



# THE NEVIS FOREST & MOUNTAIN RESORT APPENDIX

March 2015



Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd 's nan Eilean



Forestry Commission Scotland  
Coimisean na Coilltearachd Alba





# CONTENTS

---

APPENDIX 1	THC LETTER
APPENDIX 2	ENGAGEMENT TIMETABLE
APPENDIX 3	CONSULTATION CONTACT & STAKEHOLDER LIST
APPENDIX 4	CONSULTATION COMMENTS & RESPONSES MATRIX
APPENDIX 5	CONSULTATION RESPONSES - MAY 2013

# APPENDIX 1- THC LETTER

---



Robert Grant  
Strategic Development Officer  
Forestry Commission  
Moray & Aberdeenshire District  
Craibstone Office  
Doig Scott Building  
Scottish Agricultural College Campus  
Aberdeen  
AB21 9TR

Please ask for: Colin Simpson  
Direct Dial: 01463 702957  
E-mail: [colin.simpson@highland.gov.uk](mailto:colin.simpson@highland.gov.uk)  
Our Reference:  
Your Reference:  
Date: 14 January 2015

Dear Robert

Thank you for your recent message and the opportunity to comment on the draft masterplan for the Nevis Forest & Mountain Resort. While the Council has not had to opportunity to consider this formally at committee and more detailed views on relevant issues would more appropriately be provided by development planning colleagues I've given a number of more informal observations below from a tourism perspective.

Despite Fort William being one of the Highland's honeypot areas there is some evidence notably from a number of overseas tour operators that there isn't an adequate supply of quality accommodation in the area. In general this can be taken to refer to the hotel sector which is the one predominantly used by this market (there is a good range of quality B&B and Self Catering accommodation) and a cursory look at the range of hotel accommodation in the area does show very limited provision above 3 star level. This would tend to suggest that the development of a Spa Hotel would be filling a gap in the market rather than providing direct competition with existing provision. Whilst some displacement would undoubtedly occur it is also likely that such a development would start to attract a new market to the area who currently take holidays or short breaks elsewhere.

Recent visitor patterns have tended to show a tendency towards taking more but shorter breaks and Spa hotel type developments are well placed to attract the short break market. Research also shows that short breaks are normally taken to destinations within a 2 – 2½ hour travel time and the Fort William area is one of the only parts of Highland that falls within this radius

for Scottish central belt residents suggesting Leanachan Forest would be a good location for this type of development.

Recent years have seen declining occupancy levels for self-catering accommodation in Highland but evidence from other developments particularly at the quality end of the market suggests demand is still strong where the right product is offered. With the exception of some examples around Aviemore lodges linked with a hotel do not really feature in the Highland's accommodation offer so again I would see this as a way of attracting new markets rather than simply being displacement.

The inclusion in the masterplan of a variety of activity related developments, environmental improvements around the existing ski area / bike trails and the provision of new walking and cycling routes is also to be welcomed. In part this should fit well with the increasing interest in outdoor activities and the areas presentation of itself as the "Outdoor Capital of the UK" but it would also help create better links with Fort William itself rather than the resort being too isolated. This in turn should also mean other local businesses have a greater opportunity to benefit from the development.

Yours Sincerely

Colin Simpson  
Principal Tourism and Film Officer

---

**Director of Development & Infrastructure:** J Stuart Black, MA (Hons), PhD  
Environment & Economic Development, Development & Infrastructure Service  
Glenurquhart Road, Inverness IV3 5NX  
Tel: 01349 886608 e-mail: [service.point@highland.gov.uk](mailto:service.point@highland.gov.uk) website: [www.highland.gov.uk](http://www.highland.gov.uk)

# APPENDIX 2- ENGAGEMENT TIMETABLE

---

The timetable shown right, provides a brief summary in the Masterplan preparation process and identifies the steps undertaken.

ENGAGEMENT MILESTONE	DATE	ACTION	STATUS
1. Leanachan Masterplan commenced	March 2013	Masterplan to be prepared to meet WHILP 2010 requirements	Completed
2. Initial Press Release	March 2013	Raise awareness	Completed
3. Agree key stakeholders	March 2013	Identify contacts	Completed
4. Stakeholder discussions	April 2013	Initial discussions	Completed
5. Public Consultation	May 2013	2 day public event	Completed
6. Masterplan finalised	September 2014	Drafting finished	Completed
7. Masterplan adoption -Highland Council discussions	24 <sup>th</sup> September 2014	Adoption procedures and process	Completed
8. Invite Letters and Press Release issued/webpage	10 <sup>th</sup> October 2014	Issue letters and press release	Completed
9. Ward Member Briefing with Lochaber Councillors	27 <sup>th</sup> October 2014	Present Masterplan proposals to Councillors	Completed
10. Key Stakeholders meeting	27 <sup>th</sup> October 2014	Meeting with OCUK, community councils, Nevis Partnership and Nevis Range etc	Completed
11. Follow-up Public Consultation	4 <sup>th</sup> November 2014	General public engagement session 2-7pm	Completed
12. Information Packs posted	November 2014	Info packs to other stakeholders and public agencies	Completed
13. Information road show	November to December 2014	Moving display at Pinemartin cafe, High School, OCUK offices and Fort William public library	Completed
14. Consultations comments considered and any Masterplan alterations made. Ongoing liaison with stakeholders	January to February 2015	Feedback taken onboard, further discussions as required and MP alterations made	Completed
15. Consultation Report drafted and informal agreement made as required	March 2015	Consider comments and demonstrate how accounted for	Due
16. Highland Council 'Call for Sites & Ideas' Bids and Masterplan submission	31 March 2015	Submit Bid for extended allocation	Due
17. Highland Council Lochaber Area Committee	June 2015	Committee hearing into any objections	TBC
18. Adoption of Masterplan as Interim Supplementary Guidance	June 2015	Formal adoption by Council	TBC
19. Adoption of WHILD 2018 and Masterplan	March 2018	Statutory SG status	TBC

