

Appendix 8.1

Farms, Estates and Crofts Potential and Overall Impacts on Agriculture, Sporting and Forestry Interests

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1 Introduction

1.1 Potential and Overall Impacts on Agriculture, Sporting and Forestry Interests

- 1.1.1 This appendix supports **Chapter 8** and provides an assessment of potential and overall impacts on agriculture, sporting and forestry interests in **Table 1** below. Additionally, a viability assessment on estates/ farms/ holdings/ crofts have also been conducted where overall impacts reported are Moderate or Substantial, these can be found under **sub-section 1.2** of this appendix.
- 1.1.2 Reference in the table below to “**Offline**” areas relates to those areas of land not immediately contiguous with the proposed A9 route, but identified as land to be acquired from the specific estate/ farm.

Table.1 Potential and Overall Impacts on Agriculture, Sporting and Forestry Interests

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
Phoines Estate	40,300 to 40,750		Scrub birch trees; grazed rough grasses; non- productive embankment. LCA Grade 5:2. Rough grazings grazed on a seasonal grazing agreement. Potential lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Loss of rough grazings. Disruption to access arrangements. Minor disturbance to deer and gamebirds. <u>Permanent</u> Minor loss of scrub/amenity trees Minor potential loss of lowground shoot habitat/drive. Minor loss to rough grazings.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight; S: Negligible/ Slight; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight; F: Negligible/ Slight.	<u>Temporary</u> A: Negligible/ Slight S: Slight <u>Permanent</u> A: Negligible/ Slight S: Slight F: Slight	<u>Temporary</u> Slight Adverse Estate remains viable <u>Permanent</u> Slight Adverse Estate remains viable
	40,750 to 41,125		Scrub birch trees with some Scots Pine and non- productive embankment. LCA Grade 5:2, but no active farming. Deer (roe) habitat and movement areas - no stalking. Potential lowground game habitat.	<u>Temporary</u> Minor disturbance to deer and gamebirds. <u>Permanent</u> Minor loss of scrub/amenity trees.	S: Low; F: Low	<u>Temporary</u> S: Low; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Negligible/ Slight; <u>Permanent</u> S: Negligible/ Slight; F: Negligible/ Slight.		
		40,000 to 41,200		Mixed woodland; open natural regeneration Scots Pine and Birch; heather. LCA Grade 5:2, but no active farming. Deer (roe) habitat and movement areas - no stalking. Potential lowground game habitat. Estate north access road.	<u>Temporary</u> Disruption to access arrangements. Minor disturbance to deer and gamebirds. <u>Permanent</u> Minor loss of scrub/amenity trees. Estate access improvement.	S: Low; F: Low	<u>Temporary</u> S: Low; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Negligible/ Slight; <u>Permanent</u> S: Negligible/ Slight; F: Negligible/ Slight.	

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	41,125 to 41,850		Scrub birch trees; non-productive embankment. Offline – (west of railway) – grazed rough grazings/permanent pasture; and localised heather. Main estate access under HML railway to land west of HML railway and game farm. LCA Grade 5:2. Existing sheep creep. Rough grazings grazed on a seasonal grazing agreement. Potential lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to access arrangements. Minor disturbance to deer. Disturbance to gamebird habitat. Loss of grazings <u>Permanent</u> Minor loss of scrub/ amenity trees. Estate access improvement. Loss of grazings.	A: Low; S: Medium; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight; S: Slight; <u>Permanent</u> A: Negligible/ Slight; S: Slight; F: Negligible/ Slight.		
	41,850 to 42,825		Scrub birch woodland and existing road margins. Heather to west of railway LCA Grade 5:2, but no active farming. Deer (roe) habitat and movement areas - no stalking. Potential lowground game habitat.	<u>Temporary</u> Disruption to access arrangements. Minor disturbance to deer and gamebirds. <u>Permanent</u> Minor loss of scrub/amenity trees.	S: Low; F: Low	<u>Temporary</u> S: Low; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Negligible/ Slight; <u>Permanent</u> S: Negligible/ Slight; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
		41,200 to 42,825	Open scrub birch and natural regeneration Scots Pine; rough grazings; and heather. LCA Grade 5:2. Existing sheep creep. Deer (roe) habitat and movement areas - no stalking. Potential lowground game habitat.	<u>Temporary</u> Disruption to access arrangements. Minor disturbance to deer and gamebirds. Loss of grazings. <u>Permanent</u> Minor loss of scrub/amenity trees. Improved estate access. Loss of grazings.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible; S: Low; <u>Permanent</u> A: Negligible; S: Low; F: Low	<u>Temporary</u> A: Negligible; S: Negligible/ Slight; <u>Permanent</u> A: Negligible; S: Negligible/ Slight; F: Negligible/ Slight.		
	Offline At 43,250		Phoines Estate access track (assumed servitude rights over Ralia Estate) to access Phoines Estate land and fishings. Used for agricultural and sporting purposes.	<u>Temporary</u> Disruption to access arrangements. <u>Permanent</u> Improved estate access.	A: Low; S: Low;	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Negligible; S: Negligible;	<u>Temporary</u> A: Negligible/ Slight; S: Negligible/ Slight; <u>Permanent</u> A: Negligible; S: Negligible;		
Ralia Estate	42,825 to 42,875		Scrub birch and existing road margin/non-productive embankment. LCA Grade 5:2, but no active farming. Potential lowground game habitat.	<u>Temporary</u> Minor disturbance to gamebird habitat. <u>Permanent</u> Loss of trees.	S: Low; F: Low	<u>Temporary</u> S: Low; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Negligible/ Slight; <u>Permanent</u> S: Negligible/Slight; F: Negligible/Slight	<u>Temporary</u> A: Slight/ Moderate S: Moderate/ Substantial <u>Permanent</u>	<u>Temporary</u> Moderate Adverse "See viability assessment in Section 8.1.2"

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
		42,825 to 42,925	Mature conifer woodland mainly Scots Pine). LCA Grade 5:2, but no active farming. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Minor disruption to lowground shooting. Minor disturbance to deer. <u>Permanent</u> Minor loss of lowground shooting. Loss of trees.	S: Low; F: Medium	<u>Temporary</u> S: Medium; <u>Permanent</u> S: Medium; F: Medium	<u>Temporary</u> S: Slight/ Moderate; <u>Permanent</u> S: Slight/ Moderate; F: Moderate	A: Slight/ Moderate S: Moderate F: Slight	<u>Permanent</u> Moderate Adverse "See viability assessment in Section 8.1.2"
	42,875 to 42,975	Scrub birch trees; and non- productive embankment. Ground to west of B9150 – rough grazings/heather. LCA Grade 5:2. In hand farming by Ralia Estate. Lowground game habitat.	<u>Temporary</u> Minor disruption to estate access. Loss of grazings. <u>Permanent</u> Minor loss of trees. Loss of grazings	A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible; S: Negligible; <u>Permanent</u> A: Negligible; S: Negligible; F: Low	<u>Temporary</u> A: Negligible S: Negligible; <u>Permanent</u> A: Negligible; S: Negligible; F: Negligible/ Slight;			
	42,975 to 43,675	Mature Scots Pine woodland (estimated to be 40-50 years old); scrub woodland; non- productive embankment. Offline – (43,250 – 43,450) – open birch/heather. Phoinies Estate access track (servitude). LCA Grade 5:2, but no active farming. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to estate access arrangements. Disturbance to lowground shooting and gamebird habitat. Minor disturbance to deer. <u>Permanent</u> Major loss of woodland/trees. Loss of lowground shoot habitat. Loss of estate amenity	S: Medium; F: High	<u>Temporary</u> S: High; <u>Permanent</u> S: High; F: High	<u>Temporary</u> S: Moderate/ Substantial <u>Permanent</u> S: Moderate/ Substantial F: Substantial			

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
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	43,675 to 44,275		<p>Mature mixed woodland policies; scrub birch trees; non-productive embankment. LCA Grade 5:2, but no active farming.</p> <p>Offline</p> <p>i) 44,100 – 44,650 (ecological mitigation area) Good quality temporary grassland. Field gate access. LCA Grades 3:2 and 5:2</p> <p>ii) 44,400 – 44,650 (ecological mitigation area) Mixed improved permanent pasture/ river haugh/ open birch embankment. Lowground shoot area. LCA Grades 3:2 and 5:2 In hand farming by Ralia Estate.</p>	<p><u>Temporary</u></p> <p>Minor disruption to estate access. Disruption to agricultural activities on land and stock movement. Disturbance to lowground shoot.</p> <p><u>Permanent</u></p> <p>Minor loss of trees. Loss of good quality farmland</p>	<p>A: Medium; S: Medium; F: Low</p>	<p><u>Temporary</u></p> <p>A: Medium; S: Medium;</p> <p><u>Permanent</u></p> <p>A: Medium; S: Low; F: Low</p>	<p><u>Temporary</u></p> <p>A: Moderate; S: Moderate;</p> <p><u>Permanent</u></p> <p>A: Moderate; S: Slight; F: Negligible/ Slight;</p>		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
		42,925 to 44,250	Mainly grazed heather with rough grazings and naturally regenerated Scots Pine. LCA Grade 5:2. In hand farming by Ralia Estate. Sheep creep at Ch.43,600 Proposed new SRDP funded woodland planting area. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<p><u>Temporary</u></p> Disruption to access arrangements. Disturbance to lowground shooting. Minor disturbance to deer. Loss of rough grazings. <p><u>Permanent</u></p> Loss of scrub/amenity trees. Loss of rough grazings. Loss of woodland planting area. Estate hill access (Ch 44075) restricted Possible impacts on SRDP funding.	A: Low; S: Medium; F: Low	<p><u>Temporary</u></p> A: Low; S: Medium; <p><u>Permanent</u></p> A: Low; S: Low; F: Low	<p><u>Temporary</u></p> A: Negligible/ Slight; S: Moderate; <p><u>Permanent</u></p> A: Negligible/ Slight; S: Slight; F: Negligible/ Slight.		
		44,250 to 44,800	Mixed open woodland. LCA Grade 5:2. In hand farming by Ralia Estate. Proposed new SRDP funded woodland planting area. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<p><u>Temporary</u></p> Disruption to lowground shooting. Minor disturbance to deer. Loss of rough grazings. <p><u>Permanent</u></p> Loss of scrub/amenity trees. Loss of rough grazings. Possible impacts on SRDP funding.	A: Low; S: Low; F: Low	<p><u>Temporary</u></p> A: Negligible; S: Medium; <p><u>Permanent</u></p> A: Negligible; S: Low; F: Low	<p><u>Temporary</u></p> A: Negligible; S: Slight/ Moderate; <p><u>Permanent</u></p> A: Negligible; S: Negligible/ Slight; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
		44,800 to 45,650	Mixed conifer woods and birch scrub; rough grazings; heather. LCA Grade 5:2. In hand farming by Ralia Estate. Hill access track. Proposed new SRDP funded woodland planting area. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to lowground shooting. Minor disturbance to deer. Loss of rough grazings. Disruption to hill access. <u>Permanent</u> Loss of scrub/amenity trees. Loss of rough grazings. Possible impact to SRDP funding.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Medium; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight; S: Slight/ Moderate; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight; F: Negligible/ Slight.		
	44,275 to 45,250		Mixed woodland; scrub birch trees; non-productive embankment. LCA Grade 5:2, but no active farming. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to lowground shooting. Minor disturbance to deer. <u>Permanent</u> Loss of scrub/amenity trees.	S: Low; F: Low	<u>Temporary</u> S: Medium; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Slight/ Moderate; <u>Permanent</u> S: Negligible/ Slight; F: Negligible/ Slight.		
	45,250 to 45,650		Scrub birch trees; non-productive embankment; permanent pasture grazings. LCA Grade 5:2. In hand farming by Ralia Estate. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to lowground shooting. Minor disturbance to deer. Loss of permanent pasture. <u>Permanent</u> Loss of scrub/ amenity trees. Loss of permanent pasture.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Medium; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight; S: Slight/ Moderate; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	45,650 to 46,050		Improved permanent pasture and permanent pasture between A9 and "C" classified road. Rough grazings; scrub trees to north of "C" classified road. Farm steading and estate houses access. Existing sheep creep. LCA Grade 5:2. In hand farming by Ralia Estate. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to lowground shooting. Minor disturbance to deer. Disruption to farm/ residential access. Loss of permanent pasture and rough grazings. <u>Permanent</u> Loss of scrub/ amenity trees. Loss of permanent pasture and rough grazings.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Medium; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight; S: Slight/ Moderate; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight; F: Negligible/ Slight.		
	46,050 to 46,200		Farm gravel works/borrow pit; rough grazings. LCA Grade 5:2. In hand farming by Ralia Estate. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to access arrangements. Disruption to lowground shooting. Minor disturbance to deer. Loss of rough grazings. <u>Permanent</u> Loss of rough grazings. Improved estate access.	A: Low; S: Low;	<u>Temporary</u> A: Low; S: Medium; <u>Permanent</u> A: Low; S: Low;	<u>Temporary</u> A: Negligible/ Slight; S: Slight/ Moderate; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight;		

