



THE NEVIS FOREST & MOUNTAIN RESORT MASTERPLAN

March 2015



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



Forestry Commission Scotland
Coimisean na Coilltearachd Alba



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ACKNOWLEDGEMENTS

The Design Team worked closely with both Forestry Commission Scotland and with Highlands and Islands Enterprise throughout the evolution of this Masterplan.

The FCS team contributed their experience of forest management, conservation, visitor experience and interpretation. HIE contributed their extensive knowledge of the economic and strategic aspects of regeneration and development.

The images contained in this masterplan were contributed by Highland Wildlife Photography, Forestry Commission Scotland, Nevis Range and Smith Scott Mullan Associates.

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Prepared for
Forestry Commission Scotland
and
Highlands and Islands Enterprise

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MASTERPLAN AREA FROM AONACH MOR



Forestry Commission Scotland (FCS) in conjunction with Highlands and Islands Enterprise (HIE) appointed Smith Scott Mullan Associates in March 2013 to undertake a comprehensive Masterplan for an area of potential development within Leanachan Forest, in Scotland's Lochaber district.

This Nevis Forest and Mountain Resort Masterplan builds upon previous studies and is the result of an intensive process of information gathering and analysis via desk top research, site appraisals, meetings, national and local stakeholder consultation and a comprehensive public consultation exercise and exhibition.

The Masterplan sets out opportunities for new development and investment. It provides a basis and justification for FCS and HIE decision making on the promotion, implementation and timing of development initiatives in Leanachan Forest which will help to support the local economy of Fort William and Lochaber.

The Masterplan is a document which will set out the planning position and inform the local planning process for the Nevis Forest & Mountain Resort. It provides a graphical representation of possible future development proposals allowing FCS to be proactive and respond positively to development opportunities.

A key component of the design process has been the stakeholder and public engagement, the outcome of which has been crucial in formulating appropriate proposals. The Nevis Forest and Mountain Resort Masterplan has been prepared in order to provide a set of strategic guiding principles and a flexible framework for future development of the area as set out in four Development Zones.

SUMMARY

These Development Zones broadly propose the following:

- Creation of a Nevis Forest and Mountain Resort Hotel and Spa with luxury lodge development.
- Additions to the Nevis Ski Centre and associated car park improvements and extensions.
- An area of 'Low Impact Accommodation' close to the major sporting activities.
- Expansion of the Lochaber Rural Complex.
- A series of enhancement proposals for the Welcome Zone and for the wider Leanachan Forest.

These proposals are described more clearly in the following sections of this report.

Placemaking within the Masterplan area is ensured through the analysis and use of character areas and the different design criteria they engender. The principle opportunities for Leanachan Forest are located within the four Development Zones, while the majority of the site is left undeveloped to preserve the landscape. In essence the Masterplan is about creating a *'Place in the Forest.'*

The Masterplan does not itself support or promote any individual projects. The proposals are purely indicative and provide the design guidance for the basis of future planning applications to be put forward as part of the development process.

The Masterplan has however, confirmed the importance of Leanachan Forest as a visitor and tourist destination in Scotland, establishing the development potential of the area and has acknowledged the general desire felt to recognise Leanachan as a world class visitor experience.





WORLD MOUNTAIN BIKE CHAMPIONSHIPS



LODGES IN THE FOREST

VISION

Lochaber is confirmed as the 'Outdoor Capital' of the UK and has a growing international reputation as a centre for a wide range of activities. Events such as the Mountain Bike World Championships held at Nevis Range are a crucial part of what attracts visitors to Scotland. The Masterplan Vision can be set out in several key objectives.

- To create a Nevis Forest and Mountain Resort Development which is a world class destination in its own right and from which all the attractions of Fort William and the wider Lochaber region can be explored.
- To provide new development and investment opportunities which will support the local economy and the whole of Lochaber.
- To respect the 'Quality of the Place' and the iconic forest setting below Ben Nevis and to protect the biodiversity, cultural heritage and archaeological features for future generations.
- To enhance the forest environment providing interpretation and educational facilities which are accessible to all and so benefitting the health and wellbeing of the community.
- Leanachan Forest will be a vibrant, welcoming place, where people will want to visit, geared to families, young and old and where businesses are attracted to establish.
- To capitalise on the successful events located at the Nevis Range Centre, such as the UCI Mountain Bike World Cup and the opportunities they bring to develop tourism and enhance the environment.
- Making sure the Masterplan is deliverable by anticipating the next stage of the process, which includes Masterplan information in a 'Call for Sites' Submission to be incorporated within the new Local Development Plan.



Leanachan Forest is part of Scotland's National Forest Estate. It is located 4 miles east of Fort William and is easily accessible from all of Scotland's major cities. There are good transport connections by road and rail to other UK centres and locally is in close proximity to a national footpath and cycle network.

LOCATION & DISTANCE BY ROAD TO LEANACHAN:

Glasgow	108 miles	2 hours 30 minutes
Edinburgh	143 miles	3 hours 10 minutes
Aberdeen	152 miles	3 hours 30 minutes
Dundee	126 miles	2 hours 40 minutes
Inverness	63 miles	1 hour 30 minutes
London	516 miles	9 hours



CONTEXT

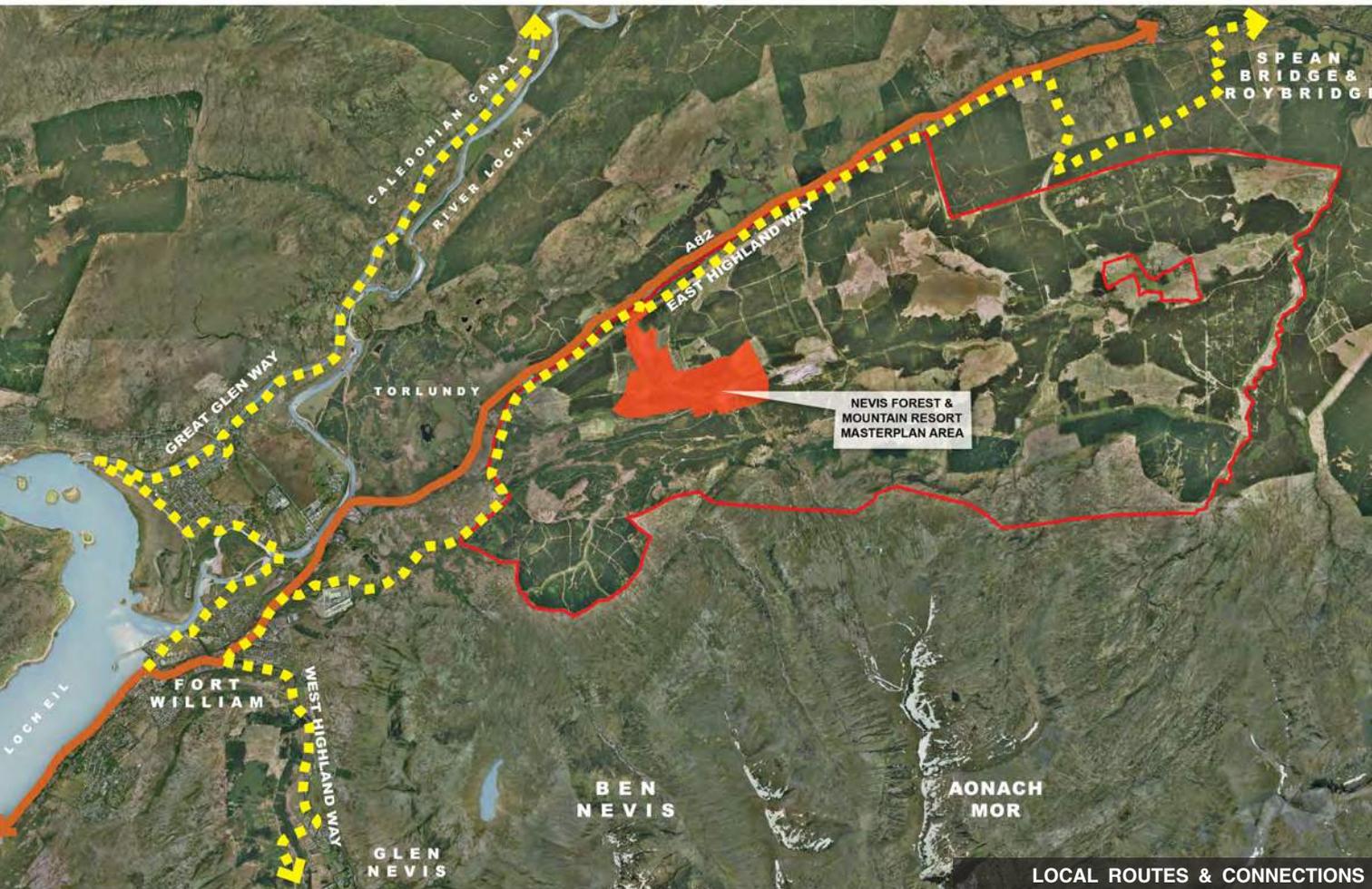
Leanachan Forest extends to an area of over 4,000 hectares and is managed by Forestry Commission Scotland on behalf of Scottish Ministers. The forest lies at the foot of Ben Nevis, the highest mountain in the UK, which is one of the location's greatest assets. There are spectacular views of the forest and the surrounding mountains, in particular the north face of Ben Nevis, from many locations within the Masterplan area.

The Nevis Forest and Mountain Resort has its own ski range on the slopes of Aonach Mor, which also provides mountain access for both mountaineers and general visitors. The Nevis Ski Range has a number of varied recreational cycle and walking trails, a high wire adventure course and hosts major events, including the UCI Mountain Bike World Cup which can attract almost 20,000 visitors over a weekend.

A number of visitor activities are catered for with Cafe facilities and commercial activities at both the Nevis Ski Range and the adjacent Lochaber Rural Complex. There is considerable potential to build on these assets and to provide other forms of development to enhance the visitor experience and contribute to the wider economy of the Lochaber area.

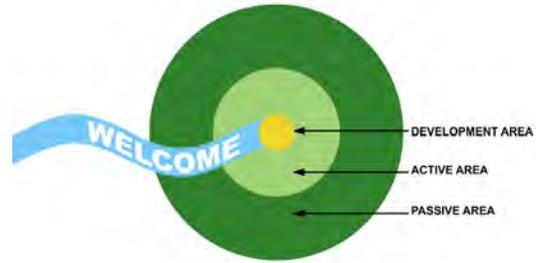
Numerous tourist facilities are available in Fort William which is the gateway to the West Highlands and Islands, with easy access to Skye and the West Coast, as well as other parts of Lochaber. The attractive village of Spean Bridge, is located 5 miles to the east, along the main A82 trunk road to Inverness.

There are footpath and cycle links from Leanachan directly to the Scottish National Cycle Route via Fort William, The East Highland Way, The Great Glen Way and Canoe Way and also to the West Highland Way from Glasgow to Fort William.





RIVER LUNDY



- A well considered Strategy.
- Recognise the site's distinct character areas.
- Creating places
- Providing New Facilities.
- Improving Connectivity.
- Working with Stakeholders.
- Promote the Highest Design Standards.
- Social and Economic Opportunities.



