

8 People and Communities,

Community and Private Assets

8.1 Introduction

- 8.1.1 This chapter presents the Environmental Impact Assessment (EIA) of the Proposed Scheme for Project 7 – Glen Darry to Dalwhinnie in terms of community and private assets.
- 8.1.2 In accordance with the Design Manual for Roads and Bridges (DMRB) '*Interim Advice Note (IAN) 125/09*', (The Highways Agency et al., 2009) this chapter covers the 'land use' and 'community effects' topics of DMRB Volume 11, Section 3, Part 6 (Land Use) and Part 8 (Community Effects) (The Highways Agency et al., 2001a; 2001b). Subsequently IAN125/15 recommends that Part 6 and all of Part 8 (pedestrians, cyclists, equestrians and community effects) are combined into an assessment on 'People and Communities'.
- 8.1.3 In the absence of revised DMRB guidance setting out the methodology for People and Communities, the assessments are retained in separate chapters but both chapters are called 'People and Communities'. **Chapter 8** deals with Community and Private Assets, whereas **Chapter 9** deals with Effect on All Travellers (which includes consideration of pedestrians, cyclists and equestrians and land used for recreation).
- 8.1.4 This chapter assesses impacts on the following assets:
- Local communities (community severance and socio-economic impacts)
 - Residential and commercial land and property (including business viability)
 - Community land and property
 - Agricultural, forestry and sporting interests
 - Development land
 - Waterway restoration projects¹
- 8.1.5 The chapter is supported by **Drawings 8.1 to 8.6**, which can be found in **Volume 3** of this ES. The mitigation proposed as part of this Scheme is shown on the **Environmental Mitigation Drawings 6.1 to 6.9 (Volume 3)**, which should be read alongside this Chapter.

¹ A review of the Waterway Restoration Priorities by the Inland Waterways Amenity Advisory Council (IWAAC, 1998) and the subsequent IWAAC (2006) Inland Waterway and Restoration Projects in England, Wales and Scotland, Third Review revealed that no relevant waterway restoration projects were located within the study area. Therefore this aspect is not considered further as part of this assessment.

- 8.1.6 The assessment considers the potential temporary (construction) and permanent (operational) impacts of the Proposed Scheme on the assets described in **sub-section 8.1.4** above, in relation to land-take², vehicular access arrangements, business viability and community severance. Any impacts on amenity have been addressed within the relevant Chapters, including **Chapter 16** and **Chapter 17**.

8.2 Approach and Methods

- 8.2.1 Given the nature of the topics which are covered in this Chapter, separate methodologies have been attributed to each asset type.

Local Communities (Community Severance and Socio-Economic Impacts)

Study Area

- 8.2.2 The study area for this assessment focusses on local communities which will experience a change in access as a result of the Proposed Scheme.

Baseline Conditions

- 8.2.3 The baseline conditions for local community uses were determined through a review of Ordnance Survey (OS) maps, Geographic Information System (GIS) data, site visits/ surveys and consultation.
- 8.2.4 The following visits to the study area were undertaken by CFJV staff to assist in establishing and subsequently confirming the baseline conditions:
- 6-7th October 2015
 - 14-15th July 2016
 - 7th June 2017
 - 25-26th October 2017
- 8.2.5 Meetings were also held with the Dalwhinnie Community Council, Blair Athol and Struan Community Council, and the Ranch and Tummel Community Council.
- 8.2.6 Census data (Census 2011) was used to establish the existing socio-economic conditions in the affected communities. The assessment has considered data within the following areas:
- Census Data zones
 - SO0126309 (Dalnaspidal is located within this zone)

² For the purposes of this EIA land-take is defined as land acquired through the Compulsory Purchase Order (CPO) process to provide sufficient land for the safe construction and operation of the Proposed Scheme.

- SO0119037 (Balsporran Cottages and Drumochter Lodge are located within this zone)
- Intermediate geography (Local Authority Area)
 - Badenoch and Strathspey South
- Local Authority Area
 - Perth and Kinross Council (P&KC)
 - The Highland Council (THC)

Assessment Methodology

8.2.7 The assessment of severance is concerned with changes in access arrangements for communities accessed via existing junctions off the A9. Potential socio-economic impacts on people and communities that may be affected by the Proposed Scheme have also been assessed.

Community Severance

8.2.8 The assessment of community impacts considers the degree of potential severance experienced by the community (i.e. the degree to which communities are separated from facilities and services they use within their community) as a result of the Proposed Scheme. A road may act as a barrier deterring people from using certain facilities, thereby creating new community severance. Conversely, a diversion of road traffic away from a busy road may make an existing road easier to cross, thereby reducing community severance. A reduction in traffic levels is referred to as relief from existing community severance, as facilities are more accessible.

8.2.9 It should be noted that DMRB guidelines on assessing severance are in relation to ‘pedestrians and others’. However, within this assessment, the criteria were applied to all users of the A9 and adjacent cycle and walking paths, including vehicle users.

8.2.10 Existing severance is considered to be the severance of communities from their facilities, as caused by the existing road network. Significance of impacts arising from relief of this existing severance, both during construction and once the Proposed Scheme is operational, has been defined using the criteria in **Table 8-1** below. In addition to this table, professional judgement has been used where the scheme provides additional relief, for example the inclusion of an underbridge acting to reduce waiting times and improve safety associated with right turns.

Table 8-1: *Significance Criteria for Relief from Existing Community Severance*

Significance	Criteria	
	Built-Up/ Urban Area	Rural Area
Substantial (beneficial)	When existing traffic levels are reduced by more than 60%	When existing traffic levels are reduced by more than 90% However, if the existing road substantially bisects a village or small town, 60% is used
Moderate (beneficial)	When existing traffic levels are reduced from greater than 30% to 60%	When existing traffic levels are reduced by between 75% to 90% However, if the existing road substantially bisects a village or small town, 30% to 60% is used
Slight (beneficial)	When existing traffic levels are reduced by up to approximately 30%	When existing traffic levels are reduced by between 60% to 75% However, if the existing road passes through a village or is on the perimeter of a built-up area, 30% is used

8.2.11 In assessing new community severance, information has been drawn from **Chapter 9** to identify which routes are used by vulnerable groups (such as older people, disabled people and children). Additionally, professional judgement has been used to identify where vulnerable groups

constitute a disproportionate number of users of a community facility or community land; for example, severance of a pedestrian route to a school or recreational land (disproportionately used by children); or access to a Doctors' surgery or church (disproportionately used by older people, disabled people and children).

- 8.2.12 Journey distances for cyclists and vehicle travellers have been determined based on the journey distances for pedestrians taking into account the average journey speeds referenced in paragraph 3.2 of DMRB Volume 11, Section 3, Part 8 '*Pedestrians, Cyclists, Equestrians and Community Effects*' (Highways Agency et al., 1993). An average journey speed of 3km/h is referenced for pedestrians (vulnerable groups), 5km/h for pedestrians (non-vulnerable groups) and 20km/h for cyclists. For vehicle travellers, an average journey speed of 60km/h has been assumed. New severance has been assessed using the criteria outlined in **Table 8-2** below.

Table 8-2: *Significance Criteria for New Community Severance*

Significance	Description
Substantial (adverse)	Local residents are likely to experience considerable hindrance or be deterred from making trips to the extent that routes are changed, for example: <ul style="list-style-type: none"> • Pedestrian at-grade crossing of a new road carrying more than 16,000 vehicles annual average daily traffic (AADT) in the opening year; or • An increase in journey distance of over 0.3km for pedestrians (vulnerable groups), 0.5km for pedestrians (non-vulnerable groups), 1km for equestrians, 2km for cyclists and others and/ or more than 6km for vehicles; or • Three or more of the hindrances set out under 'Slight' or two or more set out under 'Moderate'
Moderate (adverse)	When some local residents (particularly elderly or children) are likely to be dissuaded from making trips, or where trips would become longer or less attractive, for example: <ul style="list-style-type: none"> • Pedestrian at-grade crossing of a new road carrying between 8,000-16,000 vehicles AADT in the opening year; or • Journey distance would be increased by 0.15km to 0.3km for pedestrians (vulnerable groups), 0.25km to 0.5km for pedestrians (non-vulnerable groups), 0.5km to 1km for equestrians, 1km to 2km for cyclists and others and/ or more than 3km and less than 6km for vehicles; or • Two or more of the hindrances set out under 'Slight' applying to single trips
Slight (adverse)	The current journey pattern is likely to be maintained but there may be some hindrance to movement, for example: <ul style="list-style-type: none"> • Pedestrian at-grade crossing of a new road carrying less than 8,000 vehicles AADT in the opening year; or • An increase in journey distance by up to 0.15km for pedestrians (vulnerable groups), 0.25km for pedestrians (non-vulnerable groups), up to 0.5km for equestrians, up to 1km for cyclists and others and/ or up to 3km for vehicles; or • One hindrance (e.g. new bridge or subway) would need to be negotiated

- 8.2.13 Local roads have been assumed to be used by both cyclists (in addition to local and core paths, and regional and national cycle routes) and vehicle travellers to access community facilities, with pedestrian users using local core paths and rights of ways.

Socio-Economic Impacts

- 8.2.14 Following the assessment of severance, a qualitative assessment of socio-economic impacts was undertaken and attributed to one of the following categories:
- **Beneficial Impact:** Where changes in access arrangements are such that improved access will provide a significant socio-economic benefit. Examples include increased passing trade for local businesses, improved access to job opportunities or improved access to community facilities

- **Neutral Impact:** Where changes in access arrangements will not create a significant socio-economic impact i.e. the impact would be moderate or slight
- **Adverse Impact:** Where changes in access arrangements are such that additional hindrances will provide a socio-economic disbenefit, such as significantly reduced passing trade for local businesses, restricted access to job opportunities or restricted access to community facilities

8.2.15 The qualitative assessment is based on professional judgement, with any impacts assigned to one of the three categories above. In this regard, and throughout this chapter, this judgement is required to make a balanced and objective assessment taking all criteria into account. Professional judgement has been used to consider and explain if a particular effect is considered to be significant or not significant, based upon the context of that individual receptor.

Residential and Commercial Land and Property (including business viability)

8.2.16 The assessment of impacts of the Proposed Scheme on residential and commercial land uses is concerned with the changes in access, parking arrangements or the loss of homes, facilities, amenities, services or employment associated with land-take, including the loss of garden land. Consideration has also been given to the viability of businesses which could be impacted upon by the Proposed Scheme.

Study Area

8.2.17 Residential and commercial land and properties have been considered where land-take would be required to accommodate the Proposed Scheme or where access arrangements will be impacted upon by the Proposed Scheme.

Baseline Conditions

8.2.18 Baseline conditions for residential and commercial land and property was determined through a review of OS maps, GIS data, site visits/ surveys and consultation. See **sub-section 8.2.4** for details of site visits undertaken. Meetings were also held with individual residents and commercial operators impacted by the Proposed Scheme.

Assessment Methodology – Residential and Commercial Land and Property (Land-take)

Sensitivity

8.2.19 The sensitivity criteria used for assessing the residential and commercial land and properties is shown in **Table 8-3** below.

