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Appendix 14.1 Landscape Assessment Tables

A. Designated Landscapes

The following statutory designated landscapes, or landscapes otherwise protected by the planning system were identified in the baseline analysis as potentially experiencing landscape effects as a result of the Proposed Development:

- Kyle House Garden and Designed Landscape (GDL); and
- Kyle-Plockton Special Landscape Area (SLA).

The above areas are assessed in the following Table 14.16, in accordance with criteria outlined in Section 14.4: Landscape Assessment Methodology. Refer also to Figures 14.2b and 14.5.

Red text refers to proposed landscape mitigation, as detailed in Sections 14.5.2 and 14.7.2 and shown on Figure 14.8.

Table 14.16 Landscape Assessment: Landscape Designations

(To be read in conjunction with Figures 14.2b & 14.5)

Kyle House GDL	
Landscape Baseline	
Landscape Designation Description	<p>Kyle House Garden and Designed Landscape (GDL) is an early 19th century designed landscape, around 11 acres. It is noted for its wooded garden with large-leaved rhododendrons, yew trees, walled garden and ornamental trees. The garden was designed as the setting for the Grade B listed Kyle House, with a commanding position over the Kyleakin town. Though constantly developed, the garden displays landscape value for its high horticulture value that contrasts with the surrounding landscape.</p> <p>There are framed views from the garden to the north and east, looking over Kyleakin and out towards the lighthouse on Eilean Bhan. The formal part of the garden is situated to the south of the property with flowering shrubs and roses. A path from the A850 is lined with ornamental trees and two yew trees which were planted by the original owners. Planted in the 1950s, the sheltered woodland creates a southern and western buffer to the property. The walled garden acts as a kitchen garden for the property and provides seasonal fruit and vegetables.</p>
Principle Positive Components	<ul style="list-style-type: none"> • Historic and settled sense of place relating to Grade B listed Kyle House. Distinctive character associated with designed garden. • Framed views in the garden towards the lighthouse on Eilean Ban. • Strong boundary features created by shelter woodlands to south and west of property.
Principle Negative Components	<ul style="list-style-type: none"> • Development of the garden since the 1950s and consequent loss of some of original features.
Landscape Value and Susceptibility	<p>This area is associated with features of national importance due to its inclusion on the Inventory of Gardens and Designed Landscapes. The landscape is also valued locally for its contribution to the landscape value of the wider area and its distinct character which contrasts to the surrounding landscape of Skye. Is it one of a number within the local context appreciated for its scenic quality.</p> <p>Landscape Value is therefore considered to be <u>Medium-High</u>.</p>
Assessment of Landscape Effects	
Landscape Receptors	The principle aspects of this landscape which may be affected by the Proposed Development comprise:

Kyle House GDL	
	<ul style="list-style-type: none"> • Historic and settled sense of place relating to Grade B listed building. • Distinctive character associated with designed garden. • Framed views in the garden towards the lighthouse on Eilean Ban.
Landscape Sensitivity	<p>This is a valued landscape of distinctive character and landscape composition and characteristics tolerant of some small changes of the type proposed.</p> <p>Landscape sensitivity to the type of development proposed is considered to be <u>Medium-High</u>.</p>
Potential Effects	<p>Potential effects which may result to this landscape comprise:</p> <ul style="list-style-type: none"> • Introduction of neighbouring buildings and structures that are more industrial in nature compared to Kyle House listed buildings, which may diminish the historic sense of place.
Magnitude of Change	<p>The ZTV indicates that the Proposal would be intervisible from western areas of the GDL closest to the Skye Bridge. In reality, effects would be limited due to direction of main views to the north and east, not in the direction of the Proposal; and the foreground screening effects of the Skye Bridge, dense woodland planting and local landform. Some changes may be experienced from the GDL in areas close to the waterfront and areas where there are breaks in the trees, although these changes would be seen in the context of an existing quarry site.</p> <p>The magnitude of change is therefore considered to be <u>Low</u> during both construction and operation.</p>
Effect Significance	<p>The Proposal would not quite fit with the scale, landform or local pattern of the landscape.</p> <p>The predicted <u>Low</u> magnitude of change on a landscape of <u>Medium-High</u> sensitivity is considered likely to lead to an indirect <u>Minor</u> landscape effect during construction and operation, which would <u>not be significant</u>.</p>