NATIVE RED SQUIRREL

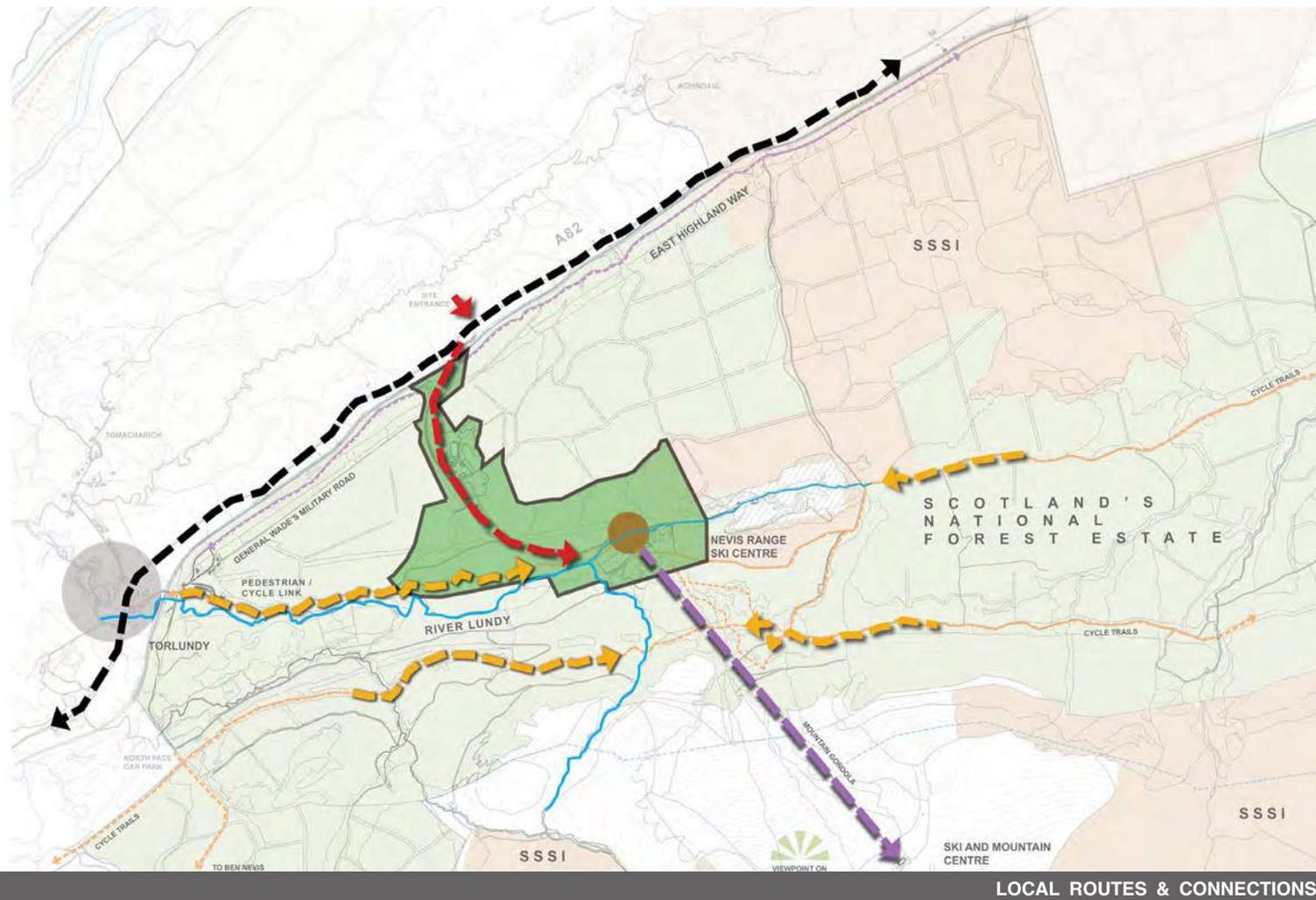


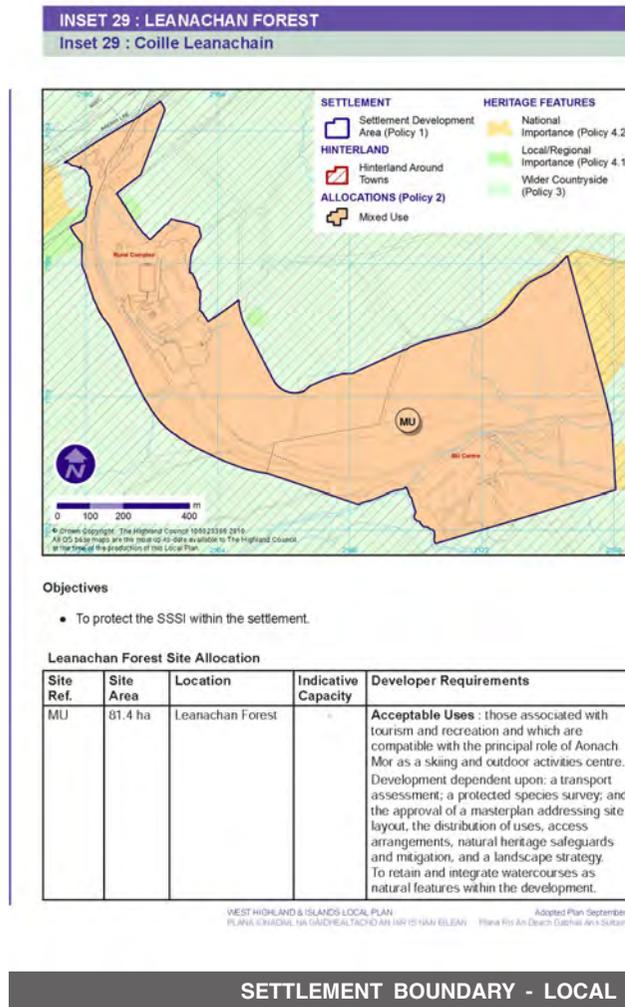
MOUNTAIN BIKING

PRINCIPLES

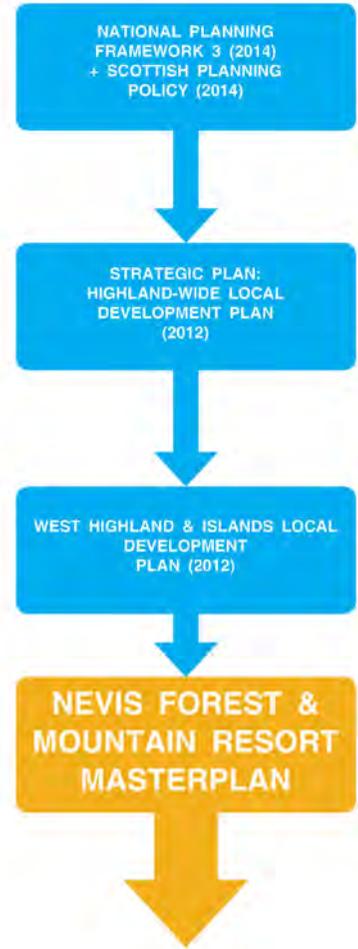
The Masterplan is underpinned by a set of development principles. These are focused on the specific locality at the same time relating to National Policies and Forestry Commission Scotland objectives:

1. The Nevis Forest and Mountain Resort Development will be a “transformational project”, creating opportunities for social and economic advancement for both Fort William and the wider Lochaber area.
2. The Proposals recognise distinct character types which structure the visitor’s forest experience.
3. The proposed developments will create a unique and distinctive series of “places” within an enhanced Forest Environment and will form new connections to existing local facilities and regional and national destinations.
4. A diverse range of new facilities will be provided, serving both existing user groups while aiming to encourage expansion and attract new visitors.
5. The Masterplan is founded on a well-considered strategy, based on a consultation process, which has a wide acceptance by Stakeholders and the Local Community.
6. The project will promote the highest environmental and sustainability standards, throughout all aspects of forestry, landscape design and architecture.
7. Forestry Commission Scotland will work closely with Stakeholders, Investors and local community groups to facilitate developments and initiatives as these are brought forward.





NATIONAL
LOCAL
SITE





PLANNING

PLANNING POLICY CONTEXT NATIONAL PLANNING FRAMEWORK 3 (2014).

At a national level the Scottish Government's land use development priorities over the next 20-30 years are set out in the National Planning Framework 3 (2014). This document is a spatial interpretation of the Government Economic Strategy and proposes a series of national developments to help in its delivery.

NPF3 recognises that Fort William is an, *'Important Tourism Town' and a service hub to an extensive hinterland consisting of some of Scotland's most important and iconic scenery.*

It endorses the concept that *'Lochaber has become known as a nationally important centre for outdoor activities like sailing, climbing and mountain biking, and there are further opportunities for regeneration.'*

One of the National Developments within NPF3 is *'The creation of a national long distance walking and cycling network to link key outdoor tourism locations across the country.'* Along the length of the network of routes there will be *'opportunities to develop shared infrastructure to further enhance the tourism offering'.*

Added benefits for rural communities will also be secured through connections with local core path networks to support recreation and active travel. The NPF3 also promotes the programmed improvements to the A82 transport corridor and supports the key elements of Visit Scotland's Tourism Development Plan and the wider ambitions of the Scottish tourism industry set out in the Scottish Tourism Alliance's 'Tourism 2020 Strategy'.

SCOTTISH PLANNING POLICY (2014),

The tandem document Scottish Planning Policy (2014), sets out Scottish Government policy on how nationally important land use planning matters should be addressed across the country. This document provides a guide for all Local authorities on the preparation of development plans; the design of development and the determination of planning applications and appeals. It is a material consideration for all planning decisions and is an important policy background to consider when formulating any planning proposal at Leanachan.

It contains a number of subject specific policies, of particular relevance is, the support for sustainable development and growth in rural areas of Scotland by taking a positive approach to new development, SPP also promotes economic activity and diversification, including development linked to tourism, forestry and farm diversification, while ensuring that the distinctive character of the area, the service function of small towns and natural and cultural heritage are protected and enhanced.

These two documents are also supported by a series of Government Planning Advice Notes which are important in formulating proposals for Masterplan development sites. Amongst the most relevant are:

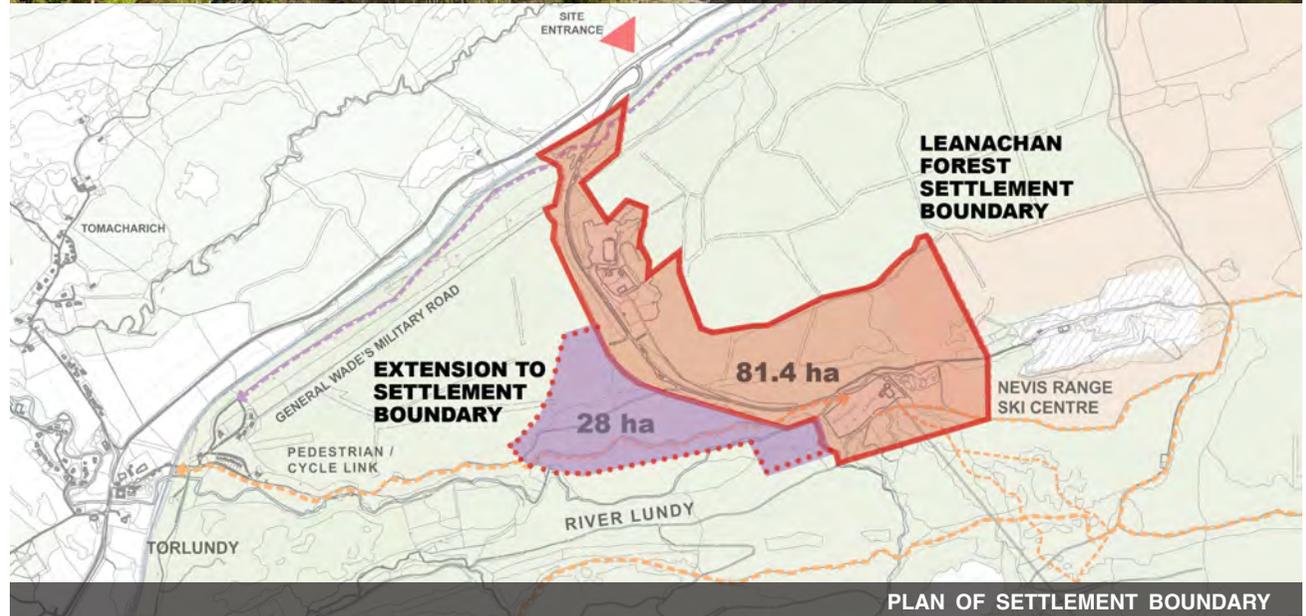
- PAN 2/11 - Planning & Archeology
- PAN 60 - Planning & Natural Heritage
- PAN 61 - Planning & SUD Systems
- PAN 68 - Design Statements
- PAN 78 - Inclusive Design
- PAN 79 - Water 7 Drainage
- Scottish Government's Control of Woodland Removal
- Green Infrastructure: Design & Placemaking

MASTERPLAN BOUNDARY EXTENSION:

- The site is in close proximity to the main A82 Trunk route, accessible by local transport, private car, and is connected to local bicycle and walking routes.
- The site is easily accessible from the main Access Road to Nevis Range, which is of a standard to cope with increased traffic. The site entrance is taken from an existing lay-by and connects with an existing forest road.
- A landscape character and topographical analysis concluded that this was the best site in the area because of its location, below a prominent ridge line, sheltered, south facing, shallow valley slope towards the River Lundy, with the best local views towards Ben Nevis and located within a mature and secluded part of the forest. This site should minimise the landscape impact of the proposed development.
- Based on Stakeholder and Public Consultation, there was general agreement that a proposed luxury resort hotel was a good idea and not in competition with existing facilities locally or in Fort William where the offer was different. The resort would be complementary to existing accommodation facilities.
- A hotel resort complex of the type proposed could not be located elsewhere within the existing Masterplan area and cannot be located elsewhere in the immediate locality, because of the proximity of the Nevis Range Ski Centre facilities, mountain biking and walking opportunities.



VIEW TO BEN NEVIS



PLAN OF SETTLEMENT BOUNDARY

PLANNING

LOCAL DEVELOPMENT PLANS

The current system of Development Planning in the Highlands of Scotland and Lochaber in particular is based on two tiers:

The Highland-wide Local Development Plan, and three area Local Development Plans, of which West Highland and Islands Local Development Plan is one.

