

7 Community and Private Assets

This chapter considers the potential impacts of the proposed scheme on community and private assets, including land use.

The main settlements in the area are Luncarty in the south and Bankfoot in the north. The study area contains land used for agriculture and forestry.

The proposed scheme would require the acquisition and demolition of one property and the loss of approximately 69.38ha of land of which 3.71ha (6%) is identified as 'prime quality' in agricultural use. Significant residual impacts have been identified on three residential land interests and on three agricultural units (Northleys Farm, Newmill Farm and Westwood Farm). However, all three farm businesses are considered to remain viable. Where land-take is required land-owners will be compensated financially in accordance with the District Valuer's assessment.

Additional impacts of the proposed scheme result from changes to the access routes to/from properties, significant residual impacts on three properties (Loak, Loakmill and Gelly) have been identified as a result of access changes and the length of the resulting diversion required with the proposed scheme in place. However, it is considered that the new routes will be significantly safer than the current accesses directly off the A9.

It is anticipated that local businesses and those in the wider region of Perth and Kinross may benefit from improvements in safety, journey time and journey time reliability as a result of the proposed scheme. Community land-take is minimal and not significant with two community land-interests affected as a result of the proposed scheme.

The proposed scheme is not considered to materially affect any current or future planning applications or strategic development zones, though it is recognised that the development zones would benefit from improvements in safety and journey times on the A9.

The development of the proposed scheme design has sought to avoid sensitive land and buildings. Additional mitigation measures to reduce remaining potential impacts include reinstatement of access and measures to reduce disturbance during the construction period.

7.1 Introduction

7.1.1 This chapter presents the assessment of the proposed scheme on community and private assets. This includes agricultural, sporting and forestry interests, as well as community, residential, commercial and development lands.

7.1.2 The chapter is supported by the following appendices, which are cross referenced in the text where relevant:

- Appendix A7.1 (Agricultural, Forestry and Sporting Interests Questionnaire);
- Appendix A7.2 (Agricultural Land Capability Descriptors); and
- Appendix A7.3 (Pre- and Post- Mitigation Impacts, Agriculture, Sporting and Forestry Land Interests).

7.1.3 In accordance with DMRB Interim Advice Note (IAN) 125/09, this environmental topic covers the previous 'land use' and 'community effects' topics of DMRB Volume 11, Section 3, Part 6 and Part 8 (Highways Agency et al., 2001). In relation to community severance impacts reference should also be made to Chapter 16 (Effects on All Travellers). The land use assessment focuses on land-take as a direct result of the proposed scheme. Community land is addressed, including impacts such as changes in access.

7.1.4 This chapter considers permanent operational and temporary construction impacts of the proposed scheme.

7.2 Approach and Methods

7.2.1 This assessment has been undertaken in accordance with the DMRB Volume 11, Section 3, Part 6 and Part 8 (Highways Agency et al., 2001) taking cognisance of IAN 125/09. The approach used to

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establish the baseline conditions and assess the significance of potential impacts on community and private assets is explained in this section. In relation to impacts resulting from changes to access for 'Non-Motorised Users' (NMUs), all key paths and other routes of access are shown in Table 16.7 in Chapter 16 (Effects on All Travellers).

Study Area

7.2.2 Baseline conditions are described below to provide an overview of land use, private and community assets in the study area. The study area for the purposes of the assessment of impacts varied according to the aspects of private and community assets under consideration. For example, the assessment of development land requires consideration of changes in amenity, such as noise and air quality impacts, therefore a study area of 500m was used compared to other aspects where the impacts relate more directly to land-take. The study area is defined for the different receptors considered in the assessment as follows:

- Residential and commercial: receptors where land-take or changes in access would be required to accommodate the proposed scheme.
- Community land: areas that would be subject to direct land-take or changes in access as a result of the proposed scheme.
- Development land: planning applications and development plan allocations that are situated within 500m of the proposed scheme or within the villages of Luncarty and Bankfoot.
- Agricultural, sporting and forestry interests: the area of land farmed and managed by the land interests that would be subject to the land-take or changes in access as a result of the proposed scheme.

7.2.3 In addition to the above, potential socio-economic impacts on people and communities that may be affected by the proposed scheme were assessed. The study area for residents and residential property is defined as those living alongside the Luncarty to Pass of Birnam section of the A9 and those in the villages of Luncarty and Bankfoot. The study area for businesses is defined as those that rely on access to this section of the A9 for trade or would be subject to land-take due to the proposed scheme and those in the settlements of Luncarty, Bankfoot and Perth. Potential impacts on employment are considered in the context of the wider local authority area of Perth & Kinross.

7.2.4 The assessment considered data within the following areas:

- Census data zones:
 - Luncarty: S01005100;
 - Bankfoot: S01005108, S01005107; and
 - Agricultural area along A9, between Luncarty and Bankfoot: S01005109, S01005098.
- Intermediate geography:
 - Luncarty and Dunkeld; and
 - Stanley and Murthly.
- Local Authority area:
 - Perth & Kinross.

Land-take

7.2.5 Land-take is defined as land acquired predominantly through the Compulsory Purchase Order (CPO) process to provide sufficient land to construct and operate the proposed scheme. The land use assessment considers both permanent and temporary land-take, definitions of which are provided in the following paragraphs.

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- 7.2.6 For the purpose of this assessment, permanent land-take is considered to be areas directly required for the long-term operation of the proposed scheme and includes land required for environmental mitigation such as landscape planting. Temporary land-take is considered to be areas temporarily required to construct but not operate the proposed scheme, such as land required for materials storage or construction access.

Baseline Conditions

Residential and Commercial Land

- 7.2.7 The assessment of impacts of the proposed scheme on residential and commercial land uses is concerned with the changes in access, parking arrangements or the loss of homes, facilities, amenities, services or employment associated with land-take.
- 7.2.8 Baseline conditions for residential and commercial uses were determined through a review of Ordnance Survey (OS) maps, Geographical Information System (GIS) data and site surveys.

Community Land

- 7.2.9 For the purposes of this assessment, community land is considered to relate to areas that provide an established public recreational resource, such as playing fields, country parks or areas identified as Open Space within Local Plans. Recreational use of waterways is also considered as part of the community land assessment.
- 7.2.10 As noted in Chapter 16 (Effects on All Travellers), the Land Reform (Scotland) Act 2003 establishes statutory rights of responsible access on and over most land. It is therefore acknowledged that additional areas of privately owned land may be used informally by the community. Undesignated areas of open space and woodland of known amenity value are therefore also considered in the assessment.
- 7.2.11 Community facilities, such as schools, health care facilities, community halls and sites of religious worship, have been considered in this assessment, with regard to potential land-take and changes in access.
- 7.2.12 The assessment of community impacts relates to potential severance of communities in accordance with DMRB Volume 11, Section 3, Part 8 (Highways Agency et al., 2001) and the potential to impact local communities in terms of employment and access to community facilities.
- 7.2.13 Baseline conditions were determined through an initial desk study including a review of relevant OS maps, GIS data, aerial photographs and Local Plans.

Development Land

- 7.2.14 For the purposes of this assessment, development land relates to areas allocated for development as identified in Structure and Local Plans, as well as relevant planning applications lodged with the planning authorities.
- 7.2.15 Potential development land was identified using land allocations set out in the relevant development plans for Perth & Kinross Council, including the TAYplan's Strategic Development Plan (2012), the Highland Area Local Plan (2000), the Perth Area Local Plan (1996) and the proposed Perth and Kinross Plan (2012). An internet search for planning applications using the planning portal was also undertaken in October 2013.
- 7.2.16 Applications submitted between October 2008 and October 2013 were considered for this assessment. Proposed developments which have been granted full planning permission since 03 August 2009 have a period of up to three years to be implemented, with those granted full planning permission prior to this date having a longer validity period of up to five years. Applications before 2008 were therefore discounted, since they would have either been implemented or planning

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permission would have lapsed; however a site visit was conducted to check for consents granted in 2007 that may have begun work at the end of 2012. For projects where planning permission has lapsed, the renewal of these applications would have been identified through the search process and included in the assessment.

- 7.2.17 The review of planning applications included those approved, pending consideration or refused but currently awaiting appeal. Planning applications excluded were: householder applications for improvements/extensions, change of use and enforcement actions, withdrawn or refused applications, and applications located outwith the study area as defined in paragraph 7.2.2. Where partially implemented developments were identified through site visits, it was assumed that the applications pertaining to these sites were still valid. Applications for developments that have been completed and/or for a site that has become operational were excluded from the assessment as they were assumed to form part of the existing baseline conditions.
- 7.2.18 The cumulative impacts of major developments that are likely to be constructed during similar timeframes as the proposed scheme are reported in Chapter 19 (Cumulative Impacts).

Agricultural, Sporting and Forestry Interests

- 7.2.19 The assessment of impacts on agricultural, sporting and forestry interests was undertaken by SAC Consulting. For the purposes of this assessment, agriculture is considered to be the practice of cultivating the land or rearing stock to produce food products. Sporting interests include activities such as shooting and stalking over agricultural land and woodland, as well as water and fishing activities in and on lochs, reservoirs, rivers, burns, canals and ponds. Forestry is defined in relation to the growing of trees to produce wood and wood products for commercial purposes.
- 7.2.20 The identification of baseline conditions involved a combination of:
- desk-based research of information sources in relation to agricultural, sporting and forestry uses; including OS maps, GIS, aerial photographs and published Macaulay Land Use Research Institute (MLURI) Land Capability for Agriculture (LCA) data;
 - identification of characteristics and extent of different agricultural, sporting and forestry land management activities along the length of the proposed scheme;
 - site visits and inspections by experienced professionals; and
 - interviews with the landowners and tenants whose land would be directly affected by the proposed scheme. The agricultural business units are defined on the basis of their operation and in some instances may include areas of land under different ownership.
- 7.2.21 Structured interviews were held with the landowners and tenants of the potentially affected farms and holdings, and with forestry and sporting landowners and managers within the study area. This allowed the following baseline information to be ascertained:
- extent of property holdings and form of land ownership;
 - land use, management and performance levels attained;
 - labour and machinery resources;
 - sporting activity and management;
 - other business interests; and
 - existing grants.
- 7.2.22 The questionnaire template used during the landowner interviews can be found in Appendix A7.1 (Agricultural, Forestry and Sporting Interests Questionnaire).
- 7.2.23 Available Macaulay Land Use Research Institute (MLURI) Land Capability for Agriculture data were used to indicate the land class along the route of the proposed scheme. This classification system

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gives an indication of the capability of the land to grow certain types of crops and grass. The full classification can be found in Appendix A7.2 (Agricultural Land Capability). Land is classified into seven main classes, some of which have subdivisions. Class 1 is the best quality land and Class 7 is the poorest quality land. Classes 1, 2 and 3.1 are known as prime quality land and Classes 3.2 to 7 are known as non-prime land.

Consultations

- 7.2.24 Consultations were undertaken with a number of statutory and non-statutory bodies to inform the assessments reported in the ES, refer to Chapter 6 (Consultation and Scoping). This included consultation with Perth & Kinross Council for information on development land in the study area. In addition, consultation has been undertaken with local community councils, as per Table 6.2.

Impact Assessment

- 7.2.25 The significance of impacts on residential, commercial, community land and agricultural, sporting and forestry land uses were assessed taking into account receptor sensitivity and impact magnitude. A different approach was applied to the assessment of development land and business viability as standard significance terms are not appropriate.

Residential, Commercial and Community Land

- 7.2.26 The assessment of impacts on residential, commercial and community land considers the direct impacts caused by demolition and requirements for land-take on land owners and lease holders as a consequence of the proposed scheme. Assessment of each impact has been undertaken by determining the sensitivity and magnitude according to the criteria in Table 7.1 and Table 7.2. The impact significance was then determined using Table 7.3.

Sensitivity

- 7.2.27 As shown in Table 7.1, the sensitivity of community land is defined by the geographical scale at which visitors are attracted (i.e. local, regional or national). Although cemeteries are generally used by the local community, they are considered to have high sensitivity. The loss of residential or commercial property through demolition or where buildings become uninhabitable is also assessed as high sensitivity. Land-take from residential or commercial property is considered less sensitive, so is assessed as medium sensitivity with derelict/unoccupied buildings the least sensitive.
- 7.2.28 Where a property is used for both residential and business purposes, the higher sensitivity criteria is assumed.

Table 7.1: Sensitivity Criteria for Residential, Commercial and Community Land

Sensitivity	Description
High	<ul style="list-style-type: none">• Residential or commercial buildings.• Property or land used by the community (e.g. schools, community halls).• Community land that attracts users nationally (e.g. national parks).• Cemeteries.
Medium	<ul style="list-style-type: none">• Residential or commercial land e.g. gardens.• Land used by the community on a regional scale (e.g. Country Parks, forests and other land managed in such a way as to attract visitors from a regional catchment).
Low	<ul style="list-style-type: none">• Derelict or unoccupied buildings.• Locally used community land (e.g. local parks and playing fields).