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		45,650 to 46,200	Rough grazings; heather and scrub birch embankment. LCA Grade 5:2. In hand farming by Ralia Estate. Existing sheep creep. Hill access track. Part proposed new SRDP funded woodland planting area. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to lowground shooting. Minor disturbance to deer. Loss of rough grazings. Disruption to hill access. <u>Permanent</u> Loss of rough grazings.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Medium; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight; S: Slight/ Moderate; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight; F: Negligible/ Slight.		
		46,200 to 46,350	Rough grazings; open scrub birch trees. LCA Grade 5:2. In hand farming by Ralia Estate. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking. Milton of Nuide access track and hill access	<u>Temporary</u> Disruption to lowground shooting. Minor disturbance to deer. Loss of rough grazings. Disruption to access. <u>Permanent</u> Loss of rough grazings. Loss of scrub/amenity trees. Improved estate access.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Medium; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight; S: Slight/ Moderate; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight; F: Negligible/ Slight.		
		46,350 to 46,775	Improved permanent pasture. LCA Grade 5:2. In hand farming by Ralia Estate. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking. Field access track.	<u>Temporary</u> Disruption to internal estate access arrangements. Minor disturbance to deer and gamebirds. <u>Permanent</u> Loss of permanent pasture. Improved estate access.	A: Low; S: Low;	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low;	<u>Temporary</u> A: Negligible/ Slight; S: Negligible/ Slight; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight;		

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		46,775 to 47,350	Rough grazings. Field access track LCA Grade 5:2. In hand farming by Ralia Estate. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to internal estate access arrangements. Minor disturbance to deer and gamebirds. Loss of rough grazings. <u>Permanent</u> Loss of rough grazings. Improved estate access.	A: Low; S: Low;	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low;	<u>Temporary</u> A: Negligible/ Slight; S: Negligible/ Slight; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight;		
		47,350 to 47,525	Mainly grazed heather LCA Grade 5:2. In hand farming by Ralia Estate. Livestock underpass/sheep creep	<u>Temporary</u> Minor disturbance to deer. Disruption to stock access. Loss of rough grazings. <u>Permanent</u> Loss of grazings.	A: Low; S: Low;	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low;	<u>Temporary</u> A: Negligible/ Slight; S: Negligible/ Slight; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight;		
	46,200 to 47,100		Improved permanent pasture; permanent pasture. Farm/estate access track for agricultural and sporting purposes LCA Grade 5:2. In hand farming by Ralia Estate. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Minor disturbance to deer and gamebirds. Disruption to farm access. Loss of improved permanent pasture and permanent pasture. <u>Permanent</u> Loss of improved permanent pasture and permanent pasture.	A: Low; S: Low;	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low;	<u>Temporary</u> A: Negligible/ Slight; S: Negligible/ Slight; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight;		

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	47,100 to 47,350		Scrub birch and mixed planted broadleaf trees; non- productive embankment. Grazed rough grazings. LCA Grade 5:2. In hand farming by Ralia Estate. Farm access track and access track to Inverton. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to lowground shooting. Minor disturbance to deer. Disruption to access. Loss to rough grazings <u>Permanent</u> Loss of scrub/amenity trees. Loss to rough grazings	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/Slight; S: Negligible/ Slight; <u>Permanent</u> A: Negligible/Slight; S: Negligible/ Slight; F: Negligible/ Slight.		
	47,350 to 47,525		Permanent pasture; scrub trees; river and river margin. Access track to Inverton. LCA Grade 5:2. In hand farming by Ralia Estate. Livestock underpass/sheep creep. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking. Trout fishing only.	<u>Temporary</u> Disruption to access arrangements. Loss of permanent pasture grazings. <u>Permanent</u> Loss of permanent pasture grazings. Loss of scrub trees	A: Low; S: Low; F: Low	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low; F: Low	<u>Temporary</u> A: Slight/Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Slight/Moderate; S: Negligible/ Slight; F: Negligible/ Slight.		
Ruthven Farm	47,525 to 47,675		Open grazed scrub birch trees. LCA Grade 5:2. Grazed under seasonal grazing agreement. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of rough grazings Loss of scrub trees	A: Low; S: Low; F: Low	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low; F: Low	<u>Temporary</u> A: Slight/Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Slight/Moderate; S: Negligible/ Slight; F: Negligible/ Slight.	<u>Temporary</u> A: Slight /Moderate S: Slight <u>Permanent</u> A: Slight /Moderate S: Slight F: Slight	<u>Temporary</u> Slight Adverse Farm remains viable <u>Permanent</u> Slight Adverse Farm remains

