



Mobile Phone Radio Base Station

Bogaire – Mamore Estate

Site Reference: CTIL - 30731101

Wild Land Assessment



Report for

Clarke Telecom

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Document revisions

No.	Details	Date
1	Final	30/11/23

Wild Land Assessment

1.1 Introduction

- 1.1.1 This wild land assessment reports on the effects of the Proposed Development on the Rannoch - Nevis - Mamores - Alder Wild Land Area (WLA 14) and its wild land qualities (WLQ).
- 1.1.2 The site is located on the valley floor of upper Glen Nevis approximately 9.5km northeast of Kinlochleven in the Lochaber district of the west Highlands within the **Mountain Massif – Lochaber** Landscape Character Type (LCT 233) as classified by the NatureScot Landscape Character Assessment (2019).
- 1.1.3 The Proposed Development would be 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 - Corrou Station (Loch Ossian) to Fort William by Glen Nevis, passes the site to the south (refer to **Appendix C**).
- 1.1.4 The site is located within the north-western part of the Rannoch - Nevis - Mamores - Alder WLA and the northern part of the Ben Nevis and Glen Coe National Scenic Area (NSA), as illustrated on **Figures 1-2**. The potential effects of the Proposed Development upon the special landscape qualities of the Ben Nevis and Glen Coe NSA is included separately as part of the Landscape and Visual Appraisal.
- 1.1.5 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.
- 1.1.6 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.
- 1.1.7 The scope of the wild land assessment is limited to the effects of the Proposed Development on those WLQs of the Rannoch - Nevis - Mamores - Alder WLA which are experienced as '*perceptual responses*'¹ within the WLA (for example, a 'sense of awe'² in response to the steep, rugged hills within the WLA), and also '*physical attributes*' given the Proposed Development is located within the WLA.
- 1.1.8 **Figure 2** illustrates the location of the Proposed Development in relation to the boundary of WLA 14. Figures 1-2 illustrate Zone of Theoretical Visibility (ZTV) plots for the

¹ NatureScot, (September 2020) (revised August 2023). Technical Guidance: *Assessing Impacts on Wild Land Areas*, para. 4.

² NatureScot, (September 2020) (revised August 2023). Technical Guidance: *Assessing Impacts on Wild Land Areas*, para. 11.

Proposed Development. **Figures 3-8** illustrate visualisations and wireline drawings from six viewpoints within WLA 14.

1.1.9 This document is also supported by three appendices:

- **Appendix A:** Methodology;
- **Appendix B:** Glossary of Physical Attributes and Perceptual Responses; and
- **Appendix C:** Context photographs of other Human Artefacts of WLA 14 (within 1km of Proposed Development).

1.2 Methodology

1.2.1 This assessment methodology is based on NatureScot’s Technical Guidance: *Assessing Impacts on Wild Land Areas*³. The method and general approach to the wild land assessment is succinctly described as follows:

“This guidance sets out a methodology and general principles for assessing the impact of development and other proposals on WLAs, as they are experienced from within the WLA, not from out with. It supports the Fourth National Planning Framework” (para. 3).

“The method described employs the general approach and principles set out within the Guidelines for Landscape and Visual Impact Assessment (GLVIA)⁴. The assessment of effects of a proposal on a WLA is an exercise distinct from landscape and visual impact assessment (LVIA) that can draw on but should not duplicate its information. The assessment should consider effects on the physical attributes and perceptual responses that contribute to the WLA qualities identified in the WLA descriptions [....]” (para. 4).

“Each of the WLA descriptions set out their particular wild land qualities, with the physical attributes and perceptual responses contributing to it identified. These descriptions should form the starting point for an assessment of impacts on a WLA” (para. 12).

1.2.2 The LVA methodology (which accords with GLVIA 3) is set out in **Appendix A** and a summary of the general approach and principles of GLVIA as they apply to wild land assessment is provided in the NatureScot guidance as follows. The LVA methodology in **Appendix A** provides the general approach of this wild land assessment in line with GLVIA 3:

- “Step 1 – Define the study area and scope of the assessment:
Identify a study area appropriate to the scale of the proposal and extent of likely significant effects on the WLA.
- Step 2 – Verify the WLA baseline:
Confirm the wild land qualities (set out in the WLA description) relevant to the study area, describing any major changes that have occurred since the description was prepared and the nature of their contribution to the WLA.
- Step 3 – Assess the sensitivity of the qualities:

³ NatureScot, (September 2020) (revised August 2023). Technical Guidance: *Assessing Impacts on Wild Land Areas*.

⁴ Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Landscape Institute and IEMA (May 2013), hereafter referred to as ‘GLVIA 3’

Through detailed field assessment within the study area, assess the sensitivity of the wild land qualities scoped in (including their physical attributes and perceptual responses), to the type and scale of change proposed.

- Step 4 – Assess the magnitude of the effects:

Assess the effects on individual and / or combinations of qualities, drawing out which physical attributes and perceptual responses will be affected, how and to what degree. This should reflect the size or scale of change, its extent and duration.

- Step 5 – Judge the significance of the effects:

Conclude on the overall significance (taking into account any mitigation), in terms of the study area and where relevant the wider WLA.”

1.2.3 In line with GLVIA 3 and the methodology set out in **Appendix A**, the general approach to WLA requires assessment of the sensitivity of the landscape or visual receptor (in this case the WLQ) to the Proposed Development (Step 3). This in turn is considered against the magnitude of change (Step 4) likely to result from the Proposed Development to identify a level of effect (Step 5).

1.2.4 The guidance refers to judgements made on the overall level of effect of any residual effects (which take account of mitigation) in terms of the study area and, where relevant, the wider WLA. This has been interpreted here as Step 6 which provides a conclusion on the ‘overall effects’ on the WLA and/ or its ‘integrity’.

Fieldwork

1.2.5 Fieldwork supporting this assessment was undertaken in August 2023 with landscape architects travelling on foot to the assessment viewpoints.