THE HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN

The Highland-wide Local Plan adopted in April 2012, is the equivalent of a Strategic Development Plan covering the whole Highland Council area. It is not a full SDP as it is not one of the four Scottish City regions. However it is a vision statement on a regional scale. Its main objective is to create a sustainable Highlands, to safeguard the environment and to produce a competitive and adaptive Highland economy focusing on creating new employment in key sectors such as tourism. This will be done by:

'Promoting the development of tourism in terms of additional accommodation and new facilities' and 'achieve a healthier Highlands by providing for the development of places which contribute to increasing healthy lifestyles and access to enjoy the outdoors.'

The HwLDP gives great support to the Lochaber area: *'Lochaber is an internationally renowned "outdoor" destination and event/trail outdoor activity location with a wide range of activities including skiing and mountain biking based draw for tourists attracted by the area's outstanding natural and cultural heritage.'*

It also reinforces Government strategy by: *'Committing to an improvement and upgrading of the A82 Trunk Road and by promoting Lochaber as an all year round tourist destination associated with the Outdoor Capital of the UK.'*

THE WEST HIGHLAND & ISLANDS LOCAL DEVELOPMENT PLAN

The West Highland and Islands Local Development Plan April 2012, covers the whole of the Lochaber area and takes a detailed approach to its land use development. The vision for Lochaber conforms to all other planning documents, concentrating on the Fort William area as a focal growth point, in particular transforming its appeal as a visitor centre. The WHI Local Plan recognises that

"Lochaber has cemented its position as Outdoor Capital UK, maximising local development opportunities."

Considerable importance is given to public access for walkers and cyclists and the creation of new linkages between places within the region, especially with Fort William to the River Lochy and Lundy Corridor, with potential cycle linkages in local areas to the 'National Cycle Route' across Scotland. The A82 Trunk Route Improvements form part of the communications upgrade proposals for Lochaber.

The WHILDP recognises the partnership based Nevis Management Strategy for environmental and visitor management as *'A positive enduring Framework'*.

The WHILDP also acknowledges the restoration of Lochaber's industrial heritage with the Lochybridge, Aonach Mor /Torlundy 'Puggy Line' and its possibilities for interpretation and recreation and gives protection to the scenic landscape environment, the diversity of wildlife habitats, species and cultural heritage.

THE MASTERPLAN BOUNDARY

The boundary of the Masterplan area which encompasses 81.4 hectares is referred to as Leanachan Forest 'Settlement Boundary' in the WHI Local Plan. In planning policy terms this area is allocated for Mixed Use, with the most acceptable uses being:

"Associated with tourism and recreation and which are compatible with the principle role of Aonach Mor as a skiing and outdoor activities centre."

There are a number of Developer Requirements and other requirements needed to accompany any planning application(s) associated with this site:

- A Transport Assessment,
- A Protected Species Survey
- An Economic Assessment
- Flood Risk Assessment
- Drainage Impact Assessment

An extension to this boundary to cover a site of 28 hectares was proposed during the course of this study, located to the west of the main Aonach Mor access Road it is indicated on the plan opposite. The principle of the development is already established in the WHILP with the potential hotel resort complex site outwith the allocated site boundary at present until a future review of the area's planning policy is complete. Justification for this extension is given opposite.

The Masterplan is intended to inform and accompany future development proposals, including applications for planning permission. Formal Council endorsement of the Masterplan will need to take on the new style of Planning Legislation (2006) advocated in the WHILDP. It is expected that a Plan Review process will start at the beginning of 2015.

Pop in to our drop in

Leanachan Masterplan Public Open Sessions

Forestry Commission Scotland is preparing a masterplan which will look at the **future** growth and **development** of tourism and recreation in the area.

Tuesday 21st May 4.30pm until 7.00pm
and

Wednesday 22nd May 10am until 3.30pm
at the
Pinemarten Cafe, Nevis Range.

We would encourage **you** to come along and view some of the early work carried out on the project and to discuss **your** thoughts and some of our emerging ideas for Leanachan.



www.forestry.gov.uk/scotland

HIE
Highlands and Islands Enterprise
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PUBLIC CONSULTATION POSTER

KEY POINTS FROM THE PUBLIC CONSULTATION:

- General agreement that development in the forest was acceptable.
- There was a need to build on the existing facilities, events and forest location.
- Promote cycling and create further facilities.
- Provide more activities for families and people aimed at all levels of ability.
- Develop a luxury resort hotel which can be used by local residents as well as visitors.
- Promote the Rural complex and improve its visual amenity.
- Better signage and information.
- Create further resort activities on Aonach Mor.
- Provide complimentary and high-quality tourism accommodation that can attract inward investment



PUBLIC OPEN SESSION



SKETCH CONCEPT OF RESORT HOTEL

CONSULTATION PROCESS:

Engagement is an important part of the Planning Process to ensure that communities are better informed about development proposals. Pre-Application Consultations (PAC) ensures that prospective applicants engage with local communities assessing their views before submitting a formal Planning Application. For developments over 2 hectares, Highland Council have a statutory 12 week PAC process which will allow for engagement and discussion with the planning authority.

SOME KEY MESSAGES

This was a wide ranging consultation exercise and a varied number of opinions and ideas were gathered from which some strong themes emerged.

There was no desire expressed for either mainstream housing or for any kind of major commercial development.

The idea of creating a 'Resort' development seemed to be generally supported, particularly if its market position did not conflict with other local businesses and that it drew visitors from a wide catchment.

There was a range of interesting ideas for other activities and attractions emerged. These included further cycle and walking trails, historic interpretation, all weather luge tracks and zip wire touring.

The importance of working with local businesses to avoid negative impact was emphasised, particularly where new accommodation might conflict with existing providers.

There is perceived to be a need for accommodation, although other uses were mentioned, including small shops, visitor centre and even a previous proposal for an Ice Rink. Interest in creating a Bunkhouse was also expressed.

There is a good degree of support for the project, particularly from the larger organisations.

There is some degree of concern from people who own small businesses which may regard new development as direct competition.



ENGAGEMENT

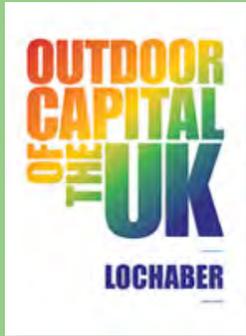
Engagement with stakeholders, businesses and the local community was a vital aspect of the development of the Masterplan and commenced at an early stage in the process, continuing through to its completion. The intention was both to inform a wide range of people on the aims of the project and to gather ideas from participants.

Discussions with individual Stakeholders such as Government bodies and relevant national and local organisations was carried out on an individual basis. This was undertaken by meetings or by telephone and in some cases there was an ongoing process of discussion over a number of weeks. Some of the key contributors to this process were:

- Highland Council
- Visit Scotland
- Scottish Development International
- The University of the Highlands and Islands
- Fort William Chamber of Commerce
- The Nevis Partnership
- Lochaber Rural Complex
- Outdoor Capital UK
- Nevis Range
- Rare Management
- Dornie Lime Quarry

Public consultation was focused on a widely publicised community "Open Event" held at Nevis Range Cafe in May 2013 and November 2014. The event consisted of an exhibition of proposal boards, a large model, structured presentations, workshop sessions and individual discussions. It attracted a wide range of people, from tourists to mountain bikers to local businesses.

A questionnaire allowed consultees to comment after the event. The consultation was successful in considering the new resort and how it might integrate into the surrounding Forest.



SOME KEY MESSAGES

This exercise contained both a Policy Review and an economic appraisal and was supported by a focused consultation process with key stakeholders.

Need to engage effectively with local businesses which will help to sell the project to the business community.

Quality is the key. The new resort would have to offer a distinctive, innovative "wilderness experience in the forest", giving visitors access to a "richly textured" experience based on nature, wildlife, culture and walking as well as adventure sports.

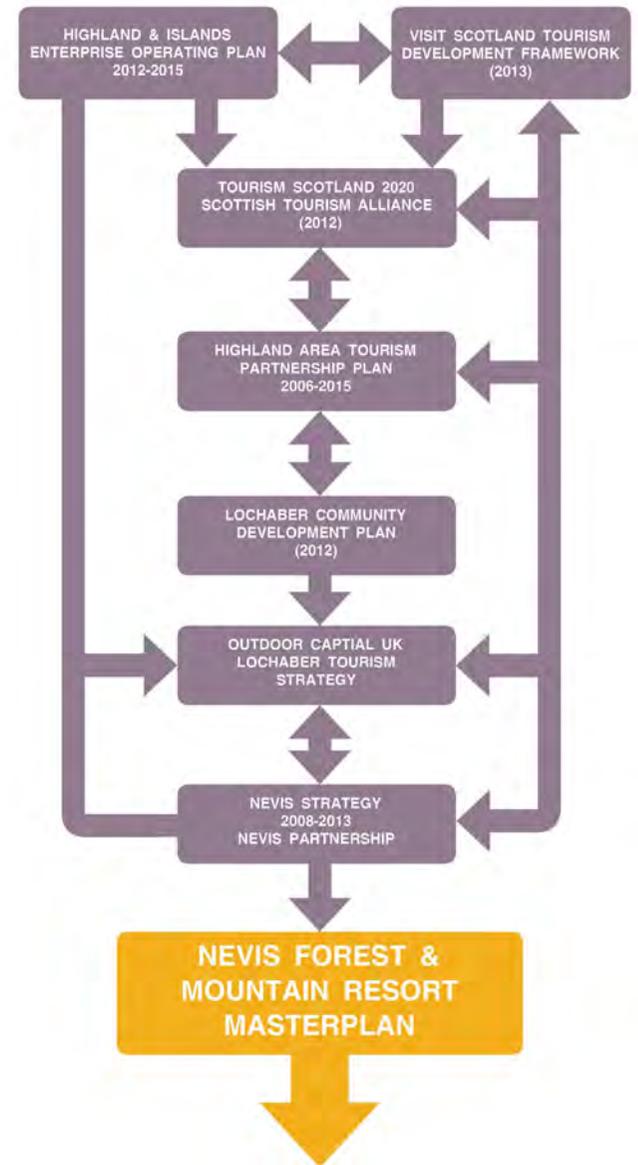
Stakeholders were asked if the Nevis Forest was the right site, on balance the response was positive.

It is important to build strong support for the project. This means getting both the public and private sectors on board.

It was stressed that the market in Lochaber is traditional, focused on coach tours and an older demographic. These sectors are doing reasonably well.

There is a broad consensus that a flagship resort development would be a welcome addition, and would fill a gap in the local market

Some stakeholders thought that good quality family resorts and lodges was a promising niche.



ECONOMIC

Yellow book carried out an appraisal of the strategic and business case for the proposed development focused primarily on the resort complex element. An earlier feasibility study had considered the case for a resort development on a neighbouring site and following desk research and consultations, we revisited the conclusions of this final report.

It should be noted that any subsequent Planning Applications will require to be supported by a more detailed Economic Assessment.



POLICY CONTEXT

Tourism Scotland 2020 was published by the Scottish Tourism Alliance in 2012. It makes the case for “growth via quality, authentic visitor experiences” and by capitalising on Scotland’s “special appeal”, including its “nature, heritage and activities”. No specific locations are discussed, but it identifies growth markets including adventure and activity holidays (including mountain biking) which are central to the Nevis Forest & Mountain Resort proposition.

Visit Scotland’s Tourism Development Framework identified the opportunity to attract “high-end luxury resorts” which will “provide a complete visitor experience on site”. It notes the potential of a resort model to promote forest tourism, and Leanachan is specifically cited as a possible site.

A recent appraisal of the local (Lochaber) tourism market was contained in a 2012 report commissioned by the destination marketing organisation Outdoor Capital UK. The report concludes that OCUK is already a strong brand that commands high levels of market awareness, and notes that the area has a track record of hosting successful international events.

The report called for “investment in at least three major signature projects of international status involving iconic places or locations”, including Nevis Range. Specifically, it proposed the development of “Europe’s first all-wood forest resort and wellness spa, with architect designed cabins and tree houses linked to a wide range of unique Outdoor Capital experiences”.

The national and local policy context has evolved in recent years but it continues to provide broad support for the concept of a resort development at Leanachan Forest.

CONSULTATION

Yellow book interviewed 12 tourism experts and policy makers. There was a broad welcome for the masterplanning exercise and the Nevis Forest & Mountain Resort was seen by many as a potentially “game-changing” project for the West Highlands. There was broad agreement that the next stage of the project should include market testing to determine the demand for a range of options.

A high quality resort development could be highly beneficial to the visitor economy and could be expected to have a catalytic effect on local operators. Lochaber is rich in resources: skills, knowledge, enterprise and energy and local businesses and individuals would respond positively to an innovative new development.