Impact Magnitude

- 7.2.29 As indicated in Table 7.2, the magnitude of impacts was determined based on the degree of change from baseline conditions in terms of land-take and/or access severance.

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Table 7.2: Impact Magnitude Criteria for Residential, Commercial and Community Land

Magnitude	Description
High	Demolition of property, >50% loss of land and/or complete severance due to land-take.
Medium	Between 15% and 50% loss of land and/or major severance due to land-take.
Low	<15% land loss and/or partial severance due to land-take.
Negligible	Very slight change from the baseline condition. Change hardly discernible, approximating to a 'no change' in conditions.

Impact Significance

7.2.30 The overall impact significance was determined taking into account sensitivity and magnitude, as set out in Table 7.3. It should be noted that as this assessment included a wide range of considerations, the final significance category was adjusted in some instances using professional judgement. Where such an adjustment was made, an explanation is provided within the assessment. Impacts are considered adverse, unless otherwise stated.

Table 7.3: Impact Significance Matrix for Residential and Commercial and Community Land

Magnitude \ Sensitivity	Negligible	Low	Medium	High
High	Slight	Slight / Moderate	Moderate / Substantial	Substantial
Medium	Negligible / Slight	Slight	Moderate	Moderate / Substantial
Low	Negligible	Negligible / Slight	Slight / Moderate	Moderate

Likely Future Business Viability

7.2.31 DMRB Volume 11, Section 3, Part 6 (Highways Agency et al., 2001) guidance requires an assessment of the likely impacts on future viability of individual businesses affected by the proposed scheme.

7.2.32 A qualitative assessment of impacts on the viability of individual businesses was undertaken using the following criteria:

- Beneficial Impact: the business is likely to be able to continue trading and developing as planned and the proposed scheme may make a beneficial contribution to business development.
- Neutral Impact: the business is affected by the land-take requirements of the proposed scheme, but no impacts on viability have been identified and the business is likely to be able to continue trading.
- Adverse Impact: the business may have to reduce its activities, relocate or close completely.

7.2.33 Qualitative assessment of business viability was based on professional judgement, with any impacts on business viability assigned into one of the three categories above. It should be noted that this DMRB assessment does not provide more detailed analysis of the scale of beneficial or adverse impact on business viability.

7.2.34 In the event of the loss of any residential or commercial land, the potential provision of financial compensation would be assessed by the District Valuer and was therefore not considered as part of the assessment of business viability process. This ensured that a worst-case approach was taken.

Development Land and Planning Applications

7.2.35 The assessment of impacts on development land and planning applications was undertaken using the following criteria:

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- Beneficial – the land would still be available for the proposed use and the development of the proposed scheme would improve the viability of the site for the proposed development (generally through improved access). Impacts on the amenity of the site would not interfere with its proposed use or the impact on the amenity would be beneficial, in that the proposed scheme would improve the site's appropriateness for its proposed use.
- Neutral – the land would still be available for the proposed use and there would be no discernable impact on the viability of the site for the proposed development. There would be no impact on the amenity of the site that would interfere with its proposed use.
- Adverse – some of or the entire site would no longer be available for the proposed use and the proposed scheme would reduce viability of the development taking place or would impact the amenity of the site in such a way as to interfere with its proposed use.
- Mixed – assessment of potential impacts includes some adverse and some beneficial factors.

Agricultural, Sporting and Forestry Interests

7.2.36 The assessment of impacts on agricultural, sporting and forestry interests was undertaken by determining the sensitivity and magnitude according to the criteria in Table 7.4 and Table 7.5. The impact significance was determined using Table 7.6.

Sensitivity

7.2.37 Professional judgement was used to consider the range of sensitivity characteristics found during the baseline data collection process for each agricultural, sporting and forestry land interest, and a sensitivity rating was assigned accordingly. Table 7.4 provides an indication of the characteristics used to inform the assignment of sensitivity for land interests.

Table 7.4: Criteria for Sensitivity of Agricultural, Sporting and Forestry Interests

Sensitivity	Characteristics
High	<ul style="list-style-type: none"> • Small farm size (<50ha). • Presence of prime quality land (Class 1, 2 and 3.1). • Conventionally farmed intensive arable cropping or intensive livestock systems (e.g. dairying). • Land of any farm type farmed according to organic or biodynamic standards. • High value commercial sporting activity (e.g. salmon fishing). • Trees of high quality (good examples of species; rare or unusual; formal or semi formal arboricultural species; visual importance; conservation, historical or commemorative value) with an estimated remaining life expectancy of at least 40 years if undisturbed.
Medium	<ul style="list-style-type: none"> • Medium farm size (50ha – 150ha). • Presence of land of moderate quality (Class 3.2 and 4). • Conventionally farmed mixed cropping and livestock systems of moderate intensity. • Moderate value commercial sporting activity (e.g. pheasant shooting). • Trees of moderate quality (trees that would be of high quality but have impaired condition; unsuitable for retention beyond 40 years; lacking special quality; collective landscape qualities; material conservation or other cultural value) with an estimated remaining life expectancy of at least 20 years if undisturbed.
Low	<ul style="list-style-type: none"> • Large farm size (>150ha). • Presence of land of low quality (Class 5, 6 and 7). • Conventionally farmed extensive livestock systems or agricultural land in non-agricultural use. • Low value sporting activity (e.g. rough shooting). • Trees of low quality (unremarkable trees of limited merit; low or transient landscape benefits; no material conservation or other cultural value) with an estimated remaining life expectancy of at least 10 years if undisturbed.

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Impact Magnitude

7.2.38 As indicated in Table 7.5, the magnitude of impacts was determined based on a range of characteristics and took into account factors such as land-take, severance and access. Severance impacts refer to situations where:

- the proposed scheme would cut through land parcels, potentially affecting access and also creating field sizes and shapes which may become impractical for agricultural use; and/or
- the main farm steading would be separated from land parcels.

7.2.39 Land-take was calculated based on the area affected by the anticipated land required for the proposed scheme, together with any areas of severed land parcels that would be rendered redundant for current use. Any surplus land acquired may be offered back to former owners or their successors in accordance with the Crichton Down Rules (DCLG, 2004).

7.2.40 The magnitudes of the various impacts, both pre- and post-mitigation, were determined and an overall magnitude assigned for each agricultural, sporting and forestry land interest accordingly.

Table 7.5: Criteria for Magnitude of Impacts on Agricultural, Sporting and Forestry Interests

Magnitude	Impact Description
High	<ul style="list-style-type: none"> • Loss of more than 10% of the land holding. • High degree of severance extending to more than 20% of the land holding. • Access to agricultural, sporting and forestry land restricted. • High degree of disruption to cultivation patterns and with high risk of change in land use. • Disruption to driven shooting and/or high value fishing (e.g. salmon). • Noticeable change to the woodland over a wide area or an intensive change over a limited area.
Medium	<ul style="list-style-type: none"> • Loss of between 5% and 10% of the land holding. • Moderate degree of severance extending to between 10% and 20% of the land holding. • Access to agricultural, sporting and forestry land compromised. • Moderate degree of disruption to cultivation patterns with moderate risk of change in land use. • Disruption to walked-up shooting and/or medium value fishing (e.g. trout). • Small changes to the woodland over a wide area or a noticeable change over a limited area.
Low	<ul style="list-style-type: none"> • Loss of less than 5% of the land holding. • Low degree of severance extending to less than 10% of the land holding. • Minimal change in access to agricultural, sporting and forestry land. • Minimal degree of disruption to cultivation patterns and low risk of change in land use. • Disruption to rough shooting and/or low value fishing (e.g. no permit charged). • Very minor changes to the woodland over a wide area or minor changes over a limited area.
Negligible	<ul style="list-style-type: none"> • Negligible change to all of the above factors.

Impact Significance

7.2.41 The overall impact significance was determined taking into account sensitivity and magnitude, as set out in Table 7.6. It should be noted that as this assessment included a wide range of considerations, the final significance category was adjusted in some instances using professional judgement. Where such an adjustment was made, an explanation is provided in the assessment.

Table 7.6: Determination of Impact Significance on Agricultural, Sporting and Forestry Interests

Magnitude \ Sensitivity	Negligible	Low	Medium	High
High	Slight	Slight/Moderate	Moderate/Substantial	Substantial
Medium	Negligible/Slight	Slight	Moderate	Moderate/Substantial
Low	Negligible	Negligible/Slight	Slight/Moderate	Moderate

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Likely Future Viability

- 7.2.42 DMRB Volume 11, Section 3, Part 6 (Highways Agency et al., 2001) guidance requires an assessment of the likely future viability of individual agricultural, sporting and forestry interests affected by the proposed scheme.
- 7.2.43 The impacts on future viability, particularly relating to land-take and severance issues, were considered for agricultural, sporting and forestry interests where the significance of residual impact (as defined by Table 7.6) was considered to be Moderate or above. In undertaking this viability assessment, the general principles that were applied relate to whether the farming unit has the potential to adapt its operations and whether it could continue to operate as a farming unit.
- 7.2.44 It was assumed that compensation as agreed with the District Valuer would be available for land required as part of the proposed scheme, severance, injurious affection and disturbance. However, the determination of financial compensation is outside the remit of the EIA process and is therefore unknown at this stage of the project. As such, any potential compensation payments were not considered as mitigation or as part of the agricultural viability assessment.

Community Impacts (Severance)

- 7.2.45 Community severance is defined in DMRB as '*the separation of residents from facilities and services they use within their community caused by new or improved roads or by changes in traffic flows*'. The construction of new roads, or even relatively minor changes to existing roads, can result in significant changes to travel patterns within a community. A road may act as a barrier deterring people from using certain community facilities, or conversely, a diversion of road traffic away from a busy road may make an existing road easier to cross, thereby reducing community severance. A reduction in traffic levels is referred to as severance relief as community facilities are more accessible to the community.
- 7.2.46 The assessment of community impacts considers the degree of potential severance experienced by the community (i.e. the degree to which communities are separated from facilities and services they use within their community). It should be noted that the DMRB guidelines on assessing severance are in relation to 'pedestrians and others'. Therefore, within this assessment the criteria were applied to all users, including vehicles as all users may still be deterred from making journeys which require them to negotiate additional roads and/or junctions. Reference should also be made to Chapter 16: Effects on All Travellers.

Existing Severance

- 7.2.47 Existing severance is considered to be the severance of communities from their facilities, as caused by the existing road network. Significance of impacts arising from severance relief was made using the criteria shown in Table 7.7.

Table 7.7: Significance Criteria for Relief from Existing Severance

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

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New Severance

- 7.2.48 New severance is severance of pedestrians and others from community facilities resulting from the proposed scheme. New severance is assessed using the three criteria shown in Table 7.8.

Table 7.8 Significance Criteria for New Severance

Significance	Description
Substantial (adverse)	Local residents are likely to experience considerable hindrance or be deterred from making trips to the extent that routes are changed, for example: <ul style="list-style-type: none">• pedestrian at-grade crossing of a new road carrying >16,000 vehicles AADT in the opening year; or• an increase in journey distance of over 500m; or• three or more of the hindrances set out under 'Slight' or two or more set out under 'Moderate'.
Moderate (adverse)	When some local residents (particularly elderly or children) are likely to be dissuaded from making trips or where trips would become longer or less attractive, for example: <ul style="list-style-type: none">• pedestrian at-grade crossing of a new road carrying between 8,000-16,000 vehicles AADT in the opening year; or• journey distance would be increased by 250-500m; or• two or more of the hindrances set out under 'Slight' applying to single trips.
Slight (adverse)	When some local residents (particularly elderly or children) may be dissuaded from making trips or where trips would become longer or less attractive, for example: <ul style="list-style-type: none">• pedestrian at-grade crossing of a new road carrying <8,000 vehicles AADT in the opening year; or• an increase in journey distance by up to 250m; or• one hindrance (e.g. a new bridge or subway) would need to be negotiated.