Sensitivity

1.2.6 The receptor sensitivity is determined by considering the value (which in the case of WLAs is assessed as high, reflecting its national level importance) and the susceptibility of the WLQ to change likely to result from the Proposed Development. Judgements on value and susceptibility are combined to provide an assessment on the sensitivity of the WLA and associated WLQ to the Proposed Development. This is evaluated in terms of High, Medium and Low as explained in **Appendix A**.

Magnitude of Change

1.2.7 The magnitude of change (evaluated in terms of High, Medium, Low, Very Low, and Zero with intermediate levels) considers the scale, geographical extent, and duration of the likely effects which is explained further in **Appendix A**.

1.2.8 The duration of the effect is long-term, which is assessed as though the Proposed Development were to be permanent.

Cumulative Effects

1.2.9 The cumulative effects of the Proposed Development are assessed in terms of the ‘additional’ and the ‘combined’ cumulative effects taking account of other existing and consented development and telecommunication mast planning applications.

Evaluation of Effects

- 1.2.10 The matrix presented in **Table 1.1** (repeated from **Appendix A**) is used as a guide to illustrate the assessment process. In line with the emphasis placed in GLVIA 3 upon the application of professional judgement, an overly mechanistic reliance upon a matrix is avoided through the provision of clear and accessible narrative explanations of the rationale underlying the assessment made for each landscape and visual receptor. Such narrative assessments provide a level of detail over and above the outline assessment provided by use of the matrix alone.
- 1.2.11 In those instances where there would be no effect, the magnitude has been recorded as 'Zero' and the level of effect as 'None' or 'No View.' Intermediate levels of magnitude and levels of effect are also used in the assessment and are shown in **Table 1.1** in italics, for example *High – Medium* magnitude or *Substantial to Major* level of effect. The type or nature of effect is also described as either direct or indirect; temporary or permanent (reversible); and beneficial, neutral, or adverse.

Table 1.1 Evaluation of Landscape and Visual Effects

Magnitude of Change	Landscape and Visual Sensitivity			
	High	Medium	Low	Very Low
High	Substantial	Major	Moderate	Not used
<i>High – Medium</i>	<i>Substantial to Major</i>	<i>Major to Moderate</i>	<i>Moderate to Minor</i>	
Medium	Major	Moderate	Minor	
<i>Medium – Low</i>	<i>Major to Moderate</i>	<i>Moderate to Minor</i>	<i>Minor</i>	
Low	Moderate	Minor	Negligible	
<i>Low – Very Low</i>	<i>Moderate to Minor</i>	<i>Negligible</i>	<i>Negligible</i>	
Very Low	Minor	Negligible	Negligible	
Zero	None / No View			

1.3 Embedded Mitigation

- 1.3.1 The following mitigation measures have been 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 proposed 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.

1.4 Assessment of the Rannoch - Nevis - Mamores - Alder WLA

- 1.4.1 NatureScot's WLA Description of the Rannoch - Nevis - Mamores - Alder WLA ⁵ describes the five WLQs and perceptual responses as follows:

"This very large area (at 1180km²) is the third most extensive WLA, separated only by the Drumochter Pass from the largest, Cairngorms (WLA 15). Flanked by major roads to the east, north and west that provide links to the Central Belt, and north and west, its sheer extent emphasises the challenge of accessing the area. However, uniquely of the WLAs, access into the interior is also provided by the Glasgow to Fort-William railway line at the isolated station of Corrour.

Land within the WLA is used mainly for deer stalking, fishing, forestry and habitat conservation. It contains a number of mountain ranges and peatland areas, such as the Nevis Range and Grey Corries, the Mamores, Aonach Eagach, Rannoch Moor, Ben Alder and Loch Ericht, and Drumochter, reflecting its wide geographical and altitudinal range. The area includes some of Scotland's most renowned mountains, including its highest, and is popular for a wide range of recreation."

- 1.4.2 In particular the WLA Description notes:

"With 40 Munros and 13 Corbetts, many hillwalkers and climbers target the mountain tops, ridges and cliffs. Others, including mountain bikers, are attracted to lower-lying estate tracks and paths. The West Highland Way long distance route also crosses one western arm of the area, over the Devil's Staircase. Many people access the WLA individually or within small groups, but the area also hosts a number of organised outdoor events, for example charity walks up Ben Nevis or the Tour de Ben Nevis MTB event.

Many parts of the WLA are of high scenic value, recognised by being within the Ben Nevis and Glen Coe National Scenic Area (NSA), the northern edge of the Loch Rannoch and Glen Lyon NSA, the Ben Alder, Laggan and Glen Banchor Special Landscape Area (SLA), and overlapping with the Cairngorms National Park in the far east. Descriptions for these areas recognise the distinctive characteristics of the peatland, lochs and mountains."

⁵ Scottish Natural Heritage (2017). WLA Description of the Rannoch - Nevis - Mamores - Alder WLA 14.

- 1.4.3 The West Highland Way and Sustrans National Cycle Routes (NCR) 78 and 7 are not shown to have theoretical visibility of the Proposed Development. The Proposed Development is also not located within the Cairngorms National Park or any Special Landscape Areas (SLA), as designated by Highland Council⁶ (please refer to **Figure 2**).

