

TECHNICAL APPENDIX 4.6: WILD LAND IMPACT ASSESSMENT

Methodology

The methodology utilised for the Wild Land Impact Assessment (WLIA) follows SNH's consultation Draft Guidance.

The WLIA comprises the following steps:

- Step 1 – Definition of the study area and scope of the assessment: Comprising the identification of a study area appropriate to the scale of development and extent of likely significant effects on the Wild Land Area (WLA).
- Step 2 – Establish the baseline: Confirmation of the wild land qualities of the study area and the nature of their contribution to the WLA. The assessment will identify which qualities could be susceptible to the proposed development.
- Step 3 – Assess the sensitivity of the WLA within the study area, assuming a high value for the included area of landscape. The wild land qualities of the WLA, including the physical attributes and perceptual responses that contribute to those qualities, will be identified that are most sensitive to the type and scale of change proposed.
- Step 4 – Assess the effects: Given the size or scale of change, extent and duration, the effects on individual qualities and/or combinations of qualities will be described, drawing out which physical attributes and perceptual responses will be affected and how, and the potential for mitigation.
- Step 5 – Judgement of the significance of effect: The significance of residual effects on the wild land qualities of the WLA will be outlined, taking into account mitigation.

Step 1 Defining the Study Area

The study area for the WLIA reflects the extent of likely effects, including any cumulative effects, and along with the following:

- The scale of development and extent of effects.
- The extent of visibility.
- Routes and movement through the WLA.
- The physical aspects and perceptual responses likely to be affected will be the focus of the assessment.
- The potential for significant cumulative effects in respect of other developments.

Based on an initial analysis of the viewshed for the proposed development (as illustrated in EIAR Volume 3: Figure 4.5a) effects on the following WLAs have been addressed:

- Rhiddorochis, Beinn Dearg and Ben Wyvis WLA (WLA No.29).
- Fisherfield, Letterewe, Fannichs WLA (No.28).

Step 2 Establishing the Baseline

The baseline appraisal:

- Establishes and describes the extent to which physical aspects and perceptual attributes of wild land are present and the degree of relative wildness.
- Describes the character, sensitivity and condition of the area affected and its contribution to the wild land area as a whole.

The WLIA considers the baseline context of the WLA, not just areas predicted in the viewshed to have theoretical visibility of the proposed development and will consider the effects on the experience of receptors processing into and out of the WLAs, as well as throughout each WLA.

The principle sources of information used were SNH's Wild Land Relative Wildness mapping and Jenks classifications, as well as the recently published Wild Land Descriptions. The findings of these published data sources were verified using Ordnance Survey data/mapping, aerial photography review and field survey.

SNH's advice to Government in 2014 acknowledges that wildness is a subjective matter that requires informed judgements. This is because people respond differently according to their individual experience and expectations. For some, Scotland's wild landscapes are the setting for their home and workplace; for others, they are places that they visit. It is also the case that the proposed development is situated outwith the Rhiddorochis, Beinn Dearg and Ben Wyvis WLA, and Fisherfield, Letterewe, Fannichs WLA, and would therefore have no direct physical effect on them as may occur with the removal of characteristic topographical landcover elements.

The Guidance defines the physical aspects of Wild Land as comprising:

- 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.
- Remoteness and/or inaccessibility.

The perceptual responses evoked by these physical aspects include:

- 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.
- Fulfilment from the physical challenge required to penetrate into these places.

The extent to which physical aspects and perceptual responses are evident in the field is recorded as high, medium, low or negligible as set out in Table 1 of the Guidance. It is noted that, as the proposed development is located outwith the WLAs the focus of the WLIA is on indirect effects on key wild land qualities.

Step 3 WLA Sensitivity

Whilst WLAs are assumed to have a high value their susceptibility to different forms of development vary according to the particularity of wild land aspects and perceptual responses, to what extent they are intact and the scale and likely impact of different development types on such qualities.