Table 8-3: *Sensitivity Criteria for Residential and Commercial Land and Property*

Sensitivity	Description
High	Residential or commercial buildings
Medium	Residential and commercial land (e.g. garden land)
Low	Derelict or unoccupied buildings

Impact Magnitude

- 8.2.20 As indicated in **Table 8-4** below, the magnitude of impacts has been determined largely based on the degree of change from baseline conditions in terms of land-take of the Proposed Scheme and access severance due to this land-take. Where necessary, professional judgement was used to adjust the magnitude to encompass other impacts, including change to access.

Table 8-4: Impact Magnitude Criteria for Residential and Commercial Land and Property

Criteria	Definition
High	Demolition of property More than 50% loss of land Complete severance due to land-take
Medium	Between 15% and 50% loss of land Major severance due to land take
Low	Less than 15% land loss Partial severance due to land take
Negligible	Very slight change from baseline condition Change hardly discernible, approximating to 'no change' in conditions

Impact Significance

- 8.2.21 The overall significance of an impact was determined taking into account sensitivity and magnitude, as set out above. It should be noted that, as this assessment includes a wide range of considerations, the final significance category was adjusted in some instances using professional judgement. Where such an assessment was made, an explanation is provided in **section 8.4**. Potential impacts are considered adverse, unless otherwise stated. For the purposes of this assessment impacts deemed moderate or substantial are considered to be significant.

Table 8-5: Assigning Significance of Impact for Residential and Commercial Land and Property

Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	Substantial	Moderate/ Substantial	Slight/ Moderate	Slight
Medium	Moderate/ Substantial	Moderate	Slight	Negligible/ Slight
Low	Moderate	Slight/ Moderate	Negligible/ Slight	Negligible

- 8.2.22 Compensation, as agreed with the District Valuer, will be available for land required as part of the Proposed Scheme. However, the determination of the amount of financial compensation is outside the remit of the EIA process and is therefore unknown at this stage of the project. Where impacts are unavoidable, this assessment considers the provision of compensation, in line with the mitigation hierarchy, as a valid mechanism to address residual effects.

Assessment Methodology – Residential and Commercial Land and Property (Vehicle Access)

- 8.2.23 The impact on vehicle access for residential and commercial properties (all high value assets as per **Table 8-3** above) is focused on properties where, as a result of the Proposed Scheme, current access arrangements to/ from the property are compromised.
- 8.2.24 The impacts are described with information on the expected increase in journey distance provided in relation to the direction of travel (north or south) for vehicle users. Any changes in journey distance have been calculated based on the assumption that either the existing A9 or the Proposed Scheme would be the preferred route to be used to travel north or south. Where there

are different options to maintain vehicle access to the existing A9 or the Proposed Scheme, the shortest route has been assessed.

- 8.2.25 The impact significance was adapted from distances for pedestrians to distances for vehicles using DMRB Volume 11, Section 3, Part 8 (Highways Agency et al., 2001) and determined using professional judgement as outlined in **Table 8-6**. It is noted that the criteria outlined in **Table 8-6** may be adjusted where increases in distance are accompanied by significant safety improvements which benefit the property being accessed.

Table 8-6: *Impact significance criteria for vehicle access*

Significance	Description
High	An increase in journey distance over 5km
Moderate	An increase in journey distance between 1km and 5km
Slight	An increase in journey distance between 0.5km and 1km
Negligible	An increase in journey distance of less than 0.5km

Assessment Methodology – Business Viability

- 8.2.26 DMRB guidance requires an assessment of the likely impacts on viability of businesses affected by the Proposed Scheme. The construction of new roads, or even relatively minor changes to existing roads, can result in significant changes to travel patterns within a community. Changes in travel patterns, along with direct impacts resulting from land take and/ or demolition of property, can affect commercial entities.
- 8.2.27 A qualitative assessment of impacts on business viability of individual businesses was undertaken using the following criteria:
- **Beneficial Impact:** the business is likely to be able to continue trading and developing as planned and the Proposed Scheme may make a beneficial contribution to business development
 - **Neutral Impact:** the business is affected by the land-take requirements of the Proposed Scheme, but no impacts on viability have been identified and the business is likely to be able to continue trading
 - **Adverse Impact:** the business may have to reduce its activities, relocate or close completely
- 8.2.28 Qualitative assessment of business viability was based on professional judgement, with any impacts assigned to one of the three categories above. It should be noted that this DMRB assessment does not provide more detailed analysis of the scale of beneficial or adverse impact on business viability. Any adverse impacts would be assessed by the District Valuer as part of any required compensation, if necessary.
- 8.2.29 In the event of the loss of any residential or commercial land, the potential provision of financial compensation would be determined by the District Valuer; however, where impacts are unavoidable, this assessment considers the provision of compensation, in line with the mitigation hierarchy, as a valid mechanism to address residual effects.

Community Land and Property

Study Area

- 8.2.30 Community land and property, which would be subject to land-take or changes in access, have been considered as part of this EIA.

Baseline Conditions

- 8.2.31 For the purpose of this assessment, community land relates to areas that provide an established public recreational resource, such as playing fields, country parks, waterways or areas identified as Open Space within Local Plans. As noted in **Chapter 9**, the Land Reform (Scotland) Act 2003 establishes statutory rights of responsible access on and over most land, including inland water. It is therefore acknowledged that additional areas of privately owned land may be used informally by the community. Undesignated areas of open space and woodland of known amenity value to the general public are therefore also considered in the assessment.
- 8.2.32 Community property, such as schools, health care facilities, community halls and sites of religious worship, have been considered in this assessment with regard to potential land-take and changes in access.
- 8.2.33 Baseline conditions have been determined through an initial desk study and site visit. Desk study data sources include OS maps, GIS data, aerial imagery and Local Plans. Site visits/ surveys and consultations have also been undertaken to ascertain baseline conditions, as well as any areas of importance for informal use. See **sub-sections 8.2.4 and 8.2.5** for details of site visits/ surveys undertaken alongside details of the community councils consulted.

Impact Assessment Methodology – Community Land and Property

Sensitivity

- 8.2.34 In this EIA, the sensitivity of community land has been given a determination using professional judgement; however, this is set against the assumptions in **Table 8-7** below, which state that the sensitivity would be defined by the geographical scale from which visitors are attracted.

Table 8-7: Sensitivity Criteria for Community Land and Property

Sensitivity	Description
High	Property used by the community (schools, doctors' surgeries) Community land that attracts users nationally (e.g. national parks) Cemeteries
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 catchment)
Low	Derelict or unoccupied buildings Locally used community land (e.g. local parks and playing fields)

Impact Magnitude

- 8.2.35 As indicated in **Table 8-8** below, the magnitude of impacts has been determined largely based on the degree of change from baseline conditions in terms of land-take and/ or access severance. Where necessary this was then adjusted to encompass other impacts, including changes to access.

Table 8-8: Impact Magnitude Criteria for Community Land and Property

Criteria	Definition
High	Demolition of property More than 50% loss of land Complete severance due to land-take
Medium	Between 15% and 50% loss of land Major severance due to land take
Low	Less than 15% land loss Partial severance due to land take
Negligible	Very slight change from baseline condition. Change hardly discernible, approximating to a 'no change' in conditions

Impact Significance

8.2.36 The overall significance of impact was determined taking into account sensitivity and magnitude, as set out above. It should be noted that, as this assessment included a wide range of considerations, the final significance category was adjusted in some instances using professional judgement. Where such an adjustment was made, an explanation is provided within the assessment in **section 8.4**. Impacts are considered adverse, unless otherwise stated. For the purposes of this assessment impacts deemed moderate or substantial are considered to be significant.

Table 8-9: Assigning Significance of Impact for Community Land and Property

Resource Value/Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	Substantial	Moderate/ Substantial	Slight/ Moderate	Slight
Medium	Moderate/ Substantial	Moderate	Slight	Negligible/ Slight
Low	Moderate	Slight/ Moderate	Negligible/ Slight	Negligible

Agricultural, Forestry and Sporting Interests

Study Area

8.2.37 Agricultural, sporting and forestry interests which have potential to be impacted by land take, disturbance or alterations to access have been considered within this EIA.

Baseline Conditions

8.2.38 For the purposes of this assessment, agriculture is considered to be the practice of cultivating the land or rearing stock to produce food products. Sporting interests include activities such as shooting and stalking over land and woodland. Forestry is defined in relation to the growing of trees to produce wood and wood products for commercial purposes. It is also acknowledged that forestry may have amenity value to the owners.

8.2.39 The identification of baseline conditions involved a combination of:

- The James Hutton Institute, Land Capability for Agriculture (LCA) data
- Forestry commission licence data
- Aerial imagery

- OS maps
- GIS data
- Site visits/ surveys (various dates throughout 2015, 2016 and 2017)
- Meetings with landowners and tenants (various dates throughout 2015, 2016 and 2017)

Assessment Methodology – Agricultural, Forestry and Sporting Interests

Sensitivity

8.2.40 A range of sensitivity characteristics were found during the baseline data collection for each agricultural, forestry and sporting interest. Thereafter, a sensitivity rating was assigned using the criteria outlined in **Table 8-10**.

Table 8-10: *Criteria for Sensitivity of Agricultural, Forestry and Sporting Interests*

Sensitivity	Description
High	Small farm size (including Crofts) (less than 50ha) Presence of prime quality land (Class 1, 2 and 3.1) Conventionally farmed intensive arable cropping or intensive livestock systems (such as dairying) Land of any farm type farmed according to organic or biodynamic standards High value commercial sporting activity (such as grouse beats or salmon fishing) Trees of high quality with an estimated remaining life expectancy of at least 40 years if undisturbed High value woodland that is rare or distinctive and susceptible to small changes
Medium	Medium farm size (50ha – 150ha) Presence of land of moderate quality (Class 3.2 and 4) Conventionally farmed mixed cropping and livestock systems of moderate intensity Moderate value commercial sporting activity (such as pheasant shooting) Land with high or moderate importance to the support of high value sporting activity i.e. managed grouse habitat Trees of moderate quality with an estimated life expectancy of at least 20 years if undisturbed Moderate value woodlands tolerant to moderate levels of change
Low	Large farm size (>150ha) Presence of low quality land (Class 5,6 and 7) Conventionally farmed extensive livestock systems or agricultural land in non-agricultural use Low value sporting activity (such as rough shooting) Land with some importance to the support of higher value sporting activities i.e. unmanaged grouse habitat Trees of low quality with an estimated remaining life expectancy of at least 10 years if undisturbed More commonplace woodland tolerant of noticeable change or undergoing substantial development

Impact Magnitude

8.2.41 As indicated in **Table 8-11** below, the magnitude of impacts has been determined based on a range of characteristics and took into account factors such as land severance, land-take and access arrangements. Land severance impacts can appear in situations where:

- The Proposed Scheme would cut through land parcels, potentially affecting access and/ or creating areas which may become impractical for agricultural use; and/ or
- Vital facilities would be separated from land parcels

- 8.2.42 With specific regard to agricultural, sporting and forestry land interests, land-take was calculated based on the area affected by the anticipated land required for the Proposed Scheme, together with any areas of severed land parcels that would be rendered redundant for current use.
- 8.2.43 Access impacts refer to situations where existing access arrangements are changed by the Proposed Scheme.