Limitations to Assessment

- 7.2.49 Land-take estimates are based on the areas shown on the Draft Compulsory Purchase Orders (CPO) which include the scheme design elements, the extent of earthworks and the mitigation measures proposed in this ES. At the time of writing this assessment, the CPO was in the process of being finalised. As the assessment was therefore based on the Draft CPO, any further refinement of detailed design elements may affect the land-take of the proposed scheme and other minor changes may also be agreed subsequently (e.g. as a result of consultations with landowners). However, it is considered that the areas calculated in this chapter represent a robust assessment; any changes are envisaged to be minor and, consequently, it is unlikely that impacts reported in this chapter would be affected. However, should later amendments to the proposed scheme design be likely to affect land-take significantly, a recalculation and reassessment would be undertaken.
- 7.2.50 The locations of temporary construction compounds will depend on the appointed contractors, taking into account constraints identified by this ES. Whilst these may be within the CPO, it is possible that the contractor will seek planning consent for temporary use of land beyond the CPO. This would be subject to approvals and cannot be assessed at this stage.
- 7.2.51 This assessment focuses on direct impacts associated with land-take. However, there may also be wider indirect beneficial and adverse socio-economic impacts, particularly for businesses and local communities that utilise the A9 and surrounding areas. Indirect impacts are difficult to accurately quantify and relate to a variety of factors that are not associated with land-take.
- 7.2.52 DMRB Volume 11, Section 3, Part 6 (Highways Agency et al., 2001) recommends user access surveys to help identify the value of community land. However, in Scotland, the more recent Land Reform Act (Scotland) 2003 states that *'it is the duty of the local authority to assert, protect and keep open and free from obstruction or encroachment any route, waterway or other means by which access rights may reasonably be exercise.'* It is therefore considered that regardless of levels of use and types of user, all routes should be maintained and/or improved where practicable, and surveys to determine usage levels were not required. The sensitivity of community land has been defined using professional judgement and by taking into account the scale of use/importance, for example local, regional or national level.

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- 7.2.53 The assessment on agricultural interests utilises the MLURI Land Capability for Agriculture data classifications of agricultural land, current at the time of assessment. The approach adopted for assessing potential impacts on agricultural, forestry and sporting interests has involved undertaking interviews and site surveys for the affected land interests, but in some instances it has not been possible to complete these (or full information has not been provided by the land interest). For these land interests (i.e. ref 19, 104, 111 and 194 shown on Figure 7.6), a desk-based assessment has been undertaken based on the information available. In addition, the total farmed area of Murthly Estates is not conclusively known as full information was not returned.
- 7.2.54 DMRB Volume 11, Section 3, Part 6 (Annex II) (Highways Agency et al., 2001) identifies the potential for 'blight' to occur as part of a road scheme, though does not require its assessment. Blight can manifest as the reduction in property prices and/or the partial dereliction of an area. Property prices are not a material consideration in the planning process and therefore were not assessed as part of the EIA; however, factors that may contribute to blight are considered in the context of amenity (e.g. noise, visual disturbance and community impacts) and are included within the relevant chapters of this ES.

7.3 Baseline Conditions

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- 7.3.1 As noted in Chapter 2 (Need for the Scheme), an SEA of the wider programme of proposed dualling of the A9 from Perth to Inverness has also been undertaken. The outcomes of the SEA, including responses from consultees and strategic considerations for private assets, have been taken into account in this assessment. The SEA notes that the left in/out option to provide direct access from the A9 to private land and property (requiring crossing of the carriageway) should be avoided, except in exceptional circumstances. This has been taken into account in the proposed scheme design and is considered as embedded mitigation in Section 7.5 (Mitigation).

Local Settlements

- 7.3.2 Luncarty is located close to the southern extent of the proposed scheme, east of the A9. The village is situated approximately 7km from the centre of Perth; a 10-15 minute drive. The majority of the village is located between the A9 and the River Tay.
- 7.3.3 Bankfoot is located approximately 14km from the centre of Perth; a 15-20 minute drive approximately 3km south of the northern extent of the proposed scheme, to the west of the A9.

Local Community and Wider Area Population and Demographics

- 7.3.4 The following information is provided for reader information about the development context. According to the 2011 Census, the population of the Local Authority area of Perth & Kinross is 149,500, approximately 2.8% of the population of Scotland. Closer to the proposed scheme, the city of Perth has a population of 41,820, while the villages of Luncarty and Bankfoot have populations of approximately 921 and 1231, respectively.
- 7.3.5 A population profile is provided in Table 7.9. This shows the demographic profile of the settlements in the study area in relation to the region and Scotland as a whole.

Table 7.9: Population Profile

Settlement/ Area	0-15	16-29	30-44	45-59	60-74	75+	Total
Luncarty	173	143	152	240	136	77	921
	18.8%	15.5%	16.5%	26.1%	14.8%	8.4%	n/a
Bankfoot	206	183	216	280	217	129	1,231
	16.7%	14.9%	17.5%	22.7%	17.6%	10.5%	n/a

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Settlement/ Area	0-15	16-29	30-44	45-59	60-74	75+	Total
Perth & Kinross	24,984	26,524	25,811	31,797	26,291	14,113	149,520
	16.7%	17.7%	17.3%	21.3%	17.6%	9.4%	n/a
Scotland	913,317	984,025	1,028,454	1,104,630	811,300	413,074	5,254,800
	17.4%	18.7%	19.6%	21.0%	15.4%	7.9%	n/a

Source: Census 2011, sourced from SNS <http://www.sns.gov.uk/>

- 7.3.6 Housing statistics indicate that data zone areas of Luncarty, Bankfoot and the Census data zone areas that cover the section of the A9 (refer to paragraph 7.2.4) contain a total of 1,860 dwellings. Of these, 897 dwellings are within the Luncarty and Bankfoot data zone areas.

Employment

- 7.3.7 The Job Seeker Allowance claimant count, which represents the number of people claiming unemployment-related benefits in an area, gives an idea of the health of the local and regional economy. In this case, the Intermediate Geographies of Luncarty & Dunkeld, and Stanley & Murthly, is at a rate of 1.5%, contrasting with a national rate of 5%. The levels and rates are shown in Table 7.10.

Table 7.10: JSA Claimant Count, December 2012

	Luncarty and Bankfoot (Intermediate Geographies)		Perth & Kinross		Scotland	
Claimant Count Rate	101	1.5%	1992	2.1%	137,500	5%

Source: Scottish Neighbourhood Statistics, www.sns.gov.uk/

- 7.3.8 The Local Authority area of Perth & Kinross has a lower median income than Scotland as a whole, which can be seen in Table 7.11 showing the average weekly earnings. The difference between workplace-based and residence-based earnings suggests that most jobs within the region pay less than jobs outside of the region to which residents may be commuting.

Table 7.11: Average Weekly Earnings within the study area (2011)

	Perth & Kinross	Scotland
Weekly Earnings (residence-based)	£472.20	£490.60
Weekly Earnings (workplace-based)	£457.90	£488.80

Source: Scottish Neighbourhood Statistics, www.sns.gov.uk/

- 7.3.9 Data on occupational status are only available at the Local Authority level as presented in Table 7.12. These data can be interpreted to give an indication of important industries in the Perth & Kinross area.
- 7.3.10 The largest differences between Perth & Kinross and Scotland as a whole are in the sectors of Mining and in Accommodation and Food. These two sectors support a greater proportion of employment in Perth & Kinross than in Scotland as a whole.

Table 7.12: Employment Profile (2009)

Employment Sector	Perth & Kinross		Scotland	
Total Employees	59,500	-	2,382,500	-
Agriculture, Forestry & Fishing	300	1%	33,800	1%
Mining, Quarrying & Utilities	3,300	6%	61,700	3%
Manufacturing	4,000	7%	187,800	8%
Construction	3,900	7%	132,200	6%
Motor Trades	1,600	3%	40,400	2%
Wholesale	1,700	3%	73,600	3%

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Employment Sector	Perth & Kinross		Scotland	
Retail	7,100	12%	237,500	10%
Transport & Storage (incl. Postal)	2,900	5%	102,500	4%
Accommodation & Food Services	7,100	12%	173,400	7%
Information & Communication	600	1%	57,000	2%
Finance & Insurance	3,400	6%	93,500	4%
Property	900	2%	27,300	1%
Professional, Scientific & Technical	2,500	4%	149,000	6%
Business Administration and Support Services	2,800	5%	177,800	7%
Education	4,100	7%	195,900	8%
Health	7,800	13%	383,400	16%
Public Administration & Defence	3,100	5%	153,000	6%
Other Services	2,500	4%	102,900	4%

Source: Scottish Neighbourhood Statistics, www.sns.gov.uk/

Tourism and Recreation

- 7.3.11 Within the wider region, tourism is of growing importance. The A9 provides access between Perth and Inverness, and is a conduit for travellers looking to visit different regions of Scotland. Perth attracts visitors for retail and tourism. Scone Palace, the crowning place of Scottish Kings, is located close to the A9 and accessed via the A93. Other tourist attractions include the Black Watch Museum and Perth Art Gallery. Within the TAYplan mention is made to growing the area as a whole as a destination for tourism as well as a base from which to experience other attractions.
- 7.3.12 Within the study area, there are two key tourism locations: The Perthshire Visitor Centre, a shopping centre and restaurant, and The Scottish Liqueur Centre, a tourist attraction and shop.
- 7.3.13 In addition, some properties within the study area are advertised as guesthouses, Bed and Breakfasts and campsites, providing a diverse range of options to tourists.

Residential and Commercial Land

- 7.3.14 To determine the land uses potentially affected by the proposed scheme, an overview of the main residential areas, community facilities (including educational and health facilities), businesses and transport infrastructure is provided below.

Residential Areas

- 7.3.15 The majority of residential properties in the area are located in the settlements of Luncarty and Bankfoot. In addition, located along the length of the proposed scheme are farmhouses and scattered residential properties. These include residences at Pitlandie Farm, Cramflat Farm, Northleys Farm, Ordie View, Loak/Loakmill, Gelly and Broompark.

Commercial Activities

- 7.3.16 Along the length of the proposed scheme are farm businesses, covered separately under the Agricultural, Forestry and Sporting Interests section of this baseline description. Other businesses are primarily located within Luncarty and Bankfoot. Three businesses were identified outside of these settlements, situated directly off of the A9: the Scottish Liqueur Centre, located in the south of Bankfoot; the Ordie View Bed and Breakfast, located 500m to the north of Luncarty; and Newmill Farm, located 2.5km north of Luncarty and 3km to the south of Bankfoot.
- 7.3.17 Business statistics were unavailable at the data zone level (refer to paragraph 7.2.4), so are presented for the Local Authority level in 2010.

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- 7.3.18 Table 7.13 shows the number and percentage of different types of businesses in Perth & Kinross and in Scotland as a whole. Perth & Kinross has a larger rate of primary industry businesses, likely to be farms, and a lower rate in the finance, real estate and business activities sector.

Table 7.13: Business Profile (2010)

Employment Sector	Perth & Kinross		Scotland	
	Number	Percentage	Number	Percentage
Total business sites	6,700	-	185,060	-
Primary Industries	1,180	18%	20,025	11%
Manufacturing	320	5%	10,210	6%
Construction	660	10%	17,445	9%
Wholesale, retail and repairs	1,370	20%	38,005	21%
Hotels and restaurants	595	9%	15,630	8%
Transport, storage and communication	250	4%	7,885	4%
Finance Intermediation, real estate, renting and business activities	1,465	22%	49,605	27%
Education, Health and Social work	355	5%	11,420	6%
Other community, social and personal services	505	8%	14,830	8%

Source: Scottish Neighbourhood Statistics, www.sns.gov.uk/

Transport Infrastructure and Public Utilities

- 7.3.19 Luncarty and Bankfoot have a bus service that runs southwards to Perth along the A9. In the other direction, it is possible to travel from Luncarty to places such as Bankfoot, Stanley, Spitalfield, and Blairgowrie and from Bankfoot to Dunkeld and Ballinluig.
- 7.3.20 The public transport access is covered in more detail in Chapter 16 (Effects on All Travellers).

Community Land

Designated Areas for Community Recreation/Amenity

- 7.3.21 In the village of Luncarty there are areas designated for community recreation and amenity. These include the Langland Park field, which is a park and school playing field; the Brownland Park, which is a football ground; and the Luncarty F.C Social Club, a lounge and bar that hosts events.
- 7.3.22 In the village of Bankfoot there is a playing field located near Auchtergaven School and Newhall Street. A tennis club and a bowling green are located on the B867 Perth Road. In addition, there are facilities associated with the Church centre, such as a badminton hall.
- 7.3.23 Table 7.14 lists key community locations within Luncarty and Bankfoot, the locations of which are shown on Figure 7.1.

Table 7.14: Community Facilities

Type of Community Facility	Community Facility Name
Luncarty	
Post Office	Luncarty Post Office
Education Facilities	Luncarty Primary School
Community Centre and Leisure Facilities	Luncarty Football Club and Social Club
Public Park, Community Woodland	Langland Park
Public Park, Community Woodland	Luncarty Woods, (privately owned but open to the public).
Church, Community Centre	Luncarty Church Centre

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Type of Community Facility	Community Facility Name
Between Luncarty and Bankfoot	
Recreational area	Luncarty Fish Ladder
Public Park, Community Woodland	Five Mile Wood
Public Park, Community Woodland	Scot's Wood
Bankfoot	
Post Office	Bankfoot Post Office
Education Facilities	Auchtergaven Primary School
Church, Community Centre and Leisure Facilities	Bankfoot Church Centre
Community Centre and Leisure Facilities	Bankfoot Football Club
Education Facilities	Perthshire Visitor Centre
Public Park, Community Woodland	Gelly Wood
General Practitioner (Doctors)	Branch Surgery

Informal Areas for Community Recreation/Amenity

- 7.3.24 The wider area contains many woodland areas and fields which may be used for informal recreation. Chapter 16 (Effects on All Travellers) provides further detail with regard to paths and access to outdoor areas.

