Mobile Phone Radio Base Station

Bogaire, Mamore Estate

Site Reference: CS ID - 30731101

Landscape and Visual Appraisal

Report for

Clarke Telecom

Main contributors

Liam Brown
Rohan Sinha
Craig Wilson

Issued by

Rohan Sinha

Approved by

Rohan Sinha

WSP

7th Floor
110 Queen Street
Glasgow G1 3BX
United Kingdom

Copyright and non-disclosure notice

Third party disclaimer

Management systems

This document has been produced in full compliance with our management systems, which have been certified to ISO 9001, ISO 14001 and ISO 45001 by Lloyd's Register.

Document revisions

No.	Details	Date
1	Final	30/11/23

Contents

1. Landscape and Visual Appraisal	4
2. Planning Policy Context	6
3. Mitigation Measures	7
5.1a. Landscape Appraisal: Landscape Character	8
5.1b Landscape Appraisal: Landscape Character continued.	11
5.1c Landscape Appraisal: Landscape Character continued.	12
5.2 Landscape Appraisal: Landscape Character	13
5.3 Landscape Appraisal: Landscape Designation	13
6.1 Visual Appraisal: Visual Receptors	16
6.2 Visual Appraisal: Visual Receptors	18
7. Cumulative Effects	19
7. Summary	19
8. References	21

1. Landscape and Visual Appraisal

Introduction

This Landscape and Visual Appraisal (LVA) considers the potential landscape and visual effects resulting from the Proposed Development, a new radio base station comprising a 20.5 metres (m) high lattice tower, associated telecoms infrastructure and four solar arrays.

The site is located on the valley floor of upper Glen Nevis approximately 8km northeast of Kinclochleven in the Lochaber district of the West Highlands within the Mountain Massif – Lochaber Landscape Character Type (LCT) as classified by the NatureScot Landscape Character Assessment (2019).

The objective of this assessment has been to determine the landscape and visual effects of the Proposed Development on the existing landscape resource and visual amenity. The LVA has been prepared by chartered landscape architects at WSP and should be read in conjunction with the description of the Proposed Development as set out as part of the Planning Application.

This report is not a formal Landscape and Visual Impact Assessment and is outside the requirements of the Environmental Impact Assessment (EIA) Directive and Regulations but has been prepared to accord with recommendations in the '*Guidelines for Landscape and Visual Impact Assessment'* (GVLIA 3) produced by the Landscape Institute and the Institute of Environmental Management and Assessment, 2013.

The following landscape and visual receptors have been considered for inclusion in the assessment:

- Landscape character, key characteristics and elements;
- Landscape designations and associated special landscape qualities; and
- Views and visual amenity experienced by residents, recreational users and road/ rail users.

The assessment process has included the construction and operational phases of the Proposed Development. The LVA has been informed by desk-based analysis and field investigations undertaken during **August 2023.** It is supported by a number of figures and visualisations including a Zone of Theoretical Visibility and Viewpoint Visualisation Pack **(Figure 1-8)** as well as **Appendix A:** LVA Methodology. A separate Wild Land Assessment in relation to the Rannoch – Nevis – Mamores – Alder WLA has also been undertaken for the Proposed Development and is included as part of the Planning Application.

Project Description

The site is located to the west of Tom an Eite, a small hill summit comprising mainly marshy grassland, approximately 280m north of the confluence of the Allt Coire a' Bhinnein and the Water of Nevis and approximately 2.8km northwest of Luibeilt in the central part of upper Glen Nevis. An existing Right of Way, forming part of Scottish Hill Track 158 - Corrour Station (Loch Ossian) to Fort William by Glen Nevis, passes the site to the south. It also lies within the northern part of the Ben Nevis and Glen Coe National Scenic Area (NSA) and north-western part of the Wild Land Area (WLA) 14: Rannoch – Nevis – Mamores – Alder.

The Proposed Development comprises a mobile phone radio base station incorporating a 20.5m high lattice tower (20.8m to top of dish support poles) supporting 3 no. antennas and 2 no. transmission dishes within a fenced compound enclosing various metering, equipment and radio cabinets, 1 no. VSAT as well as an off-grid generator and four solar arrays. The compound will be constructed on an area of hardstanding and will be secured by a 1.9m high deer fence. Access to the site would be from the B863 west of Kinlochleven which follows an existing surfaced Right of Way to Luibeilt, part of which overlaps with the Scottish Hill Track 161 (Kinlochleven to Luibeilt). From Luibeilt, access will follow an existing Right of Way (forming part of Scottish Hill Track 158) westward through upper Glen Nevis to the site.

Methodology

Please refer to **Appendix A:** LVA Methodology.

ZTV Analysis

Zone of Theoretical Visibility (ZTV) mapping has been prepared (please refer to **Figures 1 and 2**) based upon OS DTM Terrain data to illustrate the worst-case scenario visibility of the Proposed Development. The ZTV has been calculated using ReSoft© WindFarm computer software to produce an area of potential visibility of any part of the proposed lattice tower. The ZTV does not however take account of built development and vegetation, which can reduce the extent of actual visibility in the field and as such provides the limits of the visual assessment Study Area. As a result, there may be roads, tracks and footpaths in the wider setting which, although shown as falling within the ZTV, have restricted viewing opportunities since they are heavily screened or filtered by banks, walls and

vegetation. The ZTV therefore provides a starting point in the assessment process and demonstrates a 'worst-case' or over-estimated scenario of the potential visibility of the tower.

The ZTV map illustrates areas where it may be theoretically possible to view any part of the proposed tower either in its entirety or partial views of part of the structure.

As illustrated in **Figure 1**, theoretical visibility of the Proposed Development is primarily concentrated to a 2km radius of the site across the valley floor of upper Glen Nevis, between northwest of Luibeilt and east of Tom a' Choinneachaidh. **Figure 1** also demonstrates a pattern of theoretical visibility across the hill slopes of upper Glen Nevis at Binnein Beag and Meall Doire na h-Achlais. This distribution of theoretical visibility is continued across the northern flanking hills of upper Glen Nevis, encompassing the summits Sgurr a' Bhuic, Stob Coire Bhealaich, Sgurr Choinnich Beag, Sgurr Choinnich Mor, and Meall a' Bhuirich.

Beyond 2km, and out to a range of 6km from the Proposed Development, theoretical becomes increasingly fragmented and limited to elevated terrain to the north, northwest, south, southwest and east.

A linear expanse of theoretical visibility is illustrated by **Figure 1** extending in a north-easterly direction along the south-eastern slopes and summits of the Grey Corries including Sgurr Choinnich Mor, Stob Coire Easain, Stob Coire an Laoigh, Caisteal, Stb Coire Cath na Sine, and Stob Choire Claurigh. To the northwest, theoretical visibility is shown for the southeastern slopes and summits of Sgurr a' bhaic, Stob Coire Bhealaich, Aonach Beag and Meal Cumhan, while to the southwest the north-eastern slopes and summit of An Gearanach and An Garbhanach (in The Mamores, **Figure 6**), and the summit and upper slopes of Sgur Aeide Beag and Sgurr Eilde Mor are predicted to attain theoretical views of the Proposed Development.