Table 8-11: *Impact Magnitude Criteria for Agricultural, Forestry and Sporting Interests*

Criteria	Definition
High	Loss of more than 10% of the landholding High degree of severance extending to more than 20% of the land holding Access to agricultural, sporting and forestry land restricted High degree of disruption to cultivation patterns and with high risk of change in land use Disruption to driven shooting and/ or high value fishing (e.g. salmon) Noticeable change to woodland over a wide area or an intensive change over a limited area High windthrow risk
Medium	Loss of between 5% and 10% of the landholding Moderate degree of severance extending to between 10% and 20% of the land holding Access to agricultural, sporting and forestry land compromised Moderate degree of disruption to cultivation patterns with moderate risk of change in land use Disruption to walked-up shooting (pheasant) and/ or medium value fishing (e.g. trout) Small changes to woodland over a wide area or noticeable changes over a limited area Medium windthrow risk
Low	Loss of less than 5% of the landholding Low degree of severance extending to less than 10% of the land holding Minimal change in access to agricultural, sporting and forestry land Minimal degree of disruption to cultivation patterns with a low risk of change in land use Disruption to rough shooting and/ or low value fishing (e.g. no permit charged) Very minor changes to the woodland over a wide area or minor changes over a limited area Low windthrow risk
Negligible	Negligible change to all factors

Impact Significance

- 8.2.44 The overall impact significance of effect was determined taking into account sensitivity and magnitude, as set out below in **Table 8-12**. This assessment included a wide range of considerations; the final significance category presented in the impact assessment was adjusted, in some instances, using professional judgement. Where such an adjustment was made and an explanation is provided in the assessment in **section 8.4**. For the purposes of this assessment impacts deemed moderate or substantial are considered to be significant.

Table 8-12: *Assigning Significance of Impact on Agricultural, Forestry and Sporting Interests*

Resource Value/Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	Substantial	Moderate/ Substantial	Slight/ Moderate	Slight
Medium	Moderate/ Substantial	Moderate	Slight	Negligible/ Slight
Low	Moderate	Slight/ Moderate	Negligible/ Slight	Negligible

- 8.2.45 Compensation, as agreed with the District Valuer, will be available for land required as part of the Proposed Scheme. However, as mentioned before, the determination of financial compensation is outside the remit of the EIA process and is therefore unknown at this stage of the project.

Where impacts are unavoidable, this assessment considers the provision of compensation, in line with the mitigation hierarchy, as a valid mechanism to address residual effects.

Assessment Methodology – Agricultural, Forestry and Sporting Business Viability

- 8.2.46 DMRB guidance requires an assessment of the likely impacts of the future viability of agricultural, forestry and sporting interests affected by the Proposed Scheme.
- 8.2.47 The impacts on future viability would be considered where the magnitude of impact on agricultural, forestry and sporting land was considered to be moderate or substantial. In undertaking this viability assessment, the general principles applied relate to whether the business has the potential to adapt its operations and whether it could continue to operate.
- 8.2.48 Where necessary, a qualitative assessment of impacts on business viability of these businesses was undertaken using the following criteria:
- Beneficial Impact: the business is likely to be able to continue trading and developing as planned and the Proposed Scheme may make a beneficial contribution to business development
 - Neutral Impact: the business is affected by the land-take requirements of the Proposed Scheme, but no impacts on viability have been identified and the business is likely to be able to continue trading
 - Adverse Impact: the business may have to reduce its activities, relocate or close completely
- 8.2.49 In undertaking this assessment, it is assumed that compensation as agreed with the District Valuer would be available for land required as part of the Proposed Scheme, severance, injurious affection and disturbance. The determination of the level of financial compensation is outside the remit of this EIA and is unknown at this stage, however, where viability impacts are unavoidable; this assessment considers the provision of compensation, in line with the mitigation hierarchy, as a valid mechanism to address residual effects.

Development Land

Study Area

- 8.2.50 The study area covers land allocated for development, planning applications and unimplemented extant planning permissions within 500m of the Proposed Scheme.

Baseline Conditions

- 8.2.51 For the purposes of this EIA, development land relates to areas allocated for development as identified in Strategic and Local Development Plans, as well as relevant planning permissions and applications being determined by Cairngorms National Park Authority (CNPA), THC or P&KC. With regard to unimplemented planning permissions, extant planning permission at the date of writing (December 2017) has been considered, i.e. permissions which have been granted since (December) 2014. The review has included planning applications which are pending consideration or refused, where the applicant still has a right to appeal (or an appeal is in progress). Planning applications excluded are: householder applications for extensions, withdrawn applications and refused applications (where the time-limit to appeal has passed).

8.2.52 An assessment of proposals of application notices, planning applications and permissions within the study area has been undertaken through an online search of CNPA, P&KC and THC's public access systems and is identified in **section 8.3**. Additionally, this data has been verified through consultation with CNPA, P&KC and THC.

Assessment Methodology

8.2.53 The assessment of potential impacts on 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 Proposed Scheme would improve the viability of the site for the proposed development. 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 Proposed Scheme would improve the site's appropriateness for its proposed use
- Neutral: the land would still be available for the proposed use and there would be no discernible 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 of, or the entire site, would no longer be available for the proposed use and the Proposed Scheme would reduce viability of the development taking place, or would impact the amenity of the site in such a way as to interfere with its proposed use
- Mixed: assessment of potential impacts includes some adverse and some beneficial factors

Limitations to Assessment

8.2.54 The land ownership, land-take calculations, sporting and agricultural impacts are based upon the fixed CPO boundary at the time of publication.

8.2.55 The locations of construction compounds will be confirmed by the appointed Contractor(s) taking into account the constraints identified in this EIA. Should the contractor(s) seek planning permission for temporary use of land beyond the CPO, this would be subject to a separate planning approval and consent from the landowner and cannot be assessed at this stage.

8.2.56 This assessment focuses on direct impacts associated with land-take. However, there may also be wider indirect beneficial and adverse socio-economic impacts, particularly for businesses and local communities that utilise the A9 and surrounding areas. Indirect impacts are difficult to accurately quantify and relate to a variety of factors that are not associated with land-take. In this instance, a qualitative assessment of these issues has been provided for example within the socio-economic impact assessment and business viability assessments.

8.3 Baseline Conditions

Local Communities – Baseline Conditions

- 8.3.1 The community of Dalnaspidal is located at approximate chainage (ch.) 0,450. The community is accessed from the A9 via access location #1 (see **Drawing 8-1 (Volume 3)**).
- 8.3.2 The community comprises five residential properties between the A9 and the Highland Main Line (HML) railway, which are: the Old School House (which comprises two dwellings), Station House and Station Cottages 1 and 2 (see **Photograph 8-1**).



Photograph 8-1: Photograph of Station House and Station Cottages

- 8.3.3 Existing development at Dalnaspidal also includes agricultural buildings associated with the Dalnaspidal Estate and Garryview which comprises two derelict buildings (one residential and one associated with the property).



Photograph 8-2: Photograph of Garryview

- 8.3.4 To the south of Dalnaspidal, is Dalnaspidal Lodge, which is let out to shooting parties, and three recently built residential properties which are associated with the estate and its operations.
- 8.3.5 The area surrounding Dalnaspidal is of importance to the Dalnaspidal Estate as a principal access point to the estate, and their main operational base which has five full time employees based on the estate.

Residential and Commercial Land and Property – Baseline Conditions

Residential

- 8.3.6 As stated above, there are five residential properties located within the community of Dalnaspidal (approximate ch. 0,450) which are accessed via access #1.
- 8.3.7 There is a single residential property providing bed and breakfast and tea room facilities (for commercial purposes) located at, Balsporran Cottages (ch. 6,850). Balsporran Cottages (see **Photograph 8-2**) is accessed via location #6 (ch. 6,850) and operates 12 months a year, offering four bedrooms for bed and breakfast.



Photograph 8-3: Photograph of Balsporran Cottages

- 8.3.8 Drumochter Lodge, which is located at approximate ch. 7,400 and accessed via location #7 (ch. 7,400), has seasonal residential use.
- 8.3.9 There is also a residential property (with annex) at Drumochter Lodge, which accommodates two estate workers and their families, located at approximate ch. 7,400.
- 8.3.10 As per **Table 8-3** all residential properties are attributed a **High** sensitivity with the garden land associated with the properties attributed a **Medium** sensitivity value. It is recognised that Station House does have a significant associated landholding, some of which is made up of dense

scrubland which is not accessible. This inaccessible land has been attributed a **Low** sensitivity value.

- 8.3.11 Additionally, there is a dilapidated residential property located in Dalnaspidal (approximate ch. 0,450) known as Garryview (see **Photograph 8-3** above). This has been attributed a **Low** sensitivity as per **Table 8-3**.

Commercial

- 8.3.12 As mentioned above, the commercial property of Balsporran Cottages is located at ch. 6,850 and accessed via location #6 (ch. 6,850). As per **Table 8-3** this commercial property has been attributed a **High** sensitivity.
- 8.3.13 Drumochter Lodge has been recently utilised by the Game and Wildlife Conservation Trust as an upland research unit. This included general office use all year round, and an operational base for vehicles and equipment. This is currently undergoing refurbishment with a view to re-letting in the short-term and is therefore assessed as being occupied and attributed a **High** sensitivity as per **Table 8-3**.
- 8.3.14 There are a number of estate buildings, such as a workshop, deer larder and lunch hut, at approximate ch. 7,400 and accessed via location #7, associated with Drumochter Lodge (part of North Drumochter Estate). This is a hub for shooting and other estate activities for the combined estates of North Drumochter (Ralia Enterprises) and South Drumochter (Milton Enterprises). Although they are owned separately, due to the family ownership connections and management structure the facilities are “shared” by both estates. As per **Table 8-3** this commercial property has been attributed a **High** sensitivity.
- 8.3.15 The HML railway runs parallel and to the west of the A9 throughout the Project 7 extent and Network Rail require access for maintenance purposes from ch. 0,450 (location #1), ch. 3,130 (location #5), and ch. 5,800 (location #A). As per **Table 8-3** this commercial property has been attributed a **High** sensitivity.
- 8.3.16 To the south of Dalnaspidal is Loch Garry where SSE Generation have an asset in the form of a weir. They currently require access at ch. 0,450 (location #1). As per **Table 8-3** this commercial property has been attributed a **High** sensitivity.
- 8.3.17 There is a telecommunication mast situated to the east of the A9 which is accessed at ch. 0,470 (location #2). Additionally, a telecommunication mast is accessed at ch. 5,800 (location #A) and is owned by THC. These masts are attributed a **High** sensitivity value.
- 8.3.18 The Beauly to Denny Power Line (BDL) (an SSE Transmission asset) runs the full extent of Project 7 and is parallel and to the east of the A9. The BDL has been accessed via a temporary access point at ch. 7,700 (location #9) and may now be accessed at ch. 3,120 (location #4). As per **Table 8-3** this commercial property has been attributed a **High** sensitivity.