## APPENDIX 3- CONSULTATION CONTACT & STAKEHOLDER LIST

---

This list details the various organisations, parties and individuals who were contacted as part of the consultation and the methods and dates of contact. Information packs contained email notifications and a weblink to the Leanachan Masterplan website.

<b>Local Government and Local Bodies</b>			
<b>Highland Council</b>	Tim Stott	WHILDP Lead Officer	Emails, calls and meetings 24.09.14/ 20.01.15
<b>Highland Council</b>	Colin Simpson	Tourism Co-ordinator	Info pack
<b>Highland Council</b>	Robert Patton	Forestry Officer	Info pack
<b>Highland Council</b>	Cameron Kemp	Area Roads Manager	Info pack
<b>Highland Council</b>	Susan Macmillan	Area Team Leader	Info pack
<b>Highland Council</b>	Dot Ferguson	Ward Manager	Emails and meeting 27.10.14
<b>Highland Council</b>	Alan Henderson	Councillor	Meeting 27.10.14
<b>Highland Council</b>	Bill Clark	Councillor	Meeting 27.10.14
<b>Highland Council</b>	Andrew Baxter	Councillor	Info pack
<b>Highland Council</b>	Brendan Gormley	Councillor	Meeting 27.10.14
<b>Highland Council</b>	Thomas MacLennan	Councillor	Meeting 27.10.14
<b>Highland Council</b>	Brian Murphy	Councillor	Meeting 27.10.14
<b>Highlands &amp; Islands Enterprise (Tourism)</b>	Chris Taylor Steven Dott	Development Managers - Tourism	Info pack & Meeting 07/01/15
<b>Scottish Government</b>	David Patel	Lead for Tourism	Meeting 07/01/15
<b>Scottish Government</b>	Richard Walsh	Tourism Team	Meeting 07/01/15
<b>Visit Scotland</b>	Riddell Graham	Director of Partnerships	Meeting 07/01/15

<b>Other Local and National Bodies</b>			
<b>Event Scotland</b>	Paul Bush	Chief Operating Officer	Info pack
<b>Chamber of Commerce/OCUK</b>	Lesley Benfield	Chief Executive	Email and meeting 27.10.14 – no response
<b>Speanbridge, Roybridge &amp; Auchcarry Community Council</b>	John Fotheringham	Chairman	Email – no response
<b>Fort William Community Council</b>	Neil Clark	Chairman	Email and meeting 27.10.14
<b>Inverlochry &amp; Torlundy Community Council</b>	Andy McKenna	Chairman	Email and meeting 27.10.14
<b>Scottish Development International</b>	Stuart Ward	Senior International Business Executive	Email and meeting 07.01.15
<b>Scottish Development International</b>	Graeme White	Senior International Business Executive	Email and meeting 07.01.15
<b>Scottish Enterprise</b>	Danny Cusack	Senior Director, Trade & Investment	Email and meeting 07.01.15
<b>Transport Scotland</b>	Malcolm Forsyth	Development Management North	Info pack
<b>Scottish Environment Protection Agency</b>	Susan Haslam	Senior Planning Officer	Info pack
<b>Historic Scotland</b>	William Kidd	DM Case Officer	Info pack
<b>Scottish Water</b>	William Paton	Development Planner	Info pack
<b>SNH</b>	George Hogg	Unit Manager	Info pack
<b>Rio Tinto Alcan Lochaber</b>	Richard Hearden	-	Info pack – no response

<b>Nevis Range</b>	Marian Austin	Managing Director	Email and meetings 27.10.14/ 4.11.14
<b>Lochaber Rural Complex</b>	Alan Bolton / Johnny Bell	Board Members	Email and meeting 27.11.14
<b>Rare Management</b>	Mike Jardine	Director	Info pack
<b>Event Scotland</b>	Fiona Dally	Event Manager	Info pack
<b>Leiths Scotland Ltd (Quarry)</b>	Gordon Williamson	Dornie Quarry	Email and meeting 10.11.14
<b>The Nevis Partnership</b>	Tricia Jordan (Environmental)	Chair	Email and meeting 27.10.14
<b>Fort William Tourism Forum</b>	Andy Keen	Chair	Info pack
<b>John Muir Trust</b>	John Hutcheson	Chair	Info pack – no response
<b>The University of the Highlands &amp; Islands</b>	Dr Peter Varley	Lecturer Outdoor Tourism	Info pack – no response
<b>Glen Nevis Estate</b>	-	-	Info pack – no response
<b>Inverlochy Castle</b>	-	-	Info pack – no response
<b>Fort William Accommodation Marketing Group</b>	Andy Keen	B&B Proprietor	Info pack
<b>Lochaber Rural Education Trust.</b>	Annette Meehan	Trust Manager	Info pack

# APPENDIX 4- CONSULTATION COMMENTS & RESPONSES MATRIX

---

The following matrix details the public comments received to the Masterplan. These, where possible have been displayed verbatim, unless the extent of comments were too lengthy. Copies of all the responses received in full are available online.