STRATEGIC AND BUSINESS CASE

The earlier study (by Rick Finc associates) concluded that Leanachan had the potential to become a “world-class” destination which would deliver “significant benefits, assist in strategic change and establish a transformational projects than can benefit Lochaber and the Western Highlands”. Our policy review and the consultations suggest that there is a powerful strategic case for a resort development which would introduce both hotel and self-catering accommodation of a type and quality currently not available in Lochaber.

Combined with luxury spa and other leisure facilities, the resort has the potential to be a transformational project, which will attract new markets to the West Highlands. The quality of the visitor experience, whether in the spa hotel or a luxury lodge, will be all important. Nevis Forest and Mountain Resort is a highly sensitive site, and discerning visitors will expect the resort to respect and celebrate its special location.

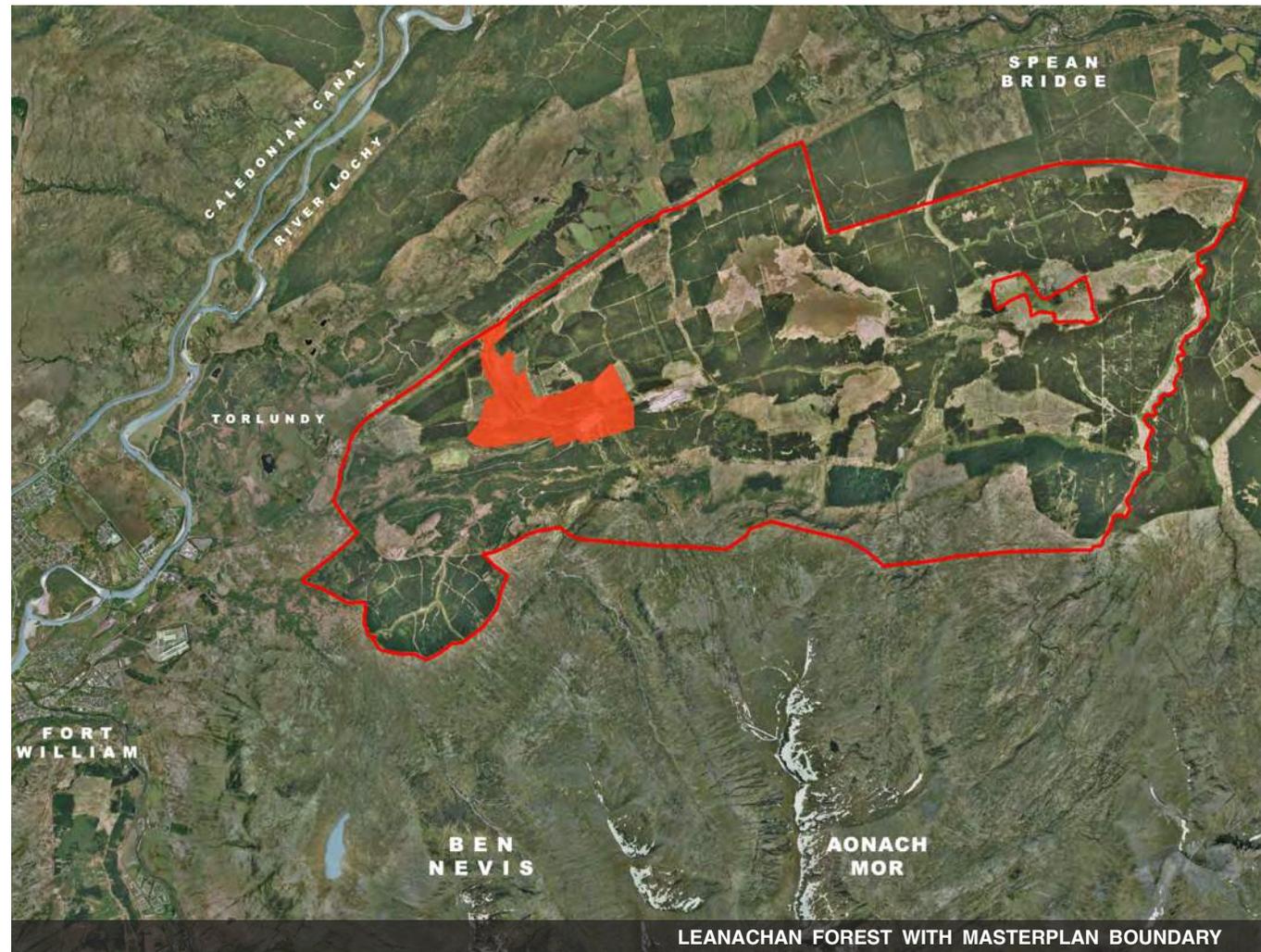
BRANDING

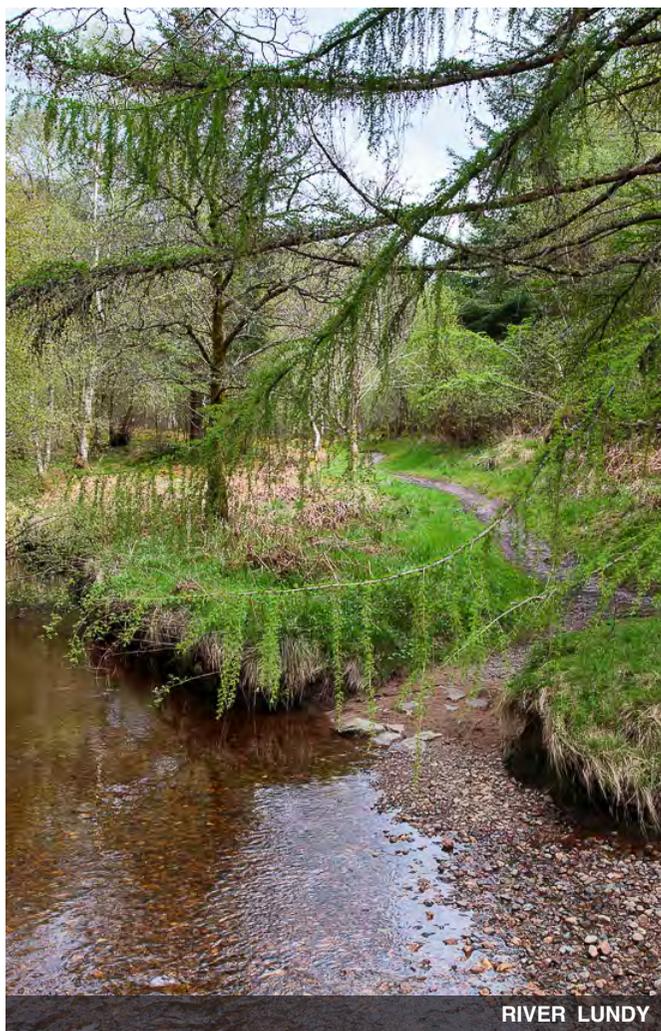
Leanachan Forest has served as an important backdrop and venue for Lochaber's Outdoor Capital. Leanachan is host to a range of visitor brands but lacks a genuinely recognisable visitor destination identity.

Creating a strong destination brand envelope for the whole development will benefit all current and future partner businesses and provider brands operating within it. All successful visitor destinations have a strong identity, well marketed and with a definite sense of arrival.

This Masterplan provides the opportunity to establish just such an identity and create a unique welcoming and all inclusive mountain and forest visitor destination, which offers a wide range of activities for all levels united by quality of provision and design.

As a next step in delivering this vision, existing and future commercial partners would work with FCS in developing this new approach and it is envisaged that as site landlord, FCS would be the principle owner of the brand.





RIVER LUNDY

THE FOREST

The Masterplan is located within the wider setting of Leanachan Forest. This forest is part of Scotland's National Forest Estate and is managed sustainably to meet the standards contained in the UK Forestry Standard. It is Forestry Commission Scotland who is responsible for managing all of Scotland's National Forest Estate and its Strategy sets out priorities and actions for 2013 to 2016. These commitments are described as five aspirations:

TREASURED; Scotland's forests should be treasured by the nation as a multi-purpose resource.

HEALTHY; Forests should be healthy ecosystems which are sustainably managed.

PRODUCTIVE; Forests managed to sustain and utilise the productive potential of the land.

CARED FOR; Well looked after countryside with natural and cultural heritage in good condition.

GOOD VALUE; Using the income-generating potential of the forest estate to minimise the net cost of delivering public benefits.

This Strategy is complemented by a set of Forest District Strategic Plans which cover the whole of Scotland. Lochaber Forest District Strategic Plan 2007-2017, outlines how Lochaber's forests of which Leanachan is one will play its part, by contributing to stable timber production, tourism, health and well-being, education, biodiversity, soil and water protection and by adapting to climate change.

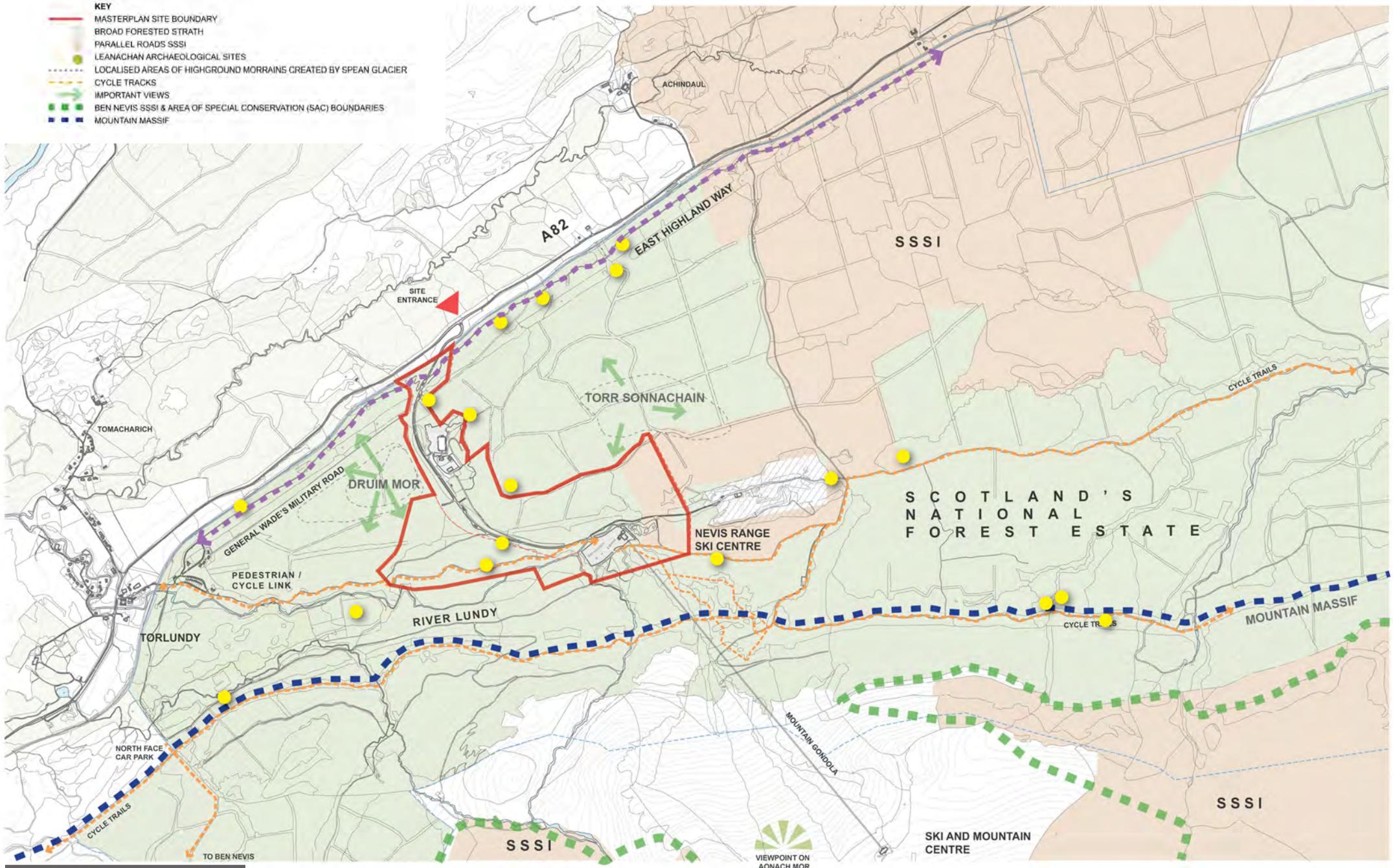
At Leanachan, timber production will remain an important element of the forest and strategically the forest road network supports timber haulage from neighbouring forests to reduce pressure on fragile rural roads. The forest extends to some 4000 hectares across the southern flanks of Aonach Mor. Over the last fifteen years its largely even-aged plantation structure has been restructured to provide a more diverse forest landscape.