Step 1 - Study Area and Scope of the Assessment

- 1.4.4 The study area for this wild land assessment is up to 10km from the Proposed Development, in particular those parts of the study area overlapped by the pattern of theoretical visibility illustrated by **Figures 1-2**. Beyond this range there is almost no visibility of the Proposed Development within the WLA.
- 1.4.5 Although wild land assessment largely relies on qualitative judgements and assessment, the ZTV coverage indicates that the vast majority of this area (88.81%) would have No View of the Proposed Development. Conversely, the ZTV overlaps with 11.19% of the Rannoch - Nevis - Mamores - Alder WLA (**Figure 2**), principally within upper Glen Nevis and across the summits of a number of Munros and Corbetts within approximately 6km of the Proposed Development.
- 1.4.6 The ZTV has been calculated using ReSoft © WindFarm computer software to produce an area of theoretical visibility of any part of the Proposed Development, calculated to the maximum height of the mast and based on a digital terrain model. The ZTV does not therefore take account of intervening features such as forestry and can in such circumstances provide an over-estimate of the potential visibility of the Proposed Development.
- 1.4.7 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 Steall and Luibeilt (**Figure 3a-4d**). **Figure 1** also demonstrates a pattern of theoretical visibility across the southern flanking hill slopes of upper Glen Nevis including Meall Doire na h-Achlais and Binnein Beag (**Figure 5a-d**), to the southwest. This distribution of theoretical visibility is continued across the northern flanking hills of upper Glen Nevis, encompassing the summits of Meall a' Bhuirich, to the northeast, and Sgùrr Chòinnich Mòr (in The Grey Corries, **Figure 7**), to the north.
- 1.4.8 Beyond 2km, and out to a range of 6km from the Proposed Development, theoretical becomes increasingly fragmented and limited to elevated terrain to the northeast, east, and south.
- 1.4.9 To the east, theoretical visibility from within upper Glen Nevis is demonstrated by **Figure 1** to a range of approximately 4km, north of Luibeilt and Meannanach, including the southern slopes of Meall a' Bhuirich, Beinn nan Each and Meall Mor. Southeast of Luibeilt, an area of theoretical visibility is illustrated along the north-eastern slopes of Ceann Caol na Glas-bheinne and Carn Dearg northeast of Loch Eilde Beag.
- 1.4.10 To the south, theoretical visibility is shown across the facing hill slopes and summit of Sgurr Eild Mor as well as the northern face of Sgor Eilde Beag; while to the north **Figure 1** illustrates theoretical visibility of the Proposed Development across the summits of Stob Coire Easain, Stob Coire an Laoigh, Caisteal and Stob Choire Claurigh in The Grey Corries. Within the western part of the study area, the distribution of theoretical visibility is similarly limited to the highest peaks at Sgurr a' Bhuic, Stob Coire Bhealaich, Meall

⁶ Perth & Kinross Council (2020). Landscape Supplementary Guidance 2020 (as part of Local Development Plan 2).

Cumhann and Aonach Beag. To the southwest, Figure 1 demonstrates theoretical visibility at the summit of An Gearanach (**Figure 6a-d**).

- 1.4.11 In reality, actual visibility from these summits (some of the highest peaks on the British Isles) will be markedly reduced as a result of the distance to the site, the difference in elevation and the comparative scale of the Proposed Development within the context of the receiving landscape.
- 1.4.12 Beyond 6km from the site, theoretical visibility is limited to distant high terrain to the southeast over successive ridgelines at Meall a' Bhainne, Beinn a' Bhric and Leum Uilleim (**Figure 8**), as well as to the southwest at the summit of Sgurr a' Mhaim.

Step 2 - Baseline

GIS Data Mapping

- 1.4.13 NatureScot undertook GIS mapping of wild land across Scotland in 2014 to assist in the identification of WLAs. Although the mapping is largely related to the presence or absence of physical features and the distance around these, the combination of these, viewed together, can be used to indicate the 'strength' of relative wildness across the WLA.
- 1.4.14 By comparing the GIS mapping with the areas of ZTV coverage it is possible to gain a broad, GIS based understanding of the baseline strength of relative wildness that may be affected by views of the Proposed Development.
- 1.4.15 The broad analysis from the NatureScot GIS mapping was verified on site during August 2023 and included the Wild Land Quality descriptions.
- 1.4.16 The site and its immediate surroundings comprise areas of marshy grassland mosaic and modified wet and dry bog on the floor of upper Glen Nevis, north of the confluence of the Allt Coire a' Bhinnein and the Water of Nevis approximately 2.8km northwest of Luibeilt.
- 1.4.17 The grassland habitat in close proximity to the site has been subject to previous human intervention, to a limited extent. This includes a manufactured dam on the Allt Coire a' Bhinnein, approximately 440m southeast of the site, built to ensure an easterly flow to Loch Teig rather than westerly into the Water of Nevis. This is a comparatively small feature of the landscape and does not form an immediately obvious human artefact within upper Glen Nevis.
- 1.4.18 Other human influences are limited to remnant metal fencing, evidence of informal all-terrain vehicle (ATV) access and the existing Right of Way through upper Glen Nevis (part of Scottish Hill Track 158) which becomes an increasingly narrow grass path through areas of wet modified bog and difficult to negotiate in close proximity to the site (**Appendix C**).
- 1.4.19 Further analysis of the NatureScot GIS mapping (dated 2014) of WLA 14 is provided in **Table 1.2**.

Table 1.2 Analysis of Wild Land GIS Data Mapping

GIS Data Type	Wild Land GIS Data Analysis
Relative Wildness	Relative Wildness is low just outside and along the WLA boundary. Some low levels are exhibited within the WLA, mainly associated with access tracks and forestry operations. The existing surfaced Right of Way to the buildings at Luibeilt and Meanach indicate a slightly lower relative wildness (medium level)

GIS Data Type	Wild Land GIS Data Analysis
	within eastern parts of upper Glen Nevis. Across the remainder of upper Glen Nevis and the broader parts of the WLA, the levels range from medium to high levels across mountain ranges and summits and within parts of the interior.
Lack of Modern / Built Artefacts	Absence of built artifacts is generally highest on the peaks and summits, and some glens in the interior and the west of the WLA. The site reflects a generally high level with the exception of the dam on the Allt Coire a' Bhinnein, south of the Proposed Development, where medium-low levels are recorded.
Perceived Naturalness	High to high-medium levels of perceived naturalness are recorded across the majority of the WLA, with the highest levels corresponding with the highest land, along ridges and summits. The site and immediate area are recorded as high-medium levels.
Remoteness from Public Mechanical Access	Predictably, the most remote parts of the WLA are within the western and central eastern areas with high-medium levels recorded around the site location in upper Glen Nevis which can be reached via the existing Right of Way through the glen from Luibeilt. Low levels are recorded around Corroun and Loch Ossian in the centre of the WLA and around the perimeter of the WLA due to the presence of roads and tracks.
Rugged or Challenging Terrain	Areas of the most (high-medium level) rugged or challenging terrain are limited to small areas along the highest summits and ridges, mainly in the west and centre east of the WLA. Much of the site and surrounding area are recorded as medium-low levels in regard to ruggedness of terrain. This belies the increasing difficulty associated with negotiating the terrain of upper Glen Nevis to the west, where the existing Right of Way becomes a narrow grass path through areas of wet modified bog.