The sensitivity of the WLA to different types and scales of development was informed by the WLA descriptions, GIS analysis (including Jenks classifications and relative wildness mapping) and fieldwork and is classified as High, Medium or Low. It should be noted that the sensitivity of WLAs and key wild land aspects, as described in Table 4.6.2 and 4.6.3, below, have been derived from the detailed descriptions in the Wild Land Descriptions published by SNH, which contain an elaboration on the headline aspects for each WLA. The detailed descriptions of aspects contain references to perceptual qualities of wild land areas.

Step 4 Impacts on Wild Land Areas

Impacts on wild land are expressed as follows:

- Substantial: Total loss or considerable alteration/influence on WLA aspects.

- Moderate: Conspicuous loss or alteration/influence on WLA aspects.
- Slight: Notable, but localised loss, alteration/influence on WLA aspects.
- Negligible: Minor loss or alteration/influence to baseline aspects.
- None: No loss or alteration to baseline aspects.

Effects on individual WLA aspects do not automatically mean that there would be significant effects on the WLA resource. It is necessary to consider the contribution they make to the WLA overall.

Step 5 Judging Significance of Effects

Professional judgement has been applied to the findings of the baseline and predicted effects arising from the proposed development to assess whether effects on the physical attributes and perceptions of the WLA would be significant. As discussed in EIAR Volume 2: Chapter 4: LVIA, residual effects are ascertained by means of a comparison of Sensitivity and Magnitude of Impact, as indicated in Table 4.6.1, below. However, it is important to note that the matrix was not applied prescriptively or arithmetically, but rather, as a starting point from where professional judgement was brought to bear.

Table 4.6.1 Residual Effects					
	Magnitude of Change				
Sensitivity	Substantial	Moderate	Slight	Negligible	None
High	Major	Major/moderate	Moderate	Moderate/ minor	None
Medium	Major/moderate	Moderate	Moderate/minor	Minor	None
Low	Moderate	Moderate/minor	Minor	Minor/none	None

In assessing the effect on WLAs, it is also necessary to consider how the proposed development would affect the WLA as a whole, as localised effects may not, in themselves represent a significant effect on the WLA

Illustrative Materials

EIAR Volume 3: Figure 4.5a, presents a Zone of Theoretical visibility (ZTV) drawing for the proposed development and Figure 4.3 indicates the location and extent of WLAs. A number of viewpoints were utilised in the LVIA that are also relevant to the WLIA (the viewpoints are presented in EIAR Volume 3: Figure 4.5a). These are as follows:

- Rhiddorochis, Beinn Dearg and Ben Wyvis WLA (WLA No.29) Viewpoints 6, 14, 15, 16; and
- Fisherfield, Letterewe, Fannichs WLA (No.28) – Viewpoints 13 and 18.

It should be noted, however, that these represent a worst case in respect of likely residual effects, and not necessarily the general effect on the WLA. Consequently, effects on wild land aspects and qualities at these viewpoints shouldn't be extrapolated across the wider WLA.

Table 4.6.2: Effects on Rhiddorochis, Beinn Dearg and Ben Wyvis Wild Land Area (WLA No.29)