Beyond 6km from the site theoretical visibility is limited to distant high terrain including of Meall a' Bhainne, Beinn a' Bhric and Leum Uilleim to the east, and Sgurr a' Mhaim to the southwest. Distant theoretical visibility is indicated on the middle slopes of Garbh-bheinn (approximately 11km east) and the upper, west facing slopes and summit of Beinn na Lap approximately 13km to the east, and Carn Dearg, approximately 18km to the southeast (**Figure 2**).

Landscape and Visual Baseline

Landscape receptors indicated by **Figure 1** as having theoretical visibility of the Proposed Development and therefore considered relevant to the LVA are as follows:

- Mountain Massif – Lochaber Landscape Character Type (LCT). The 'host' LCT for the Proposed Development (NatureScot LCT 233) (also includes the access track and the majority of the site access route).
- Rugged Massif – Lochaber LCT (NatureScot LCT 238).
- Ben Nevis and Glen Coe NSA.

Within 10km, the primary visual receptors illustrated by **Figure 1** as having theoretical visibility of the Proposed Development would be recreational users of upper Glen Nevis accessing the various walking and climbs routes in The Mamores, The Grey Corries and Ben Nevis range. Although there are no promoted Long-Distance Routes through the glen, a Right of Way (Scottish Hill Track 158 - Corrour Station to Fort William by Glen Nevis) provides access through Glen Nevis. The Right of Way comprises a narrow footpath through a rocky wooded gorge and subsequent marsh and rough grassland, fording several watercourses as it progresses east towards the site. Near the site, the Right of Way becomes a more informal grass track before continuing to Luibeilt where it adjoins a further surfaced access track which forms part of Scottish Hill Track 161 (Kinlochleven to Luibeilt)[1] that is located outwith the ZTV. As a result, access on foot through upper Glen Nevis can be challenging.

Core Paths within the study area are confined to the western areas at Nevis Forest (Core Path LO07.04, LO07.09) and Lower Falls to Paddy's Bridge (LO07.08). These are located between 6-10km from the Proposed Development and are outwith the ZTV.

No transport routes or settlements are shown as attaining theoretical visibility of the Proposed Development and there are no residential properties within an approximate range of 7km. Between 8-10km, residential properties to the west of the study area at Achriabhach within Glen Nevis, and within Kinlochleven / Kinlochmore to the southwest are indicated as having no theoretical visibility. Other remaining receptors would have very limited to no visibility of the Proposed Development and are therefore excluded from the assessment on the basis that effects would be Negligible.

[1] Scottish Hill Tracks, 2011. Scottish Rights of Way and Access Society (ScotWays).

Consequently, the viewpoint locations indicated on **Figures 1-2** (illustrated in **Figures 3-8**) and considered by the viewpoint analysis (**Section 4**) have been provided from flanking positions to the east and west of the Proposed Development in upper Glen Nevis as well as from a representative selection of Munro and Corbett summits within a 10km radius.

Cumulative Telecommunications Developments:

There are no existing or consented telecommunication masts within 5km of the Proposed Development. The nearest existing mast is ~8.5km southwest near Kinclochleven. Due to the long intervening distance and no intervisibility between this development and the Proposed Development, there would be no cumulative effects.

At the time of writing, there are no submitted telecommunication mast applications within 5km. There are two other proposed (pre-planning) masts in Upper Glen Nevis within 5km of the Proposed Development that are relevant to the cumulative assessment, as follows:

- Steall – Water of Nevis – 2km, west (20.5m in height).
- Hillside at Meall a' Bhuirich - 2.2km, southeast (20.5m in height).

There are also several pre-planning masts beyond 5km, however, due to the intervening distance and very limited to no intervisibility between the Proposed Development and these masts, they are excluded from the cumulative assessment.

2. Planning Policy Context

The LVA has taken account of national and local planning requirements in relation to the Proposed Development, as described in the Planning Statement accompanying the planning application. This includes the Highland Wide Local Development Plan (HwLDP). Further information in relation to strategic landscape planning guidance from the Highland Council is summarised below:

HWLDP, 2012

- Policy 28 -Sustainable Design:
  - *"The Council will support developments which promote and enhance the social, economic and environmental wellbeing of the people of Highland. Proposed Developments will be assessed on the extent to which they:*
    - *… impact on the following resources, including pollution and discharges, particularly within designated areas:*
      - *Landscape*
      - *Scenery…"*
    - *demonstrate sensitive siting and high-quality design in keeping with local character and historic and natural environment…"*
- Policy 46 – Siting and Design of Communications Infrastructure:
  - *"The Council will support proposals for the provision of new communications infrastructure, where:*
    - *equipment and any associated access are sited and designed sensitively to avoid adverse impacts on natural, built and cultural heritage, including landscape character and views;*
    - *existing masts or other structures cannot be shared;*
    - *existing services are not interfered with; and*
    - *redundant masts and equipment are removed (without prejudice to their possible re-use elsewhere).*
  - *The cumulative visual effect of equipment will also be taken into account when assessing proposals."*
- Policy 57 – Natural, Built and Cultural Heritage:
  - *"All development proposals will be assessed taking into account the level of importance and type of heritage features, the form and scale of the development, and any impact on the feature and its setting… The following criteria will also apply:*

- *…For features of national importance, we will allow developments that can be shown not to compromise the natural environment, amenity and heritage resource. Where there may be any significant adverse effects, these must be clearly outweighed by social or economic benefits of national importance…"*

- Policy 61 – Landscape:
  - *"New developments should be designed to reflect the landscape characteristics and special qualities identified in the Landscape Character Assessment of the area in which they are proposed. This will include consideration of the appropriate scale, form, pattern and construction materials, as well as the potential cumulative effect of developments where this may be an issue… In the assessment of new developments, the Council will take account of Landscape Character Assessments, Landscape Capacity Studies and its supplementary guidance on Siting and Design and Sustainable Design, together with any other relevant design guidance."*

3. Mitigation Measures	
Proposed Mitigation:	In order to mitigate potential landscape and visual effects the layout and design of the Proposed Development can incorporate measures to form a development that is more appropriate and relevant to the landscape character and visual features of the site. From a landscape and visual mitigation perspective, the core measure in the design process was to minimise the potential visual prominence of the Proposed Development, as far as possible, within the technical parameters required for the Proposed Development to function as intended. Consideration has been given to the general principles set out by adopted guidance, such as PAN 62[2] and Policies 28, 46 and 61 of the HWLDP, resulting in the following measures being embedded as part of the Proposed Development to reduce the visual prominence of the new elements within the landscape and assist in the absorption of the site as a less obtrusive feature of upper Glen Nevis: • The 20.5 metres (m) high lattice tower is specified to be coloured RAL 7034 (Yellow Grey) in order to blend with the surrounding marshy grassland vegetation in the base of upper Glen Nevis. • Likewise, the various metering, equipment and radio cabinets associated with the Proposed Development are also specified to be coloured RAL 7034 (Yellow Grey) in order to blend with surrounding vegetation. • A locally appropriate, 1.9m high deer fence is proposed to enclose ground-based infrastructure, including the four solar arrays. • Given the degree of containment provided by steep flanking slopes, the site has been located on the glen floor, as far as practical, so that a backcloth of terrain is provided within views from the glen floor. • Where possible, the Proposed Development has been designed to reduce complex and unnatural forms, which can be visually intrusive in a simple landscape character with inherent qualities of naturalness. • The site access utilises an existing Right of Way from Kinclochleven to the site with only a small section of access track proposed to the minimum distance required. • On completion of site construction, the site entrance and proposed access track would be cleared of any construction signage and left in a tidy and co-ordinated condition with fencing neatly tied into new gates / access details. The set down area would also be fully re-instated to accord with the site restoration plan. • The operation of the Proposed Development would include site management to ensure the adequate maintenance of site components and landscape features, such as access track, fencing, gate, and any signage.