Baseline of Cumulative Telecommunication Mast Developments

- 1.4.20 There are no existing or consented telecommunication masts within 5km of the Proposed Development. The nearest existing mast is ~8.5km southwest near Kinlochleven located within the WLA. There are also a number of other masts beyond 10km within the wider WLA. Due to the long intervening distance and no intervisibility between these developments and the Proposed Development, there would be no cumulative effects with other existing or consented developments.
- 1.4.21 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 – 2.0km, west (20.5m in height); and
 - Hillside at Meall a' Bhuirich – 2.4km, east (20.5m in height).
- 1.4.22 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.

Wild Land Qualities

- 1.4.23 Because the Proposed Development is located within the WLA boundary, the scope of the wild land assessment focuses on the effects of the Proposed Development on the WLQs as 'physical attributes' and 'perceptual responses.'
- 1.4.24 Examples of physical attributes are listed in **Table 1.2** above and in NatureScot's Technical Guidance: *Assessing Impacts on Wild Land Areas* (para. 11) as follows:

- *“a high degree of perceived naturalness;*
- *a lack of modern human artefacts or structures;*
- *little evidence of contemporary land uses;*
- *landform which is rugged, or otherwise physically challenging; and*
- *remoteness and / or inaccessibility.”*

1.4.25 Examples of perceptual responses are listed in NatureScot’s Technical Guidance: *Assessing Impacts on Wild Land Areas* (para. 11) as follows:

- *“a sense of sanctuary or solitude;*
- *risk or, for some visitors, a sense of awe or anxiety;*
- *perceptions that the landscape has arresting or inspiring qualities; and*
- *fulfilment from the physical challenge required to penetrate into these places.”*

1.4.26 The WLA Description⁷ sets out five WLQs. Each of these WLQs have been considered further to determine which are likely to be affected and consequently included in the WLA assessment.

- WLQ 1: *“Mountain ranges and glens of varying landform, but all arresting, with towering, steep and rugged slopes and striking physical features”.*

The Proposed Development would be located at a lower elevation within an area of upper Glen Nevis that is already subject to a limited degree of human influence. It is not expected to adversely affect the exceptional variety of mountain ranges, their landform, geology or other characteristics including the high elevation, steep slopes, crags, cliffs, boulder fields and scree which make them *“physically challenging”* to climb, incorporating a perception of *“high risk.”*

The existing Right of Way (part of Scottish Hill Track 158) through upper Glen Nevis, adjoining the site, comprises one of the access routes for recreational receptors seeking to climb some of the many Munro and Corbett summit in WLA 14. The Proposed Development would introduce a new vertical feature (and associated ground-based infrastructure including four solar arrays) to framed views of towering mountain slopes and their *“awe inspiring”* scale and form which contribute to *“a strong sense of naturalness.”*

Although some evidence of human intervention is present within this part of upper Glen Nevis, a U-shaped valley which *“contributes to the sense of naturalness”*, there are opportunities for the lattice tower to be seen in isolation as a new component of north-westerly views within upper Glen Nevis towards the Munro summits of Binnein Beag and An Gearanach and the Munro Tops at Sgurr a-Bhuic and Stob Coire Bhealaich (**Figures 3a-d**). In easterly views towards the Corbett summit of Meall a’ Bhuirich the Proposed Development (including ground-based infrastructure and four solar arrays) would introduce a more prominent and uncharacteristic human feature (**Figures 4a-d**).

Therefore, the wild land assessment has considered whether the Proposed Development would detract in framed views from within upper Glen Nevis with

⁷ Scottish Natural Heritage (2017). Description of Rannoch - Nevis - Mamores - Alder Wild Land Area 14.

towering mountain slopes on either side so as to adversely affect this WLQ and perceptual responses (sense of naturalness).

- WLQ 2: *“A strong contrast of wide-open peatland, lochs and steep-sided mountains that highlight the visibility and awe-inspiring qualities of each”.*

The Proposed Development would introduce a new vertical feature (and associated ground-based infrastructure including four solar arrays) with the potential to adversely affect views from the mountains. The Proposed Development may also form a visible component in the context of the stark contrast between the horizontal emphasis of open peatland and the vertical form of mountains; the juxtaposition of each emphasising the *“awe inspiring”* qualities of the other.

Despite this, the perception from the core of Rannoch Moor of *“an extensive, open peatland expanse that is encircled in the distance by an outer edge of mountains”* would remain unaffected by the Proposed Development as no theoretical visibility is illustrated from this area (**Figure 2**).

Therefore, the wild land assessment has assessed whether the Proposed Development would detract in views from the mountains and affect the contrast between the composition of mountains and peatland so as to adversely affect WLQ 2.

- WLQ 3: *“An extensive and remote mountain and peatland interior with a strong sense of sanctuary, appearing even larger due to distant views to surrounding wild land areas.”*

Although some human intervention is evident in close proximity to the Proposed Development, an inherent *“sense of remoteness”* is still present. The perception of remoteness increases from east to west through Glen Nevis. The surfaced Right of Way to Luibeilt provides access into this part of WLA 14, however, access is still time-consuming and becomes increasingly difficult in close proximity to the site as the track becomes narrower and negotiates areas of wet and dry modified bog.

A perception of an amplified *“sense of remoteness”* is created as a result of this more challenging, circuitous and undulating movement through the landscape. The floor of Glen Nevis can also seem *“far greater in extent”* due to localised visual containment provided by intervening undulations of marshy grassland and modified bog, including Tom an Eite, which in turn contributes to *“a strong sense of sanctuary and solitude.”*

When experienced from the floor of upper Glen Nevis, the Proposed Development would have the potential to appear a new land use, introducing a vertical, human artefact to the remote interior. Where visible from elevated locations within WLA 14, the Proposed Development would appear as a distant, minor and non-imposing feature of panoramic aerial views, alongside other *“human artefacts and contemporary land uses”* (**Figures 5a-6d**).