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	47,675 to 47,775		Mixed conifer woodland; scrub birch trees; and non- productive embankment. LCA Grade 5:2, but no active farming. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to access arrangements. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of woodland (conifer and scrub).	S: Low; F: Low	<u>Temporary</u> S: Low; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Negligible/ Slight; <u>Permanent</u> S: Negligible/ Slight; F: Negligible/ Slight.		viable
		47,525 to 47,600	Mature conifers (mainly Scots Pine). Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to access arrangements. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of woodland	S: Low; F: Low	<u>Temporary</u> S: Low; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Negligible/ Slight; <u>Permanent</u> S: Negligible/ Slight; F: Negligible/ Slight.		
		47,600 to 48,250	Rough grazings; heather; open scrub birch and Scots Pine trees. LCA Grade 5:2. Grazed under seasonal grazing agreement. Farm access track. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings. Loss of scrub trees. Improved farm access.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight S: Negligible/ Slight; <u>Permanent</u> A: Negligible/ Slight S: Negligible/ Slight; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
		48,250 to 48,300	Mature conifers (mainly Scots Pine). LCA Grade 5:2, but no active farming. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disturbance to deer and gamebirds. <u>Permanent</u> Loss of woodland Improved farm access.	S: Low; F: Low	<u>Temporary</u> S: Low; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Negligible/ Slight; <u>Permanent</u> S: Negligible/ Slight; F: Negligible/ Slight.		
		48,300 to 48,475	Open scrub birch trees; and non-productive embankment. LCA Grade 5:2, but no active farming. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disruption to access arrangements. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of woodland and scrub trees. Improved farm access.	S: Low; F: Low	<u>Temporary</u> S: Low; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Negligible/ Slight; <u>Permanent</u> S: Negligible/ Slight; F: Negligible/ Slight.		
		48,475 to 48,825	Improved permanent pasture; mixed permanent pasture/rough grazings and open birch scrub. LCA Grade 4:2. Grazed under seasonal grazing agreement. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking. Knappach Cottage access road. Estate access track to fields. Existing A9 underpass.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. Minor disturbance to deer and gamebirds. <u>Permanent</u> Significant loss of grazings. Improved farm access.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low; F: Low	<u>Temporary</u> A: Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Moderate; S: Negligible/ Slight; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	47,775 to 48,500		Rough grasses; scrub birch trees; heather; and non-productive embankment. LCA Grades 4:2 & 5:2. Grazed under seasonal grazing agreement. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking. River Spey salmon fishings Estate access road.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. Minor disturbance to deer and gamebirds. Disturbance to fishings <u>Permanent</u> Loss of grazings.	A: Low; S: High; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/Slight; S: Slight/ Moderate; <u>Permanent</u> A: Negligible/ Slight; S: Slight/ Moderate; F: Negligible/ Slight.		
	48,500 to 48,800		Grazed rough grazings/permanent pasture; open scrub birch. LCA Grade 4:2. Grazed under seasonal grazing agreement. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking. Existing underpass and access road.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. Minor disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Slight; S: Negligible/ Slight; <u>Permanent</u> A: Slight; S: Negligible/ Slight; F: Negligible/ Slight.		
	48,800 to 49,075		Permanent pasture, forming a grazed horse paddock. LCA Grade 4:2, but no active farming. Accessed off the A9 layby 113. Grazing arrangement unknown (assumed seasonal).	<u>Temporary</u> Total loss of grazings. <u>Permanent</u> Total loss of grazings.	A: Medium;	<u>Temporary</u> A: High; <u>Permanent</u> A: High;	<u>Temporary</u> A: Moderate/ Substantial; <u>Permanent</u> A: Moderate/ Substantial;		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	49,075 to 49,250		Scrub birch trees; and non-productive embankment. LCA Grade 4:2, but no active farming. Lowground game habitat. Deer (roe) habitat and movement areas - no stalking.	<u>Temporary</u> Disturbance to deer and gamebirds. <u>Permanent</u> Loss of scrub trees.	S: Low; F: Low	<u>Temporary</u> S: Low; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Negligible/ Slight; <u>Permanent</u> S: Negligible/ Slight; F: Negligible/ Slight.		
	50,075 to 50,200		Grazed permanent pasture; wooded river margin; River Spey river bed and embankment. LCA Grade 4:2. Grazed under seasonal grazing agreement. River Spey Salmon and trout fishing.	<u>Temporary</u> Disruption to fishings and river crossings. Loss of grazings. <u>Permanent</u> Loss of grazings.	A: Medium; S: High; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Negligible	<u>Temporary</u> A: Slight; S: Slight/ Moderate; <u>Permanent</u> A: Slight; S: Slight/ Moderate; F: Negligible.		
Ruthven Park		48,825 to 48,875	Small woodland plantation.	<u>Temporary</u> No temporary impacts. <u>Permanent</u> Loss of trees.	F: Medium	<u>Temporary</u> n/a <u>Permanent</u> F: Medium	<u>Temporary</u> n/a <u>Permanent</u> F: Moderate.	<u>Temporary</u> A: Substantial <u>Permanent</u> A: Substantial F: Slight/ Moderate	<u>Temporary</u> Substantial Adverse "See viability assessment in Section 8.2" <u>Permanent</u> Substantial Adverse "See viability assessment in Section 8.2"
		48,875 to 49,225	Temporary grassland. LCA Grade 4:2. Grazed under seasonal grazing agreement.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. <u>Permanent</u> Loss of grazings.	A: High;	<u>Temporary</u> A: High; <u>Permanent</u> A: High;	<u>Temporary</u> A: Substantial; <u>Permanent</u> A: Substantial;		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
		49,225 to 49,250	Woodland plantation/embankment	<u>Temporary</u> No temporary impacts <u>Permanent</u> Loss of trees.	F: Medium	<u>Temporary</u> n/a <u>Permanent</u> F: Medium	<u>Temporary</u> n/a <u>Permanent</u> F: Moderate.		
RSPB Insh Marshes		49,250 to 49,375	Rough grazings; scrub mixed broadleaf trees. LCA Grade 6:2. Field access gate. Seasonal grazing agreement (horses). Lowground game habitat.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. <u>Permanent</u> Loss of grazings. Loss of scrub trees.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Negligible; <u>Permanent</u> A: Low; S: Negligible; F: Low	<u>Temporary</u> A: Slight S: Negligible; <u>Permanent</u> A: Negligible/ Slight S: Negligible; F: Negligible/ Slight.	<u>Temporary</u> A: Slight S: Negligible <u>Permanent</u> A: Negligible/ Slight S: Negligible F: Negligible	<u>Temporary</u> Negligible/ Slight Adverse Estate remains viable <u>Permanent</u> Negligible/ Slight Adverse
		49,375 to 50,200	Permanent pasture; marsh; river margin; River Spey. LCA Grades 4:2 & 6:2 Seasonal grazing agreement (horses) River Spey Salmon and trout fishing.	<u>Temporary</u> Disruption to fishings. Loss of grazings. <u>Permanent</u> Loss of grazings.	A: Medium; S: High;	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low;	<u>Temporary</u> A: Slight; S: Slight/ Moderate; <u>Permanent</u> A: Slight; S: Slight/ Moderate;		Estate remains viable
		49,250 to 50,075	Scrub birch trees; and non- productive embankment. Permanent pasture/ rough grazings. LCA Grade 4:2. Grazed under seasonal grazing agreement. Field access gate. Lowground game habitat.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings <u>Permanent</u> Loss of scrub trees. Loss of grazings.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Negligible; <u>Permanent</u> A: Low; S: Negligible; F: Low	<u>Temporary</u> A: Slight; S: Negligible; <u>Permanent</u> A: Negligible/Slight; S: Negligible; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
Church of Scotland Glebe		50,200 to 50,500	Improved permanent pasture; river margin; and River Spey river margin. LCA Grade 4:2. Occupied on a Secure Agricultural Tenancy (Tenant relinquishing lease). Field access directly off A9. Current A9 stock underpass at bridge. River Spey Salmon and trout fishing, let to Badenoch Angling Association Shooting rights leased to RSPB.	<u>Temporary</u> Disruption to fishings and river access. Loss of grazings. Disruption to field access. <u>Permanent</u> Loss of grazings. Improved field access.	A: High; S: High; FT: High	<u>Temporary</u> A: Medium; S: Low; FT: Medium <u>Permanent</u> A: Low; S: Low; FT: Medium	<u>Temporary</u> A: Moderate/ Substantial; S: Slight/ Moderate; FT: Moderate/ Substantial <u>Permanent</u> A: Slight/ Moderate; S: Slight/ Moderate; FT: Moderate/ Substantial	<u>Temporary</u> A: Substantial S: Slight FT: Substantial <u>Permanent</u> A: Substantial S: Slight FT: Substantial	<u>Temporary</u> Substantial Adverse “See viability assessment in Section 8.2” <u>Permanent</u> Substantial Adverse
		50,500 to 50,750	Permanent pasture – horse paddock. LCA Grade 4:2. Occupied on a Secure Agricultural Tenancy (Tenant relinquishing lease). Field access off B9152. Shooting rights leased to RSPB.	<u>Temporary</u> Loss of grazings. <u>Permanent</u> Substantial loss of grazings.	A: High; S: Low; FT: High	<u>Temporary</u> A: High; S: Low; FT: High <u>Permanent</u> A: High; S: Low; FT: High	<u>Temporary</u> A: Substantial; S: Negligible/ Slight; FT: Substantial <u>Permanent</u> A: Substantial; S: Negligible/ Slight; FT: Substantial		“See viability assessment in Section 8.2”

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	50,200 to 50,475		Temporary grassland; improved permanent pasture; river margin; River Spey river embankment. Field access directly off A9. LCA Grade 4:2. Occupied on a Secure Agricultural Tenancy (Tenant relinquishing lease). River Spey Salmon and trout fishing, let to Badenoch Angling Association. Shooting rights leased to RSPB.	<u>Temporary</u> Disruption to fishings and river access. Total loss of grazings. <u>Permanent</u> Total loss of grazings.	A: High; S: High; FT: High	<u>Temporary</u> A: High; S: Low; FT: High <u>Permanent</u> A: High; S: Low; FT: High	<u>Temporary</u> A: Substantial; S: Slight/ Moderate; FT: Substantial. <u>Permanent</u> A: Substantial; S: Slight/ Moderate; FT: Substantial.		
Transport Scotland	50,475 to 50,725		Scrub birch and Scots Pine trees; non-productive embankment. Existing junction slip road.	n/a	n/a	n/a	n/a	n/a	n/a
		50,750 to 50,950	Scrub birch and Scots Pine trees; non-productive embankment. Existing junction slip road.	n/a	n/a	n/a	n/a		
Davall Developme nts Ltd	50,725 to 51,100		Scrub birch and Scots Pine trees; and non-productive embankment. LCA Grade 4:2 <u>Offline</u> 1) 50600 to 50900 Kerrow Cottage/ Pitmain Estate access road. Grazing fields access. Part farm yard.	<u>Temporary</u> Disruption to access arrangements. <u>Permanent</u> Loss of scrub trees.	A: Medium F: Low	<u>Temporary</u> A: Low <u>Permanent</u> A: Low F: Low	<u>Temporary</u> A: Slight <u>Permanent</u> A: Slight F: Negligible/ Slight.	<u>Temporary</u> A: Slight/ Moderate <u>Permanent</u> A: Slight/ Moderate F: Negligible	<u>Temporary</u> Slight Adverse The “Holding” remains viable <u>Permanent</u> Slight Adverse