To the east of the Masterplan area, the size of management coupes increases with the scale of the landscape and the growing sense of remoteness. Moving west and taking into account the proximity of Fort William, the landscape scale decreases. The topography here is more intimate with more diverse soils. Levels of public use are more concentrated here with the latest visitor surveys indicating that up to 75,000 day visits per annum. In this area amenity landscape and access will be the primary objective of management in the future. Felling where possible will be of a smaller scale and opportunities to thin the forest will be taken, thereby creating a more intimate and diverse woodland structure.

Forest within the Development Zones will be managed to respond to the changing patterns created by the Masterplan and put emphasis on continual habitat enhancement. Where the forest is young the aim will be to introduce stability and maintain long term options for management.

Forest recreation is well established in Leanachan. The forest environment presents further opportunities for the public's enjoyment and this Masterplan provides the framework and catalyst to improve the 'Forest Visitor Experience'

- KEY**
- MASTERPLAN SITE BOUNDARY
 - BROAD FORESTED STRATH
 - PARALLEL ROADS SSSI
 - LEANACHAN ARCHAEOLOGICAL SITES
 - LOCALISED AREAS OF HIGHGROUND MORRAINS CREATED BY SPEAN GLACIER
 - CYCLE TRACKS
 - IMPORTANT VIEWS
 - BEN NEVIS SSSI & AREA OF SPECIAL CONSERVATION (SAC) BOUNDARIES
 - MOUNTAIN MASSIF



LANDSCAPE & HERITAGE



LANDSCAPE

For the most part, Leanachan Forest lies in a wide valley floor classified by Scottish Natural Heritage as 'Broad Forested Strath', in their Landscape Character Assessment and is an area rich in both wildlife and cultural heritage.

SNH categorise the southern section of forest as 'Mountain Massif' of which Ben Nevis, Carn Mor Dearg and Aonach Mor form a significant part. This landscape has been shaped by Ice Age glaciers which have left the undulating and attractive landform of localised ridges, we can see in Landscape today. The Masterplan site is flanked by two such areas of high ground known as Moraines, Torr Sonnachain and Druim Mor a prominent whaleback ridge adjacent to the Masterplan area.

The soils are generally peaty and acidic. The main habitats found in the forest are small sections of Atlantic Oakwood, some limited upland Birch Wood, small areas of Scots Pine, lowland blanket bog, lowland fen and upland wet heath and good groups of native trees along the River Lundy corridor.

These habitats support important UK Biodiversity Action Plan (BAP) protected species, such as black grouse, red squirrel particularly along the River Lundy, chequered skipper butterflies and nationally and regionally scarce lichens. Other important Highland species such as osprey, red deer, pine martens, golden eagles, and the common scoter can on occasions be seen locally. The species add to the attractiveness of the forest with recreational activities and learning opportunities.

LOCAL LANDSCAPE DESIGNATIONS:

There are no specific Landscape Designations within the Masterplan study area. However, The Ben Nevis and Glen Coe 'National Scenic Area' surrounds Leanachan Forest on its southern boundary and The Ben Nevis SAC (Special Area of Conservation) a protected site designated under the EC Habitats Directive, largely corresponds with the boundary of the NSA and is the same as the boundary of Ben Nevis SSSI. The Leanachan Moss SSSI, a Low Altitude Blanket Bog, lies immediately to the east of the Masterplan area. The Parallel Roads of Lochaber SSSI lies partly within the Masterplan area but none of its key areas would be affected by the proposals.

LOCAL HERITAGE DESIGNATIONS:

The Forest has 18 ancient monument sites (Scheduled Monuments SMS) some dating back to the Iron Age. The most significant are General Wades Military Road, and the old railway line, known as the 'Puggy Line' which, runs thorough Leanachan Forest en route to Fort William and the Aluminium Smelter. None of these monuments are affected by any development proposals and all of them enhance the cultural value of the area and to the possibilities of interpretation ideas.



COPPER HILL RESORT, SWEDEN



THE INN AT JOHN O'GROATS



TREE HOTEL, SWEDEN



WHISTLER CONFERENCE CENTRE,

PRECEDENTS



LOCH TAY HIGHLAND LODGES



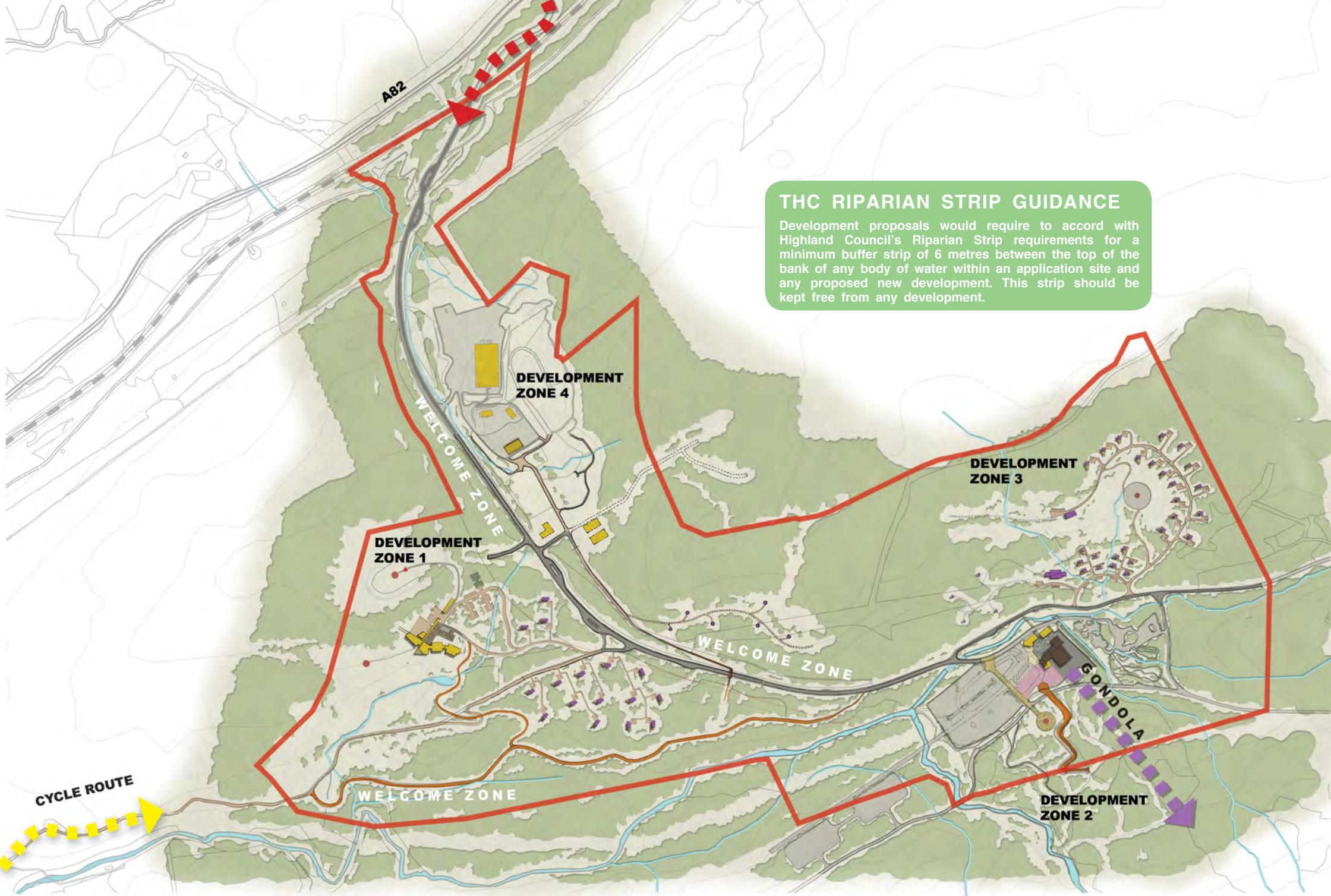
ION HOTEL, ICELAND

During the design stage, the project team identified a range of local, national and international precedents considered relevant to the Masterplan. These were used to stimulate debate during design sessions, stakeholder and public consultation. They were used as examples to examine quality of design and visitor experience in order to create an appropriate level of aspiration.

These precedents were focused primarily at the development of different types of accommodation and covered a wide range of examples from camping pods to chalets and luxury spa hotels. Among the examples used were the developments credited below:

- Centre Parcs, England
- Copper Hill Resort, Sweden
- Whistler Village, Canada
- The Tree Hotel, Sweden
- Ioniceland Hotel, Iceland
- The Inn at John O'Groats
- Argyll Forest Holidays, Scotland
- Coylumbridge, Scotland
- Loch Tay Highland Lodges, Scotland
- Craigendarroch, Scotland

These developments formed a benchmark for the design stage. They have not been studied in any great depth but were used as guidelines to impart a "flavour" of the range of possibilities open to developers and of the level of overall quality which this project could realistically achieve.



THC RIPARIAN STRIP GUIDANCE
Development proposals would require to accord with Highland Council's Riparian Strip requirements for a minimum buffer strip of 6 metres between the top of the bank of any body of water within an application site and any proposed new development. This strip should be kept free from any development.

A82

DEVELOPMENT ZONE 4

DEVELOPMENT ZONE 3

DEVELOPMENT ZONE 1

GONDOLA

DEVELOPMENT ZONE 2

WELCOME ZONE

WELCOME ZONE

WELCOME ZONE

CYCLE ROUTE

MASTERPLAN

The Masterplan brings together the various outcomes of an Analysis process, the Economic review and the Stakeholder and Public Consultations. It identifies a Welcome Zone and 4 specific Development Zones, which together form a cohesive overall proposal.

WELCOME ZONE: Proposals will result in an enhanced area visually, in terms of signage, interpretation, forest and landscape improvements.

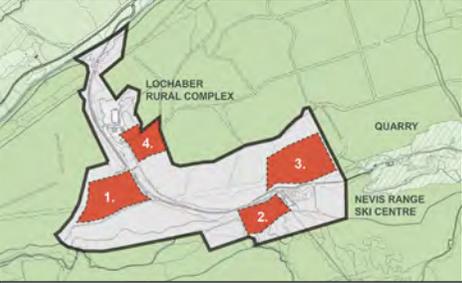
DEVELOPMENT ZONE 1: The vision for a high quality resort hotel development is a central aspiration. The proposed site lies on the slope of a secluded valley side, which offers a sheltered micro-climate and magnificent views towards Ben Nevis.

DEVELOPMENT ZONE 2: The Nevis Range Ski Centre, where proposals will encourage new buildings and environmental improvements. Car Parking provision could in principle be improved visually and expanded to address the future demands of major events.

DEVELOPMENT ZONE 3: A separate area of development based on cabins, camping pods and yurts with a Bunkhouse is envisaged to attract a different market group from the Resort.

DEVELOPMENT ZONE 4: The Lochaber Rural Complex, will gain from a new entrance road, which will facilitate future development on its eastern edge. Forest environment: The Plan will produce a forest with enhanced diversity of species and planting patterns, focused towards environmental concerns, biodiversity and visitor recreational issues.

Separate proposals will emerge to expand the system of recreational infrastructure of cycle trails, walking paths and information points, as part of a comprehensive branding exercise for the wider forest area.