Consequently, the wild land assessment has considered whether the potential effects of the Proposed Development upon people’s experiences in upper Glen Nevis are to such an extent to affect this WLQ and perceptual responses (sense of sanctuary and remoteness).

- WLQ 4: *“A large area which is visited by many people to experience wild land qualities in different ways, whilst maintaining a sense of remoteness, sanctuary, challenge and risk”.*

Recreational receptors, including hill walkers and climbers, may pass in close proximity to the Proposed Development via the existing Right of Way (part of Scottish Hill Track 158) to the south of the site and onto the interior mountains including Munros and Corbetts within the Mamores, the Grey Corries or the Nevis range. People’s experience of a “*sense of sanctuary*” is likely to be affected by the introduction of the Proposed Development which would form an obvious “*human artefact*” across a localised part of upper Glen Nevis.

Despite this, the Proposed Development would not be visible from the A82, Glen Coe, Corrour Station, the West Highland Way or the Devil’s Staircase which are all out with the ZTV, and the “*sense of solitude*” and “*strong sense of remoteness, sanctuary and solitude*” would not be affected by the Proposed Development from these areas.

Therefore, the wild land assessment has assessed whether the Proposed Development would affect people’s experience within this area so as to affect this WLQ and perceptual responses (sense of sanctuary and remoteness).

- WLQ 5: “*An extensive pattern of lochs, lochans, burns and bog that highlight the ruggedness of the landform, limit access and contribute to the sense of naturalness*”.

Although the habitat across the base of upper Glen Nevis includes a mosaic of marshy grassland and modified dry and wet bog, this is not considered reflective of areas with an “*extensive pattern of lochs, lochans and bog,*” which are more concentrated in the remote interior of the WLA around Rannoch Moor.

The habitat in evidence in proximity to the Proposed Development within upper Glen Nevis is judged of greater relevance to WLQ 3, above, which has consequently been included for more detailed consideration by the wild land assessment.

For these reasons, WLQ 5 has been excluded from further assessment.

- 1.4.27 As a result, the wild land assessment has considered the effects of the Proposed Development on WLQs 1, 2, 3 and 4, but excluded WLQ 5 from further assessment.

Step 3 – Sensitivity:

WLQ 1: “*Mountain ranges and glens of varying landform, but all arresting, with towering, steep and rugged slopes and striking physical features*”.

- 1.4.28 WLQ 1 relates to the exceptional variety of mountain ranges, their associated physical features resulting from geological processes and the perceptual responses these create to recreational users of WLA 14, particularly from the surrounding landscape. The features of this upland landscape appear “*arresting, both individually and collectively; in combination with the huge scale and irregularity of the mountains, they also contribute to a strong sense of naturalness*”.
- 1.4.29 One of the primary access routes for walkers, climbers and other recreational receptors within the WLA tends to be along discrete and low-key tracks along glen floors, as evidenced by the existing Right of Way (part of Scottish Hill Track 158) in close proximity to the Proposed Development.
- 1.4.30 The NatureScot Technical Guidance: *Assessing Impacts on Wild Land Areas* (September 2020) advises that WLAs are of national importance and a high value is accorded in this assessment.

- 1.4.31 Site visits confirmed that views to mountain summits from within upper Glen Nevis create an “*arresting*” perceptual response, particularly to the northwest in views to the west. A “*strong sense of perceived naturalness*” is also present in close proximity to the site and across the floor of upper Glen Nevis, where marshy grassland and wet and dry modified bog forms the predominant vegetation cover.
- 1.4.32 The presence of human artefacts in upper Glen Nevis reflects those detailed by WLQ 1, which states “*historic features can also be found within many of the glens, indicating past settlement, for example ruined buildings and enclosures. Whilst these appear as obvious human artefacts, their effects tend to be localised where small, isolated, discrete in siting and low-key in character.*” Despite this, the undulating landform of the glen floor often impedes visibility of these human artefacts from the Right of Way (part of Scottish Hill Track 158) through upper Glen Nevis.
- 1.4.33 There would be opportunities for the lattice tower to be seen in isolation as a new component of north-westerly views within upper Glen Nevis towards the Munro summits of Binnein Beag and An Gearanach and the Munro Tops at Sgurr a-Bhuic and Stob Coire Bhealaich (**Figures 3a-d**). In easterly views towards the Corbett summit of Meall a’ Bhuirich the Proposed Development (including ground-based infrastructure and four solar arrays) would introduce a more prominent and uncharacteristic human feature (**Figures 4a-d**).
- 1.4.34 The susceptibility of WLQ 1 is determined as High-Medium and combined with high value indicates a *High* sensitivity.

WLQ 2: “A strong contrast of wide-open peatland, lochs and steep-sided mountains that highlight the visibility and awe-inspiring qualities of each.”

- 1.4.35 WLQ 2 concerns the stark distinction between the horizontal emphasis of open peatland and the vertical form of mountains; the juxtaposition of each emphasising the “*awe inspiring*” qualities of the other.
- 1.4.36 The NatureScot Technical Guidance: *Assessing Impacts on Wild Land Areas* (September 2020) advises that WLAs are of national importance and a high value is accorded in this assessment.
- 1.4.37 Site visits confirmed the perceptual qualities of the relationship between “*arresting*” steep mountain profiles and the horizontal surroundings (including the physical attributes of these landforms) of upper Glen Nevis would remain strong due to the comparatively small scale of the Proposed Development (Viewpoint 3 and 4, **Figures 5a-6d**).
- 1.4.38 The elevated views offered over more open, horizontal landscapes between the Mamores, The Grey Corries and Nevis Range would remain unaffected. The Proposed Development would appear as a distant, minor and non-imposing feature and would be viewed within a portion of the view where the existing Right of Way is an evident human influence (**Appendix C**).
- 1.4.39 Therefore, these perceptual responses and physical attributes are considered strong and resilient, albeit susceptible to the Proposed Development which would increase the presence of human elements in comparison to the existing baseline conditions. A Medium susceptibility is adjudged and combined with a high value indicates a *High to Medium* sensitivity.

WLQ 3: “An extensive and remote mountain and peatland interior with a strong sense of sanctuary, appearing even larger due to distant views to surrounding wild land areas.”