Community Land and Property – Baseline Conditions

- 8.3.19 Baseline data collection has established that there are no community land or facilities within the study area.

Agricultural, Forestry and Sporting Land – Baseline Conditions

General Context and Land Capability

- 8.3.20 The agricultural classification of land within the whole of Project 7 is that it is suitable for rough grazing (LCA grade 6.1-7) and therefore is attributed a **Low** sensitivity as per **Table 8-10**. Please see **Drawing 8-6 (Volume 3)** which shows the LCA grade.
- 8.3.21 There are a series of woodland strips to the east of the A9 throughout the Proposed Scheme extents. This is understood to be planted shelter belt, which is not considered to be of community or commercial forestry value as they are grown for A9 winter resilience (protection from snow drift) rather than for commercial use. Additionally, there is some woodland located at Drumochter Lodge; however, this is used for amenity rather than commercial purposes. Therefore, these woodlands have not been considered further in this chapter.
- 8.3.22 There are four estate interests within the study area, which are described in detail below:
- Dalnacardoch Estate - ch. -950 to 3,500, east of the A9 and west up to HML railway
 - Dalnaspidal Estate - ch. -950 to 3,500, west of the HML railway
 - South Drumochter Estate which has a Secure Agricultural Tenancy - ch. 3,500 to 9,890, east of the A9 (excluding land adjacent to the A9 at ch. 6,800 to 7,500)
 - North Drumochter Estate - ch. 3,500 to 9,890, predominantly to the west of the A9 (including land adjacent to the A9 at ch. 6,800 to 7,500 to the east of the A9)

Sensitivity Assessment

- 8.3.23 Data collected through liaison with each landowner has been used to give an individual sensitivity assessment for each land interest potentially affected by the Proposed Scheme. Further detail regarding the sensitivity attributed to each Estate interest is included in **Appendix 8.1**, contained in **Volume 2**.

Dalnaspidal Estate

- 8.3.24 Dalnaspidal Estate lies to the west of the HML railway; however, it does utilise the Dalnaspidal Junction for access. The estate totals approximately 4,860ha (12,000 acres) and is run as part of the larger adjoining Loch Ericht Estates. There are no sporting interests located within the vicinity of Project 7, however sporting interests do utilise the existing Dalnaspidal access and therefore the estate has been attributed a **Low** sensitivity. As stated above, agricultural land within the Estate is attributed a **Low** sensitivity.

Dalnacardoch Estate

- 8.3.25 Dalnacardoch Estate is located between ch. 0 and 3,500 on land both sides of the A9 and total approximately 7,891ha (19,500 acres). As per **sub-section 8.3.20**, agricultural land within Dalnacardoch Estate is attributed a **Low** sensitivity. It is noted that some low value agricultural land, between the existing A9 and the HML railway, is let on a seasonal grazing basis to Dalnaspidal Estate. However, Dalnacardoch Estate do not undertake any sheep farming on the land.
- 8.3.26 Dalnacardoch Estate does undertake grouse shooting and deer stalking; however, land subject to this assessment forms a minor 'fringe' part of a grouse beat and is not directly used for stalking.

The land does, however, form habitat for grouse and has therefore been attributed a value as such. In this regard, the land is managed as grouse habitat and has been attributed a **Medium** sensitivity.

8.3.27 The Dalnacardoch Estate utilises the following access points:

Table 8-13: *Accesses Utilised by Dalnacardoch Estate*

Access	Ch. Location	Use
Location #3	0,500	Provides access for grouse moor activities (5-7 driven days per year) plus maintenance of grouse butts and tracks throughout the year. This access also provides stalking access 6-7 times weekly throughout the year. Occasionally this access is used for forestry access
Location #4	3,120	This is a private access used in relation to stalking and grouse shooting
Location #5	3,130	Used by the Estate for agricultural uses and occasional HGV access

South Drumochter Estate

8.3.28 The land between ch. 3,500 and 9,890 (excluding ch. 6,800 to 7,500) is utilised by South Drumochter Estate (east of the A9) mainly for sporting; however, the majority of land closest to the A9 forms a ‘fringe’ part of grouse beats and is not used for deer stalking. However, this land is habitat for grouse and as a result, the majority of this land has been attributed a **Medium** sensitivity. An area of land between ch. 4,200 and 7,000 forms a marginal part of a grouse beat and has been attributed a **High** sensitivity.

8.3.29 South Drumochter Estate is farmed on a Secure Agricultural Tenancy as well as ‘in-hand’ by the Estate with mixed hogs and ewes, as stated above the agricultural land is attributed a **Low** sensitivity.

8.3.30 North Drumochter Estate

8.3.31 The land west of the A9 between ch. 3,500 and 9,890 is utilised by North Drumochter (including Dalwhinnie Grouse Moor) sporting estate; however, the land closest to the A9 does not form part of any grouse beat nor is it used for deer stalking. The land does form unmanaged grouse habitat and as a result, this land has been attributed a **Low** sensitivity in line with **Table 8-10**.

8.3.32 North Drumochter Estate is farmed ‘in-hand’ with approximately 600 ewes and 250 hogs. It is noted that this estate is run in conjunction with another estate outwith the scope of this EIA (Ralia Estate). As stated above, the agricultural land has been attributed a **Low** sensitivity.

8.3.33 There is a small area of woodland on North Drumochter Estate, located to the west of the A9 at Drumochter Lodge. **Table 8-14** provides details of which direct accesses are utilised by North and South Drumochter Estates. **Drawing 8-1 (Volume 3)** illustrates the baseline context of these access points.

Table 8-14: *Direct Accesses Utilised by North and South Drumochter Estates*

Access	Chainage	Use
Location #A	5,800	Used for keeping duties and by shooting and stalking parties. In peak shooting season (August to October) 15 vehicles ingress/ egress at this point. Generally, this access is used around 10 times a week
Location #B	6,450	This access point is an informal gate used by the Estate approximately four times a week for general keeping duties and removing sheep from the A9
Location #6	6,850	This is the main access for game keepers and provides access to the main estate hill tracks on the west of the A9

Access	Chainage	Use
Location #C	7,400	This access provides informal access used for general keeping duties and removing sheep and deer carcasses from the A9. The Estate has reported that they use this access twice a week
Location #7	7,400	This provides the main access to Drumochter Lodge and the Drumochter Estate buildings referenced above. The Estate has reported that two gamekeepers and their families live here. This access is used up to 20 times a day by private vehicles and by refuse vehicle weekly
Location #8	7,400	This access is used eight times a week and for access to hills for sheep management purposes and for general game keeping purposes
Location #9	7,700	The Estate have reported using this access eight times a week for general game keeping purposes and removing sheep found straying onto the A9
Location #10	7,700	This access is not used by vehicles but used by the Estate to access Drumochter Lodge on foot and crossing the A9 at this point
Location #11	8,350	Drumochter Estate report using this access 12 days a year for moving sheep to be treated, and around 20 ingress/ egress movements reported on those days. This is also used for removing sheep off the A9
Location #12	9,310	Drumochter Estate has reported this access is used eight times a week and for shooting parties, via vehicles and on foot. Access is also used to remove sheep from the A9

Development Land – Baseline Conditions

Planning Applications

8.3.34 A desk-top search of the CNPA, P&KC and THC public access to planning application systems indicate that there are four relevant planning applications within the study area. Please see **Table 8-15** below for further details.

Table 8-15: *Planning Applications*

Application Reference	Application Site	Description of Development	Status
16/01773/FLL	Land 60m north-east of Keepers Cottage, Dalnaspidal	Erection of dwelling house and installation of ground mounted solar panels	Approved but unimplemented
16/00855/FLL	Land 100m east of Dalnaspidal Lodge, Dalnaspidal	Erection of dwelling house and installation of ground mounted solar panels	Approved but unimplemented
15/01647/FLL	Land 100m east of Dalnaspidal Lodge, Dalnaspidal	Erection of dwelling house	Approved but unimplemented
2014/0339/DET	Drumochter Lodge, Dalwhinnie	Remediation works and permanent retention of section of temporary track and associated bridges	Approved but unimplemented – extension of time granted. Application to remove Condition 3 (requiring the provision of a woodland belt) submitted and pending determination.

8.3.35 With regards planning application 2014/0339/DET, this relates to remediation works and the permanent retention of a section of a temporary track previously used for the construction of the BDL. This application was approved in February 2015 and expired as Condition 1 of the permission stated that the works had to be completed by 30 June 2016. However, earlier in 2017 this application received an extension date for the works to be completed by the end of October

2018. Given that the provision of this track is incorporated into the Proposed Scheme design, this application has not been attributed a value or considered further in this assessment.

Development Land Allocations

8.3.36 There are no areas allocated for development within local development plans within the study area.

Key Receptors

8.3.37 The key community and private assets receptors on which this impact assessment will be based on are shown in **Table 8-16** below, along with the three planning applications which are to be considered. All other community and private assets identified within the baseline conditions which are not impacted by either permanent or temporary works have not been considered further in this EIA.

Table 8-16: Key Receptors

Receptor Name	Receptor Type	Ch. Location	Sensitivity
Dalnaspidal Residential Properties	Local Community	0,450	N/A
Old School House	Residential Property and Associated Land	0,450	Property – High, Garden Land - Medium
Station House	Residential Property and Associated Land	0,450	Property – High, Garden Land – Medium, Associated Scrub - Low
1 Station Cottage	Residential Property and Associated Land	0,450	Property – High, Garden Land - Medium
2 Station Cottage	Residential Property and Associated Land	0,450	Property – High, Garden Land - Medium
Garryview	Derelict Property and Associated Land	0,450	Low
Balsporran Cottages	Residential and Commercial Property and Associated Land	6,850	Property – High, Garden Land - Medium
Drumochter Lodge and associated residential properties	Residential and Commercial Property and Associated Land	7,400	Property – High, Garden Land - Medium
Highland Main Line (HML) railway	Commercial Property and Associated Land	-950 to northern scheme extent	Property – High, Associated Land - Medium
SSE Generation	Commercial Property and Associated Land	0,450	Property – High, Associated Land - Medium
Telecommunications mast	Commercial Property and Associated Land	0,470	Property – High, Associated Land - Medium
Telecommunications mast	Commercial Property and Associated Land	5,800	Property – High, Associated Land - Medium
Beauly to Denny Power Line (BDL)	Commercial Property and Associated Land	0 to 9,890	Property – High, Associated Land - Medium
Dalnaspidal Estate	Agricultural/ Sporting Land	-950 to 3,500	Low
Dalnacardoch Estate	Agricultural/ Sporting Land	-950 to 3,500	Agricultural – Low, Sporting – Medium
North Drumochter Estate	Agricultural/ Sporting/ Forestry Land	3,500 to northern scheme extent	Agricultural – Low, Sporting – Low, Forestry - Low
South Drumochter Estate (and associated agricultural tenancy)	Agricultural/ Sporting Land	3,500 to northern scheme extent	Agricultural – Low, Sporting – Medium/ High

8.4 Potential Impacts

8.4.1 This section considers the potential temporary and permanent impacts resulting from the Proposed Scheme in relation to community and private assets. Throughout the DMRB Stage 3 iterative design process, a number of environmentally led workshops considered each aspect of the developing design and made recommendations for certain features to be included in the next design iteration. These aspects have been defined as ‘embedded mitigation’ and, where they are included in the Proposed Scheme design, they are considered within the context of the impact assessment as providing mitigation to avoid or reduce environmental impacts, and in some cases, provide environmental benefits. For the purposes of community and private assets, embedded mitigation includes:

- Avoidance and minimisation of earthworks encroachment into property boundaries
- Location of drainage and Sustainable Drainage Systems (SuDS) features as close to mainline and junctions as possible
- Minimisation of works boundary encroachments into, and provision of access to, local estate land and properties
- The provision of underledges/ underpasses for movement between the east and west of the A9 as shown on **Drawings 6.1 to 6.9**
- Provision of new Drumochter Lodge access underbridge
- Provision of new Dalnaspidal Junction underbridge

8.4.2 While the impact assessment has been undertaken in cognisance of the embedded mitigated features noted above, in order to ensure that all project mitigation requirements (including embedded, standard and additional mitigation) are captured, they have been included within the summary of mitigation section of this chapter, and the Schedule of Environmental Commitments contained in **Chapter 21**.

