

7 Land Use

This chapter addresses the potential effects of the proposed scheme on existing and future land use within the Northern Leg study area.

Agriculture is the main land use in the study area, and the construction of the proposed scheme would result in a permanent loss of approximately 277 hectares (ha) of agricultural land. Mitigation measures to reduce the impacts on agricultural businesses include the provision of bridges or underpasses over and under the new road to maintain access to fields severed by the AWPR, together with reconnection of field drainage systems, watering points for livestock and reinstatement of boundary features. The viability of six farms would be adversely affected.

The main commercial and residential areas within the study area are Kingswells, Dyce and Blackdog. In addition, there are scattered properties situated in the surrounding countryside. The proposed scheme would require the demolition of three residential properties and an outbuilding within the Northern Leg study area. Where land-take or demolition is required landowners will be compensated financially. There are several commercial properties within the study area; seven of these will be directly affected by land-take. In addition, access to 13 businesses would be affected by the proposed scheme.

The proposed scheme would also affect community land, predominantly in the form of woodland. Overall, mitigation planting results in a net loss of 0.49ha of woodland in the study area.

The proposed scheme would pass through the planned development site between the A96 and Dyce Drive which includes an area intended for a park and ride. A total of 7.61ha of development land at this site would be lost to the proposed scheme. In addition, three planning applications would be adversely affected by the proposed scheme.

7.1 Introduction

- 7.1.1 This chapter addresses the potential effects of the proposed scheme on existing and future land use within the Northern Leg study area. The Northern Leg of the AWPR extends from ch314800-331000 and the study area that has been defined to assess the impacts on land use extends to 500m either side of the centreline of the proposed scheme, as shown on Figures 7.2a-g (General Land Use). The area lies within the Aberdeen City and Aberdeenshire Council boundaries.
- 7.1.2 The types of land use addressed in this chapter include agriculture, forestry, community facilities (as community land but not buildings, unless to provide context) residential, business and industrial land, disused waterways and development land. Potential impacts on community facilities that are buildings are addressed in Chapter 16 (Pedestrians, Cyclists, Equestrians and Community Effects). In addition to the potential loss of agricultural, development land and the loss of land used by the community, this chapter considers the effects of demolition on residential and commercial property.
- 7.1.3 The main commercial interests identified within the study corridor are those in the primary sector (agriculture and forestry), with agriculture being the main land use identified. Other commercial interests include manufacturing, transport and communications. In this chapter, agriculture, forestry and other agriculturally related commercial activities that use the land as a resource, including sporting interests, are considered together.
- 7.1.4 The temporary change in land uses during the construction period e.g. land required for storage of materials or plants is considered separately in Chapter 18 (Disruption Due to Construction).

Agriculture, Forestry and Sporting Interests

- 7.1.5 The assessment of the potential impacts on agriculture, forestry (commercial) and sporting interests was undertaken by the Scottish Agricultural College (SAC) with input from ADAS for SAC land, and land at Walton Farm, Corsehill and Howemoss. For the purposes of this assessment, agriculture is considered to be the practice of cultivating the land and rearing stock to produce food

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products. Forestry is defined in relation to the rearing of trees to produce wood and wood products. Sporting interests include shooting and stalking activities over agricultural land, forestry as well as water and fishing activities upon lochs, reservoirs, rivers, burns, canals and ponds.

- 7.1.6 The agricultural activities in the study area potentially affected by the proposed scheme are diverse. The capability of land to support different types of agricultural systems, from intensive arable cropping to more extensive pasture based systems, is determined by a range of physical factors such as relief and topography, climate (rainfall and growing season) and soil characteristics. Land is classed by MLURI according to its land capability, reflecting the above conditions.
- 7.1.7 In addition to their main farming activities, farmers are developing, particularly in more recent years, complementary activities to generate more diverse income streams for the farming business. These include novel crop and livestock systems, provision of tourist accommodation, leisure and recreation pursuits (including equestrian activity), value-added products and contracting (labour and machinery). In terms of assessing impacts on these additional business activities (e.g. liveries) the loss of agricultural land is addressed in the agricultural assessment. However, the impacts on the business are addressed in the business impact assessment.
- 7.1.8 The agricultural assessment within this chapter:
- describes the agriculture, forestry and sporting activity in the route corridor;
 - outlines the potential effects on agriculture, forestry and sporting activities during construction and operation of the proposed scheme;
 - describes mitigation measures; and
 - identifies residual effects as well as potential aggregate residual effects.

Community Land

- 7.1.9 For the purposes of this assessment, community land is land that is used by the community for educational, recreational and amenity purposes, and can be either publicly or privately owned. This includes open ground encompassing common or open space, woodland, countryside/greenbelt, derelict and vacant land. In DMRB Volume 11, 'Common', refers to any town or village green, and 'open space' refers to any land laid out as a public park or used for public and private recreation, or land that is a disused burial ground. Community land is defined as that used by the public for recreation and amenity. Access to community facilities such as buildings, footpaths, cycleways and equestrian routes are considered separately in Chapter 16. Land containing archaeological remains, historic buildings or gardens are considered in Chapter 13.
- 7.1.10 DMRB Volume 11 also requires that any potential impacts on un-navigable, disused waterways and any waterway restoration or development proposals be considered. British Waterways was consulted regarding the proposal and to identify the presence of any disused waterways in the study area. As no waterways of this category have been identified for this assessment, this is not considered further in the chapter. Impacts on land of ecological importance are addressed in Chapter 10.

Residential and Commercial Land Use

- 7.1.11 The assessment of the potential impacts on the proposed scheme on residential and commercial land use is concerned with the demolition of property and associated land-take, which could result in the loss of homes, facilities, amenities, services or employment. Compensation may be available where there is demolition or loss of private property, and this will be addressed by an economic appraisal of the scheme by the District Valuer prior to the commencement of construction.
- 7.1.12 An assessment of the potential impact of the proposed scheme on non-agricultural/forestry businesses and commercial interests within the study area was undertaken independently by Tribal HCH and is documented in a separate report (Aberdeen Western Peripheral Route: Northern Leg

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Impact on Businesses, Tribal HCH 2006 and 2007). This report is confidential as it contains commercially sensitive information on businesses.

Development Land

7.1.13 The assessment of impacts on development land is intended to address the effects of the scheme on future land use changes. For the purposes of this assessment, development land is land that is covered by local authorities' land use planning designations, as identified in Structure and Local Plans, as well as any planning proposals lodged with the planning authorities. The assessment on development land for the Northern Leg was undertaken by Tribal HCH and is included in Appendix A7.1.

7.2 Approach and Methods

7.2.1 The assessment of the potential impacts of the proposed scheme on land use was undertaken in accordance with the 'Design Manual for Roads and Bridges' (DMRB) Volume 11, Section 3, Part 6 (1993, as amended).

7.2.2 The approach and method used is considered separately for each of the following land interests:

- agriculture, forestry and sporting interests;
- community land;
- residential and commercial land use; and
- development land.

7.2.3 For the majority of the assessments, the sensitivity of land use features is identified. The magnitude of impacts is then assessed based on specified criteria. From the sensitivity and magnitude, an assessment of the significance of impacts is then made. Mitigation measures to address adverse impacts are identified. This is followed by an assessment of the residual impacts of the scheme, taking into account those mitigation measures. Where this approach is not undertaken i.e. business assessment, the implemented approach is stated.

Agriculture, Forestry and Sporting Interests

7.2.4 The assessment of the effects on agriculture, agriculturally related activities, forestry and sporting activities involves a combination of:

- desk based research of information sources in relation to agriculture, forestry and land use in the area;
- consultation where appropriate with interested parties and organisations;
- identification of characteristics and extent of different agricultural, forestry and land management activities along the length of the proposal;
- site visits and inspections by experienced professionals; and
- interviews with the landowners and tenants whose land would be directly affected by the proposed scheme.

7.2.5 To assess the overall significance of the potential effects of the proposed scheme on agricultural, forestry and sporting activities, an objective assessment involving sensitivity to impact and magnitude of effects was adopted. This provided an assessment framework and ensured overall consistency of reporting.

7.2.6 Structured interviews were held with the landowners and tenants of the potentially affected farms and holdings and with forestry and sporting landowners and managers within the study corridor. This allowed the following baseline information to be ascertained:

- extent of property holdings and form of land ownership;

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- land use, management and performance levels attained;
- labour and machinery resources;
- sporting activity and management;
- other business interests; and
- existing grants.

7.2.7 The questionnaire used in the survey and interviews for the Northern Leg, Southern Leg and Fastlink can be found in Appendix A7.2. The results of these interviews were supplemented by the following assessments:

Land Use and Land Capability

7.2.8 The combination of site visits, soil investigations and examination of aerial photographs allowed land use and land capability along the proposed scheme to be categorised.

7.2.9 Additionally, MLURI Land Capability for Agriculture data were used to indicate the land class along the proposed scheme. This classification system gives an indication of the capability of the land to grow certain types of crops and grass. The full classification can be found in Appendix A7.3 (Land Capability Descriptors). Land is classified into seven main classes, some of which have subdivisions. Class 1 is the best quality land and Class 7 is the poorest quality land. Classes 1, 2 and 3₁ are known as prime quality land. Classes 3₂ to 7 are known as non-prime land. The MLURI data were verified with on site assessments of topsoil depth, soil texture, soil colour, wetness, stone content and gradient. This allowed a full and complete assessment of the land according to the Macaulay Land Capability for Agriculture Classification System.

7.2.10 Both the magnitude of the effects and the sensitivity of the holdings or particular land uses are assessed. The assessment of the magnitude of impact is based upon the anticipated land-take identified for each land interest in the Draft Compulsory Purchase Orders and in additional land purchases by landowner agreement. Issues such as severance, access and changes in management of the land parcels are also identified and considered in the magnitude assessment. The assessments of sensitivity are based on the quality of the land affected, the type of farming activity practiced and the farm size. The assessment of magnitude and sensitivity has been based upon indicative criteria and professional judgement.

7.2.11 Table 7.1 and Table 7.2 outline the characteristics and description of impacts that fit with each sensitivity and magnitude rating.

Table 7.1 – Sensitivity of Receptor

| Sensitivity | Characteristics |
|---------------|---|
| High | <ul style="list-style-type: none"> • Presence of prime quality land (Grade 1, 2, 3₁). • Conventionally farmed intensive arable cropping and/or intensive livestock systems (e.g. dairying). • Land of any farm type farmed according to organic/biodynamic standards. • Small farm size < 50ha • High value woodland that is rare or distinctive and susceptible to small changes. |
| Medium | <ul style="list-style-type: none"> • Presence of land of moderate quality (Grade 3₂, and 4). • Conventionally farmed mixed livestock and crop systems of moderate intensity. • Average farm size > 50 < 100ha • Moderate value woodlands tolerant of moderate levels of change. |
| Low | <ul style="list-style-type: none"> • Presence of land of low quality (Grade 5, 6 & 7). • Conventionally farmed extensive livestock systems. • Large farm size >100ha. • Land let out. • More commonplace woodland tolerant of noticeable change or undergoing substantial development. |

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Table 7.2 – Magnitude of Impact

| Magnitude of Impact | Impact Description (one or more criteria) |
|---------------------|---|
| High | <ul style="list-style-type: none"> • Loss of > 10% of the farmed area • High degree of severance (> 10% of the farmed area). • Access to fields compromised with longer route required and machinery restricted. • High degree of disruption to cultivation patterns with high risk of change in land use. • Disruption to driven shooting and high value fishing (e.g. salmon). • Potential for high degree of change in permanent or seasonal employment. • Noticeable change to the woodland over a wide area or an intensive change over a limited area. |
| Medium | <ul style="list-style-type: none"> • Loss of >5% <10% of the farmed area • Moderate degree of severance (>5% < 10% of the farmed area). • Access to fields changed but moderate increase in travelling and all machinery able to access. • Moderate degree of disruption to cultivation patterns with moderate risk of change in land use. • Disruption to walked up shooting and medium value fishing (e.g. trout). • Potential for moderate degree of change in permanent or seasonal employment. • Small changes to the woodland over a wide area or a noticeable change over a limited area. |
| Low | <ul style="list-style-type: none"> • Loss of >1% <5% of the farmed area • Low degree of severance (<5% of the farmed area). • Access changed with minimal increase in travelling and all machinery able to access. • Minimal degree of disruption to cultivation patterns and low risk of change in land use. • Disruption to rough shooting and low value fishing (e.g. no permit charged). • Potential for low degree of change in permanent or seasonal employment. • Very minor changes to the woodland over a wide area or minor changes over a limited area. |
| Negligible | <ul style="list-style-type: none"> • Negligible change to any of the above factors. |

7.2.12 Professional judgement and awareness of the relative balance of importance between sensitivity and magnitude allows the overall significance of impact to be assessed in accordance with the general approach and methods adopted in this document and the following table.

Table 7.3 – Significance of Impact

| Magnitude | Sensitivity | | |
|-------------------|----------------------|----------------------|-------------------|
| | High | Medium | Low |
| High | Substantial | Moderate/Substantial | Moderate |
| Medium | Moderate/Substantial | Moderate | Slight/Moderate |
| Low | Slight/Moderate | Slight | Negligible/Slight |
| Negligible | Slight | Negligible/Slight | Negligible |

7.2.13 The table provides a guide as to the significance of impact, although it should be noted that professional judgement is used to determine the final significance category. The significance of impact is assessed without mitigation and then with mitigation for residual impacts.

7.2.14 Additionally, in accordance with DMRB Volume 11, an assessment of the residual impact on the likely future business viability of each of the agricultural land holdings is made. The final assessment relies on professional judgement and is completed by assessing various factors including:

- potential impacts of land-take and severance post mitigation;
- likelihood of change in the type of husbandry and land use;
- impact on environmental agreements; and
- the consequent potential impact on likely future viability.

7.2.15 Viability is only assessed on units where the residual significance of agricultural impact is Moderate or above and where the land interests are considered agricultural/forestry commercial businesses (i.e. where the majority of the income arises from agricultural and/or forestry production activity).

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7.2.16 Impacts relating to the total area of land lost for each land capability grade are also determined for each land interest and for the Northern Leg of the proposed scheme.

Community Land

7.2.17 Community land was identified through site visits, as well as a review of OS map data, aerial photographs and the development plans, which are discussed in paragraph 7.2.19 (Development Land) and in more detail in Chapter 19. The approach to assessing the impact on community land has been to assess the sensitivity of each feature identified according to the sensitivity criteria shown in Table 7.4. The magnitude or extent to which the route affects any of these features was then calculated using criteria as set out in Table 7.5. An assessment of the significance of impact is then undertaken as shown in Table 7.6.

Table 7.4 – Criteria for Sensitivity of Community Land Use Interests

| Sensitivity | Description |
|-------------|---|
| High | Community land of national importance, e.g. National Parks. |
| Medium | Land used by the community on a regional scale, e.g. Country Parks, forests and other land managed in such a way as to attract visitors from a regional, or wider, catchment. |
| Low | Locally used community land, e.g. local parks, cemeteries and local areas of woodland potentially used for recreation. |

Table 7.5 – Magnitude of Impact Criteria for Community Land Use Interests

| Magnitude of Impact | Impact Description (one or more criteria) |
|---------------------|--|
| High | > 50% loss of land and/or complete severance of a site. |
| Medium | Loss of part of a site (between approximately 15% to 50%) and/or major severance of a site. |
| Low | < 15% loss of a site and/or partial severance. |
| Negligible | Very slight change from the baseline condition. Change hardly discernible, approximating to a 'no change' in conditions. |

Table 7.6 – Significance of Impact Criteria for Land Use Interests

| Magnitude | Sensitivity | | |
|------------|-----------------------|-----------------------|-------------------|
| | High | Medium | Low |
| High | Substantial | Moderate/ Substantial | Moderate |
| Medium | Moderate/ Substantial | Moderate | Slight/moderate |
| Low | Slight/ Moderate | Slight | Negligible/Slight |
| Negligible | Slight | Negligible/Slight | Negligible |

Residential and Commercial Land Use

7.2.18 The approach to assessing the potential impact of the proposed scheme on businesses and industrial land was undertaken by conducting face to face interviews with those businesses likely to be affected by the route through demolition or land-take. The interviews were conducted to ascertain the implications of loss of employment and future viability.

7.2.19 Residential properties affected by the proposed scheme were identified through a review of Ordnance Survey maps and consultation. The demolition of residential properties is always assessed as an adverse impact of substantial significance.

7.2.20 The assessment of the impact on individual businesses was undertaken using the following criteria:

- Beneficial Impact: the business would be able to continue trading and developing as planned with the proposed scheme making a beneficial contribution to business development;
- Neutral Impact: the business would be affected by the proposed scheme, but it is likely to be able to continue trading; and
- Adverse Impact: the business would have to reduce its activities, relocate or close completely.

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7.2.21 The proposed scheme would require changes to existing access arrangements. The potential impacts from changes to access would include non-agricultural businesses. Therefore, changes to existing access arrangements for non-agricultural businesses is assessed according to the following criteria:

- **Beneficial:** business access arrangements are maintained and enhanced such that the business may potentially benefit from improved access.
- **Neutral Impact:** business access arrangements maintained with minor modifications/diversions or no diversions required.
- **Adverse:** business access arrangements not maintained, with modifications and diversions required.

Development Land

7.2.22 A review of the following Structure and Local Plans was undertaken by Tribal HCH to identify development land within the study area:

- North East Scotland Together Aberdeen and Aberdeenshire Structure Plan 2001-2016 (July 2002);
- Green Spaces New Places; The Finalised Aberdeen Local Plan Written Statement (August 2004) (Aberdeen City Council);
- Adopted Local Plan Written Statement for Aberdeen City District September 1991 (Aberdeen City Council); and
- Aberdeenshire Local Plan June 2006 (Aberdeenshire Council).

7.2.23 Further detailed information on development plans for Aberdeen City Council and Aberdeenshire are provided in Chapter 19.