Kyle-Plockton SLA	
Landscape Baseline	
Landscape Designation Description	<p>This SLA extends from the Skye Bridge at Kyle of Lochalsh north to Plockton and includes islands and small skerries along this stretch of coastline.</p> <p>There is a tranquil and intimate, settled sense of place along this stretch of coastline, with attractive and varied views in different directions including long range views of the Torridon and Cuillin mountains and closer range views of small islands, intricate coastline and the Skye Bridge. Further variations are experienced due to changing weather, visibility, and tidal fluctuations which are highly influential upon the landscape character of the SLA.</p> <p>Plockton village (outside the study area) and Kyle of Lochalsh contrast in character, but both are popular visitor destinations. Outside the study area, Plockton is more tranquil than Kyle of Lochalsh and is described as 'picturesque' whereas Kyle of Lochalsh is a busier town, a 'focus of activity and vibrancy' (Horner and Maclennan, 2010).</p> <p>Within the study area, there are other small settlements such as Badical, and individual dwellings distributed along the coastline. The area is well-connected with a railway line running along the coast within the SLA, a public road along the SLA boundary, and the Skye Bridge linking the mainland to the Isle of Skye.</p> <p>Landform within this SLA is intricate and small-scale, consisting of skerries, outcrops, sandy bays, nearshore islands on the coast, and undulating moorland with pockets of mixed broadleaf and coniferous woodland. The landscape character of the SLA is highly influenced by the distant large-scale surrounding landscape and pronounced topographical features of the Cuillins and Torridon mountains.</p>
Principle Positive Components	<ul style="list-style-type: none"> • Attractive and varied views of distant Cuillins and Torridon mountains which are prominent skyline features. • Small scale and intimate landscape with intricate coastal features. • Tranquil and picturesque sense of place, popular with visitors. • Distinctive architectural feature of Skye Bridge.

Kyle-Plockton SLA	
Principle Negative Components	<ul style="list-style-type: none"> Views to disused quarry site and pier (just to south of SLA).
Landscape Value and Susceptibility	<p>This area is a regional designation and is associated with features of local importance. It is also valued for its high scenic quality and cultural heritage associations.</p> <p>Landscape Value is therefore considered to be <u>Medium-High</u>.</p>
Assessment of Landscape Effects	
Landscape Receptors	<p>The principle aspects of this landscape which may be affected by the Proposal comprise:</p> <ul style="list-style-type: none"> Tranquil and intimate sense of place. Kyle of Lochalsh as popular tourist destination and ‘focus of activity and vibrancy.’ Intricate and small-scale landscape features. Influence of distant large-scale surrounding landscape and pronounced topographical features (such as Cuillin mountains in distance).
Landscape Sensitivity	<p>This is a valued landscape of distinctive character tolerant of some degree of change of the type proposed.</p> <p>Landscape sensitivity to the type of development proposed is considered to be <u>Medium-High</u>.</p>
Potential Effects	<p>Potential effects which may result to this landscape comprise:</p> <ul style="list-style-type: none"> Introduction outwith this SLA of buildings and structures that are more industrial in nature, which may diminish the tranquil and intimate sense of place. Increased activity (traffic, footfall, business), which may enhance perceptions of Kyle of Lochalsh as a ‘focus of activity and vibrancy.’ Introduction outwith this SLA of large-scale features, which may alter experience of intricate and small-scale landscape. Introduction outwith this SLA of large-scale features, which may alter experience of distant large-scale surrounding landscape and pronounced topographical features (such as Cuillin mountains).
Magnitude of Change	<p>The ZTV indicates that the Proposed Development would be intervisible from more elevated parts of this SLA, where foreshore islands and topography would not screen views to south-west. In reality, effects would also be limited due to screening effects of local landform and trees, particularly on roadsides. The Proposal would not be visible at all north of Drumbuie (about two-thirds of the total area of the SLA would therefore not receive any effects).</p> <p>Where intervisible at the southern end, the Proposed Development would be perceived in the context of existing man-made landscape features (the Skye Bridge, existing quarry, existing pier and other settlement features). Where changes associated with the Proposal are experienced it is likely that they would be notable given the orientation of landscape features towards to the sea and relative scale of the Proposed Development compared to the surrounding landscape.</p> <p>The magnitude of change is therefore considered to be <u>Medium</u> during both construction and operation.</p>
Effect Significance	<p>The Proposed Development would be inconsistent with the landform, scale and pattern of the landscape and may become locally influential and/or result in a noticeable alteration to scenic quality and a degree of change to the intrinsic landscape character of the area. However as observed above this would be localised and confined to less than a third of the total area of the designation.</p> <p>The predicted Medium magnitude of change on a landscape of Medium-High sensitivity is considered likely to lead to an indirect <u>Moderate</u> landscape effect during construction and operation, which would be <u>significant</u>.</p>