Name	Position	Comments	Response
1.	Support	How can this development help support other areas of the forest i.e. improving facilities, bike and walking routes? Support trail, facilities and forest enhancements. Build an ice-rink, cinema and curling facility as part of an activity complex.	No change required. The Masterplan provides sufficient flexibility that if sufficient commercial demand was present such facilities could be provided for. Woodland and recreational enhancements are proposed.
2.	Support	What are the impacts on local communities similar to Aviemore? Very good and positive idea for the area.	No change required. An Economic Assessment will demonstrate net impact.
3.	Neutral	Please supply 'Walkers only' footpaths please; cyclists think they can go everywhere.	No change required. Responsible access for cyclists and walkers is set out in the Scottish Outdoor Access Code which would be applied across the site.
4.	Neutral	What impacts are envisaged on existing accommodation provider businesses, has any thought been given to 'puggy' line re-use, light pollution should be controlled to ensure dark skies and who do you ensure locals can access facilities without adding to traffic congestion.	Limited change required – reference to light pollution safeguards added. Displacement issues are considered elsewhere. Traffic generation has been considered in the Development Framework. A Traffic Assessment would be required to support any planning application(s).
5.	Support	Support the whole concept.	No change required.
6.	Support	Welcome with open arms a vibrant facility which encourages families to use and explore the outdoors. Please get it right.	No change required.
7.	Support	Excellent idea. Well presented. More parking is required	Limited change required. Sensitive car parking and event space need is recognised.
8.	Support	I feel that the area would really benefit from the development in the forest.	No change required.
9.	Object	Publicly funded bodies such as FCS should not compete against local businesses by selling or leasing land to provide large corporations to compete with local providers that have to pay full rates, they should stick to trees, they dabbled with bike trails and never maintained them.	The issue of displacement is considered elsewhere. It is part of FCS remit to maximise the economic, social and environmental assets and benefits provided by Scotland's National Forest Estate. This includes Forest Tourism and developments which enhance the visitor economy –NPF3 encourages Local Authorities to actively consider such developments.

10.	Support	Brilliant idea – visionary. Well thought out strategically in a perfect location. Much needed resort for the global traveller and visitor destination which could take advantage of existing event infrastructure.	No change required.
11.	Neutral	The expansion of car parking is detrimental. The visual impact of car parking on landscape and forest could be shielded and other transport modes encouraged.	Limited change required. Car parking is recognised to be a sensitive issue within the text of the Masterplan. The development would link to the existing cycleway to Fort William.
12.	Neutral	Unsympathetic scale and massing of buildings.	No change required. The proposed buildings images are indicative only and any firm proposals would ensure a sympathetic relationship to setting.
13.	Object	I believe there is great potential for a new development in the Leanachan Forest to benefit everybody if it includes new visitor attractions, but this plan doesn't. The proposed new self catering accommodation provision is huge for the area and, without any new attractions to bring more visitors in, it will only have the effect of taking business away from existing providers, and drive prices down further as the development will benefit from an economy of scale that isn't available to others. I am all for a free market and have no objection to healthy competition, but only when the playing field is level. FCS is publicly owned and development of accommodation on this scale and within a forest setting would be exceptional in terms of planning consent. As such, any grant of planning for such a development should come with the condition that the developer must commit to also provide a suitable level of visitor attractions. This I believe should be included in any "Masterplan" to make any potential developers aware of what would be expected from them.	No change. Displacement issues are considered elsewhere. See response 9.

14.	Object	<p>We are concerned to note from the press, the Forestry Commission Scotland and Highlands &amp; Islands Enterprise project which shows a large Self-Catering and Camping development along with other enterprises. As a local business having built up self- catering, camping and caravanning facilities over many years, we are alarmed at the prospect of even more provision in this area. There are several other such businesses near Fort William already and no shortage of competition; we believe that such a major development would lead very much to the detriment of existing establishments.</p> <p>Could you firstly please clarify whether FCS and HIE would expect to set up such businesses under some joint enterprise, using tax-payers' money, or whether you would seek incoming development companies to build these proposals on your land.</p>	No change. Displacement issues are considered elsewhere. See response 9 also. The development will rely on private investment and be led by the private sector.
15.	Object	Overprovision of self-catering accommodation locally.	No change. Displacement issues are considered elsewhere.
16.	Support	Extract comment: Voices substantial support for the resort hotel concept and potential for enhancements and improvements to the forest and wider area.	No change required.
17.	Support	Much needed resort and visitor destination which could take advantage of existing infrastructure.	No change required.
18.	Support	Proposals would fit with aspirations of quality outdoor tourism destination. Possibility of caravan zone should be included.	No change required.
19.	Support	<p>Having had time to look over the plan I believe it is a good idea and can only do good for tourism in the area.</p> <p>I would add that there needs to be indoor and outdoor activities so that there is something to do in all weathers and at all times of year. In this area we have to take into account the weather. How about for starters: Indoor skating rink/Indoor curling/Gym/Indoor bowls.</p>	No change required. The Masterplan provides sufficient flexibility that if sufficient commercial demand was present such facilities could be provided for.