Local Communities

Temporary Impacts – Construction Phase

Community Severance

8.4.3 The contractor will be required to maintain access to Dalnaspidal at all times, however it is noted that there will be some temporary diversions causing disruption to this access. Typically, these disruptions will result in a **Slight Adverse** impact on community severance.

8.4.4 Given that the Proposed Scheme is likely to result in a degree of temporary new community severance, as outlined above, there is no relief from existing severance through the construction stage.

Socio-Economic Impacts

8.4.5 Following the assessment of community severance and due to the requirement to maintain access to residences and commercial properties throughout the construction period, it is apparent that the disruption to access arrangements is not significant and would therefore result in a **Neutral** socio-economic impact upon Dalnaspidal.

Permanent Impacts – Operational Phase

Community Severance

- 8.4.6 Residents of Dalnaspidal utilise the A9 to access community facilities located in Dalwhinnie and other local villages to the north and south. Access to and from the community of Dalnaspidal will be permanently changed through the introduction of a junction and underpass. The proposed junction comprises a left in/ left out arrangement with local grade-separation and a new Dalnaspidal Junction road underbridge. This new junction will result in minimal increases in journey length (northbound and southbound), and there will be no new severance caused by the proposals.
- 8.4.7 There will be no decrease in traffic through Dalnaspidal; however, it is noted that the provision of the underbridge will improve safety and remove what can be a significant wait for residents to turn right out of the existing junction. Therefore, a **Slight Beneficial** impact through relief from existing severance is noted.

Socio Economic Impacts

- 8.4.8 Properties at Dalnaspidal (currently accessed via Location #1) are proposed to be served (from both the north and south) by a left-in/ left-out local grade separated junction and underbridge, which will provide safer and easier access to these properties. This is an upgrade from the existing situation and therefore is considered to have a **Slight Beneficial** socio-economic impact.

Residential and Commercial Land and Property

Temporary Impacts – Construction Phase

Land Take

- 8.4.9 As land take for the Proposed Scheme will be permanent, there will be no additional temporary impact on residential or commercial land or property as a result of the Proposed Scheme.

Vehicle Access During Construction

- 8.4.10 Residential and commercial properties accessed directly from the A9 will experience changes in access during construction. Access will, however, be retained at all times and disruption will be minimised by the contractor. Typically, disruption to residential and commercial properties at Dalnaspidal, Drumochter Lodge, Balsporran Cottages, HML railway, SSE Assets (including BDL) and identified Telecoms Masts will experience a **Slight Adverse** impact.

Business Viability

- 8.4.11 There is a potential for adverse impacts to Balsporran Cottages where access to the business may be made more complicated as a result of the construction works, although access will need to be maintained by the contractor at all times.
- 8.4.12 The temporary business viability impact is likely to be **Adverse** for Balsporran Cottages.

Permanent Impacts – Operation Phase

Land Take

- 8.4.13 The land associated with one residential property (Station House) and land associated with Drumochter Lodge (commercial and residential) will be directly affected by the Proposed Scheme.

Table 8-17: Permanent Land-take areas for Residential and Commercial land-interests

Receptor	Loss of Land		Sensitivity	Magnitude	Significance
	Area lost (ha)	% area lost			
Station House (associated scrub land)	0.13	25.2	Low	Low (although this is a 20% loss of total land associated with the property, the magnitude of impact has been reduced in consideration of the proportion of the low value land which is lost)	Slight/ Negligible
Drumochter Lodge (associated land)	0.41	28.5	Medium	Medium	Moderate Adverse

- 8.4.14 Additionally, the unoccupied and dilapidated Garryview buildings (residential property and associated property) at Dalnaspidal will be demolished under the Proposed Scheme; in absolute terms, this is a **High** magnitude impact on a **Low** value asset which results in a **Moderate Adverse** impact.

Vehicle Access

- 8.4.15 In term of access, only properties with direct access changes (i.e. changes to the sole or primary access route to the property) are discussed in this section. Properties which will experience a change in access/ travel distance to the A9, but where the A9 is not the sole/ primary access route, are discussed under 'Community Severance' and 'Indirect Socio-Economic Impacts'.
- 8.4.16 Residential and commercial properties within Dalnaspidal will experience a change in access arrangements. These properties will be served by the Dalnaspidal Junction and will experience an increase in journey length of 22m from the northbound carriageway and 9m from the southbound carriageway; this will result in a **Negligible Adverse** impact.
- 8.4.17 Balsporran Cottages will encounter a permanent change in access with the existing access to the property being stopped up. The cottages are currently accessed directly from the A9 (Access #6). It is proposed that this property will be served by the Balsporran/ Drumochter access situated further north by approximately 500m. This new access will result in an increase in journey length of 301m travelling southbound to the cottages and 1,205m travelling northbound to the cottages. However, this is accompanied by a significant safety benefit associated with the removal of right turns across the carriageway and a benefit in travel time through the reduction in potentially significant waiting times to turn right out of the access point. Taking these points into consideration results in a **Slight Adverse** impact.
- 8.4.18 Properties at Drumochter Lodge will encounter a permanent change in access and are proposed to be served by the Balsporran/ Drumochter Access. This new access results in an increased journey distance of 43m travelling from the southbound carriageway and 473m travelling from the northbound carriageway. This results in a **Negligible Adverse** impact on Drumochter Lodge.

- 8.4.19 As noted previously, Network Rail (HML railway), SSE and telecommunications companies utilise access points within the study area. Direct accesses from the A9 will be removed, and alternative means of access have been provided via the proposed Dalnaspidal Junction and the Balsporran/ Drumochter Junction. **Table 8-18** highlights the differences in journey length which will be experienced by these commercial operators.
- 8.4.20 The start/ end destination points (which have been used to calculate differences in travel distance) are where the operator/ receptor would be travelling to, for example the end point for Access Location #5 is the HML underpass at ch. 2,600. The significant safety benefits including the removal of right turns across the carriageway and removal of requirements to access land from A9 lay-bys has been taken in to account and the resulting impact presented.

Table 8-18: Summary of permanent direct vehicle access changes to Network Rail, SSE and Telecommunication Assets

Operator/ Receptor	Current Access	Proposed Access	Difference in Travel Distance		Significance
			Southbound	Northbound	
Network Rail	Access Location #1	Dalnaspidal Junction	+9m	+22m	Negligible Adverse
	Access Location #5	Dalnaspidal Junction	+4,828m	-536m	Slight Adverse
	Access Location A	Balsporran/ Drumochter Access	+327m	+3,307	Slight Adverse
SSE	Access Location #1	Dalnaspidal Junction	+9m	+22m	Negligible Adverse
SSE – Beauly to Denny Power Line	Access Location #3	Dalnaspidal Junction	+162m	+24m	Negligible Adverse
Telecoms Mast (east of A9)	Access Location #2	Dalnaspidal Junction	+109m	+200m	Negligible Adverse
Telecoms Mast (west of A9)	Access Location A	Balsporran/ Drumochter Access	+327m	+3,307m	Slight Adverse

Business Viability

- 8.4.21 There is a potential adverse impact on business viability at Balsporran Cottages due to a change in access arrangements. Balsporran Cottages is to be served by a left-in, left-out access which adds journey length to those accessing the cottages from the northbound carriageway or those travelling south to the cottages. However, the cottages are predominantly occupied by pre-booked guests who are very unlikely to be deterred from staying due to this increase in journey length. The impact on business viability at Balsporran Cottages is therefore considered to be **Neutral**.
- 8.4.22 Access to commercial interests associated with Drumochter Lodge will be provided by the Drumochter/ Balsporran Access; therefore, the impact on business viability is considered **Neutral**.

Agricultural, Forestry and Sporting Interests

- 8.4.23 This section of this Chapter should be read alongside **Appendix 8.1 (Volume 2)** which provides further details of the temporary and permanent impacts upon agricultural, forestry and sporting interests. This Chapter summarises the information presented in **Appendix 8.1 (Volume 2)**.

Temporary Impacts – Construction Phase

Agricultural Interests

- 8.4.24 It is recognised that there will be changes to access arrangements during the construction phase. Although the contractor will minimise disruption to access to agricultural land, the disruption is

envisaged to result in a **Slight Adverse** impact on Dalnaspidal, Dalnacardoch, North and South Drumochter Estates (and the Secure Agricultural Tenancy associated with the South Drumochter Estate).

Forestry Land

8.4.25 As all land take is permanent there are no temporary impacts on forestry land interests.

Sporting Interests

8.4.26 There are potentially temporary impacts on the identified sporting estates: Dalnacardoch Estate, Dalnaspidal Estate, North Drumochter Estate and South Drumochter Estate due to grouse disturbance and disruption of access to land. These are assessed as temporary, **Slight Adverse** impacts on the Dalnaspidal Estate and North Drumochter Estate and **Moderate Adverse** impacts on the Dalnacardoch and South Drumochter Estates.

In-Combination Estate Impacts

8.4.27 As there are temporary impacts on both the sporting and agricultural interests associated with the Estates an in-combination impact on these has been attributed to each estate.

- Dalnaspidal Estate – **Slight Adverse**
- Dalnacardoch Estate – **Slight/ Moderate Adverse**
- South Drumochter Estate – **Slight/ Moderate Adverse**
- North Drumochter Estate – **Slight Adverse**

8.4.28 As these are below moderate the estates are assumed to remain viable.

Permanent Impacts – Operational Phase

Agricultural Interests

8.4.29 **Table 8-19** summarises the potential impacts on agricultural land interests. The potential impacts generally relate to loss of land, severance of land, loss of access, loss of boundaries (including fences, hedges and walls), loss of watering points for livestock and disruption to existing field drainage systems.