Educational and Community Facilities

- 7.3.25 In the village of Luncarty there is one school: Luncarty Primary School.
- 7.3.26 The village of Bankfoot falls within the catchment area of Auchtergaven primary school, which is located in west Bankfoot.
- 7.3.27 Bankfoot also has a recently built Church centre and community hall, which hosts a café, day care and several community and group events.
- 7.3.28 Figure 7.1 shows these key community locations within Luncarty and Bankfoot, and Figure 7.2 shows the community catchments based on Primary School Catchments in the study area. It can be seen that for the most part, the A9 sits at the edge of the catchment areas, meaning that the A9 is not a significant barrier to any educational access.

Recreational Use of the Study Area Watercourses

- 7.3.29 Stretches of the River Tay are used for recreational rafting and for angling; however, it is not clear whether these activities take place specifically in the stretch that falls within the study area.

Development Land

- 7.3.30 Chapter 18 (Policies and Plans) provides a review of the proposed scheme in the context of local and national planning policy. Below is a summary of points related to land use, economic development and communities.

National Planning Framework 2 (NPF2)

- 7.3.31 This document is a '*strategy for the long-term development of Scotland's towns, cities and countryside*'. It identifies key infrastructure needs and national developments of strategic importance.
- 7.3.32 While the proposed A9 upgrade is not identified as a strategic infrastructure commitment, it is identified as a Strategic Transport Corridor and mentioned in paragraph 133 of NPF2 as a scheme to which the government is committed.

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Scottish Planning Policy (SPP)

7.3.33 This document consists of a ‘*statement of the Scottish Government's policy on nationally important land use planning matters*’, and is divided into Subject Policies. Relevant policies are:

- Economic Development: This places an emphasis on planners to ensure developments are beneficial, sustainable and can provide jobs to the local area.
- Rural Development: Prime Quality Agricultural Land – development on prime agricultural land should not be permitted, with an exception for major infrastructure development.
- Transport: Strategic Transport Network is critical in supporting “*national connectivity that facilitates sustainable economic growth*”. Any developments that may affect safety or efficiency of the strategic transport network need to be appraised, and agreed with Transport Scotland.

Regional and Local Development Plans

7.3.34 The following plans make up the development framework relevant to the local area.

TAYplan Strategic Development Plan (2012)

7.3.35 This plan is produced by TAYplan; the Dundee, Perth, Angus and North Fife Strategic Development Planning Authority. This plan replaces the Structure Plans of the Local Authorities, and sets out a development strategy for the next 20 years.

7.3.36 The plan identifies the A9 as a Key Movement Corridor. In addition, the plan incorporates the A9 Dunblane to Inverness upgrade, and the Approved Action Programme 2012 which accompanies the plan notes that it will improve ‘*connectivity within and through TAYplan*’.

7.3.37 The TAYplan Strategic Development Plan also describes the ‘green belt’ of Perth, existing to preserve the ‘*settings, views and special character*’ of Perth.

Highland Area Local Plan (2000)

7.3.38 The Highland Area Local Plan (HALP) was adopted in 2000 by Perth & Kinross Council and covers the northern section of the proposed scheme from the existing dual carriageway at Pass of Birnam to the south of the Murthly Castle estate at Gelly Wood.

7.3.39 The HALP Roads and Transport Recommendation 1 recommends the investigation of dualling the A9. There are no development areas identified within the study area in this plan.

Perth Area Local Plan (1996)

7.3.40 The Perth Area Local Plan (PALP) was adopted by Perth & Kinross Council in 1996. This local plan covers the southern section of the proposed scheme from the south of Murthly Castle estate at Gelly Wood to the existing dual carriageway at Luncarty.

7.3.41 Area B16, Barnsbrae in Bankfoot, is demarcated as business or employment land, specifically for tourism opportunities, due to the proximity of the Bankfoot tourism centre and the Scottish Liqueur Centre. This area of land is located adjacent to the A9 and can be seen on Figure 7.4 Development Land Allocations.

7.3.42 Area H56, the Old A9 Caravan Site Bankfoot, was identified as a housing opportunity in the PALP, with an unknown capacity. In the time since the production of the PALP, this area has had some infill which may have removed its potential as a site for development.

7.3.43 In Luncarty, Area H33 in the south end of Luncarty, Marshall Way, was identified as having potential to develop 17 houses. In the time since the production of the PALP, this area has been utilised to provide approximately 25 homes.

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- 7.3.44 Area H34, on Luncarty Station, on Luncarty Main Road, was identified as having the development potential to deliver 9 homes.

Perth & Kinross Proposed Local Development Plan (January 2012)

- 7.3.45 The proposed Perth & Kinross Local Development Plan makes specific reference to settlements within the area. Bankfoot is identified as having extremely limited opportunities for housing development, due to draining and flooding issues in the local area. A recent extension of the village boundary south to the A9 Bankfoot Junction indicates development potential for employment uses. Luncarty is considered as the site of a potential large housing development. This is referenced as H27, Luncarty South, and consists of 64ha, considered appropriate for 200 houses and 5ha of employment land. The detailed design of this site is contingent on the approval and design of the A9/Luncarty Main Road junction and the design of any river crossing that would be part of the housing scheme. This area can be seen on Figure 7.4.

- 7.3.46 The Perth and Kinross Proposed Local Development Plan also designates a greenbelt area which is covered under the policy Natural Environment, Green belt (NE5).

Planning Applications

- 7.3.47 A total of 28 relevant planning applications were identified within the study area of the proposed scheme. The majority of these relate to new dwellings or residential developments.

- 7.3.48 Table 7.20 (in Section 7.4) provides a full list of planning applications, and potential impacts upon them. The locations of these applications can also be found on Figure 7.5.

Agricultural, Forestry and Sporting Interests

General Context

- 7.3.49 The land in the study area, particularly at the southern end, is some of the more productive land in Scotland. Soil type, climate and topography combine to produce fertile, prime agricultural land capable of producing a range of crops with high yields. Consequently, the area is important in supporting Scotland's combinable crop (wheat, barley and oilseed rape) as well as potato and vegetable sectors.
- 7.3.50 SPP 15: Planning for Rural Development states that prime quality agricultural land should continue to be protected and only used to meet strategic development objectives. National guidance also emphasises the importance of the preservation of soil quality. The Scottish Soil Framework promotes the sustainable management and protection of soils for a range of functions which include food production, biodiversity, regulating water flow and quality.

Land Use and Land Capability

- 7.3.51 Land quality characteristics in the study area vary, with the better agricultural land found to the south between Luncarty and Bankfoot. Here, there is a predominance of prime quality arable land (LCA Class 2 and 3.1). Arable farming is the predominant form of agriculture with grazing and commercial forestry plantations on the poorer quality land at the northern end of the study area.
- 7.3.52 A full description of the land capability descriptors can be found in Appendix A7.2 (Land Capability Assessment). Figure 7.6 shows the Land Capability for Agriculture, land interest boundaries and field identifiers for the 17 land holdings that have been identified within the study area. Some of the land holdings are farmed together by one business and consequently there are 14 agricultural land interests that have been identified as being affected by the proposed scheme. Of these 14 agricultural land interests, 12 are directly affected by the scheme through land loss and the two further land interests are affected as a result of changes to their access.

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Agriculture

- 7.3.53 The range of agricultural activity is typical of farming types and practices in Perthshire mixed farming; principally arable with grass and fodder crops supporting sheep and beef systems. Arable crops are cereals (mainly winter wheat and spring malting barley), seed potatoes, vining peas and oilseed rape.
- 7.3.54 Collectively, the 12 agricultural land interests in the study area farm in excess of 1,777ha. Most of the land is owner occupied, although some is rented on both a seasonal and limited duration tenancy basis. Some land is let out to other farmers for growing other crops, for example, seed potatoes and vining peas.
- 7.3.55 The land is all farmed conventionally with no land of organic or biodynamic status. In some instances, the land supports diversified business interests such as agricultural contracting, horse livery and tourism. In addition, one unit supports commercial agricultural crop trials.

Forestry

- 7.3.56 At the northern end of the proposed scheme spanning both sides of the A9 is the Murthly and Strathbaan Estate, which comprises moorland on Carnleith Moss and coniferous forestry in Muir of Thorn/Gelly Wood. The estate has a number of integral business enterprises beyond traditional agriculture, forestry and sporting interests. The estate also has a sawmill, which in part uses forestry products from the estate, although the sawmill itself is not directly affected by the proposed scheme.
- 7.3.57 Small parcels of woodlands can also be found in areas to the south, including the Forestry Commission Woodland Five Mile Wood.

Sporting Interests

- 7.3.58 The land in the study area also supports some sporting activity. This is mainly a combination of rough shooting and some pheasant shooting managed on a let basis by syndicates. Known activity includes rough shooting for pigeons and rabbits, partridge and driven pheasant shooting. The Murthly and Strathbaan Estate also supports wider sporting interests including stalking and salmon fishing but this activity is outwith the study area.
- 7.3.59 The Shochie Burn, Shochie Burn Loch and the Ordie Burn do fall within the study area. These support limited angling opportunities.

Sensitivity Assessment

- 7.3.60 The baseline data collected during the survey were used to give an individual sensitivity assessment for each land interest affected by the project (refer to Figure 7.6 for land interests). The sensitivity assessments for each land interest can be found in Table 7.15.

Table 7.15: Land Use – Sensitivity Assessment

Land Interest	Agricultural/Sporting/Forestry Activity	Sensitivity per Activity	Overall Sensitivity
Land Ref 028, Battleby Farm	Large farm size. Conventional, arable based farming systems of high intensity. Crops grown include spring cereals, seed potatoes and land let out for vining peas. Small flock of breeding ewes, horses and pigs supported on limited area of grazing. Land lies within a Nitrate Vulnerable Zone. Limited pheasant shooting. Prime and non-prime land. Small areas of semi-natural woodland. Additional grassland used as an airstrip for microlights and surrounds of a quarry.	Agriculture: Medium Forestry: Medium Sporting: Medium	Medium

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Land Interest	Agricultural/Sporting/Forestry Activity	Sensitivity per Activity	Overall Sensitivity
Land Ref 094, Cramflat Farm	Large farm size. Conventional, arable based farming systems of high intensity. Crops grown include spring cereals and seed potatoes with land let out for vining peas. Small flock of sheep and herd of pigs. Land lies within a Nitrate Vulnerable Zone. Shooting let to syndicate. Prime and non-prime land. No woodland.	Agriculture: Medium Sporting: Medium	Medium
Land Ref 095 and 107, Northleys and Gellybanks.	Medium farm size. Conventional, arable based farming systems of high intensity. Crops grown include winter wheat, spring barley, land let out for seed potatoes, shopping turnips and vining peas. Livestock accommodation used over winter for B&B cattle with grass used to overwinter lambs. Land lies within a Nitrate Vulnerable Zone. Shooting let to a syndicate (pheasants and rough shooting). Prime and non-prime land. Amenity woodland. Other business interests include horse livery and straw storage.	Agriculture: High Sporting: Medium Forestry: Low	High
Land Ref 096, Pitlandie and Abbey Farm. (No land directly affected)	Large Farm size. Conventional, arable based farming systems of high intensity. Crops grown include winter wheat, spring barley, oilseed rape and seed potatoes. Livestock includes suckler herd plus followers and bought in finishing cattle. Store lambs are also brought in for finishing. Land lies within a Nitrate Vulnerable Zone. Prime and non-prime land. No woodland.	Agriculture: High	High
Land Ref 102, Marlehall	Large farm size. Conventional, arable based farming systems of high intensity. Crops grown include spring barley and land let out for seed potatoes and vining peas. Grazing land let out for cattle grazing. Land lies within a Nitrate Vulnerable Zone. No sporting Interests. Prime and non-prime land. Amenity woodland. Other business interests include horse livery.	Agriculture: Medium Forestry: Medium	Medium
Land Ref 104 and 109, Tophead and Loak Farm	Large farm size. Conventional, arable based farming systems of high intensity. Crops grown include spring barley, land let out for seed potatoes. Grazing land supports Suckler herd and associated cattle. Land lies within a Nitrate Vulnerable Zone. Pheasant shooting, roe deer stalking and fishing in the Ordie Burn. Prime and non-prime land. No woodland. Other business interests include B&B and some agricultural contracting.	Agriculture: Medium Sporting: Medium	Medium
Land Ref 110, Newmill Farm	Medium farm size. Conventional, arable based farming systems of high intensity. Crops grown include malting spring barley with land let out for seed potatoes. Grazing land supports harvesting of hay or silage and grazing let out for fattening lambs. Land lies within a Nitrate Vulnerable Zone. Rough shooting. Prime and non-prime land. No woodland. Other business interests include B&B, wigwam campsite and a let cottage.	Agriculture: High Sporting: Low	High
Land Ref 111, Over Benchil	Large farm size. Conventional arable based systems of high intensity. Crops grown include Spring Barley. Grazing land supports store cattle trading enterprise. Land lies within Nitrate Vulnerable Zone. No woodland. No sporting interests.	Agriculture: Medium	Medium
Land Ref 120,	Medium farm size. Conventional, arable based farming systems of high intensity. Crops grown include winter wheat, spring barley and	Agriculture: High	High