7.2.24 The assessment of impacts on development land was undertaken by Tribal HCH through consultation with both Aberdeen City and Aberdeenshire Council Planning Authorities and is included in Appendix A7.1. Both Councils were contacted by Tribal to identify current planning applications within the study area. They were invited to provide comment on these and on the development land identified.

7.2.25 Planning applications within the study area comprise sites covered by current planning applications (applications within the last 5 years; July 2001 – July 2006), including approved applications not yet implemented, applications pending, and applications refused, but with an appeal pending. Planning applications not considered by the assessment are those which are single housing improvements/extensions that are not directly affected by the proposed scheme; applications which have been withdrawn; applications which have been refused; enforcement actions; and applications outwith the study area. Additional areas affected as a result of the 2007 design changes were highlighted to Aberdeenshire Council, and record of planning applications requested in April 2007. Additional planning applications were identified by Aberdeenshire Council and included in the assessment. In addition, Tribal advised of two further applications to be included in the updated assessment.

7.2.26 It should be noted that Part E of this ES considers the cumulative environmental effects of the AWPR and major developments likely to take place within the area over similar timescales.

7.2.27 The assessment of the impact of development land and planning applications was undertaken using the following criteria:

- **Beneficial** - the land would still be available for the proposed use and the development of the road would improve the viability of the site for the proposed development (generally through improved access). Impacts on the amenity of the site would not interfere with its proposed use or the impact on the amenity would be beneficial, in that the road would improve the site's appropriateness of the site for its proposed use.

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- Neutral - the land would still be available for the proposed use and there would be no impact on the viability of the site for the proposed development. There would be no impact on the amenity of the site that would interfere with its proposed use.
- Adverse - some or all of the site would no longer be available for the proposed use and the road would reduce the viability of the development taking place or the road would impact on the amenity of the site in such a way as to interfere with its proposed use.
- Mixed – the assessment of potential impacts includes some adverse and some beneficial factors.

Limitations to Assessment

- 7.2.28 DMRB Volume 11 identifies the potential for 'blight' that could occur as part of a road scheme. Blight manifests itself as the reduction in property prices and/or the partial dereliction of an area due to its proximity to the proposed scheme. It further reflects an anticipated fall in the desirability of a property/area as a result of construction and operation of the road. Property prices are not a material consideration in the planning process and therefore not usually assessed in EIA. Blight is not specifically assessed as it would result in 'doubling up' of impacts (i.e. factors that contribute to blight e.g. noise, visual disturbance and community effects are already included within the relevant chapters of this ES). The potential for economic blight is considered as changes to the viability of a business due to the proposed scheme, and is included within this assessment (refer to Section 7.4: Potential Impacts).
- 7.2.29 Land-take estimates are based on the Draft Compulsory Purchase Orders (CPO) which include the scheme design elements, the extent of earthworks, and the mitigation measures proposed in this ES (including land returned to agriculture and forestry). At the time of assessment, the CPO was still being finalised. As the assessment was therefore based on the Draft CPO, any further refinement of detailed design elements may affect the land-take of the scheme. However, it is considered that the areas calculated in this chapter represent a robust assessment; any changes to design elements are envisaged to be minor and, consequently, it is unlikely that impacts reported in this chapter would be affected. However, should later amendments to the scheme design be likely to affect land-take significantly, a recalculation and reassessment would be undertaken.
- 7.2.30 Land-take calculations are reported in hectares to two decimal points. The calculations are generated using ArcView GIS and AutoCAD measurements. AutoCAD measurements are specifically used for the field-by-field assessment. It should be noted that there will be an inherent limitation to the accuracy of the figures based on the limitations of the software. Severance is also calculated to two decimal places but reported in whole numbers (although percentage severance is based on the two decimal place value).
- 7.2.31 There are some differences between the land-take estimates for agricultural land and community land, due to the different focuses of these assessments. The assessment for agricultural land considers the loss of an area belonging to a particular land interest, where the extent of land affected includes not only areas required for the scheme but also those used for mitigation purposes such as planting. This loss would be reduced if any areas required for mitigation are returned to agriculture and are therefore available for use by the land interest. In contrast, the loss of community land considers the loss of land in terms of its availability for use by the community rather than the land interest. In this assessment, mitigation areas e.g. planting, may retain a community use and therefore can often result in a reduction to the amount of community land lost.
- 7.2.32 Similarly, the land-take and area calculations undertaken for the land use assessment differ from those undertaken as part of the ecology assessment, owing to the different focuses of the assessments. The land use assessment considers the value of woodland in terms of community use, whereas the ecology assessment considers the value of woodland in terms of habitat and presence of protected species.

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Agriculture, Forestry and Sporting Interest

- 7.2.33 The approach and methods adopted for assessing the impact on agricultural, forestry and sporting interests has involved interviews with affected land interests and an assessment of the general impacts on their business. However, in addition to the limitations discussed in paragraphs 7.2.26-7.2.28, the assessment is limited in the following areas:
- land-take measurements are estimates (see paragraph 7.2.26); and
 - mitigation measures have been identified and proposed where possible but these have not been agreed with the land interests.
- 7.2.34 The assessment is considered to provide a robust indication of the significance of effect on agricultural, forestry and sporting interests within the limits described above.

7.3 Baseline Conditions

- 7.3.1 The land use within the study corridor for the Northern Leg is varied in nature; including agricultural land, residential areas, recreational areas (predominantly associated with woodland) and businesses/industrial land. A description of land uses within the study area for the proposed scheme is provided in this section.
- 7.3.2 Existing land use within the study area is shown on Figures 7.2a-g. Transport infrastructure and public utilities are also discussed below, although these are not highlighted on Figures 7.2a-g. Agricultural land use details are presented in Figures 7.1a-g.

Agriculture, Forestry and Sporting Interest

General Context

- 7.3.3 The Aberdeen City and Aberdeenshire Council areas together cover in excess of 500,000 hectares of agricultural land equivalent to 8% of the Scottish agricultural land area. Land quality characteristics within the regions vary considerably. There is some prime quality (LCA Class 3₁) arable land in the region although the majority of the land is of more marginal quality (LCA Class 3₂). Hence the proportion of arable crops grown is relatively small with approximately one-third of the land area being classed as arable (in crop or in rotational grassland). Where cereal crops are grown, these are predominantly spring sown. Grass is by far the most important crop in the region with two-thirds of the total land area in temporary grass, permanent grass or rough grazing (Source: SEERAD 2006).
- 7.3.4 Cattle and sheep, dairy and mixed farms predominate with both crop and livestock farms having a relatively small average farm size when compared to the Scottish average. With good quality grassland common, the beef and sheep sectors are important both in the region and in a Scottish context. However, agriculture in the Aberdeen area, like other parts of Scotland, is changing and a decline in the livestock sector (particularly dairy and sheep) is evident as systems become less intensive. (Source: SEERAD 2006).
- 7.3.5 The majority of the area affected by the proposed scheme is agricultural land.

Land Capability

- 7.3.6 As discussed, the majority of the land within the study area is of Land Capability Class 3₂ (moderate range of crops of average production levels). However, there are pockets of Land Capability Class 3₁, which is prime quality land. However, there is no Class 1 or 2 land in the study area.
- 7.3.7 From the southern end of the Northern Leg (Figure 7.1a ch314800) to Howemoss Farm to the north of the A96 (Figure 7.1c), the land is all Class 3₂. In the section between Standingstones Farm (Figure 7.1c) and Pitmedden (Figure 7.1d) the land is of more variable quality with Class 3₂, 4, 5

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and 6 present. The capability is limited by drainage status and wetness class. In the area around the River Don, the land is of better quality with some pockets of 3₁ land. As the land rises out of the Don floodplain the classification reverts to 3₂ before further pockets of 3₁ land are found at Lochgreens and Cranfield and Blackdog (Figure 7.1g).

Table 7.7 - Land Capability

| Land Capability | Length | Percentage |
|----------------------|---------------|-------------|
| Class 1 | 0.0km | 0% |
| Class 2 | 0.0km | 0% |
| Class 3 ₁ | 2.8km | 17% |
| Class 3 ₂ | 10.5km | 65% |
| Class 4 | 0.2km | 1% |
| Class 5 | 0.3km | 2% |
| Class 6 | 0.4km | 3% |
| Class 7 | 0.0km | 0% |
| Woodland | 1.9km | 12% |
| Total | 16.1km | 100% |

- 7.3.8 A full description of the land capability assessment can be found at Appendix A7.3 and A7.4. Figures 7.1a-g shows the indicative land capability for each field affected by the proposed development.

Scope of Agriculture, Forestry and Sporting Interests

- 7.3.9 A total of 39 agriculture, forestry and sporting land interests have been identified in the Northern Leg. The total combined area of the land interests affected by the proposal is approximately 4,440ha (including the 511ha of Forestry Commission land holdings).

Agriculture

- 7.3.10 The range of agricultural activity varies from intensive livestock and arable farming systems to extensive cattle and sheep systems and also includes organic farming. The type of activity and the level of intensity are determined by a number of factors including the land capability. There is a dairy unit at the southern-most end of the Northern Leg. However, this activity changes to beef and sheep systems as the route progresses further northwards. The Rowett Research Institute and SAC farms are located near the A96 junction. These support commercial as well as research based farming systems. Additionally some of the land farmed by SAC has organic status. North of the A96 the land supports moderately intensive cattle and sheep systems, with lower levels of intensity found on land with reduced agricultural capability. Intensive cereal and beef systems are found on the better land around the River Don and this continues through to Blackdog.

Forestry

- 7.3.11 Compartments of commercial forestry and farm woodland are located within the study corridor of the proposed scheme. Land owned and managed by the Forestry Commission includes Kirkhill Forest (which contains 494ha of commercial coniferous woodland as well as stands of Christmas trees near Bogenjoss) and East Woodlands (which contains 17.40ha of commercial coniferous woodland managed by the Forestry Commission). Kirkhill Forest, East Woodlands and other woodlands used for amenity/recreation purposes are discussed in paragraphs 7.3.16 to 7.2.23 under Community Land.

Sporting

- 7.3.12 Sporting activity is limited within the study area. There are no commercial shoots although rough shooting does take place in the study corridor. The main area of shooting activity, however, is located at Derbeth at the start of the Northern Leg. The other main sporting activity is angling on the River Don and on Corby Loch.

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Sensitivity Assessment

7.3.13 The baseline data collected during the survey were used to give an individual sensitivity assessment for each land interest affected by the project. The sensitivity assessments for each land interest can be found below in Table 7.8.

Table 7.8 – Agricultural Sensitivity Assessments

| Land Interest | Farm Type | Scope of Agricultural, Forestry and Sporting Activity | Sensitivity |
|---|---|--|-------------|
| Overhills Land Ref 108 (Figure 7.1a) | Specialist Beef | Grow spring barley and supports set-aside. 30-40 cattle finished annually. Small suckler cow herd. | Medium |
| Newton Farm Land Ref 116 (Figure 7.1a) | Specialist Beef | Suckler herd (50) plus 200 finishing cattle (finished on other rented ground). Cows outwintered. | Medium |
| Kepplestone Farm Land Ref 100 (Figure 7.1a) | Dairy/Mixed | Herd of 40 dairy cows plus followers. Beef finishing. Flock of 900 hens with eggs sold through farm. Turnips and potatoes also sold through farm shop. | High |
| Rowett Research Institute Land Ref 292 (Figure 7.1b) | Agricultural Research Unit | Supports herd of 90 suckler cows, 60 heifers (sold with calves at foot). Flock of 600 breeding ewes and herd of 36 llamas. Livestock used for research and commercial purposes. Part of Research Institute. Also supports feed mill. | High |
| SAC Land Ref 101 (Figure 7.1b) | Agricultural, Research, Education and Consultancy | Supports arable, beef and sheep unit run for research, education and commercial purposes. | High |
| Walton Farm Land Ref 69 (Figure 7.1b) | Let Out | Land let out to Land Ref 101. | High |
| Newton Farm and Chapel Works Land Ref 66 (Figure 7.1c) | Mixed | Part of large dairy, beef and arable business. Supports cereals and potatoes with some grazing. Buildings include potato store. | Low |
| Corsehill Land Ref 65 (Figure 7.1c) | Cereals and Beef | Land supports cereals and herd of suckler cows. | Medium |
| Howemoss Farm Land Ref 61 (Figure 7.1c) | Cereals and Beef | Land supports cereals (spring barley) and turnips as well as 30-35 finished cattle. | Medium |
| Kirkhill Forest Land Ref 250 (Figure 7.1c) | Forestry | Forestry Commission plantation. | Low |
| Standing Stones Land Ref 56 (Figure 7.1c) | Cereals, Beef and Sheep | Part of farm business farming four units (including Land Ref 55 and 53). Unit supports spring barley and grazing for cattle (suckler cows and finishing cattle). | Medium |
| Bogenjoss Farm Land Ref 55 (Figure 7.1c) | Cereals, Beef and Sheep | Part of farm business farming four units (including Land Ref 56 and 53). Unit supports grazing only for cattle (suckler cows and finishing cattle). | Medium |
| Pitmedden Home Farm Land Ref 59 (Figure 7.1d) | Cattle, Sheep and Ponies | The farm is run in conjunction with a unit on Shetland. Land supports herd of 65 suckler cows plus replacements along with flock of ewes (ewes sold with lambs). Lambs ex-Shetland are finished. Shetland ponies are also maintained and sold in UK and overseas. | Medium |
| Upper Kirkton Land Ref 53 (Figure 7.1d) | Cereals, Beef and Sheep | Part of farm business farming four units (including Land Ref 55 and 56). Unit supports spring barley and grazing for cattle (suckler cows and finished cattle) and sheep (pedigree flock). Proposal for farm shop. | Medium |
| Nether Kirkton Land Ref 52 (Figure 7.1d) | Let Out | Land let out to family business. Farming three units. Units supports flock of 350 ewes producing finished lambs. Fishing rights handled by Aberdeen Angling Association. | Medium |
| Goval Farm Land Ref 58 (Figure 7.1e) | Crop, Cattle and Sheep | Large farming business with mix of owned and let land. Goval is centre of farming operations. Enterprises include winter and spring cereals, oilseed rape, peas, suckler cows, finished cattle and sheep wintering. Rough shooting (pheasant and partridge). Fishing rights handled by Aberdeen Angling Association. | Medium |
| Waukmill Farmhouse Land Ref 25 (Figure 7.1e) | Let Out | Land let out to Land Ref 58. Plant hire/contracting business also run from the unit (separate legal entity). | Low |
| Waukmill Croft Land Ref 26 (Figure 7.1e) | Hay | Land used to produce hay for sale. | Medium |

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| Land Interest | Farm Type | Scope of Agricultural, Forestry and Sporting Activity | Sensitivity |
|--|--------------------------|---|-------------|
| Meadowlands Land Ref 28 (Figure 7.1e) | Let Out | Land let for grazing and has potential for growing crop. | High |
| Meadowhead Farm Land Ref 34 (Figure 7.1e) | Let Out | Land let for grazing and for growing spring barley and turnips. | Medium |
| The Laurels Land Ref 21 (Figure 7.1e) | Livery, Cattery and Shop | Full and DIY livery for 12 horses. Cattery has space for up to 130 cats. Shop sells horse feed, clothing etc. | High |
| Newpark Cottage Land Ref 36 (Figure 7.1e) | Residential | Residential property with horse grazing. | Medium |
| Hillhead Land Ref 350 (Figure 7.1e) | Crop, cattle and sheep | Mixed farm with cattle and sheep (breeding and finishing) enterprises plus some cereals. | Medium |
| Corsehill and surrounding Land Ref 29 (Figure 7.1e) | Specialist Beef | Suckler herd of Highland cattle. Progeny retained for breeding or sold finished. | Medium |
| Littlejohn's Wood Land Ref 302 (Figure 7.1e) | Forestry | Commercial forestry. Currently felled. | Low |
| Lochgreens Land Ref 13 (Figure 7.1f) | Let Out | Land let out for cereal production and grazing (suckler cows and cattle). Farm office let to agricultural consultancy business and farm supports composting operation of paper mill crumble and farm yard manure. Rough and walked up shooting. | Medium |
| Auchernack/Leuchlands Land Ref 289 (Figure 7.1f) | Let Out | Land let out for grazing and cropping. Part of holding used for gravel extraction. | Medium |
| Cranfield Land Ref 8 (Figure 7.1g) | Crop, Cattle and Sheep | Land supports winter and spring cereals, finishing cattle and sheep. Flock producing finished lambs. | Medium |
| Hillhead of Muirton Land Ref 415 (Figure 7.1g) | Let Out | Land let for grazing and cropping. | Low |
| Middleton Farm Land Ref 10 (Figure 7.1g) | Cereals | Part of larger farming operation. Land supports Oilseed Rape and cereals. The land has been farmed organically but the organic status has lapsed. | Medium |
| Middlefield Land Ref 416 (Figure 7.1g) | Let Out | Land let for grazing and cropping. | Medium |
| Waste Recycling Group Land Ref 447 (Figure 7.1g) | Recycling/Land fill | Land formerly used for landfill returned to agriculture although not currently used for agricultural production. | Low |
| Tawse Land Ref 417 (Figure 7.1g) | Let Out | Land let out for grazing and cereals. | Medium |
| Blackdog Croft Land Ref 37 (Figure 7.1g) | Commercial/Let Out | Agricultural land let for grazing. | Low |
| Seven Acres, Strabathie Land Ref 18 (Figure 7.1g) | Fallow | Land has previously been let for grazing. | Low |
| The Gables Land Ref 445 (Figure 7.1g) | Smallholding | Grazing land. | Low |
| Tarbothill Land Ref 17 (Figure 7.1g) | Dairy and Cereals | Land supports herd of 180 cows plus followers as well as winter and spring cereals. Dairy bred bulls finished. Grass let out for wintering sheep. | High |
| Land at Blackdog Land Ref 284 (Figure 7.1g) | Smallholding | Grazing land | Low |
| Harehill Land Ref 38 (Figure 7.1g) | Let out | Land let out for grazing. | Low |

7.3.14 Of the 39 sensitivity assessments, seven were high, 21 were medium, and eleven were low.

7.3.15 The seven high sensitivity land interests include two dairy units (Kepplestone and Tarbothill), Walton Farm and SAC (organic land), the Rowett Research Institute, a livery and cattery business at The Laurels and a small unit at Meadowlands. The 21 medium sensitivity holdings support beef, sheep and arable systems of moderate intensity and the remaining eleven low sensitivity holdings are predominantly units that let land out and where income from farming is a secondary income stream.