20.	Support	Scheme has potential to develop the area economically, improve tourism numbers and add impetus to a drive for higher standards of hospitality and accommodation is good as far as I am concerned.	No change required.
21.	Object	<p>If all the concept ideas were to be put in place, there would be no real significant benefit to local people for recreation within the forest area. There might be an increase in tourism bed-nights throughout the summer but without something new to do outdoors, I fail to see why visitors would come during the winter months when there is no snow. I can see a few new businesses operating in the forest, and creating some new jobs. I can see why Nevis Range might find it helpful to offer accommodation too.</p> <p>I find the concept project uninspiring and wonder what the fundamental reasons people might consider to be, if they were to decide to book accommodation in the new development area - other than to do what people currently do, which is mostly mountain biking and walking in summer months and when there is snow, people will ski and snowboard. Suggests lacks a USP including a lochan, indoor ski or ice-rink.</p>	<p>No change required. The Masterplan provides sufficient flexibility that if sufficient commercial demand was present such facilities could be provided for.</p> <p>Displacement issues are considered elsewhere. See response 9 also. The development will rely on private investment and be led by the private sector.</p>
22.	Support	<p>I was interested in the above project which looks great. As a B&amp;B owner in Fort William many of our guests are great outdoor enthusiasts, but there is very little for them inside when the weather is wet, windy and miserable or for people who do not want to go climbing skiing or walking. I would be interested to find out if there will be any indoor facilities included in the project i.e.</p> <p>Indoor Ice Rink, Indoor Curling Rink, Table Tennis Area, Trampoline Area.</p>	No change required. The Masterplan provides sufficient flexibility that if sufficient commercial demand was present such facilities could be provided for.
23.	Support	I think what is really good about the resort is more money for Fort William. I hope that a cinema can be put in the resort.	No change required. The Masterplan provides sufficient flexibility that if sufficient commercial demand was present such a facility could be provided for.
24.	Support	Will the resort be open to the public? If so will there be shops?	No change required. No retail uses are proposed at this time.

25.	Support	Will we still be able to walk through the forest? I think it is good for more jobs. I would like a cinema.	No change required. Woodland and recreational enhancements are proposed.
26.	Support	I think it is a good idea as it will bring more business and tourists and boost the image of Fort William.	No change required.
27.	Support	I think it will be good because it will bring more tourists and there will be more jobs for older/younger people.	No change required.
28.	Support	I love your idea and think if it should happen there should be a cinema as well. How will this affect the public?	No change required.
29.	Support	Good idea, bring more visitors to the outdoor capital of the UK.	No change required.
30.	Support	I think the development would be a great advantage to the local area as long as it doesn't damage the environment or landscape or put animals in harms way.	No change required. Woodland and recreational enhancements are proposed. Any development would be sensitive and sympathetic to landscape and setting.
31.	Support	I like this idea, I think it would really benefit Fort William. It would not only benefit us but future generations. It would also possibly increase our population and our reputation.	No change required. Woodland and recreational enhancements are proposed.
32.	Support	I think that building a hotel might be a good idea because it will create jobs, bring in money.	No change required.
33.	Support	I think the resort should support local businesses.	No change required.
34.	Support	This will be good for Fort William because it will bring in more tourists. I hope you won't build any shops as it will take away from the High Street. I would like a cinema.	No change required. No retail uses are proposed at this time.
35.	Support	I think that it will make a lot of money and more jobs will be available.	No change required.
36.	Support	I think this is a good idea because it will bring more employment to Lochaber. It will bring in more tourists which will mean that shops and businesses will benefit. I would like a cinema.	No change required.
37.	Support	I think that developing in this area is a good idea but not the 5* hotel. If you are aiming this at skiers and mtber's they simply won't pay – we live in vans, shower in rivers and are dirty. Building a hotel would ruin the habitat/scenery but the chalets and pods would be good.	No change required. Woodland and recreational enhancements are proposed. Any development would be sensitive and sympathetic to landscape and setting.

