red Areas)

- Any development within this area would completely spoil the remote and simple character of the area
- The area defined by the site boundary, in particular, has no features with which to 'anchor' development into the site or to use as reference points



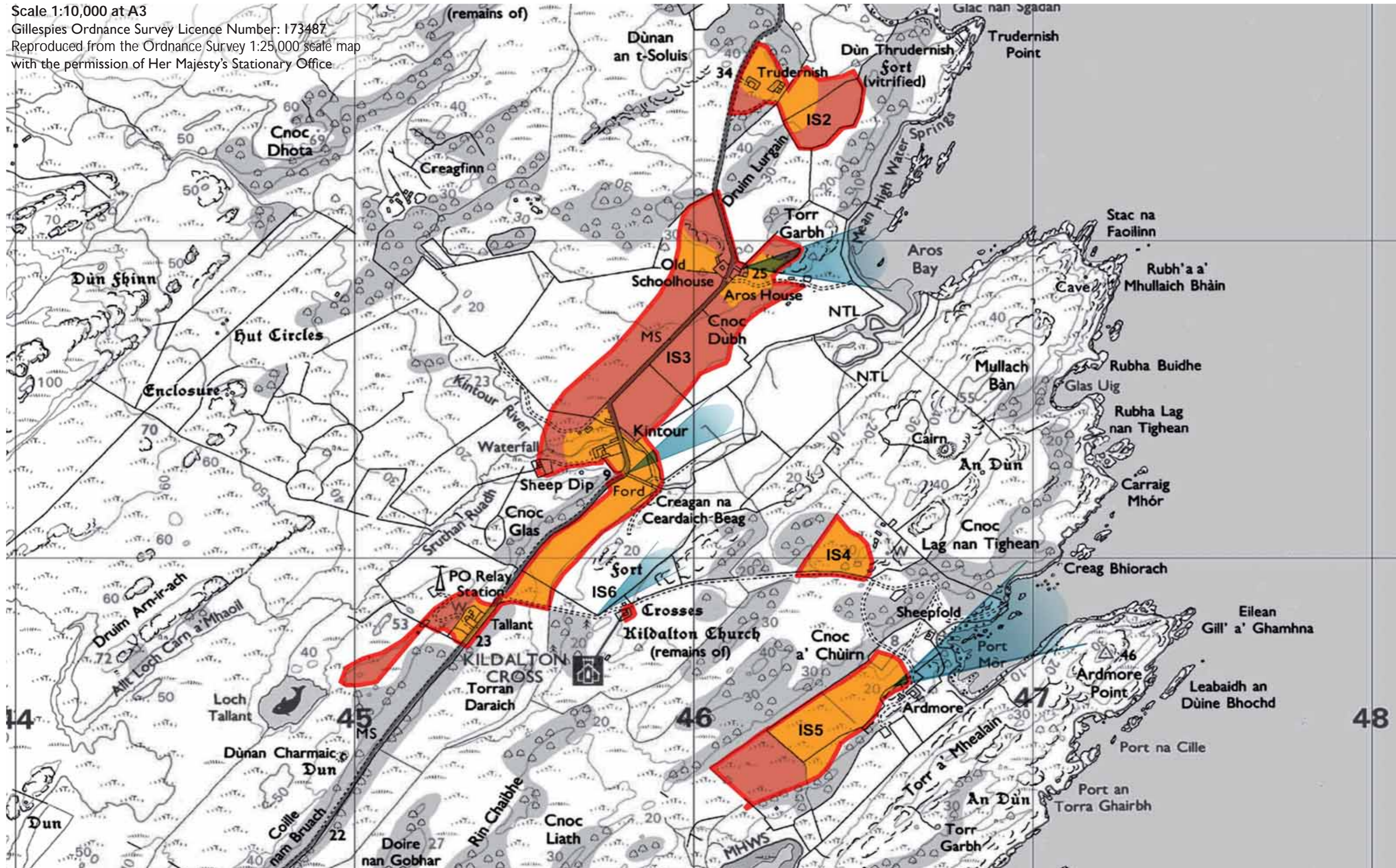
IS1 - Looking north. Ardtalla Farm screened from view behind trees



IS1 - Looking south over Claggain Bay to Trudernish Point

Scale 1:10,000 at A3

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SITE IS2

Site Description

This small site, which is within an Area of Panoramic Quality and within the SNH Coastal Parallel Ridges LCT, is located to the east of the road from Ardbeg leading to the farm at Ardtalla. A single, large farm building (Trudernish) just to the east of the road, with associated walled structures (possibly pens to shelter / hold sheep) is located within an area of rough ground with rocky outcrops. This area comprises sporadic clumps of gorse and other scrub vegetation which provide a backdrop and setting for the buildings.

