

Appendix A15.6: Agriculture, Forestry and Sporting Land Sensitivity Assessment

1.1 This appendix supports Chapter 15 (People and Communities: Community and Private Assets). Table 1 and Table 2 provide the assessment of sensitivity for each agricultural and forestry land interest within the study area, respectively. Total farm areas and field areas are as provided by landowners during the consultation process and may differ slightly to those presented in Appendix 15.7 (Agriculture and Forestry Land Interests: Pre- and Post-Mitigation Impacts).

Table 1: Agricultural Land Sensitivity Assessment

Land Interest (Land Plot ID)	Agricultural Activity	Sensitivity
Seafield of Raigmore Farm (P0436)	Small land plot extending to 6ha. Grassland used for grazing. LCA Class 2 and 3.1. No forestry, sporting activity or known environmental agreements.	Medium
Croft 1 (P0432)	Small land plot extending to 16ha. Grassland used for grazing. LCA Class 2 and 3.1. Large proportion of the land plot is designated as development land (LA07). No forestry, sporting activity or known environmental agreements.	Low
Land at 3 Milton of Culloden (P0413)	Land at 3 Milton of Culloden extends to 18ha and forms part of a larger farming business. Livestock enterprises comprise of 80 spring calving suckler cows and 40 autumn calving suckler cows and five stock bulls. Flock of 550 breeding ewes with 800 to 900 lambs finished annually. Sheep are grazed between 3 Milton of Culloden and other rented land. Grassland includes 2.5ha of grazing and 7.5ha of silage. Cropping includes 8ha of spring barley. LCA Class 2 and 3.1. No forestry or sporting activity. In receipt of Basic Payment Scheme (BPS) and Scottish Suckler Beef Support Scheme (SSBSS), with no known additional environmental agreements.	Medium
2 Milton of Culloden (P0416)	Small farm extending to 14ha. Cropping includes 9ha of spring barley and 5ha of fallow. LCA Class 3.1. No forestry. Sporting activities include rough shooting for vermin control. In receipt of BPS, with no known additional environmental agreements.	High
Allanfearn Farm (P0411)	Large farm extending to 283ha, including 93ha at Allanfearn Farm, 162ha at Druid Temple Farm and 28ha at Bothyhill. Livestock enterprises comprise 170 suckler cows and 100 weaned calves. Cropping at Allanfearn Farm includes 61ha of spring barley (malting), 6ha of seed potatoes and 26ha of silage. LCA Class 3.1. No forestry. Sporting activity includes rough shooting. In receipt of BPS and Greening Payment, with no known additional environmental agreements. Development of farm steading for residential use is being investigated.	Medium
Land at Balloch Farm (P0410)	Medium sized farm extending to 91ha. Cropping includes 69ha of spring barley and 6ha of fallow. The remaining agricultural land (16ha) is used in rotation between winter barley and potatoes. LCA Class 2 and 3.1. No forestry. Sporting activity includes intermittent rough shooting of rabbits. In receipt of BPS, with no known additional environmental agreements.	Medium