KEY PLAN



WELCOME ZONE



DEVELOPMENT ZONE 1



DEVELOPMENT ZONE 2



DEVELOPMENT ZONE 3



DEVELOPMENT ZONE 4



PANORAMA SITE OVERVIEW



WELCOME ZONE AS EXISTING



WELCOME ZONE PROPOSED CONCEPT

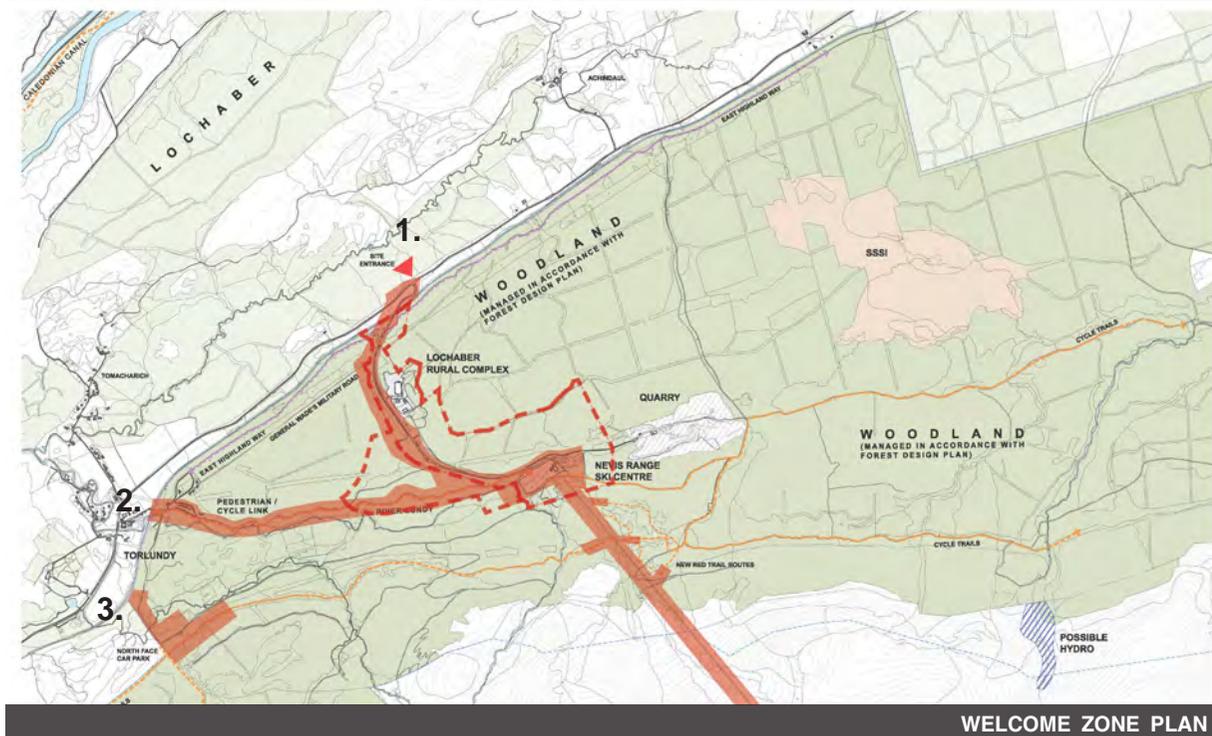


WELCOME ZONE

The Welcome Zone consists of 3 'Arrival Points' to the Forest, which are the main routes for visitors arriving by car, bus, cycle or on foot. This is the area where first impressions are formed and where people move through and interact with the forest environment. It is a diverse corridor of access roads, cycle tracks, and walking routes, through areas of different landscape character. The routes are varied, with views of the surrounding mountains, forest and River Lundy.

This zone provides a real opportunity to offer interpretation facilities about the forest which can act as an educational as well as recreational resource. The three main Arrival Points, providing a different experiences for the visitor and each could be enhanced.

1. At the entrance road from the A82, a gateway feature could be built, the current urban signage could be redesigned. The access road could be improved with more interesting road edge native planting and lay-bys enhanced with interpretation boards. Sculptural features and new bike crossing points could improve the route visually.
2. The route from Torlundy via the "old road" could be altered to enhance its role as a cycle trail and new low level walking paths, along the River Lundy integrated to link proposed developments. There is a huge opportunity to provide wildlife interpretation, hides, viewpoints, and improved wayfinding across the forest, disabled trails for walkers, scope to use art and sculpture and the possibility of illuminating the forest by night.
3. The mountain bike and walking trails leading from the North face Car Park to Aonach Mor could be improved with better signage, interpretation points and new trail heads. The 'Puggy Line' could be promoted more positively as a cycle, walking and educational resource.



WELCOME ZONE PLAN



DEVELOPMENT ZONE 1- LOOKING TOWARDS BEN NEVIS

DEVELOPMENT ZONE 1



VIEW INTO SITE FROM SOUTH

One of the major objectives of the Masterplan is the provision of high quality accommodation, both to support the existing activities and to act as an economic generator for the Lochaber area. Such accommodation would have to be of the highest quality, aimed at new and emerging markets and created within the context of an improved general forest environment and visitor experience.

After careful analysis, a site to the west of the access road was selected as having the best potential for this type of development. Centred on a small valley below a wooded Druim Mor ridge, it has its own distinct identity within the forest, while gaining from spectacular views towards Ben Nevis. Although visually separate from Nevis Range Ski Centre it could easily be linked by cycle and footpaths.

Access would be either by an existing forest road or by its own newly formed Access Drive and the forest remodelled to provide both wooded areas for shelter and open glades to provide routes and views towards Ben Nevis.

This location could be developed in several ways, from a Spa Hotel as a single entity, to a number of larger Chalets or a development of high quality Lodges. These alternative approaches can be tailored to investor and operator requirements and 3 options are shown for illustrative purposes.

- Option A: 80 room Spa Hotel.
- Option B: 50 high quality Lodges.
- Option C: A combination of these elements.

All options require a high quality approach in terms of architecture, materials and landscape integration.





DEVELOPMENT ZONE 1

OPTION A - RESORT HOTEL



RESORT HOTEL CONCEPT INTERIOR



ADELTO SPA

KRONENHOF SPA, SWITZERLAND



RESORT HOTEL CONCEPT EXTERIOR

The illustrations show an 80 bed Spa Hotel developed as four related elements and built on 3 levels. It represents aspirations for a dramatic building which integrates carefully into the surrounding landform while enjoying the maximum impact of the spectacular views towards Ben Nevis.

The concept envisages a building which, by its architectural form, separates the man-made from the natural world. All arrival and servicing functions are located to the rear with the front face containing major spaces such as restaurants and a spa zone and all relating directly to the landscape beyond. The hotel's access would be by a new entrance drive which, would visually and psychologically separate it from the other developments within the forest and with the impact of vehicles reduced by landscaping.

Materials would be predominantly natural with limited glazing to the rear and more extensive glazing to the front. A sustainable low energy approach to the design would be highly suitable to the location.

The surrounding forest would require to be remodelled, and the proposals envisage a dense forest back drop behind the building with a more open structure of deciduous woodland edge trees species and smaller groups of trees to the front. This would open up views towards Ben Nevis while maximising solar gain and allowing sunlight penetration.

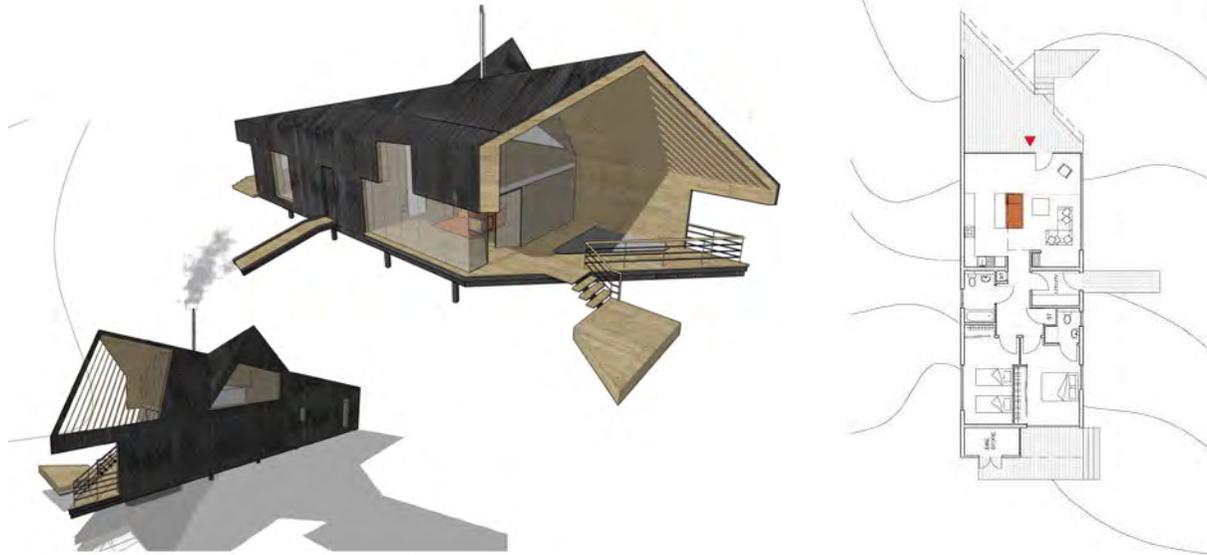
The proposed development will lie below the level of ridge line of Druim Mor and will not appear on the skyline. Sensitive landscaping, green roofs and walls and a simple palette of materials sympathetic with the forest environment will minimise the development's impact from sensitive viewpoints.





DEVELOPMENT ZONE 1

OPTION B - LUXURY LODGES



This design concept is the reverse proposal to the single Hotel building and promotes a number of small structures carefully integrated within the forest, together with a small Resort Hotel Hub containing reception, recreational and support facilities.

The Masterplan illustration shows 50 timber Lodges, each with their own access leading from the existing forest road. Each lodge has its own car parking facilities, which could be handled in a number of ways, depending on the individual site characteristics. Cars could be located beside the lodges in the conventional manner or they could be slightly more remote or even located underneath the Lodges. The landscape would have to be carefully designed to suit the individual situations to create a balance between creating privacy, taking advantage of the views towards the mountains and allowing high levels of daylight and sunlight.



LODGES CONCEPT - EXTERIOR VIEW



+120m

ROUTE TO
EVIS RANGE

DEVELOPMENT ZONE 1

OPTION C - COMBINATION



SITE: BIRD'S EYE VIEW

This Masterplan illustration shows a combination of the previous approaches with a 50 bedroom Spa Hotel constructed on two levels and a development of 15 individual Lodges. This design concept embodies the principle characteristics of the previous schemes and indicates the wide range of possibilities and alternative options which could be developed in this location.

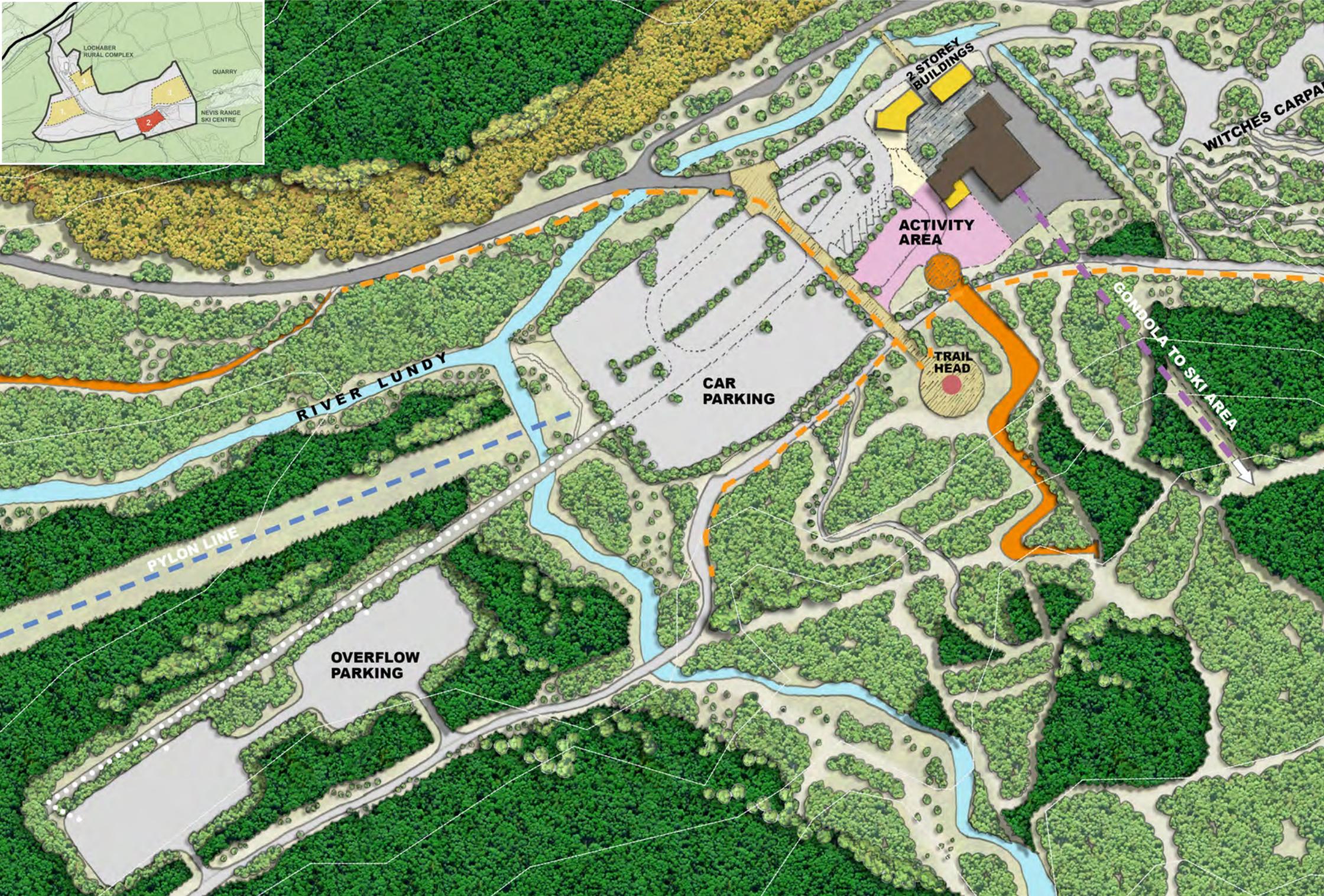
These might include a range of buildings of a scale between a lodge and the hotel with the key design aspect being their sensitive integration with the landscape setting. Whatever the chosen development options, this site location offers a number of exciting landscape opportunities:

To develop viewing points and interpretation of the mountain scenery around the location.