38.	Support	I think there should be a cinema because that would get more people to go to the resort and it's a very good idea to build a resort in Fort William.	No change required. The Masterplan provides sufficient flexibility that if sufficient commercial demand was present such facilities could be provided for.
39.	Support	It is a good idea because it will bring more money to the area. It will look and be good for the environment, it will have a good view of Ben Nevis and celebrities may come and visit. But people may not want to invest, may disturb the animals and there will be traffic.	No change required.
40.	Support	I think this is a good idea because there will be more jobs, it more money improvements in the forest and better mountain biking and other outdoor sports. There are also negative aspects like it may disturb the animals, less water for the area, close down shops and restaurants and there will be traffic.	No change required. No retail uses are proposed at this time.
41.	Support	I think its a great idea because it will bring more tourists for sports and holidaying. It will bring more development to the area and bring more opportunities.	No change required.
42.	Support	I think this is a good idea because it will affect our community in a positive way as there will be more tourists, shops and jobs. The only downside to this is it may disturb the animals.	No change required.
43.	Support	I think this is a good idea and it will be very successful. It would increase Fort William's value and popularity. It would also be beneficial for younger people.	No change required.
44.	Support	I think this is a very good idea and it will be very successful. It would benefit a lot of people including all the locals.	No change required.
45.	Support	I think this is a very good for tourism and it would be good for the economy but lots of animals would lose their habitats. It would make the forest look more attractive and would provide lots of jobs.	No change required.
46.	Support	I think the plan for the new resort is a great idea because people will be coming from all over the world and this will attract more tourists, bringing more businesses. It may take business away from local, smaller B&B's. Also the forestry will it be replaced?	No change required. Displacement issues are considered elsewhere. Woodland and recreational enhancements are proposed.

47.	Support	I think it is a great idea but I'm concerned about access to the ski slopes because of too many people going up the hill.	No change required. Displacement issues are considered elsewhere. Woodland and recreational enhancements are proposed.
48.	Support	I think the Masterplan is a great idea because of the amount of jobs it will create around Lochaber and the money it will make. My only concern is whoever chooses to invest and take forward the development opportunities does not stick to the Masterplan and its proposals and makes changes to the landscape.	No change required. The Masterplan provides sufficient flexibility that if sufficient commercial demand was present various proposals could come forwards with the benefit of a planning permission.
49.	Support	I think it would be a really good idea as it would welcome a lot of tourists, more jobs would be available and it be would be amazing. There are downsides like traffic and wildlife disturbance and water shortages.	No change required. Woodland and recreational enhancements are proposed.
50.	Support	I think it would be a good idea as it would welcome a lot of tourists.	No change required.
51.	Support	I think it would be a really good idea as it would attract more people and wildlife which would improve the economy and environment. This would be good for the town. I would like to see a cinema.	No change required.
52.	Support	I think it if it goes ahead it should have a dry ski slope but you should also think about the High Street.	No change required. Displacement issues are considered elsewhere.
53.	Support	I like your idea but you should try and make it more fun for children by including and adventure course or a cinema.	No change required.
54.	Support	I think it is okay to build a resort at the forest. There will be jobs, more money and better communications, plants and animals more activities and less social deprivation. It should have a cinema.	No change required.
55.	Support	Traffic jams will become more common. The resort will bring more people to shops in town and more money. The resort should have a cinema.	No change required.

56.	Support	I think it is a very smart idea to build a resort it would be good for the community and the visitors by creating more jobs, making Scotland a wealthier place and visitors gain a great view and treatment they deserve and a place worth there money. Plus visitors can see our views and culture and Scottish history.	No change required.
57.	Support	I think that it's a good idea to build a new hotel and chalets at Nevis Range as it would bring in more tourism to the area and hopefully other businesses.	No change required.
58.	Support	I think it will be a good idea because it will make more jobs and bring more money to Lochaber. But it could be bad for wildlife and it could bring in events.	No change required.
59.	Support	I think this is a great idea as it would attract more people and new facilities. Much more tourists will visit. This would be good for the town.	No change required.
60.	Support	I think this would be a good project as it would create jobs in the building trade and more local jobs. It would attract a large tourist trade. It could encourage tourists to Fort William.	No change required.
61.	Support	I think it is a good idea as it would attract more tourists and therefore more businesses will open.	No change required.
62.	Support	I think your plan for Nevis Range is a great idea as it would bring more people to the area. Have you considered wildlife, what will you do to protect them and their habitats. The local roads are poor.	No change required. Woodland and recreational enhancements are proposed.
63.	Support	I personally think your plan for Nevis Range is a good idea and it would be great for the community in everyway. I also think building this wonderful hotel, cabins and pods would bring more people to the area. The local roads are poor. A music venue would be great.	No change required. The Masterplan provides sufficient flexibility that if sufficient commercial demand was present such facilities could be provided for.