Land Interest (Land Plot ID)	Agricultural Activity	Sensitivity
	Other business interests include two garages which are rented and used to store cars for wedding hire. There are also potential plans for residential development of the land.	
Upper Cullernie Farm (P0406)	<p>Large farm extending to 342ha of which Upper Cullernie extends to 62ha.</p> <p>Livestock enterprises include 70 finishing cattle and 350 cast ewes (overwintered). The farm has 200 finishing cattle within the business.</p> <p>Cropping includes 115ha of spring barley, 25ha of winter wheat, 111ha of grassland, 7ha of potato, 11ha of fallow, 20ha of winter oilseed rape, 5ha of rough grazing and 18ha of open woodland. The remaining 30ha includes other land and buildings. At Upper Cullernie there are 11ha fallow, 30ha spring barley, 7ha seed potatoes grown and 14ha permanent grass.</p> <p>LCA Class 2, 3.1 and 3.2.</p> <p>No known sporting activity.</p> <p>In receipt of BPS, with no known additional environmental agreements.</p>	Medium
Lower Cullernie Farm (P0407)	<p>Medium sized farm extending to 90ha; including Lower Cullernie Farm and Redhill Farm.</p> <p>Livestock enterprises comprise of 35 suckler cows, 35 calves and 450 wintered lambs.</p> <p>There are 88ha of arable land which comprises of spring barley, oats, hay and forage crops, with further 2ha rough grazing.</p> <p>LCA Class 3.1 and 3.2.</p> <p>No forestry.</p> <p>Sporting activity includes rough shooting for the control of geese and vermin.</p> <p>In receipt of BPS and SSBSS, with no known additional environmental agreements.</p> <p>Other business interests include a contracting business for the baling and transporting of straw.</p>	Medium
Mid Coul Farm (P0304, P0557 and P0558)	<p>Large farm extending to approximately 1,214ha; including Mid Coul Farm, Gollanfield Farm, Culbair Steading, Morayston, Kerrowaird, Morayhill, Newton of Petty, Castle Stuart, Balmachree, Wester Kerrowgair and some parts of Flemington Farm.</p> <p>All land is farmed organically.</p> <p>Livestock enterprises include 3,000 to 3,500 wintering hogs, 400 breeding ewes and 350 store finished cattle.</p> <p>Cropping includes vegetables (mostly carrots and potatoes), malting barley, spring barley, oats and wheat.</p> <p>LCA Class 2, 3.2, 4.1, 4.2 and 5.3.</p> <p>No forestry.</p> <p>Sporting activity includes rough shooting for vermin control.</p> <p>In receipt of BPS, with no known additional environmental agreements.</p> <p>Other business interests include two anaerobic digesters (AD) that are currently being constructed to generate 3MW energy and 60,000m³ digestate (used as a fertilizer). Feedstock will be harvested by Mid Coul Farm and includes grass, cereals, sugar beet and spring rye from around 1,100ha. Of this land three quarters is provided from within the business and one quarter is provided from land farmed by contract growers within 10 miles of the AD plants.</p>	High
Milton of Braichlaich Farm (P0449)	<p>Medium sized farm extending to 142ha.</p> <p>Livestock enterprises comprise 400 breeding ewes and five suckler cows. There are also 170 suckler cows which are Bed & Breakfast (B&B) over the winter; of these 140 are outwintered and 30 are housed.</p> <p>Cropping includes 45ha of cereals (spring barley and oats), 66ha of grazing, 7ha of silage, 10ha of forage crops and 14ha of land let out for carrots and potatoes.</p> <p>LCA Class 3.1 and 3.2.</p> <p>No forestry and no known sporting activity.</p> <p>In receipt of BPS and land has been subject to environmental agreement on grass margins and retention of winter stubbles under Land Managers Options.</p>	Medium