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
		50,950 to 51,075	Grazed improved permanent pasture; and scrub trees. LCA Grade 4:2. Grazed on an assumed annual grazing agreement.	<u>Temporary</u> Loss of grazings. <u>Permanent</u> Loss of grazings. Loss of scrub trees.	A: Medium; F: Low	<u>Temporary</u> A: Medium; <u>Permanent</u> A: Medium; F: Low	<u>Temporary</u> A: Moderate; <u>Permanent</u> A: Moderate; F: Negligible/ Slight.		The "Holding" remains viable
Laggan Croft 1	51,100 to 51,150		Scrub birch and non- productive embankment. Rough grazings LCA Grade 4:2. Owner/occupier "In hand" grazing. Lowground game habitat.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. <u>Permanent</u> Loss of grazings. Loss of trees.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight; S: Negligible/ Slight; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight; F: Negligible/ Slight.	<u>Temporary</u> A: Substantial S: Negligible <u>Permanent</u> A: Substantial S: Negligible F: Negligible	<u>Temporary</u> Substantial Adverse "See viability assessment in Section 8.2"
		Offline 50,900 to 52, 500	Rough grazings and permanent pasture; Grazed open scrub trees; and field gate access LCA Grade 4:2. Lowground game habitat.	<u>Temporary</u> Loss of grazings. Disruption to field access <u>Permanent</u> Loss of grazings. Loss of scrub trees	A: High; S: Low; F: Low	<u>Temporary</u> A: Low; S: Negligible; <u>Permanent</u> A: Low; S: Negligible; F: Low	<u>Temporary</u> A: Slight/ Moderate; S: Negligible; <u>Permanent</u> A: Slight/ Moderate; S: Negligible; F: Negligible/ Slight		<u>Permanent</u> Substantial Adverse "See viability assessment in Section 8.2"
	51,150 to 51,225		Improved permanent pasture. LCA Grade 4:2. Owner/occupier "In hand" grazing. Lowground game habitat.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. <u>Permanent</u> Loss of grazings.	A: High; S: Low;	<u>Temporary</u> A: Low; S: Negligible; <u>Permanent</u> A: Low; S: Negligible;	<u>Temporary</u> A: Slight/ Moderate; S: Negligible; <u>Permanent</u> A: Slight/ Moderate; S: Negligible;		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	51,225 to 51,250		Residential house access and garden area only Field gate access.	<u>Temporary</u> Disruption to access arrangements. <u>Permanent</u> No permanent impacts	A: High;	<u>Temporary</u> A: Medium; <u>Permanent</u> A: Negligible;	<u>Temporary</u> A: Moderate/ Substantial; <u>Permanent</u> A: Slight		
		51,075 to 51,250	Temporary grassland. LCA Grade 4:2. Owner/occupier “In hand” grazing. Croft land access track. Lowground game habitat.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. <u>Permanent</u> Loss of grazings.	A: High; S: Low;	<u>Temporary</u> A: High; S: Negligible; <u>Permanent</u> A: High; S: Negligible;	<u>Temporary</u> A: Substantial; S: Negligible; <u>Permanent</u> A: Substantial; S: Negligible;		
	51,250 to 51,575		Improved permanent pasture. LCA Grade 4:2. Owner/occupier “In hand” grazing.	<u>Temporary</u> Loss of grazings. <u>Permanent</u> Loss of grazings.	A: High; S: Low;	<u>Temporary</u> A: High; S: Low; <u>Permanent</u> A: High; S: Low;	<u>Temporary</u> A: Substantial; S: Negligible/ Slight; <u>Permanent</u> A: Substantial; S: Negligible/ Slight;		
	51,575 to 51,725		Scrub birch woodland and open rough grazings. LCA Grade 4:2. Owner/occupier “In hand” grazing. Croft access track. Lowground game habitat.	<u>Temporary</u> Loss of grazings. <u>Permanent</u> Loss of grazings. Loss of trees	A: High; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Slight/ Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Slight/ Moderate; S: Negligible/ Slight; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
Laggan Croft 2		51,250 to 51,450	Temporary grassland. LCA Grade 4:2. Owner/occupier “in hand” and grass livery horse grazing. Croft land access track (access rights only). Lowground game habitat.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings (horses). <u>Permanent</u> Loss of grazings (horses).	A: High; S: Low;	<u>Temporary</u> A: High; S: Negligible; <u>Permanent</u> A: High; S: Negligible;	<u>Temporary</u> A: Substantial; S: Negligible; <u>Permanent</u> A: Substantial; S: Negligible;	<u>Temporary</u> A: Substantial S: Negligible/ Slight <u>Permanent</u> A: Substantial S: Negligible/ Slight F: Slight	<u>Temporary</u> Moderate/ Substantial Adverse “See viability assessment in Section 8.2”
		51,450 to 51,725	Open woods/scrub birch trees; rough grazings utilised for horse grazing. LCA Grade 4:2. Owner/occupier “in hand” and grass livery horse grazing. Lowground game habitat.	<u>Temporary</u> Loss of grazings. Disturbance to gamebirds. <u>Permanent</u> Loss of grazings. Loss of trees.	A: High; S: Low; F: Low	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low; F: Medium	<u>Temporary</u> A: Moderate/ Substantial; S: Negligible/ Slight; <u>Permanent</u> A: Moderate/ Substantial; S: Negligible/ Slight; F: Slight/Moderate.		<u>Permanent</u> Moderate/ Substantial Adverse “See viability assessment in Section 8.2”
RSPB Insh Marshes		51,725 to 51,850	Rough grazings and marsh with scrub embankment. LCA Grade 4:2. Grazed on an assumed annual grazing agreement. Lowground game habitat.	<u>Temporary</u> Loss of grazings. <u>Permanent</u> Loss of grazings.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Negligible; <u>Permanent</u> A: Low; S: Negligible; F: Low	<u>Temporary</u> A: Negligible/ Slight; S: Negligible; <u>Permanent</u> A: Negligible/ Slight; S: Negligible; F: Negligible/ Slight.	See RSPB Overall Impacts above	See RSPB “In Combination” Impacts above

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
RSPB Insh Marshes (Offline)		<u>Offline</u> 52,850 to 52,950	Permanent Pasture; access from public road by track over Balavil Estate land and under HML line. LCA Grade 4:2. Grazed on an assumed annual grazing agreement. Lowground game habitat.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. <u>Permanent</u> Loss of grazings.	A: Low; S: Low;	<u>Temporary</u> A: Medium; S: Negligible; <u>Permanent</u> A: Low; S: Negligible;	<u>Temporary</u> A: Slight/ Moderate; S: Negligible; <u>Permanent</u> A: Negligible/ Slight; S: Negligible;		
Balavil Estate	51,725 to 52,075		Mixed open scrub birch trees; mixed woodland; and rough grass. LCA Grade 4:2, but no active farming. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. Minor disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings. Loss of scrub trees.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Slight; S: Negligible/ Slight; <u>Permanent</u> A: Slight; S: Negligible/ Slight; F: Negligible/ Slight.	<u>Temporary</u> A: Moderate S: Moderate <u>Permanent</u> A: Moderate S: Slight F: Slight	<u>Temporary</u> Moderate Adverse "See viability assessment in Section 8.2" <u>Permanent</u> Moderate Adverse
		51,850 to 52,225	Ungrazed rough grasses; scrub birch trees. LCA Grade 4:2. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Loss of grazings. Minor disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings. Loss of trees.	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/Slight; S: Negligible/ Slight; <u>Permanent</u> A: Negligible/Slight; S: Negligible/ Slight; F: Negligible/ Slight.		"See viability assessment in Section 8.2"