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Community Land

- 7.3.16 The main areas of community land include woodland, much of which is commercial forestry as discussed in paragraph 7.3.11, country walks around Brimmond Hill and Elrick Hill and a golf centre at Craibstone.
- 7.3.17 Kirkhill Forest (Figures 7.2b–d) lies to the west of Craibstone and is the largest area of continuous woodland near Aberdeen, with a total area of approximately 448.38 hectares managed by the Forestry Commission. It is contiguous with other smaller woods including Standingstones, Bogenjoss and East Woodlands, also managed by the Forestry Commission. West Woods (Figure 7.2b) lie to the south east of Kirkhill Forest and extend into Scottish Agricultural College's Campus.
- 7.3.18 Kirkhill Forest contains a large network of paths and trails for biking, walking and horse riding and is considered to be regionally important and therefore of medium sensitivity due its recreational and ecological value. West Woods also contains a network of paths and trails used by recreational users and students/staff at the Scottish Agricultural College. Many of these paths form part of the Fourhills Walks, which is a series of routes connecting areas in Kirkhill Forest with Brimmond Hill and Elrick Hill.
- 7.3.19 There are several car parks providing access to these pathways including Brimmond Hill North Car Park, which is located near the entrance to Craibstone Golf Course, and West Woods Car Park at the northern edge of West Woodlands, both of which lie in the study area. More details on access, footpaths and trails are provided in Chapter 16.
- 7.3.20 Monument Wood (Figure 7.2d) is located to the east of East Woodlands. This woodland is a conifer plantation with no recreational paths. In addition, there are also two contiguous areas of young broadleaved plantation northeast of Monument Wood.
- 7.3.21 Littlejohn's Wood (Figures 7.2e-f) is located northeast of Little Goval, bordered on the west by Parkhill Stables and Cattery. However, a large proportion of this woodland was felled prior to 2005 by the landowners.
- 7.3.22 Dovecot Wood, Goval Wood and Red Moss (Figures 7.2e-f) are located south of Little Goval, north of Goval Farm and north of Lochgreens Farm respectively. However, the majority of these woods are outwith the study area. Several smaller wooded areas are also located around little Goval.
- 7.3.23 Blackdog Community woodland is located at Blackdog (Figures 7.2f). This woodland is a conifer plantation which includes recreational paths.
- 7.3.24 There are no designated Country Parks identified in the study area. The nearest country park is Balmedie Country Park located at Balmedie Beach in the north of Aberdeen. The areas around Brimmond Hill and Elrick Hill are identified on OS Survey Map (Explorer 406) as Country Parks. However, from discussions with Aberdeen City Council, Brimmond Hill and Elrick Hill have never been formally designated as Country Parks by the Council. The only designation on this land is a District Wildlife Site (DWS) (see Chapter 10 for more details on the DWS). A proportion of the area east of Brimmond Hill, which falls within the study corridor, is used for agricultural and informal amenity purposes. There are several city parks and local parks throughout the Aberdeen area. None have been identified within the study corridor.
- 7.3.25 Craibstone Golf Centre (Figure 7.2b) lies partially within the study corridor northeast of Brimmond Hill, forming part of the SAC Craibstone complex. The 18 hole golf course, which opened in 2000, is within a parkland setting. The centre includes a practice area with bunkers and a driving net, while conference room facilities can be used for business or private social functions.
- 7.3.26 There is an additional golf course (East Aberdeenshire Golf Centre) in the study corridor north of Wester Hatton (Figure 7.2g). The East Aberdeenshire Golf Centre is a championship length 18-hole course which opened in 1999. The centre includes a clubhouse and pro shop with facilities available for business or private social functions.

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- 7.3.27 Other community land in the study corridor of the proposed scheme includes a cemetery at Newhills (north of Kingswells) and areas of woodland around Brimmond Hill (Figure 7.2a).
- 7.3.28 The site of the former Lawson's Factory south of the River Don is a brownfield site within the study corridor (this area is also designated as development land see paragraphs 7.3.50 to 7.3.66 - Development Land). There are no other areas of derelict/disused land (defined as Brownfield sites by the Aberdeen Local Plan) identified in the study area.
- 7.3.29 The sensitivity of community land within the route corridor is detailed below in Table 7.9 as assigned based on the criteria set out in Table 7.4. Sensitivity is based on community use and not on the ecological value of woodland as habitat (which is discussed separately in Chapter 10: Ecology and Nature Conservation).

Table 7.9 - Sensitivity of Community Land

| Community Land Area | Area (ha) | Sensitivity |
|--------------------------------------|-----------|-------------|
| Newhills Cemetery | 1.98 | Low |
| Brimmond Hill | 130.18 | Low |
| West Woods/Craibstone | 129.72 | Medium |
| Craibstone Golf Centre | 61.19 | Low |
| Kirkhill Forest | 448.38 | Medium |
| East Woodlands | 26.58 | Medium |
| Monument Wood | 11.57 | Low |
| Dovecot Wood | 85.14 | Low |
| Goval Wood | 37.84 | Low |
| Littlejohn's Wood | 10.90 | Low |
| Wooded areas around Little Goval | 23.90 | Low |
| Wooded area north of B977 overbridge | 19.20 | Low |
| Red Moss | 77.33 | Low |
| East Aberdeenshire Golf Centre | 52.61 | Low |
| Blackdog Community Woodland | 13.58 | Low |

Residential and Commercial Land Use

- 7.3.30 In order to determine the potential land uses affected by land-take resulting from the scheme, descriptions of the residential areas, educational facilities, businesses and transport infrastructure in the study area are provided below.

Residential Areas

- 7.3.31 The main residential areas within the route corridor comprise Kingswells and Blackdog Estate. Kingswells is located southeast of the commencement of the Northern Leg (Figure 7.2a) and is a popular residential area approximately five miles west of Aberdeen city centre. It is a large community, with approximately 4,360 residents (source: General Register Office for Scotland) and a number of community facilities that include schools, shops, restaurant/pubs and small businesses.
- 7.3.32 The Blackdog Estate is a residential area located near the route terminus with the A90 (Figure 7.2g). In addition, there are many small hamlets and isolated properties throughout the rural area, including those at Nether Kirkton, Little Goval and Corsehill. Seaview Caravan Park currently containing approximately 50 caravans (Figure 7.2g) is situated to the west of the A90 and south west of the Blackdog Industrial Estate.
- 7.3.33 In addition, the Dyce area (Figure 7.2c-e) is near the northwest boundary of Aberdeen city centre and the airport, and although mainly industrial, there are some residential pockets although these are outwith the study area.

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Educational Facilities

7.3.34 There are a number of educational facilities within the study area. In addition to the SAC campus at Craibstone, (discussed in paragraph 7.3.37) there are two schools. Cordyce School, located on the south side of the River Don, in the Dyce area (Figure 7.2e) is a school for special needs. A further children's nursery is situated within the Blackdog Estate (Figure 7.2g).

Business and Industrial Land

7.3.35 The main concentration of business and industrial land near the study area, lies approximately 5.5km northwest of Aberdeen city centre at Dyce. This area includes the following industrial estates: Pitmedden Road, Wellheads, Kirkhill and Stoneywood Park. Kirkhill and Pitmedden Industrial Estates are both within the study corridor (Figures 7.2c and 7.2e respectively). The main industries in these estates are associated with oil and gas and engineering services (including offshore servicing).

7.3.36 In addition to the above industrial estates at Dyce, a further industrial estate (Blackdog Industrial Estate) is located immediately east of the A90 at Blackdog and is within the study area (Figure 7.2g). There are also two landfill sites located in this vicinity; Tarbothill Landfill site which is located immediately east of the A90 and Hill of Tramaud to the west of this road. A further landfill site at Wester Hatton is situated immediately west of the A90 and northwest of Blackdog (Figure 7.2g).

7.3.37 Key commercial properties located within the study corridor include:

- Scottish Agricultural College (SAC) at Craibstone (Figure 7.2b);
- FIS Chemicals Ltd in the Chapel Croft area (Figure 7.2b);
- Marshall Trailers in the Chapel Croft area (Figure 7.2b);
- Parkhill Stables and Cattery (Figure 7.2f);
- Parkhill Nursery near the B977 east overbridge (Figure 7.2f);
- Wester Hatton Landfill Site (Figure 7.2g);
- Stevenson and Kelly Roof Trusses in the Wester Hatton area (Figure 7.2g); and
- Blackdog Industrial Estate (Ribnort Ltd. and Turriff Contractors Ltd.) (Figure 7.2g).

7.3.38 The SAC Craibstone Campus lies off the A96 Inverurie Road, south of Dyce. The College provides both educational/training as well as a facility for research, expert advice and consultancy services. The College has extensive grounds which includes prime agricultural land of organic status at Walton Farm.

7.3.39 FIS Chemicals Aberdeen is a chemical company located at Chapel Croft which formulates, manufactures and supplies maintenance and cleaning chemicals to industrial and commercial operations primarily in the Grampian area.

7.3.40 Marshall Trailers is located off the A96 in an area known as Chapel works and is an agricultural machinery manufacturer whose focus is specialised agricultural trailers.

7.3.41 Parkhill Stables and Cattery occupies a 4ha site at The Laurels, Coreshill, Newmachar. The business includes a 'cat hotel' with space for 138 cats, a livery yard with 12 stables, and provides services to horse owners and feed sales for horses and pets. The business currently has plans to extend the cattery, increase the storage space, extend the stables for personnel use and extend the family home.

7.3.42 Parkhill Nurseries and Garden Centre is located at Parkhill, Dyce and occupies a 2ha site. The business has recently purchased 1ha (included in the 2ha) and is awaiting a decision on a planning

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application to develop a new shop and restaurant, a new outdoor sales area and new parking facilities.

- 7.3.43 Wester Hatton landfill site is located west of the A90 and east of Potterton. The site is managed by Waste Recycling Group Ltd although it has not been operating as a landfill since February 2005.
- 7.3.44 Stevenson & Kelly (Roof Trusses) Limited is located off the A90 at Wester Hatton Steading, Balmedie. This business is a timber manufacturer, manufacturing roof trusses.
- 7.3.45 The area denoted as Blackdog Industrial Estate is owned by two separate land interests; Ribnort Ltd and Turriff Contractors Ltd. Ribnort Ltd. is a property development and investment business while Turriff Contractors Ltd. is a utility infrastructure contractor. The area owned by Ribnort is split into yards, with five tenants: Northburn Industrial Services Ltd., Sureclean Ltd., United Freight Distribution Ltd., Blok 'N' Mesh UK Ltd. and Shanks Waste Management Ltd.

Transport Infrastructure and Public Utilities

- 7.3.46 There are a number of transport facilities within the route corridor. Aberdeen (Dyce) Airport lies approximately 11km northwest of Aberdeen city and is operated by BAA. Aberdeen Airport is located at the heart of the offshore oil and gas industry in the UK and is one of the world's busiest commercial heliports, serving more than 2.7 million passengers a year. The airport also offers flights to over 30 destinations by more than 20 airlines.
- 7.3.47 The Aberdeen-Inverness Railway line which runs from Aberdeen city centre to Inverness serving stations at Dyce, Inverurie, Inch, Huntly, Keith, Elgin, Forres and Nairn lies north of Nether Kirkton (Figure 7.2d) and within the study area.
- 7.3.48 There are two major pipelines within the route corridor. The proposed scheme crosses an oil pipeline operated by BP at two locations (ch318000-318500 and where the proposed scheme crosses the River Don). In addition, a gas pipeline operated by Shell is also crossed at ch318500-319000 and again at ch322000-322500. Other public utilities along the route include Scotland Gas Network gas pressure mains, overground and underground electricity powerlines, Scottish Water apparatus, mains and sewerage network pipelines and communication network cables.

Development Land

- 7.3.49 Land use planning designations are included in the Local Plans of Aberdeen City and Aberdeenshire Councils. The relevant planning policies taken into consideration comprise the following development plans:
- North East Scotland Together; Aberdeen and Aberdeenshire Structure Plan 2001-2016 (July 2002);
 - Green Spaces, New Places (GSNP), The Finalised Aberdeen Local Plan Written Statement (August 2004);
 - Adopted Local Plan Written Statement for Aberdeen City District, September 1991 (now significantly out of date, but the most recent fully adopted local plan); and
 - The Aberdeenshire Local Plan (June 2006).
- 7.3.50 Development land allocations within the GSNP Local Plan and which lie within the study corridor include the AWPR itself, Opportunity Sites, Future New Communities and areas identified as Land for Transport shown on Figures 7.2a-g.
- 7.3.51 The GSNP Local Plan identifies the AWPR as a major influence on land use allocations and safeguards the land for the road, whilst ensuring that short term allocations (up to 2010) do not prejudice the long term opportunities that the AWPR would provide. The adopted Aberdeen City District Wide Local Plan also identifies and supports an early proposal for the AWPR.

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- 7.3.52 An Opportunity Site is defined in the GSNP Local Plan as a site which is likely to become available for development, and includes potential Greenfield and Brownfield housing, economic development and employment allocations. The potential Greenfield and employment land allocations are for 2000-2010. Land for Transport is a development land allocation that aims to safeguard areas that contribute to the delivery of the Modern Transport System. Planning applications which occur on Opportunity Sites and Land for Transport allocations are indicated below. Further details on planning applications are provided in paragraphs 7.3.61 – 7.3.66 and shown on Figures 7.2a-g.
- 7.3.53 Opportunity Sites (OPs) identified within or near the route corridor include:
- OP1_N Hopcroft, identified as an opportunity to provide housing near an area where employment uses predominate (OP Site 1 in GSNP) (Figure 7.2b OP1_N/P1_N);
 - OP2_N Dyce Drive, identified as general business and industry, specialist employment area and land reserved for a park and ride facility (also under Land for Transport) (OP Site 96 in GSNP) (Figure 7.2b OP2_N/P4_N /P5_N);
 - OP3_N Argyll Road, Aberdeen Airport identified as a 2.3 ha site for a new airport hotel, (OP Site 48 in GSNP) (Figures 7.2b -c OP3_N /P6_N).
 - OP4_N North Raiths Farm, Dyce, (OP Site 29 in GSNP) allocated for industrial/business use and land set aside for railway use (Figures 7.2d -e OP4_N/P11_N) (railway use also safeguarded under Land for Transport);
 - OP5_N Lawson's Factory, (OP Site 52 in GSNP) allocated for residential development with planning permission for 130 residential units (Figure 7.2e OP5_N/P14_N);
 - OP6_N Annfield Quarry currently with planning permission for sand and gravel extraction to be reinstated to uses acceptable to the Council (OP Site 28 in GSNP) (Figure 7.2f OP6_N); and
 - OP7_N Hill of Tramaud existing landfill, located west of the A90, north of Denmore (OP Site 52 in GSNP) has planning permission for landfill uses (Figure 7.2g OP7_N/P23_N).
- 7.3.54 OP1_N at Hopcroft lies on the very edge of the study corridor, to the north of Bankhead. A planning application (P1_N) was submitted for 200 houses though this was later amended to 40 houses on the eastern edge of the site.
- 7.3.55 OP2_N comprises a large swathe of land along Dyce Drive, south of Kirkhill Industrial Estate and Aberdeen Airport and within the study corridor. The land is allocated for general business and industry, specialist employment use and for a Park and Ride (under Land for Transport designation). Planning permission (P4_N) for a Park and Ride site has been granted within OP2_N. A separate planning application (P5_N) for a business park and general industrial storage and distribution has also been submitted.
- 7.3.56 A 2.3ha site for a new airport hotel (OP3_N) is located off Dyce Drive, opposite an existing airport hotel. Outline approval for planning permission (P6_N) has been granted on this site for a 200 bedroom hotel and restaurant.
- 7.3.57 The Opportunity Site at North Raiths Farm (OP4_N) lies near Nether Kirkton, close to Pitmedden Industrial Estate. The land identified for Business and Industry (Use Classes 4, 5 and 6) on this site covers around 6.5ha. As viewed from Pitmedden Road, this site lies behind land proposed for allocation as a railway site. Planning permission for a railway development has been granted at this site (P11_N). The land for the railway is safeguarded under a Land for Transport allocation, see paragraph 7.3.60.
- 7.3.58 Most of OP5_N, located at Lawson's Factory, Victoria Street, Dyce (Opportunity Site 52 in the Plan) lies at the northern edge of Dyce, most of which is outwith the study area. This site of approximately 5.9ha has been identified in the GSNP local plan for residential development. Planning permission has been granted for 130 residential units, and these are understood to be under construction (P14_N). The vast majority of this site is outwith the study corridor.
- 7.3.59 OP6_N at Annfield Quarry is an existing sand and gravel quarry located to the east of Corby Loch.

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- 7.3.60 OP7_N at Hill of Tramaud Landfill is an existing landfill site, to the north of Denmore, and has planning permission for landfill uses (P23_N). Most of the site is outwith the route corridor.
- 7.3.61 Future development areas for housing that are being considered by Aberdeen City Council include Dubford and Whitestripes (grid ref: NJ 940 127 and NJ 917 120 respectively). Both these areas are outwith the study area, however, their potential development implementation is affected by the outcome of the AWPR. Land release at Dubford is not considered appropriate until after completion of the proposed scheme due to current traffic congestion at the Bridge of Don. Whitestripes is considered as a long-term development opportunity that should be considered following construction of the proposed scheme, which would make access to this area possible.
- 7.3.62 The GSNP Local Plan identifies the need to safeguard land for transport proposals to ensure the delivery of a Modern Transport System outlined in the NEST Structure Plan. Land for Transport allocations are located in the three areas:
- the Park and Ride site which lies within OP2_N, north of the A96 at Craibstone (Figure 7.2b OP2_N/P4_N)
 - an area at Dyce forming part of land covered by the airport (Figure 7.2c). OP3_N lies within this designation, which is also the site of a planning application for a new airport hotel (P6_N)
 - part of the land within OP4_N at North Raiths Farm has been identified for railway uses. A planning application has been approved for railway developments at this site (Figure 7.2d - 7.2e P11_N)
- 7.3.63 The sections of the study corridor that are in the Aberdeenshire Council area lie to the north and south of Aberdeen City and are more limited than the land in Aberdeen City Council. The Aberdeenshire Local Plan safeguards the AWPR through its general commitment to the development of a Modern Transport System. There are no additional development land designations identified that lie within the jurisdiction of Aberdeenshire Council as indicated in the Aberdeenshire Local Plans and that are relevant to this Chapter. Other Aberdeenshire policies not relevant to this chapter are discussed in Chapter 19.