B. Landscape Character Types

The following LCTs were identified in the baseline analysis as potentially experiencing landscape effects as a result of the Proposal:

No. 71 Skye and Lochalsh Landscape Assessment (Ref. 14-4):

- Coniferous Woodland Plantation LCT
- Harbour Settlement LCT
- Offshore Islands LCT
- Rocky Moorland LCT
- Rocky Undulating Plateau LCT
- Rugged Massif LCT
- Smooth Stepped Moorland LCT

The above areas are assessed in Table 14.17, in accordance with criteria outlined in Section 14.4: Landscape Assessment Methodology. Refer also to Figures 14.3 and 14.6.

Red text refers to proposed landscape mitigation, as detailed in Section 14.5.2 and 14.7.2 and shown on Figure 14.8.

Table 14.17 Landscape Assessment: Landscape Character Types
(To be read in conjunction with Figures 14.3 and 14.6)

Coniferous Woodland Plantation LCT	
Landscape Baseline	
Landscape Character Description	<p>Within the study area, there are two areas of this LCT. The southern-most area not covered by the ZTV, so is scoped out of the assessment. The northern area, just south of the Proposed Development is discussed here.</p> <p>This LCT is dominated by coniferous plantation in addition to other forestry-related landscape features (including plough lines, forest access tracks, overhead line wayleave corridors, harvesting and fencing). Whilst forestry is the primary land use, there are also recreational opportunities in the form of core paths. Landform is masked by the blanket tree cover, but it is noted that the land within the study area broadly slopes down towards the coastline.</p> <p>There is a notable presence of human activity within this changing landscape, and the sense of place is that of a working landscape, as emphasised by the felling debris which can dominate views of this LCT, but may be perceived as habitat change / destruction. Views within this LCT are more limited however as they are mostly enclosed and contained by tree cover.</p> <p>The experience of being within this landscape is described by Stanton (1996) as somewhat controlled and monotonous: limited by the straight visual lines and corridors that are features of the formal geometric shapes associated with this style of commercial forestry. This is furthered by the textures, colours and patterns which are uniform and repetitive. Forestry practice is moving away from this, so these features are likely to change over time.</p> <p>This LCT contrasts with its surrounding areas and also influences surrounding landscape character. Within the study area, it is found directly south of the Proposal. A hard forest edge on the western periphery of the LCT defines a change in land use and contrasts with the more wild character of the Smooth Stepped Moorland LCT. On its northern border, the forest meets the A87 road, a service corridor linkage.</p>
Principle Positive Components	<ul style="list-style-type: none"> • Large-scale landscape. • Notable presence of human activity and perception of a working and productive landscape. • Recreational opportunities (core path).

Coniferous Woodland Plantation LCT	
	<ul style="list-style-type: none"> • Presence of ecological designations within small proportion of LCT (SSSI & SAC); and area on the Ancient Woodland Inventory (AWI).
Principle Negative Components	<ul style="list-style-type: none"> • Sense of monotony, control, repetition and uniformity of geometric shapes, colours and textures. • Notable presence of human activity and perception of habitat change / destruction. • Sharp contrasts with surrounding landscape.
Landscape Value and Susceptibility	<p>This LCT is associated with some features of regional importance (AWI, SSSI, SAC) but general landscape characteristics are common within the local and regional context. The landscape is however valued for its recreational opportunities.</p> <p>Landscape Value is therefore considered to be <u>Low-Medium</u>.</p>
Assessment of Landscape Effects	
Landscape Receptors	<p>The principle aspects of this landscape which may be affected by the Proposed Development comprise:</p> <ul style="list-style-type: none"> • Large-scale landscape. • Notable presence of human activity and perception of working and productive environment. • Sense of uniformity of geometric shapes, colours and textures.
Landscape Sensitivity	<p>This landscape is potentially tolerant of some degree of change of the type proposed.</p> <p>Landscape sensitivity to the type of development proposed is considered to be <u>Low-Medium</u>.</p>
Potential Effects	<p>The Proposed Development lies just outwith this LCT, to the north.</p> <p>Potential indirect effects which may result to this landscape comprise:</p> <ul style="list-style-type: none"> • Introduction of neighbouring large-scale development, which may contribute to sense of large-scale landscape • Increased human activity, particularly during construction along the adjacent road and on the quarry site, which may heighten perception of working and productive environment. • Introduction of neighbouring buildings and structures with shapes, colours and textures that may add to sense of uniformity. • Introduction of neighbouring buildings and structures that are more industrial in nature, which may contrast with the forestry-related landscape features of this LCT, potentially creating an isolated environment that does not relate to surroundings.
Magnitude of Change	<p>The ZTV indicates that the Proposed Development would be intervisible from a relatively small area of this LCT, concentrated mainly to elevated parts. In reality, effects would be limited due to screening effects of dense conifer plantation and proposed mitigation planting near the A87 road. In areas of felling, the effects may be noted, and during construction, traffic on the A87 may be perceptible.</p> <p>The magnitude of change is therefore considered to be <u>Low</u> during both construction and operation.</p>
Effect Significance	<p>The Proposal would result in small changes to the existing landscape character of the area.</p> <p>The predicted Low magnitude of change on a landscape of Low-Medium sensitivity is considered likely to lead to an indirect <u>Negligible-Minor</u> adverse landscape effect during construction and operation, which would <u>not be significant</u>.</p>