More substantial vegetation and trees are located to the north and south of the property and separate this area from managed grazing land to the west, which being more elevated overlooks the Sound of Jura.

Views to the coast are limited from the house due to the vegetation and landform, but views north towards the bay at An Fhaoileann are afforded from the open area, used for grazing.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- To the north of the existing farmhouse and adjacent to the road, where the level landform and vegetation will provide a setting and framework;
- The centre of the site could accommodate some small-scale development as the landform and vegetation would provide a setting and framework;
- The height of development would require to be carefully considered to ensure that skylining does not occur, to maintain the perception, from the wider area, of a remote location unmarred by development.;
- 1 to 3 small houses could be appropriately accommodated to form a small cluster arrangement.

Areas not recommended for development (Red Areas)

- The area to the south of the farmhouse is a rough and rocky area which is elevated above the road. Development would appear 'perched' above the road;
- The eastern half of the site – development in this location would be elevated and be visible over a great distance, marring the currently unspoilt views along the coast (particularly from the north).



IS2 - looking northeast from road to Trudernish Farm



IS2 - looking south. The site is on the higher ground and sloping away to the south

Argyll and Bute Landscape Capacity Study

SITE IS3

Site Description

This linear site, located within an area of Panoramic Quality and within the SNH Coastal Parallel Ridges LCT, extends from Loch Tallant in the south to the Old Schoolhouse and Aros House in the north, bisected roughly equally by the Kintore Ardmore road.

The site, in the main is relatively flat, although in the vicinity of the PO Relay Station, the ground does rise up behind the road. The site comprises a mix of rough ground, grazing land and arable fields small areas of mixed deciduous woodland. The site boundary roughly follows the 30m contour rather than field boundaries or site features. The Kintour River flows through the site on its way to the sea at Aros Bay. Views are extensive to the hills to the west, but views to the coast are constrained by landform with only glimpsed or framed views towards the bay.

There is existing development in the form of the PO Relay Station at Tallant, the farm at Kintour and the Schoolhouse and house at the northern end of the site.

Scenic Quality

Medium to High

Sensitivity to Change

Medium to High

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- New development (1-2 houses at each location) could be accommodated if associated with the existing areas of development at Tallant, by Kintour Farm and adjacent to the Old Schoolhouse and Aros House. This would ensure small, separate clustered arrangements rather than perceived linked or linear development;
- 2 to 4 houses could be considered in the flat, fields between Tallant and Kintour as the landform and trees provide a landscape setting;
- Development should utilise existing areas of trees and vegetation to provide a setting, shelter and / or backdrop to new development;
- The setting of the Old Schoolhouse and the attractive drystone walls, in this area should be respected;
- Views to the bay should be maintained.

Areas not recommended for development

(Red Areas)

- Areas to the east of the road should not be developed as this would spoil the currently open and focused views to the coast;
- Rough, open exposed ground to the east of the long, straight section of road which lacks any features with which to 'anchor' development into the landscape.



IS3 - Looking south towards Kintour



IS3 - Looking north towards the Old School House and Aros House

SITE IS4

Site Description

The site is located within the SNH Coastal Parallel Ridges LCT and in an Area of Panoramic Quality. It is a small triangular site to the north of the access road that leads to Ardmore Farm. The site is flat, open and featureless, although bounded to the west by a small watercourse and a small area of scrub woodland and the landform precludes views of the coast, although there are some views of the higher mountain tops on Jura.

Scenic Quality

Medium to Low

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- The site could accommodate up to 2 houses as the landform and features mean that built form could be situated such that this area, within the wider context still appears to be undeveloped;
- Any new development should avoid skylining and affecting views to the site from the north.