Land Interest (Land Plot ID)	Agricultural Activity	Sensitivity
Balspardon Farm (P0448)	<p>Medium sized farm extending to 140ha. Land is subject to contract farming agreement. Cropping includes 10ha of spring barley, 50ha of wheat, 20ha of winter barley, 17ha of fodder beat, 8ha of spring oats and 35ha of grazing. LCA Class 3.1 and 3.2. No forestry and no known sporting activity. No known environmental agreements. Other business interest (contract farmer) includes a chemical spraying business.</p>	Medium
Land at Lochside (P0330)	<p>Small farm extending to 17ha. Land is used to grow energy rye as arable silage for AD. Sheep are occasionally brought onto land to gaze when required. LCA Class 3.2 and 4.2. No forestry and no known sporting activity. In receipt of BPS, with no known additional environmental agreements.</p>	Low
Easter Glackton Farm (P0293)	<p>Medium sized farm extending to 69ha. Livestock enterprises include a flock of 450 ewe hogs. Cropping includes 40ha of arable and 20ha of permanent pasture. Easter Glackton Quarry and access track comprise the remaining 9ha of land (leased to UB Civils). LCA Class 3.2 and 5.3. No forestry. Sporting activity includes rough shooting for vermin control. In receipt of BPS with no known additional environmental agreements. Other business interests include Easter Glackton Livery which uses 20ha of land. Several buildings are also let to an agricultural contractor.</p>	Medium
Pooltown and Land to East of Tomhommie Steading (P0294 and P0554)	<p>Large farm extending to 121ha (Pooltown, Balnagowan Farms, Tomhommie, The Manse and Upper Carse) of which rented land at Tomhommie extends to approximately 7ha. Livestock enterprises comprise of 200 overwintered sheep, 25 suckler cows and calves and 90 B&B cattle. Cropping includes carrots, potatoes, spring barley fallow, silage and grazing. LCA Class 3.2 and 5.3. No forestry. Sporting activity includes rough shooting of rabbits and pigeons and roe deer stalking. Shooting rights owned by Cawdor Estate and let out to shooting tenant. In receipt of BPS, with no known additional environmental agreements. The farm business at Balnagowan is a separate business entity to Pooltown, although there are some operational synergies.</p>	Medium
Blackcastle Farm (P0444)	<p>Medium sized farm extending to 56ha. Livestock enterprises comprise 56 suckler cows, one stock bull and 210 breeding ewes. Grassland includes 24ha of silage and 32ha of grazing. LCA Class 3.2, 4.1 and 5.3. No forestry and no known sporting activity. In receipt of BPS, Less Favoured Area Support Scheme (LFASS) and SSBSS, with no known additional environmental agreements. Other business interests include a small scale timber contracting business operated only occasionally and locally.</p>	Medium
Delnies and Ardersier (P0213)	<p>Land plot includes an agricultural area extending to 7ha. Grassland used for grazing. LCA Class 3.2, 4.2 and 5.3.</p>	Medium

Land Interest (Land Plot ID)	Agricultural Activity	Sensitivity
	<p>Other areas of the land plot include non-commercial woodland extending to 44ha.</p> <p>The narrow strip of woodland comprises young mixed broadleaves, sycamore, birch, beech, hawthorn, oak, cherry, ash and hazel (c. 20 to 25 years old). Also contains some old pheasant feeders indicating previous use for shooting.</p> <p>The larger area of woodland is made up of a very varied mix of woodland which is recreationally used as a community woodland. There is a well-used public car park, picnic bench and numerous paths throughout.</p> <p>The woodland block south of Blackcastle Quarry contains 10% mature Sitka spruce and 90% mature Scot's pine (c. 80 years old).</p> <p>No known sporting activity and no known environmental agreements.</p>	
Cockhill Farm (P0287)	<p>Small farm extending to 15ha.</p> <p>Livestock enterprises include 30 suckler cows.</p> <p>LCA Class 4.1.</p> <p>No forestry.</p> <p>Sporting activity includes rough shooting for vermin control.</p> <p>In receipt of BPS and SSBSS, with no known other environmental agreements.</p> <p>Other business interests include B&B accommodation.</p>	Medium
North Kildrummie Farm (P0279)	<p>Small farm extending to 15ha; including 3ha at Washingwells Farm and 12ha at North Kildrummie Farm.</p> <p>Cropping includes potatoes, grazing and hay.</p> <p>LCA Class 4.2.</p> <p>No forestry, known sporting activities or known environmental agreements.</p>	Low
Stackpole Farms (P0550)	<p>Medium sized farm extending to 36ha.</p> <p>Overwintered sheep when grass in rotation.</p> <p>Cropping includes 36ha of spring wheat.</p> <p>LCA Class 3.2 and 4.2.</p> <p>No forestry.</p> <p>Sporting activities include rough shooting of rabbits and deer for vermin control.</p> <p>In receipt of BPS, with no known additional environmental agreements.</p>	Low
Little Kildrummie Farm, Easter Lochend and Meikle Kildrummie (P0221 and P0278)	<p>Large farm extending to 322ha; including Easter Lochend, Meikle Kildrummie Farm and Little Kildrummie Farm.</p> <p>Livestock enterprises comprise a flock of 400 breeding ewes, 180 suckler cows, 20 breeding heifers, 51 pigs and five bulls.</p> <p>Equestrian activity includes six Highland ponies.</p> <p>Cropping includes 14ha of beans, 10ha of oats, 14ha of winter barley and 143ha of spring barley. Grassland includes 44ha of silage and 93ha of grazing.</p> <p>LCA Class 3.1, 3.2, 4.1, 4.2 and 5.3.</p> <p>Non-commercial woodland includes 4ha.</p> <p>Sporting activity includes rough shooting.</p> <p>In receipt of BPS, with no known additional environmental agreements.</p> <p>Other business interests include an embroidery business at Easter Lochend. There is also a butchery at Little Kildrummie which provides home reared products for farmer markets and supplies to local shops and restaurants.</p>	Medium
Lochdhu Farm and Broadley Farm (P0219 and P0217)	<p>Large farm extending to 301ha; including Broadley Farm, Lochdhu Farm and rented land at Tomlunquhart and an annual lease for the land to the west.</p> <p>Livestock enterprises comprise of 330 breeding cows, 200 young stock, 14 bulls and a flock of 400 breeding ewes.</p> <p>Cropping includes spring barley (malting), winter barley, wheat, rye, carrots (let), grazing and silage.</p> <p>LCA Class 2, 3.1 and 3.2.</p> <p>Non-commercial woodland extending to 3ha. This comprises of the following: semi-mature Scot's pine (c. 40 years old) which are 13.40m in</p>	Medium