Step One (Identifying the Study Area)	Step Two (Baseline Aspects and Susceptibility to the type of development proposed)	Step Three (Sensitivity of WLA Study Area to the type of Development Proposed)	Step Four (Assessment of Impacts)	Step Five (Residual Effects and Significance)
<p>The study area for this WLIA was conditioned by the extent of theoretical visibility of the proposed development which is summarised as follows.</p> <ul style="list-style-type: none"> • The western flank of Ben Wyvis and summits in the vicinity (e.g. Carn Gorm) – approximately 8 km east of the proposed development (See Viewpoint 6). • The Tom na Caillich and Little Wyvis summits that are on the edge of the WLA, around 6.5 km to the east south-east of the proposed development (see Viewpoint 19) and as such do not represent the interior of the WLA. • Summits and elevated slopes east of Strath Rannoch and at Inchbae Forest, around 8 km to the north of the proposed development (see Viewpoint 15). • Elevated summits and slopes in Strathvaich Forest, adjoining Loch Glascarnoch, around 6 km to the north-west of the proposed development. • Elevated slopes and summits adjoining Strath Vaich, and the interior of the strath, which is to the north north-west of the proposed development • Summits in the vicinity of Beinn Dearg, around 16 km to the north-west of the proposed development (see Viewpoint 14). • Elevated summits between Gleann Beag and the Freewater Forest, over 16 km north-west of the proposed development. <p>Based on this pattern of theoretical visibility the southern half of the WLA was utilised as the study area for this WLA, between Strath Mulzie and the A835 corridor, and eastwards to Ben Wyvis and Carn Gorm.</p>	<p>Aspect <i>“A range of awe-inspiring massive, high rounded hills and plateaux, as well as steep rocky peaks and ridges, offering elevated panoramas.”</i></p> <p>These topographical elements are widespread throughout the WLA, but the most dramatic and awe inspiring are confined to the interior of the WLA (e.g. in the vicinity of Beinn Dearg, Creag Clachach, and Creag Mhorlach). The Ben Wyvis forms a widely prominent landmark summit when seen from locations within the WLA and adjoining area. Along with Beinn Dearg Ben Wyvis also forms one of the key receptor locations within the study area for the WLIA. In contrast, Little Wyvis forms a locally prominent summit.</p> <p>The rounded hill and plateaux tops have a predominance of short cropped moorland vegetation and/or exposed rock and scree which emphasises the underlying shape of the landform. There are few worn paths, with the exception of those found on Ben Wyvis, with the consequence that there is a tangible sense of solitude.</p> <p>The convex landform makes it difficult to see the hill and plateau tops from below; but, equally, adjacent glens or low-lying areas are often hidden from hill tops. This results in the screening of human artefacts and contemporary land use within adjacent low-lying areas, reducing the effects of these and increasing the sense of remoteness. It also means that the eye tends to be drawn from one top to the other, so there is less appreciation of the vertical dimension of the landform and a stronger emphasis of the horizontal, albeit elevated, aspect. Views of a series of retreating rolling horizons also appear awe-inspiring in their vast scale, openness and ‘wide skies’.</p> <p>The simplicity of the rounded hills and plateaux often make it difficult to distinguish between individual tops and hard to orientate and estimate scale, increasing the sense of risk. Nonetheless, there are some cliffs and corries carved into the hill sides that aid navigation locally as well as appearing arresting as distinct features.</p>	<p>High. This WLA has a high value and this aspect of the WLA is considered to have a generally high susceptibility to the type of development proposed. However, reductions in sensitivity occur at locations around the edges of the WLA and at a small number of especially high summits from where the influence of man-made elements such as dwellings, tracks, roads and adjacent wind farms are evident in views and detract from the more natural landscape composition within the WLA, most notably the southernmost extents of the WLA.</p>	<p>Slight at Ben Wyvis. The proposed development would be seen distantly, to the west and at a lower elevation. It would be seen in front of and almost entirely overlapping with the existing Lochluichart and Corriemoillie turbines and would not represent a wholly new feature in views from this summit. Whilst the proposed development would bring wind energy development closer to this summit, it would affect a limited proportion of what is a vast panorama from these summits and would not be interposed between this summit and rest of the WLA which is best appreciated in views to the east and north of these summits.</p> <p>Slight at summits and elevated slopes east of Strath Rannoch and at Inchbae Forest, from where the proposed development would be seen in conjunction with the existing/consented Lochluichart and Corriemoillie turbines. The proposed development would form a lateral extension to the established pattern of development, thereby increase the prominence and influence of wind energy development but would be seen in views away from the interior of the WLA and key exemplars of this Wild Land aspect.</p> <p>Slight at the elevated summits and slopes in Strathvaich Forest as these locations are situated relatively close to the southern boundary of the WLA. Key exemplars of this aspect of the WLA are situated further toward the WLA interior, in views in the opposite direction to the proposed development. In contrast, views towards the proposed development comprise little evidence of this particular aspect and already contain large scale human elements, including the existing/consented Lochluichart and Corriemoillie turbines.</p> <p>Slight at Beinn Dearg and at elevated summits between Gleann Beag and the Freewater Forest from where the proposed development would be seen distantly and in close proximity to the exiting/consented Corriemoillie and Lochluichart arrays and the A835corridor, to the south-east. Whilst the proposed development would result in a notable increase in the prominence and influence of wind energy development, it</p>	<p>Moderate at the summit of Ben Wyvis from where the proposed development is not considered to pose a significant effect on the expansiveness or perceived awe-inspiring hills and plateau of the the WLA.</p> <p>Moderate and not significant at summits in the vicinity of Beinn Dearg at elevated summits between Gleann Beag and the Freewater Forest where the proposed development would constitute a notable increase in the prominence and influence of wind energy development, but would not significantly detract from or interrupt exemplars of this aspect, which are largely concentrated in views away from the proposed development.</p>