Harbour Settlement LCT	
Landscape Baseline	
Landscape Character Description	<p>Within the study area, there are three areas of this LCT, all of which are covered by the ZTV, so all are discussed here. Kyle of Lochalsh is one of these areas and Kyleakin contains the other two.</p>

Harbour Settlement LCT	
	<p>Landform of this LCT is characterised by coastal edge locations at the bottom of steep inland slopes, where the steep slopes typically form the edge of the LCT.</p> <p>There are multiple integrated land uses within this LCT, including marine, service and residential activities, and there is a clear relationship between the layout and functionality of development. Landscape features, including harbours, are small-scale in nature and there are a variety of colours, textures, patterns and experiences. There is a concentration of human activity, particularly in areas close to the harbour where piers / harbours / waterfronts are focal points. There are also recreational opportunities (core paths).</p> <p>Views are contained by landform and orientated to face out towards the sea. These areas are most visible from opposite shores, but not particularly visible from the surrounding landscape.</p> <p>The character of Kyle of Lochalsh is distinct from Kyleakin, but in both, there are features of cultural heritage importance (scheduled monuments and a GDL) and a general awareness of historic land uses and activities. In Kyle of Lochalsh, evidence of recent decline highlights changes to the function and economy of the area.</p>
Principle Positive Components	<ul style="list-style-type: none"> • Integration of different land uses and strong relationship between layout and functionality. • Sense of spatial enclosure and shelter. • Views towards the sea and piers / harbours / waterfronts as focal point. • Concentration of human activity and value as tourist destination and residential hub of services and facilities. • Variety of colours, texture, patterns and experiences. • Small scale landscape features. • Cultural heritage value. • Recreational opportunities.
Principle Negative Components	<ul style="list-style-type: none"> • Confluence of development at road junctions and associated visual complexity. • Industrial port-related features. • Some evidence of decline and change in terms of function and economy.
Landscape Value and Susceptibility	<p>This LCT is associated with features of regional importance but these are relatively common within the wider context. The LCT includes a designated landscape (GDL) and landscape is valued for its recreational opportunities, cultural heritage and scenic quality.</p> <p>Landscape Value is therefore considered to be <u>Medium</u>.</p>
Assessment of Landscape Effects	
Landscape Receptors	<p>The Proposed Development lies outwith this LCT to the west and south-west.</p> <p>The principle aspects of this landscape which may be affected indirectly by the Proposal comprise:</p> <ul style="list-style-type: none"> • Views towards the sea and piers / harbours / waterfronts as focal point. • Concentration of human activity. • Value as tourist destination and hub of local services and facilities. • Variety of colours, textures, patterns and experiences. • Small-scale landscape features and traditional vernacular architecture. • Evidence of decline and change in terms of function and economy.
Landscape Sensitivity	<p>This is a reasonably valued landscape with a composition and characteristics tolerant of some degree of change of the type proposed.</p> <p>Landscape sensitivity to the type of development proposed is considered to be <u>Medium</u>.</p>
Potential Effects	<p>Potential indirect effects which may result to this landscape comprise of the following:</p> <ul style="list-style-type: none"> • Introduction outwith this LCT of coastal development, which may act as additional focal point on waterfront and divert attention from existing focus. • Outwith this LCT extension of pier structure, which may increase its focal dominance and portray image of human domination over landscape.