Land Interest (Land Plot ID)	Agricultural Activity	Sensitivity
	<p>height;</p> <p>mature Scot's pine (c. 50 to 60 years old) which are 16.30m in height;</p> <p>mature Scot's pine (c. 40 to 60 years old) which are 15.60m in height; and</p> <p>young mixed broadleaves (c. 10 to 20 years old) which are 10.80m in height.</p> <p>No known sporting activity or recreational use within forestry. Sporting activities on other land include rough shooting. There are also fishing rights on the River Nairn.</p> <p>In receipt of BPS, with no known additional environmental agreements.</p>	
Balbair (P0220)	<p>Small farm extending to 50ha.</p> <p>Livestock enterprises comprise 50 suckler cows, 25 bulling heifers and 2 stock bulls.</p> <p>Cropping includes 20ha of grazing, 25ha of silage and 5ha of non-commercial woodland.</p> <p>LCA Class 3.2 and 4.1.</p> <p>No known sporting activity.</p> <p>In receipt of BPS and SSBSS, with no known additional environmental agreements.</p>	Medium
Crook Farm (P0191)	<p>Medium sized farm extending to 72ha.</p> <p>Land is let out for winter and summer grazing to different farmers every year.</p> <p>LCA Class 2 and 3.2.</p> <p>Non-commercial forestry extending to 5ha. This comprises of Scot's pine, Sitka spruce, larch and mixed broadleaves: semi-mature Scot's pine (c. 20 to 30 years old) which are 21.40m in height; mature Sitka spruce (c. 60 to 80 years old) which are 14.00m in height; and young mixed broadleaves (c. 10 to 20 years old) which are 9.00m in height.</p> <p>No known sporting activity or recreational use within forestry. Sporting activities on other land include fishing on the River Nairn.</p> <p>In receipt of BPS, no known additional environmental agreements.</p>	Low
Housemill Mains (P0192)	<p>No response from questionnaire.</p> <p>Known farmed area is 84ha supporting arable, cattle and sheep enterprises.</p> <p>LCA Class 3.2.</p>	Medium
Blackpark Farm (P0043)	<p>Medium sized farm extending to 105ha; including Blackpark, Meadowfield, Foynesfield and rented land at Newtonpark.</p> <p>Livestock enterprises comprise of 160 suckler cows, three bulls and 300 wintering hogs.</p> <p>Cropping includes 24ha of grazing, 26ha of silage and 50ha of spring barley/oats and straw.</p> <p>LCA Class 3.2.</p> <p>Commercial woodland planted at Meadowfield.</p> <p>Sporting activity includes rough shooting and fishing on a man-made loch at Meadowfield.</p> <p>In receipt of BPS, SSBSS and Greening Payment, with no known additional environmental agreements.</p>	Medium
Skene Park Farm, Kinnudie Farm and Bognafuaran Farm (Land Plot P0609, P0143 and P0069)	<p>Large farm extending to 212ha; including Kinnudie Farm, Skene Park Farm and Bognafuaran Farm.</p> <p>Livestock enterprises comprise of 320 winter hogs and 150 B&B cows.</p> <p>Cropping includes 12ha of winter wheat, 117ha of spring barley, 28ha of winter oilseed rape, 8ha of fallow and 11ha of potato.</p> <p>Grassland includes 36ha let out for silage and grazing.</p> <p>LCA Class 3.2 and 4.2.</p> <p>Non-commercial woodland includes 24ha at blackwood, separately owned.</p> <p>Sporting activity includes driven shooting.</p> <p>In receipt of BPS, with no known additional environmental agreements.</p> <p>Land is used for annual farming show organised by the Nairn Farming Society.</p>	Medium