Table 8-19: Summary of Potential Permanent Impacts on Agricultural Interests

Land Reference	Ch.	Loss of Land		Additional Impacts	Significance of Impact
		Agricultural Area lost (ha)	% Land Ownership Parcel		
Dalnacardoch Estate	-950 to 3,500	39.4	0.5	Changes to access arrangements	Slight Adverse
Dalnaspidal Estate	-950 to 3,500	0.15	0.003	Changes to access arrangements	Slight Adverse
North Drumochter Estate	3,500 to northern scheme extent	34.06	0.94	Changes to access arrangements	Slight Adverse
South Drumochter Estate (and associated Secure Agricultural Tenancy)	3,500 to northern scheme extent	44.42	2.2	Changes to access arrangements	Slight Adverse

8.4.30 It is noted within the impact assessment that North Drumochter Estate and Dalnacardoch Estates will encounter some change in relation to the connectivity between each side of the A9 for general access (i.e. for stock and/ or the process of moving sheep). However, the alternative access arrangements incorporated through the embedded mitigation are similar to the existing situation.

Forestry Interests

8.4.31 North Drumochter Estate will experience a loss of 1.05ha of woodland, which will have a Negligible Adverse impact on the forestry interests of the estate.

Sporting Interests

8.4.32 **Table 8-20** identifies the potential impacts on sporting interests.

Table 8-20: Description of Potential Permanent Impacts on Sporting Interests

Land Interest	Description of potential impacts	Significance of potential impact
Dalnacardoch Estate	Dalnacardoch land impacted does not form part of any grouse beat nor is it utilised for stalking. It is not actively managed as grouse habitat. There is some woodland lost as a result of the Proposed Scheme which may be utilised by deer but only as a corridor enabling movement to the core deer areas to the east and west and as such will not be utilised for stalking. Additionally, the access points noted in Table 8-13 above are all being stopped up. However, alternative arrangements are proposed and access to the Estate will be retained.	Slight Adverse
South Drumochter Estate	Although the majority of land impacted does not form part of any grouse beat, the area identified which forms part of a grouse beat would result in a moderate impact on this element of the estate. However, as per Appendix 8.1 (Volume 2) this land is marginal to the operation of the grouse drive and the impact is not significant in terms of the operation of the beat or the estate as a whole. Additionally, the remainder of land affected forms managed and unmanaged grouse habitat, there is a slight magnitude of impact on these. Additionally, the access points noted in Table 8-14 above are all being stopped up. However, alternative arrangements are proposed and access to the Estate will be retained.	Slight Adverse
North Drumochter Estate	North Drumochter land impacted does not form part of any grouse beat nor is it utilised for stalking. It is not actively managed as grouse habitat, however, land and woodland lost as a result of the Proposed Scheme may be utilised by deer but only as a corridor enabling movement to the core deer areas to the east and west and as such will not be utilised for stalking. Additionally, the access points noted in Table 8-15 above are all being stopped up. However, alternative arrangements are proposed and access to the Estate will be retained.	Slight Adverse

In-Combination Estate Impacts

8.4.33 As there are permanent impacts on both the sporting and agricultural interests associated with Dalnacardoch and South Drumochter Estates, and on both agricultural and forestry interests on North Drumochter an in-combination impact on these has been attributed to each estate considering the impacts set out above.

- Dalnacardoch – **Slight Adverse**
- South Drumochter – **Slight Adverse**
- North Drumochter – **Slight Adverse**

8.4.34 As these are below moderate the Estates are assumed to remain viable.

Development Land

Temporary Impacts – Construction Phase

- 8.4.35 Access arrangements to the land subject to planning permissions identified in **Table 8-15** will be disrupted; however, access will be retained resulting in a **Neutral** impact on all planning permissions.

Permanent Impacts – Operational Phase

- 8.4.36 Existing access to the land subject to planning permissions identified in **Table 8-15** will be stopped up; however, alternative access will be provided resulting in a **Neutral** impact on all land subject to planning permissions.

8.5 Mitigation

- 8.5.1 As stated previously, the potential impacts identified in **section 8.4** have taken into consideration the embedded mitigation included within the Proposed Scheme. This design approach has avoided or reduced many significant potential impacts by reducing land-take and providing alternative access arrangements. In addition to the embedded mitigation, this section sets out additional specific and standard mitigation to further reduce the potential adverse impacts resulting from the Proposed Scheme both during construction (temporary) and operation (permanent).
- 8.5.2 Consultation with landowners and tenants is ongoing and it is normal practice for the details of landowner accommodation works to continue beyond the EIA process. Agreed mitigation measures and accommodation works, however, will be included within the construction contract.
- 8.5.3 **Chapter 9, Chapter 12, Chapter 13, Chapter 14** and **Chapter 15** set out proposed mitigation measures to reduce adverse impacts during construction and operation which will also reduce impacts on the local community; for example, accesses being maintained or temporary diversion routes being provided, construction sites kept to a minimum to reduce habitat loss, construction sites to be kept tidy, and vegetation to be retained and fenced off in advance of works commencing on site. This proposed mitigation in relation to the Proposed Scheme as a whole, is summarised in **Chapter 21**.

Standard, Embedded and Additional Mitigation

- 8.5.4 Standard mitigation measures are common across the A9 Dualling Programme. A number of the measures have been identified as being relevant to reduce the overall impacts of the Proposed Scheme on Community and Private Assets, as listed in **Table 8-21**.
- 8.5.5 Embedded Mitigation measures are project specific and are included in the design of the Proposed Scheme. For clarity, these are also included in **Table 8-21** where relevant to this chapter. Note, the initial impact assessment (outlined in **section 8-4** above) has included consideration of these measures.
- 8.5.6 There is also project specific mitigation which are additional mitigation measures which have been identified as part of this EIA process and which apply specifically to Community and Private Assets affected by the Proposed Scheme. These are also listed in **Table 8-21**.

Monitoring Requirements

- 8.5.1 Mitigation measures implemented will be monitored. To ensure successful implementation, measures will be outlined and monitored via management plans including the Construction Environmental Management Plan (CEMP) and the Agricultural and Estates Management Plan.
- 8.5.2 Replacement and alternative access provided as part of the Proposed Scheme will be inspected for construction defects before handover to Transport Scotland. Any construction phase defects will be rectified.
- 8.5.3 Post-construction phase, all trunk road infrastructure elements of the scheme will fall under the remit of regular and routine condition inspection and maintenance provided by Transport Scotland and the relevant trunk road Operating Company.

Table 8-21: Standard, Embedded and Additional Mitigation for Community and Private Assets

Item Ref.	Approximate Chainage/ Location	Timing of Measure	Description	Mitigation Purpose/ Objective	Specific Consultation or Approval Required
Standard A9 Mitigation					
SMC-S1	Throughout the Proposed Scheme	Pre-Construction and Construction	A Construction Environmental Management Plan (CEMP) will be prepared by the Contractor. The CEMP will set out how the Contractor intends to operate the construction site, including construction-related mitigation measures identified below in Tables 21.2 to 21.11. The relevant section(s) of the CEMP will be in place prior to the start of construction work. The CEMP will include, but not be limited to, subsidiary plans relating to: land (including a specific Soil Management Plan), geology and land contamination; surface water and groundwater (including a Flood Response and Pollution Incident Response Plan); ecology (Ecological Management Plan which will include specific Species Protection Plans and Habitat Management Plans); landscape, cultural heritage, air quality and noise and vibration.	To provide a framework for the implementation of construction activities in accordance with the environmental commitments and mitigation measures in the ES. It will be developed and evolve to avoid, reduce or mitigate construction impacts on the environment and the surrounding community.	Consultation with the relevant local authorities, other statutory bodies and regulatory authorities (refer to Tables 21.2 – 21.11)
SMC-S2	Throughout Proposed Scheme	Pre-Construction and Construction	Prior to construction an Environmental Coordinator and team of suitably qualified Environmental Clerk of Works (EnvCoW) (i.e. professionally qualified in a relevant environmental discipline) will be appointed by the Contractor. The EnvCoW(s) will report to the Environmental Coordinator and be present on site, as required, during the construction period to monitor the implementation of the mitigation measures identified and ensure that activities are carried out in such a manner to prevent or reduce impacts on the environment.	To monitor the implementation of the mitigation measures identified and ensure that activities are carried out in such a manner to prevent or reduce impacts on the environment.	Approval by Transport Scotland
SMC-S3	Throughout Proposed Scheme	Pre-Construction and Construction	Throughout the construction period the Contractor will, as required, contribute towards the overall communications strategy for the A9 Dualling Programme. As part of this the Contractor will appoint a Community Liaison Officer supported by a liaison team as necessary who will: <ul style="list-style-type: none"> liaise with the following: relevant local authorities; other statutory bodies and regulatory authorities; community councils and relevant community groups; and businesses and residents in local communities affected by the construction works; notify occupiers of nearby properties a minimum of two weeks in advance of the nature and anticipated duration of planned construction works that may affect them; support the production of project communications such as the project website and newsletters; and establish a dedicated Freephone telephone helpline together with a dedicated email address and postal address for enquiries and complaints during the construction phase. The relevant contact numbers, email and postal addresses will as a minimum be displayed on signs around the construction site and will be published on the project website. Enquiries and complaints will be logged in a register and appropriate action will be taken in response to any complaints. 	To inform stakeholders and consultees through the construction period.	Consultation with the relevant local authorities, other statutory bodies and regulatory authorities, community councils and relevant community groups, and businesses and residents in local communities affected by the construction works
SMC-S4	Throughout Proposed Scheme	Construction	The Contractor will ensure that all site workers receive adequate training relevant to their role prior to working on the construction site, including specific environmental project inductions and 'toolbox talks' on best practice construction methods as appropriate.	To ensure site workers are aware of best practice construction methods, mitigation measures and how they are implemented.	None required