Harbour Settlement LCT	
	<ul style="list-style-type: none"> • Introduction outwith this LCT of a further source of human activity, which may add to concentration of human activity. • Addition outwith this LCT of new industry, which may enhance perception of area as hub of local services and facilities but may alter experience as tourist destination. • Introduction outwith this LCT of new buildings and structures, which may change pallet of colours, textures, patterns and experiences. • Introduction outwith this LCT of large scale development which is more industrial in nature, which may contrast with small-scale landscape features and traditional vernacular architecture. • Addition of new industry to the area, which may improve and change perception of townscape in decline.
Magnitude of Change	<p>The ZTV indicates that the Proposed Development would be intervisible from more elevated parts of this LCT. In reality, effects would be limited, particularly from Kyleakin, by screening effects of intervening buildings and structures (e.g. Skye Bridge), landform and trees. It would also be seen in the context of an existing quarry and pier.</p> <p>The magnitude of change is therefore considered to be <u>Low-Medium</u> during construction and operation.</p>
Effect Significance	<p>The Proposed Development would not quite fit with the scale or local pattern of the landscape and may become locally influential.</p> <p>The predicted Medium magnitude of change during construction and Low-Medium during operation on a landscape of Medium sensitivity is considered likely to lead to an indirect <u>Minor-Moderate adverse</u> landscape effect during construction and operation, which would not be significant.</p>

Offshore Islands LCT	
Landscape Baseline	
Landscape Character Description	<p>Within the study area, there are four islands / island clusters contained within this LCT that will be discussed here: the Black Islands near Erbusaig Bay; Eilean a Mhal and island near Plock of Kyle; Eilean Ban; and Eilean an Dubha. These islands were not visited during this assessment, so the baseline and assessment is based on desk-based information combined with views of the islands from nearby coastal areas.</p> <p>This LCT comprises of a range of small, irregular and low lying islands. The majority of these are not accessible to people due to dangerous rocky and shallow sea beds. They are relatively close to the mainland, appearing in views from surroundings, creating dispersed and graded edges between land and sea environment. The islands in this LCT can act as a visual focus in views from surrounding areas, particularly when clustered together, as these islands are.</p> <p>The sense of place is strongly influenced by the island's relationship and distance from neighbouring land mass: where more isolated islands (like Eilean a Mhal) have a more distinct character to those islands which are close to the mainland or Isle of Skye (like Eilean an Dubha). The isolated islands are more wild in character.</p> <p>The largest offshore island (Eilean Ban) within the study area differs slightly from the other islands in the LCT. Its character is influenced by its relationship to the A87 road over the Skye Bridge, the only road from the mainland to the Isle of Skye, which crosses via this island. The perception of insularity is weakened as a result of the main road access and lack of contact with isolating water. However, the design of the bridge's shape highlights the dividing and isolating stretch of water. Human presence is noted on Eilean Ban where there is a managed walking trail, lighthouse, property and A-road.</p> <p>This LCT is included within the Plockton-Kyle Special Landscape Area (SLA).</p>
Principle Positive Components	<ul style="list-style-type: none"> • Sense of wildness and absence of human intervention (on majority of islands). • Visual focus in views from surrounding areas. • Perception of graded edge between land and sea environment. • Distinct island character.

Offshore Islands LCT	
Principle Negative Components	<ul style="list-style-type: none"> • Sensitivity of distinct island character which is influenced by relationship (distance, form etc.) between island and neighbouring land mass. • Visible human presence on Eilean Ban island and dominance of man-made structure (Skye Bridge).
Landscape Value and Susceptibility	<p>This LCT is associated with some features of regional importance but these are relatively common within the wider context. The landscape forms a key part of a designated landscape (SLA) and is appreciated for its scenic quality and cultural heritage associations.</p> <p>Landscape Value is therefore considered to be <u>Medium</u>.</p>
Assessment of Landscape Effects	
Landscape Receptors	<p>The Proposed Development lies just outwith the southernmost part of this LCT to the south.</p> <p>The principle aspects of this landscape which may be affected by the Proposed Development comprise:</p> <ul style="list-style-type: none"> • Sense of wildness and absence of human intervention (on majority of islands). • Visual focus in views from surrounding areas. • Perception of graded edge between land and sea environment. • Distinct island character which is influenced by relationship between island and neighbouring land mass. • Visible human presence on Eilean Ban island and dominance of man-made structure (Skye Bridge).
Landscape Sensitivity	<p>This landscape is reasonably valued and of a distinctive character tolerant of a small degree of change of the type proposed.</p> <p>Landscape sensitivity to the type of development proposed is considered to be <u>Medium-High</u>.</p>
Potential Effects	<p>Potential indirect effects which may result to this landscape comprise:</p> <ul style="list-style-type: none"> • Introduction outwith this LCT of man-made structures and human activity, which may diminish sense of wildness on majority of islands; and increase perception of human presence on Eilean Ban. • Introduction outwith this LCT of large-scale development, which may compete with focal character of islands. • Outwith this LCT, the extended pier structure, which may obscure island edges and decrease the islands' sense of isolation and distinct character.
Magnitude of Change	<p>The ZTV indicates that the Proposed Development would be intervisible from a most areas of this LCT, except the island closest to Erbusaig. In reality, effects would be partially screened by low scrub vegetation on the islands and local landform. It would also be seen in the context of an existing quarry and pier.</p> <p>The magnitude of change is therefore considered to be <u>Medium</u> during both construction and operation.</p>
Effect Significance	<p>The Proposed Development would be inconsistent with the landform, scale and pattern of the landscape.</p> <p>The predicted Medium magnitude of change on a landscape of Medium-High sensitivity is considered likely to lead to an indirect <u>Moderate adverse</u> landscape effect during construction and operation, which would be <u>significant</u>.</p>