Planning Applications

- 7.3.64 Planning Applications (applications within the last 5 years (July 2001 – July 2006) screened using the criteria set out in paragraph 7.2.21) that are within or near the study area in the Northern Leg and are shown on Figures 7.2a-g and listed below:
- development of 200 houses, Hopecroft Opportunity Site (Figure 7.2b P1_N/OP1_N);
 - conversion of an existing steading to form a house, and change of use of a garage to residential use, Sunnybank Craibstone Estate (Figure 7.2b P2_N);
 - various developments within the SAC campus including student accommodation and provision of disabled access, SAC Craibstone Campus (Figure 7.2b P3_N);
 - development of park and ride facility within the area designated Land for Transport, Chapel of Stoneywood (Figure 7.2b P4_N /OP2_N);
 - development of business park and general industrial storage and distribution, Dyce Drive/Chapel of Stoneywood Opportunity Site (Figure 7.2b P5_N /OP2_N);
 - development of a 200 bedroom hotel, Dyce Drive/Argyll Road Opportunity Site (Figure 7.2c P6_N /OP3_N);
 - development of business park, Dyce (Figure 7.2c P7_N);
 - development of a children's nursery for airport staff (Figure 7.2c P8_N);
 - change of use from agricultural shed to general industrial storage and distribution uses, Newton Farm (Kirkhill Industrial Estate) (Figure 7.2c P9_N);
 - 300m extension of the runway at Aberdeen airport (Figure 7.2c P10_N);

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- erection of warehouse, new railhead, platform, sidings, access road, earthworks and utility services, North Raiths Farm Opportunity Site (Figures 7.2d-e P11_N /OP4_N);
- application for a Traveller's site, Nether Kirkton (Figure 7.2d P12_N);
- application for a waste transfer site, Mill of Dyce Blockworks (Figure 7.2d P13_N);
- residential development of 154 units, Lawson's Factory Opportunity Site (Figure 7.2e P14_N /OP5_N);
- application for five houses, Mains of Dyce Farm (Figure 7.2e P15_N);
- erection of an indoor riding arena, Hill of Goval, Newmachar (Figure 7.2e P16_N);
- erection of stable block, Newpark, Newmachar (Figure 7.2e P17_N);
- extension to Parkhill Nursery (Figure 7.2f P18_N);
- erection of building for use as a store, sales office and office, together with the use of the yard for materials storage/display and parking (Figure 7.2f P19_N);
- erection of offices and extension to workshop, Moss-Side, Parkhill (Figure 7.2f P20_N);
- change of use, alteration and extension of existing buildings to form an office, Loch Greens Farm, Parkhill (Figure 7.2f P21_N);
- change of use from agricultural to distribution and storage, including an extension to the storage yard, Gourdieburn, Potterton (Figure 7.2g P22_N);
- extension of life of landfill for 5 years, Hill of Tramaud Opportunity Site (Figure 7.2g P23_N /OP7_N);
- installation of septic tank, effluent and storage depot, Harehill Industrial estate (Figure 7.2g P24_N);
- extension of time period for landfill use and restoration of, Tarbothill Landfill (Figure 7.2g P25_N);
- erection of five dwelling houses, Harburn Terrace, Blackdog (Figure 7.2g, P26_N);
- extension to children's nurse, Kindergarten, Strathbathie, Blackdog (Figure 7.2g, P27_N);
- erection of industrial building and change of use from storage to engineering use, Blackdog Industrial Estate Murcar, Bridge of Don (Figure 7.2g, P28_N and P29_N);
- installation of flaring and electricity generation equipment and outline application for formation of a civic amenity site (Figure 7.2g, P30_N and P31_N);
- erection of dwellinghouse/security gate house and repositioning of offices; replacement of existing offices with portacabins; and extension to existing portacabins (Figure 7.2g, P32_N, P33_N, P34_N);
- erection of 2 detached dwellinghouses and 10 semi-detached dwellinghouses and garages, Strabathie, Bridge of Don (Figure 7.2g, P35_N);
- erection 6 dwellinghouses, Strabathie, Bridge of Don (Figure 7.2g, P36_N);
- erection of 4 dwellinghouses, Strabathie, Bridge of Don (Figure 7.2g, P37_N);
- erection of dwellinghouse, Hareburn Terrace, Blackdog (Figure 7.2g, P38_N);
- erection of dwellinghouse, Blackdog Farmhouse, Blackdog (Figure 7.2g, P39_N);
- erection of 5 dwellinghouses, Hareburn Terrace, Blackdog (Figure 7.2g, P40_N);
- change of use and erection of 3 dwellinghouses, Hareburn Terrace, Blackdog (Figure 7.2g, P41_N); and
- erection of warehouse and office accommodation and demolition of existing buildings, Hareburn Terrace, Blackdog (Figure 7.2g, P42_N).

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- 7.3.65 Planning applications P19_N and P32_N have been refused and planning applications P35_N -P38_N are known to have been implemented. Therefore these applications are not considered further in this chapter, however details are provided in Appendix A7.1.
- 7.3.66 There is an outstanding planning application for the conversion of an existing steading to form a house, and change of use of a garage to residential use at Sunnybank on the Craibstone Estate. The buildings are owned by the SAC. This application was granted full planning permission in December 2001, and is due to expire in December 2006; however it has not yet been implemented.
- 7.3.67 The planning application for the Park and Ride at Chapel of Stoneywood has been granted. This application conflicts with a separate application for a Business Park and general industrial storage/distribution at this site. Both of these applications conflict with the proposed scheme corridor.
- 7.3.68 The application for the business park on Dyce Drive was approved, however, the application lapsed. Renewal was subsequently granted for a small portion of the original proposal.
- 7.3.69 The planning application to extend Parkhill Nursery is located to the south of the proposed scheme, by the proposed B977 overbridge (east). A planning application was submitted in 2004 for the extension of this commercial establishment, including the redevelopment of the shop, with the addition of a restaurant, a new outdoor sales area, and further parking. The planning application has been delayed, until a decision has been made on the outcome of the proposed scheme.

7.4 Potential Impacts

- 7.4.1 Potential impacts on land use have been assessed for the study area and are discussed below.

Agriculture, Forestry and Sporting Interests

- 7.4.2 The project could impact on the scope and scale of agricultural and forestry based land management activities, productivity and sporting capacity of the land interests within the route corridor. The possible effects could include:
- disruption and disturbance during the construction phase including land temporarily lost;
 - loss of land permanently due to the construction of the road and associated works;
 - severance of fields;
 - disruption to cultivation and land management patterns, sporting activity and in some cases temporary or permanent change in land use;
 - access restrictions with changes in routes to and from fields;
 - disruption to existing drainage schemes and disruption of provision of water to fields;
 - loss of, or gaps in, commercial and amenity forestry, shelterbelts and covers;
 - increase of woodland windthrow risk;
 - landscape and visual effect of new and exposed woodland edges; and
 - changes in permanent and/or seasonal employment patterns due to changes in the scale and nature of agriculture, forestry and sporting enterprises.
- 7.4.3 The impacts of the proposed scheme have been assessed for all of the agriculture, forestry and sporting land interests potentially affected by the development. The predicted impacts are detailed in Appendix A7.5. A summary of the potential impacts is provided in 7.10 below.

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Table 7.10 – Significance of Potential Impacts

| Significance of Pre-Mitigation Impacts | | | | | | |
|--|--------------------------|----------|---------------------|--------|-----------------------|------------|
| Substantial | Moderate/ Substantial | Moderate | Slight/ Moderate | Slight | Negligible/ Slight | Negligible |
| 10 | 14 | 5 | 1 | 3 | 5 | 1 |

7.4.4 There are 10 land interests where the significance is assessed as Substantial. These impacts are described in Table 7.11.

Table 7.11 – Description of Potential Substantial Impacts

| Land Interest | Description of impacts |
|---|---|
| Newton Farm Land Ref 116 Figure 7.1a | Loss of 7.96ha Land Capability for Agriculture (LCA) Class 3.2 land in 8 fields equating to 28% of the total farmed area (excluding seasonally let land). Severance of fields by the main alignment and North Kingswells Junction and severance of fields from the steading. Estimated 8ha (29% of farm area). Loss of access to overwintering area for cattle, boundary drystone walls and fences, field access and watering points for livestock. Disruption to field drainage system. |
| Kepplestone Farm Land Ref 100 Figure 7.1a | Loss of 6.71ha of LCA Class 3.2 land in 8 fields equating to 12% of farm area. Severance of fields from farm steading by main alignment and consequently loss of daily use of grazing for dairy cows. Estimated 28ha (48% of farm area). Loss of boundary features including drystone walls and fences. Loss of field access. Loss of watering points for livestock and disruption to existing field drainage system. |
| SAC Land Ref 101 Figure 7.1b | Loss of 23.62ha (10% of farm area) of LCA Class 3.2 land in 21 fields most of which is organically farmed (with Land Ref 69), and one affected field is an experimental trial site. A further 8.33ha of mature policy woodland is subject to CPO and 0.35ha of golf course. Estimated 201ha of land (63% of farm area) severed by main alignment and associated structures although this is deemed to be accessible using proposed road network assuming roads and gradients are suitable for agricultural vehicles and trailers. Loss of boundary features including drystone walls and fences. Loss of field access. Loss of watering points for livestock and disruption to existing field drainage system. |
| Walton Farm (SAC) Land Ref 69 Figure 7.1b | Total loss of 10.24ha (28% of farm area) in three fields. Loss of 1.73ha LCA Class 3.1 land and 8.51ha LCA Class 3.2 land. Of this 1.55ha farmed organically (with Land Ref 101). Estimated 8ha of land equating to 23% of the farm area severed from farm buildings with no direct or easy access. Loss of boundary features including drystone walls and fences. Loss of field access. Loss of watering points for livestock and disruption to existing field drainage system. |
| Howemoss Land Ref 61 Figure 7.1c | Loss of 5.97ha of LCA Class 3.2 land in five fields equating to 23% of the farm area. Severance of fields by main alignment. Estimated 2ha (6% of farm area). Loss of access to fields. Loss of boundary features including drystone walls and fences. Disruption to field drainage system and house/steading private water supply. |
| Bogenjoss Farm Land Ref 55 Figure 7.1c | Loss of 7.31ha of which 6.60ha LCA Class 3.2 and 0.71ha LCA Class 4.1. Loss of land in six fields equates to 47% of the farm area. Severance of fields by main alignment and severance of fields from the steading and other farmed land parcels. Estimated area 5ha (31% of farm area). Loss of boundary drystone walls and fences. Disruption to field drainage system. |
| Meadowlands Land Ref 28 Figure 7.1e | Total loss of all farmland (5.22ha LCA Class 3.2) to main alignment. |
| Meadowhead Land Ref 34 Figure 7.1e | Loss of 9.30ha (50% of the farm area) in 10 fields of which 7.57ha is LCA Class 3.2, 0.44ha is LCA Class 4.2 and 1.25ha is LCA Class 5.3. The remaining 0.04ha is woodland. Fields severed from the steading and fields are also severed by the main alignment and the A947 Goval Junction. Estimated severed area of 6ha equating to 31% of the farm area. Disruption to and loss of boundary drystone walls and fences, field access, livestock watering points and the field drainage system. |
| The Laurels Land Ref 21 Figure 7.1e | Loss of 1.45ha of LCA Class 3.2 land (36% of farm area). Loss of equestrian facilities (ménage and hardstanding), impacts on livery business are assessed in Section 7.4: Residential and Commercial Land Use. Estimated remaining area (0.50ha) severed and equating to 12% of the farm area. |

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| Land Interest | Description of impacts |
|--|---|
| Middlefield Land Ref 416 Figure 7.1g | Loss of 9.54ha in five fields equating to 39% of the total farm area. 7.83ha LCA Class 3.1 affected along with 1.71ha LCA Class 3.2. Estimated 1ha severed equating to 3% of the farm area. Disruption to and loss of boundary drystone walls and to drainage system. |

- 7.4.5 Substantial adverse impacts are caused by a combination of factors. In the case of Kepplestone, severance would mean the farm could not continue to be managed as a dairy farm. In the case of SAC and Walton Farm there would be a loss of organic land. All the land is lost at Meadowlands. Grazing land as well as equestrian facilities would be lost to the main alignment at the Laurels. Newton, Meadowhead and Middlefield are particularly affected by the junction arrangements (North Kingswells Junction at Newton, A947 Goval junction at Meadowhead and the A90 North Junction at Middlefield). These cause substantial land loss and severance. There would also be a Substantial impact at Bogenjoss and Howemoss as a result of land-take and severance arising from the position of the main alignment.
- 7.4.6 The potential impacts before mitigation for the remaining land interests are summarised in Table 7.12.
- 7.4.7 The main impacts upon these other agricultural land interests relate to loss of land, severance of fields, loss of access, loss of field boundaries (predominantly drystone walls), loss of watering points for livestock and disruption to existing field drainage systems.
- 7.4.8 The main impacts on commercial forestry occur on Kirkhill Forest and East Woodlands where some 15.15ha would be subject to CPO. This would result in a loss of approximately 2% of the commercial forestry in Kirkhill Forest and a loss of approximately 16% commercial forestry at East Woodlands. The commercial aspects of forestry and woodland are not therefore considered to be significantly affected. However, without mitigation, there would be a risk of windthrow within the remaining stands of forest. Windthrow (uprooting) is the most extreme case of mechanical and physiological damage to trees caused by wind. Shallow rooting trees and dense woodland are more prone to windthrow if suddenly exposed, for example when shelter from other trees is removed through felling.
- 7.4.9 The main impacts on sporting activity occur on the River Don where fishing at the proposed Don Crossing is marginally compromised by the bridge structure. Fishing on Corby Loch would be unaffected by the proposed scheme.

Table 7.12 - Summary of Potential Impacts – Agriculture, Forestry and Sporting Interests

| Significance | Land Reference | Area Lost | | Severance |
|----------------------------------|--|-----------|-------------|-----------|
| | | ha | % Farm Area | |
| Moderate/Substantial | Rowett Research Institute, Land Ref 292, Figure 7.1b | 3.38 | 2 | Yes |
| | Corsehill, Land Ref 65, Figure 7.1c | 11.54 | 17 | Yes |
| | Standing Stones, Land Ref 56, Figure 7.1c | 7.93 | 12 | Yes |
| | Pitmedden Home Farm, Land Ref 59, Figure 7.1d | 21.28 | 17 | Yes |
| | Upper Kirkton, Land Ref 53, Figure 7.1d | 7.25 | 8 | Yes |
| | Nether Kirkton, Land Ref 52, Figure 7.1d | 12.81 | 44 | Yes |
| | Goval Farm, Land Ref 58, Figure 7.1e | 33.29 | 3 | Yes |
| | Waulkmill Croft, Land Ref 26, Figure 7.1e | 0.91 | 26 | Yes |
| | Newpark Cottage, Land Ref 36, Figure 7.1e | 0.61 | 20 | No |
| | Lochgreens, Land Ref 13, Figure 7.1f | 20.14 | 15 | Yes |
| | Auchernack/Leuchlands, Land Ref 289, Figure 7.1f | 6.70 | 11 | Yes |
| | Cranfield, Land Ref 8, Figure 7.1g | 20.43 | 16 | Yes |
| | Middleton Farm, Land Ref 10, Figure 7.1g | 5.45 | 11 | Yes |
| Tawse, Land Ref 417, Figure 7.1g | 11.15 | 17 | No | |
| Moderate | Corsehill and surrounds, Land Ref 29, Figure 7.1e | 0.46 | 5 | No |
| | Littlejohn's Wood, Land Ref 302, Figure 7.1e | 3.69 | 35 | Yes |

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| Significance | Land Reference | Area Lost | | Severance |
|-------------------|---|-----------|-------------|-----------|
| | | ha | % Farm Area | |
| Moderate [cont'd] | Blackdog Croft, Land Ref 37, Figure 7.1g | 0.92 | 36 | Yes |
| | Seven Acres at Strathathie, Land Ref 18, Figure 7.1g | 1.55 | 55 | No |
| | The Gables, Land Ref 445, Figure 7.1g | 1.40 | 26 | Yes |
| Slight/Moderate | Hillhead of Muirton, Land Ref 415, Figure 7.1g | 1.14 | 8 | Yes |
| Slight | Overhills, Land Ref 108, Figure 7.1a | 0.92 | 1 | Yes |
| | Hillhead, Land Ref 350, Figure 7.1e | 2.73 | 5 | No |
| | Tarbothill, Land Ref 17, Figure 7.1g | 1.34 | 1 | Yes |
| | Kirkhill Forest (including East Woodlands), Land Ref 250, Figure 7.1c | 15.15 | 3 | Yes |
| | Waukmill Farmhouse, Land Ref 25, Figure 7.1e | 0.29 | 1 | No |
| | Waste Recycling Group, Land Ref 447, Figure 7.1g | 2.46 | 4 | No |
| | Land at Blackdog, Land Ref 284, Figure 7.1g | 0.06 | 2 | No |
| | Harehill, Land Ref 38, Figure 7.1g | 0.90 | 4 | No |
| Negligible | Newton Farm and Chapel Works, Land Ref 66, Figure 7.1c | 4.45 | <1 | Yes |