- 1.4.40 WLQ 3 outlines the “*extensive*” and “*remote*” qualities of WLA 14 and how the “*ruggedness*” of the terrain accentuates these. In this instance NatureScot quantifies “*remoteness*” as “*land that is distant from public motorised access.*”
- 1.4.41 The NatureScot Technical Guidance: *Assessing Impacts on Wild Land Areas* (September 2020) advises that WLAs are of national importance and a high value is accorded in this assessment.
- 1.4.42 Site visits confirmed the remoteness of both upper Glen Nevis and the site. Although an existing Right of Way is present, access is still time-consuming and becomes increasingly difficult in close proximity to the site as the track becomes narrower and negotiates areas of wet modified bog. This challenging, circuitous and undulating movement through the landscape serves to amplify the “*sense of remoteness.*” The visual containment provided by intervening undulations of marshy grassland and modified bog on the floor of Glen Nevis in turn contribute to “*a strong sense of sanctuary and solitude,*” reducing visibility of existing human influences.
- 1.4.43 From elevated positions, the extent of WLA 14 is accentuated by distant visibility over a series of mountain ranges and summits which extends to include features of adjoining WLAs, with no clearly defined boundaries evident. Human influences and “*evidence of contemporary land use*” can be viewed from these positions. Although not detrimental to the overall perception of physical “*remoteness,*” these features do temper the “*sense of sanctuary*” experienced from certain interior hill summits.
- 1.4.44 The susceptibility of WLQ 1 is determined as High and combined with high value indicates a *High* sensitivity.

WLQ 4: “A large area which is visited by many people to experience wild land qualities in different ways, whilst maintaining a sense of remoteness, sanctuary, challenge and risk.”

- 1.4.45 WLQ 4 determines the importance of the “*sense of remoteness*”, “*sanctuary*” and “*solitude*” within WLA 14. NatureScot quantifies “*sanctuary*” and “*solitude*” in this instance as “*The perception of separation from the ‘modern world,’ isolation or distance from disturbance, that engenders feelings of respite or tranquillity, which enables a focus on the natural/ semi-natural setting*” (**Appendix B**).
- 1.4.46 The NatureScot Technical Guidance: *Assessing Impacts on Wild Land Areas* (September 2020) advises that WLAs are of national importance and a high value is accorded in this assessment.
- 1.4.47 WLQ 4 confirms that the perceptual qualities of “*sanctuary*” and “*remoteness*” have been reduced or diminished within parts of the WLA due to the A9, A82, the Glasgow to Fort William railway line and large concentrations of visitors to some popular summits.
- 1.4.48 Site visits confirmed that a sense of sanctuary, solitude and remoteness is present within the immediate area of the site in upper Glen Nevis, where a limited degree of human influence is present. The viewpoints and site survey support the conclusion that a strong sense of “*remoteness,*” “*sanctuary*” and “*solitude*” is present within the glen with existing human artefacts often “*isolated, discrete in siting and low-key in character*” (**Figures 3-4**).
- 1.4.49 Where visible from elevated locations, although introducing a new land-use, the Proposed Development would appear as a distant, minor and non-imposing feature of these views

alongside other “*human artefacts*,” most notably the existing Right of Way through upper Glen Nevis (**Figures 5a-6d**).

- 1.4.50 The susceptibility of WLQ 4 is determined as Medium and combined with high value indicates a *High to Medium* sensitivity.

Step 4 - Assessment of Effects

- 1.4.51 Having assessed the sensitivity of the relevant wild land qualities, the assessment now considers the specific effect of the Proposed Development on the wild land qualities (including the relevant physical attributes and perceptual responses). In this section, the magnitude of change is evaluated and described in terms of the size or scale of change, its extent and duration. Judgements on sensitivity and magnitude are combined to determine the level of effect in relation to the particular wild land qualities being assessed.

WLQ 1: “*Mountain ranges and glens of varying landform, but all arresting, with towering, steep and rugged slopes and striking physical features*”.

- 1.4.52 The ZTV, **Figure 1**, illustrates that the Proposed Development would be a visible feature for walkers, climbers and other recreational users travelling through upper Glen Nevis past the site, on an existing Right of Way, towards either Steall or Luibeilt, seeking to access the various walking and climbing routes in The Mamores, The Grey Corries and Ben Nevis range.
- 1.4.53 The proposed lattice tower would appear as a new vertical structure of north-westerly views within upper Glen Nevis towards the Munro summits of Binnein Beag and An Gearanach and the Munro Tops at Sgurr a-Bhuic and Stob Coire Bhealaich. In easterly views towards the Corbett summit of Meall a’ Bhuirich the Proposed Development (including ground-based infrastructure and four solar arrays) would introduce a more prominent and uncharacteristic human feature, slightly diminishing the “*strong sense of perceived naturalness*” of the baseline landscape context within a localised proximity of upper Glen Nevis (**Figures 3a-4d**). However, it would not detract from the overall framed views through the glen. This visibility of the Proposed Development is anticipated from the existing Right of Way (part of Scottish Hill Track 158) through upper Glen Nevis to an approximate range of approximately 2km in either direction, resulting in a High to Medium magnitude of change affecting this WLQ within this range. Beyond this range the magnitude of change would be Very Low.
- 1.4.54 Localised visual containment provided by intervening undulations of marshy grassland and modified bog across the glen floor would screen ground-based infrastructure, including the solar arrays, and lower portions of the lattice tower to the east, within close proximity to the Proposed Development (**Figures 3a-d**).
- 1.4.55 Where visible from elevated locations, although introducing a new land-use, the Proposed Development would appear as a distant, minor and non-imposing feature of these views alongside other “*human artefacts*,” most notably the existing Right of Way through upper Glen Nevis (**Figures 5a-6d**). It is not anticipated to erode or weaken the “*arresting*” impression of upland glacial features “*both individually and collectively; in combination with the huge scale and irregularity of the mountains.*”
- 1.4.56 Combining the assessments of sensitivity and magnitude a **Substantial to Major** level of effect on WLQ 1, the perceptual responses and physical attributes is determined within 2km of the site, and a **Minor** level of effect beyond this distance. The nature of this effect would be long term (reversible), direct, and negative to neutral.