Table 4.6.2: Effects on Rhiddorochis, Beinn Dearg and Ben Wyvis Wild Land Area (WLA No.29)

Step One (Identifying the Study Area)	Step Two (Baseline Aspects and Susceptibility to the type of development proposed)	Step Three (Sensitivity of WLA Study Area to the type of Development Proposed)	Step Four (Assessment of Impacts)	Step Five (Residual Effects and Significance)
	<p>The WLA also contains some rugged, angular and rocky hills that are more variable individually. These are massive in scale too, but tend to have steeper peaks that appear very imposing from below, contributing to a sense of awe.</p> <p>Susceptibility</p> <p>Generally high susceptibility to the type of development proposed. Such a development has the potential to detract from the characteristic forms and to lessen the sense of awe and drama within the WLA and to lessen the perceived scale and characteristic pattern of landforms and sense of remoteness.</p> <p>However, a reduction in susceptibility is evident at locations around the edges of the WLA and at elevated summits such as Beinn Dearg where the influence of man-made elements such as dwellings, tracks, roads and adjacent wind farms are evident in existing views and detract from this aspect, most notably to the south of the WLA.</p>		<p>would not represent a significant detractor, interrupt or obscure this aspect of the WLA.</p>	
	<p>Aspect</p> <p><i>“Long and deep penetrating glens with steep, arresting side slopes that limit views, some containing access routes and clearly influenced by estate management.”</i></p> <p>Within the study area a number of deep glens bisect the hills, creating semi-enclosed corridors within the wider, open and larger scale landform. Most of these glens have very steep sides which are arresting and imposing from below, e.g. Gleann Mòr and Gleann Beag. These towering slopes can seem almost impenetrable, which contributes to a strong sense of sanctuary, especially within the more remote upper glens</p> <p>The exposed rock, cliffs and scree on the steepest glen slopes, as well as rivers and waterfalls, contribute to the sense of naturalness. Within some glens, this attribute can be diminished, however, with river engineering and hydro-electric structures.</p> <p>The glens contain the majority of access routes within the WLA. Some are through-routes, which tend to result in a lower sense of sanctuary, as there is through traffic and</p>	<p>High. The WLA has a high value and generally high susceptibility to the type of development proposed. However, some reductions in sensitivity occur at locations where the influence of man-made elements such as dwellings, tracks, roads and adjacent wind farms are evident in views and detract from the more natural landscape. Additionally, some reduction in sensitivity is also associated with areas of increased enclosure where views out of the glen are restricted.</p>	<p>The proposed development would be screened from the interior of the majority of glens and straths within the WLA and would consequently be subject to no impact.</p> <p>However, views of the proposed development would be experienced by southbound receptors using the estate track on the eastern side of the Strath Vaich. Viewed from the northern end of the track, the proposed development would be seen distantly, and appear as a small number of blade tips, and would be seen in conjunction with blade tips of the Corriemoillie turbines. Further visibility of the proposed development would occur midway down the loch, at the foot of Meall a' Ghrianain from where four blade tips of the proposed turbines would be visible on the skyline, around 8.5 km to the south. Upon reaching Coir a' Ghrianain, at the southernmost extents of the loch and the boundary of the WLA, the view extends along Strath Vaich towards the proposed development which is prominent, but partially obscured by the intervening undulating form of Sron Ghorm. On the basis of this analysis the magnitude of impact on this part of the WLA would range from none across much of the loch, increasing to localised slight impacts at mid-</p>	<p>Within Strath Vaich effects would range from none to moderate, the greatest effects occurring mid-way down the side of Loch Vaich from where the proposed development would interrupt the characteristic form of the strath sides and adjoining hills and the sense of remoteness in the strath.</p>