Areas not recommended for development (Red Areas)

- None

SITE IS5

Site Description

A narrow, gently undulating site within an Area of Panoramic Quality and within the SNH Coastal Parallel Ridges LCT. It is essentially two fields managed for grazing sheep and an area of rougher ground defined by scrub tree vegetation to the west and rising ground to the east, overlooked by Ardmore house.

Both the existing house and the site enjoy views north of Port Mor and the Sound of Jura. Views are constrained east and west by the landform and vegetation, but there are glimpsed views south to the hills.

Ardmore house is the only development in the area, but is well located, such that it is not visible within the wider landscape, ensuring that this area of Islay appears to be remote and undeveloped.

Scenic Quality

Medium to High

Sensitivity to Change

Medium to High

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- 2 houses within the vicinity of the farm and adjacent to the road, using the existing trees to provide a backdrop / setting.

Areas not recommended for development (Red Areas)

- Development should not extend to the most southerly part of the site as it could potentially introduce built form unnecessarily into the wider landscape, which in the main is perceived as being undeveloped.

SITE IS6

Site Description

A miniscule site immediately adjacent to the Old Parish Church and High Cross of Kildalton, within an Area of Panoramic Quality and within the SNH Coastal Parallel Ridges LCT .

The site sits within a wider landscape characterised by rough, rocky (but generally gently undulating ground), with groups of deciduous trees and scrub vegetation. The church, its surrounding stone wall to the boundary and a small group of mature deciduous trees provides a particularly interesting feature and reference in the area.

Access is from the track that leads to Armore farm. Framed views north to the sea are possible, but limited by the landform.

An area used for dumping empty scallop shells and storing ducting mars this otherwise attractive landscape.

Scenic Quality

Medium to High

Sensitivity to Change

Medium to High

Capacity to Accommodate Development

None

Areas with potential to accommodate development (Orange Areas)

None

Areas not recommended for development (Red Areas)

- Any development would seriously impact on the setting of the Kildalton Church and High Cross.



IS4 - Looking east with access track to Ardmore house on the right



IS4 - Looking north with glimpsed views of mountains on Jura



IS6 - Looking west: the site is in the foreground with the Old Parish Church and High Cross of Kildalton beyond



IS6 - Looking at the site with the boundary wall to the Old Parish Church cemetery on the right



