

8. People and Communities - Community and Private Assets

8.1 Introduction

- 8.1.1 This chapter presents an assessment of the potential change to private property (access, residential and commercial properties), agricultural, sporting and forestry interests, land used by the community, community facilities and public buildings as a result of the Proposed Scheme. The assessment includes any changes to community severance through the separation of residents from facilities and services they use within their community.
- 8.1.2 Impacts on pedestrians, cyclists and equestrians, paths and land used for recreation are assessed in Chapter 9 (People and Communities: All Travellers).
- 8.1.3 The chapter is supported by the following appendices, which are cross referenced in the text where relevant:
- Appendix A8.1 Agricultural, Forestry and Sporting Interests Questionnaire
 - Appendix A8.2 Agriculture Sporting and Forestry Assessment – Potential Impacts
- 8.1.4 The assessment follows the guidelines contained in the Design Manual for Roads and Bridges (DMRB), Volume 11, Section 3, Part 6 Land Useⁱ, and the Community Effects section of the DMRB, Volume 11, Section 3, Part 8ⁱⁱ. DMRB Interim Advice Note (IAN) 125/15ⁱⁱⁱ recommends that Part 6 and all of Part 8 (pedestrians, cyclists, equestrians and community effects) are combined into an assessment on 'People and Communities'. The assessments for Community and Private Assets and Effects on All Travellers are retained in separate chapters but reported under the same heading of 'People and Communities'.
- 8.1.5 There are no proposals for the restoration of waterways in the vicinity of the Proposed Scheme and therefore this has not been considered in the assessment.

Study Area

- 8.1.6 The study area consists of all the land holdings and properties that are potentially affected by land take or changes to access (refer to Figures 8.1 to 8.3, Volume 3). For some aspects of the assessment the study area has been extended for example where severance affects access to the wider community or to residential and commercial properties further away from the footprint of the Proposed Scheme such as parts of Tomatin and Moy Villages, the western extent of Tomatin Distillery, commercial holiday lets adjacent to the River Findhorn, properties along Ruthven Road, Moy and Farr Wind Farm access routes.
- 8.1.7 The study area for the purposes of the assessment includes those areas of private and community assets within 500m of the Proposed Scheme, as follows:
- private properties: residential dwellings, commercial properties (including farming), industrial properties and other receptors where land-take, demolition 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 such as any town or village green, public parks or land which is used for the purposes of public recreation
 - community facilities: which include commercial or public authority managed facilities, e.g. doctor's surgeries, schools, hospitals, post offices and churches

- development land: planning applications and development plan allocations that are situated within 500m of the Proposed Scheme
- agricultural, sporting and forestry interests: includes the area of land used for agricultural purposes (crops and livestock) within the land take footprint which includes both the permanent land take area as a result of the Proposed Scheme and the temporary works required as a result of the construction process. Also includes all woodland and associated open ground including land that is managed for commercial forestry and land that is used for field sports interests, e.g. grouse shoots and deer stalking, which would be subject to land-take or changes in access as a result of the Proposed Scheme

8.1.8 This chapter provides a qualitative assessment of the potential socio-economic impacts on people and communities that may be affected by the Proposed Scheme. Communities within this section is defined as the villages of Tomatin and Moy and this includes the businesses that rely on access to the A9 for trade or would be subject to land-take due to the Proposed Scheme. Potential impacts on employment are considered in the context of the wider local authority area of The Highland Council.

8.2 Approach and Methods

Overview

8.2.1 The assessment involves the following:

- a detailed consideration of the number of properties potentially at risk of demolition or land-take. It will also include the likely impact of the Proposed Scheme and the probable impact on any affected business's future viability
- consultation to identify community land including any areas of importance for informal use
- a sensitivity assessment for each identified land interest and assessing impacts on each land holding
- a review of the status of planning applications
- site visits to examine land-uses and management issues as well as consultation with the owners/managers of agricultural, forestry and field sport interests land
- gathering information on the use of direct access points from the A9 to surrounding land and properties

Land-take

8.2.2 The land use assessment provided in this chapter considers permanent and temporary land-take. Land-take is defined as land required to construct and operate the Proposed Scheme and is predominantly acquired through the Compulsory Purchase Order (CPO) process. With regards to the assessment, land-take is considered to be land that is required permanently such as that required for environmental mitigation such as landscape planting. Temporary land-take is defined as necessary within the assessment and is considered to be areas temporarily required to construct but not operate the Proposed Scheme, such as land required for construction phase site drainage or construction access.