Table 4.6.2: Effects on Rhiddorochis, Beinn Dearg and Ben Wyvis Wild Land Area (WLA No.29)

Step One (Identifying the Study Area)	Step Two (Baseline Aspects and Susceptibility to the type of development proposed)	Step Three (Sensitivity of WLA Study Area to the type of Development Proposed)	Step Four (Assessment of Impacts)	Step Five (Residual Effects and Significance)
	<p>their grade does not typically reduce with increased remoteness.</p> <p>Estate activity and management within the WLA is focused within the glens and some contain a range of human artefacts and evidence of contemporary land use such as tracks, fences and isolated buildings. The activity of people and vehicles is also apparent through some glens, although typically intermittent, as well as evidence of management practises such as muirburn.</p> <p>Where isolated, small in scale, these elements diminish the sense of remoteness and sanctuary. Where such elements extend up glen sides they are more prominent, especially when they are of contrasting colour or form.</p> <p>Susceptibility</p> <p>High. Development outwith the glens has the potential to occupy a prominent skyline position and add to the accumulation of human artefacts that are present un glens.</p> <p>Some reduction in susceptibility occurs in locations where increased enclosure restricts views out of the glens.</p>		<p>section of the loch and no impacts are anticipated at the southern extents of the loch and boundary of the WLA, as the proposed development would be seen in the opposite direction to the loch interior where this aspect is evident</p>	
	<p>Aspect</p> <p><i>“A very large interior with a strong sense of remoteness and sanctuary that seems even more extensive where appearing to continue into neighbouring wild land areas.”</i></p> <p>The interior of this WLA is very large and, from open elevated locations there are expansive long-range views across the intervening summits and ridgelines to the far distance and into neighbouring WLAs including the Fisherfield – Letterewe – Fannichs WLA (WLA 28) to the west, the Inverpolly – Glencanisp WLA (WLA 30) to the north west and the Reay – Cassley WLA (WLA 32) to the north east.</p> <p>In contrast, extensive areas of human elements and contemporary land use can be seen from the WLA margins in all directions except to the north west. These land-uses include main roads, hydro-electric development and conifer plantations. These elements indicate the edge of the area, but their effects on wild land qualities within the WLA itself are limited where they appear concentrated within neighbouring low-lying strath floors.</p>	<p>High. This WLA has a high value and this aspect of the WLA is considered to have a generally high susceptibility to the type of development proposed. However, some reductions in sensitivity occur at locations around the edges of the WLA where the influence of man-made elements such as dwellings, tracks, roads and adjacent wind farms are evident in views reduce the perceived remoteness of the WLA, most notably to the south of the WLA. However, where views out do not link to other WLAs and/or contain existing large-scale developments, including wind farms sensitivity can be lessened.</p>	<p>Slight impact experienced at summits in the vicinity of Beinn Dearg, and at elevated summits between Gleann Beag and the Freewater Forest. The proposed development would be seen distantly and in conjunction with the existing/consented Corriemoillie and Lochluichart developments. The proposed development would appear as a lateral extension of development and constitute a notable increase in the prominence and influence of wind energy development.</p>	<p>The proposed development would constitute a moderate effect on the degree of remoteness and sanctuary experienced within the WLA and would not be interposed between WLA 29 and the neighbouring WLA28.</p>

Table 4.6.2: Effects on Rhiddorochis, Beinn Dearg and Ben Wyvis Wild Land Area (WLA No.29)

Step One (Identifying the Study Area)	Step Two (Baseline Aspects and Susceptibility to the type of development proposed)	Step Three (Sensitivity of WLA Study Area to the type of Development Proposed)	Step Four (Assessment of Impacts)	Step Five (Residual Effects and Significance)
	<p>Conversely, elements that extend up onto elevated slopes or tops can be more prominent and encroach upon the experience of the WLA where intervening development within the straths is screened. Example of such elevated developments include wind farms, masts, conifer plantations and fence lines. If cumulative effects occur, these may also appear more encroaching, especially if they seem to collectively encircle part of the wild land area.</p> <p>Susceptibility</p> <p>Generally high due to connecting views of neighbouring WLAs. However, where views out do not link to other WLAs and/or contain existing large-scale developments, including wind farms, susceptibility is lessened.</p>			