To enhance the forest environment with new native tree planting and utilise key landscape features such as water courses with the site landscape design.

Create new low level footpaths and cycle routes to link other sites within the Masterplan area and to ensure they are suitable for all visitors including those with disabilities.

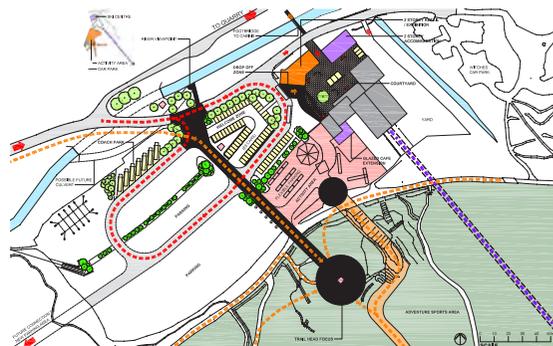
This site is well located adjacent to the Welcome Zone, so access links can be created connecting the Resort Hotel with Torlundy, Fort William and further afield to the West Highland Way, the Great Glen Way and the National Cycle Route, thereby establishing important links with much of Scotland and creating a key visitor destination for Lochaber.



DEVELOPMENT ZONE 2 SKI CENTRE



MOUNTAIN BIKING AT NEVIS RANGE CENTRE



NEVIS RANGE SKI CENTRE PROPOSALS



WHISTLER CONFERENCE CENTRE, CANADA



NEVIS RANGE SKI CENTRE

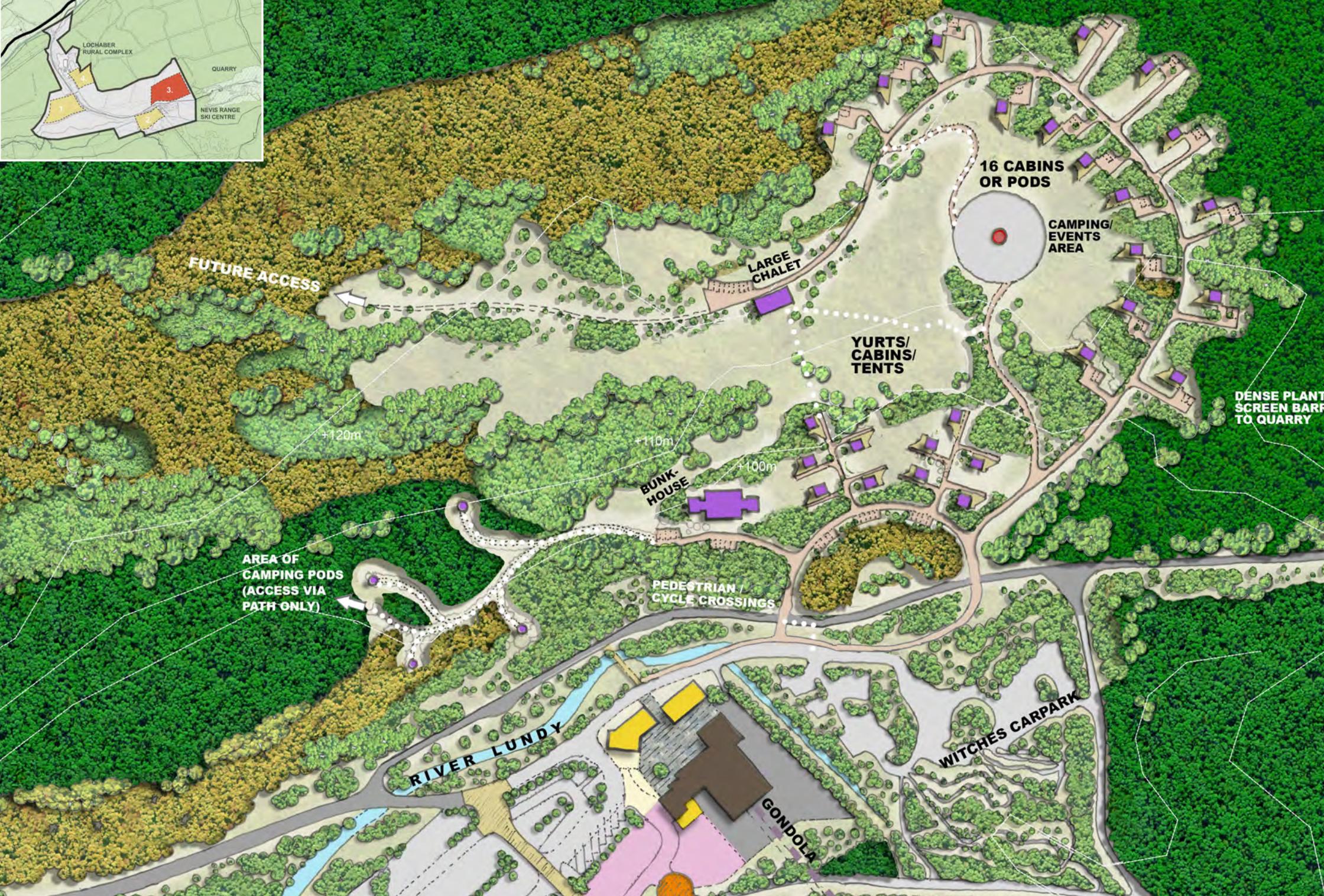
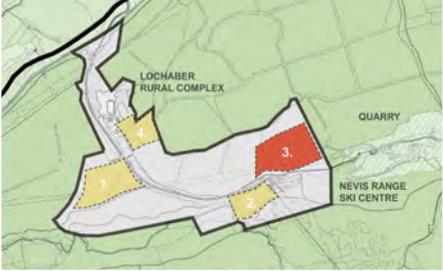
This area forms the base for the adventure sports and general visitor access to the mountain via the gondola. It is also the focus of major events held in the forest, including the UCI Mountain Bike World Cup. The Ski Centre has a diverse pattern of use from major events which require large areas of flexible open space for tented villages and busy ski days where the car park is full, to days when only a relatively small number of people use the Centre.

The Masterplan proposes a design concept which will allow the Ski Centre to develop its facilities and make a number of environmental improvements to the Car Park area. The vehicle entrance sequence will be altered to create a new 'Arrival Point' using high quality surfacing materials and landscape screening to define it from the rest of the Car Park.

The area around the existing buildings will be the location of new development in order to create a courtyard form. The nature of these buildings will respond to the demands of the Ski Centre and to future commercial opportunities.

The events hosted in the forest are important to the local economy and the promotion of Lochaber. Some of these events operate within an international market and there is a gradual increase in the size of the facilities required to host them. To reflect this, the Masterplan proposes an environmentally sensitive extension of the existing Car Park.

Environmental improvements are also recommended, in particular the creation of an Activity Area outside the existing Cafe which would incorporate the end of the downhill mountain bike run and a new consolidated Trail Head where information would be available on the forest and the cycle tracks.



ING/
RIER

ROUTE TO
QUARRY



VIEWS FROM DEVELOPMENT ZONE 3



CAMPING PODS



CABINS- QUEEN ELIZABETH FOREST



VIEW OF SITE

DEVELOPMENT ZONE 3

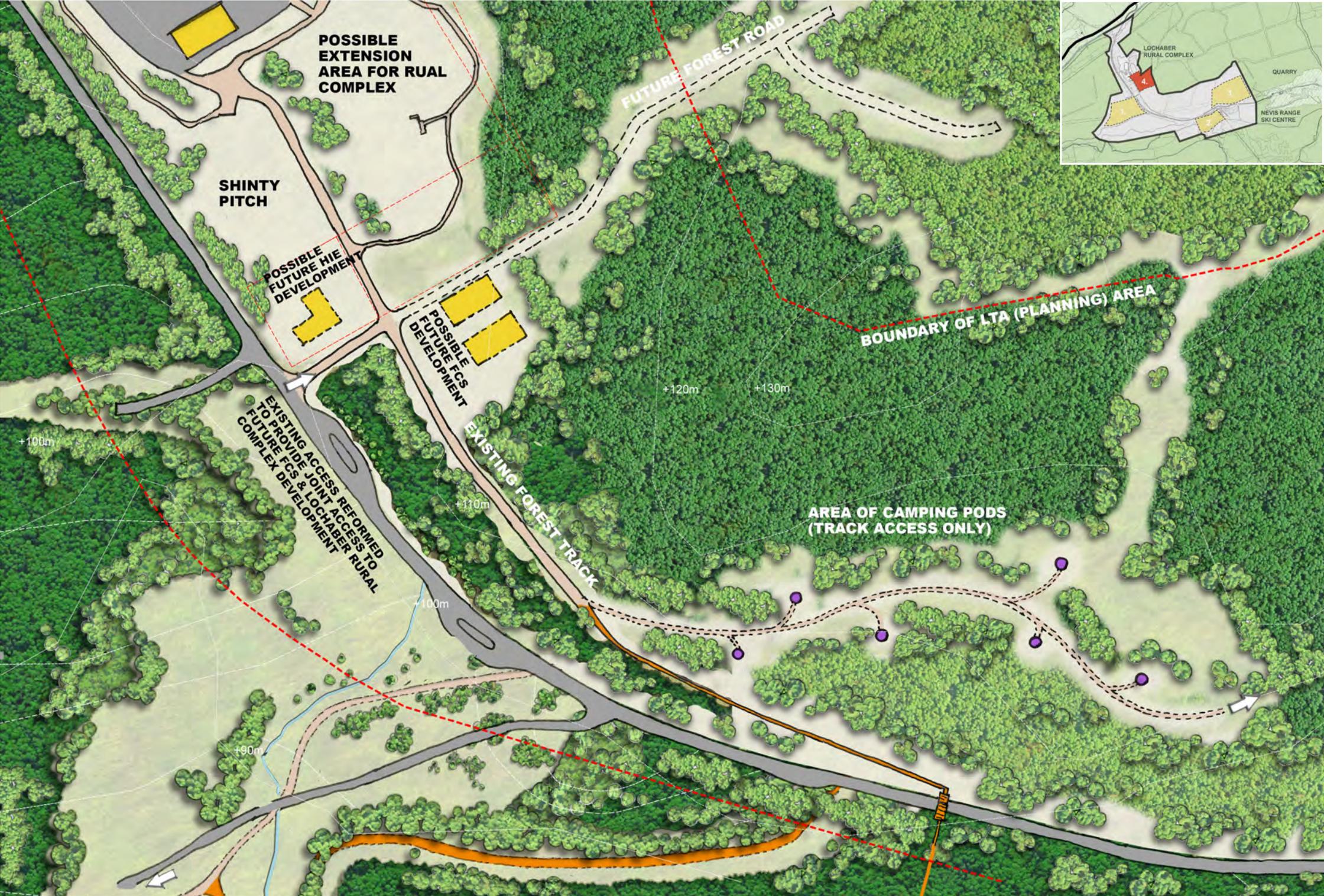
LOW IMPACT ACCOMMODATION

The design concept for this area is to create an alternative visitor product from the Resort Hotel development. Primarily aimed at the activity sports clientele and forming a “village in the forest” for skiers, mountain bikers and hill walkers. Its location, close to the Ski Centre gives it a strong relationship with the adventure sports activities and it could provide opportunities to act as focus for a range of events which would benefit from having integral accommodation.

This Zone is currently an area of forest, located to the north of the Ski Centre, which has been felled in the recent past and could be replanted to suit different types of development. The proposal is to develop the area for ‘Low Impact Accommodation’ with a number of cabins, camping pods, yurts, wigwams and possibly larger buildings such as a Chalet and Bunkhouse.

These cabins will be linked around a simple forest road which responds to the undulating topography. An area of level open space could be created in the centre of the site for hosting possible events, as a communal area for play, barbecues or for a temporary camp site. From this area tracks could lead into the forest to link other Camping Areas or Camping Pods which would which would only be accessible by foot or mountain bike.

This development could take many detailed forms, but as an example the Masterplan envisages two distinct packages, which could be created as separate phases. Firstly, a more compact area of cabins, pods or yurts with a Bunkhouse close to a newly formed entrance road. Secondly, a lower density group of cabins and tented accommodation with a larger Chalet which occupies a more prominent position on a small ridge with views towards Ben Nevis. However, a wide range of other options would be possible, depending on the detailed requirements of future investors or users.