WLQ 2: “A strong contrast of wide-open peatland, lochs and steep-sided mountains that highlight the visibility and awe-inspiring qualities of each.”

- 1.4.57 The Proposed Development would form an uncharacteristic, vertical human feature of the U-shaped valley of upper Glen Nevis over a localised geographical extent within an approximate 2km radius of the site.
- 1.4.58 **Figure 1** illustrates that theoretical visibility would affect much of the glen floor within this radius, between Steall and Luibeilt, and extend to include the southern flanking hill slopes of upper Glen Nevis at Meall Doire na h-Achlais and Binnein Beag, to the southwest. This distribution of theoretical visibility is continued across the northern flanking hills of upper Glen Nevis at Meall a' Bhuirich and Sgurr Choinnich Mor and Sgurr Choinnich Beag in The Grey Corries.
- 1.4.59 More elevated and distant theoretical visibility of the Proposed Development is also demonstrated for a range of Munro and Corbett summits within 10km of the site (**Figures 5a-8**). From these locations, the Proposed Development would appear as a distant, minor and non-imposing feature within a portion of the view where the existing Right of Way forms a current human influence within this part of upper Glen Nevis.
- 1.4.60 The magnitude of change affecting this WLQ is judged as Medium within 2km. Whilst the Proposed Development would be an additional vertical feature into this landscape, it would not notably affect the overall contrast or emphasis of the open surroundings or the vertical form of the mountains.
- 1.4.61 The magnitude of change on the WLQ, as illustrated by Viewpoints 3 and 4 (**Figures 5a-6d**) would be Very Low, due to the comparatively small scale and low elevation of the Proposed Development which would not detract from the aerial views offered from the elevated slopes and summits, nor would it contrast with the horizontal open surroundings and vertical form of the mountains.
- 1.4.62 The composition of mountains and peatland over Rannoch Moor would be unaffected by the Proposed Development as it lies out with the ZTV of the Proposed Development (**Figure 2**).
- 1.4.63 Combining the assessments of sensitivity and magnitude a **Major to Moderate** level of effect on WLQ 2, the perceptual responses and physical attributes is determined within 2km, and a **Minor** level of effect beyond this distance.
- 1.4.64 The **Major to Moderate** effect would be localised and most notable from the existing Right of Way and lower enclosing hill slopes of upper Glen Nevis, within 2km. The nature of this effect would be long term (reversible) direct, and negative to neutral.

WLQ 3: “An extensive and remote mountain and peatland interior with a strong sense of sanctuary, appearing even larger due to distant views to surrounding wild land areas.”

- 1.4.65 The Proposed Development would introduce a new human influence on the predominantly “remote” and “rugged” context of this part of upper Glen Nevis.
- 1.4.66 **Figure 1** illustrates that theoretical visibility would affect much of the glen floor within this radius, between Steall and Luibeilt, and extend to include the southern flanking hill slopes of upper Glen Nevis at Meall Doire na h-Achlais and Binnein Beag, to the southwest. This distribution of theoretical visibility is continued across the northern flanking hills of upper Glen Nevis at Meall a' Bhuirich and Sgurr Choinnich Mor and Sgurr Choinnich Beag in The Grey Corries.

- 1.4.67 Although the Right of Way through upper Glen Nevis is an existing human artefact, movement becomes increasingly difficult in close proximity to the site as the route becomes narrower and negotiates areas of wet modified bog. This challenging, circuitous and undulating movement through the landscape serves to strengthen the “*sense of remoteness*,” while the visual containment provided by intervening undulations of marshy grassland and modified bog on the glen floor amplify the “*sense of sanctuary*” experienced.
- 1.4.68 People’s experience, including their “*sense of sanctuary*,” within this part of upper Glen Nevis would vary. The Proposed Development would be most notable within approximately 2km and as people walk past in close proximity to, the site. The magnitude of change affecting this WLQ is judged as High to Medium within this 2km radius of upper glen Nevis.
- 1.4.69 When viewed from the summits of Munros and Corbetts within 10km, although introducing a new land-use, the Proposed Development would appear as a distant, minor and non-imposing feature of these views. From these elevated positions, human influences and “*evidence of contemporary land use*” can be viewed and, although not detrimental to the overall perception of physical “*remoteness*,” these features can diminish the “*sense of sanctuary*” experienced from certain interior hill summits. The magnitude of change on the WLQ from these locations would be Very Low (**Figures 5-8**).
- 1.4.70 Combining the assessments of sensitivity and magnitude a **Substantial to Major** level of effect on WLQ 3, the perceptual responses and physical attributes is determined within 2km, and a **Minor** level of effect beyond this distance. The **Substantial to Major** effect would be localised and most notable from the existing Right of Way and lower enclosing hill slopes of upper Glen Nevis within 2km. The nature of this effect would be long term (reversible), direct, and negative to neutral.

WLQ 4: “A large area which is visited by many people to experience wild land qualities in different ways, whilst maintaining a sense of remoteness, sanctuary, challenge and risk.”

- 1.4.71 **Figure 1** illustrates that theoretical visibility would affect much of the glen floor within this radius, between Steall and Luibeilt, and extend to include the southern flanking hill slopes of upper Glen Nevis at Meall Doire na h-Achlais and Binnein Beag, to the southwest. This distribution of theoretical visibility is continued across the northern flanking hills of upper Glen Nevis at Meall a' Bhuirich and Sgurr Choinnich Mor and Sgurr Choinnich Beag in The Grey Corries.
- 1.4.72 More elevated and distant theoretical visibility of the Proposed Development is also demonstrated for a range of Munro and Corbett summits within 10km of the site (**Figures 5-8**). From these locations, the Proposed Development would appear as a distant, minor and non-imposing feature within a portion of the view where the existing Right of Way forms a current human influence within this part of upper Glen Nevis.
- 1.4.73 The Proposed Development would be visible within 2km of the site as an additional vertical feature (with associated ground-based infrastructure and solar arrays) of the glen floor in upper Glen Nevis. Hill walkers, climbers and other recreational users of the existing Right of Way adjoining the site would pass the Proposed Development to access the interior Munros, Munro Tops and Corbetts within the Mamores, the Grey Corries or the Nevis range.
- 1.4.74 Within close proximity to the site, the existing Right of Way becomes increasingly narrow and negotiates areas of wet modified bog making movement through the glen more physically challenging, circuitous and undulating. This serves to enhance the “*sense of*

remoteness” while the visual containment provided by intervening undulations of marshy grassland and modified bog on the glen floor strengthen the “*sense of sanctuary*.”