Table 4.6.3: Effects on Fisherfield, Letterewe, Fannichs Wild Land Area (WLA No.28)

Step One (Study Area)	Step Two (Baseline Aspects and Susceptibility to the type of development proposed)	Step Three (Sensitivity of WLA Study Area to the type of Development Proposed)	Step Four (Assessment of Impacts)	Step Five (Residual Effects and Significance)
<p>The study area for this WLIA was conditioned by the extent of theoretical visibility of the proposed development. The viewshed of the proposed development would be constrained to:</p> <ul style="list-style-type: none"> • a small number of summits and elevated slopes at the eastern end of the WLA (e.g. Bienn Liath Mhor a' Ghiubhais, Beinn Dearg and An Cabar) – over 3.8 km from the proposed development; • a limited number of slopes and summits at Lochrosque Forest (e.g. Fionn Bheinn, Creagan nan laugh and Sail an Tuim Bhain), over 15 km from the proposed development; and • a small number of summits in the Fannich Mountains, including Sgurr Mor and Meall Gorm, over 13 km from the proposed development. <p>The study area for this WLA is therefore concentrated in the easternmost half of the WLA.</p>	<p>Aspect</p> <p><i>“An awe-inspiring range of colossal, steep, rocky and rugged mountains interlinked around deep and arresting corries, glens and lochs.”</i></p> <p>This WLA contains high, angular and rugged mountains that are awe-inspiring in their vertical scale and striking features, such as jagged peaks, towering cliffs and rock pinnacles, with colossal U-shaped glens, pyramidal peaks, moraine and rock slides, as well as cascading rivers and waterfalls, which all contribute to a strong sense of naturalness.</p> <p>Most of the mountains within the WLA are high, steep, open, and physically challenging to ascend or traverse, with a resulting perception of high risk and exposure, although some are slightly lower and more rounded. The mountain ranges vary in their extent; the Letterewe and Fisherfield mountains collectively cover a very large area, whilst the Fannichs form a more concentrated group. The large size of the WLA means that lengthy access is required to reach the remote interior; and,</p>	<p>High.</p> <p>The value ascribed to the WLA is high and the sensitivity of the WLA within the stated study area is generally high. However, locations around the eastern edges of the WLA (i.e. within the main study area for this WLA) are of medium sensitivity as the sense of remoteness within the WLA is lessened adjoining the existing Lochluichart and Corriemoillie turbines.</p>	<p>The majority of the WLA afford no views of the proposed development, including views from the interior of glens such as Loch Fannich. Consequently, the majority of the WLA would be subject to no impact from the proposed development. Of the few viewpoints affected visibility would be highly variable.</p> <p>Viewed from summits and elevated slopes at the eastern end of the WLA (e.g. Bienn Liath Mhor a' Ghiubhais, Beinn Dearg and An Cabar) the proposed development would be partially screened behind intervening topography and seen behind and overlapping with the existing/consented Lochluichart and Corriemoillie turbines, and would therefore not represent a wholly new feature, result in the lateral spread of development or the drawing closer of development to the WLA. Consequently, it would pose only a slight indirect impact on the perceived solitude, and awe-inspiring qualities of this part of the WLA. This would also be the case in respect of the experience of the proposed development from elevated slopes and summits at Lochrosque Forest</p>	<p>In general, this aspect of the WLA would be subject to no effect as the result of the proposed development. However, localised moderate effects would be experienced at a small number of summits.</p> <p>In such circumstances the proposed development would be seen relatively distantly and remote from the WLA, would occupy a relatively small proportion of what is an expansive outlook from summits, and would be seen in close association with existing and consented windfarm developments. The proposed development would also not result in a lateral extension to wind farm developments or the drawing of development closer to the affected summits and would therefore limit its influence on this aspect of the WLA.</p> <p>In this context, the proposed development would constitute a localised moderate effect within this WLA, which is not considered significant.</p>