Community Land

- 7.4.10 Areas of amenity land that are likely to be affected by the proposed scheme include several woodlands, Craibstone Golf Course and Brimmond Hill. The main woodlands affected comprise Kirkhill Forest, East Woodlands, Littlejohn's Wood and West Woods. The impacts on these areas and other smaller woodlands are discussed below and shown in Table 7.14. The woodland areas managed by the Forestry Commission are primarily of commercial concern, however other wooded areas are also used for recreational purposes, often containing a network of footpaths and forest trails for community use. In particular, there are a number of footpaths within Kirkhill Forest and West Woods at Craibstone, including those that form part of Four Hills Walk. This is discussed further in Chapter 16, with pathways shown on Figures 16.2a-b.
- 7.4.11 Kirkhill Forest would experience a loss of approximately 10.73ha of commercial woodland at this location (see Table 7.14) due to construction of the main alignment (ch319700-320400) and Kirkhill Overbridge (Figure 7.2c). A 31ha area of this woodland would also be severed from Kirkhill Forest by the main alignment. Kirkhill Forest is considered to be of regional importance, therefore the impact on this woodland is assessed to be of Slight significance. A number of footpaths within Kirkhill Forest would also be affected. The impact on these is discussed in detail in Chapter 16.
- 7.4.12 East Woodlands, which lies to the north and is contiguous with Kirkhill Forest (Figure 7.2d) would be affected by a 5.09ha land-take (of which 4.42ha are owned and managed by the Forestry Commission) required for the proposed scheme alignment. This woodland is assessed as being of regional importance as a contiguous part of Kirkhill Forest, resulting in an impact of Moderate significance. Footpaths affected in this woodland are discussed in Chapter 16.
- 7.4.13 Monument Wood, which lies east of East Woodlands (Figure 7.2d) would be affected by the proposed scheme alignment and a loss of 4.28ha (36.99% of the total area) required to accommodate the alignment. As this woodland has been assessed as low sensitivity, the resulting impact would be Slight/Moderate significance.
- 7.4.14 Littlejohn's Wood lies adjacent to the B977 Overbridge (east) (Figures 7.2e-f), a section of which was felled by the landowner prior to 2005. The main alignment of the proposed scheme and the construction of the B977 Overbridge (east) would result in a loss of approximately 4.42ha and severance of the land area of Littlejohn's Wood. As this woodland has been assessed as low sensitivity, the resulting impact would be of Slight/Moderate significance.
- 7.4.15 A small area of approximately 0.45ha (0.34%) of Brimmond Hill (Figure 7.2a) would be lost due to construction of a side road at the North Kingswells Junction. Brimmond Hill is a recreational area and footpaths leading to and from it would also be affected. The impact on these footpaths is

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discussed in detail in Chapter 16. In terms of community land, Brimmond Hill is of low sensitivity and the proposed scheme is assessed as having an impact of Negligible significance.

- 7.4.16 The woodland within Craibstone Estate forms part of West Woods (Figure 7.2b). Several areas of this woodland would be lost to construction of the mainline alignment and the A96 junction (Figure 7.2b), resulting in a total loss of West Woodlands of approximately 8.33ha with minor severance. As this woodland is of medium sensitivity, the impact on West Woodlands at Craibstone would be of Slight significance. The assessment of impacts on ecology and recreational footpaths are discussed separately in Chapter 10 and Chapter 16 respectively.
- 7.4.17 Craibstone Golf Course forms part of the Craibstone Complex (Figure 7.2b) as discussed in Section 7.3. Gough Burn runs along the south eastern corner of the Golf Course. A small area of less than 0.35ha of Craibstone Golf Course would be required to construct a culvert at Gough Burn. This would result in an impact of Negligible significance as shown in Table 7.13.
- 7.4.18 The proposed access road to Blackdog would result in land-take of approximately 1.35ha and severance of Blackdog Community Woodland by a side road (Figure 7.2g). Blackdog Community Woodland is of low sensitivity; therefore the proposed scheme is assessed as having an impact of Negligible/Slight significance.
- 7.4.19 Other woodland affected includes wooded areas at Little Goval (Figure 7.2a) and around the B977 east overbridge. The impact on these locally important woodlands have been assessed as being of Negligible and Negligible/Slight significance as detailed in Table 7.13. In addition, 0.06ha of woodland is affected on SAC land north of the A96, however, the total area of the woodland at this location is 0.38ha the loss is not considered significant in terms of community land.

Table 7.13 – Loss of Land Used by the Community

| Name of Land Area | Type | Description of Impact | Area of Land-take ha | Sensitivity | Magnitude | Significance |
|-----------------------------------|---|--|----------------------|-------------|------------|-----------------|
| Brimmond Hill | Local recreational area | Loss of 0.34% of total area | 0.45 | Low | Negligible | Negligible |
| Woodland at Craibstone/West Woods | Woodland | Loss and severance of various patches of woodland around Craibstone Loss of 6.42% of woodland. | 8.33 | Medium | Low | Slight |
| Craibstone Golf Centre | Recreational | Loss of small area (0.57%) of golf course due to realignment of Gough Burn. | 0.35 | Low | Negligible | Negligible |
| Kirkhill Forest | Forestry Commission Woodland | Severance of areas of forestry and changes to eastern boundary of woodland. Loss of 2.39% of woodland. | 10.73 | Medium | Low | Slight |
| East Woodland | Forestry Commission Woodland and other Woodland | Loss of part of the site and changes to eastern boundary. Approximately 19.17% of total woodland. | 5.09 (4.42 FC) | Medium | Medium | Moderate |
| Monument Wood | Woodland | Loss of 36.99% of total woodland at this location. | 4.28 | Low | Medium | Slight/Moderate |
| Littlejohn's Wood | Woodland | Loss of and severance of woodland (part already felled) by route. Approximately 40.55% of total area the woodland originally occupied. | 4.42 | Low | Medium | Slight/Moderate |
| Wooded areas at Little Goval | Woodland | Loss of small areas of woodland. | 2.55 | Low | Negligible | Negligible |

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| Name of Land Area | Type | Description of Impact | Area of Land-take ha | Sensitivity | Magnitude | Significance |
|--|----------|--|----------------------|-------------|-----------|-------------------|
| Wood North of the B977 overbridge (east) | Woodland | Loss of small areas of woodland. | 1.49 | Low | Low | Negligible/Slight |
| Wood at Blackdog | Woodland | Loss of 9.94% of total woodland and severance. | 1.35 | Low | Low | Negligible/Slight |

Note: Area of land-take may be subject to change due to revisions to CPO

Residential and Commercial Land Use

- 7.4.20 A total of three private residential properties all of which lie within the SAC Craibstone Estate, and a garage associated with one of these properties would be demolished under the proposed scheme. These are: Sunnybank Cottage, Sunnybank Cottage 1 and 2 and their associated grounds requiring a land-take of 1.1 ha (Figure 7.2b). In addition, there is an outstanding planning application associated with these properties see paragraph 7.3.63 for details on impacts on this application.
- 7.4.21 In addition, to the residential properties above, it is anticipated that seven businesses would be directly affected. These comprise an area within the SAC Campus at Craibstone (Figure 7.2b), Parkhill Stables and Cattery (Figure 7.2e), Parkhill Nurseries and Garden Centre (Figure 7.2f), Wester Hatton Landfill Site (Figure 7.2g), Stevenson & Kelly Roof Trusses Ltd (Figure 7.2g) and Blackdog Industrial Estate (comprising two landowners; Ribnort Ltd and Turriff Contractors Ltd) (Figure 7.2g).
- 7.4.22 The SAC Campus would experience direct impacts as a result of the road proposals, involving loss and severance of agricultural land and a loss of woodland as previously discussed in the agricultural and community land sections. In addition to these impacts, would be those on its commercial interests, including the demolition of buildings within the estate as detailed above (paragraph 7.4.18). The main college and research buildings, which lie immediately to the east of the proposed scheme, will not be affected. Land affected would be mainly agricultural and woodland on the western side of the Complex, covering approximately 32ha.
- 7.4.23 As it is SAC's intention to sell off elements of the Craibstone Estate to developers and due to the flexibility in their business plans, the impact on the business has been assessed by Tribal as neutral. The impact on the recreational interests at SAC including Craibstone Golf Course, are also discussed in this Chapter, in paragraph 7.4.17 (Loss of Land Used by the Community).
- 7.4.24 For Parkhill Stables and Cattery, the proposed scheme would remove a section that houses the livery business including the arena, the school, two grazing fields and the car park. This covers approximately 1.4ha or approximately 35% of land that the livery side of the business would lose to the proposed scheme. It is therefore envisaged that this element of the business would close at this location unless additional land could be purchased adjacent to the existing site or the entire business is relocated. The potential impact on this business is assessed as adverse.
- 7.4.25 The access to Parkhill Nurseries and Garden Centre would be affected by the proposals, requiring an approximate land-take from this business of 0.5ha. Access to the business is reached from the B977 which would be maintained by the inclusion of an overbridge above the proposed scheme. It is envisaged that the proposed scheme is unlikely to adversely affect the operation of this business, with the possibility that it may benefit from the proposed scheme in the longer term due to improved access. Overall, the impact is considered by Tribal to be neutral, and possibly beneficial if access is considered to be improved.
- 7.4.26 The proposed scheme would require closure of Stevenson and Kelly's existing direct access to and from the A90, with provision of a new access road to the south which would link to the A90 via a junction with the AWPR at Blackdog.

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- 7.4.27 The proposed access road would result in land-take of 0.3ha (31%) from this business. Discussions with Stevenson and Kelly have also raised concerns that the proposed access would not be suitable for articulated lorries making deliveries. The potential impact on this business is therefore assessed as adverse.
- 7.4.28 The new access road serving Stevenson & Kelly Roof Trusses Ltd. would require land-take from Wester Hatton Landfill Site which lies adjacent to Stevenson and Kelly's business to the south. The access road would require approximately 2.3ha (4%) of the landfill site, involving the loss of a strip of land adjacent to the A90 (Figure 7.2g). There would be a minor change in access to the landfill site, with access obtained via a new access road linking to the A90 north junction at Blackdog. The potential impact on Wester Hatton Landfill Site is assessed as adverse.
- 7.4.29 The proposed scheme would require land-take at Blackdog Industrial Estate (Figure 7.2g), which is owned by two land interests; Ribnort Ltd. and Turiff Contractors Ltd. Approximately 0.2ha (7%) of the area owned by Ribnort Ltd and 0.1ha (13%) of the area owned by Turiff Contractors Ltd would be required for the proposed scheme. The land-take at Ribnort Ltd. would affect one of the yards reducing it to 45% of its original area, the remaining yard area may not be sufficient or suitable for use by the existing tenant.
- 7.4.30 In addition to the direct impacts on businesses noted above, the proposed scheme would cross or sever a number of roads providing access to businesses, resulting in changes to the existing access arrangements for a number of businesses. Table 7.14 summarises the predicted impacts on businesses. Chapter 16 considers the wider implications of local vehicular traffic issues on the local community.

Table 7.14 – Details of Potential Impacts on Businesses

| Business | Impact (Demolition, Land-take, Change in Access) | Job Loss | Existing Access | Change in Access/Loss of Custom | Impact |
|---|--|---------------|--|---|--|
| SAC | Demolition of Rearing Shed Change in access Land-take | Not envisaged | Multiple access points between Craibstone Golfcourse and Craibstone Campus Direct access to the A96 | Change in access at south west entrance and replacement of underpass A96. Change in access of college facilities North of A96 to and from the A96. | Neutral- access re-instated at most access points with minor diversions required; Despite loss of land, business viability not affected |
| FIS Chemicals Aberdeen | Change in access | Not envisaged | Direct access to the A96 | Change in access to and from A96. Direct access to the A96 no longer possible. | Adverse – access to the A96 would require diversion |
| Gas Pumping Station at Chapel of Stoneywood | Change in access | Not envisaged | Direct access to the A96 | Change in access to and from A96. Direct access to the A96 no longer possible. | Adverse – access to the A96 would require diversion |
| Marshall Trailers | Access north to Kirkhill industrial Estate no longer possible. | Not envisaged | Direct access to the A96 and north to Kirkhill Industrial estate | Direct access to north to Kirkhill Industrial Estate no longer possible. | Adverse – access to Kirkhill industrial estate would require a diversion |
| Mill of Dyce Block Works | Change in access | Not envisaged | Direct Access to Pitmedden Road | Change in access | Neutral – access reinstated with minor diversion required |
| Parkhill Stables and Cattery | Change in access and land-take | Unknown | Direct access to the B977 | Change in access to accommodate proposed scheme | Adverse – existing access would need to be diverted and loss of land |
| Parkhill Nursery | Change in access | Not envisaged | Direct access to the B977 | Change in access to accommodate proposed scheme | Neutral – access would be maintained via overbridge |

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| Business | Impact (Demolition, Land-take, Change in Access) | Job Loss | Existing Access | Change in Access/Loss of Custom | Impact |
|--|---|---------------|---------------------------------|---|--|
| Annfield Quarry | Change in access | Not envisaged | Direct access from a minor road | Overbridge required to accommodate proposed scheme | Neutral – access would be reinstated |
| Blackdog Industrial Estate (Ribnort Ltd. and Turiff Contractors) | Change in access Land-take | Not envisaged | Direct access to the A90 | Change in Access to the A90 | Adverse – due to land-take. Changes to access considered neutral - access to A90 will be at proposed Blackdog Junction minor diversion and access safer. |
| Tarbotthill Landfill Site | Change in access | Not envisaged | Direct access to the A90 | Change in Access to and from the A90 | Neutral – access would be maintained with minor adjustments |
| Wester Hatton Landfill Site | Change in access and land-take to accommodate access road to Stevenson & Kelly Roof Trusses Ltd | Not envisaged | Direct access to the A90 | Change in Access to and from A90 | Adverse – access to the A90 would require a diversion and land-take |
| Stevenson & Kelly Roof Trusses Ltd | Change in Access, land-take | Not envisaged | Direct access to the A90 | Change in Access to and from A90. Direct access to the A90 no longer possible. Access not suitable for articulated lorries. | Adverse –access to the A90 would require a diversion, not suitable for articulated lorries and land-take |

Development Land

7.4.31 Development land designated within the Aberdeen City Local Plans and Aberdeenshire Local Plans affected by the scheme is discussed below.

Opportunity Sites

7.4.32 A large area of land to the south of both Kirkhill Industrial Estate and the airport at Dyce is currently designated as an Opportunity Site (OP2_N) (which includes a specialist employment land allocation) and as an area set aside for transport (identified in the local plan as Land for Transport). Planning applications associated with these sites (P4_N and P5_N) are also lodged with the Council (see paragraphs 7.3.62 to 7.3.63). The proposed AWPR A96 north junction and the main alignment would result in approximately 7.61ha of land-take from OP2_N (Figure 7.2b). It is assessed by Tribal HCH that, due to the large scale of OP2_N, the area lost to the proposed scheme is not envisaged to have a significant impact on the overall provision of land available for economic development in this area. Consultation with Aberdeen City Council Planning Authority further indicated that there is sufficient scope for adjustments at the edges of OP2_N to allow for the same area of Specialist Employment Land to be available for development. As the proposed Northern Leg would improve access to OP2_N, it is likely that this would make the site more attractive to businesses, and therefore result in a beneficial impact.

7.4.33 The Land for Transport allocation for a Park and Ride site within OP2_N would be affected by both the main alignment of the proposed scheme, which crosses the western end of this land and by drainage ponds, which are proposed to be constructed in the centre. This would result in a loss of approximately 4.73ha of the Land for Transport allocation, reducing its provision to approximately 2.04ha. Planning permission for a Park and Ride (P4_N) has already been granted on the site. Consultation with Aberdeen City Council Planning Authority advised that a new location would need to be identified for the park and ride site. It was further indicated that the improved access

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offered by the proposed scheme would compensate for the need to find an alternative location. Therefore the effect on the Land for Transport is assessed as mixed.

- 7.4.34 It is assessed that the proposed scheme would provide improved access to the area next to the Airport which has been identified for a new airport hotel, resulting in a limited beneficial impact on OP3_N. Outline approval has been granted for a 200 bedroom hotel and restaurant at this location.
- 7.4.35 OP4_N at North Raiths Farm, identified in the Green Spaces New Places (GSNP) Local Plan as Opportunity Site 29 for business/ industrial development and the adjacent Land for Transport allocation for railway use, would not be directly affected as both these allocations are located approximately 250m to the south of the proposed scheme. A planning application (P11_N) for a warehouse, railhead, platform sidings and associated works was submitted to develop the eastern half of this OP4_N, and with consent granted, the site is now under construction. These developments may benefit from improvements in access and communications brought about by the proposed scheme resulting in a limited beneficial impact.
- 7.4.36 Improvements to the A96 which lie close to OP1_N at Hopcroft are not envisaged to have any adverse effect on this area of land allocated for housing. A planning application for housing at this site will be the subject of a public local enquiry. The impacts are assessed as neutral on this Opportunity Site.
- 7.4.37 OP5_N is allocated for residential development which is now under construction, following the granting of planning permission for 130 residential units (P11_N). As the proposed scheme is approximately 1km from this Site, no adverse impacts are envisaged and the impact is assessed as neutral.
- 7.4.38 Development proposals at OP6_N at Annfield Quarry and OP7_N at Hill of Tramaud would not be directly affected by the proposed scheme. OP6_N is an existing sand and gravel quarry and access to this site will be maintained via Newtonhill Overbridge. Hill of Tramaud OP7_N and the associated planning application (P25_N) to extend the life of this landfill are situated outside the study area and a sufficient distance from the proposed scheme. The existing and future uses at both these sites may benefit from improved access brought about by the proposed scheme. It has therefore been assessed by Tribal that there may be limited beneficial impacts on OP6_N and OP7_N.
- 7.4.39 Although also outwith the study area, it is likely that the proposed scheme would support future development areas for housing at Dubford/Mundurno and Whitestripes as identified in the Aberdeen City Local Plan.
- 7.4.40 Dubford/ Mundurno is a Future New Community site of around 400 houses, to be developed post 2010. The site lies to the north of Dunmore and to the west of the B999, and close to its junction with the A90. Access to this site would be improved by development of the proposed scheme, via the A90. Indeed the local plan indicates that the development of this site would not be appropriate prior to the completion of the AWPR, due to existing road congestion. The AWPR would be some distance from the site, and the residential amenity of the site would not be affected by its development. The overall assessment of the impact of the proposed scheme on this site is therefore beneficial.
- 7.4.41 Whitestripes is a much larger Future New Community site located to the west of Middleton Park, north of Danestone, and east of Dyce. The site is divided by an area of green space along Whitestripes Road. Development for this extensive site is proposed to include 1,000 houses post 2010, incorporating business and/ or industrial land, and a further 1,800 houses post 2015, again incorporating business and/ or industrial land. The Plan also identifies additional land uses on the site relating to schools, community uses, parks, shops and indoor sports and leisure. The GSNP Local Plan specifies that the proposed scheme is required in order to enable suitable access to the site for residential, community and employment uses. The development of the proposed scheme is therefore a pre-requisite for this site to be suitable for a new community, though as with the proposal for Dubford, it would be some distance from the site, and the residential amenity of the area would not be affected by its development. The overall assessment of the impact of the road on this site is therefore beneficial.