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	52,075 to 52,325		Improved permanent pasture; open woodland. LCA Grade 4:2. Farmed "in hand" by Balavil Estate. Deer (roe) habitat and movement areas - no stalking. Lowground gamebird habitat. Estate access track, leading to hill track. Public access to "Souterain"	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. Minor disturbance to deer. Disruption to lowground shooting. <u>Permanent</u> Loss of grazings. Loss of trees. Improved estate access.	A: Medium; S: Medium; F: Low	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low; F: Low	<u>Temporary</u> A: Moderate; S: Slight; <u>Permanent</u> A: Moderate; S: Slight; F: Negligible/ Slight		
	52,325 to 52,600		Open woodland and grazings LCA Grade 4:2, no active farming. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat. Estate access track, leading to hill track.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. Minor disturbance to deer. Disruption to lowground shooting. <u>Permanent</u> Loss of grazings. Loss of trees. Improved estate access.	A: Low; S: Medium; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight. S: Slight; <u>Permanent</u> A: Negligible/ Slight; S: Slight; F: Negligible/ Slight		
		52,225 to 52,325	Improved permanent pasture. LCA Grade 4:2. Farmed "in hand" by Balavil Estate. Lowground game habitat.	<u>Temporary</u> Loss of grazings. <u>Permanent</u> Loss of grazings.	A: Medium; S: Low;	<u>Temporary</u> A: Low; S: Negligible; <u>Permanent</u> A: Low; S: Negligible;	<u>Temporary</u> A: Slight; S: Negligible; <u>Permanent</u> A: Slight; S: Negligible;		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
		52,325 to 52,525	Scrub trees; and non-productive embankment. LCA Grade 4:2, but no active farming. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Disturbance to deer and gamebirds. <u>Permanent</u> Loss of scrub trees.	S: Low; F: Low	<u>Temporary</u> S: Negligible; <u>Permanent</u> S: Negligible; F: Low	<u>Temporary</u> S: Negligible; <u>Permanent</u> S: Negligible; F: Negligible/ Slight.		
		52,525 to 52,700	Open mature larch trees. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Disturbance to deer and gamebirds. <u>Permanent</u> Loss of trees.	S: Low; F: Low	<u>Temporary</u> S: Negligible; <u>Permanent</u> S: Negligible; F: Low	<u>Temporary</u> S: Negligible; <u>Permanent</u> S: Negligible; F: Negligible/ Slight.		
		52,700 to 52,925	Wooded embankment. Farm yard area/hardstanding. Estate underpass and access road. Farmed "in hand" by Balavil Estate. LCA grade – not applicable as yard only. Offline ch. 52,825 – ch. 52,925 Semi-natural (mainly open birch) woodland; Gamebird and deer (Roe) habitat; farm access track to HML underpass; RSPB access servitude.	<u>Temporary</u> Disruption to farming operations. Disruption to estate access. Disturbance to gamebirds <u>Permanent</u> Loss of trees. Loss of farmyard/hardstanding area	A: Medium; S: Low F: Low	<u>Temporary</u> A: Medium; S: Low <u>Permanent</u> A: Low; S: Low F: Low	<u>Temporary</u> A: Moderate; S: Negligible/ Slight <u>Permanent</u> A: Slight; S: Negligible/ Slight F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	52,600 to 52,750		Grazed permanent pasture/rough grazings. LCA Grade 4:2. Farmed "in hand" by Balavil Estate. Deer (roe) habitat and movement areas - no stalking. Lowground game shooting and habitat. Existing estate access road	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings. Improved estate access.	A: Medium; S: Low;	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low;	<u>Temporary</u> A: Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Moderate; S: Negligible/ Slight;		
	52,750 to 52,850		Mixed open grazed Scots Pine. LCA Grade 4:2 Farmed "in hand" by Balavil Estate. Estate access road. Existing A9 estate underpass. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat. Offline 52700 to 52850 - Grazed permanent pasture/rough grazings. Farmed "in hand" by Balavil Estate. LCA Grade 4:2	<u>Temporary</u> Loss of grazings Disturbance to deer and gamebirds. Disruption to farming/estate access. <u>Permanent</u> Loss of trees Loss of grazings Improved estate access.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Slight; S: Negligible/ Slight; <u>Permanent</u> A: Slight; S: Negligible/ Slight; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	52,850 to 52,950		Grazed improved permanent pasture. LCA Grade 4:2. Farmed "in hand" by Balavil Estate. Estate access road. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat. Redundant concrete-based silage pit – used as general estate storage area.	<u>Temporary</u> Disruption to access arrangements. Loss of grazings. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings. Improved estate access.	A: Medium; S: Low;	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low;	<u>Temporary</u> A: Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Moderate; S: Negligible/ Slight;		
	52,950 to 53,050		Grazed open mature trees. LCA Grade 4:2. Farmed "in hand" by Balavil Estate. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat. Estate access road	<u>Temporary</u> Loss of grazings Disturbance to deer and gamebirds. Disruption to farming/estate access. <u>Permanent</u> Loss of trees Loss of grazings Improved estate access.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Slight; S: Negligible/Slight; <u>Permanent</u> A: Slight; S: Negligible/ Slight; F: Negligible/ Slight.		
		52,925 to 53,150	Permanent pasture; Scrub embankment. Permanent pasture with rushes in places. LCA Grade 4:2. Farmed "in hand" by Balavil Estate. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Disruption to field access. Loss of grazings. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings. Loss of trees.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low; F: Low	<u>Temporary</u> A: Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Moderate; S: Negligible/ Slight; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	53,050 to 53,475		Temporary grassland. LCA Grades 4:2 and 4:1. Farmed "in hand" by Balavil Estate. Parkland/mature designed landscape trees. Old/redundant estate driveway/track. Planning application (Ref: 16/05578/FUL – upgrade to entrance gates – Undecided) Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Loss of grazings. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings.	A: High; S: Low; F: Low	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low; F: Low	<u>Temporary</u> A: Moderate/ Substantial; S: Negligible/ Slight; <u>Permanent</u> A: Moderate/ Substantial; S: Negligible/ Slight; F: Negligible/ Slight.		
		53,150 to 53,175	Grazed open mature Scots Pine. LCA Grades 4:1 & 4:2. Farmed "in hand" by Balavil Estate. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Loss of grazings. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings. Loss of trees	A: Low; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible/Slight; S: Negligible/ Slight; <u>Permanent</u> A: Negligible/ Slight; S: Negligible/ Slight; F: Negligible/ Slight.		
		53,175 to 53,275	Mixed woodland embankment. LCA Grades 4:1 & 4:2, but no active farming. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Disturbance to deer and gamebirds. <u>Permanent</u> Loss of trees.	S: Low; F: Low	<u>Temporary</u> S: Negligible; <u>Permanent</u> S: Negligible; F: Low	<u>Temporary</u> S: Negligible; <u>Permanent</u> S: Negligible; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
		53,275 to 53,600	Improved permanent pasture; mixed woodland. LCA Grade 4:1. Farmed "in hand" by Balavil Estate. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Loss of grazings. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings. Loss of trees.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low; F: Low	<u>Temporary</u> A: Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Moderate; S: Negligible/ Slight; F: Negligible/ Slight.		
		53,600 to 53,775	Good temporary grassland/improved permanent pasture. Scrub embankment. LCA Grade 4:1. Farmed "in hand" by Balavil Estate. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Total loss of grazings. Disturbance to deer and gamebirds. <u>Permanent</u> Total loss of grazings. Loss of trees.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: High; S: Low; <u>Permanent</u> A: High; S: Low; F: Low	<u>Temporary</u> A: Moderate/ Substantial; S: Negligible/ Slight; <u>Permanent</u> A: Moderate/ Substantial; S: Negligible/ Slight; F: Negligible/ Slight.		
	53,475 to 53,600		Mature mixed trees. LCA Grade 4:1, but no active farming. Farm and estate access (Mains of Balavil). Planning Permission (Ref: 16/01984/FUL – Mains of Balavil – Approved). Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Disruption to farm steading access. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of trees. Improved direct access off A9 (northbound).	A: Low; S: Low; F: Low	<u>Temporary</u> A: Negligible; S: Low; <u>Permanent</u> A: Negligible; S: Low; F: Low	<u>Temporary</u> A: Negligible; S: Negligible/ Slight; <u>Permanent</u> A: Negligible; S: Negligible/ Slight; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	53,600 to 53,975		Good temporary grassland. LCA Grade 4:1. Farmed "in hand" by Balavil Estate. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Loss of grazings. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings. Creation of internal estate access road	A: High; S: Low;	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low;	<u>Temporary</u> A: Moderate/ Substantial; S: Negligible/ Slight; <u>Permanent</u> A: Moderate/ Substantial; S: Negligible/ Slight;		
		53,775 to 54,150	Open scrub embankment. LCA Grade 4:1, but no active farming. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Disturbance to deer and gamebirds. <u>Permanent</u> Loss of trees.	S: Low; F: Low	<u>Temporary</u> S: Low; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Negligible/ Slight; <u>Permanent</u> S: Negligible/ Slight; F: Negligible/ Slight.		
		54,150 to 54,390	Mixed woodland. LCA Grade 4:1, but no active farming. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat. Field access track.	<u>Temporary</u> Disruption to farmland access. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of trees.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: Low; S: Low; <u>Permanent</u> A: Negligible; S: Low; F: Low	<u>Temporary</u> A: Slight; S: Negligible/ Slight; <u>Permanent</u> A: Negligible/Slight; S: Negligible/ Slight; F: Negligible/ Slight.		
	53,975 to 54,350		Improved permanent pasture with localised rough grazings/rushes. LCA Grade 4:1. Farmed "in hand" by Balavil Estate. Balavil Estate and Croftcarnoch access road. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Loss of grazings. Disruption to access. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings.	A: Medium; S: Low;	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low;	<u>Temporary</u> A: Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Moderate; S: Negligible/ Slight;		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
	54,350 to 54,450		Mixed mature woodland. LCA Grade 4:1, but no active farming. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat. Balavil Estate and Croftcarnoch access track. Offline 54400 to 54600 – improved permanent pasture	<u>Temporary</u> Disruption to estate access. Loss of grazings Disturbance to deer and gamebirds. <u>Permanent</u> Loss of trees. Loss of grazings.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low; F: Low	<u>Temporary</u> A: Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Moderate; S: Negligible/ Slight; F: Negligible/ Slight.		
		54,390 to 54,500	Temporary grassland; and non-productive embankment. LCA Grade 4:1. Farmed "in hand" by Balavil Estate. Field gate access. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Loss of grazings. Disruption to field access. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Slight; S: Negligible/ Slight; F: Negligible/ Slight.		
		54,500 to 54,850	Temporary grassland; and non-productive embankment. LCA Grade 4:1. Farmed "in hand" by Balavil Estate. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Loss of grazings. Disturbance to deer and gamebirds. <u>Permanent</u> Loss of grazings.	A: Medium; S: Low; F: Low	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Low; S: Low; F: Low	<u>Temporary</u> A: Moderate; S: Negligible/ Slight; <u>Permanent</u> A: Slight; S: Negligible/ Slight; F: Negligible/ Slight.		

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
		54,850 to 55,250	Scrub embankment and mixed open woodland. LCA Grade 4:1, but no active farming. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat.	<u>Temporary</u> Loss of potential gamebird habitat. <u>Permanent</u> Loss of trees. Loss of potential gamebird habitat	S: Low; F: Low	<u>Temporary</u> S: Low; <u>Permanent</u> S: Low; F: Low	<u>Temporary</u> S: Negligible/ Slight; <u>Permanent</u> S: Negligible/ Slight; F: Negligible/ Slight.		
	54,450 to 55,250	Mixed temporary grassland; Improved permanent pasture. LCA Grade 4:1. Farmed "in hand" by Balavil Estate. Deer (roe) habitat and movement areas - no stalking. Lowground game habitat. <u>Offline</u> 54850 to 55150 – Croftcarnoch landscaped policies	<u>Temporary</u> Loss of grazings. Disturbance to access <u>Permanent</u> Loss of grazings.	A: High; S: Low;	<u>Temporary</u> A: Medium; S: Low; <u>Permanent</u> A: Medium; S: Low;	<u>Temporary</u> A: Moderate/ Substantial; S: Negligible/ Slight; <u>Permanent</u> A: Moderate/ Substantial; S: Negligible/ Slight;			
Dunachton Estate	55,250 to 56,650		Open Scrub Birch. LCA Grade 4:2, but no active farming. Dunachtonmore Farm/ Meadowside Quarry and Highland Wildlife Park access and existing A9 Underpass Highland Wildlife Park service road	<u>Temporary</u> Disturbance to farm access <u>Permanent</u> Loss of trees	A: Low; F: Low	<u>Temporary</u> A: Low; <u>Permanent</u> A: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight; <u>Permanent</u> A: Negligible/ Slight; F: Negligible/ Slight.	<u>Temporary</u> A: Negligible/ Slight <u>Permanent</u> A: Negligible/ Slight F: Slight	<u>Temporary</u> Slight Adverse Estate remains viable

Estate/ Farm/ Croft	Chainage (area to west of existing A9)	Chainage (area to east of existing A9)	Baseline Land Use	Description of Potential Impact	Sensitivity	Magnitude	Significance	Overall Impacts on Each Estate	In Combination Impact
					A= Agricultural; F = Forestry; S = Sporting; FT = Farm Tenancy				
		55,250 to 56,650	Scrub birch and oak embankment. Dunachtonmore Farm/ Meadowside Quarry and Highland Wildlife Park access and existing A9 Underpass.	<u>Temporary</u> Disturbance to farm access <u>Permanent</u> Loss of trees	A: Low; F: Low	<u>Temporary</u> A: Low; <u>Permanent</u> A: Low; F: Low	<u>Temporary</u> A: Negligible/ Slight; <u>Permanent</u> A: Negligible/ Slight; F: Negligible/ Slight.		<u>Permanent</u> Slight Adverse Estate remains viable
		Offline 55,450 to 55,575	Wetland/marsh. No farming, sporting or forestry activities.	<u>Temporary</u> No impacts <u>Permanent</u> No impacts	n/a	n/a	n/a		
		Offline 56,300 to 56,475	Wetland/ marsh. No farming, sporting or forestry activities.	<u>Temporary</u> No impacts <u>Permanent</u> No impacts	n/a	n/a	n/a		

1.2 Business Viability Impacts on Agriculture, Sporting and Forestry Interests –

Introduction

- 1.2.1 As per the assessment methodology within **Chapter 8**, the following estates/farms/holdings/crofts have been assessed as likely to experience a moderate or substantial impact and as such an assessment of the potential impacts on future viability has been considered below. For clarity, this considers whether the business of the estate/farm/holding/croft has the potential to adapt its operations as a result of the significant impact.
- 1.2.2 For the avoidance of doubt, we have not had sight at this stage of any accounts or financial information relating to the estate/farm/holding/croft or its sources of income and have relied solely upon written and verbal information relating to the estate/farm/holding/croft activities only, provided by owners and/or their advisers.