Table 4.6.3: Effects on Fisherfield, Letterewe, Fannichs Wild Land Area (WLA No.28)

Step One (Study Area)	Step Two (Baseline Aspects and Susceptibility to the type of development proposed)	Step Three (Sensitivity of WLA Study Area to the type of Development Proposed)	Step Four (Assessment of Impacts)	Step Five (Residual Effects and Significance)
	<p>once reached, this seems extensive and a strong sense of sanctuary and solitude can be experienced.</p> <p>It is sometimes difficult to see the full profile of the different mountains, as one screens another or they are obscured by intervening spurs or foothills; but where separated or adjacent to open space or framed in views through incised landforms from loch or glen floors, such as Loch Fannich, the arresting qualities of these can be appreciated more readily.</p> <p>Loch Fannich, whilst characterised by large scale and simple glaciated forms, has a lessened sense of naturalness due to the presence of plantations, tracks, a small number of buildings and the hydro-electric dam at its easternmost end.</p> <p>From elevated viewpoints, where adjacent glens containing human elements are screened, the area can seem to extend uninterrupted into neighbouring wild land areas, so it seems more extensive. This is experienced in some places crossing towards Beinn Eighe and Shialdaig Forest (WLA 27) in the south west and towards Beinn Dearg (WLA 29) to the north.</p> <p>Susceptibility</p> <p>Generally, a high susceptibility to the type of development proposed which has the potential to detract from the characteristic forms and to lessen the sense of awe and drama of the within the WLA.</p> <p>However, some reduction in susceptibility is evident at locations around the edges of the WLA, most notably around the eastern edges of the WLA, where it adjoins the existing Lochluichart and Corriemoillie wind farms</p>		<p>(e.g. Fionn Bheinn, Creagan nan laigh and Sail an Tuim Bhain).</p> <p>Viewed from summits in the Fannich Mountains the proposed development would also be seen behind the Lochluichart and Corriemoillie developments but would be more visible and prominent than these existing schemes. Notwithstanding this, the distance at which the proposed development would be seen, its developed context and the small proportion of the expensive views provided from mountains in this part of the WLA means that it would pose only a slight impact on this aspect of this part of the WLA.</p>	
	<p>Aspect</p> <p><i>“A very large mountain interior with a strong sense of remoteness and sanctuary that attracts intrepid visitors.”</i></p> <p>The sense of remoteness is evident throughout much of the study area in this WLA, whilst the greatest sense of sanctuary is generally more associated within incised landforms including Gleann Mor, Glean Beag and by Loch Vaich, as well as within corries and adjoining lochs and lochans that are enclosed by cliffs and steep sided topography.</p>	<p>High.</p> <p>The value assumed for the WLA is high and the sensitivity of the WLA within the stated study area is generally high. However, locations around the eastern edges of the WLA is medium as the sense of remoteness within the WLA is lessened at the eastern end of the WLA, adjoining the existing Lochluichart and Corriemoillie turbines.</p>	<p>The majority of the WLA afford no views of the proposed development, including views from the interior of glens such as Loch Fannich. Consequently, the majority of the WLA would be subject to no impact from the proposed development. Of the few viewpoints affected visibility would be highly variable.</p> <p>Viewed from summits and elevated slopes at the eastern end of the WLA, the proposed development being partially screened by intervening topography and seen behind and overlapping with the existing/consented Lochluichart and Corriemoillie turbines. The</p>	<p>In general, this aspect of the WLA would be subject to no effect as the result of the proposed development. However, localised moderate effects would be experienced at a small number of summits.</p> <p>In such circumstances the proposed development would be seen relatively distantly and remote from the WLA, would occupy a relatively small proportion of what is an expansive outlook from summits, and would be seen in close association with existing and consented windfarm developments. The proposed development would also, not result in a</p>

Table 4.6.3: Effects on Fisherfield, Letterewe, Fannichs Wild Land Area (WLA No.28)