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- 7.4.42 The impacts assessed on Opportunity Sites, Land for Transport and Future New Communities (FNC) are summarised in Table 7.15 below.

Table 7.15 – Summary of Impacts on Opportunity Sites, Land for Transport and Future New Communities

| Site | Predicted Impact |
|--|------------------|
| OP1 _N | Neutral |
| OP2 _N | Beneficial |
| OP3 _N | Beneficial |
| OP4 _N | Beneficial |
| OP5 _N | Neutral |
| OP6 _N | Beneficial |
| OP7 _N | Beneficial |
| Land for Transport within OP2 _N | Mixed |
| FNC Dubford | Beneficial |
| FNC Whitestripes | Beneficial |

Planning Applications

- 7.4.43 The potential impact of the proposed scheme on planning applications within the last five years (July 2001 – July 2006) and within the route corridor is stated in Table 7.16.

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Table 7.16 – Potential Impacts on Planning Applications

| Planning application site | Ref | Proposed development | Status of application | Impact of route |
|---|------------------------------------|---|--|---|
| Sunnybank, Craibstone Estate | P2 _N | Conversion of an existing steading to form a house, and change of use of a garage to residential use. | Planning application granted full planning permission in December 2001, and is due to expire in December 2006; however not yet been implemented. | Adverse: the site is required for the road, and this development has not been implemented. |
| Parkhill Nurseries and Garden Centre, Dyce | P18 _N | Redevelopment and extension of shop, with restaurant, outdoors sales area and parking. | Planning application submitted in 2004; decision delayed due to the AWPR. | Adverse: small area of the site (0.06ha) required and delay in determining application. |
| Hareburn Terrace, Blackdog | P41 _N | Change of use and erection of 3 dwellinghouses. | Planning application still under consideration. | Adverse: the site conflicts with the location of the proposed access road to Blackdog. |
| Wester Hatton Landfill, Potterton | P31 _N | Outline application for formation of a civic amenity site. | Outline application submitted in January 2006; no decision made; awaiting submission of detailed planning application. | Mixed: some concerns over proposed site access, but improved wider access. |
| Chapel of Stoneywood/ Opportunity Site | P4 _N / OP2 _N | Park and Ride | Planning permission granted but never implemented. | Mixed: large part of site would be lost, thus requiring a new site. However, without AWPR, access would be insufficient for Park & Ride. |
| Dyce Drive/ Chapel of Stoneywood/ Opportunity | P5 _N / OP2 _N | Business park with ancillary general industrial and storage and distribution uses. | Planning application still under consideration. | Beneficial: improved access to site, although land-take would be required for the AWPR. |
| Dyce Drive, Dyce | P6 _N | Outline application for a 200 bedroom airport hotel. | Outline application granted and renewed in 2005. | Beneficial: improved access to airport would improve development viability. |
| Land north of Dyce Drive, Dyce | P7 _N | Business park. | Only a limited part of the original site was granted renewed planning consent; this is now under development. | Beneficial: the remainder of the site would be likely to gain consent once access is improved. |
| Aberdeen Airport, Dyce | P10 _N | Application for 300m extension to runway | Planning permission under consideration; awaiting Environmental Statement. | Beneficial: improved access to airport would improve development viability. |
| Moss-Side, Parkhill | P20 _N | Erection of offices and extension to workshop. | Planning consent granted in December 2005. | Beneficial: due to improved access. |
| Blackdog Industrial Estate, Bridge of Don | P28 _N | Erection of industrial building. | Planning consent granted in August 2005. | Beneficial: due to improved access. |
| | P29 _N | Change of use from storage to engineering use. | Planning consent granted in September 2001. | Beneficial: due to improved access. |
| Hope Croft, Bucksburn/ Opportunity Site | P1 _N / OP1 _N | Residential development of 200 units | Outline application for 200 residential units and detailed application for 40 residential units under consideration. | Neutral |

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| Planning application site | Ref | Proposed development | Status of application | Impact of route |
|--|-------------------------------------|---|---|---|
| SAC, Craibstone | P3 _N | Various developments including student accommodation and disabled access | All applications granted and implemented. | Neutral |
| Montrose Way, Aberdeen Airport, Dyce | P8 _N | Planning application for children's nursery | Planning permission granted. | Neutral |
| Newton Farm, Kirkhill Industrial Estate | P9 _N | Change of use from agriculture to business, general industrial, storage and distribution. | Planning application refused, with an appeal pending. | Neutral: no change in decision as access and Green Belt issues would remain. |
| North Raiths Farm, Dyce/ Opportunity Site | P11 _N / OP4 _N | Warehouse, railhead, platform, sidings and associated works. | Granted consent in 2000, and due to be fully implemented in early 2006. | Neutral |
| Nether Kirkton, Dyce | P12 _N | Application for travelling community site. | Planning permission refused, enforcement action under way. | Neutral |
| Mill of Dyce Blockworks, Nether Kirkton, Dyce | P13 _N | Various applications relating to use for blockmaking works, waste transfer station and vehicle maintenance depot, and for extensions to existing buildings. | All applications decided; consent granted for use as blockmaking works and building extension. Consent refused for use as vehicle maintenance depot. No works presently on site. | Neutral |
| Lawson's Factory, Pitmedden Road, Dyce/ Opportunity Site | P14 _N / OP5 _N | Residential development of 42 flats and 88 houses. | Planning permission granted in March 2005, but will not be issued until Section 75 agreement signed. Site work started. | Neutral |
| Mains of Dyce Farm, Dyce | P15 _N | Residential development of 5 houses. | Planning permission under consideration; may be called in. | Neutral |
| Hill of Goval, Newmachar | P16 _N | Erection of an indoor riding arena | Planning permission granted in October 2003. | Neutral |
| Newpark, Newmachar | P17 _N | Erection of stable block. | Planning permission granted in March 2003. | Neutral |
| Loch Greens Farm, Parkhill | P21 _N | Change of use and alteration/extension of buildings to an office. Conversion/change of use of bothy to offices. | Planning consent granted in June 2003 (office). Planning consent granted in November 2003 (bothy to office). | Neutral |
| Gourdieburn Potterton | P22 _N | Change of use from agricultural to distribution and storage, including an extension to the storage yard. | Planning application submitted in October 2005. Committee have recommended approval but awaiting a development plan departure hearing, and a final decision has not yet been taken. | Neutral |
| Hill of Tramaud Landfill, Denmore/ Opportunity Site | P23 _N / OP7 _N | Completion of landfill and restoration of former sand and gravel quarry. | Planning permission granted, with access route granted on appeal. | Neutral |
| Harehill Industrial Estate, Murcar, Bridge of Don | P24 _N | Septic tank waste storage facility. | Planning permission granted on appeal in April 2004. | Neutral |
| Tarbothill Landfill, Murcar, Bridge of Don | P25 _N | Extension of time period for landfill and site restoration. | Planning permission granted and implemented. | Neutral |
| Hareburn Terrace, Blackdog | P26 _N | Erection of 5 dwellinghouses. | Planning consent granted in January 2006. | Neutral |
| Kindergarten Strathbathie, Blackdog | P27 _N | Extension to children's nursery. | Planning consent granted in January 2006. | Neutral |
| Wester Hatton Landfill, Potterton | P30 _N | Installation of flaring and electricity generating equipment. | Planning consent granted in July 2005. | Neutral |
| Easter Hatton Waste Transfer Station, Balmedie | P33 _N | Replacement of existing offices with portacabins. | Planning consent granted in April 2004. | Neutral |
| | P34 _N | Extension to existing portacabins. | Planning consent granted in July 2004. | Neutral |
| Blackdog Farmhouse, Blackdog | P39 _N | Erection of dwellinghouse. | Planning consent granted in August 2003. | Neutral |

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| Planning application site | Ref | Proposed development | Status of application | Impact of route |
|------------------------------------|------------------|--|---|------------------------|
| Land at Hareburn Terrace, Blackdog | P40 _N | Erection of 5 dwellinghouses. | Planning consent granted in March 2006. | Neutral |
| Hareburn Terrace, Blackdog | P42 _n | Erection of warehouse and office accommodation and demolition of existing buildings. | Planning application still under consideration. | Neutral |

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- 7.4.44 Although most of the SAC development land would be unaffected by the proposed scheme, the site at Sunnybank (P2_N) would be directly affected, as the application would not be able to be implemented. However, the development of an individual residential dwelling is likely to have a limited impact on the overall business of the SAC. The impact of the route is therefore assessed as having a limited adverse impact.
- 7.4.45 The application site for an extension to Parkhill Nurseries and Garden Centre, Dyce (P18_N), which lies to the southwest of the existing Garden Centre off the B977 would be directly affected by land-take (0.06ha) to accommodate the B977 overbridge. In addition, the planning decision with regards to this development has been delayed until the outcome of the AWPR is finalised.
- 7.4.46 The proposed scheme would not directly affect the proposed runway extension at Aberdeen Airport (P10_N), which is outwith the study corridor. Issues relating to the location of a major road within the runway's safety zone have been taken into consideration in the design of the proposed Northern Leg. At its present alignment, the safety zone crosses the proposed scheme to the north west of Nether Kirkton, and a section of approximately 100m lies within the safety zone. If the runway extension is implemented, this could increase to 150m. These safety issues have been reviewed and are not considered to be problematic.
- 7.4.47 In relation to the viability of the proposed runway extension, the improved access to the airport at Dyce afforded by the proposed scheme may serve to increase traffic at the airport, and therefore make the viability of this proposal more robust.
- 7.4.48 The implementation of this proposal may be supported by the proposed scheme, and the route is therefore considered to have a limited, beneficial impact on this application for development.
- 7.4.49 The proposed alterations to the C1C off the A90 in conjunction with the AWPR will affect the proposals for a new access to the civic amenity site (P31_N), such that an alternative access would need to be considered. In terms of the site's proposed use, the AWPR would improve wider access to the site and would not have any detrimental impact on its use. The development of the AWPR is therefore assessed as having a mixed impact on this proposal.
- 7.4.50 The application site for three dwellinghouses at Hareburn Terrace (P41_N), conflicts with the proposed access road into Blackdog. Therefore the route is considered to have an adverse impact on this application for development.

7.5 Mitigation

- 7.5.1 The mitigation proposals are based on:
- Avoidance - routing to avoid effects;
 - Reduction - provision of measures to minimise potential effect;
 - Offset - provision of works or compensation; and
 - Enhancement - provision of measures to improve existing conditions.
- 7.5.2 The scheme design has sought to avoid impacts to sensitive areas of land wherever practicable. However land-take, including demolition of private property, will occur where it is considered necessary for the purposes of constructing the proposed scheme and mitigating potentially adverse environmental impacts. Where land-take is required for the demolition of property or for the loss of land used for farming or commercial forestry, financial compensation to the value assessed by the District Valuer will be provided.

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Agriculture, Forestry and Sporting Interests

- 7.5.3 Mitigation measures with respect to agriculture and forestry have been developed with the aim of protecting the agricultural capability of land and soils and the maintenance of the viability of farming units.
- 7.5.4 The mitigation measures incorporate the following principles:
- reducing the temporary loss of land to agriculture and forestry during construction through construction programming, consultation with land interests and reinstatement of agricultural land, post construction.
 - provision of access for land interests to their holdings at all times during construction and operation.
 - limiting damage to agricultural capability of soils through adoption of procedures relating to soil stripping, handling and storage during construction and reinstatement.
 - pre-construction drainage works where required and reinstatement/provision of new drainage as required to maintain agricultural land capability and avoid flooding issues.
 - provision of financial compensation as agreed and determined by the District Valuer.
- 7.5.5 Consultation with landowners and tenants has allowed additional accommodation works to be agreed. Agreed mitigation measures and accommodation works will be included within the construction contract.
- 7.5.6 Financial compensation will be provided for any area of agriculture land, woodland or forestry that would be lost as a result of the construction or operation of the proposed scheme, in accordance with the District Valuer's assessment.
- 7.5.7 The various mitigation measures to reduce effects on agriculture, forestry and sporting activity are listed in Table 7.17. Mitigation is considered for each land interest and each potentially affected land parcel. A series of mitigation measures are developed from the mitigation item list and applied on a case-by-case basis depending on the impact and the scope for mitigation.
- 7.5.8 Details of the mitigation measures to be employed on a farm-by-farm basis are detailed for each of the land interests in Appendix A7.5.

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Table 7.17 - Agriculture, Forestry and Sporting Mitigation Measures

| Mitigation Item Number | Mitigation Measure |
|------------------------|---|
| LU1-n | Permanent loss agricultural land and forestry will be reduced through route selection, construction programming and planning and re-instatement post construction. |
| LU2-n | Access to agricultural land and woodland will be provided at all times during the construction process and post construction. Where appropriate and justified, agricultural overbridges and underpasses will be incorporated into the road design. |
| LU3-n | Damage to the agricultural capability of soils will be avoided by the adoption of appropriate measures during construction and reinstatement. |
| LU4-n | Existing field and forestry drainage systems will be re-instated to ensure that land capability is maintained and flooding will not be exacerbated. |
| LU5-n | Financial compensation, where appropriate, will be provided for the loss of agricultural land, forestry or land with sporting interests, as agreed with the District Valuer. |
| LU6-n | Notice of intention to commence construction work will be given to the owners and occupiers of all land along the route before entry is made to such land. Consultation with the landowners and occupiers will allow agreement to a programme of works that minimises disturbance. Any work will be carried out in accordance with the agreed programme as far as practicable. |
| LU7-n | Preparation of a schedule of condition for agricultural land (including drainage), forestry, roads and paths likely to be affected by the proposed development. This will be made available to the owner or occupier and will ensure that land, roads and paths are restored to the reasonable satisfaction of the landowner or occupier. |
| LU8-n | Agriculture, forestry and sporting roads and paths will be re-instated to a condition equivalent to that subsisting before the commencement of any works. |
| LU9-n | Agricultural land will be re-instated to a condition as near as is reasonably practicable to that subsisting before the commencement of the works. Topsoil where disturbed will be left in a loose friable condition and where agreed appropriate cover will be replaced. Re-grading where appropriate will be undertaken and land returned to agriculture. |
| LU10-n | Where ancillary apparatus and material is sited on agricultural land it would be done so with agreement of the land owner/occupier. |
| LU11-n | There will be provision of temporary fences, lights and guards in appropriate locations for the protection of the health and safety of the public and animals and to avoid trespass. Where appropriate, fencing of the working area to a standard adequate for the purpose of excluding any stock kept on adjoining land will be undertaken. All temporary fencing will be maintained in position during constructional work and thereafter unless otherwise agreed with the occupier. |
| LU12-n | Where boundary features such as fences, walls and hedges have to be removed to allow construction these will be reinstated with appropriate materials to provide a secure field boundary. |
| LU13-n | Precautions relating to the exclusion of stock will be combined with due care and attention by construction staff to prevent the straying of livestock. |
| LU14-n | Where access will require to be altered either temporarily or permanently as a result of construction, alternative access for stock and machinery will be provided as appropriate in consultation with the land owner/occupier. Recessed access to be provided off main and side roads as appropriate with loading/unloading area if required. |
| LU15-n | All reasonable precautions will be taken during construction to avoid as far as is possible, the spreading of soil borne pests and diseases, and animal and crop diseases. Precautions as recommended by the Scottish Executive Environment and Rural Affairs Department will be observed. |
| LU16-n | Careful excavation, storage and replacement of topsoil and subsoil will avoid damage to soils and soil structure and to protect the agricultural capability. |
| LU17-n | Particular care will be taken to minimise damage or disturbance to field drains. Laying of new drains will be undertaken as required to keep the affected and adjoining land in good order. Repairing and reinstatement of field drains will be agreed with the land owner/occupier. Where appropriate the integrity of the drainage system will be secured in advance through the installation of header drains (cut off drains) to facilitate construction. All remaining remedial and new drainage works to be undertaken post construction. |
| LU18-n | Water supplies for livestock will be protected at all times and alternative supplies would be provided where access would be compromised by any works. |
| LU19-n | An assessment will be made of the risk of windthrow from any proposed felling and management measures defined for each section of woodland. These will include felling to windfirm edges, topping, pollarding and coppicing. |
| LU20-n | All felling to create a windfirm edge will take account of ecological landscape and visual effects. Design to maximise where possible ecological, landscape/visual opportunities. |
| LU21-n | Where there are no windthrow or landscape visual issues, tree felling will be minimised to that necessary to allow the safe construction and operation of the road. |
| LU22-n | Soil disturbance and compaction from harvesting and extraction will be minimised. |
| LU23-n | Reasonable claims in respect of damage to agricultural land or sporting rights will be payable, as will professional charges. |

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- 7.5.9 The majority of the mitigation developed relates to the provision of access to fields and severed areas, reinstatement of boundary features (drystone walls and fences) as well as watering points for livestock, and provision of new or reinstated field drainage systems. In specific areas, a need has been identified for dedicated agricultural overbridges or underpasses as well as provision of livestock holding pens to aid stock movement. These are identified in Table 7.18.
- 7.5.10 Additionally, re-grading of agricultural land forms part of the landscape mitigation proposals (see Chapter 11). Some of this land has the potential to be returned to agricultural use, limiting the agricultural area permanently lost. The land interests subject to re-grading are listed in Table 7.18.