Rocky Moorland LCT	
Landscape Baseline	
Landscape Character Description	<p>This landscape consists of open areas of undulating landform and rock outcrops. There is a quiet, rugged and remote character and a general sense of openness, although topography leads to creation of smaller enclosed spaces.</p> <p>Landscape patterns can appear random and undifferentiated, so attention is drawn to foreground details as there are no focal points. Perceptions of distance and scale can be difficult to read. There is little human presence except some settlement on the edge of the LCT and a railway line along the coast.</p>

Rocky Moorland LCT	
	This LCT is included within the Plockton-Kyle Special Landscape Area (SLA).
Principle Positive Components	<ul style="list-style-type: none"> • Quiet, rugged and remote character. • Lack of human presence across majority of LCT. • General openness and series of smaller more enclosed spaces.
Principle Negative Components	<ul style="list-style-type: none"> • Lack of focal visual elements and apparent random pattern of elements within LCT. • Perceptions of distance and scale can be difficult to read.
Landscape Value and Susceptibility	<p>The landscape forms part of a designated landscape and is appreciated for its rugged and remote character, though it is not particularly noted for any recreation or cultural associations.</p> <p>Landscape Value is therefore considered to be <u>Low-Medium</u>.</p>
Assessment of Landscape Effects	
Landscape Receptors	<p>The Proposed Development lies considerably outwith this LCT to the south-west.</p> <p>The principle aspects of this landscape which may be affected by the Proposed Development comprise:</p> <ul style="list-style-type: none"> • Quiet, rugged and remote character. • Lack of human presence. • Lack of focal visual elements and resulting pull of attention to foreground details. • Difficulty perceiving distance and scale.
Landscape Sensitivity	<p>This landscape is potentially tolerant of some degree of change of the type proposed.</p> <p>Landscape sensitivity to the type of development proposed is considered to be <u>Low-Medium</u>.</p>
Potential Effects	<p>Potential indirect effects which may result to this landscape comprise of the following:</p> <ul style="list-style-type: none"> • Introduction outwith this LCT of man-made elements, which may detract from quiet, rugged and remote character; • Introduction outwith this LCT of large-scale development, which may add focal point on skyline and provide sense of scale.
Magnitude of Change	<p>The ZTV indicates that the Proposed Development would be intervisible from the part of this LCT orientated to the south-west on elevated ground. In reality, effects would be limited due to the mitigating effects of distance and the context within which the development would be seen –with other man-made elements that already act as a focal point on the skyline, and in the context of an existing quarry and pier.</p> <p>The magnitude of change is therefore considered to be <u>Low</u> during construction and operation.</p>
Effect Significance	<p>The Proposed Development would not quite fit with the scale or local pattern of the landscape.</p> <p>The predicted Low magnitude of change during construction and operation on a landscape of Low-Medium sensitivity is considered likely to lead to an indirect <u>Minor adverse</u> landscape effect during construction and operation, which would not be significant.</p>

Rocky Undulating Plateau LCT	
Landscape Baseline	
Landscape Character Description	The landscape consists of elevated, expansive areas of plateau on undulating landform and exposed rock, and mixture of lochans, rock and exposed peat. Slopes on the edges of plateaus create distinct boundaries to these