[2] Planning Advice Note: PAN 62 Radio Telecommunications, 2001. The Scottish Executive (now Scottish Government).

4. Viewpoint Analysis

The proposed viewpoints were selected and assessed upon following a review of the ZTV and site visit, which are illustrated on **Figure 1 and 2**, and set out below along with a summary of the viewpoint appraisal.

- Viewpoint 1: Track east of site, Glen Nevis
- Viewpoint 2: Track west of site, Glen Nevis
- Viewpoint 3: Binnein Beag
- Viewpoint 4: An Gearanach
- Viewpoint 5: Sgùrr Chòinnich Mòr
- Viewpoint 6: Leum Uilleim

Viewpoint 1: Track east of site, Glen Nevis **(Figures 3a-d)**
Sensitivity: **High** (walkers along Right of Way - Scottish Hill Track 158)
Magnitude: **Medium**
Level of Effect: **Major**
Nature of Effect: Long term (reversible), direct and negative.

Viewpoint 2: Track west of site, Glen Nevis **(Figures 4a-d)**
Sensitivity: **High** (walkers along Right of Way - Scottish Hill Track 158)
Magnitude: **High-Medium**
Level of Effect: **Substantial to Major**
Nature of Effect: Long term (reversible), direct and negative.

Viewpoint 3: Binnein Beag **(Figure 5a-d)**
Sensitivity: **High** (walkers)
Magnitude: **Very Low**
Level of Effect: **Minor**
Nature of Effect: Long term (reversible), direct and neutral.

Viewpoint 4: An Gearanach **(Figure 6)**
Sensitivity: **High** (walkers)
Magnitude: **Very Low**
Level of Effect: **Minor**
Nature of Effect: Long term (reversible), direct and neutral.

Viewpoint 5: Sgùrr Chòinnich Mòr **(Figure 7)**
Sensitivity: **High** (walkers)
Magnitude: **Very Low**
Level of Effect: **Minor**
Nature of Effect: Long term (reversible), direct and neutral.

Viewpoint 6: Leum Uilleim **(Figure 8)**
Sensitivity: **High** (walkers)
Magnitude: **Very Low**
Level of Effect: **Minor**
Nature of Effect: Long term (reversible), direct and neutral.

5.1a. Landscape Appraisal: Landscape Character

Landscape Character Type: Mountain Massif - Lochaber LCT ('host' LCT)

Location:	Lochaber, southwest Highlands
Viewpoints:	Viewpoints 1-5

Key Characteristics:	Topography:	The Mountain Massif – Lochaber LCT encompasses the highest mountains on the British Isles, the Ben Nevis range. These prominent peaks comprise craggy crests of vast and imposing scale with sweeping concave slopes of steep, smooth rock faces which plummet into glaciated valleys. The dramatic terrain profile includes glacial forms such as aretes, corries in the mountains, while rocky clefts are often scribed into hillside and moraine and erratics are regular features of glen floors.
	Vegetation:	The pattern of vegetation cover transitions from grazed rocky meadows and areas of woodland on the glen floor to exposed grey or pink rocky summits via hillslopes clothed in a mosaic of bracken, heather, screes and some birch woodland established in more sheltered gullies. Where present, coniferous forestry occupies hill slopes sometimes encroaching across the glen floor.
	Land Use:	The LCT is predominantly a wild landscape that is immensely popular for year-round recreation with walkers, climbers and skiers. The Nevis Range and Glencoe Mountain ski centres are both located within the LCT which is also managed by a number of estates who utilise the landscape for deerstalking.
	Settlement:	Limited to scattered farmhouses, outbuilding and bothies often finished with whitewashed walls, accentuating their visual prominence in conjunction with shelterbelt planting. Historic features of previous farming practices such as remnant buildings and field systems are common feature of the glen floor.
	Development:	Built structures, car parks and ski lifts associated with both ski centres exert a human influence upon the otherwise wild character at higher elevations.
	Pattern:	High peaks of vast and imposing scale are found in mountainous masses dissected by deep and often broad, U-shaped glens where more diverse and moderate scale landscapes can be experienced.
	Scale:	Large Scale landscape
	Perceptual:	The structure of this landscape has impressive visual force with sheer flat rock faces swooping from mountain summits to the broad glen floor. This sweeping form is often highlighted by triangular configurations of bracken and scree. This is a landscape of a vast scale and strong landscape pattern. From broad U-shaped glen floors, flanking glen sides form a dramatic sense of enclosure with the power of the terrain highlighted by tumbling burns and waterfalls.
	Other:	N/A
Source Reference:	https://www.nature.scot/sites/default/files/LCA/LCT%20233%20-%20Mountain%20Massif%20-%20Lochaber%20-%20Final%20pdf.pdf	

Value: (Guidelines for Landscape and Visual Impact Assessment 3rd Edition, Box 5.1)		
Indicator:	**Range:**	Comment:
Landscape Designation:	National	NSA 15 – Ben Nevis and Glen Coe
Landscape Quality:	High	Higher quality landscape with distinctive attributes. Well maintained elements.
Scenic Quality:	High	The LCT encompasses some of Scotland's most famous and spectacular scenery.
Rarity:	High	Rare features of national importance.
Nature Conservation Interest:	High	The Ben Nevis Special Area of Conservation (SAC) comprises nearly 10,000 hectares (ha) of diverse upland habitat, most notably Caledonian forest and blanket bog, surrounding the Ben Nevis summit.
Recreation Value:	High	In terms of recreational use and public access, the area is very popular with walkers, climbers and skiers including visitors and tourists.