IS5 - Looking south west over the site, Ardmore house is on the left

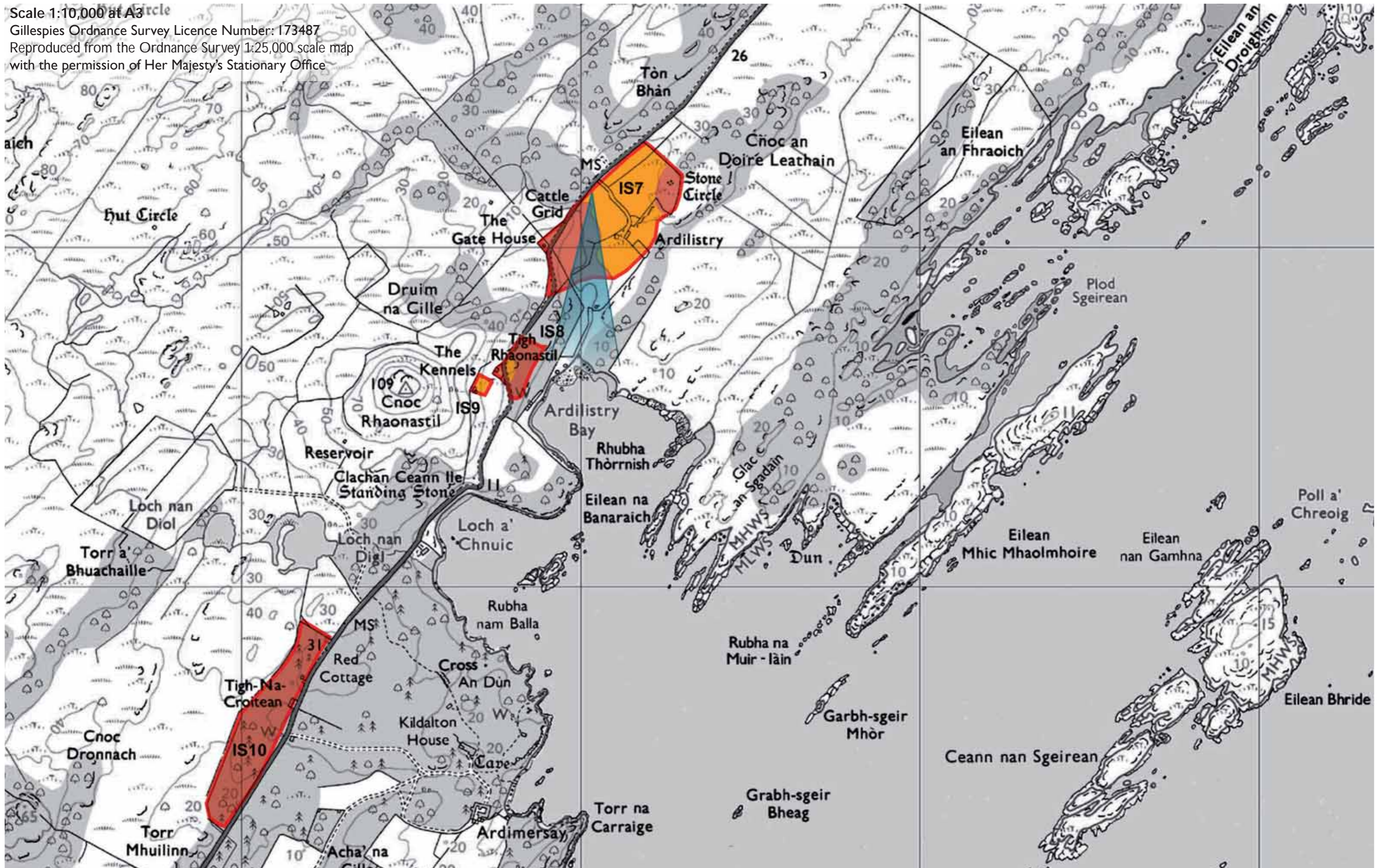


IS5 - Looking south east



IS5 - Looking east: the approach to the site, which is on the right, with Ardmore house overlooking the site

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SITE IS7

Site Description

This site, located within the SNH Coastal Parallel Ridges LCT and in an Area of Panoramic Quality, lies to the east of the Kintour Ardmore road. It is an open, extremely undulating site with the occasional glimpsed / framed view of Ardilistry Bay.

Ardilistry farm is located roughly at the centre of the site, accessed from the main road and this track divides the site with managed grazing to the south and rougher ground to the north, giving the site two distinct characters and colouration. The Ardilistry River meanders through the south-western part of the site with a ribbon of mature deciduous trees along both banks, flowing into the bay. Other vegetation comprises of rough scrub.

A second property, the Gate House is situated on the bend in the road at the south-eastern end of the site and small stone circle is located within the northern part.

Scenic Quality

Medium to High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Good

Areas with potential to accommodate development (Orange Areas)

- The area between the existing farm building / Ardilistry house and the road could accommodate additional development (1 to 3 houses) as the landform and existing groups of trees provide sufficient features with which to offer a setting.

Areas not recommended for development (Red Areas)

- The area around the stone circle should be respected;
- The area to the south of the site is too steep and both the riverside setting and view to the bay should be respected.



IS7 - view looking towards Ardilistry from The Gate House



IS7 - view looking south towards Ardilistry



IS7 - view looking south towards The Gate House

SITE IS8

Site Description

This small site, within the SNH Coastal Parallel Ridges LCT and an Area of Panoramic Quality comprises almost entirely of mixed deciduous woodland, with some rocky outcrops and located almost entirely to the east of the Kintore Ardmore road by the shores of Ardilistry Bay.

A small, triangular area of ground makes up the remainder of the site, to the west of the road and includes a large property at Tigh Rhaonastil which is screened and sheltered by a broad finger of mature deciduous woodland immediately to the south. There are no views out due to the woodland.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- The small open area with fewer trees, opposite the house at Tigh Rhaonastil could accommodate one new property.

Areas not recommended for development (Red Areas)

- Mature woodland – these small areas of woodland are important features in the landscape providing contrast between the wide open, moorland landscapes

SITE IS9

Site Description

Within an Area of Panoramic Quality and within the SNH Coastal Parallel Ridges LCT, this very small, sloping site sits above the Kintore Ardmore Road, completely screened from view and with no discernable access. The Kennels lies at the southwest corner of the site which is roughly square in shape surrounded by rougher grass and moorland species.