1.3 Ralia Estate

Estate Summary

- 1.3.2 Ralia Estate is a mixed lowground and upland estate with agricultural and sporting enterprises and a mixed residential portfolio, located approximately one mile south east of the town of Newtonmore, in south Inverness-shire.
- 1.3.3 The estate totals approximately 2,225 Ha (5,500 acres). The land includes approximately 75 Ha (185 acres) of temporary grassland; and approximately 28 Ha (70 acres) of semi natural woodland on the low ground. The remaining land comprises a mixture of permanent pasture/rough grazings and hill.
- 1.3.4 The estate is centred around the main house (Ralia Lodge), which is a well set traditional Victorian shooting lodge with 10 bedrooms, plus staff bedroom accommodation, occupied by the estate owner. The estate includes another eight houses, some occupied by estate staff and some let.
- 1.3.5 Farming is carried out on an inhand basis with a flock of approximately 600 blackface ewes and 350 cross ewes along with a herd of approximately 55 suckler cows. Sheep access and graze on both sides of the A9 with three sheep creeps providing access.
- 1.3.6 The estate does not support any formal grouse shooting. There is a low ground shoot, mainly comprising partridge drives with drives on both sides of the existing A9. There are approximately 10 drives in total. The estate releases partridge, pheasants and duck and operate around 30 commercial shooting days, let through the season. A number of hill lochs are utilised and managed specifically for duck flighting purposes. In addition, red deer (both stags and hinds) are shot, mainly on let days. Roe deer (both bucks and does) are shot on an “ad hoc” basis in very small numbers. The estate retains single bank salmon and brown trout fishing on the River Spey, currently let to the Badenoch and Strathspey Angling Association, who sub-let the fishing on both day and season tickets.
- 1.3.7 Estate woodland areas comprise mainly semi natural and amenity woodland, primarily located to the north west of the current A9 and managed for amenity, sporting and shelter purposes. A large area of new woodland planting to the south of the A9 (approximately 200 Ha) is proposed under Scottish Rural Development Programme Funding, with planting scheduled in 2018.

Agricultural Viability

- 1.3.8 The total estate agricultural land area (excluding woodland) is estimated to be approximately 2,197 ha (5,430 acres). The total land take from this area by the Proposed Scheme is estimated to be approximately 37.16 ha (91.82 acres).

Temporary

- 1.3.9 Our overall impact assessment of the agricultural interests of the estate on a temporary basis is assessed as SLIGHT/MODERATE, based on the short-term impacts of: loss to mixed grazings; restricted stock movement; disruption to access arrangements. There will be disruption to the management of the flock and herd during this period, with movement (from one side of the A9 to the other) and handling being restricted, in particular.
- 1.3.10 This can be mitigated against to some extent by agreement of an appropriate stock management plan. We therefore assess the agricultural viability, on a temporary basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT**.

Permanent

- 1.3.11 Our overall impact assessment of the agricultural interests of the estate on a permanent basis is assessed as SLIGHT/MODERATE, based on the impacts to: loss of mixed grazings; and restricted stock movement. The overall extent of land take for the scheme is considered to be minimal in terms of the impact on grazings as a whole and the road design has catered for the adequate provision of alternative stock movement via sheep creeps etc. and farm vehicle access.
- 1.3.12 For those reasons, we assess the agricultural viability, on a permanent basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT**.

Forestry Viability

- 1.3.13 Woodland impacted upon by the Proposed Scheme comprises areas of mainly mixed semi-natural/open trees, along with significant, but localised areas of mainly mature Scots Pine of commercial timber quality, which, on a stand-alone basis, are of MODERATE significance. Overall the impact to the estate forestry, however, is assessed as SLIGHT.
- 1.3.14 We have not carried out any assessment of timber quality, quantity or value, in relation to the affected commercial woodland areas, but have assumed in our assessment that given the age structure of such woods, felling of trees in these woods may give rise to windthrow issues to remaining (new) woodland edges. These areas are localised. The non-commercial woodland supports the estate sporting activities, but loss of these areas is minimal in the context of the whole estate. We have therefore assessed woodland viability, as a whole, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT**.

Sporting Viability

- 1.3.15 The Proposed Scheme directly impacts as a result of land take from lowground shoot/gamebird habitat areas on both sides of the A9 over the full length of the scheme through the estate. The land take also impacts on areas considered to be roe deer habitat and movement areas, but where no stalking takes place.

Temporary

- 1.3.16 Our overall impact assessment of the sporting interests of the estate on a temporary basis is assessed as MODERATE/SUBSTANTIAL, based on the short-term impacts of: disturbance to

gamebird during rearing and shooting seasons; loss of gamebird habitat; loss of ground forming part of drives. There is no doubt that there will be disruption to lowground gamebirds within the land take area and on the estate significantly beyond the land take area during this period. In addition, there will be direct disturbance to the individual shoot days, mainly due to construction noise and vehicle movements.

- 1.3.17 It is possible that gamebird management and shoot/drives can be adjusted to accommodate any temporary changes to the layout and character of an affected drive. Some mitigation may be possible by agreement of a lowground shoot management plan, but halting construction to accommodate shoot days is unlikely and as such there is an expectation that shooting on drives close to the A9 will be significantly affected during the construction phase. The lowground shooting, as a whole, takes place close to the A9 and overall disturbance is likely. For those reasons, we assess the lowground shooting viability, on a temporary basis, in accordance with the impact assessment criteria to be – **ADVERSE IMPACT**.

Permanent

- 1.3.18 Our overall impact assessment of the sporting interests of the estate on a permanent basis is assessed as MODERATE, based on the impacts to: gamebird habitat; and loss of ground forming part of lowground drives.
- 1.3.19 The overall extent of land take for the Proposed Scheme is considered to be moderate in relation to lowground shoot drives and we would not envisage any significant need to alter drive layouts on a permanent basis, however, long term additional disturbance from the road is likely and a small reduction in birds shot over these drives would be anticipated.
- 1.3.20 For those reasons, we assess the sporting (lowground gamebird) viability, on a permanent basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT**.

1.4 Ruthven Park

Holding Summary

- 1.4.2 Ruthven Park is a detached dwelling with land forming a “smallholding” located adjacent to and south of the existing A9 and approximately one mile south of Kingussie town centre.
- 1.4.3 The whole holding totals approximately 7.7 hectares (18 acres). The land includes approximately 6.8 Ha (16.8 acres) of “temporary grassland”; and approximately 0.9 Ha (2.2 acres) of “woodland”.
- 1.4.4 Ruthven Park House is a detached 1 ½ storey chalet style dwelling set within approximately one third of an acre of formal gardens and constructed in the late 1980s. It is occupied by the holding owner.
- 1.4.5 There is no “in hand” farming, with the two grazing fields being let on a seasonal grazing agreement to a local farmer with stock occupying the land between April and November.
- 1.4.6 The holding retains a small embankment of mixed broadleaves and conifers along the B970 public road and a small corner at the south west end planted with mainly Scots pine in 2002. This woodland is managed for mainly amenity and shelter purposes. There are no sporting activities carried out over the holding.

Agricultural Viability

- 1.4.7 The total land take from the agricultural land area by the Proposed Scheme is estimated to be approximately 2.07 ha (5.1 acres).

Temporary

- 1.4.8 Our overall impact assessment of the agricultural interests of the holding on a temporary basis is assessed as SUBSTANTIAL, based on the short-term impacts of: loss to good quality grazings; and disturbance to stock during construction, which may render the grassland as un-lettable, in its entirety.
- 1.4.9 This is unlikely to be mitigated against. We therefore assess the agricultural viability, on a temporary basis, in accordance with the impact assessment criteria to be – **ADVERSE IMPACT.**

Permanent

- 1.4.10 Our overall impact assessment of the agricultural interests of the holding on a permanent basis is assessed as SUBSTANTIAL, based on the impacts to: loss of good quality grazings. The overall extent of land take for the scheme is considered to be significant in terms of the impact on the grazings as a whole. Remaining grazings will still be lettable, but more restricted, which may impact on demand and letability.
- 1.4.11 For those reasons, we assess the agricultural viability, on a permanent basis, in accordance with the impact assessment criteria to be – **ADVERSE IMPACT.**

Forestry Viability

- 1.4.12 Woodland impacted upon by the Proposed Scheme comprises two small areas of mainly mixed amenity trees. Overall, the impact to the holding is assessed as SLIGHT/MODERATE, as the woodland areas are considered as peripheral to the holding.
- 1.4.13 We have not carried out any assessment of timber quality, quantity or value, in relation to the affected woodland areas, but have assumed in our assessment that given the age structure of such woods, felling of trees would not give rise to windthrow issues to remaining (new) woodland edges. We have therefore assessed woodland viability, as a whole, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT.**

Sporting Viability

- 1.4.14 There is no sporting activity on the holding and no potential for sporting. As, such no assessment is given.

1.5 Kingussie Glebe (Church of Scotland) Land**Holding Summary**

- 1.5.2 Kingussie Glebe land is an area of mixed quality grassland and grazings along with a section of the River Spey, intersected by the existing A9 and the Perth Inverness railway line and lying adjacent to and west of the town of Kingussie.
- 1.5.3 The land totals approximately 20.33 hectares (50.2 acres), of which there are approximately 6.91 hectares (17.1 acres) of “improved permanent pasture”; approximately 3.37 hectares (8.3 acres) of “permanent pasture (horse grazing)”; approximately 7.22 hectares (17.8 acres) of “permanent pasture/rough grazings”; and approximately 2.83 hectares (7.0 acres) of “rough grazings/wetland”.
- 1.5.4 There are no buildings on the land.
- 1.5.5 All of the land to the north west of the River Spey is let on a Secure Agricultural Tenancy. The tenant occupies and utilises the land for grass production and livestock grazing. We are informed

that the tenant has notified the landlord of his intention to relinquish the lease. There would appear to be subletting of part of the land for horse grazing. The area to the south of the River Spey (known as Ballochbuie Island) is let to the RSPB. The lease is for nature conservation and scientific research purposes only.

- 1.5.6 There is no shooting over any of the Kingussie Glebe land, however, there are two separate shooting leases (Kingussie Glebe and Ballochbuie Island) in favour of the RSPB, who retain the shooting rights in order to prevent any active shooting in close proximity to the National Nature Reserve. The holding retains both salmon and riparian fishing rights along the River Spey, contiguous with the land holding. The fishings are let to the Badenoch Angling Association. There are no catch records available.

Agricultural Viability

- 1.5.7 The total land take by the Proposed Scheme is estimated to be approximately 7.89 ha (19.5 acres).

Temporary

- 1.5.8 Our overall impact assessment of the agricultural interests of the holding on a temporary basis is assessed as SUBSTANTIAL, based on the almost complete loss in parts of grazings; restricted stock movement; disruption to access arrangements to remaining areas. There will be disruption to livestock during the construction phase.