Item Ref.	Approximate Chainage/ Location	Timing of Measure	Description	Mitigation Purpose/ Objective	Specific Consultation or Approval Required
Standard A9 Mitigation for Community and Private Assets					
SMC-CP1	Throughout Proposed Scheme	Pre-Construction and Construction	Access to/ from residential, commercial and industrial and agricultural, forestry and sporting assets will be maintained throughout the construction period by means of signed diversions, where necessary. The estimated duration and location of these diversions will be communicated to affected parties, a minimum of 2 weeks in advance, before they are put in place.	To maintain access to/ from residential, commercial and industrial and agricultural, forestry and sporting assets	None required
SMC-CP2	Throughout Proposed Scheme	Construction and Operation/ Post-Construction	Existing access arrangements to agricultural and forestry land outwith the land made available (LMA) boundary will not be prevented by the construction works during or post construction, unless alternative access is provided for.	To maintain access to/ from residential, commercial and agricultural/ forestry land.	None required
SMC-CP3	Throughout Proposed Scheme	Pre-Construction	Consultation with affected landowners and occupiers will be undertaken on the location and timing of planned construction works to reduce disturbance, as far as practicable, taking into account the overall construction programme.	To reduce disturbance on affected landowners.	Consultation with affected landowners and occupiers
SMC-CP4	All agricultural land	Pre-Construction	Notice of intention to commence construction work will be provided to owners and occupiers of agricultural land adjacent to the Proposed Scheme before works commence.	To ensure owners and occupiers of agricultural land adjacent to the Proposed Scheme are informed of the intention to commence construction work prior to works commencing.	None required
SMC-CP5	All agricultural land	Construction	Where practicable, temporary construction compounds that are required outwith the LMA boundary will not be sited on prime agricultural land or on areas of woodland and forestry.	To reduce potential impacts arising from temporary construction compounds on prime agricultural land or on areas of woodland and forestry.	None required
SMC-CP6	All agricultural land	Construction and Operation	Where appropriate, temporary fences will be provided during construction for the health and safety of the public and animals. Fencing of working areas will be to a standard adequate for excluding any livestock kept on adjoining land. Access by non-authorized personnel will not be permitted, unless prior permission is granted by the Contractor(s).	For the health and safety of the public and animals and to prevent unauthorised site access.	None required
SMC-CP7	All agricultural land	Construction	Where boundary features (e.g. fences, walls and hedges) require temporary or permanent alteration to allow construction, these will be reinstated with appropriate materials to provide a secure boundary.	To provide a secure boundary and reduce disruption to agriculture.	None required
SMC-CP8	Throughout Proposed Scheme	Construction	Soil resources will be managed in accordance with the 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' (Defra, 2009). This will include the careful excavation, storage and replacement of topsoil and subsoil..	To ensure that soil mitigation measures are fully implemented and soil resources are protected.	None required

Item Ref.	Approximate Chainage/ Location	Timing of Measure	Description	Mitigation Purpose/ Objective	Specific Consultation or Approval Required
SMC-CP9	All agricultural land	Construction	Reasonable precautions will be taken during construction to avoid the spreading of soil-borne pests and diseases; animal and crop diseases; tree pests and diseases; and invasive species. A biosecurity protocol will be developed by the Contractor in consultation with the Animal and Plant Health Agency, the Scottish Government's Environment and Forestry Directorate and the Scottish Government's Agriculture, Food and Rural Communities Directorate, taking cognisance of relevant UK and Scottish Government biosecurity guidance.	To avoid the spreading of soil-borne pests and diseases; animal and crop diseases; tree pests and diseases; and invasive species.	Consultation with the Animal and Plant Health Agency, the Scottish Government's Environment and Forestry Directorate and the Scottish Government's Agriculture, Food and Rural Communities Directorate
SMC-CP10	Throughout Proposed Scheme	Pre-Construction	Pre-construction drainage surveys will be undertaken to reduce the likelihood of damage or disturbance to field and forestry drainage systems during construction. Where required, the integrity of the drainage system will be secured by the Contractor as part of pre-construction drainage works. Repairing and reinstatement of drains affected by construction will be agreed with the landowner/ occupier to ensure that land capability is maintained and the risk of flooding is not exacerbated.	To reduce the likelihood of damage or disturbance to field and forestry drainage systems during construction.	Consultation with affected landowners and occupiers
SMC-CP11	Throughout Proposed Scheme	Pre-Construction	Water supplies for livestock will be identified pre-construction and where supplies are lost or access is compromised by any construction works, temporary and/ or permanent alternative supplies will be provided as agreed with the landowner/ occupier.	To reduce disruption to landowners/ occupiers.	Consultation with affected landowners and occupiers
SMC-CP12	Throughout Proposed Scheme	Post-Construction / Operation	LMA that is declared surplus following completion of construction of the Proposed Scheme (including redundant road pavement and/ or access tracks) will be offered back to former owners or their successors in accordance with the Crichton Down Rules.	To return surplus land to former owners or their successors in accordance with the Crichton Down Rules.	Consultation with affected landowners and occupiers
SMC-CP13	Throughout Proposed Scheme	Construction	Where there are sporting or fishing rights adjacent to the working area, reasonable endeavours will be taken to minimise interference with enjoyment of them while recognising the primary objective to maintain a safe working environment for both contractors and users of the land and water.	To reduce interference or enjoyment of sport/ fishing while maintaining a safe working environment for both contractors and users of the land and water.	None required
SMC-CP14	Throughout Proposed Scheme	Pre-Construction	Where stands of trees are to be affected an arboricultural and/ or windthrow assessment will be undertaken pre-construction by the Contractor. Tree surgery and/ or felling will be carried out as necessary to ensure the safety of land and infrastructure.	To address safety risk to land within the Proposed Scheme and reduce impacts to forestry.	None required
SMC-CP15	Throughout Proposed Scheme	Post-Construction / Operation	On completion of works, any land required temporarily for construction works will be reinstated as far as practicable and in line with mitigation plans. A record of condition survey is to be undertaken of any land to be returned to agriculture, to ensure all land is restored as near to its original condition as is reasonably practicable.	To ensure appropriate restoration of land following completion of Proposed Scheme.	None required

Item Ref.	Approximate Chainage/ Location	Timing of Measure	Description	Mitigation Purpose/ Objective	Specific Consultation or Approval Required
Embedded Mitigation for Community and Private Assets					
P07- CP1	Various	Design Construction	Provision of underledges/ underpasses for movement between the east and west of the A9; as shown on Drawings 6.1 to 6.9	To minimise impacts on livestock movements	None required
P07-CP2	ch. 500	Design Construction	Provision of Dalnaspidal Junction underbridge	To minimise impacts on stock movement and estate operations	None required
P07-CP3	ch. 7,570	Design Construction	Provision of Drumochter Lodge access underbridge	To minimise impacts on stock movement and estate operations	None required
P07-CP4	Ch, 7,250 to Northern extent of scheme	Design Construction	Making the former BDL track permanent	To retain the temporary access track for estate access	None required
Project Specific Mitigation for Community and Private Assets					
P07-CP5	Throughout Proposed Scheme	Pre-Construction	Payment of financial compensation	To mitigate against loss of land and business viability impacts	Consultation with District Valuer and affected landowners and occupiers
P07-CP6	Throughout Proposed Scheme	Pre-Construction and Construction	An Agricultural and Estates Management Plan will be developed and a Clerk of Works appointed (covered under Mitigation Item SMC-S1 above), in order to employ appropriate mitigation on any impact upon livestock movement and grouse drives at the construction phase, particularly during nesting season and shoot days. This management plan will include details of the estate, its activities in proximity to the A9, specific seasons (such as deer stalking, grouse shooting, sheep dipping), an annotated map of principal activity areas, routes and access points, protocols for notifications required and relevant contact details. In terms of the temporary disturbance to grouse, careful management is required to minimise this disturbance which could incur no works during key times of the year for nesting.	To reduce impact on sporting estates	Consultation with affected landowners and occupiers
P07-CP7	Throughout Proposed Scheme	Pre-Construction	Avoidance and minimisation of earthworks encroachment into property boundaries	To minimise impact on all community and private assets	None required
P07-CP8	Throughout Proposed Scheme	Pre-Construction	Location of drainage and Sustainable Drainage Systems (SuDS) features as close to mainline and junction as possible	To minimise impact on all community and private assets	None required
P07-CP9	Throughout Proposed Scheme	Pre-construction	Minimisation of works boundary encroachments into, and provision of access to, local estate land and properties	To minimise impact on all community and private assets	None required

8.6 Residual Impacts

8.6.1 This section sets out the residual impacts taking into account the standard and project specific mitigation measures section set out in **section 8.5**. For the avoidance of doubt, this section also reiterates impacts even where mitigation does not change the significance of impact on a particular asset.

Local Communities

Temporary Impacts – Construction Phase

Community Severance

8.6.2 The proposed mitigation measures employed pre-construction and during the construction (SMC-S3, SMC-CP1, SMC-CP2 and SMC-CP3) period will ensure that disruption is minimised and severance experienced by residents of Dalnaspidal remains **Slight Adverse**.

Socio-Economic Impacts

8.6.3 The proposed mitigation measures employed pre-construction and during the construction period (SMC-S3, SMC-CP1, SMC-CP2 and SMC-CP3) will ensure that access is maintained to local communities and the impact will remain **Neutral**.

Permanent Impacts – Operational Phase

Community Severance

8.6.4 There is a **Slight Beneficial** impact over existing severance.

Socio-Economic Impacts

8.6.5 The permanent impact on local communities has been identified as **Slight Beneficial**.

Residential and Commercial Land and Property

Temporary Impacts – Construction Phase

8.6.6 The proposed mitigation measures identified for the pre-construction and construction period (SMC-S3, SMC-CP1, SMC-CP2 and SMC-CP3) will ensure that access to land and properties is retained, however, it is recognised that there will still be some disturbance to access arrangements and therefore a **Slight Adverse** impact on access to residential and commercial properties at Dalnaspidal, Balsporran Cottages, Drumochter Lodge, HML railway, SSE Assets and identified Telecoms masts are reported.

8.6.7 The temporary business viability impact on Balsporran Cottages is identified as being **Adverse**. Mitigation measures will be employed to reduce this where possible (SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3 and P07-CP5) however, this is not considered to reduce the impact to neutral.

Permanent Impacts – Operational Phase

Land-Take

- 8.6.8 **Table 8-22** below summarises the residual impact on land-take from residential and commercial land, taking into account A9 standard, and project specific, mitigation.

Table 8-22: Residual permanent impacts in terms of land-take of residential and commercial land

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Garryview	Moderate Adverse	P07-CP5	Slight Adverse
Land associated with Station House	Slight/ Negligible Adverse	P07-CP5, P07-CP7, P07-CP8 and P07-CP9,	Negligible Adverse
Land associated with Drumochter Lodge	Moderate Adverse	P07-CP5, P07-CP7, P07-CP8 and P07-CP9	Slight Adverse

- 8.6.9 There are no significant residual impacts relating to land-take from residential and commercial assets from the Proposed Scheme.

Vehicle Access

- 8.6.10 The Proposed Scheme has been designed to ensure that changes to access arrangements are minimised where possible. There are therefore no relevant mitigation measures to minimise this impact. The residual impacts on access to residential and commercial properties are outlined below.

Table 8-23: Residual permanent impacts in terms of access of residential and commercial land

Receptor (Access to)	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Residential properties at Dalnaspidal	Negligible Adverse	N/A	Negligible Adverse
Balsporran Cottages	Slight Adverse	N/A	Slight Adverse
Properties at Drumochter Lodge	Negligible Adverse	N/A	Negligible Adverse
Network Rail (HML railway)	Slight Adverse	N/A	Slight Adverse
SSE	Negligible Adverse	N/A	Negligible Adverse
SSE – BDL	Negligible Adverse	N/A	Negligible Adverse
Telecoms Mast (east of A9)	Negligible Adverse	N/A	Negligible Adverse
Telecoms Mast (west of A9)	Slight Adverse	N/A	Slight Adverse

- 8.6.11 There are no significant residual impacts on residential or commercial assets in terms of access changes.