Step One (Study Area)	Step Two (Baseline Aspects and Susceptibility to the type of development proposed)	Step Three (Sensitivity of WLA Study Area to the type of Development Proposed)	Step Four (Assessment of Impacts)	Step Five (Residual Effects and Significance)
	<p>Susceptibility High susceptibility to the type of development from open elevated positions due to the potential visibility and prominence of development and influence upon perceived remoteness. Some reduction in susceptibility is evident at locations around the edges of the WLA where the influence of man-made elements such as dwellings, tracks, roads and adjacent wind farms are evident in views and reduce the sense of remoteness within the WLA, most notably at the eastern end of the WLA, adjoining the existing Lochluichart and Corriemoillie turbines.</p>		<p>proposed development would not represent a wholly new feature and would not result in the lateral spread of development or the drawing closer of development to the WLA. On this basis the proposed development would pose only a slight indirect impact on the perceived remoteness, of this part of the WLA. This would also be the case in respect of the experience of the proposed development from elevated slopes and summits at Lochrosque Forest (e.g. Fionn Bheinn, Creagan nan laugh and Sail an Tuim Bhain). Viewed from the more distant summits in the Fannich Mountains the proposed development would also be seen behind existing/consented wind farms but would be more visible and prominent than these existing schemes. However, the distance at which the proposed development would be seen, its developed context and the small proportion of the expensive views provided from mountains in this part of the WLA means that it would pose only a slight impact on this aspect of these summits in the WLA.</p>	<p>lateral extension to wind farm developments or the drawing of development closer to the affected summits and would therefore limit its influence on this aspect of the WLA. In this context, the proposed development would constitute a moderate effect on the remoteness of the WLA, which is not considered significant.</p>
	<p>Aspect <i>“Wide open lochs that highlight the profile of surrounding mountains and offer contrast of experience in relation to access, human elements and activity.”</i> The relationship between open-lochs and the surrounding mountains is evident at Loch Fannich. The simplicity and horizontality of the lochs contrasts with the form, colour and texture of adjoining landcover and topography. The edge of lochs is generally irregular and there is limited incidence of human artefacts. Consequently, the landscape has a notable sense of awe and naturalness. Susceptibility High, especially should it appear on skylines above the glen interior or at either end of the glen. Reduced susceptibility is evident where human activity and elements occur, such as tracks, plantations, dwellings, estate buildings, and a hydro-electric dam. Some reduction in susceptibility is also associated with areas of increased enclosure where views out of the loch/glen are restricted.</p>	<p>High. The WLA has a high value and generally a high susceptibility. However, Reduced susceptibility is evident where human activity and elements occur, such as tracks, plantations, dwellings, estate buildings, and a hydro-electric dam. A reduction in sensitivity also occurs in areas of increased enclosure where views out of the glen are restricted.</p>	<p>The proposed development would be screened from the vast majority of Loch Fannich. The only views of the proposed development from the interior of the Loch would occur on the northern side of the Loch, adjacent to the hydro-electricity dam, from where a single turbine would be visible on the skyline to the east, at a distance of over 10 km. the turbine would be seen beyond and overlapped by, the existing Lochluichart turbines which occupy a prominent skyline position, up to eleven of which (a combination of 7 blade tips and four rotors). The Lochluichart turbine would be considerably more prominent than the proposed development. Given the distance at which the proposed development would be seen, its restricted visibility and developed context the magnitude of impact at this location would be negligible. The proposed development would not laterally extend the existing pattern of wind energy development or draw it closer to receptor locations within the interior of the Loch and would therefore represent a negligible increase in the influence of human artefacts and would not adversely impact on the form or scale of the adjoining mountains or the sense of awe associated with them.</p>	<p>In general, this aspect of the WLA would be subject to no effect as the result of the proposed development. In the only location where visibility would occur, the proposed development would occupy a small proportion of the view and would be seen in close association with the existing Lochluichart development. The proposed development would not result in a lateral extension to wind farm developments or the drawing of development closer to the affected viewpoint and would therefore limit its influence on this aspect of the WLA. In this context, the proposed development would constitute a moderate/minor effect on the remoteness of the WLA, which is not considered significant.</p>