Table 7.18 - Major Mitigation Works

| Mitigation | Description | Benefiting Land Reference |
|--|--|---|
| Overbridges and Underpasses | North Kingswells junction incorporating access to land on Newton Farm at ch 315000 (Figure 7.1a) to allow access for livestock and farm vehicles and machinery to severed area. | Newton Farm, Land Ref 116. |
| | Kepplestone Overbridge at ch315600 (Figure 7.1a) to allow access for dairy cows, other livestock and farm vehicles and machinery to severed area. | Kepplestone Farm, Land Ref 100. |
| | Farm Accommodation Overbridge at ch321800 (Figure 7.1d) to allow access for livestock, farm vehicles and machinery to severed area. | Pitmedden Home Farm, Land Ref 59. Upper Kirkton, Land Ref 53. |
| | Kirkhill Overbridge at ch320200 (Figure 7.1c) to allow access for forestry vehicles and machinery to severed area. | Forestry Commission (Kirkhill Forest), Land Ref 250. |
| | Meadowhead Cottage Underpass at ch324800 (Figure 7.1e) to allow access to steadings and to severed land. | Meadowhead, Land Ref 34. Waulkmill Croft, Land Ref 26. Waulkmill Farm, Land Ref 25. |
| | Lochgreens Overbridge at ch326700 (Figure 7.1d) to allow access for livestock, farm vehicles and machinery to severed area. | Lochgreens, Land Ref 13. |
| Steading/Land Access | Creation of access to Middleton steading at ch330500 (Figure 7.1g). Extension of SUDS pond access between ch329800 and ch330350. Creation of new access track opposite Seaview Caravan Park to allow access to severed land (Figure 7.1g). | Middleton, Land Ref 10. Land at Blackdog, Land Ref 284 |
| | | |
| Livestock Holding and handling Pens | Provision of loading/unloading and holding area for livestock at North Kingswells Junction (Figure 7.1a). | Newton Farm, Land Ref 116. |
| | Provision of holding area for livestock to allow safe use of Ashtown Overbridge (Figure 7.1b). | Rowett Research Institute, Land Ref 292. |
| | Provision of shared livestock holding areas on north and south sides of the Farm Accommodation Overbridge to allow safe movement of stock (Figure 7.1d). | Pitmeddan Home Farm, Land Ref 59. Upper Kirkton, Land Ref 53. |
| | Provision of recessed access and livestock holding area and livestock handling pens from Dyce Drive (Figure 7.1e). | Nether Kirkton, Land Ref 52. |
| | Provision of recessed access and livestock holding area from Echt – Balmedie Road (B977) (Figure 7.1e). | Meadowhead, Land Ref 34. |
| Livestock Holding Pens | Provision of recessed access and livestock holding area from Leuchlands- Cranbog – Sheilhill Road (U19C) (Figure 7.1f). | Cranfield, Land Ref 08. |
| | Provision of recessed access and livestock holding area from Aberdeen – Tarves Road (B999) (Figure 7.1g). | |
| Re-grading of embankments with potential to return to agricultural use | Main alignment ch317850-328900 (Figure 11.5e). | Newton Farm and Chapel Works, Land Ref 66. Corsehill, Land Ref 65. Howemoss, Land Ref 61. |
| | Main alignment ch321000-321500 (Figure 11.5h). | Pitmedden Home Farm, Land Ref 59. |
| | Main alignment ch322200-322750 including Pitmeddan Road. Underbridge and Aberdeen-Inverness Railway Underbridge (Figure 11.5i). | Upper Kirkton, Land Ref 53. Nether Kirkton, Land Ref 52. |
| | Main alignment between Ch 323700 and 324100 (Figure 11.5j). | Goval, Land Ref 58. |

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| Mitigation | Description | Benefiting Land Reference |
|------------|---|---|
| | Main alignment between ch325100-325300 (Figure 11.5j). B977 Embankment (Figure 11.5j). | Meadowhead, Land Ref 34. |
| | Main alignment between ch327100-327700 (Figure 11.5i). | Lochgreens, Land Ref 13. Auchernack, Land Ref 289. |
| | Main alignment at ch330800, A90(T) and A90 North Junction (Figure 11.5o). | Middleton, Land Ref 10. Middlefield, Land Ref 416. |

Community Land

- 7.5.11 The proposed scheme has been designed so that areas designated as Country Parks, city parks and local parks are avoided where possible. Brimmond Hill, a local recreational area, is affected by a small amount of land-take (0.35%). Due to the small area affected, in terms of loss of community land this is not considered to be significant. Financial compensation will be provided to the landowner for the loss of land.
- 7.5.12 Woodland was assessed as the main type of community land that would be lost to the proposals. This loss of the use of woodland for amenity purposes will be mitigated through planting and the provision of paths where public access to woodland has been affected. Further details on planting as proposed by the ecology and landscape mitigation and provision of alternative paths are discussed in Chapters 10, 12 and 16 respectively.
- 7.5.13 In total, approximately 65.04ha of planting is proposed for the Northern Leg section of the scheme, however much of this planting cannot be considered to mitigate for community land losses. The majority of the planting would not directly compensate for the loss in an affected woodland, or the area of planting would be too small (less than 0.5ha) to be of any community value. Therefore, only areas likely to retain community value have been considered as mitigation. Areas of scrub planting are also excluded as they can not be used as community land. Table 7.19 below provides details of the mitigation re-planting of the large woodland areas affected.

Table 7.19 – Woodland Mitigation

| Woodland Affected | Area (ha) to be replanted/replaced | | | |
|----------------------------------|------------------------------------|--------------------|-------|---------------------------------|
| | West/North of AWPR | East/South of AWPR | Total | Type |
| West Woods/Craibstone | 5.30 | 4.47 | 9.77 | Coniferous & Mixed |
| Kirkhill Forest | 6.45 | 0 | 6.45 | Coniferous, Mixed & Riparian |
| East Woodlands | 4.86 | 0 | 4.86 | Coniferous, Broadleaved & Mixed |
| Monument Wood | 4.06 | 0.12 | 4.18 | Mixed |
| Littlejohn's Woods | 0 | 1.95 | 1.95 | Mixed |
| Wooded areas around Little Goval | 2.02 | 5.36 | 7.38 | Broadleaved, Mixed & Riparian |
| Overbridge B977 (east) | 0.00 | 0.37 | 0.37 | Mixed |
| Blackdog Community woodland | 0.66 | 0.56 | 1.22 | Mixed |

- 7.5.14 In addition to the above woodland-specific planting, there are two additional areas where woodland will be planted in excess of 0.5ha as part of the proposed landscape and visual mitigation (Chapter 11: Landscape). Although, these areas are not compensating for a direct loss at a specific woodland due to their size, these areas may also be of value to the community. Details of this additional planting are provided in the Table 7.20 below.

Table 7.20 – Additional Woodland Planting

| Area of planting | Area (ha) | Type |
|---|-----------|-------|
| Near B977 overbridge (east) | 1.02 | Mixed |
| Near A947 overbridge | 0.62 | Mixed |
| Total additional planting exceeding 0.5ha | 1.64 | n/a |

Residential and Commercial Land Use

7.5.15 For the purposes of this assessment, where land is required for the proposed scheme that results in the loss of residential and commercial properties, it is assumed land owners will be compensated financially for the loss in accordance with the District Valuer’s assessment. Further details of the extent of financial compensation are beyond the scope of this assessment and will be provided by the District Valuer. Alternative access will also be provided to a number of properties where the proposed scheme affects existing access as discussed in Section 7.4. Further discussions will be required regarding the proposed new access for the business owned by Stevenson and Kelly Roof Trusses.

Development Land

7.5.16 As stated in Paragraph 7.5.13, where land is required for the proposed scheme, financial compensation will be considered in accordance with the District Valuer’s assessment. No additional mitigation measures are proposed for development land as the overall impacts are predicted to be neutral or beneficial. The Park and Ride site south of Kirkhill Industrial Estate which has been granted planning permission and the conflicting planning application for the business park will be the subject of further discussions with Aberdeen City Council planning authority.

7.5.17 A summary of the non-agricultural mitigation measures is provided in Table 7.21. For mitigation measures relating to agricultural, forestry (commercial) and sporting interests refer to Table 7.17.

Table 7.21 – Non Agricultural Mitigation Measures

| Mitigation Item Number | Mitigation objective | Mitigation Measure |
|------------------------|----------------------|---|
| LU24-n | Offset | Where permanent loss of land or demolition of property occurs, consideration will be given to the provision of appropriate financial compensation to relevant landowners, to an amount determined by the District Valuer. |
| LU25-n | Reduction | Where access arrangements for businesses are disrupted by the route access will be maintained/ restored to these businesses albeit diversions and modifications may be required. |
| LU26-n | Offset | Areas of woodland replaced or planted (see ecology/landscape mitigation for further details). |

7.6 Residual Impacts

Agriculture, Forestry and Sporting Interests

7.6.1 The magnitude and significance of residual impacts have been determined for each of the affected land interests. These are detailed in Appendix A7.5.

7.6.2 The post mitigation significance of residual effects (adverse) are summarised in Table 7.22 below.

Table 7.22 – Adverse Residual Effects of Proposed Development

| Significance of Residual Effect (Adverse) | | | | | | |
|---|--------------------------|----------|---------------------|--------|-----------------------|------------|
| Substantial | Moderate/ Substantial | Moderate | Slight/ Moderate | Slight | Negligible/ Slight | Negligible |
| 10 | 10 | 8 | 2 | 3 | 5 | 1 |

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- 7.6.3 The assessments make allowance for land to be returned to agricultural use. Twenty-eight land interests (72%) have a significance of residual effect of moderate or above. Eleven land interests (28%) have a significance of residual effect (adverse) of below Moderate.
- 7.6.4 Although mitigation measures have been developed, the adverse residual impacts are broadly similar to the impacts before mitigation. This is because the major impact of the proposed development is loss of agricultural/forestry land and, although mitigation has been developed to restore access and minimise the impact of severance, the loss of land remains and would only be mitigated by financial compensation.
- 7.6.5 The mitigation reduces the significance of residual impact on the following farms:
- **Rowett Research Institute, Land Ref 292** – The predicted significance of impact was assessed as Moderate/Substantial. The mainline of the proposed scheme would sever fields from the main steading and restrict movements of livestock to these outlying fields. In order to move stock between these areas, the Ashtown Overbridge will need to be used. Mitigation therefore included provision of suitable bridge ramparts for secure and safe livestock movements across the bridge as well as the provision of holding areas on either side (within the Institute's fields) to gather stock before movements occur. Additionally, boundary fencing and drystone walls will be restored along with reinstatement of watering points and drainage systems. The post mitigation impact is assessed as Slight/Moderate.
 - **Upper Kirkton, Land Ref 53** – The predicted significance of impact was assessed as Moderate/Substantial. The mainline of the proposed scheme splits the unit in two and access between the two areas would be restricted to the public road network (Pitmedden Road (C55C) via Pitmedden Road Underbridge). Livestock movements would in the main require to be transported by float because of road safety concerns. The mitigation developed has involved the shared use with Pitmedden Home Farm of a dedicated farm accommodation overbridge. This will allow free movement of livestock between the severed areas. Regrading of embankments allows potential to return land to agricultural use thereby limiting land-take. Additionally, boundary fencing and drystone walls will be restored along with reinstatement of watering points and drainage systems. The post mitigation impact is assessed as Moderate.
 - **Goval Farm, Land Ref 58** - The predicted significance of impact was assessed as Moderate/Substantial. The mainline of the proposed scheme splits the farming unit at Goval and the impacts are further exacerbated by the B977 West Overbridge, the junction arrangements for the A947 Aberdeen – Oldmeldrum – Turriff Road and the junction for the B977 Echt – Balmedie Road. Movement of livestock, vehicles and machinery is therefore restricted. Mitigation is proposed that will allow access to all fields although movement of livestock between fields will remain restricted. Additional mitigation includes potential to return small areas of land to agricultural use, restoring boundary features (drystone walls and fences), provision of livestock watering points and tying in existing drainage and provision of new drainage as required. The post mitigation impact is assessed as Moderate.
 - **Middleton Farm, Land Ref 10** – The predicted significance of impact was assessed as Moderate/Substantial. The mainline of the proposed scheme severs the farmland and the access to the land via the Middleton Farm steading access (the steading is owned by another land interest). Movement of vehicles and machinery as well as livestock to the land would therefore be compromised. The mitigation developed includes provision of a new access road to the steading from the A90 North Junction and the C1C Belhalvie – Waterridgemuir Road realignment. Access to severed land between the main alignment and the A90 (T) Perth to Fraserburgh Trunk Road is provided via a link from the access to the drainage ponds at Ch 330000. Additional mitigation includes restoring boundary features (drystone walls and fences) and tying in existing drainage and provision of new drainage as required. The post mitigation impact is assessed as Moderate.
- 7.6.6 The land-take effects of the proposed development are summarised in Table 7.23.

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Table 7.23 – Land-take of Agricultural and Commercial Forestry Land

| | Prime Agricultural Land (ha) | | | Non-Prime Agricultural Land (ha) | | | | | Commercial Forestry (ha) | Totals (ha) |
|---|------------------------------|------|-------|----------------------------------|------|------|-------|------|------------------------------|-------------|
| | LCA Class | | | LCA Class | | | | | | |
| | 1 | 2 | 3.1 | 3.2 | 4 | 5 | 6 | 7 | | |
| Land Subject to (CPO) and Purchase by Landowner Agreement | 0.00 | 0.00 | 50.40 | 190.59 | 1.27 | 5.04 | 12.25 | 0.00 | 15.15 (21.28 other woodland) | 295.98 |
| Land Returned to Agriculture | 0.00 | 0.00 | 3.46 | 12.36 | 0.00 | 1.72 | 2.00 | 0.00 | 0.00 | 19.54 |
| Net Loss | 0.00 | 0.00 | 46.94 | 178.23 | 1.27 | 3.32 | 10.25 | 0.00 | 15.15(21.28) | 276.44 |

7.6.7 Approximately 295.98ha of land would be subject to the CPO or to purchase by landowner agreement (excluding 0.35ha of golf course). It is expected that 19.54ha of this would be returned to agriculture leaving a net area subject to the CPO and purchase by landowner agreement of 276.44ha. Of this 17% is prime land (46.94ha), 70% is non-prime land (193.07ha), and a further 13% is forestry or woodland (36.41ha). The prime land lost is mainly located in the Goval, Lochgreens, Cranfield and Blackdog areas. The loss of commercial forestry is located predominantly at Kirkhill Forest.

7.6.8 It is estimated that although 36.41ha (of which 15.15ha is commercial woodland) is subject to the CPO, 65.04ha would be planted in mixed, coniferous, broadleaved, scrub and riparian woodland as part of the mitigation proposals. However, none of this woodland would be used for commercial purposes and only 37.82ha will mitigate against community land losses. Therefore, in terms of net loss although 276.44ha will be lost to agriculture only 211.40ha will be occupied by the proposed alignment and associated structures.

Effects on Farm Viability

7.6.9 Assessments have been made of the effects of land-take and severance on the business viability of the farm interests. The financial impact of the proposed development has been assessed, in broad terms, using standard performance figures produced by SEERAD and adapted by SAC for different farm types. This has helped inform the assessment of the impact on farm viability which has also been based upon professional judgement.

7.6.10 Farms, which had an adverse significance of residual impact of below Moderate, were assumed to remain viable. All farms with an adverse significance of residual impact of above Moderate had their viability assessed (see Appendix A7.5) to determine whether or not they are viable.

7.6.11 For the purposes of this assessment it is assumed that for all businesses, compensation as agreed with the District Valuer will be available for compulsory purchase, severance, injurious affection (adverse effects such as noise and vibration from the scheme and its construction) and disturbance. Additionally, where land interests are displaced from an agricultural unit it is assumed that Farm Loss Payment is also payable.

7.6.12 Many of the units affected by the route rely only partly on income from agricultural activity. This is particularly the case for a number of small-holdings where land is leased to third parties for grazing and cropping. Although effects on land holding may be substantial, the impact of the loss of revenue may be of much lower significance as income is also derived from other sources. Therefore, the viability assessment is considered more appropriate for commercial farms where income derived from agricultural activity forms a high proportion of the total business income. Viability of agricultural units is assessed as shown in Table 7.24.