Cnoc Rhaonastil is situated immediately to the west and a finger of mixed deciduous woodland separates The Kennels from the property at Tigh Rhaonastil.

Views are limited to the west, north and east due to landform and woodland, however there are long views to the south to the bay at Loch a' Chnuic.

Scenic Quality

Medium

Sensitivity to Change

Low

Capacity to Accommodate Development

Good if access is achievable.

Areas with potential to accommodate development (Orange Areas)

- One house to the north of The Kennels could be considered, particularly if the existing trees were utilised to provide a backdrop / setting;
- Access would need to consider the levels from the road – the introduction of an access road would be more intrusive than the development itself;
- Boundary treatments should respect the local character e.g. use hedging or stone walls – timber fencing would not be appropriate.

Areas not recommended for development (Red Areas)

- None

Note: no photographs were taken of this site due to the lack of access



IS8 - view looking south along the Kintore Ardmore road



IS8 - view looking north. Tigh Rhaonastil on the left, with potential development site on the right



IS10 - looking south with Red Cottage and Tigh-Na-Croitean on the right (site on left hand side of the road)



IS10 - looking south along the Kintore Ardmore road (site on right hand side)



IS10 - looking north at northern by junction leading to Kildalton House and Ardimersay (site on left hand side of the road)

SITE IS10

Site Description

A narrow site located to the west of the Kintore Ardmore road, comprising of predominantly mixed deciduous and coniferous woodland within an Area of Panoramic Quality and within the SNH Coastal Parallel Ridges LCT.

Two properties (Red Cottage and Tigh-Na-Croitean) lie immediately adjacent to the road edge, towards the northern end of the site, with the trees providing screening and shelter and defining the property boundaries.

The road edge is defined by drystone walls and woodland vegetation, giving the effect of a narrow corridor. There are no views out due to the trees.

Scenic Quality

Medium

Sensitivity to Change

Medium to High

Capacity to Accommodate Development

None

Areas with potential to accommodate development

(Orange Areas)

- None – there are no obvious areas of thinner woodland and development access would impact on the drystone walls which define the road edge