- 1.5.9 This cannot be mitigated against. We therefore assess the agricultural viability, on a temporary basis, in accordance with the impact assessment criteria to be – **ADVERSE IMPACT.**

Permanent

- 1.5.10 Our overall impact assessment of the agricultural interests of the holding on a permanent basis is assessed as SUBSTANTIAL, based on the significant loss of grazings; and severance of some remaining grazing areas. The overall extent of land take for the scheme is considered to be significant in terms of the impact on grazings. The re-design of field access to remove direct access off the A9 is considered as an improvement, but not significant enough to counter the extent of land loss.

- 1.5.11 For those reasons, we assess the agricultural viability, on a permanent basis, in accordance with the impact assessment criteria to be – **ADVERSE IMPACT.**

Farm Tenancy Viability

- 1.5.12 The land to the north of the River Spey is all let on a Secure Agricultural Tenancy. While we have been informed that the tenant has notified the landlord of his intention to relinquish the tenancy, we provide an assessment of the farm tenancy viability below.

Temporary

- 1.5.13 Our overall impact assessment of the agricultural tenancy interests of the holding on a temporary basis is assessed as SUBSTANTIAL, based on the almost complete loss in parts of grazings; restricted stock movement; disruption to access arrangements to remaining areas. The land is therefore unusable by the tenant and while some areas are not taken by the scheme, the extent of these areas is insufficient to enable the tenant to continue efficiently farming on the land.

- 1.5.14 This cannot be mitigated against. We therefore assess the agricultural tenancy viability, on a temporary basis, in accordance with the impact assessment criteria to be – **ADVERSE IMPACT.**

Permanent

- 1.5.15 Our overall impact assessment of the agricultural interests of the holding on a permanent basis is assessed as SUBSTANTIAL, based on the almost complete loss in parts of grazings and severance of some remaining areas. In our opinion, the land will be reduced to an extent that the tenant will be unable to continue farming on the land. This will constitute a “fraud on the lease” (a term used to describe where the impact on the viability of the remainder of the let holding is so great that it would not have been in the contemplation of the parties to the lease when it was originally entered into).
- 1.5.16 For those reasons, we assess the agricultural tenancy viability, on a permanent basis, in accordance with the impact assessment criteria to be – **ADVERSE IMPACT.**

Forestry Viability

- 1.5.17 There is no woodland on the holding, with the exception of a very small area of scrub adjacent to the B9152, which is unaffected by the scheme. As such, no woodland/forestry viability assessment is given.

Sporting Viability

- 1.5.18 There is no shooting over the land (shooting rights let to the RSPB prevent this). The holding retains salmon and riparian fishing rights on the River Spey, which are let to Badenoch Angling Association.

Temporary

- 1.5.19 The assessment criteria considers salmon fishings to be “high value”, however, we consider the impact magnitude of the scheme on the fishings to be “low” and as such our overall impact assessment of the sporting interests on the holding on a temporary basis is assessed as SLIGHT. This is based on the limited fishing opportunities available on this section (beat) of the river. There is no doubt that there will be some disturbance to the overall enjoyment of fishing during the construction phase, however, we do not consider this as an adverse impact on the fishing itself. There may be some limitations to river access during construction, but none that cannot be mitigated against (temporary alternative access routes).
- 1.5.20 We assess the sporting (mainly salmon fishing) viability, on a temporary basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT.**

Permanent

- 1.5.21 Our overall impact assessment of the sporting interests of the holding on a permanent basis is assessed as SLIGHT, based on the limited impacts following construction.
- 1.5.22 There is no land take affecting the fishings and no river access issues restricting the ability to fish the river.
- 1.5.23 For those reasons, we assess the sporting (mainly salmon fishing) viability, on a permanent basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT.**

1.6 Laggan Croft 1

Croft Summary

- 1.6.2 Laggan Croft 1 comprises a mixture of mainly grazing land and amenity woodland, separated by the existing A9, with a further block of mainly rough grazings to the south of the B9152 and adjacent to and north of the River Spey and separated by the Perth to Inverness railway line. All of the croft lies approximately half a mile to the north east of the town of Kingussie.
- 1.6.3 The croft land totals approximately 22.48 hectares (55.55 acres), which comprises approximately 0.91 hectares (2.2 acres) of “temporary grassland”; approximately 5.11 hectares (12.6 acres) of “improved permanent pasture”; approximately 1.41 hectares (3.5 acres) of “permanent pasture”; approximately 7.14 hectares (17.6 acres) of “rough grazings”; and approximately 7.91 hectares (19.5 acres) of “open scrub woodland”.
- 1.6.4 The croft is owner-occupied and registered with the Crofting Commission.
- 1.6.5 Croft buildings include an agricultural shed and a field shelter.
- 1.6.6 The land is assumed to be grazed on an owner/occupier basis.
- 1.6.7 There is assumed to be no shooting over the croft, but some areas are considered as game habitat. While the croft includes a small section of single bank rights to fish for trout only on the River Spey, it is not actively fished.
- 1.6.8 The croft woodland areas are mainly open scrub woodland also occupied as rough grazings.

Agricultural Viability

- 1.6.9 The total land take from agricultural land by the Proposed Scheme is estimated to be approximately 2.24 ha (5.54 acres).

Temporary

- 1.6.10 Our overall impact assessment of the agricultural interests of the croft on a temporary basis is assessed as SUBSTANTIAL, based on the short-term impacts of: loss to grazings; restricted stock movement; disruption to access arrangements. There will be disruption to the management of grazing sheep during this period, with movement (from one side of the A9 to the other) being restricted, in particular.
- 1.6.11 This is unlikely to be mitigated against and the croft may be “unworkable” during the construction phase. We therefore assess the agricultural viability, on a temporary basis, in accordance with the impact assessment criteria to be – **ADVERSE IMPACT.**

Permanent

- 1.6.12 Our overall impact assessment of the agricultural interests of the croft on a permanent basis is assessed as SUBSTANTIAL, based on the impacts to: loss of good quality grazings; access impacts; and land severance issues. The overall extent of land take for the scheme is considered to be significant in terms of the impact on grazings as a whole and the inability to directly cross the A9 to access the land to the north (alternative access to be taken via Kerrow Cottage) gives rise to a “severance” of land from the current croft buildings.
- 1.6.13 For those reasons, we assess the agricultural viability, on a permanent basis, in accordance with the impact assessment criteria to be – **ADVERSE IMPACT.**

Forestry Viability

- 1.6.14 Woodland impacted upon by the Proposed Scheme comprises areas of mainly mixed semi-natural/open trees and the impact of the scheme to the croft is assessed as NEGLIGIBLE.
- 1.6.15 We have not carried out any assessment of timber quality, quantity or value, in relation to the affected woodland areas, but have assumed in our assessment that given the age structure of such woods, felling of trees in these woods will not give rise to windthrow issues to remaining (new) woodland edges. As the wood areas are not commercial in composition, any impact from land take is not regarded as significant in terms of woodland viability. We have therefore assessed woodland viability, in accordance with the impact assessment criteria, to be – **NEUTRAL IMPACT.**

Sporting Viability

- 1.6.16 There is assumed to be very limited sporting opportunity on the croft, given the composition and layout of the land and limited river fishings.

Temporary

- 1.6.17 As a result of the above, our overall impact assessment of the sporting interests of the croft on a temporary basis is assessed as NEGLIGIBLE. As such, we assess the impact on the sporting (shooting and trout fishing) viability, on a temporary basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT.**

Permanent

- 1.6.18 Our overall impact assessment of the sporting interests of the croft on a permanent basis is assessed as NEGLIGIBLE and as such we assess the sporting (shooting and trout fishing) viability, on a permanent basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT.**

1.7 Laggan Croft 2

Croft Summary

- 1.7.2 Laggan Croft 2 comprises a mixed block of agricultural land adjacent and south east of the existing A9 and adjacent to and north of the River Spey, approximately half a mile to the north east of the town of Kingussie.
- 1.7.3 The croft land totals approximately 26.77 hectares (66.15 acres) and comprises approximately 4.78 Hectares (11.8 acres) of “temporary grassland”; approximately 2.07 Hectares (5.1 acres) of “permanent pasture”; approximately 14.25 Hectares (35.2 acres) of “permanent pasture/rough grazings/bog”; and approximately 5.4 Hectares (13.3 acres) of “rough grazings”). The remaining area comprises roads/yard etc.
- 1.7.4 The croft is owner-occupied and registered with the Crofting Commission, however, there is no croft house (the former croft house being in separate ownership).
- 1.7.5 There is an un-serviced static caravan on site, but this is third party owned and does not form part of the croft.
- 1.7.6 The croft retains a series of buildings including: hay shed; general store; tack store; general all-purpose shed; and implement shed. These buildings are of mixed construction and age and are

generally in poor condition. There is a reasonable hardstanding/yard area providing access to the buildings and offering general outside storage space.

- 1.7.7 The land is no longer actively farmed by the crofter. It is currently occupied and utilised for horse grazing/livery purposes on an all year-round basis, with an average of six livery tenants and capacity for approximately thirteen horses. Grazing is let on a rate per horse/per week basis for grazing only, with horse owners responsible for supplementary feeding and all looking after. Included within the livery agreements is the use of the croft buildings for general storage and shelter purposes. The remaining buildings are utilised by the crofter for informal general storage purposes.
- 1.7.8 The crofter allows a family member to shoot over the croft land on an informal basis with no rent paid and no formal lease. The croft also includes single bank rights to fish for trout only on the River Spey, however, the river is not actively fished along this section, as access (across the railway) is difficult.
- 1.7.9 Part of the croft includes areas of open scrub woodland also occupied as rough grazings.

Agricultural Viability

- 1.7.10 The total land take from agricultural land by the Proposed Scheme is estimated to be approximately 2.54 ha (6.28 acres).