Perceptual Aspects:		High		The dramatic scale, scenic quality and relationship between deep glens and prominent peaks create some of the most spectacular views in Scotland that are often wild and tranquil without widespread human influence.
Other Associations (cultural / literary):		High		Given the national and international reputation of the scenery in this part of Scotland, coupled with Ben Nevis' fame as the highest summit on the British Isles, the area is a popular subject for artists, authors and other cultural associations.
Overall Value:		***High***		
Susceptibility:				
Indicator:	***Range from ← Low to High → Susceptibility:***			**Comment:**
Landscape Scale:	*Large*	☐ ☐ ☒ ☐ ☐	*Small*	Medium Susceptibility - The landscape is of vast and imposing scale with mountainous summits dissected by deep and often broad, U-shaped glens where more diverse and moderately scaled landscapes can be experienced in proximity to the site.
Landform:	*Simple*	☐ ☐ ☐ ☐ ☒	*Complex*	High Susceptibility – LCT comprises complex and varied landform of prominent craggy peaks (including Ben Nevis summit and range as well as numerous Munros within The Mamores and Grey Corries) with sweeping concave slopes of steep, smooth rock faces which plummet into broad, flat valleys. The site possesses a simpler, slightly undulated/ lumpy landform of marshy grassland mosaic on the glen floor.
Open / Enclosed:	*Prominent*	☐ ☐ ☒ ☐ ☐	*Enclosed*	Medium Susceptibility – Panoramic, long-range and unobstructed visibility is attained across the LCT from elevated location. Although the flanking slopes of glens can be steeply enclosing, channelled, and at times distant, views to several prominent summits is achieved from the broad and predominantly flat glen floor.
Landcover:	*Crops*	☐ ☐ ☐ ☐ ☒	*Natural*	High Susceptibility – Vegetation cover evolves from grazed meadows, marshy grassland and areas of woodland in glens to exposed grey or pink rocky summits. Hillslopes clothed in a mosaic of bracken, heather, screes with birch woodland occasionally established in sheltered gullies. Where evident, coniferous forestry occupies hill slopes sometimes encroaching across the glen floor.
Development:	*Developed*	☐ ☐ ☐ ☐ ☒	*Undeveloped*	High Susceptibility - Sparse development with relatively few visual receptors and scale indicators. Human influences are very limited. Built structures, car parks and ski lifts associated with ski centres exert a human influence upon the otherwise wild character at higher elevations. Loch Eilde Mor was dammed as part of the Kinlochleven hydro-electric scheme. Within upper Glen Nevis, development is dispersed and includes derelict property and outbuilding at Luibeilt, the bothy at Meanach, the surfaced Right of Way to the east, and the Steall ruin and rope crossing near An Steall Waterfall as well as and remnant features of previous farming practices

				including enclosures and leftover fencing. The Right of Way (Scottish Hill Track 158) provides access to the site from Steall Falls car park in the west and via the surfaced track to Luibeilt from Kinclochleven (Scottish Hill Track 161) in the east.
Movement:	*Busy*	☐ ☐ ☐ ☐ ☒	*Still*	High Susceptibility – movement is principally limited to walkers, climbers and other recreational users of the LCT.
Landscape Change:	*Changing*	☐ ☐ ☐ ☒ ☐	*Historic*	High-medium Susceptibility - There is limited evidence of change other than some coniferous forestry on glen sides, the introduction of the ski centres at Nevis Range and Glencoe Mountain and some remnant features of historic farming practices.
Landmarks / Skyline:	*Smooth*	☐ ☐ ☐ ☐ ☒	*Indented*	High Susceptibility – Distinctive, undeveloped skylines with views to landmark and other prominent peaks.
Settlement:	*Urban*	☐ ☐ ☐ ☒ ☐	*Rural*	High-Medium Susceptibility - Sparse settlement limited to scattered farmhouses, outbuilding and bothies resulting in few scale indicators or visual receptors. Historic features of previous farming practices such as remnant buildings and field systems are evident in proximity to the site within 4km in conjunction with the derelict property at Luibeilt and the bothy at Meanach.
Perceptual Aspects:	*Noisy / Developed*	☐ ☐ ☐ ☐ ☒	*Tranquil / Wild*	High Susceptibility – Although some human influences associated with recreational popularity are present, this is predominantly a wild and highly scenic landscape that feels remote from people and human activity.
Overall Susceptibility:		*High*		
Sensitivity:	**High**	Considering the assessment of High susceptibility and the High value in respect of the site and the area of the Mountain Massif - Lochaber LCT likely to be affected by the Proposed Development, the overall sensitivity is assessed as **High**.		

5.1b Landscape Appraisal: Landscape Character continued.

Landscape Character Type / Area / Unit: Mountain Massif - Lochaber LCT ('host' LCT)

Magnitude of Change During Construction:

The construction phase would result in localised direct landscape effects on the site and its component landscape elements, primarily comprising marshy grassland mosaic. The construction phase is anticipated to include the following measures, which are predicted to contribute to long-term, physical effects (on the localised area of land within the application site) and visual effects within the wider context of upper Glen Nevis:

- The physical displacement of existing land cover within the site, comprising marshy grassland mosaic.
- Regrading of the site to form a level area for the proposed compound and access track.
- Processes involved in the construction of built elements of the Proposed Development including any activity associated with ground preparation, marking out and any excavation works to facilitate cable laying.
- The presence and movements of vehicles and other construction plant required during the construction process.

The direct, moderate loss of landscape elements as a result of the Proposed Development would be localised to the footprint of the site and associated access track which represents a localised part of the 'host' LCT. Perceived changes as a result of the construction process are anticipated to be most evident within a localised geographical

extent (~2km of the site) in upper Glen Nevis primarily as a result of the construction of the tower, an uncharacteristic feature in this context. While the construction process would be visible beyond this range within the host LCT, it would appear as a very minor feature of the vast scale of the broader landscape context, set lower down on the floor of upper Glen Nevis.		
Duration:	The duration of these effects would be short-term according to the construction period but would lead to long-term (reversible) effects for the components of the development that would be retained through the operational period. Any required on-site access track would remain in the landscape as permanent development.	
Working Hours (if known):	Weekdays 9-5	Assumed Hours
Reversible effects?	Yes	
Magnitude of Change:	High within ~2km of the site reducing to Low – Very Low beyond this range.	
Level of Effect:	**Substantial** (within ~2km of the site) reducing to **Minor** beyond this range	
The geographical extent of this level of effect would be limited to area within the site itself and extending to an approximate range of 2km across a wider area of the LCT within upper Glen Nevis. The localised nature of this effect implies the wider Mountain Massif - Lochaber LCT would not be affected overall. The nature of these effects would be temporary or long-term (reversible), although any on-site access track is expected to remain in the landscape as a permanent addition, direct, and negative. This is largely due to the nature of construction activity across the site during this period.		

5.1c Landscape Appraisal: Landscape Character continued.		
Landscape Character Type / Area / Unit: Mountain Massif - Lochaber LCT ('host' LCT)		
Magnitude of Change During Operation:		
When considering the baseline landscape conditions, and in review of the key characteristics of the LCT, the Proposed Development would introduce a new land-use to the landscape context, during operation, comprising a vertical, man-made feature, associated ground-based infrastructure including four solar arrays and a new construction and maintenance access track. Across the base of upper Glen Nevis some localised visual containment would be provided by intervening undulations of marshy grassland, at Tom an Eite, and modified bog resulting in reduced visibility of the proposed access track, ground-based infrastructure and solar arrays. Despite this screening influence, the proposed lattice tower would be a visible and uncharacteristic feature over a localised geographical extent (~2km of the site) in upper Glen Nevis. An existing access track forming part of a Right of Way (Scottish Hill Tracks 158), and residual features of previous farming practices (including enclosures and remnant fencing) represent the limited visible human influences in proximity to the site on the valley floor of upper Glen Nevis. Intervening landform limits instances where the Proposed Development can be viewed from the glen floor in conjunction with more distant human influences (over 3km) also within the glen floor such as the derelict buildings at Luibeilt and Meanach to the southeast, Steall ruin to the west, or the dam south of Tom an Eite. From more elevated hill slopes and summits within the LCT, the Proposed Development would appear as a very minor feature of the vast scale of the broader landscape context, set low down on the floor of upper Glen Nevis. Perceived changes to the LCT are therefore anticipated to be most evident within a localised geographical extent (~2km of the site) in upper Glen Nevis primarily as a result of the proposed lattice tower, which would form an uncharacteristic vertical feature in this context.		
Duration:	The duration of these effects would be long-term (through the operational period) and reversible.	
Reversible effects?	Yes	
Magnitude of Change:	High-Medium within ~2km of the site reducing to Low – Very low beyond this range.	
Level of Effect:	**Substantial to Major** (within ~2km of the site) reducing to **Minor** beyond this range	