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Table 7.24 – Impact on Farm Viability

| Land Interest | Description of Effects on Viability |
|--|---|
| Newton Farm Land Ref 116 Figure 7.1a | The land is tenanted and extends to 28.33 ha with a further 28.33ha rented on a seasonal basis. The scope of the farming activity includes 50 suckler cows with progeny finished alongside a further 150 head that are bought in annually. Grass lets provide grazing and forage (hay and silage). A shed is rented to finish the cattle. The proposed development would result in 7.96ha being subject to CPO (28% of the farmed area excluding rented land). Severed fields would be created. The loss of the land and outwintering areas for cattle would reduce the stock carrying capacity of the units and consequently the revenue generating potential of the unit. Assuming no additional land is rented then this would be to such a degree that the unit may no longer be financially viable, |
| Howemoss Land Ref 61 Figure 7.1c | The land is tenanted and extends to 26.47ha. The scope of farming activity extends to production of spring barley and turnips and finishing of 30-35 stirks. A traditional rotation of grass, spring barley, turnips and barley undersown is operated. The proposed development would result in the loss of 5.97ha under CPO, of which some 1.15ha is expected to return to agriculture. The net loss is expected to be 4.82ha (18% of the farm area). Additionally, some 1.65ha would be severed. The loss of land and severance would reduce the revenue generating potential of the unit and this may render the unit unviable unless additional nearby land could be found. |
| Bogenjoss Land Ref 55 Figure 7.1c | Bogenjoss is farmed in conjunction with another three units. Bogenjoss itself extends to 15.58ha and supports a flock of 130 breeding ewes as well as 30-40 cows in the late autumn. The proposed scheme would result in the loss of 7.31ha (47% of the farm area). This would significantly reduce the stock carrying capacity of the unit and have a knock on effect on financial sustainability if viewed in isolation of the other land holdings. The unit in isolation is unviable. However, as the land farmed extends beyond Bogenjoss the financial sustainability of the business is not substantially affected and the viability of the business would not be threatened by this loss of land. |
| Meadowlands Land Ref 28 Figure 7.1e | The land extends to 5.12ha and is let out for cropping or grazing. The proposed scheme would result in the loss of all the land. Agricultural activity would therefore cease. |
| Meadowhead Land Ref 34 Figure 7.1e | Meadowhead extends to 18.55ha. The land is currently let out for grazing. 9.30ha is subject to CPO of which it is anticipated that 0.64ha will be returned to agricultural use. The net anticipated loss is therefore 8.66ha (47% of the farm area). This significantly reduces the revenue potential of the unit from letting. Additionally, the main alignment and junction arrangements at Meadowhead would create isolated areas of land, thereby limiting the type of stock that can be accommodated. The continued viability of the unit for grass letting is significantly affected. |
| Middlefield Land Ref 416 Figure 7.1g | Middlefield extends to 24.54ha and the land is currently let out. Some 9.54ha of agricultural land would be subject to CPO of which it is anticipated that 0.94ha would be returned to agriculture. The net anticipated loss would therefore be 8.60ha (35% of the farm area). This significantly reduces the revenue potential of the unit from letting. Additionally, the main alignment and junction arrangements at Meadowfield would create isolated areas of land, thereby limiting the type of agricultural activity that can be accommodated. The continued viability of the unit for letting is significantly affected. |

Summary and Conclusion

- 7.6.13 The 39 agricultural, commercial forestry and sporting land interests affected by the proposed development collectively farm 4,440ha, excluding seasonally rented land, but including forestry land owned by the Forestry Commission.
- 7.6.14 The proposed development has adverse residual impacts (Moderate or above) on 28 land interests (72%). It is predicted that the viability of six units as listed above in Table 7.23 would be adversely affected. Of these, Meadowlands would lose all land and would no longer be financially viable, and the five others would cease to be financially viable unless additional land could be found. Financial compensation for land lost may enable these businesses to purchase additional land, however as this has not been determined at the time of assessment, residual impacts assume that these units would no longer be viable.
- 7.6.15 It is estimated that 295.98ha of agricultural and commercial forestry land would be subject to compulsory purchase and purchase by landowner agreement to construct the proposed scheme. It is estimated that 19.54ha would be available to be returned to agriculture, reducing the net loss of agricultural land to 276.44ha. Of the land subject to CPO, 65.04ha would be planted with

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trees/scrub woodland. However, 17.25ha of land in commercial forestry would be permanently lost and although, 65.04ha of land subject to CPO would be replanted, this would not be available for commercial forestry use.

- 7.6.16 Overall the proposed development is assessed as having a Moderate adverse residual impact on agriculture, commercial forestry and sporting interests. This is based on the total area of land lost, its quality and the overall impacts of severance, access and drainage on the affected agricultural, forestry and sporting land interests.

Community Land

- 7.6.17 Taking into account mitigation proposed in Section 7.5, there would be residual impacts on woodlands along the Northern Leg. Felling and severance of woodland would occur at the Kirkhill Forest, West Woods, Littlejohn's Wood and Blackdog Community Woodland. In addition there would be a net loss of community woodland at Kirkhill Forest, East Woodlands, Littlejohn's Wood, north of the B977 overbridge (east) and at Blackdog Community Woodland.
- 7.6.18 There would be a residual impact of slight significance at Kirkhill Forest due to severance and the loss of 0.94% / 4.20ha of woodland used for amenity purposes, taking into consideration the 6.53ha of which will be replanted. All paths within this woodland will be maintained, although some paths may be subject to diversion to the nearest overbridge or underpass (for further details see Chapter 16).
- 7.6.19 At East Woodlands 5.09ha (4.42ha of which is FC land) will be lost, however 4.38ha will be replanted resulting in a net loss of 0.71ha of woodland. Residual impact is assessed as being of Negligible significance.
- 7.6.20 At West Woods/Craibstone, 9.77ha (5.30ha west and 4.47ha east of the route) will be replanted resulting in a gain of 1.44ha although the woodland would be severed by the Northern Leg. This would result in a residual impact of Slight significance. Various paths within this woodland would also be affected, although all paths are maintained, diversions will be necessary (for further details see Chapter 16).
- 7.6.21 At Monument Wood, 4.40ha would be re-planted resulting in a gain of 0.12ha. The residual impact on Monument Wood is assessed as being of Negligible significance.
- 7.6.22 There would be a residual loss of approximately 2.46ha (22.57%) of Littlejohn's Wood taking into account the 1.96ha of planting proposed for this area. In addition, the woodland would also be severed by the route. The residual impact on Littlejohn's Wood is assessed as being of Slight/Moderate significance.
- 7.6.23 At Blackdog Community Woodland, 1.22ha would be re-planted, resulting in a residual loss of 0.13ha (0.96%). In addition, a portion of the woodland would be severed by a side road. The residual impact on Blackdog Community Woodland is assessed as being of Negligible/Slight significance.
- 7.6.24 Landscape mitigation will also be provided for losses of smaller areas of existing woodland located near Little Goval and north of the B977 overbridge (east). The residual impact on these small areas of woodland is assessed as being of Negligible and Negligible/Slight significance in terms of impact on community land. In addition there will be a net loss of 0.06ha of woodland at the small wood on SAC land north of the A96. This area is not significant in terms of community land, therefore the residual impact is assessed as Negligible
- 7.6.25 Overall, a total of 38.31ha of community woodland would be lost to the scheme, however, there will also be mitigation planting of 37.82ha mitigating for community land losses, resulting in a net loss of 0.49ha of woodland. This loss is in terms of community land as defined in paragraph 7.1.9 (ecological or landscape value of these areas is considered in Chapters 10 and 11 respectively). In addition to the areas of woodland loss at specific locations, as listed in Table 7.25, the proposed

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scheme will result in an overall loss 0.49ha of woodland within the Northern Leg study area, and as such the overall significance of woodland loss is assessed as Negligible.

7.6.26 Table 7.25 below details the planting mitigation proposed for the various affected woodlands and the resulting residual impact.

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Table 7.25 - Residual Impacts on Woodlands

| Woodland | Area Lost (ha) | % Lost | Area replanted (ha) | | | Type | Severance | Residual | | |
|--|----------------|--------|---------------------|--------------------|-------|---------------------------------|-----------|-----------------------------|--------|-------------------|
| | | | West/North of AWPR | East/South of AWPR | Total | | | Total Land lost/gained (ha) | % lost | Significance |
| West Woods/Craibstone | 8.33 | 6.42 | 5.30 | 4.47 | 9.77 | Coniferous, & Mixed | Yes | +1.44 | n/a | Slight |
| Wooded Area North of the A96 within SAC land | 0.06 | 14.00 | 0 | 0 | 0 | n/a | No | -0.05 | 14.00 | Negligible |
| Kirkhill Forest | 10.73 | 2.39 | 6.53 | 0.00 | 6.53 | Coniferous, Mixed & Riparian | Yes | -4.20 | 0.94 | Slight |
| East Woodlands | 5.09 | 19.28 | 4.38 | 0.00 | 4.38 | Coniferous, Broadleaved & Mixed | No | -0.71 | 2.69 | Negligible/Slight |
| Monument Wood | 4.28 | 36.99 | 6.78 | 0.07 | 4.40 | Mixed | No | +0.12 | n/a | Negligible |
| Various wooded areas at Little Goval | 2.55 | 10.67 | 2.03 | 5.07 | 7.10 | Mixed; Broadleaved; Riparian | n/a | +4.55 | n/a | Negligible |
| Littlejohn's Wood | 4.42 | 40.55 | 0.00 | 1.96 | 1.96 | Mixed | Yes | -2.46 | 22.57 | Slight/Moderate |
| B977 Overbridge (east) | 1.49 | 7.76 | 0.00 | 0.26 | 0.26 | Mixed | n/a | -1.23 | 6.41 | Negligible/Slight |
| Blackdog Community Woodland | 1.34 | 9.94 | 0.66 | 0.56 | 1.22 | Mixed | Yes | -0.13 | 0.96 | Negligible/Slight |

Residential and Commercial Land Use

- 7.6.27 There would be residual impacts on a total of four buildings, which would be demolished as a result of the proposals. These comprise residential properties: Sunnybank Cottage and the adjacent garage; Sunnybank Cottages 1 and 2 (this includes the buildings with planning permission for conversion to dwelling houses (P2_N)). A rearing shed within the SAC Craibstone Complex would also be demolished. It is assumed financial compensation will be offered where demolition is required as determined by the District Valuer.
- 7.6.28 Of the seven businesses potentially directly affected by the route, residual impacts are assessed as being neutral for the SAC and adverse on the other businesses. It is assumed businesses affected by land-take will receive financial compensation for the loss of land to construction of the proposed scheme in accordance with the District Valuer's assessment. There would also be an adverse impact on Stevenson and Kelly Roof Trusses as the design of the proposed new access road would be unsuitable for use by articulated lorries. However, the design of this access will be subject to further discussions. It is likely that the proposed scheme would have an adverse effect on Parkhill Nursery due to the loss of land despite the provision of improved access. The loss of land at Craibstone does not affect any buildings other than the rearing shed related to agricultural use as discussed above.
- 7.6.29 A summary of the residual impact on commercial properties is shown in Table 7.26 below.

Table 7.26 – Residual Impacts on Commercial Properties

| Property/Business Affected | Residual Impact |
|---|------------------------|
| SAC | Neutral |
| Parkhill Stables & Cattery | Adverse |
| Parkhill Nursery | Adverse |
| Wester Hatton Landfill Site | Adverse |
| Stevenson & Kelly Roof Trusses Ltd. | Adverse |
| Ribnort Ltd. (Blackdog Industrial Estate) | Adverse |
| Turiff Contractors Ltd.(Blackdog Industrial Estate) | Adverse |

Development Land

- 7.6.30 There would be permanent loss and severance of the development land at OP2_N /P4_N, in addition to loss of an area set aside as Land for Transport within OP2_N, in order to accommodate the A96 junction and associated drainage ponds. However, Aberdeen City Council Planners have indicated that the proposed scheme would be likely to improve access to OP2_N, which would make the site more attractive to business. Land would be lost from the planning application site for a Park and Ride on the Land for Transport land allocation so a new location would need to be identified for this development proposal. The proposed scheme would strongly support the development of a Park and Ride site close to Dyce. However, an alternative site for a Park and Ride will need to be found for the Northern Leg to be constructed. The proposed scheme therefore has an adverse impact on this particular application site, though not on the proposed land use.
- 7.6.31 OP2_N/P5_N is also a major site for economic development, along both sides of Dyce Drive and to the south west, to the proposed A96 Junction. The Local Plan identifies an area of the site for general business and industrial land, as well as an area for specialist employment uses. The proposed scheme is likely to be a prerequisite for the development of this major site. However, part of the application site would also be required for road junctions and possibly the Park and Ride discussed above, so the area available for employment land (60ha) would be approximately 5% less than the overall area of land within the identified site boundaries (65ha). Thus the proposed scheme would

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facilitate the development of this site, while at the same time having some impact on the land available for employment uses.

- 7.6.32 The proposed development land (OP4_N) and associated planning application for a warehouse, railhead and platform and associated works at North Raiths Farm (P11_N) and proposals for the residential development at Lawson's factory (P14_N) may benefit from improved access and communications as a result of the proposed scheme. There would also be a beneficial residual impact due to improved access as a result of the proposed scheme on OP3_N for a new airport hotel and the planning application (P6_N) associated with this land allocation. Development proposals at Annfield Quarry (OP6_N) and Hill of Tramaud (OP7_N) may benefit from improved access brought about by the proposed scheme, which could result in limited beneficial residual impacts.
- 7.6.33 The planning application for an extension to Parkhill Nurseries and Garden Centre has been delayed until the outcome of the AWPR is finalised. In addition, 0.06ha of development land covered by the planning application will be required to accommodate the scheme. The residual impact on this planning application is unknown until further discussions have taken place with Aberdeenshire Council and the applicant.
- 7.6.34 Table 7.27 below summarises residual impacts post mitigation for non-agricultural land uses. Details of residual impacts on agricultural land uses are provided in Appendix A7.5.

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Table 7.27 – Non-agricultural Residual Impacts

| Issue | Predicted Impact (with no mitigation) | | Description of Mitigation Proposed | Residual Impact Significance |
|-------------------------------------|---|-----------------|---|------------------------------|
| | Description | Significance | | |
| Residential and Commercial Land Use | Demolition of three residential properties. | Substantial | Financial compensation as appropriate. | Substantial |
| | Demolition of SAC rearing shed and loss of Educational/Commercial land within SAC Estate. | Moderate | Financial compensation as appropriate. | Neutral |
| | Loss of approximately 35% of Parkhill Stables and Cattery. | Adverse | Financial compensation as appropriate. | Adverse |
| | Loss of approximately 23% of Parkhill Nursery and Garden Centre. | Adverse | Financial compensation as appropriate. | Adverse |
| | Land-take at Wester Hatton Landfill site to accommodate new access road to Stevenson & Kelly Roof Trusses Ltd. | Adverse | Financial compensation as appropriate. | Adverse |
| | Land-take and new access road to serve Stevenson & Kelly Roof Trusses not suitable for articulated lorries. | Adverse | Ongoing discussions to modify design. | Adverse |
| | Land-take at Blackdog Industrial Estate (Ribnort Ltd. and Turiff Contractors Ltd.). | Adverse | Financial compensation as appropriate. | Adverse |
| | Access to businesses where minor modifications/diversions are required (SAC, Mills of Dyce Blockworks, Parkhill Nursery, Annfield Quarry, Blackdog Industrial Estate - Ribnort Ltd. & Turiff Contractors Ltd., and Tarbott Hill Landfill Site). | Neutral | Access reinstated with minor modifications/diversions | Neutral |
| | Access to businesses where modifications/diversions are required (FIS Chemicals, Gas Pumping Station (Chapel of Stoneywood), Marshall Trailers, Parkhill Stables & Cattery, Wester Hatton Landfill site and Stevenson & Kelly Roof Trusses Ltd). | Adverse | Access reinstated with modifications/diversions | Adverse |
| Development Land | Loss of land set aside for business/industrial and transport opportunities, which also have approved and pending planning applications lodged with Aberdeen City Council. | Neutral | Financial compensation as appropriate. | Neutral |
| | Loss of buildings with planning permission for conversion to dwellings at Sunnybank, Craibstone. | Adverse | Financial compensation as appropriate. | Adverse |
| | No change to development plans and planning applications due to AWPR (OP1 _N /P1 _N , P3 _N , P8 _N , P9 _N , P11 _N -P13 _N , P14 _N /OP5 _N , P15 _N -P17 _N , P21 _N - P27 _N , P30 _N , P33 _N -P34 _N , P39 _N -P40 _N , P42 _N). | Neutral | None necessary | Neutral |
| | Adverse impact on the development plans and planning applications (P2 _N , P18 _N , P41 _N). | Adverse | Financial compensation as appropriate. | Adverse |
| | Beneficial impact on the development plans and planning applications (P5 _N /OP2 _N , P6 _N /OP3 _N , P7 _N , P10 _N , P20 _N , P28 _N , P29 _N , FNC Dubford, FNC Whitestripes). | Beneficial | None necessary | Beneficial |
| | Both Beneficial and Adverse impact on development plans and planning applications (Land for Transport within OP2 _N , P4 _N /OP2 _N , P31 _N). | Mixed | Financial compensation as appropriate. | Mixed |
| Community Land | Loss of small area of recreational land at Brimmond Hill (0.45ha). | Negligible | Financial compensation as appropriate. | Negligible |
| | Loss of small area of recreational land at Craibstone (0.35ha of golf course). | Negligible | Land use will be restored post-construction | Neutral |
| | Loss of a total of 8.33ha of Woodland at Craibstone and severance. | Slight | Coniferous & mixed woodland planting (9.77ha) net gain of 1.44ha of woodland. | Negligible |
| | Loss of a total of 0.06ha of Woodland North of the A96 on SAC land (not significant in terms of community land due to size). | Negligible | Financial compensation as appropriate. | Negligible |
| | Loss of a total of 10.73ha of Woodland of Kirkhill Forest and severance. | Slight | Coniferous, mixed & riparian woodland planting (6.53ha). | Slight |
| | Loss of a total of 5.09ha of Woodland of East Woodlands (4.42ha of which is commercial). | Moderate | Coniferous, Broadleaved & Mixed woodland planting (4.38ha). | Negligible |
| | Loss of a total of 4.42ha of Woodland at Littlejohn's Wood and severance. | Slight/Moderate | Mixed woodland planting (1.96ha). | Negligible/Slight |

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| Issue | Predicted Impact (with no mitigation) | | Description of Mitigation Proposed | Residual Impact Significance |
|----------------------------|--|-------------------|--|------------------------------|
| | Description | Significance | | |
| Community Land [cont'd] | Loss of a total of 4.34ha of woodland at Monument Wood. | Slight/Moderate | Mixed woodland planting (4.40ha) net gain of 0.06ha of woodland. | Negligible |
| | Loss of a total of 2.55ha of woodland at Little Goval. | Negligible | Mixed, broadleaved & riparian woodland planting (7.10ha) net gain of 4.55ha of woodland. | Negligible |
| | Loss of a total of 1.49 hectares of woodland to the north of B977 overbridge (east). | Negligible/Slight | Mixed planting (0.26ha). | Negligible/Slight |
| | Loss of a total of 1.34 hectares of woodland at Blackdog Community Woodland and severance. | Negligible/Slight | Mixed planting (1.22ha). | Negligible |

7.7 References

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