Temporary

- 1.7.11 Our overall impact assessment of the agricultural interests of the croft on a temporary basis is assessed as SUBSTANTIAL, based on the short-term impacts of: loss to grazings; noise disturbance to livestock (horses in particular); disruption to access arrangements.
- 1.7.12 These will be difficult to be mitigated against and the land closest to the A9 may not be suitable for stock (horse) grazing during the construction phase. We therefore assess the agricultural viability, on a temporary basis, in accordance with the impact assessment criteria to be – **ADVERSE IMPACT.**

Permanent

- 1.7.13 Our overall impact assessment of the agricultural interests of the croft on a permanent basis is assessed as SUBSTANTIAL, based on the impacts to: loss of good quality and mixed grazings; and access impacts. The overall extent of land take for the scheme is considered to be significant in terms of the loss of prime grazings. The remaining land will still be lettable for horse grazing and there is no impact from the scheme on the buildings, so income from liveries will still be possible, however, the grazing capacity will be significantly reduced.
- 1.7.14 For those reasons, we assess the agricultural viability, on a permanent basis, in accordance with the impact assessment criteria to be – **ADVERSE IMPACT.**

Forestry Viability

- 1.7.15 Woodland impacted upon by the Proposed Scheme comprises areas of mainly mixed semi-natural/open trees and the impact of the scheme to the croft is assessed as SLIGHT.
- 1.7.16 We have not carried out any assessment of timber quality, quantity or value, in relation to the affected woodland areas, but have assumed in our assessment that given the age structure of such woods, felling of trees in these woods will not give rise to windthrow issues to remaining (new) woodland edges. Affected woodland is not considered to be commercial. We have

therefore assessed woodland viability, in accordance with the impact assessment criteria, to be – **NEUTRAL IMPACT.**

Sporting Viability

- 1.7.17 There is some existing sporting opportunity on the croft, given the composition and layout of the land and shooting is carried out on an informal “walked up/rough” shoot basis. The croft also retains a section of trout fishing rights on the River Spey, which are not currently fished.

Temporary

- 1.7.18 As a result of the above, our overall impact assessment of the sporting interests of the croft on a temporary basis is assessed as NEGLIGIBLE/SLIGHT. As such, we assess the impact on the sporting (shooting and trout fishing) viability, on a temporary basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT.**

Permanent

- 1.7.19 Our overall impact assessment of the sporting interests of the croft on a permanent basis is assessed as NEGLIGIBLE/SLIGHT and as such we assess the sporting (shooting and trout fishing) viability, on a permanent basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT.**

1.8 Balavil Estate

Estate Summary

- 1.8.2 Balavil Estate is a traditional highland sporting estate, centred around an impressive country house (Balavil House) which is a substantial, detached Category B Listed country house, set within an elevated position overlooking Strathspey with policies and parkland surrounding. The house is of Georgian origin, being designed by Robert Adam, with a large Victorian addition providing 18 bedrooms and four principal reception rooms.
- 1.8.3 In addition, the estate retains a mixture of ten residential properties (occupied by staff or currently empty).
- 1.8.4 Other estate buildings include: Mains of Balavil – a traditional “square” courtyard range with planning permission for a change of use to office/farm shop/commercial retail/restaurant/shoot lunch room use; and Home Farm Steading (Chapel Park Farm) from where the estate farming operations are centred.
- 1.8.5 Estate enterprises include an inhand farming operation; forestry; both lowground and upland sporting; and salmon fishing on the River Spey.
- 1.8.6 The estate was offered on the open market for sale in 2014 and purchased by the current owners in 2015. The new owner’s objective is to fully restore the estate assets and enterprises.
- 1.8.7 The estate totals approximately 2,913 hectares (7,200 acres), with a rough split in land use comprising approximately 64.8 hectares (160 acres) of “inby” temporary grassland; approximately 97.1 hectares (240 acres) of “inby” permanent pasture; approximately 242.8 hectares (600 acres) of mixed woodland; and approximately 2,509 hectares (6,200) acres of hill.
- 1.8.8 Farming operations are carried out over all of the estate's farmland on an “inhand” farming basis, however, subject to a Secure Agricultural Tenancy in favour of the owner personally and as such, we have assessed the estate agricultural activities on an owner/occupier basis and not on a tenanted basis. Current stocking includes approximately ewes plus hogs of mixed pedigree

North Country Cheviot and Scottish Blackface breeds of which approximately some ewes are hefted to the hill and managed as “tick mops” as part of the grouse management regime. Ewes are overwintered on the good estate lowground areas. The cattle enterprise includes a mixture of commercial suckler cows along with pedigree Galloways and Aberdeen Angus. A programme of increasing the pedigree herd and selling off the remaining commercial suckler herd is ongoing.

- 1.8.9 The grouse hill has the capacity for approximately 19 potential drives to provide driven grouse shooting over 13 butts in total but has not been shot for some time. Present grouse shooting comprises walked up days only. The new management objectives include increasing “tick mop” management; and a heather burning management plan, with the intention to resurrect the hill to a sustainable driven grouse moor within a 5-10-year period.
- 1.8.10 There is currently no lowground shooting activity on the estate, however, lowground shooting has taken place in the past with pheasants released annually to provide between ten and twelve driven shoot days.
- 1.8.11 The estate retains a significant red deer stalking enterprise and is part of the Monadhliath Deer Management Group. Stalking is sold on a commercial basis with an average of 15 stag days let per annum and remaining deer shot by estate staff on a required culling basis. The estate retains both roe and sika deer populations, however, these are shot on an ad hoc basis only.
- 1.8.12 There is approximately 2.7 miles of single bank salmon fishing on the River Spey with 2 named pools and fishing suitable for 2 rods per day. There are no fish catch records available.
- 1.8.13 Woodland and forestry areas total approximately 600 acres and comprise a mixture of semi-natural broadleaves along with formally planted commercial plantations. The woodland and forestry has not been actively managed in the recent past and a considerable amount of thinning and replanting is required. There is no formal forest management plan, however, replanting will comprise a woodland composition of mainly semi-natural varieties for amenity and sporting purposes.
- 1.8.14 There is a current desire to develop/ improve the estate and as such, there are a number of recent planning permissions at: Mains of Balavil; Kennels Cottage; Balavil Cottage; and East Lodge.

Agricultural Viability

- 1.8.15 The total estate agricultural land area (excluding woodland) is estimated to be approximately 2,670 ha (6,597 acres). The total agricultural land take from this area by the Proposed Scheme is estimated to be approximately 26.43 ha (65.31 acres).

Temporary

- 1.8.16 Our overall impact assessment of the agricultural interests of the estate on a temporary basis is assessed as MODERATE, based on the short-term impacts of: loss to good quality and mixed grazings; restricted stock movement; disruption to access arrangements; and noise disturbance. There will be disruption to the management of the flock and herd during this period, with movement (from one side of the A9 to the other) and handling being restricted, in particular.
- 1.8.17 This can be mitigated against to some extent by agreement of an appropriate stock management plan. We therefore assess the agricultural viability, on a temporary basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT**.

Permanent

- 1.8.18 Our overall impact assessment of the agricultural interests of the estate on a permanent basis is assessed as MODERATE, based on the impacts to: loss of good quality and mixed grazings; and restricted stock movement. The overall extent of land take for the scheme is considered to be significant in terms of the percentage of loss of good quality grazings to the estate as a whole and this may require some adjustment to the type of stock and head numbers, but not to a level that the agricultural enterprise becomes unviable. Farm vehicle access is potentially improved by the provision of access internally, rather than reliance on access off the current A9. The underpass will be increased in size and will unlikely be a restriction to agricultural vehicle movement.
- 1.8.19 For those reasons, we assess the agricultural viability, on a permanent basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT**.

Forestry Viability

- 1.8.20 Woodland impacted upon by the Proposed Scheme is limited and comprises areas of mainly mixed semi-natural/open trees, and the overall impact of the scheme on the estate is assessed as SLIGHT.
- 1.8.21 A single estate access point with adequate internal estate roads and upgraded junction onto the B9152 (Kingussie to Aviemore road) is likely to be adequate for forestry operations to the south of the Raitts Burn, which divides the estate lowground. Internal access across the Raitts Burn for heavy estate traffic, particularly forestry vehicles, is currently limited by the original bridge structure and there will be no change to this. Timber extraction may be enhanced to the north of the Raitts Burn as a result of the north bound left in/left out junction at Mains of Balavil.
- 1.8.22 We have not carried out any assessment of timber quality, quantity or value, in relation to the affected woodland areas, but have assumed in our assessment that given the age structure of such woods, felling of trees in these woods would not give rise to an extensive windthrow risk to remaining (new) woodland edges. Adequate access provision to enable the extraction of commercial timber from elsewhere on the estate is a major concern, however, road design and the provision of new estate access roads will allow for equivalent access provision. We have therefore assessed woodland and commercial forestry viability, as a whole, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT**.

Sporting Viability

- 1.8.23 The Proposed Scheme directly impacts as a result of land take from potential lowground shoot/gamebird habitat areas on both sides of the A9 over the full length of the scheme through the estate. There is, however, currently no lowground shooting on the estate. The land take also impacts on areas considered to be roe deer habitat and movement areas, but where no stalking takes place.
- 1.8.24 The underpass access and Mains of Balavil left in/left off will have limited impact from the current position on the overall operations of sporting activities either on the lowground areas or on the hill.
- 1.8.25 The hill sporting (grouse and red deer stalking) will be, in the main, unaffected by the scheme.
- 1.8.26 The salmon fishings on the River Spey will be unaffected by the scheme.

Temporary

- 1.8.27 Our overall impact assessment of the sporting interests of the estate on a temporary basis is assessed as MODERATE, based on the short-term impacts of: disturbance to potential lowground gamebirds during rearing and shooting seasons; loss of game habitat; and general disturbance to estate access. There is no doubt that there will be disruption to lowground game within the land take area and significantly beyond during this period. In addition, there would be direct disturbance to the individual shoot days (if any), mainly due to construction noise and vehicle movements.
- 1.8.28 It is possible that previous game management and drives could be adjusted to accommodate any temporary changes to the layout and character of an affected drive. Some mitigation may be possible by agreement of a lowground shoot management plan, but halting construction to accommodate shoot days is unlikely and as such there is an expectation that if lowground shooting is resumed on the estate during the construction phase of the scheme, shooting on drives close to the A9 will be affected during this phase. There is currently no lowground shooting and the hill area is sufficiently far away from the A9 not to be disturbed and as such, for those reasons, we assess the sporting viability, on a temporary basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT**.

Permanent

- 1.8.29 Our overall impact assessment of the sporting interests of the estate on a permanent basis is assessed as SLIGHT, based on the loss of gamebird habitat; and potential increase in traffic noise to habitat and lowground shoot areas.
- 1.8.30 The overall extent of land take for the Proposed Scheme is considered to be small in relation to potential lowground shoot drives and we would not envisage any significant need to alter potential drive layouts on a permanent basis; however, long term additional disturbance from the road is likely and a small reduction in potential birds shot over drives close to the road may occur, but not to any material extent.
- 1.8.31 For those reasons, we assess the sporting viability, on a permanent basis, in accordance with the impact assessment criteria to be – **NEUTRAL IMPACT**.