The nature of these effects would also be direct and negative. The geographical extent of this level of effect would be limited to area within the Site itself and extending to an approximate range of 2km across a wider area of the LCT within upper Glen Nevis. The effects would be reduced in overall terms due to diminished visibility as a result of the extensive presence of intervening topography. The localised nature of this effect implies the wider Mountain Massif – Lochaber LCT would not be affected overall.	

5.2 Landscape Appraisal: Landscape Character
Landscape Character Type: Rugged Massif – Lochaber LCT
This LCT is not assessed in detail as none of the key characteristics of the landscape would be adversely affected by the Proposed Development given the overall actual visibility of the Proposed Development, taking into account screening from intervening vegetation and / or landform. Whilst the Proposed Development would be visible from parts, it would not affect the overall key characteristics of the LCTs. The level of effect on the landscape character beyond the host LCT would be no greater than **Negligible**.

5.3 Landscape Appraisal: Landscape Designation			
Landscape Designation: Ben Nevis and Glencoe NSA			**Figure Ref: Figures 1 and 2**
Location:	Lochaber, southwest Highland		
Viewpoints:	Viewpoints 1-5		
NSA Description	Description from Scotland's Scenic Heritage 1978[3]: "*There is a great variety of landform and scenery within this area, attributable in the main to the intricacy of its geological structure. Granite outcrops form the dominant features around Ben Nevis, Glen Etive and Rannoch Moor, while Glencoe is of volcanic origin. The variety of scenery throughout the area is witnessed in hills that may be smooth or jagged, rounded or precipitous, grass or heather covered. The glens may contain moorland, meadow, arable or forest, and swift streams or calm lochs…* *Many people would consider that Glen Nevis ranks with Glen Affric and Glen Lyon as one of the most beautiful glens in Scotland. No other part of the country has greater relative relief. But it is not scale alone which makes Glen Nevis memorable… the upper glen is a place of peaceful meadows, Alpine in feeling, enhanced by the presence of the graceful Steall waterfall.* *To the east lies Rannoch Moor, probably the best-known moor in Scotland. Its sometimes endless-seeming wastes have a beauty derived from the inter-relationship of water and islands with the moor, and the relationship of the moor to its surrounding mountains."* The special landscape qualities (SLQs) listed below are sourced from the SNH Commissioned Report, 2010[4]. Relevant SLQs considered likely to experience attributable effects as a result of the Proposed Development have been included for detailed assessment as part of the LVA.		
Special Landscape Qualities (SLQ):	1.	A land of mountain grandeur *Although located within upper Glen Nevis, the Proposed Development would have a limited effect on this SLQ. Where visibility is achieved from these limited elevated mountain summits, in the Mamores (two summits) and Grey Corries (four summits) the Proposed Development would appear as a very minor feature of the vast scale of the broader landscape context, set low down on the floor of upper Glen Nevis. The Proposed Development would not be visible from Ben Nevis, Aonach Mor or Glencoe.*	Relevant: ☐
	2.	**A land of classic highland vistas**	**Relevant: ☒**

[3] https://www.webarchive.org.uk/wayback/archive/20210720105112mp_/https://www.nature.scot/sites/default/files/2018-10/Scotlands%20Scenic%20Heritage.pdf

[4] https://www.nature.scot/sites/default/files/2017-07/Publication%202010%20%20SNH%20Commissioned%20Report%20374%20-%20The%20Special%20Qualities%20of%20the%20National%20Scenic%20Areas.pdf

	3.	Human settlement dwarfed by mountain and moorland *The Proposed Development is not considered to alter the relationship or balance of scale between human settlement and mountain grandeur.*	Relevant: ☐
	4.	The expansive Moor of Rannoch *No effect on this SLQ as no theoretical visibility of the Proposed Development is illustrated by Figure 2 for Rannoch Moor.*	Relevant: ☐
	5.	The spectacular drama of Glen Coe *No effect on this SLQ as no theoretical visibility of the Proposed Development is illustrated by Figure 2 for Glen Coe.*	Relevant: ☐
	6.	The wooded strath of lower Glen Coe *No effect on this SLQ as no theoretical visibility of the Proposed Development is illustrated by Figure 2 for Glen Coe.*	Relevant: ☐
	7.	The narrow and enclosed Loch Leven *No effect on this SLQ as no theoretical visibility of the Proposed Development is illustrated by Figure 1-2 for Loch Leven.*	Relevant: ☐
	8.	The impressive massif of Ben Nevis *No effect on this SLQ as no theoretical visibility of the Proposed Development is illustrated by Figure 1-2 for Ben Nevis.*	Relevant: ☐
	9.	**The wild Mamores and secretive Glen Nevis**	**Relevant: ☒**
	10.	The fjord-like upper Loch Leven *No effect on this SLQ as no theoretical visibility of the Proposed Development is illustrated by Figure 1-2 for Loch Leven.*	Relevant: ☐
	11.	Long and green Glen Etive *No effect on this SLQ as no theoretical visibility of the Proposed Development is illustrated by Figure 2 for Glen Etive.*	Relevant: ☐
	12.	The dark heritage *SLQ is not relevant to the Proposed Development and will remain unaffected as a result.*	Relevant: ☐

Source Reference:	SNH Commissioned Report 374: The special qualities of the National Scenic Areas	
Special Landscape Quality: 1. A land of classic highland vistas		
Description	*With each crossing of a glen or watershed, the scenery dramatically changes, from open moor to mountain pass, from smooth hillside to towering crags, from enclosed glen to long sea loch.* *The journey by road northwards across the open Moor of Rannoch Moor, past the sentinel of Buachaille Etive, and down through spectacular Glen Coe to the sea at Loch Leven, is a journey of great contrasts – one of the classic Highland journeys.* *The mountains, moors and glens are visited by many of those in search of the outstanding scenic experience, or outdoor exhilaration and challenge. It is not remote by distance or time from major settlement, particularly Fort William, and a sense of true remoteness must be searched for, with human contact in the upper glens and moors to be expected.*	
Landscape Designation:	National	NSA
Public use / access and perception / experience	Upper Glen Nevis, in proximity to the site, comprises a wild and highly scenic landscape that feels remote from people and human activity despite some limited human influences associated with historic settlement and farming being present. Despite the recreational popularity of the area as a whole, this part of Glen Nevis is more remote and more challenging to access meaning human contact is more limited.	
Value of SLQ:	High	Nationally important
Susceptibility of SLQ:	High	A nationally important designation of scenic quality.