**POSSIBLE
EXTENSION
AREA FOR RUAL
COMPLEX**

**SHINTY
PITCH**

**POSSIBLE
FUTURE HIE
DEVELOPMENT**

**POSSIBLE FCS
FUTURE
DEVELOPMENT**

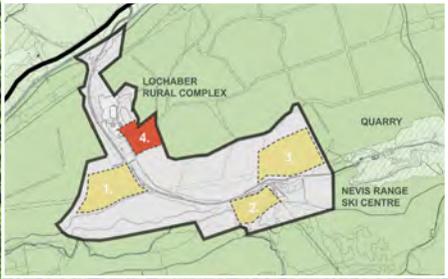
**EXISTING ACCESS REFORMED
TO PROVIDE JOINT ACCESS TO
FUTURE FCS & LOCHABER RURAL
COMPLEX DEVELOPMENT**

EXISTING FOREST TRACK

FUTURE FOREST ROAD

BOUNDARY OF LTA (PLANNING) AREA

**AREA OF CAMPING PODS
(TRACK ACCESS ONLY)**



DEVELOPMENT ZONE 4

LOCHABER RURAL COMPLEX



RURAL COMPLEX WITH BEN NEVIS



THE CAFE



EDUCATIONAL PROJECT



AUCTION MART

The Rural Complex is a separate commercial organisation located on the eastern edge of the Masterplan area, served by the main site access road. The Complex developed from the requirement to provide a new Auction Mart for the Lochaber area and has since expanded its activities to provide a range of rural facilities, including a cafe and offices for a Biomass energy company. The organisation has aspirations to continue to expand their commercial and educational activities with proposed future development on the southern boundary of the site which, is adjacent to FCS controlled land.

In order to facilitate this ambition the Masterplan promotes the creation of a new entrance and service road directly from the main access route through the Masterplan area, which would give direct access to some of The Complex's more publicly focused activities without having to use the existing very steep Auction Mart service road as a connection.

This would allow LRC to fulfil its aspirations to continue development towards the east while also facilitating possible development on the area of land adjacent to the "Shinty Pitch". This new spur road would enable FCS to consider possible future development on their own land, as well as improving general access for forestry work and visitors alike.

The new access would also allow considerable improvements to the Welcome Zone by separating the Auction Mart entrance from that of the other activities, allowing important landscape improvements to be undertaken, to better screen the Auction Mart buildings and associated service yard and by more considered signage.

One of the key landscape and architectural design issues in the development of this area will be its impact on views from Ben Nevis and Aonach Mor, due to the visually prominent ridge on which the buildings stand. Any new developments proposed will require to provide high standards of design particularly in terms of building form massing and colour. Roofscapes are critical and greenroofs should be considered as part of the landscape integration of the site.



MATERIALS

One of the vital aspects which will contribute to the success of the Masterplan will be the quality of design and the careful selection of appropriate materials. One of the key descriptions behind the Masterplan was the statement:

"In the forest, of the forest and for the forest"

The forms and materials used throughout the four Development Zones should therefore enhance this very valuable and unique location.

- A range of building types are proposed in the Masterplan and each would have its own scale and form dictated by their individual requirements.
- The Nevis Forest and Mountain Resort Spa Hotel could be a single building, relating principally to the local landscape character, landform and distant views. Buildings around the Ski Centre would form a courtyard to encourage shelter and activity adjacent to the existing Cafe and Gondola Station.
- Buildings and other structures would be contemporary in their design and contain a synthesis of natural and man-made materials, such as timber, local stone and slate, zinc and aluminium, which reflect local distinctiveness and provide a fit within the local forest landscape, linking the inside spaces with the outside environment.
- Sustainability will be paramount with an interest taken in the re-use and recycling of materials along with issues such as energy use, carbon reduction and the use of locally sourced building materials.
- Landscape materials would follow the same principle with scope for the integration of artwork and craft objects in signs, trail heads and special spaces.

The illustrations on this page show examples of the kind of materials and forms which would be envisaged and this would be enhanced by the provision of design guidance at a later detailed stage.





STUMPERY



STONE OUTLOOK TOWER



SIGNAGE



STONE GABION WALLS



SCOTTISH SCENIC ROUTES COMPETITION



PEAT BANKING

LANDSCAPE GUIDELINES



Leanachan's landscape resource is the most important tourist and economic asset for Lochaber and the reason why the Masterplan proposals have been based on a 'landscape led approach' to design. Consequently the most significant planning challenge facing the area is the ability to allow further tourist, visitor and business development whilst protecting the resource which people come to enjoy.

Good thoughtful design will help to encourage the high quality necessary to develop a luxury resort hotel. Strict landscape design guidelines, which can be integrated into Local Plan Supplementary Design Guidance, will ensure a high level of quality design and that appropriate planning conditions for developments can be established.

LANDSCAPE DESIGN PRINCIPLES

- Seek to retain key landscape features, such as burns, on all development sites.
- Reduce the visual impact of any development by using the natural, local landform, and by sensitive mixed native woodland planting as a screen.
- Consider important views towards the Masterplan area as development will be visible from Ben Nevis, Aonach Mor and surrounding high ground. Try to create or retain some open and naturally vegetated ground by small select felling to give a balance between open features and forest cover, essential to maintaining the landscape character of the 'Low Lying Strath'. Any restructuring of the forest should aim to reveal natural detail such as the texture of rocks, heather or localised landform and new edges should be softened with planting, which should link with existing habitats to support biodiversity.
- Re-introduce dry-stone dykes and walls in appropriate locations and as part of new developments in order to strengthen landscape character and preserve a historic landscape link.
- Use native species of local provenance to reinforce local landscape character and enhance biodiversity.
- Control of light pollution.

STRUCTURES IN THE LANDSCAPE

- Mitigate the visual effects of new roofs and walls by using green roof and green wall technology.
- Peat banking with appropriate native planting can also be used as a screen to parking areas.
- Viewpoints, shelters, signs, litter bins and seats should be constructed using appropriate local building materials such as slate, stone timber and glass.
- Avoid a plethora of different signs at entrances to developments.
- Ensure good design of all interpretive signs, trail heads and notice boards to reflect the local character and sense of place.
- Use of riparian burns where appropriate.

NEW ACCESS ROADS

- New access roads should respect the rural setting giving priority to pedestrians and cyclists.
- They should follow local landform contours and surfaced as trackways.
- Minimise accesses by planting native shrubs as hedgerows and where new sightlines are required use local provenance wildflower and grass seed mixes.
- Avoids using concrete kerbs, coloured surfaces and road markings making changes with setts, granite or natural materials.
- Where crash barriers are required they should be made from timber with steel back supports.
- Signs on roads should use timber posts and the sign backs should be painted to blend in with the landscape.

LOW IMPACT ACCOMMODATION SITE

- Use a framework of native tree planting to integrate the site and buffer the quarry.
- Use dark matt colours for new cabins or chalets and simple internal tracks as access.



THE MOUNTAIN GONDOLA



FOREST OPERATIONS



PYLON LINE TO NEVIS CENTRE

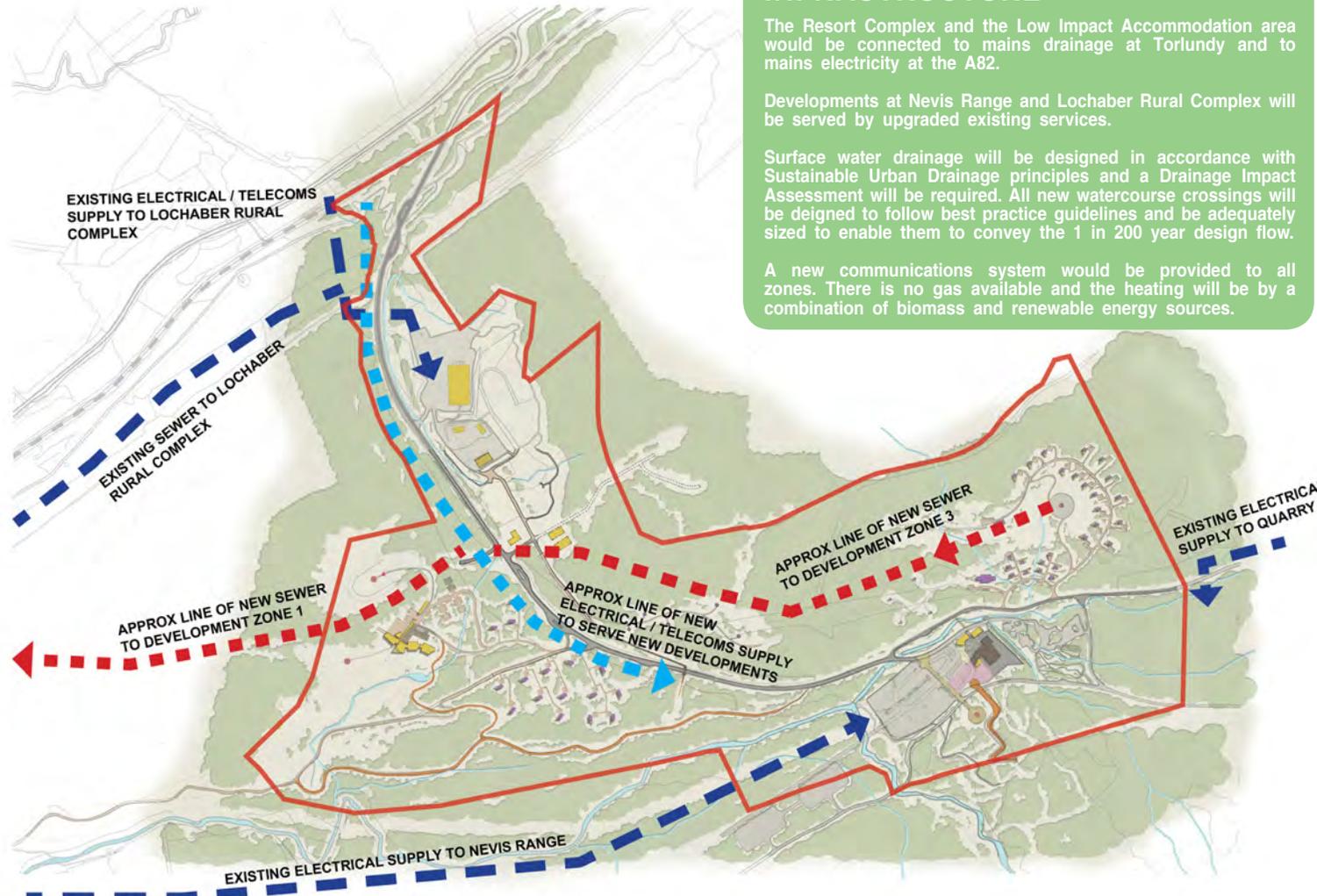
INFRASTRUCTURE

The Resort Complex and the Low Impact Accommodation area would be connected to mains drainage at Torlundy and to mains electricity at the A82.

Developments at Nevis Range and Lochaber Rural Complex will be served by upgraded existing services.

Surface water drainage will be designed in accordance with Sustainable Urban Drainage principles and a Drainage Impact Assessment will be required. All new watercourse crossings will be designed to follow best practice guidelines and be adequately sized to enable them to convey the 1 in 200 year design flow.

A new communications system would be provided to all zones. There is no gas available and the heating will be by a combination of biomass and renewable energy sources.



DELIVERY

The Masterplan has identified a 20 year vision which will be the foundation of future development. Over this period there will be a range of challenges and new opportunities which will adapt this thinking and an initial Delivery Strategy has been established which will allow projects coming forward to be managed towards the agreed vision.

The diverse nature of the various development zones are ideally suited to phased packages of related developments. As a result, the Masterplan is inherently extremely flexible and could be developed in a number of time frames as no one element represents a “critical path”. It is however likely that enhancement work to the Forest and in particular the Welcome Zone would be the first task. This would be followed by infrastructure of roads and services and then probably by the low impact accommodation and the Resort Hotel.

FCS would confirm that it would not be the developer, investor or operator of the major proposals contained within the Leanachan Masterplan. Instead it would aim to work in some form of commercial partnership with private investors and developers to take the Masterplan forward.

In a technical sense, the team has made initial assessments of transport, engineering and servicing infrastructure. The ground conditions appear to be as expected for this type of location, with issues to be addressed including the avoidance of areas of deep peat and minimising the disturbance to the existing soil structure where ever possible.

The developments would require substantial new services to be provided. Various options exist for both connection to existing public infra-structure and the provision of new independent systems. The most likely approach is shown on the left.





CONCLUSION

This Masterplan sets out a bold and exciting vision for the future of the area. It integrates a range of high quality developments which will complement the existing recreational facilities and provide opportunities to create new, rural activities and proposes a range of ideas to visually and environmentally enhance the forest.

The aspiration for the Nevis Forest and Mountain Resort is to be a transformational project which will act as a catalyst for development within Lochaber, while contributing an enhanced attraction to Scotland's visitor portfolio.