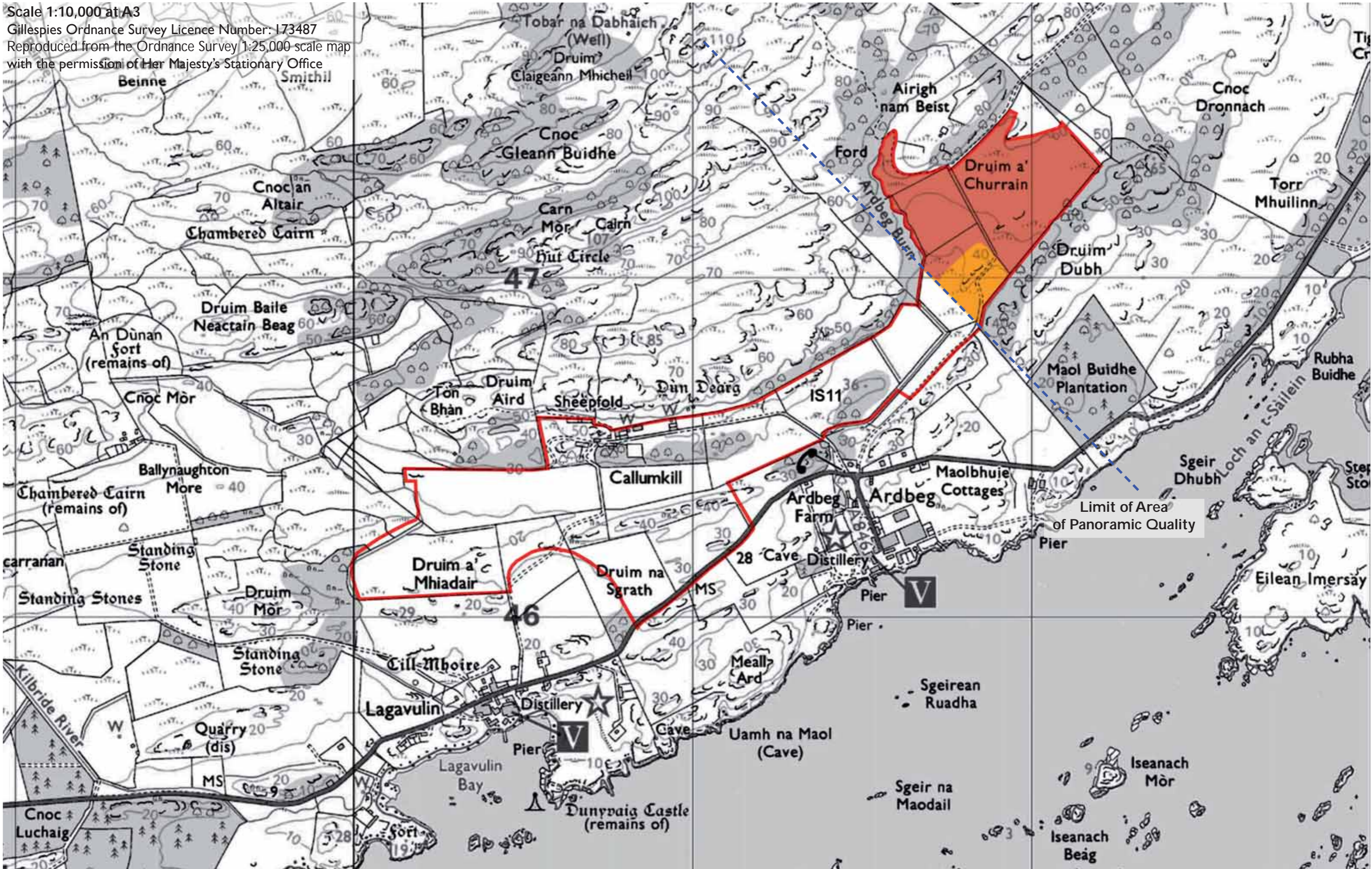
Areas not recommended for development

(Red Areas)

- Development would involve the felling of trees and the removal of sections of drystone walling, both of these elements providing contrasting features to the open, moorland characters within the wider area.

Scale 1:10,000 at A3

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SITE IS11

Site Description

This site, within the SNH Coastal Parallel Ridges LCT, is part of a larger ROA, but only this most northerly area lies within an Area of Panoramic Quality.

The area is characterised by large, flat agricultural fields, with some rock outcrops, most likely used for grazing sheep separated by a track, leading to an area of rougher grassland with patches of moorland species, scrub vegetation and surrounded by sparse tree cover. The Ardbeg Burn defines the southern boundary of this site.

There is currently no access to this part of the site, except by farm vehicles. This open area of farmed land is set amid a wider, open, simple landscape to the west of rocky moorland with few features and no development.

Scenic Quality

Medium to High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development

(Orange Areas)

- The south-west part of the site where landform and trees can be used to provide a setting to 'anchor' any development within the landscape;
- Upgrade the existing rough track for access rather than extend further infrastructure into the landscape;
- Development should complement the large-scale farming style buildings found within the wider area;
- One large-scale, low profile, farm type unit would be appropriate.

Areas not recommended for development

(Red Areas)

- The most northerly area of the site should remain undeveloped as this would extend development into the wider landscape which currently does not include any built form.