Sensitivity:	**High**	Combined assessment of landscape value and susceptibility specific to the Proposed Development.					
Nature of effect:	The Proposed Development would introduce a new land-use to Upper Glen Nevis comprising a vertical, man-made feature, associated ground-based infrastructure, four solar arrays and a new construction and maintenance access track. Within upper Glen Nevis this effect is judged to be most impactful on the SLQ within a localised geographical extent (~2km of the site) introducing a new human influence upon the inter-relationship between receptors on the glen floor and views to the flanking hillslopes and dramatic summits.						
Other effects: (lighting, tall cranes etc.)	N/A						
Losses: (E.g., Tree Preservation Orders)	The direct loss of landscape elements as a result of the Proposed Development would be localised to marshy grassland mosaic within the footprint of the site and associated access track, representing a very localised area.						
How would the effects be perceived / experienced by the public?	Across the base of upper Glen Nevis some localised visual containment would be provided by intervening undulations of marshy grassland and modified bog resulting in reduced visibility of the proposed access track, ground-based infrastructure and solar arrays. Despite this screening influence, the proposed lattice tower would be a visible and uncharacteristic feature over a localised geographical extent (~2km of the site). An existing access track (Right of Way) and residual features of previous farming practices (including enclosures and remnant fencing) represent the limited visible human influences in proximity to the site on the floor of upper Glen Nevis. The derelict properties and outbuildings at Steall, Luibeilt and the bothy at Meanach are further evidence of human activity within the glen, although distance and intervening landform limits instances where the Proposed Development can be viewed in conjunction with these buildings from the glen floor.						
Assessment:	**Magnitude of change:**	Medium within ~2km of the site, reducing to Low-Very Low beyond this range	Scale / geographical extent:	Small			
	Level of Effect:	**Major** (within ~2km of the site) reducing to **Moderate to Minor** beyond this range	Duration:	Permanent	Reversible?	Yes	
	Residual Level of Effect	**Major** (within ~2km of the site) reducing to **Moderate to Minor** beyond this range					
	Temporary ☐	*Permanent* ☒	*Direct* ☒	*Indirect* ☐	*Positive* ☐	*Neutral* ☐	*Negative* ☒	*Cumulative* ☒

Special Landscape Quality: 9. The wild Mamores and secretive Glen Nevis		
Description	*The Mamore Forest consists of open rolling moorland and rounded, rocky mountains exhibiting an unspoilt character and a wild integrity.* *Penetrating between the Ben Nevis range and Mamores, Glen Nevis offers a striking transition from the pastoral and wooded lower valley, through a boulder strewn gorge of Himalayan proportions, into a secretive upper glen bounded by steep rocky slopes and waterfalls.*	
Landscape Designation:	National	NSA
Public use / access and perception / experience	Upper Glen Nevis, in proximity to the site, comprises a wild and highly scenic landscape that feels remote from people and human activity despite some human influences associated with historic settlement and farming being present. Despite the recreational popularity of the area as a whole, this part of Glen Nevis is more remote and more challenging to access meaning human contact is more limited.	
Value of SLQ:	High	Nationally important
Susceptibility of SLQ:	High	A nationally important designation of scenic quality.

Sensitivity:	**High**	Combined assessment of landscape value and susceptibility specific to the Proposed Development.					
Nature of effect:	The Proposed Development would introduce a new land-use to Upper Glen Nevis comprising a vertical, man-made feature, associated ground-based infrastructure (including four solar arrays) and a new construction and maintenance access track. Within upper Glen Nevis this effect is judged to be most impactful on the SLQ within a localised geographical extent (~2km of the site) introducing a new human influence on the predominantly wild and largely natural glen floor.						
Other effects: (lighting, tall cranes etc.)	N/A						
Losses: (E.g., Tree Preservation Orders)	The direct loss of landscape elements as a result of the Proposed Development would be localised to marshy grassland mosaic within the footprint of the site and associated access track, representing a very localised area overall.						
How would the effects be perceived / experienced by the public?	Across the base of upper Glen Nevis, the proposed lattice tower would be a visible and uncharacteristic feature over a localised geographical extent (~2km of the site) as recreational receptors traverse the glen. A degree of visual containment would be provided by intervening undulations of marshy grassland and modified bog resulting in reduced visibility of the proposed access track, ground-based infrastructure and the solar arrays. An existing access track (Right of Way) and remnant features of previous farming practices (including enclosures and old metal fencing) represent the limited visible human influences in proximity to the site on the floor of upper Glen Nevis. Dispersed derelict property and outbuildings at Steall, Luibeilt and the bothy at Meanach are further evidence of human activity within the glen, although intervening landform limits instances where the Proposed Development can be viewed in conjunction with these buildings from the glen floor. From more elevated hill slopes and summits within the Mamores, the Proposed Development would appear as a very minor feature of the vast scale of the broader landscape context, set low down on the floor of upper Glen Nevis (Viewpoints 3 and 4 (Figures 5 and 6)).						
Assessment:	**Magnitude of change:**	Medium within ~2km of the site, reducing to Low-Very Low beyond this range	Scale / geographical extent:	Small			
	Level of Effect:	**Major (within ~1-2km of the site) reducing to Moderate to Minor beyond this range**		Duration:	Permanent	Reversable?	Yes
	Residual Level of Effect	**Major** (within ~2km of the site) reducing to **Moderate to Minor** beyond this range					
	Temporary ☐	*Permanent* ☒	*Direct* ☒	*Indirect* ☐	*Positive* ☒	*Neutral* ☐	*Negative* ☒	*Cumulative* ☐

6.1 Visual Appraisal: Visual Receptors

The majority of the visual effects would be experienced as a result of views of the lattice tower, during the operational period and this forms the main focus of the assessment. However, the visual effects associated with the construction phase of the Proposed Development and the infrastructure components also have been included in the assessment where there is the potential for any notable visual effects.

Visual Effects during Construction:

The assessed levels of effect will increase from Zero, at the start of construction and progressively increase to a maximum level of effect, equal to that occurring during operation, upon completion of the construction period. The construction effects although temporary are likely to involve movement of machinery and visibility of contrasting construction activity, background noise and limited lighting. The nature of these effects would be temporary, direct, and negative. Some construction activities would be subject to restoration on completion of the construction period.