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Land Interest	Agricultural/Sporting/Forestry Activity	Sensitivity per Activity	Overall Sensitivity
Westwood Farm	land let out for seed potatoes and vining peas. A small area of grazing land is let out for cattle and sheep grazing. Land lies within a Nitrate Vulnerable Zone. Rough shooting. Prime and non-prime land. No woodland.	Sporting: Low	
Land Ref 184 and 187, North Barns and Coltrannie Farms	Large farm size. Conventional, arable based farming systems of high intensity. Crops grown include spring barley, land let out for seed potatoes and vining peas. Grazing land supports Suckler herd and associated cattle. Small area let out for cattle and sheep grazing. Land lies within a Nitrate Vulnerable Zone. Rough shooting. Prime and non-prime land. No woodland. Coltrannie farmed on an annual lease arrangement.	Agriculture: High Sporting: Low	High
Land Ref 188, Part of Coltrannie Farm	Land in amenity woodland.	Forestry: Medium	Medium
Land Ref 194, Murthly Estate	Large farming and forestry estate with extensive farming, forestry and sporting enterprises.	Agriculture: Medium Sporting: Medium Forestry: Medium	Medium
Land Ref 195, Mains of Airleywight Farm	Large farm size. Conventional, arable based farming system of high intensity. Crops grown include Winter Wheat and Spring Barley. Grazing land is used to support spring calving cows and beef finishing enterprise. Lambs also finished. Some kale grown. Land lies within Nitrate Vulnerable Zone. Natural regeneration woodland. No sporting interests.	Agriculture: Medium Forestry: Low	Medium
Land Ref A, Cropworks Ltd (no land directly affected)	Crop trials business that is run from a building on Coltrannie Farm and owned by Cropworks Ltd. The building is used to store trials equipment.	Agriculture: High	High

7.3.61 For the 14 land interests that have agricultural activity, six have been categorized with a high sensitivity and seven with medium sensitivity. For the six land interests with forestry activity, three have been categorised with medium sensitivity and two with low sensitivity. For the eight land interests with sporting activities, five are categorised as medium sensitivity and three as low sensitivity. In many cases the land interests are involved in a range of activities and characteristics that apply to each of the land interests have had to be balanced to settle on the overall sensitivity categorization noted in Table 7.15.

7.3.62 A further two land holdings with limited agricultural activity are potentially affected by the proposed scheme: Part of Loakmill (Land Ref 008) and Loakmill Barn (Land Ref 124). These are residential properties and the associated land (2.86ha) is let out seasonally for agricultural purposes. As these are not commercial agricultural units, they have been scoped out of the agricultural assessment. The land-take lost by these properties to the proposed scheme is included within in the assessment of non-agricultural assets covered elsewhere in this chapter.

7.4 Potential Impacts

Introduction

7.4.1 Potential impacts on land use have been identified for the study area and are discussed below. These are assessed in the absence of mitigation, with residual impacts taking account of mitigation identified in Section 7.6 (Residual Impacts).

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- 7.4.2 For all impacts relating to access, reference should also be made to Chapter 16 (Effects on All Travellers).

Loss of Land as a Result of the Proposed Scheme (Land-take)

- 7.4.3 The proposed scheme requires approximately 69.38ha of land-take. The impact and significance of land-take is considered in the context of each land use type and reported in the relevant sections of this chapter.

Residential Land and Property

Land-Take

- 7.4.4 One residential property (Ladner Cottage) is directly affected by the proposed scheme. A voluntary purchase has been agreed with the owners and the property will be acquired and demolished. The residual impact on this property has been assessed as being of Moderate significance.
- 7.4.5 There are 32 land interests affected by land-take as a result of the proposed scheme; six are considered residential, 14 are agricultural units, three are commercial land, two are community land and a further seven are other land interests, such as unused land plots. As noted previously the 14 agricultural land interests are farmed as 12 agricultural units and are considered in the agricultural assessment. For the land-take assessments on commercial land refer to Table 7.19, for community land land-take refer to Table 7.21 and for other land-take refer to Table 7.22. A summary of land-take impacts for the residential land-interests is provided in Table 7.16.

Table 7.16 Land-take areas for Residential land-interests

Land Interest Reference	Loss of Land		Sensitivity	Magnitude	Significance
	Area lost (ha)	% Area lost			
097 (Glenordie Cottage)	0.08	38.5	Medium	Medium	Moderate
100 (Ordie Cottage)	0.03	1	Medium	Negligible	Negligible/Slight
101 (Ordie View)	0.45	12.5	Medium	Low	Slight
113 (Rosevale House)	0.40	28	Medium	Medium	Moderate
124 (Loakmill Barn)	0.10	5.2	Medium	Low	Slight
186 (Broompark Cottage)	0.38	32	Medium	Medium	Moderate

- 7.4.6 Of the land-take affecting residential land/property the majority of the impacts identified are not considered significant, however, three potential significant impacts have been identified (Table 7.16: Glenordie Cottage, Rosevale House) and Broompark Cottage).

Access

- 7.4.7 Only properties with direct access changes (i.e. changes to the sole or primary access route to the property) are discussed in this section. Properties which will experience a change in access/travel distance to the A9, but where the A9 is not the sole/primary access route, are discussed under 'Community Severance' and 'Indirect Socio-economic Impacts'.
- 7.4.8 It is likely that there will be temporary changes to access arrangements and travel disruption to properties adjacent to the A9 during the construction period of the proposed scheme, and to properties whose primary access is via the A9. As noted in the sensitivity criteria provided in Table 7.1, residential properties are considered to be highly sensitive receptors. Access changes to agricultural units/businesses are considered in the agricultural assessment provided later in this chapter and are included in Appendix A7.3.
- 7.4.9 After the completion of the proposed scheme during operation, some properties will experience permanent changes in access. This is described in the paragraphs below and the significance of potential impacts is summarised in Table 7.17.

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- 7.4.10 Residents at Rosevale House and Beachlea House, located between Bankfoot and Luncarty south of A9 turn off to Duchess Street, would experience a change in access arrangements. Access to these properties is currently taken directly off the A9 and the proposed scheme will result in the closure of the existing access. Access will be reinstated via the new offline link road which will connect to the A9 via the new Tulybelton/Stanley Junction and to the B9099 to Luncarty, resulting in a diversion of approximately 400m.
- 7.4.11 Properties near Pitlandie Farm, located west of the A9 and ~500m north of Luncarty, will also experience a change to their access arrangements. Access to the properties is currently directly off the A9 and the proposed scheme will result in the closure of this existing access. Access with the proposed scheme in place will be via an overbridge over the A9 onto the B9099. This diversion will not result in increased travel distance to Luncarty; however access to the A9 itself will be affected. Residents will be required to travel north to the new offline link road and onto the A9 via the new Tullybelton/Stanley Junction, a diversion of approximately 1km and those making journeys to the south on the A9 will travel to the existing grade separated Luncarty Junction via Luncarty, a diversion of approximately 1km.
- 7.4.12 Residents at Loak/Loakmill that are currently accessed off the A9 and via an access road to the south will have this direct access to the A9 closed. Residents would instead be diverted south along a newly constructed access road to take access to the A9 via the proposed Tullybelton/Stanley Junction, resulting in an increased journey length of approximately 1.7km.
- 7.4.13 The property at Gelly is accessed directly off the A9 via an access road to the east of the property, with the proposed scheme in place this direct access onto the A9 would be closed. Residents travelling from this property accessing the A9 will need to travel north along the proposed upgraded access through Gelly Wood and then via local roads, resulting in an increased journey length of approximately 5km.
- 7.4.14 Due to the B9099 junction layout and the existing overbridge crossing the Ordie Burn, restrictions on turning movements for larger vehicles will be required. This will result in some agricultural machinery and vehicles being restricted to/from the B9099 to the north and will require these larger vehicles to access the A9 at the existing grade-separated Luncarty Junction via Luncarty.
- 7.4.15 The potential impacts for other users as a result of changes to access are considered to be of negligible magnitude and Slight significance. This is mainly due to any increases in travel distance resulting from revised access to these properties being counteracted by the beneficial impact resulting from the safety improvements when approaching to/from the A9.

Table 7.17: Potential Direct Residential Access Impacts (Unmitigated)

Receptor	Impact	Sensitivity	Potential Impact	
			Magnitude	Significance
Loak and Loakmill	Direct impact for Loak and Loakmill due to access via the A9 closed and an increased in journey length of approximately 1.7km.	High	High	Substantial
Gelly	Direct impact for Gelly due to closure of existing access via the A9 and resulting diversion to access the property of approximately 5km.	High	High	Substantial
Rosevale House and Beachlea House	Diverted access via A9 Tulybelton/Stanley Junction or B9099; additional travel distance of approximately 400m.	High	Negligible	Slight
Properties near Pitlandie Farm	Diverted access via overbridge to Tulybelton/Stanley Junction; additional travel distance of approximately 1km.	High	Negligible	Slight

Community Severance and Indirect Socio-economic Impacts

- 7.4.16 As noted in paragraph 7.4.7, some properties will also lose direct access to the A9, although this is not the sole means of accessing the property, the impact of such closures and their significance

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are described in this section. In addition, some properties will have their access points/roads affected, however, the route to the property unaffected, for example the access road leading to North Barns and Broompark will be upgraded for the proposed scheme. Such impacts are considered to be of Slight significance.

- 7.4.17 At East Mains, located to the west of the A9 between Tullybelton/Stanley Junction and Bankfoot, the residents of Barn House, Holm Cottage and Anvil Cottage will lose direct access to the A9. The proposed scheme includes provision for access via the northbound Bankfoot Junction to travel north, or through the town of Bankfoot to travel south, a diversion for vehicles from the cottages to the A9 of 1.2km; though it should be noted that access for other road users is covered in Chapter 16 (Effects on All Travellers).
- 7.4.18 Residents near Westwood Farm, on the east side of the A9 between Tullybelton/Stanley Junction and Bankfoot, will lose the existing direct access to the A9. This will be replaced by an access track adjacent to the A9 leading to the Tullybelton/Stanley Junction, a diversion of approximately 400m.
- 7.4.19 Residents of the properties near Ordie View currently have direct access to the A9 via a small access road to the west of the properties. However, with the proposed scheme in place this access will be closed and residents would instead travel south through Luncarty to join the B9099 and access the A9 via the Luncarty Junction, increasing journey length by approximately 1.7km.
- 7.4.20 The criteria for assessing impacts to residential land and property cover direct impacts only (i.e. land-take or changes to direct access). Changes in access to the A9 where the A9 is not the primary/sole access route are considered to be indirect impacts. Therefore the significance criteria for assessing the impact of severance, in Tables 7.7 and 7.8, have been applied for these properties as summarised in Table 7.18. These criteria relate to Non-motorised Users (NMUs, e.g. pedestrians or cyclists) as opposed to vehicles; therefore reference to journey distances to determine significance is not directly relevant. Instead, the significance has been determined by considering whether the diversion is likely to dissuade users from making trips.

Table 7.18: Potential Indirect Residential Access Impacts (Unmitigated)

Receptor	Impact	Significance
Properties at East Mains	Diverted road access to A9; additional travel distance of 3km.	Slight
Properties at Westwood Farm	Diverted road access to A9; additional travel distance of 1.2km.	Slight
Properties at Ordie View	Diverted road access to A9; additional travel distance of 1.7km.	Slight

- 7.4.21 In all cases, the significance of the potential impact is considered to be Slight adverse. It is considered that any increase in travel distance to access these properties would be counteracted by the beneficial impact of improved safety when approaching to/from the A9.
- 7.4.22 Additional impacts that may occur during the construction period, including noise and visual impacts, are covered in more detail in the relevant chapters of this ES.
- 7.4.23 In addition, some residences near the proposed scheme could potentially experience greater visual intrusion. This has the potential to affect residents of several farmhouses due to the construction of overbridges and/or the loss of roadside vegetation, and is considered further (including mitigation) in Chapter 12 (Visual).