Rocky Undulating Plateau LCT	
	landscapes, which are often not visible from surrounding areas and are consequently rarely visited by people. Land use across the LCT is not particularly active, although there is some deer grazing. There is an isolated, exposed, remote sense of place in this landscape, furthered by climate extremes and specifically adapted vegetation. The LCT is perceived to have high wilderness value due to minimal human intervention in the majority of the landscape and by its seemingly random pattern of elements. There are few focal visual elements in the landscape so attention is often drawn to the close foreground or distant skyline.
Principle Positive Components	<ul style="list-style-type: none"> • Expansive plateau with distinct isolating edge. • Lack of human presence related to limited accessibility of area. • Sense of remoteness, exposure and wilderness. • Vegetation adapted to grow in extreme climatic conditions.
Principle Negative Components	<ul style="list-style-type: none"> • Lack of focal visual elements and apparent random pattern of elements within LCT. • Vegetation and ground conditions fragile to pressures such as deer grazing and erosion and changes to adjoining land use.
Landscape Value and Susceptibility	<p>The landscape characteristics are common with the regional context but a small proportion of the landscape is included within a few ecological designations. It's wilderness and remote qualities are valued but the LCT is not appreciated for any recreation or cultural associations.</p> <p>Landscape Value is therefore considered to be <u>Low</u>.</p>
Assessment of Landscape Effects	
Landscape Receptors	<p>The Proposed Development lies considerably outwith this LCT to the south-west. The principle aspects of this landscape which may be affected by the Proposed Development comprise:</p> <ul style="list-style-type: none"> • Sense of remoteness, isolation and wilderness. • Lack of focal visual elements within LCT and resulting pull of attention to close foreground or distant skyline.
Landscape Sensitivity	<p>This landscape is potentially tolerant of some degree of change of the type proposed.</p> <p>Landscape sensitivity to the type of development proposed is considered to be <u>Low-Medium</u>.</p>
Potential Effects	<p>Potential indirect effects which may result to this landscape comprise of the following:</p> <ul style="list-style-type: none"> • Introduction of man-made elements, which may detract from sense of remoteness, isolation and wilderness. • Introduction of large-scale development, which may add focal point on skyline.
Magnitude of Change	<p>The ZTV indicates that the Proposed Development would be intervisible from some elevated peripheral areas of this LCT. In reality, effects would be limited due to the mitigating effects of distance and the context within which the development would be seen –with other man-made elements that already act as a focal point on the skyline, and in the context of an existing quarry and pier.</p> <p>The magnitude of change is therefore considered to be <u>Low</u> during construction and operation.</p>
Effect Significance	<p>The Proposed Development would not quite fit with the scale or local pattern of the landscape.</p> <p>The predicted <u>Low</u> magnitude of change during construction and operation on a landscape of <u>Low-Medium</u> sensitivity is considered likely to lead to an indirect <u>Minor adverse</u> landscape effect during construction and operation, which would not be significant.</p>

Rugged Massif	
Landscape Baseline	
Landscape Character	There are two areas of this LCT within the study area. Both are covered by the ZTV, so both will be discussed

Rugged Massif	
Description	<p>here.</p> <p>This LCT is formed of large broad hills with gentle slopes that give rise to undulating skylines. These hills have large bases and no distinct peaks so it can be difficult to tell the size and scale of the landform. The uniformity of the hills also means it can be difficult to orientate oneself within the LCT. There is a remote and exposed sense of place in this large-scale landscape.</p> <p>There is limited human presence, although there are some small settlements located along access routes along the coastline. There are few active land uses except deer grazing.</p> <p>Part of this LCT is included within the Plockton-Kyle Special Landscape Area (SLA).</p>
Principle Positive Components	<ul style="list-style-type: none"> • Undulating landform visible on skyline. • Remote and exposed sense of place. • Limited human presence except dispersed properties on coast. • Elevated vistas over neighbouring landscapes.
Principle Negative Components	<ul style="list-style-type: none"> • Overhead line can be seen along the base of the landscape. • Roads, railways and settlements can dominate the coastal edge of this landscape.
Landscape Value and Susceptibility	<p>A large proportion of this LCT is included in ecological and landscape designations which are of regional important and the landscape is valued for its scenic quality and recreational opportunities.</p> <p>The landscape value is therefore considered to be <u>Medium</u>.</p>
Assessment of Landscape Effects	
Landscape Receptors	<p>The principle aspects of this landscape which may be affected by the Proposed Development comprise:</p> <ul style="list-style-type: none"> • Remote and exposed sense of place with little human presence. • Elevated vistas over neighbouring landscapes.
Landscape Sensitivity	<p>This reasonably valued landscape is potentially tolerant of some degree of change of the type proposed.</p> <p>Landscape sensitivity to the type of development proposed is considered to be <u>Medium</u>.</p>
Potential Effects	<p>Potential indirect effects which may result to this landscape comprise of the following:</p> <ul style="list-style-type: none"> • Introduction outwith this LCT of man-made elements, which may detract from remote and exposed sense of place. • Introduction outwith this LCT of large-scale development, which be experienced in elevated vistas over neighbouring landscapes.
Magnitude of Change	<p>The ZTV indicates that the Proposed Development would be intervisible from large elevated areas of this LCT. In reality, effects would be limited due to the mitigating effects of distance and the context within which the development would be seen – with other man-made elements that already act as a focal point on the skyline, and in the context of an existing quarry and pier.</p> <p>The magnitude of change is therefore considered to be <u>Low</u> during construction and operation.</p>
Effect Significance	<p>The Proposal would not quite fit with the scale or local pattern of the landscape.</p> <p>The predicted <u>Low</u> magnitude of change during construction and operation on a landscape of <u>Medium</u> sensitivity is considered likely to lead to an indirect <u>Minor adverse</u> landscape effect during construction and operation, which would not be significant.</p>