Walkers along Scottish Hill Track 158 and 161 would view movement of construction machinery / vehicles as they travel along these routes, however, these would be most notable as they pass in proximity for a very limited, temporary period. The amenity of both routes would not be affected by the Proposed Development during the construction phase. Other components of the Proposed Development such as the proposed solar arrays, metering, equipment and radio cabinets would have very low visibility from the surrounding area and would be most notable for walkers on Scottish Hill Track 158 as they walk past the site. Electrical cables connecting to the Proposed Development would be underground within the site, and post construction there would be no visual effects. **Visual Effects during Operation:** The assessed levels of effect are likely to be at their greatest during the period of operation (which is the focus of the main visual assessment), due to the visibility of the lattice tower and associated infrastructure. However, in comparison to a construction site, the appearance of the Proposed Development would also recover a 'calmer' visual character with negligible levels of maintenance activity visible on site.		
Visual Receptors: Recreational Receptors in upper Glen Nevis (Viewpoints 1 and 2)		**Figure Ref: Figures 3-4**
Visual Appraisal	1.Nature of view of the development	Walkers, climbers and other recreational users travelling in a broadly westerly or easterly direction through upper Glen Nevis past the site, towards Steall or Luibeilt, seeking to access the various walking and climbs routes in The Mamores and Ben Nevis range. Although there are no Long-Distance Routes or Core Paths through the glen, a Right of Way (Scottish Hill Track 158) between Steall and Luibeilt (Scottish Hill Track 161) provides access through the glen. Approximately 10.5km of the Right of Way between these sections is comprised of a narrow footpath which gradually becomes a more informal grass track through marshland and regularly fords the Water of Nevis, its tributaries and Abhainn Rath. As a result, access through upper Glen Nevis can be challenging and reduce the number of recreational receptors. Localised visual containment would be provided by intervening undulations of marshy grassland and modified bog across the glen floor resulting in screening of ground-based infrastructure, including the solar arrays, and reduced visibility of the proposed lattice tower. Partial visibility of the Proposed Development is anticipated from the access track through upper Glen Nevis for a maximum length of ~4.5km of the route.
	2.Proportion of development visible	The majority of the mast, including the compound, solar arrays and ground-based infrastructure would be visible within a range of ~2km in easterly views. The upper and central parts of the mast would be visible in westerly views within ~2km with much of the compound and ground-based infrastructure screened by intervening landform.
	3.Distance and direction of receptor to development	Viewpoint 1 – 296m, east Viewpoint 2 – 419m, west
	4.Is view stationary, transient, or sequential.	**Sequential** Views are sequential for users travelling along the route.
	5. Nature of change to the view	The proposed lattice tower would be a visible and uncharacteristic feature over a localised geographical extent in upper Glen Nevis. The existing Right of Way and residual features of previous farming practices (including enclosures and remnant fencing) represent the limited visible human influences in proximity to the site on the valley floor. Further dispersed derelict property at Luibeilt, Steall and the bothy at Meanach are further evidence of human activity within the glen, although intervening landform limits instances where the Proposed Development

		can be viewed in conjunction with these buildings, these would be experienced sequentially along the Rights of Way (Scottish Hill Path 158 and 161).
	6. Seasonal Impact to View	Winter views are anticipated to reflect those during the summer months, as illustrated by Figures 3-4) with very limited mature vegetation shown within this part of upper Glen Nevis.

Sensitivity of Receptors:						
Susceptibility of visual receptors to change	Walkers, climbers and other recreational users travelling through upper Glen Nevis are expected to experience the landscape transiently whilst walking often experiencing a sequence of views, primarily focused on the direction of travel (High susceptibility).					
Value attached to Views	This route lies within the Ben Nevis and Glencoe NSA (High value).					
Sensitivity to Change	High (walkers, climbers and other recreational users)					
Magnitude of change:	High to Zero	**Geographical extent:**	Small			
Level of Effect:	Varies between **Substantial** and **Major** (up to 4-4.5km of the route through upper Glen Nevis reducing to **Minor/ No View** (remainder of route).	**Duration:**	Permanent	Reversible?	Yes	
Residual Level of Effect	Varies between Substantial and Major (for up to 4-4.5km of the route through upper Glen Nevis reducing to Minor/ No View for the remainder of the route).					
Temporary ☐	*Permanent* ☒	*Direct* ☐	*Indirect* ☒	*Positive* ☐	*Neutral* ☐	*Negative* ☒	*Cumulative* ☐

6.2 Visual Appraisal: Visual Receptors

Visual Receptors: Recreational Receptors at Munro and Corbett summits within 10km (Viewpoints 3 – 6)		**Figure Ref: Figures 5-8**
Visual Appraisal	1.Nature of view of the development	From these elevated mountain summits, the Proposed Development would appear as a distant and very minor feature within the vast scale of the broader landscape context, set low down on the floor of upper Glen Nevis.
	2.Proportion of development visible	The majority of the mast, including the compound, solar arrays and ground-based infrastructure would be visible from each of the hill summits: • Viewpoint 3: Binnein Beag – Munro **(Figure 5)**. • Viewpoint 4: An Gearanach – Munro in The Mamores **(Figure 6)**. • Viewpoint 5: Sgùrr Chòinnich Mòr in The Grey Corries **(Figure 7)**. • Viewpoint 6: Leum Uilleim– North of Blackwater Reservoir **(Figure 8)**.
	3.Distance and direction of receptor to development	Viewpoint 3: Binnein Beag – 2,291m, southwest. Viewpoint 4: An Gearanach – 5,545m, southwest. Viewpoint 5: Sgùrr Chòinnich Mòr – 2,190m, north. Viewpoint 6: Leum Uilleim – 10,728m, southeast.
	4.Is view stationary, transient, or sequential.	**Stationary** Views are representative of stationary visual receptors at the summit of each feature.
	5. Nature of change to the view	The site would appear as a small-scale addition, occupying a very small portion of the horizontal field of view within distant views. Changes with respect to the loss of existing features and addition of new elements would be similarly minor when considered in the context of the scale of the receiving landscape viewed from these elevated locations. The Proposed Development would be viewed in the context of other human artefacts including the existing Right of Way and residual features of previous farming practices (including enclosures and remnant fencing).

	6. Seasonal Impact to View	Winter views are anticipated to reflect those during the summer months, as illustrated by Figures 5-8) with very limited mature vegetation shown from summits.

Sensitivity of Receptors:							
Susceptibility of visual receptors to change	Walkers, climbers and other recreational users at popular mountain summits within the Ben Nevis and Glencoe NSA. Visual receptors in these locations experience static, long-term views and specifically have their attention focussed to an appreciation of the landscape. Mountain summits offer panoramic visibility in all directions (High susceptibility).						
Value attached to Views	This route lies within the Ben Nevis and Glencoe NSA (High value).						
Sensitivity to Change	High (walkers, climbers and other recreational users)						
Magnitude of change:	Very Low	**Geographical extent:**	Medium				
Level of Effect:	**Minor**		**Duration:**	Permanent	Reversible?	Yes	
Residual Level of Effect	Minor						
Temporary ☐	*Permanent* ☒	*Direct* ☐	*Indirect* ☒	*Positive* ☐	*Neutral* ☒	*Negative* ☐	*Cumulative* ☐

7. Cumulative Effects

There would be combined cumulative landscape effects of the Proposed Development and the two proposed masts at Steall- Water of Nevis and Hillside at Meall a' Bhuirich on the 'host' Mountain Massif – Lochaber LCT (**Substantial to Major** effects up to 2km from each development). The additional landscape effects of the Proposed Development on the Mountain Massif – Lochaber LCT would, however, be slightly reduced to **Moderate** due to the presence of the other two masts. The nature of these effects would be long-term (reversible), cumulative, direct and negative. Similar cumulative effects would also be experienced on the two SLQs of the Ben Nevis and Glencoe NSA. There would be no cumulative effects on any other landscape character receptors or designated landscapes within the study area.