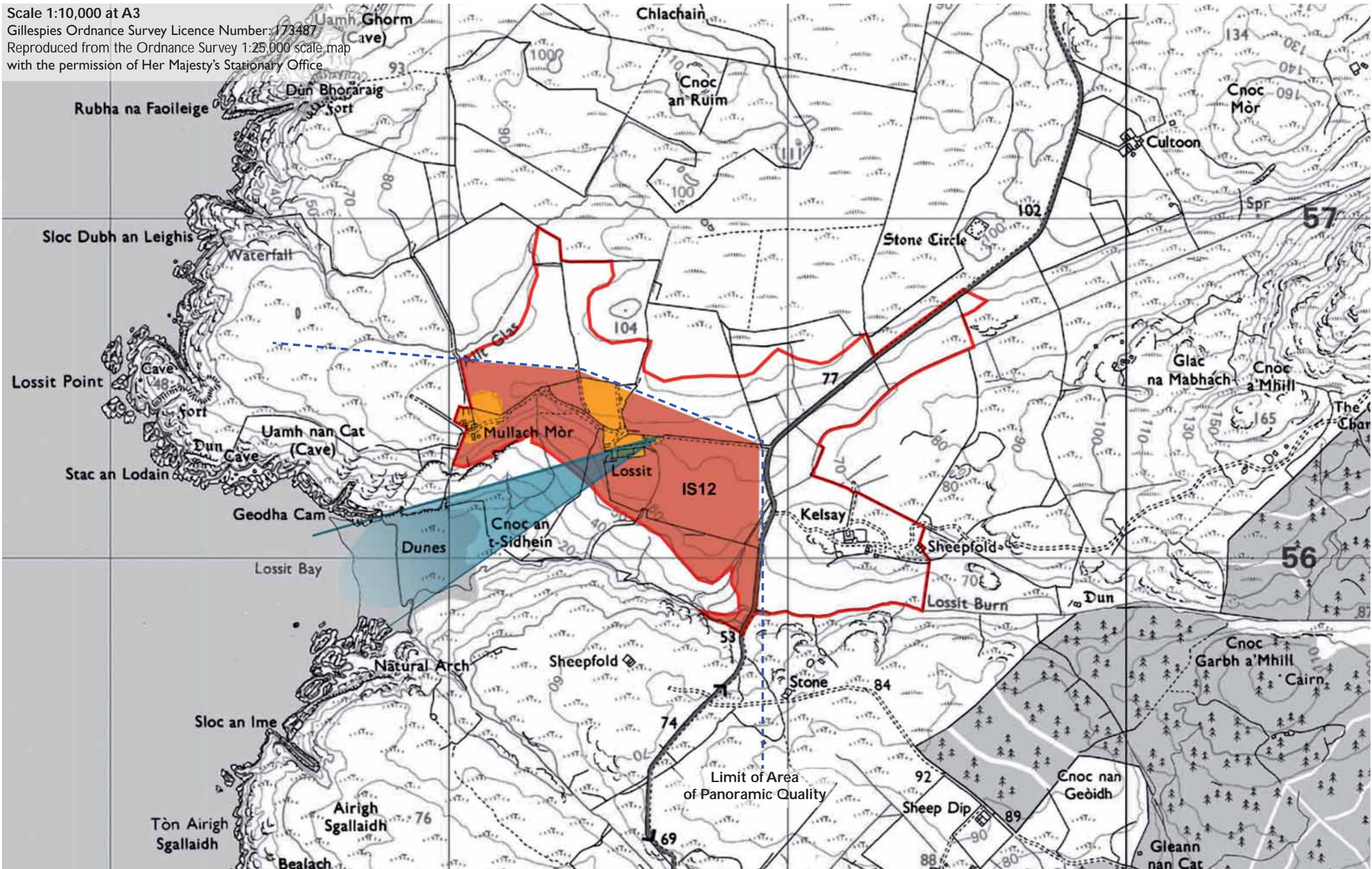


IS11 -View looking north towards the site, providing an indication of the character of the area. The far distant fields are located within the site boundary. The remainder of the site is situated to the left behind the foreground vegetation and landform.

Scale 1:10,000 at A3

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SITE IS12

Site Description

This site is part of a slightly larger ROA. The area which is included within this assessment is located within an Area of Panoramic Quality and within the SNH Rocky Moorland LCT. It is an open, exposed, gently undulating area of agricultural land used for grazing sheep, overlooking the sand dunes at Lossit Bay.

Access to Lossit Farm and the stone walled sheep pens at Mullach Mor is via a track off the Lossit road, which defines the eastern boundary of the site. The southern boundary is determined by the 50m contour and the northern by the 90m contour. The Allt Glas is the limit of the western boundary.

Views are panoramic and long from the slightly higher areas of ground, encompassing the wider moorland area, broken up by pockets of managed grazing land and the craggy western coastline. However, views to the coast, from the road are mostly blocked by the landform.

There is very little in the way of features and development consists of farm properties which are dispersed at wide intervals.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Additional development around Lossit Farm (1 or 2 houses) or in the immediate vicinity of Mullach Mor (1 new property) would be perceived as relating to existing building groups/developed areas. This is preferable to the introduction / spread of new development into the wider area, which is extremely sparsely developed.

Areas not recommended for development (Red Areas)

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



IS12 - View looking north with Lossit on the left and Kelsay on the right



IS12 - View looking west to Lossit