- 1.4.75 People’s experience, including their “*sense of sanctuary*” within this part of upper Glen Nevis would vary. The Proposed Development would be most notable within approximately 2km as people walk past, and in close proximity to, the site. The magnitude of change affecting this WLQ is judged as High to Medium within a 2km radius of upper glen Nevis.
- 1.4.76 When viewed from elevated locations, although introducing a new land-use, the Proposed Development would appear as a distant, minor and non-imposing feature of these views alongside existing “*human artefacts*.” The magnitude of change on the WLQ, as experienced from these locations, would be Very Low (**Figures 5-8**).
- 1.4.77 The Proposed Development, however, would not be visible from the A82, Glen Coe, Corrour Station, the West Highland Way or the Devil’s Staircase which are all out with the ZTV, and the “*sense of solitude*” and “*strong sense of remoteness, sanctuary and solitude*” would not be affected by the Proposed Development from these areas.
- 1.4.78 Combining the assessments of sensitivity and magnitude a **Substantial to Major** level of effect on WLQ 4, the perceptual responses and physical attributes is determined within 2km, and a **Minor** level of effect beyond this distance. The **Substantial to Major** effect would be localised and most notable from the existing Right of Way and lower enclosing hill slopes of upper Glen Nevis, within 2km. The nature of this effect would be long term (reversible), direct, and negative to neutral.

Cumulative Effects

- 1.4.79 The additional magnitude of adding the Proposed Development to the baseline of existing, consented, and other mast applications would be reduced to Low as a result of two other proposed masts in upper Glen Nevis at Hillside at Meall a’ Bhuirich and Steall – Water of Nevis which would overlap with the Proposed Development in views from this part of the WLA, negating its influence such that the level of effect would be reduced to **Moderate to Minor**.
- 1.4.80 The combined cumulative effect of the Proposed Development, with the baseline of existing, consented, and other mast applications, would however increase due to the two proposed masts at Hillside at Meall a’ Bhuirich and Steall – Water of Nevis. These two applications would have a High to Medium magnitude within this part of the WLA, affecting a slightly larger extent of the WLA than the Proposed Development. As a result of the two applications and the Proposed Development, the combined cumulative magnitude would range from High to Medium and the level of effect would range between **Substantial and Major** within the valley floor of the upper Glen Nevis part of the WLA. It is to be noted that the combined cumulative effects would be very localised and limited to a very small part of the WLA.

Step 5 - Judge the level of effects

- 1.4.81 To conclude, the Proposed Development is located within the Rannoch - Nevis - Mamores - Alder WLA and would affect a localised area (up to 2km) of WLQs 1-4.
- 1.4.82 The Proposed Development would be 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, adjoining an existing Right of Way which provides access to the central part of upper Glen Nevis.

- 1.4.83 The grassland habitat in close proximity to the site has been subject to previous human intervention, to a limited extent. This includes an existing Right of Way through Glen Nevis, some remnant fencing and a manufactured dam on the Allt Coire a' Bhinnein, approximately 440m southeast of the site, built to ensure an easterly flow to Loch Teig rather than westerly into the Water of Nevis, thereby exerting a limited influence on the “*sense of sanctuary, solitude and remoteness*”. The existing dam is a comparatively small feature of the landscape and does not form an immediately obvious human artefact within upper Glen Nevis (**Appendix C**).
- 1.4.84 The overall effects on the WLQs and the associated perceptual qualities and physical attributes would not be notably affected by the Proposed Development.
- 1.4.85 The Proposed Development would be visible within approximately 2km of the site as an additional vertical feature (with associated ground-based infrastructure and four solar arrays) of the glen floor in upper Glen Nevis. The physical attributes of the landscape context in this location serve to strengthen the “*sense of remoteness*” while simultaneously reducing the influence of existing human artefacts, resulting in localised effects upon WLQ 3 and WLQ 4.
- 1.4.86 People’s experience and their “*sense of sanctuary*” within this area would vary and the Proposed Development would be most notable within approximately 2km as people walk past, and in close proximity to, the site.
- 1.4.87 A summary of the assessment is provided in **Table 1.3**.

Table 1.3 Summary of Rannoch - Nevis - Mamores - Alder Wild Land Area Assessment

Wild Land Quality 1	Sensitivity	Magnitude	Level of Effect
<i>“Mountain ranges and glens of varying landform, but all arresting, with towering, steep and rugged slopes and striking physical features.”</i>	High	High to Medium (within 2km) Very Low (beyond 2km)	Substantial to Major (within 2km) Minor (beyond 2km)
Wild Land Quality 2	Sensitivity	Magnitude	Level of Effect
<i>“A strong contrast of wide-open peatland, lochs and steep-sided mountains that highlight the visibility and awe-inspiring qualities of each”</i>	High to Medium	Medium (within 2km) Very Low (beyond 2km)	Major to Moderate (within 2km) Minor (beyond 2km)
Wild Land Quality 3	Sensitivity	Magnitude	Level of Effect
<i>“An extensive and remote mountain and peatland interior with a strong sense of sanctuary, appearing even larger due to distant views to surrounding wild land areas.”</i>	High	High to Medium (within 2km) Very Low (beyond 2km)	Substantial to Major (within 2km) Minor (beyond 2km)
Wild Land Quality 4	Sensitivity	Magnitude	Level of Effect
<i>“A large area which is visited by many people to experience wild land</i>	High to Medium	High to Medium (within 2km)	Substantial to Major (within 2km)

<i>qualities in different ways, whilst maintaining a sense of remoteness, sanctuary, challenge and risk.”</i>	Very Low (beyond 2km)	Minor (beyond 2km)
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1.5 References

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