64.	Support	In my opinion I think your Masterplan is a good idea as it would bring more people to the area. Have you considered wildlife, what will you do to protect them and their habitats. The local roads are poor.	No change required. Woodland and recreational enhancements are proposed.
65.	Neutral	This will bring in more money to the town but what will the money be spent on for the locals.	No change required.
66.	Neutral	I am undecided whether this is a good idea because it will bring more business due to tourists but that will mean more cars and more traffic. Another reason it is a good idea is because it will bring more jobs but could scare way our wildlife.	No change required. Woodland and recreational enhancements are proposed.
67.	Support	What will happen to the squirrels? I like where it is placed and it will do good for the area. I think it would be good for the area and a cinema and gym would be good.	No change required. Woodland and recreational enhancements are proposed.
68.	Support	Think about the impact on the High Street please, noise and pollution may disturb the animals. What is good is more jobs will be introduced and more money. Maybe a cinema. This will bring in more money to the town but what will the money be spent on for the locals.	No change required. Woodland and recreational enhancements are proposed. Displacement issues are considered elsewhere.
69.	Object	Don't chop down the forest as it will disturb the animals.	No change required. Woodland and recreational enhancements are proposed.
70.	Object	I think that a new building in the forest will not be a good idea because you are cutting down trees and damaging the wildlife.	No change required. Woodland and recreational enhancements are proposed. The forest will be protected and any trees lost through development replanted via the Control of Woodland Removal policy requirements.
71.	Object	I can see how this resort would bring more jobs and maybe more money for the town but it could also create more traffic and the wildlife in the forest might have to go somewhere else. Litter would increase.	No change required. Woodland and recreational enhancements are proposed. Habitats and species would be protected as required.
72.	Object	Your project may affect walking tracks. It will also mean too many tourists.	No change required. Woodland and recreational enhancements are proposed.

<b>Govt &amp; Local Authority</b>	<b>Position</b>	<b>Comments</b>	<b>Response</b>
<b>SNH</b>	Neutral	Identify larger SSSI and adjacent NSA issues.	Masterplan altered to reflect larger than anticipated SSSI designation.
<b>SEPA</b>	Neutral	Raised issues regarding Flood Risk, foul drainage and watercourses.	Masterplan amended to contain a clear statement that the final location of all developments in the vicinity of watercourses will have to be determined by a detailed FRA. DIA requirement also added. Low impact accommodation to investigate options to connect to public sewerage. More detail on site watercourses added.
<b>Scottish Water</b>	Neutral	Confirm that there is both WTW and WWTW capacity.	No change required.
<b>THC Tourism Co-ordinator</b>	Support	The development of a Spa Hotel would fill a gap in the market rather than providing direct competition with much of the existing provision. Whilst some displacement would undoubtedly occur it is also likely that such a development would start to attract a new market to the area who currently take holidays or short breaks elsewhere.	No change required.
<b>THC Forestry Officer</b>	No response	-	-
<b>THC Roads Manager</b>	No response	-	-
<b>FCS Highlands &amp; Islands Conservancy</b>	Neutral	Reference to SG Control of Woodland Removal policy required.	Masterplan altered to reflect policy requirements.
<b>Transport Scotland</b>	Advise that further details would be required to provide feedback at a later stage of dev.	-	-
<b>Historic Scotland</b>	Neutral	Note that none of our statutory interests will be significantly affected.	No changes required.

Others	Position	Comments	Response
<b>Highlands &amp; Islands Enterprise</b>	No response	Generally supportive. Involved in market testing of proposals.	-
<b>Scottish Development International</b>	No response	Generally supportive. Involved in market testing of proposals.	-
<b>Rare Management</b>	Supportive	Welcomes proposals and comments on car parking and branding issue.	No change required. The need for car park changes is addressed in Masterplan.
<b>Visit Scotland</b>	Supportive	Welcome the possibility of a high quality resort style hotel and lodges and other development	No changes required.
<b>Event Scotland</b>	Supportive	Welcome the development opportunities and tourism aspirations for this area-which look really exciting. We need to be smart about how the area is used over the long term.	No change required. The need for car park changes is addressed in Masterplan.
<b>Leiths (Scotland)</b>	Neutral position	HGV movements and potential pedestrian conflicts in proximity of DZ3 and need for buffer screening of quarry	Masterplan better reflects road safety and crossing focus. Reference to dense planting and screening barrier.
<b>Nevis Range</b>	Supportive	Strong support for accommodation proposals. Comments surrounding issues of branding, car parking and small-scale potential developments	No changes. The need for car park changes is addressed in Masterplan.
<b>Rio Tinto Alcan – Lochaber smelter</b>	No response	-	-
<b>Lochaber Rural Complex</b>	Supportive	LRC supports development and welcomes recognition of its requirement to expand its site area.	No changes required.
<b>Inverlochy Castle Hotel</b>	No response	-	-
<b>Glen Nevis Estate</b>	No response	-	-
<b>John Muir Trust</b>	No response	-	-
<b>Fort William Tourism Forum</b>	No response	-	-
<b>The University of the Highlands &amp; Islands</b>	No response	-	-