Commercial Land and Property

Land-Take

- 7.4.24 This section considers land-take required from commercial land or property that is not in agricultural use, impacts on agricultural businesses are discussed separately in this chapter. Land-take impacts have been identified for two commercial land interests, with one impact of Moderate significance expected upon the commercial interest that owns an advertising site. Details of the land-take impacts on commercial land interests are provided in Table 7.19.

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Table 7.19 Land-take areas for Commercial land-interests

Land Interest Reference	Loss of Land		Sensitivity	Magnitude	Significance
	Area lost (ha)	% Area lost			
108 (Scottish Water)	<0.00	<1%	Medium	Negligible	Negligible/Slight
126 (Scottish Liqueur Centre)	0.01	<2%	Medium	Negligible	Negligible/Slight
190 (Site for advertising hoarding)	0.01	100	Low	High	Moderate

7.4.25 Of the land-take affecting commercial land/property the majority of the impacts identified are not considered significant, however, one significant impact has been identified (Table 7.19: land Interest 190 – site for advertising hoarding).

Access

7.4.26 For the following receptors, access and signage may be disrupted during the construction period; and potential impacts are assessed as follows:

- Negligible significance impact on The Scottish Liqueur Centre, located to the south of Bankfoot at the Northbound Bankfoot Junction, due to online construction adjacent to the property which has access from the Perth Road rather than the A9.
- Slight significance impact on the property of Ordie View currently being utilised as a Bed and Breakfast (B&B) business, located to the north of Luncarty.
- Slight significance impact on the B&B and guesthouse business at Newmill Farm, agricultural impacts on this farm are discussed later in this chapter.
- Slight impact on Little Steps Nursery, which is a child day nursery based in Bankfoot, and located directly adjacent to the A9.

7.4.27 There are no permanent access changes proposed for commercial land or property and therefore no operational impacts are identified.

Indirect Socio-economic Impacts

7.4.28 During construction, there is likely to be additional spend in the local area by workers and others associated with the construction of the proposed scheme. This impact is likely to be Minor (beneficial) for businesses in the area of Luncarty and Bankfoot during the period of construction.

7.4.29 During construction Ordie View B&B may experience adverse impacts, as a result of adjacent earthworks and loss of established vegetation near the proposed overbridge. By 15 years after opening, visual impact mitigation planting will have reduced the impact. Views towards the A9 will remain largely unchanged, as the road widening will occur on the western side of the road.

7.4.30 During the construction period, Little Steps Nursery may experience adverse impacts as a result of adjacent construction work. This is covered in the relevant chapters of this ES.

7.4.31 During operation, Ordie View B&B and Newmill Farm are expected to experience a negligible increase in noise level, while Little Steps Nursery is expected to experience a noise reduction leading to a Minor benefit. This is covered in more detail in Chapter 15 (Noise and Vibration).

7.4.32 No other commercial land or properties have been identified as likely to be impacted by the proposed scheme during operation. The completion of the proposed scheme will result in improved travel times and safety on the A9, which is anticipated to be of benefit to patrons of local businesses and commercial properties.

7.4.33 The criteria for assessing commercial land and property cover direct impacts only (i.e. land-take or changes to direct access); potential impacts on future business viability are assessed qualitatively

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as explained in Section 7.2 (Approach and Methods). Potential impacts on commercial land and property as explained above and including future business viability are summarised in Table 7.20.

Table 7.20: Potential Direct & Indirect Impacts on Commercial Land and Property (Unmitigated)

Receptor	Impact	Sensitivity	Magnitude	Significance
Ordie View B&B	Potential temporary changes to access and signage during construction (direct impact).	High	Low	Slight (Temporary)
	Impact on future business viability: Potential increased noise and vibration and visual impacts during operation (indirect impact).	-	-	Neutral (no impacts anticipated)
Newmill Farm – B&B, Camping and Guesthouse	Potential temporary changes to access and signage during construction (direct impact).	High	Low	Slight (Temporary)
	Impact on future business viability: Potential increased noise and vibration and visual impacts during operation (indirect impact).	-	-	Neutral (no impacts anticipated)
Little Steps Nursery	Potential temporary changes to access and signage during construction (direct impact).	High	Low	Slight (Temporary)
	Impact on future business viability: Potential increased noise and vibration and visual impacts during operation (indirect impact).	-	-	Neutral to Minor benefit
The Scottish Liqueur Centre	Impact on future business viability: No impacts anticipated.	-	-	Neutral (no impacts anticipated)
Businesses in Luncarty	Temporary beneficial impacts during construction.	-	-	Slight Beneficial (Temporary)
Businesses in Bankfoot	Temporary beneficial impacts during construction.	-	-	Slight Beneficial (Temporary)

Community Land and Property

Land-take

7.4.34 The community land areas affected by land-take are shown on Figure 7.6, and listed in Table 7.21. Beyond these receptors, the majority of land affected is in agricultural use, however, there are some areas of woodland that are affected that may be used for informal recreation. Total land-take affecting woodland areas is 10.62ha. Of this 10.44ha are within agricultural land interests and considered within the agricultural assessment reported in this chapter.

Table 7.21: Land-take Areas for Community Land Interests

Land Interest Reference	Loss of Land		Sensitivity	Magnitude	Significance
	Area lost (ha)	% Area lost			
127 (Perthshire Visitor Centre)	<0.00	<1	Medium	Negligible	Negligible/Slight
145 (Former Craig Quarry)	0.86	31	Low	Medium	Slight/Moderate

7.4.35 Of the land-take affecting community land/property all of the impacts identified are not considered significant.

7.4.36 Land-take from receptors that are not residential, commercial or community related are detailed in Table 7.22, and include unused land plots, unknown ownership and land set aside by the Minister for Transport.

Table 7.22 Land-take Areas for Other Land Interests (e.g. unused land plot)

Land Interest Reference	Loss of Land		Sensitivity	Magnitude	Significance
	Area lost (ha)	% Area lost			
008	0.55	38.5	High	High	Moderate /Substantial
018 (Network Rail)	0.20	5	Negligible	Negligible	Negligible/Slight

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Land Interest Reference	Loss of Land		Sensitivity	Magnitude	Significance
	Area lost (ha)	% Area lost			
026	0.03	<1	Negligible	Negligible	Negligible/Slight
088	0.01	<2	Negligible	Negligible	Negligible/Slight
185	<0.01	<1	Negligible	Negligible	Negligible/Slight
n/a*	0.08	-	Negligible	Negligible	Negligible/Slight

* There are two land interests which are unknown but are public roads and are marked as n/a in Table 7.22.

7.4.37 Of the land-take affecting other land-interests, such as unused and unknown land plots one impact has been identified as significant.

Access

7.4.38 During the construction period, temporary disruption may occur resulting in delays for travellers accessing local community facilities.

7.4.39 There are no permanent access changes to community facilities identified in Figure 7.1 in Luncarty or in Bankfoot, and therefore no operational impacts are identified.

7.4.40 There are no permanent access changes to waterways used for recreation in the local area, and therefore no operational impacts are identified.

Indirect Socio-economic Impacts

7.4.41 After the completion of the proposed scheme there will be an improved level of access for local residents to community facilities. This will have most effect on journeys to facilities located in Perth, or between villages located along the A9. However, as indicated in the DMRB Stage 2 environmental assessment (Halcrow 2009), for the purposes of the assessment no additional journeys are expected as a result of the improved A9.

Agricultural, Sporting and Forestry Interests

7.4.42 The proposed scheme could impact on the scope and scale of agricultural and forestry-based land management activities and the productive and sporting capacity of the land and water within the route corridor. The possible effects could include:

- permanent loss of land or reduction in agricultural capability due to the proposed scheme and associated works;
- severance of fields;
- access restrictions with changes in routes to and from fields;
- disruption to existing drainage schemes and disruption of provision of water to fields;
- loss of, or gaps in, commercial and amenity forestry, shelterbelts and covers;
- increase of woodland windthrow risk;
- landscape and visual effect of new and exposed woodland edges; and
- changes in permanent and/or seasonal employment patterns due to changes in the scale and nature of agricultural, sporting and forestry enterprises.

7.4.43 A summary of the potential unmitigated significance of impacts is provided for agriculture, sporting and forestry impacts in Table 7.23. Of the 14 land interests affected by the proposed scheme, 12 have agricultural activity affected, eight sporting activity affected and five have forestry activity affected.

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Table 7.23: Significance of Potential Impacts on Agricultural, Forestry and Sporting Interests (Unmitigated)

Type	Substantial	Moderate/ Substantial	Moderate	Slight/ Moderate	Slight	Negligible/ Slight	Negligible
Agriculture	5	2	0	0	4	1	0
Forestry	0	1	0	0	2	0	2
Sporting	0	1	0	0	0	5	2

7.4.44 The potential impacts are discussed for each activity below.

Agriculture

7.4.45 There are potentially significant impacts (i.e. Moderate or above) for seven agricultural land interests. These impacts are described in Table 7.24.

7.4.46 The potential impacts on the remaining agricultural land interests are of either Negligible/Slight, or Slight significance and are summarised in Table 7.25. The potential impacts generally relate to loss of land, severance of fields, loss of access, loss of field boundaries (including fences, hedges and walls), loss of watering points for livestock and disruption to existing field drainage systems.

Table 7.24: Description of Potential Significant Impacts on Agricultural Interests

Land Interest	Description of potential impacts
Land Ref 094, Cramflat	Moderate/Substantial potential impact. Loss of 0.40 ha of arable land of LCA Class 3.2. Land equates to less than 1% of the farm holding. Loss of farm access to/from the A9 and severance of the steading and farmland.
Land Ref 095 and 107, Northleys and Gellybank	Substantial potential impact. Loss of 6.73ha of arable land of which 2.63 ha is LCA Class 3.1 and 4.10ha is Class 3.2. Land-take equates to 6% of the farm area. Disturbance to access, field boundaries and field drainage. Land severed by road infrastructure from the main steading and loss of steading access to/from A9.
Land Ref 096, Pittlandie	Substantial potential impact. No land lost. Loss of access to farm from A9 and severance of the steading and farmland.
Land Ref 110, Newmill	Substantial potential impact. Loss of 17.54ha of arable land all of which is LCA Class 3.2. Land-take equates to 13% of the farm area. Disturbance to access, field boundaries and field drainage. Land severed by road infrastructure from the main steading.
Land Ref 184 and 187, North Bams and Coltrannie	Substantial potential impact. Loss of 4.66ha of arable land, of which 0.88ha is LCA Class 3.1 and 2.50ha is LCA Class 3.2. Land-take equates to 3% of the farm area. Severance of large part of the farm and disturbance to access (including to/from the A9), field boundaries and field drainage.
Land Ref 120, Westwood Farm	Moderate/Substantial potential impact. Loss of 7.21ha of arable land all of which is LCA Class 3.2. Land-take equates to 6% of the farm area.
Land Ref A, Cropworks Ltd	Substantial potential impact. No land lost. Severance through loss of storage shed access to/from A9.

Table 7.25: Summary of Potential Non-significant Adverse Impacts on Agricultural Interests

Significance	Land Reference	Loss of Land			
		Agricultural Area lost (ha)	Forestry Lost	%Land Interest Area	% Farmed Area
Slight/Moderate	None	n/a	n/a	n/a	n/a
Slight	Land Ref 028, Battleby Farm	1.88	0.39	1	1
	Land Ref 102, Marlehall Farm	6.63	0.15	3	3
	Land Ref 104 and 109, Tophead and Loak Farms	3.40	n/a	2	2
	Land Ref 194, Murthly Estate	6.94	3.66	2	2
Negligible/Slight	Land Ref 111, Over Benchil	0.27	n/a	<1	<1
Negligible	None	n/a	n/a	n/a	n/a

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Forestry

- 7.4.47 There are potentially significant impacts (i.e. Moderate significance or above) for one land interest. These impacts are described in Table 7.26.
- 7.4.48 The potential impacts on the remaining land interests are of Negligible or Slight significance and are summarised in Table 7.27. The potential impacts generally relate to loss of woodland loss of access, loss of parcel boundaries (including fences, hedges and walls) and disruption to existing forestry drainage systems.

Table 7.26: Description of Potential Significant Adverse Unmitigated Impacts on Forestry Interests

Land Interest	Description of potential impacts
Land Ref 194, Murthly Estate	Moderate/Substantial potential impact. Loss of 3.66ha of forestry. Disturbance to access, parcel boundaries and forestry drainage. Increased windthrow risk. Land severed by road infrastructure significantly disrupting management and harvesting operations.

Table 7.27: Summary of Potential Non-significant Adverse Unmitigated Impacts on Forestry Interests

Significance	Land Reference	Loss of Land	
		Forestry Area lost (ha)	% Land-interest Area
Slight/Moderate	None	-	-
Slight	Land Ref 188, Part of Coltrannie Farm	6.22*	43
	Land Ref 28, Battleby Farm	0.39**	<1
Negligible/Slight	None	-	-
Negligible	Land Ref 102, Marlehall	0.15	<1
	Land Ref 195, Mains of Airleywight	0.12	<1

*Note that whilst 6.22ha of Land Ref 188 is subject to CPO, 4.55ha of the woodland will be maintained for ecological mitigation and so only 1.67ha (12%) is lost directly to the proposed scheme.