Business Viability

- 8.6.12 In relation to residual impacts on business viability for Balsporran Cottages and Drumochter Lodge, as shown in **sub-sections 8.4.21 and 8.4.22** the significance of impact is **Neutral**.

Agricultural, Forestry and Sporting Interests

Temporary Impacts – Construction Phase

Agricultural Interests

- 8.6.13 Mitigation measures employed during the construction phase of development (SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP8, SMC-CP9, SMC-CP10, SMC-CP11, P07-CP5, P07-CP6 and P07-CP9) will ensure that disruption to agricultural interests associated with Dalnaspidal, Dalnacardoch, North and South Drumochter Estates (and Secure Agricultural Tenancy associated with the South Drumochter Estate) are minimised and temporary impact on agricultural impacts will remain **Slight Adverse**.

Sporting Interests

- 8.6.14 There is potential for temporary impacts on sporting estates (Dalnaspidal, Dalnacardoch, South Drumochter and North Drumochter) due to grouse disturbance and disruption to access arrangements, these will be minimised through the inclusion of mitigation measures (SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP9, SMC-CP10, SMC-CP11, SMC-CP13, P07-CP5, P07-CP6, SMC-CP8 and P07-CP9), resulting in a **Slight Adverse** impact on these (reduced from **Moderate Adverse** in the case of Dalnacardoch and South Drumochter Estates).

In-Combination Estate Impacts

- 8.6.15 As set out individually above, mitigation measures employed will result in a **Slight Adverse** impact on Dalnaspidal, Dalnacardoch and South Drumochter and North Drumochter estates reduced from **Slight/ Moderate** on Dalnacardoch and South Drumochter. As these are below moderate the estates are assumed to remain viable.

Permanent Impacts – Operational Phase

Agricultural Interests

- 8.6.16 **Table 8-24** below summarises the residual impacts on agricultural interests:

Table 8-24: Residual permanent impacts in terms of agricultural interests

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Dalnacardoch Estate	Slight Adverse	SMC-CP7, SMC-CP8, SMC-CP12, SMC-CP15, P07-CP1, P07-CP2, P07-CP5, P07-CP8 and P07-CP9	Negligible/ Slight Adverse
Dalnaspidal Estate	Slight Adverse	SMC-CP7, SMC-CP8, SMC-CP12, SMC-CP15, P07-CP1, P07-CP2, P07-CP5, P07-CP8 and P07-CP9	Negligible/ Slight Adverse
North Drumochter Estate	Slight Adverse	SMC-CP7, SMC-CP8, SMC-CP12, SMC-CP15, P07-CP1, P07-CP3, P07-CP5, P07-CP8 and P07-CP9	Negligible/ Slight Adverse
South Drumochter Estate (and associated Secure Agricultural Tenancy)	Slight Adverse	SMC-CP7, SMC-CP8, SMC-CP12, SMC-CP15, SMC-CP1, P07-CP3, P07-CP5, P07-CP8 and P07-CP9	Negligible/ Slight Adverse

8.6.17 As set out above there will be no significant residual impacts on agricultural interests resulting from the Proposed Scheme in terms of land take.

Sporting Interests

8.6.18 **Table 8-25** below provides the residual impacts in terms of sporting interests for each sporting estate.

Table 8-25: *Residual permanent impacts in terms of sporting interests*

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Dalnacardoch Estate	Slight Adverse	SMC-CP7, SMC-CP12, SMC-CP15, P07-CP1, P07-CP2, P07-CP5, P07-CP8 and P07-CP9	Slight Adverse
South Drumochter Estate	Slight Adverse	SMC-CP7, SMC-CP12, SMC-CP15, P07-CP1, P07-CP5, P07-CP8 and P07-CP9	Slight Adverse
North Drumochter Estate	Slight Adverse	SMC-CP7, SMC-CP12, SMC-CP15, P07-CP1, P07-CP5, P07-CP8 and P07-CP9	Negligible/ Slight Adverse

8.6.19 There will be no significant residual impact on sporting estates from the Proposed Scheme.

Forestry Interests

8.6.20 Mitigation measures will be employed (SMC-CP14, P07-CP5, P07-CP8 and P07-CP9), however, impacts on the forestry interests associated with North Drumochter Estate will remain **Negligible Adverse**.

In-Combination Estate Impacts

As there are permanent impacts on both the sporting and agricultural interests associated with Dalnacardoch, North Drumochter and South Drumochter Estates an in-combination impact on these has been attributed to each estate considering the impacts set out above.

- Dalnacardoch Estate – **Slight Adverse**
- South Drumochter Estate – **Slight Adverse**
- North Drumochter Estate – **Slight Adverse**

8.6.21 As these are below moderate the Estates are assumed to remain viable.

Summary

8.6.22 **Table 8-26** and **Table 8-27** below provide a summary of the predicted residual temporary (construction) and permanent (operational) impacts on community and private assets.

Table 8-26: *Predicted residual construction impacts on community and private assets*

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Community Severance at Dalnaspidal	Slight Adverse	SMC-S3, SMC-CP1, SMC-CP and SMC-CP3	Slight Adverse
Socio-economic impacts on Local Communities	Neutral	SMC-S3, SMC-CP1, SMC-CP2 and SMC-CP3	Neutral

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Access to residential and commercial properties at Dalnaspidal, Balsporran Cottages, Drumochter Lodge, HML railway, SSE Assets and Telecoms Masts	Slight Adverse	SMC-S3, SMC-CP1, SMC-CP2 and SMC-CP3	Slight Adverse
Balsporran Cottage Business Viability	Adverse	SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3 and P07-CP5	Adverse
Dalnacardoch and South Drumochter Sporting Estates	Moderate Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP9, SMC-CP10, SMC-CP11, SMC-CP13, P07-CP5, P07-CP6, SMC-CP8 and P07-CP9	Slight Adverse
Dalnaspidal and North Drumochter Sporting Estate	Slight Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP9, SMC-CP10, SMC-CP11, SMC-CP13, P07-CP5, P07-CP6, SMC-CP8 and P07-CP9	Slight Adverse
Dalnaspidal, Dalnacardoch, North and South Drumochter (and Secure Agricultural Tenancy associated with the South Drumochter Estate) Agricultural Interests	Slight Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP8, SMC-CP9, SMC-CP10, SMC-CP11, P07-CP5, P07-CP6 and P07-CP9	Slight Adverse
Dalnaspidal and North Drumochter In-Combination Estate Impacts	Slight Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP9, SMC-CP10, SMC-CP11, SMC-CP13, P07-CP5, P07-CP6, SMC-CP8 and P07-CP9	Slight Adverse
Dalnacardoch and South Drumochter In-Combination Estate Impacts	Slight/ Moderate Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP9, SMC-CP10, SMC-CP11, SMC-CP13, P07-CP5, P07-CP6, SMC-CP8 and P07-CP9	Slight Adverse

Table 8-27: Predicted residual operational impacts on community and private assets

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Community Severance at Dalnaspidal	Slight Beneficial	N/A	Slight Beneficial
Socio-Economic Impacts at Dalnaspidal	Slight Beneficial	N/A	Slight Beneficial
Access to residential properties at Dalnaspidal	Negligible Adverse	N/A	Negligible Adverse
Garryview	Moderate Adverse	P07-CP5	Slight Adverse
Land associated with Station House	Slight/ Negligible Adverse	P07-CP5, P07-CP7, P07-CP8 and P07-CP9	Negligible Adverse
Land associated with Drumochter Lodge	Moderate Adverse	P07-CP5, P07-C7, P07-CP8 and P07-CP9	Slight Adverse
Properties at Drumochter Lodge (access to)	Negligible Adverse	N/A	Negligible Adverse
Balsporran Cottages (access to)	Slight Adverse	N/A	Slight Adverse

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Network Rail (HML railway) (access to)	Slight Adverse	N/A	Slight Adverse
BDL (access to)	Negligible Adverse	N/A	Negligible Adverse
SSE assets (access to)	Negligible Adverse	N/A	Negligible Adverse
Telecoms Mast east of A9 (access to)	Negligible Adverse	N/A	Negligible Adverse
Telecoms Mast west of A9 (access to)	Slight Adverse	N/A	Slight Adverse
Balsporran Cottages and Drumochter Lodge Business Viability	Neutral	N/A	Neutral
Dalnaspidal Estate (agricultural interest)	Slight Adverse	SMC-CP7, SMC-CP8, SMC-CP12, SMC-CP15, P07-CP1, P07-CP2, P07-CP5, P07-CP8 and P07-CP9	Negligible/ Slight Adverse
Dalnacardoch Estate (agricultural interest)	Slight Adverse	SMC-CP7, SCM-CP8, SMC-CP12, SMC-CP15, P07-CP1, P07-CP2, P07-CP5, P07-CP8 and P07-CP9	Negligible/ Slight Adverse
Dalnacardoch Estate (sporting interest)	Slight Adverse	SMC-CP7, SMC-CP12, SMC-CP15, P07-CP1, P07-CP2, P07-CP5, P07-CP8 and P07-CP9	Slight Adverse
Dalnacardoch In-Combination Impacts	Slight Adverse	SMC-CP7, SCM-CP8, SMC-CP12, SMC-CP15, P07-CP1, P07-CP2, P07-CP5, P07-CP8 and P07-CP9	Slight Adverse
South Drumochter Estate (agricultural interest and Secure Agricultural Tenancy)	Slight Adverse	SMC-CP7, SCC-CP8, SMC-CP12, SMC-CP15, SMC-CP1, P07-CP3, P07-CP5, P07-CP8 and P07-CP9	Negligible/ Slight Adverse
South Drumochter Estate (sporting interest)	Slight Adverse	SMC-CP7, SMC-CP12, SMC-CP15, P07-CP1, P07-CP5, P07-CP8 and P07-CP9	Slight Adverse
South Drumochter In-Combination Impacts	Slight Adverse	SMC-CP7, SCC-CP8, SMC-CP12, SMC-CP15, SMC-CP1, P07-CP3, P07-CP5, P07-CP8 and P07-CP9	Slight Adverse
North Drumochter Estate (agricultural interest)	Slight Adverse	SMC-CP7, SMC-CP8, SMC-CP12, SMC-CP15, P07-CP1, P07-CP3, P07-CP5, P07-CP8 and P07-CP9	Negligible/ Slight Adverse
North Drumochter Estate (forestry interest)	Negligible Adverse	SMC-CP14, P07-CP5, P07-CP8 and P07-CP9	Negligible Adverse
North Drumochter Estate (sporting interest)	Slight Adverse	SMC-CP7, SMC-CP12, SMC-CP15, P07-CP1, P07-CP5, P07-CP8 and P07-CP9	Negligible/ Slight Adverse
North Drumochter In-Combination Impacts	Slight Adverse	SMC-CP7, SMC-CP8, SMC-CP12, SMC-CP14, SMC-CP15, P07-CP1, P07-CP3, P07-CP5, P07-CP8 and P07-CP9	Slight Adverse

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