Smooth Stepped Moorland LCT	
Landscape Baseline	
Landscape Character	This LCT comprises a range of smooth repetitive stepped landforms, that alternate between large open moorland

Smooth Stepped Moorland LCT	
Description	and ridges. These steps create a distinctive flow to the landscape which continues until it reaches the sea. The landform is blanketed with a uniform cover of low lying vegetation such as grasses and heather. Patches of scrub woodland are found creating a buffer between roads and surrounding landscape areas. The stepped nature creates enclosed areas that are not visible from main access points or along the coast. To the east, a quarry creates a distinctive change to the rhythm of the landscape. Lines are created through the landscape through human activity such as roads, plantations, small settlements and an airstrip.
Principle Positive Components	<ul style="list-style-type: none"> • Smooth repetitive stepped landforms. • Expansive vistas over the landscape towards the coastline. • Large-scale landscape with feeling of exposure and openness. • Some enclosed areas along the coastline.
Principle Negative Components	<ul style="list-style-type: none"> • Man-made influences such as quarry, road corridor and overhead line. • Harsh edges of the forestry plantation contrast with the smooth lines and texture of the landscape.
Landscape Value and Susceptibility	<p>The landscape forms part of a landscape and ecological designations as well as landscape features that are valued locally. It has some recognition for its scenic quality with coastal vistas but its characteristics are not uncommon in within the regional context.</p> <p>Landscape Value is therefore considered to be <u>Medium</u>.</p>
Assessment of Landscape Effects	
Landscape Receptors	<p>The Proposed Development is located in the north-eastern periphery of this LCT. The principle aspects of the landscape which may be affected by the Proposed Development comprise:</p> <ul style="list-style-type: none"> • Expansive vistas. • Presence of man-made influences such as quarry, road corridor and overhead line.
Landscape Sensitivity	<p>This is a reasonably valued landscape with a composition and characteristics tolerant of some degree of change of the type proposed.</p> <p>Landscape sensitivity to the type of development proposed is therefore considered to be <u>Medium</u>.</p>
Potential Effects	<p>Potential effects which may result to this landscape comprise of the following:</p> <ul style="list-style-type: none"> • Introduction of large-scale development, which may be experienced in expansive vistas. • Introduction of man-made development, which may further the perception of human influence within the LCT.
Magnitude of Change	<p>There will be direct landscape changes to the derelict quarry within which it is situated and the existing pier feature, which will be replaced by a slightly longer one. In terms of indirect change, the ZTV indicates that the Proposed Development would be intervisible from a relatively small part of the LCT, concentrated close to the Proposed Development. Furthermore, effects would be limited due to the screening effects of tree cover and the mitigating effects of the context within which the development would be seen – with other man-made elements that already act as a focal point on the skyline, and in the context of an existing quarry and pier.</p> <p>The magnitude of change is therefore considered to be <u>Locally Medium</u> in the Quarry area but generally <u>Low</u> elsewhere during construction and operation.</p>
Effect Significance	<p>The Proposal would not quite fit with the scale or local pattern of the landscape.</p> <p>The predicted Low magnitude of change during construction and operation on a landscape of Medium sensitivity is considered likely to lead to a Locally Moderate and direct but generally indirect <u>Minor adverse</u> landscape effect during construction and operation, which would not be significant.</p>