**Note that whilst 0.39ha of Land Ref 28 is subject to CPO, 0.08ha of the woodland would be retained for ecological mitigation and so only 0.31ha (<1%) would be lost directly to the proposed scheme.

Sporting Interests

- 7.4.49 There are no potentially significant impacts on sporting interests.
- 7.4.50 The potential impacts on the sporting interests are of Negligible, Negligible/Slight or Slight significance. A potential impact of Slight significance is predicted for Murthly Estate, as access for shooting parties may be compromised to some areas where shooting activity currently takes place. However, sporting activity itself can still continue on the estate.

Development Land and Planning Applications

- 7.4.51 The proposed scheme complies with national, regional and local plans to develop the area, as it improves local and regional connectivity along a key strategic trunk road. The potential impacts within the context of planning policy are described in more detail in Chapter 18 (Policies and Plans).

Development Land

- 7.4.52 The TAYplan Strategic Development Plan's designation of greenbelt land will be unaffected by the proposed scheme. The proposed Perth & Kinross Council Local Development Plan demarcates a proposed greenbelt designation that overlaps with the southernmost extent of the proposed scheme. There will be a small amount of land-take from the proposed greenbelt area, however, this will fall under the exception to policy NE5(e), which allows for essential infrastructure such as roads. In addition, it is not considered that the widening of the road in this limited area would change the greenbelt character of this area.

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- 7.4.53 There is no permanent land-take from development land identified in the Perth Area Local Plan, nor are there any permanent impacts on access to land allocated for housing in Luncarty, or land allocated for business and tourism in the south of Bankfoot. It is anticipated that developments would benefit from improvements in travel, in terms of safety and journey times.
- 7.4.54 The locations of temporary construction compounds are not known at this stage; therefore it is not possible to assess the potential impacts of temporary land-take or access arrangements concerning development land, however, it is not believed that this will have a significant impact.

Planning Applications

- 7.4.55 Table 7.28 summarises the relevant planning applications within 500m of the proposed scheme that were considered in this assessment. Refer to Figure 7.5 for the location of the applications in relation to the proposed scheme.
- 7.4.56 There is no direct land-take from any land subject to submitted planning applications. Potential impacts comprise changes in access to some planned developments, resulting in longer journeys to reach the A9 which would be likely result in marginal increases in travel times. The proposed residential developments are considered high sensitivity receptors, and the proposed business extensions are also sensitive receptors; however, the magnitude of the impacts predicted are considered negligible resulting in a potential impact of Slight significance.

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Table 7.28: Planning Applications

Application Reference	Application Site	Description of Development	Status	Significance	Type of Impact
12/01954/IPL	Doctors Surgery Scarth, Scarth Road, Luncarty, Perth, PH1 3HP	Residential development (in principle)	Permitted	Neutral	n/a
13/00520/FLL	West Nether, Benchil Farm, Stanley, Perth, PH1 4PP	Renewal of existing consent (07/02775/FUL) Conversion of existing steadings to form 2 new houses with detached garages	Pending	Adverse	Change in access to A9
08/00771/AML	Sand And Gravel Pit, Gowrie, Stanley	Erection of indoor leisure and reception facilities (reserved matters)	Permitted	Adverse	Change in access to A9
08/01123/AMM	Sand And Gravel Pit, Gowrie, Stanley	Erection of chalets (Reserved Matters)	Permitted	Adverse	Change in access to A9
09/00095/FUL	The Scottish Liqueur Centre, Hilton, Bankfoot, Perth, PH1 4EB	Demolition of existing house, erect new extensions to form new offices and additional storage, alterations to existing visitors centre and alterations to existing access	Permitted	Neutral	See "Commercial Property"
12/01864/FLL	Nether Blelock Farm, Bankfoot	Modification of existing consent (09/00559/FLL - vary condition 2) Erection of a temporary dwellinghouse	Permitted	Neutral	n/a
08/01303/FLL	Land North Of Tiwi, Perth Road, Bankfoot	Erection of a dwellinghouse and garage	Pending	Neutral	n/a
08/02130/FUL	Site North Of Braemount, Cairneyhill Road, Bankfoot	Erection of a dwellinghouse	Permitted	Neutral	n/a
12/00070/FLL	Land At Main Street Bankfoot	Renewal of planning consent (06/00813/FUL) Erection of three dwellinghouses	Permitted	Neutral	n/a
11/00785/FLL	Ard Callaid, Cairneyhill Road, Bankfoot, Perth, PH1 4AG	Renewal of consent (06/00840/FUL) Erection of a dwellinghouse	Permitted	Neutral	n/a
12/00368/IPL	Masonic Hall, Dunkeld Road, Bankfoot	Renewal of planning consent 08/01118/OUT to demolish existing hall and erect dwellinghouse (in outline)	Permitted	Neutral	n/a
12/01868/IPL	Land 60 Metres North West Of The Masonic Hall Dunkeld Road Bankfoot	Residential development (in principle)	Permitted	Neutral	n/a
11/00174/IPL	Site At Main Street, Bankfoot	Residential development (in principle)	Permitted	Neutral	n/a
08/02162/FUL	Former Forestry Dept Yard, Kingswood, Murthly	Erection of a dwellinghouse and single garage	Permitted	Neutral	n/a

Notes:

Where planning applications were made in retrospect and have been granted permission, the developments are assumed to exist and will continue to exist in situ; therefore any impacts would be covered under the previous sections pertaining to residential, commercial, and community property or agricultural land.

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Community Impacts and Wider Area Socio-economic Impacts

- 7.4.57 As previously noted, during the construction phase of the proposed scheme, there will be temporary adverse impacts on the local community and the wider area due to disturbance resulting from construction activities. These impacts would result from potentially increased noise and vibration, air quality emissions, and landscape/visual impacts, as shown in Table 7.29. For additional information refer to the relevant chapters of this ES.
- 7.4.58 The proposed scheme will also give rise to potential temporary economic benefits as a result of construction employment and as a result of workers spending money at local businesses.
- 7.4.59 During operation, the proposed scheme will not result in significant impacts associated with noise and vibration, air quality emissions, and landscape and visual impacts; these impacts are considered separately and reported in the relevant chapters of this ES.
- 7.4.60 Upon completion, the proposed scheme is expected to result in improved safety and travel times for locals and users of the A9.
- 7.4.61 It is anticipated that improved travel times from the north will make visiting Perth a more attractive prospect. However, the magnitude of this impact is likely to be small and traffic modelling has shown that there are unlikely to be notable additional trips.

Table 7.29: Potential Impacts on Community and Wider Socio-economics

Receptor	Impact	Significance
Local area	Construction disturbance including noise and vibration, air quality emissions, and landscape and visual disturbance.	Slight (Temporary)
Wider area	Increased employment during construction phase.	Slight Beneficial (Temporary)
Local area	Construction workers' spend in local businesses.	Slight Beneficial (Temporary)
Local area	Operational changes to noise and vibration, air quality emissions, and landscape and visual disturbance.	Slight
Wider area	Improved safety and travel times for locals and users of the A9.	Moderate Beneficial

Summary and Conclusion

- 7.4.62 Prior to mitigation, the majority of adverse impacts from the proposed scheme relate to potential direct agricultural land-take, and to the potential direct and indirect impacts from changing access to the A9. These result in several residences requiring longer trips, of an average distance of approximately 500m, to access community services. Beneficial impacts relate to the benefits to transport users as a whole, resulting in safer journeys and reduced travel time on the A9.

7.5 Mitigation

- 7.5.1 The design process has avoided or reduced many significant potential impacts by reducing land-take and providing alternative access arrangements.
- 7.5.2 Land-take will occur where it is considered necessary for the purposes of constructing the proposed scheme and/or for associated mitigation measures such as landscape planting and drainage proposals.
- 7.5.3 Private direct access from the A9 to private land and property has been avoided, due to road safety considerations and the dual carriageway classification of the proposed scheme. As noted in the baseline section of this report (Section 7.3), the SEA (Halcrow 2013) notes that the left in/out option (requiring crossing of the carriageway) should be avoided except in exceptional circumstances. The proposed scheme design includes embedded mitigation to provide access to residential land and property as well as agricultural, forestry and sporting land interests, with revised access

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arrangements and tie-ins to the road network. This includes the proposed overbridges which form part of the proposed scheme design. These have been discussed with affected residents/landowners as part of the consultation process, and their inclusion in the design is considered embedded mitigation.

- 7.5.4 Embedded mitigation relating to the alleviation of severance for NMUs across the A9 is described in detail in Chapter 16 (Effects on All Travellers) and shown in Figures 16.2 and 16.3.
- 7.5.5 Planned mitigation to reduce landscape and visual impacts during both construction and operation is described in more detail in Chapter 11 (Landscape) and Chapter 12 (Visual).
- 7.5.6 Further mitigation is proposed in this section to reduce the identified potential impacts on community and private assets where practicable.

Residential Land and Property

- 7.5.7 During construction, there will be temporary disturbance on access to/from properties adjacent to the proposed scheme. To mitigate this, access to/from properties will be maintained throughout the construction period by means of diversions where necessary, and the contractor will be required to ensure the local community are aware of the estimated duration and locations of diversions ahead of them being put in place (**Mitigation Item CP1**).
- 7.5.8 As noted previously, Lander Cottage will be acquired to accommodate the proposed scheme and is to be demolished. As there are no other significant impacts on residential land or property predicted as a result of the proposed scheme, no further mitigation is required.
- 7.5.9 For the purposes of this assessment, where land is required for the proposed scheme that results in the loss of land, it is assumed land owners will be compensated financially for the loss in accordance with the District Valuer's assessment. Further details of the extent of financial compensation are beyond the scope of this assessment and will be provided by the District Valuer.

Community Land and Property

- 7.5.10 As there are no significant impacts on community land or property predicted as a result of the proposed scheme, no mitigation is required.
- 7.5.11 The operational impact of the proposed scheme is generally beneficial in terms of access to community land and facilities; due to the improved access, safety and reduction in journey times.

Commercial Land and Property

- 7.5.12 Access to The Scottish Liqueur Centre, located at the Northbound Bankfoot Junction, is unlikely to be significantly affected, as the majority of construction will occur to the east and west of the existing A9 and not interfere with current traffic flow. However, measures should be taken to ensure adequate signage is maintained during construction and any planned diversions should avoid, where possible, affecting the centre (**Mitigation Item CP1, CP2**).
- 7.5.13 The Ordie View B&B and Newmill Farm B&B and guesthouse will also require adequate access to be maintained throughout construction (**Mitigation Item CP1, CP2**).
- 7.5.14 Access to Little Steps Nursery, located near the Northbound Bankfoot Junction, may be significantly affected, as the majority of construction will occur to the east and west of the existing A9. Measures should be taken to reduce disturbance during construction including provisions of adequate signage and ensuring access is maintained by means of diversions if necessary (**Mitigation Item CP1, CP2**).

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Agricultural, Forestry and Sporting Interests

- 7.5.15 Mitigation measures with respect to agricultural, sporting and forestry interest have been developed with the aim of protecting the agricultural capability of land and soils and the maintenance of the viability of farming units. Land-take impacts are minimised through the CPO process.
- 7.5.16 Consultation with landowners and tenants is ongoing and it is normal practice for the details of accommodation works to continue beyond the EIA process. However, agreed mitigation measures and accommodation works will be included within the construction contract. Although specific details are unknown at this stage, it is assumed for the purposes of the residual impact assessment, that appropriate mitigation such as field and steading access will be provided.
- 7.5.17 The various mitigation measures to avoid or reduce effects on agricultural, sporting and forestry activities are listed in Table 7.30 and are listed as **Mitigation Items CP3-CP15**. Appendix A7.3 notes the series of mitigation measures that are applicable to each affected agricultural, sporting and forestry land interest.