<b>Community Reps</b>	<b>Position</b>	<b>Comments</b>	<b>Response</b>
<b>Inverlochy &amp; Torlundy Community Council</b>	Support	ITCC welcomes any quality developments in the Fort William area which are sympathetic to the local environment and take into consideration local established businesses. We believe that the Fort William area needs to grow in a sustainable and exciting ways to maintain our Highland town's reputation as a visitor destination by providing more leisure activities for visitors and importantly for local people too.	No changes required.
<b>Fort William Community Council</b>	Support	FWCC wish to advise that having discussed the Masterplan, and following the report of the 2 members who attended the public engagement event we wish to advise that we feel that this potential development will be a great asset and business support to the area.	No changes required.
<b>Spean Bridge, Roybridge &amp; Auchcarry Community Council</b>	No response	-	-
<b>OCUK/Chamber of Commerce</b>	No response	Took neutral stance as not to influence members.	-
<b>Nevis Partnership</b>	Support	Encourage greater habitat diversification and better linkages to Fort William	No change required. The Masterplan as proposed will see greater biodiversity via the forest enhancements. Connectivity to Fort William is well promoted.
<b>Lochaber Rural Education Trust</b>	Support	Proposed 'blackhouse' croft tourism attraction feature.	No change. The Masterplan as proposed could accommodate this within the Rural Complex or low accommodation zones as required.
<b>Glen Spean and Great Glen Tourism Marketing Group</b>	Qualified support	New facilities would be welcome but some concerns were voiced about lack of reference to Spean Bridge and Roybridge and lack of information about accommodation displacement.	Masterplan altered to mention possible connections to Spean Bridge and Roybridge. Reference to need for Economic Assessment added to analyse possible displacement.
<b>Fort William Tourism Forum</b>	No direct response	-	-



**APPENDIX 5-  
CONSULTATION  
RESPONSES -  
MAY 2013**

---

## COMMENT SHEET

We are preparing a Masterplan, which will look at the future growth and development of Leanachan Forest.

We would like you to comment on our emerging ideas.

If you wish to make comments on the proposals, please complete this form and:

- Drop the form in the box, or
- Send the form to us, Smith Scott Mullan Associates, 378 Leith Walk, Edinburgh EH7 4PF, or
- E-mail the form to us at mail@smith-scott-mullan.co.uk.

Name: \_\_\_\_\_

Relationship to Leanachan (e.g. neighbour, regular visitor, business interest etc.): \_\_\_\_\_

REGULAR VISITOR, BUSINESS INTEREST.

Address/ e-mail: \_\_\_\_\_

Some key points we would like to know your thoughts on:

- Are there any local or historical features that we have not indicated on the drawings?
- Would you support development in the forest in general? YES
- Are there uses that you think would be successful?
- Is there anything you think should be avoided?

Comments:

- Accommodation should all be quality but access whole area from bunkhouse to hotel.
- Development must be inclusive. Give opportunities for local businesses
- Developer must engage with rest of local business community. Fort William has history of chasing away large developments. Lots of local small scale self interest.

File ref: RMc 1218-B2(vii) consultation comment sheet.doc

## COMMENT SHEET

We are preparing a Masterplan, which will look at the future growth and development of Leanachan Forest.

We would like you to comment on our emerging ideas.

If you wish to make comments on the proposals, please complete this form and:

- Drop the form in the box, or
- Send the form to us, Smith Scott Mullan Associates, 378 Leith Walk, Edinburgh EH7 4PF, or
- E-mail the form to us at mail@smith-scott-mullan.co.uk.

Name: \_\_\_\_\_

Relationship to Leanachan (e.g. neighbour, regular visitor, business interest etc.): \_\_\_\_\_

LOCAL RESIDENT - LEISURE INTERESTS

Address/ e-mail: \_\_\_\_\_

Some key points we would like to know your thoughts on:

- Are there any local or historical features that we have not indicated on the drawings?
- Would you support development in the forest in general?
- Are there uses that you think would be successful?
- Is there anything you think should be avoided?

Comments:

- NOT CONVINCED OF RESIDENTIAL/HOLIDAY ACCOMMODATION DEVELOPMENT AS A GOOD IDEA
- AGREE WITH ENHANCED VISITORIAL EXPERIENCE ON ENTRY TO NEVIS RANGE AND ENHANCEMENT OF CAR PARK, LOCAL TRAILS etc
- LACK OF HOLIDAY ACCOMMODATION IN THE AREA IS AN ATTRACTION!

File ref: RMc 1218-B2(vii) consultation comment sheet.doc

## COMMENT SHEET

We are preparing a Masterplan, which will look at the future growth and development of Leanachan Forest.

We would like you to comment on our emerging ideas.

If you wish to make comments on the proposals, please complete this form and:

- Drop the form in the box, or
- Send the form to us, Smith Scott Mullan Associates, 378 Leith Walk, Edinburgh EH7 4PF, or
- E-mail the form to us at mail@smith-scott-mullan.co.uk.

Name: \_\_\_\_\_

Relationship to Leanachan (e.g. neighbour, regular visitor, business interest etc.): \_\_\_\_\_

Address/ e-mail: \_\_\_\_\_

Some key points we would like to know your thoughts on:

- Are there any local or historical features that we have not indicated on the drawings?
- Would you support development in the forest in general? *YES*
- Are there uses that you think would be successful? *PROMOTION OF CYCLE TRAILS - FAMILY ORIENTATED  
BETTER TRAIL INFRASTRUCTURE SIGNAGE.*
- Is there anything you think should be avoided?

Comments:

*NO ENVIRONMENTAL CONSTRAINTS TO DEVELOPMENT THAT CAN NOT BE ADDRESSED  
BY CAREFUL PLANNING*

## COMMENT SHEET

We are preparing a Masterplan, which will look at the future growth and development of Leanachan Forest.

We would like you to comment on our emerging ideas.