Land Interest (Land Plot ID)	Agricultural Activity	Sensitivity
Auchnaloich Farm (P0159)	Medium sized farm extending to 102ha. Cropping includes 23ha of winter wheat, 48ha of winter barley, 21ha of spring barley, 7ha of fallow and 3ha of permanent grassland. LCA Class 3.2 and 4.1. No forestry. Sporting activities include rough shooting. In receipt of BPS, with no other known environmental agreements. Other business interests include land let out for grazing for ponies.	Medium
Penick Farm (P0029 and P0030)	Large farm extending to 187ha; including Penick Farm, Inshoch Farm and Washingwells. Livestock enterprises include 81 suckler cows, three breeding bulls, 90 calves, 40 finishing cattle and 168 steers. Cropping includes 54ha of spring barley, 14ha of winter barley, 12ha of potatoes, 19ha of winter wheat, 7ha of grazing, 14ha of fallow and 67ha for forage crops. LCA Class 2 and 3.2. No forestry. Sporting activity includes rough shooting for vermin control. In receipt of BPS, with no known additional environmental agreements.	Medium

Table 2: Forestry Land Sensitivity Assessment

Land Interest	Forestry/Sporting Activity	Sensitivity
Stratton Lodge Wood (P0433)	Non-commercial woodland extending to 4ha. Woodland includes mixed broadleaves (oak, beech, sycamore and ash) and mixed exotic conifers. The mature to over-mature mixed broadleaves (c. 60 to 200 years old) are 25.50m in height. Well-used tracks and paths throughout the woodland which are used on a regular basis by local residents. Some of the woodland forms the garden of a derelict hotel, Stratton Lodge Hotel. No known sporting activities.	Medium
Tornagrain Wood (P0383)	Commercial woodland extending to 24ha. Woodland comprises Scot's pine, Norway spruce, Douglas fir and Sitka spruce: <ul style="list-style-type: none"> • mature Scot's pine (c. 80 years old) are 26.00m in height; • over-mature Scot's pine and Norway spruce (c. 80 to 100 years old) are 24.20m in height; and • young Douglas fir and Sitka spruce (c. 30 years old) are 20.20m in height. There are well-used tracks throughout the woodland and also access across the Aberdeen to Inverness Railway Line to several residential properties. No known sporting activities.	Medium
Moray Estate (P0342)	Non-commercial woodland extending to 4ha. Woodland comprises mixed broadleaves, predominantly birch and smaller amounts of beech, willow, oak and sycamore. The varied age classes of mixed broadleaves are 15.20m in height. One used footpath to the north-west edge of the woodland. No known sporting activities.	Medium
Castle Stuart Woodlands (P0340)	Commercial woodland extending to 55ha. Woodland comprises mixed broadleaves, mixed conifer and Scot's pine: <ul style="list-style-type: none"> • young mixed broadleaves and Scot's pine (c. 15 to 20 years old) are 9.00m in height; • semi-mature mixed conifer and broadleaves (c. 30 to 40 years old) are 14.00m and 21.20m in height, respectively; • semi-mature Sitka spruce and larch (c. 30 to 40 years old) are 17.00m in height; and • mature Scot's pine (c. 40 to 60 years old) are 17.70m in height. There are well-used tracks throughout the woodland.	Medium