There would be sequential cumulative visual effects of between **Substantial and Major** upon recreational receptors moving through the lower reaches of upper Glen Nevis, including users of the Scottish Hill Track 158 as a result of the Proposed Development and the two proposed masts at Steall- Water of Nevis and Hillside at Meall a' Bhuirich. The nature of these effects would be long-term (reversible), cumulative, indirect and negative. Cumulative visual effects from other visual receptors including surrounding Munro / Corbett summits above Glen Nevis would be **Negligible**.

7. Summary

Summary of Effects on Landscape Character	The Proposed Development is located within the Mountain Massif - Lochaber LCT which would be subject to Substantial to Major effects up to 2km from the Proposed Development, reducing to Minor beyond this range. A Substantial level of effect is also predicted during the construction process to a range of up to 2km again reducing to Minor beyond this range. An existing Right of Way (Scottish Hill Track 158) and residual features of previous farming practices (including derelict buildings, enclosures and remnant fencing) represent the limited visible human influences within the valley floor of upper Glen Nevis within the study area. Effects on the neighbouring Rugged Massif - Lochaber LCT within the Study Area would be no greater than Negligible.
Summary of Effects on Landscape Designations	Major effects have been identified upon two of the 12 SLQs of the Ben Nevis and Glencoe NSA. These effects are limited to an approximate 2km range of the Proposed Development, reducing to Moderate to Minor beyond this range. The integrity of the Ben Nevis and Glencoe NSA would not be adversely affected by the Proposed Development.

Summary of Visual Effects	The Proposed Development is considered to result in Substantial and Major visual effects upon recreational receptors moving through the lower reaches upper Glen Nevis, including users of Right of Way Scottish Hill Track 158, for up to 4-4.5km of the glen. These effects predicted to reduce to Minor/ No View from the broader parts of the glen mainly due to localised visual containment provided by intervening undulations of marshy grassland and modified bog across the glen floor. Minor visual effects were identified from each of the representative Munro and Corbett summits within a 10km radius of the Proposed Development. From these elevated mountain summits, the Proposed Development would appear as a small-scale addition, occupying a very small portion of the horizontal field of view within distant views. Changes in terms of the loss of existing features and addition of new elements would be similarly minor when considered in the context of the scale of the receiving landscape viewed from these higher positions in the mountainous landscape.
Summary of Cumulative Effects	There would be combined cumulative landscape effects of the Proposed Development and the two proposed masts at Steall - Water of Nevis and Hillside at Meall a' Bhuirich on the 'host' Mountain Massif – Lochaber LCT (Substantial to Major effects up to 2km from each development). The additional landscape effects of the Proposed Development on the Mountain Massif – Lochaber LCT would, however, be slightly reduced to Moderate due to the presence of the other two masts. Similar cumulative effects would also be experienced on the two SLQs of the Ben Nevis and Glencoe NSA. It is to be noted that the combined cumulative landscape effects, taking into account the Proposed Development and the two proposed masts would be very localised, and limited to a very small part of the Mountain Massif – Lochaber LCT and Ben Nevis and Glencoe NSA. There would be no cumulative effects on any other landscape character receptors or designated landscapes within the study area. There would be sequential cumulative visual effects of between Substantial and Major upon recreational receptors moving through the lower reaches of upper Glen Nevis, including users of the Scottish Hill Track 158 as a result of the Proposed Development and the two proposed masts at Steall - Water of Nevis and Hillside at Meall a' Bhuirich. These cumulative effects would be very localised within this part of Upper Glen Nevis and only most notable as users walk in close range to the sites. Cumulative visual effects from other visual receptors including surrounding Munro / Corbett summits above Glen Nevis would be Negligible.
Conclusion	The Proposed Development comprises a new radio base station encompassing a 20.5m high lattice tower, associated telecoms infrastructure and four solar arrays located to the west of Tom an Eite, a small hill summit comprising mainly marshy grassland, approximately 280m north of the confluence of the Allt Coire a' Bhinnein and the Water of Nevis and approximately 2.8km northwest of Luibeilt in the central part of upper Glen Nevis. Although located on a slightly elevated small mound, the Proposed Development would benefit from a degree of intervening screening as a result of localised features of the predominant vegetation cover on the glen floor, marshy grassland and modified bog. Despite this, the Proposed Development would introduce a new land-use to upper Glen Nevis comprising a vertical, man-made feature, four solar arrays, associated ground-based infrastructure and a new construction and access track. The greatest visual effects would be experienced in the upper glen within ~2km of the Proposed Development, however, the lattice tower would not be visible against skyline and is fully backdropped by topography in close and mid-range views. The specification of a locally appropriate and visually recessive finish for post the lattice tower and cabinets/ generators assists the visual integration of the Proposed Development, particularly within more distant views from elevated mountain summits. From these locations, the Proposed Development is experienced as a minor component in a landscape of vast vertical and horizontal expanse and as a congruent addition to the existing pattern of human influence at Luibeilt, Meanach to the east and Steall to the west.

	The Proposed Development has considered the general principles set out by adopted guidance, such as PAN 62[5] and Policies 28, 46 and 61 of the HWLDP in relation to the landscape resource and visual amenity. It is deemed to be as discrete and visually integrated as possible whilst maintaining the Scottish Governments agenda to service the rural economies with better telecoms.

8. References

Reference Material	Core Paths in Highland Council Area. Available at: https://highland.maps.arcgis.com/apps/webappviewer/index.html?id=2fd3fc9c72d545f7bcf1b43bf5c8445f
	Countryside Commission for Scotland, 1974, Scotland's Scenic Heritage. Available at: Scotlands Scenic Heritage.pdf (webarchive.org.uk)
	Highland Wide Local Development Plan (HwLDP), April, 2012
	Historic Environment Scotland website. Available at: https://www.historicenvironment.scot/
	Landscape Institute and IEMA, 2013, Guidelines for Landscape and Visual Impact Assessment, Third Edition
	Landscape Institute, September 2019, Visual Representation of Development Proposals, Technical Guidance Note 06/19
	NatureScot Landscape Character Assessment, 2019, Scottish Landscape Character Types Map and Descriptions. Available at: https://www.nature.scot/professional-advice/landscape/landscape-character-assessment/scottish-landscape-character-types-map-and-descriptions
	NatureScot, 2018, Assessing the impacts on Special Landscape Qualities, Working Draft.
	Scottish Natural Heritage, 2010, Commissioned Report No. 374, The Special Qualities of the National Scenic Areas
	Scottish Rights of Way and Access Society, Scottish Hill Tracks.
	The Scottish Executive (now Scottish Government), 2001. Planning Advice Note: PAN 62 Radio Telecommunications.
	Walk Highlands Website Available at: http://www.walkhighlands.co.uk

[5] Planning Advice Note: PAN 62 Radio Telecommunications, 2001. The Scottish Executive (now Scottish Government).