Table 7.30: Agricultural, Forestry and Sporting Mitigation Measures

Mitigation Item No.	Mitigation Measure
CP3	Loss of agricultural land and forestry is to be reduced by implementing re-instatement plans i.e. returning land to agricultural use, where appropriate, post construction. A photographic and video survey is to be undertaken to ensure all land is restored as near to its original state as is reasonably practicable and will be made available to the owner or occupier.
CP4	Access to agricultural land and woodland to be maintained during the construction process and post construction.
CP5	Potential for damage to the agricultural capability of soils to be minimised by the adoption of appropriate measures during construction and reinstatement. This includes the careful excavation, storage and replacement of topsoil and subsoil.
See CP1	Notice of intention to commence construction work to be given to owners and occupiers of adjacent land along the route before works commence. Consultation with landowners and occupiers will be undertaken when developing the programme of works to reduce disturbance where appropriate and without detriment to the overall programme.
CP6	Provision of temporary fences in appropriate locations during construction for the protection of the health and safety of the public and animals and to avoid trespass. Where appropriate, fencing of the working area is to be to a standard adequate to excluding any stock kept on adjoining land.
CP7	Where boundary features such as fences, walls and hedges have to be removed to allow construction these are to be reinstated with appropriate materials to provide a secure field boundary.
CP8	Where access points require temporary or permanent alteration as a result of construction, alternative access for stock and machinery will be provided as appropriate in consultation with the land owner/occupier. If required, recessed access to be provided off side roads with loading/unloading area.
CP9	Reasonable precautions are to be taken during construction to avoid the spreading of soil borne pests and diseases, animal and crop diseases and invasive species. Soil testing pre and post construction to be completed to ensure land returned pest/disease free.
CP10	Particular care to be taken to reduce damage or disturbance to field and forestry drainage systems. Laying of new drains to be undertaken to maintain drainage systems during construction. Repairing and reinstatement of field drains affected by construction to be agreed with the land owner/occupier to ensure that land capability is maintained and flooding is not exacerbated. Where appropriate the integrity of the drainage system is to be secured in advance through the installation of header drains (cut off drains) to facilitate construction. All remaining remedial works will be undertaken post construction.
CP11	Water supplies for livestock are to be protected at all times and alternative supplies provided where access is compromised by any works, unless agreed with the landowner.
CP12	Where individual stands of trees and woodland compartments are to be affected an appropriate arboricultural assessment and/or windthrow will be undertaken pre-construction and appropriate mitigation employed.
CP13	Where there are no windthrow or landscape visual issues, tree felling is to be reduced to that necessary to allow the safe construction and operation of the road.
CP14	Where commercially viable timber is to be felled this will be provided to the landowner. Any remaining forest residues in commercial woodland areas are to be dealt with in accordance with existing forest development plans.
CP15	Approximately 8ha of land within CPO for mitigation as flood compensatory storage to be returned to agricultural use following imposition of the appropriate burdens by Transport Scotland.

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- 7.5.18 The majority of the proposed mitigation will relate to the provision of access to fields and severed areas, reinstatement of boundary features (fences, hedges and drystone walls) as well as watering points for livestock, and provision of new or reinstated field drainage systems.
- 7.5.19 In addition to standard mitigation measures, accommodation overbridges have been incorporated into the proposed scheme design at ch980, ch6900 and ch8600 which will maintain access and reduce impacts on the operation of a number of farms including Pitlandie, Coltrannie Farm, Cropworks and Murthly Estate. It is also proposed that the access road to Murthly Sawmill is improved to allow harvested wood to access the sawmill from within Murthly Estate.
- 7.5.20 Redundant structures and/or access tracks will be grubbed up and where appropriate returned to the landowner for their use.
- 7.5.21 As noted previously, the locations of temporary construction compounds are unknown. However, it is recommended that the wooded areas are avoided along with prime agricultural land to avoid additional impacts (**Mitigation Item CP14**).

Development Land and Planning Applications

- 7.5.22 There are no significant impacts predicted as a result of the proposed scheme on development land or planning applications, therefore no mitigation is proposed.

Community Impacts and Wider Area Socio-economic Impacts

- 7.5.23 Chapter 12 (Landscape), Chapter 13 (Visual), Chapter 14 (Air Quality) and Chapter 15 (Noise and Vibration) set out proposed mitigation measures to reduce adverse impacts during construction and operation which will also reduce impacts on the local community.
- 7.5.24 The impact of the proposed scheme during construction on employment in the area is predicted to be positive and therefore no mitigation measure is necessary.
- 7.5.25 The operational impacts of the proposed scheme predicted include improved safety and travel times are beneficial and therefore no mitigation is necessary.

7.6 Residual Impacts

- 7.6.1 Residual impacts for or residential, commercial and community land are presented in Table 7.31, the residual agricultural and forestry land-take impacts of the proposed scheme are summarised in Tables 7.32. Land-take for the proposed scheme has been limited where practicable in line with the preliminary strategic design principles in the SEA.

Table 7.31: Residual Impacts of Construction and Operation

Receptor	Impact	Significance (Construction)	Significance (Operation)
Ladner Cottage	Acquired and demolished.	n/a*	Substantial
Non-agricultural Land-interests: 008, 018, 026, 088, 097,100, 101, 108, 113, 124, 126, 127, 145,185,186, 190	Permanent land-take areas as noted in Tables 7.16, 7.19 and 7.22. Land-take to be compensated in accordance with the District Valuer's assessment.	n/a*	Negligible/Slight - Moderate
Rosevale House and Beachlea House	Diverted access via A9 Tulybelton/Stanley Junction or B9099; additional travel distance approx. 400m.	Slight	Slight
Properties near Pitlandie Farm	Diverted access to A9 via overbridge to Tulybelton/Stanley Junction; additional travel distance approximately 1km.	Slight	Slight
Properties near East Mains	Diverted road access to A9; additional travel distance of approximately 3km.	Slight	Slight

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Receptor	Impact	Significance (Construction)	Significance (Operation)
Properties near Westwood Farm	Diverted road access to A9; additional travel distance of 1.2km.	Slight	Slight
Properties near Ordie View	Direct impact for residents at five properties near Ordie View which would lose direct access to the A9. This would lead to an increased in journey length of approximately 1.7km.	Slight	Slight
Broompark and North Barns	Works to access/access roads during construction.	Slight	n/a
Loak and Loakmill	Direct impact for residents due to loss of direct access to the A9. This would lead to an increased in journey length of 1.7km.	Substantial	Substantial
Gelly	Change to access route to/from property resulting in an increased in journey length of approximately 5km.	Substantial	Substantial
Ordie View B&B	Potential temporary changes to access and signage during construction (direct impact). Negligible increased noise and vibration and visual impacts during operation (indirect impact).	Negligible	Impact on future viability: Neutral
Newmill Farm – B&B, Camping and Guesthouse	Potential temporary changes to access and signage during construction (direct impact). Negligible increased noise and vibration and visual impacts during operation (indirect impact).	Negligible	Impact on future viability: Neutral
Little Steps Nursery	Potential temporary changes to access and signage during construction (direct impact). Reduced noise and vibration and visual impacts during operation (indirect impact).	Slight Beneficial	Impact on future viability: Neutral
Businesses in Luncarty	Temporary beneficial impacts during construction, due to construction workers' spend in local businesses .	Slight Beneficial	n/a
Businesses within Bankfoot	Temporary beneficial impacts during construction, due to construction workers' spend in local businesses.	Slight Beneficial	n/a
Community land in Luncarty	No adverse impacts, operational benefits of safer travel and improved journey times.	None	
Community land in Bankfoot	No adverse impacts, operational benefits of safer travel and improved journey times.	None	
Local area	Construction disturbance including noise and vibration, air quality emissions, and landscape and visual disturbance. Operational changes to noise and vibration, air quality emissions, and landscape and visual disturbance.	Slight	Slight
Wider area	Increased employment during construction. Improved safety and travel times for locals and users of the A9.	Slight Beneficial	Moderate Beneficial

*Although demolition and land-take would commence during construction, it is a permanent operational impact and is therefore attributed to operation.

7.6.2 The residual agricultural and forestry land-take impacts of the proposed scheme are summarised in Tables 7.32. The areas presented in the table are estimates of the total land lost to the proposed scheme. Land-take is shown in the context of the LCA land classification James Hutton Institute dataset, however, of this the areas in actual agricultural use are also provided.

7.6.3 Of the total land-take 66.19ha is agricultural and forestry land in use and a further 3.19ha of land not in agricultural use would be lost to the proposed scheme, taking the total land take to 69.38ha. Although Table 7.29 identifies 4.80ha of land classified as prime agricultural land, only 3.58ha is in agricultural use, equivalent to 6% of the total land-take.

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Table 7.32: Residual Land-take of Agricultural, Sporting and Commercial Forestry Land

	Prime Agricultural Land (ha)			Non-Prime Agricultural Land (ha)					Totals (ha)
	LCA Class			LCA Class					
	1	2	3.1	3.2	4	5	6	7	
Land required for the proposed scheme	0.00	0.75	4.05	64.54	0.00	0.00	0.00	0.00	69.38*
Land in actual Agricultural Use	0.00	0.08	3.50	52.07	0.00	0.00	0.00	0.00	55.65**
Land in Forestry and Sporting Use	0.00	0.00	0.12	10.42	0.00	0.00	0.00	0.00	10.54

* This includes 10.72ha of woodland of which 1.44ha is commercial forestry land. 4.63ha of the total woodland affected would be maintained for ecological mitigation and therefore only 6.09ha would be lost to the proposed scheme.

** This includes 8.06ha of land for flood compensatory storage that could potentially be returned to the land interests for agricultural use, leaving 47.59ha lost to the proposed scheme. Of this 0.08ha would be LCA Class 2, 0.88ha LCA Class 3.1 and 46.63ha LCA 3.2.

- 7.6.4 The overbridges at Pitlandie, Coltrannie and Gelly included as part of the embedded mitigation in the proposed scheme design, reduce the significance of impact on five land holdings, namely: Northleys and Gellybanks (Land Ref 95 and 107), Pitlandie (Land Ref 96), North Barns and Coltrannie (Land Ref 184 and 187); Murthly Estate (Land Ref 194) and; Cropworks (Land Ref A).
- 7.6.5 The inclusion of the Pitlandie Overbridge (ch1000) in the proposed scheme design reduces the significance of residual impact on agricultural interests for Northleys and Gellybanks from Substantial to Moderate/Substantial and for Pitlandie from Substantial to Slight/Moderate. It also reduces the significance of impact for Cramflat from Moderate/Substantial to Slight/Moderate.
- 7.6.6 The inclusion of the Coltrannie Overbridge (ch6900) in the proposed scheme design reduces the significance of residual impact on agricultural interests for North Barns and Coltrannie from Substantial to Slight/Moderate and for Cropworks from Substantial to Slight.
- 7.6.7 The inclusion of the Gelly Overbridge (ch8600) in the proposed scheme design, combined with the improvements to the sawmill access road, reduces the significance of residual impact on the forestry interests on Murthly Estate from Moderate/Substantial to Slight. However, the impacts on the Estate as a whole remain unchanged at Slight.
- 7.6.8 Significant residual adverse impacts are predicted for Northleys and Gellybanks (Moderate/Substantial), Westwood Farm (Moderate/Substantial) and Newmill Farm (Substantial).
- 7.6.9 The proposed scheme includes land taken to mitigate flood risk and provide flood compensatory storage. The potential return of this land to agricultural use, but subject to appropriate burdens imposed by Transport Scotland, could reduce the agricultural land-take for the proposed scheme. A total of 8.06ha could potentially be returned to three affected agricultural units: Northleys and Gellybanks (2.85ha of which 2.63ha LCA Class 3.1 and 0.22ha LCA Class 3.2); Marlehall (3.85ha of which all is LCA Class 3.2); and Newmill (1.36ha of LCA Class 3.2).
- 7.6.10 The return of this land to agricultural use reduces the post mitigation magnitude of impact at Northleys and Gellybanks from medium to low, however the magnitude of impact for Marlehall and Newmill would be unaffected remaining as low and high, respectively.
- 7.6.11 Should the land-take for flood compensation storage at Northleys and Gellybanks be returned to agricultural use, it has the potential to reduce the significance of residual impact on this unit from Moderate/Substantial to Slight/Moderate. However, for the purposes of the assessment of overall impacts on this business the worst-case is assumed i.e. that the significance of residual impact remains as Moderate/Substantial, resulting in a significant impact on the agricultural unit.
- 7.6.12 Appendix A7.3 provides details of impacts pre and post mitigation for each affected agricultural, forestry and sporting land-interest.

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Likely Future Farm Viability

- 7.6.13 Those agricultural, sporting and forestry interests assessed with a residual impact significance below Moderate, (i.e. not significant) were assumed to remain viable. The three farms, (Northleys and Gellybanks, Westwood and Newmill), with adverse residual impacts of Moderate, or above were further reviewed to determine whether or not the businesses would remain viable. The primary impacts on the businesses relate to land lost, 6% of the unit in the case of Northleys and Gellybanks, 6% of the unit at Westwood and 13% of the unit at Newmill. Additionally, the three businesses will also be affected by severance and changes in farm and field access. However, the businesses are considered able to continue to operate as they would have done before the proposed scheme, albeit on a reduced area and with some change to their overall agricultural operations. The reduced area on the three farms would result in lower overall productivity but this is not considered to financially jeopardise the businesses if they mitigate their losses through some structural and operational changes. Although the significance of residual impact is Substantial at Newmill and Moderate/Substantial at Northleys and Gellybanks and at Westwood, it is considered that the three businesses remain viable.

7.7 References

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