Land Interest	Forestry/Sporting Activity	Sensitivity
	No known sporting activities.	
Delnies Wood (P0215)	Commercial woodland extending to 61ha. Full forestry survey not undertaken. Part of woodland comprises mixed broadleaves, sycamore, birch, beech, oak, cherry, ash, hawthorn and hazel. Sensitivity for whole plot is assigned based on professional judgement.	Medium
Crook Wood (P0190)	Commercial woodland extending to 39ha. Woodland comprises Scot's pine, small amounts of larch, Norway spruce and beech spread along the east of the field edge. The mature Scot's pine (c. 60 to 80 years old) are 21.40m in height. Woodland is well used by walkers and horse riders. No known sporting activities.	Medium
Househill Woodlands (P0189)	Non-commercial (11ha) and commercial woodland (4ha). Woodland comprises mixed native broadleaves, Scot's pine, Norway spruce, Sitka spruce and larch: <ul style="list-style-type: none"> • young mixed native broadleaves (c. 20 years old) are 15.00m in height; • mixed broadleaves and Scot's pine (various age classes) are 22.00m in height; • mature Scot's pine (c. 60 to 80 years old) with some Sitka spruce and larch are 21.60m in height; and • semi-mature Norway spruce and Sitka spruce (c. 20 to 30 years old) are 15.20m in height. Several paths throughout woodland used by walkers. Many paths adjoin onto Crook Wood (Land Plot P0190). Woodland paths are also used by horse riders. No known sporting activities.	Medium
Kinsteary Estates Woodland (P0141)	Commercial woodland extending to 45ha. Woodland comprises of Scot's pine with some larch scattered throughout the mature Scot's pine with some beech and larch along the road edge. No known sporting activities or recreational use.	Medium
Russells Wood (P0163)	Commercial woodland extending to 26ha. Woodland comprises Sitka spruce, Scot's pine, mixed broadleaves, Douglas fir and larch: <ul style="list-style-type: none"> • semi-mature Sitka spruce and Scot's pine mix (c.20 to 30 years old) are 18.30m in height; • semi-mature larch (c.20 to 30 years old) which are 15.40m in height; • semi-mature mixed broadleaves (c.30 years old) which are 16.40m in height; • semi-mature Sitka spruce, Scot's pine and Lodgepole pine (c. 30 years old) which are 20.10m in height; • mature Scot's pine (c.60 years old) which are 19.20m in height; • semi-mature Sitka spruce (c.20 to 30 years old) which are 17.00m in height; and • 90% of mature Douglas fir and 10% Lodgepole pine (c.50 years old) are 24.40m height. There are many well-used paths by dog walkers through the woodland. No known sporting activities.	Medium
Wester Hardmuir Wood, West (P0017)	Non-commercial (19.3ha) and commercial woodland (5.3ha). Woodland comprises of Norway spruce and Sitka spruce: <ul style="list-style-type: none"> • mature Scot's pine and Norway spruce (c.60 to 80 years old) are 23.65m in height; • mature larch (c. 60 to 80 years old) are 24.95m in height; and • mature Norway spruce and Sitka spruce (c.60 to 80 years old) are 29.00m in height. One well-used path for dog walking and horse riding which adjoins to Wester Hardmuir Wood East (Land Plot P0016).	Medium

Land Interest	Forestry/Sporting Activity	Sensitivity
Wester Hardmuir Wood, East (P0016)	<p>No known sporting activities.</p> <p>Non-commercial woodland extending to 20ha. Woodland comprises Scot's pine, Douglas fir, larch, sycamore and beech:</p> <ul style="list-style-type: none"> • young broadleaves (c.20 years old) are 11.80m in height; • mixed conifer (c.60 years old) are 11.75m in height; and • mature broadleaves (c.60 years old) are 14.80m in height. <p>Many well-used paths for dog walking and horse riding. Woodland used by 'Wild Things' charity.</p> <p>No known sporting activities.</p>	High
Land at Hardmuir (P0011)	<p>Non-commercial woodland extending to 4ha. Woodland comprises 95% Silver birch and 5% Scot's pine:</p> <ul style="list-style-type: none"> • semi-mature Silver birch (c.30 years old) are 12.10m in height; and • mature Scot's pine (c.40 to 60 years old) are 15.75m in height. <p>No known sporting activity or recreational use.</p>	Medium