If you wish to make comments on the proposals, please complete this form and:

- Drop the form in the box, or
- Send the form to us, Smith Scott Mullan Associates, 378 Leith Walk, Edinburgh EH7 4PF, or
- E-mail the form to us at mail@smith-scott-mullan.co.uk.

Name: \_\_\_\_\_

Relationship to Leanachan (e.g. neighbour, regular visitor, business interest etc.): \_\_\_\_\_

*NEIGHBOUR*  
Address/ e-mail: \_\_\_\_\_

Some key points we would like to know your thoughts on:

- Are there any local or historical features that we have not indicated on the drawings?
- Would you support development in the forest in general?
- Are there uses that you think would be successful?
- Is there anything you think should be avoided?

Comments:

*In part I agree with the development of hotel, chalets as long as it doesn't take away the tranquility of the area + not get out of control to developers.  
I wouldn't support further development in the area as we have to save what we have.*

## COMMENT SHEET

We are preparing a Masterplan, which will look at the future growth and development of Leanachan Forest.

We would like you to comment on our emerging ideas.

If you wish to make comments on the proposals, please complete this form and:

- Drop the form in the box, or
- Send the form to us, Smith Scott Mullan Associates, 378 Leith Walk, Edinburgh EH7 4PF, or
- E-mail the form to us at mail@smith-scott-mullan.co.uk.

Name: \_\_\_\_\_

Relationship to Leanachan (e.g. neighbour, regular visitor, business interest etc.): *Visitor*

Address/ e-mail: \_\_\_\_\_

Some key points we would like to know your thoughts on:

- Are there any local or historical features that we have not indicated on the drawings?
- Would you support development in the forest in general? *Yes*
- Are there uses that you think would be successful?
- Is there anything you think should be avoided?

Comments: *On site accommodation/ camp-site available.*

## COMMENT SHEET

We are preparing a Masterplan, which will look at the future growth and development of Leanachan Forest.

We would like you to comment on our emerging ideas.

If you wish to make comments on the proposals, please complete this form and:

- Drop the form in the box, or
- Send the form to us, Smith Scott Mullan Associates, 378 Leith Walk, Edinburgh EH7 4PF, or
- E-mail the form to us at mail@smith-scott-mullan.co.uk.

Name: \_\_\_\_\_

Relationship to Leanachan (e.g. neighbour, regular visitor, business interest etc.): *visitor*

Address/ e-mail: \_\_\_\_\_

Some key points we would like to know your thoughts on:

- Are there any local or historical features that we have not indicated on the drawings?
- Would you support development in the forest in general?
- Are there uses that you think would be successful?
- Is there anything you think should be avoided?

Comments:

*On site accommodation + trails that range between the Red DH and XC trails*

## COMMENT SHEET

We are preparing a Masterplan, which will look at the future growth and development of Leanachan Forest.

We would like you to comment on our emerging ideas.

If you wish to make comments on the proposals, please complete this form and:

- Drop the form in the box, or
- Send the form to us, Smith Scott Mullan Associates, 378 Leith Walk, Edinburgh EH7 4PF, or
- E-mail the form to us at mail@smith-scott-mullan.co.uk.

Name: \_\_\_\_\_

Relationship to Leanachan (e.g. neighbour, regular visitor, business interest etc.): \_\_\_\_\_

Local

Address/ e-mail: \_\_\_\_\_

Some key points we would like to know your thoughts on:

- Are there any local or historical features that we have not indicated on the drawings?
- Would you support development in the forest in general?
- Are there uses that you think would be successful?
- Is there anything you think should be avoided?

Comments:

This could utterly ruin all business and we  
are totally against any development

## COMMENT SHEET

We are preparing a Masterplan, which will look at the future growth and development of Leanachan Forest.

We would like you to comment on our emerging ideas.

If you wish to make comments on the proposals, please complete this form and:

- Drop the form in the box, or
- Send the form to us, Smith Scott Mullan Associates, 378 Leith Walk, Edinburgh EH7 4PF, or
- E-mail the form to us at mail@smith-scott-mullan.co.uk.

Name: \_\_\_\_\_

Relationship to Leanachan (e.g. neighbour, regular visitor, business interest etc.): \_\_\_\_\_

Neighbour

Address/ e-mail: \_\_\_\_\_

Some key points we would like to know your thoughts on:

- Are there any local or historical features that we have not indicated on the drawings?
- Would you support development in the forest in general?
- Are there uses that you think would be successful?
- Is there anything you think should be avoided?

Comments:

WHILE WE WOULD BE IN FAVOUR OF  
NEW ACTIVITIES WHICH WOULD BRING  
MORE PEOPLE TO THE AREA WE  
WOULD BE VERY CONCERNED ABOUT  
PUBLIC MONEY BEING SPENT ON  
ANY NEW DEVELOPMENT, WHICH IS GOING  
TO TAKE BUSINESS AWAY FROM  
EXISTING PRIVATE BUSINESSES. FROM  
OUR OWN POINT OF VIEW ANY NEW  
SELF CARRING, CAMPING, CALAVAN SITES  
OR PODS WOULD HAVE AN ADVERSE  
EFFECT ON OUR BUSINESS, AS WE ARE  
BY NO MEANS FULLY BOOKED AT THE  
MOMENT