Baseline Data Collection

8.2.3 Baseline data was collected through a range of sources including desk-based studies, consultation and site survey.

Desk-Based study

8.2.4 A desk study was completed using the following sources:

- aerial photography
- Ordnance Survey (OS) mapping
- Interrogation of a GIS Database which holds data sets used for calculations and map production including land managed for forestry and sporting purposes
- Census data (2011)
- a review of relevant Local Development Plans and strategies:
 - Highland Wide Local Development Plan (HwLDP)^{iv}
 - Inner Moray Firth Local Development Plan (IMFLDP)^v
 - The Highland Council Core Path Plan^{vi}
- OS Address Base Plus (provides addresses within local authority areas);
- The James Hutton Institute – information on Land Classification for Agriculture (LCA)^{vii}
- updated information on planning applications from The Highland Council website (planning portal)

Consultation

8.2.5 Details of the consultation and engagement process is provided in Chapter 7 (Consultation and Scoping). The following paragraphs summarise the key consultation relevant to community and private assets.

8.2.6 Highland Council planning officers were consulted to identify and discuss relevant planning applications during November 2015. The Highland Council website was referred to in relation to updates on these planning applications and for obtaining details of any new planning applications.

8.2.7 Landowner consultations have been undertaken including written enquiries and meetings with specific landowners. Landowner interviews were carried out in December 2016 to collect information on farm type, land use/management, subsidy claims and environmental agreements, woodland areas, commercial and business activities for the agriculture, forestry and sporting interest's assessment. Consultation with landowners and tenants is ongoing and it is normal practice for discussions regarding the details of any accommodation works to continue beyond the EIA process.

8.2.8 Information from consultations has been used as baseline information and to inform the scheme design development.

Site Visits

8.2.9 To verify the baseline data collected through desk-based assessment and consultation, a number of site visits were undertaken during 2016/2017.

Residential and Commercial Land

8.2.10 Residential and commercial land is assessed in relation to potential changes to access, loss of homes, businesses, parking, services and amenities within the study area as a result of the Proposed Scheme. Residential and commercial land identified from desk study and site visits is set out in Figure 8.1a-f.

Community Land

- 8.2.11 Community land is identified as areas that provide recreational amenity for the public such as parks, playing fields, rivers and other waterways and areas identified by The Highland Council as Open Space within Local Development Plans. The assessment also includes consideration of community facilities such as schools, churches and burial grounds, sports halls and leisure facilities and war memorials. Community land and facilities identified from the desk study and site visits is set out in Figure 8.1a-f.
- 8.2.12 Areas of privately owned land may potentially be used by the community as the Land Reform (Scotland) Act 2003^{viii} establishes statutory rights of responsible access over most land and inland water. The assessment therefore incorporates areas of privately owned land and water with amenity value that may be used by the community.
- 8.2.13 The potential severance of communities is assessed within this chapter in accordance with DMRB Volume 11, Section 3, Part 8 and incorporates the potential to impact local communities in terms of employment and access to community facilities.

Development Land

- 8.2.14 Development land is identified as land set out for development by The Highland Council within Strategic and Local Development Plans in addition to planning applications within the study area.
- 8.2.15 Potential development land was identified as set out in The Highland-wide Local Development Plan (HwLDP)^{ix}, the Cairngorms National Park Local Development Plan, the Inner Moray Firth Local Development Plan (IMFLDP)^v and the Highland Supplementary Planning Guidance. Internet searches for planning applications using the Highland Council planning portal were also undertaken in December 2016 and in January and February of 2017.
- 8.2.16 Planning applications considered within the assessment include 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 outside of the study area.
- 8.2.17 Development land and planning applications identified from the desk study are shown in Figure 8.2a-f.
- 8.2.18 The cumulative impacts of major developments that are likely to be constructed during similar timeframes as the Proposed Scheme are reported in Chapter 20 (Cumulative Impacts).

Relief from Existing Severance

- 8.2.19 Existing severance within the communities of Tomatin and Moy is considered to be low due to the low levels of road traffic in these villages. The A9 provides access between these communities and residents located along the A9 in other locations within the study area via a number of at grade crossings. However there are safety risks, particularly where right hand turns are made across the carriageway and where larger vehicles such as timber trucks and farm vehicles may be crossing or turning more slowly.

Agricultural, Sporting and Forestry Interests

- 8.2.20 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.

- 8.2.21 In addition to the data sources listed in the Overview section above, 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 LCA data published by The James Hutton Institute
 - identification of characteristics and extent of different agricultural, sporting and forestry land management activities along the length of the Proposed Scheme
 - review of other desk top sources on soil quality, extent, type and classification
 - review of designated sites, sites of interest, ancient woodland and other notable features present
 - review of Forestry Commission Scotland felling maps were used to identify areas of Long Term Retention and Minimum Intervention
 - field observations to assist in the identification of forests at risk of windthrow
- 8.2.22 In addition, 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 to gather available information on the following aspects, where applicable:
- extent of property holdings and form of land ownership
 - areas of arable, permanent pasture, rough grazing, hill/moorland, common grazing, buildings and woods, etc
 - areas of cropping
 - stocking numbers including historic and anticipated future quantities and any additional livestock information such as pedigree herds/flocks, whether cattle are housed/out wintered, lambs finished
 - details of subsidy claims and environmental agreements such as single farm payment (SFP), less favoured area support (LFASS) and Land Managers Options (LMO)
 - details of any environmental protections such as Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protection Area (SPA)
 - areas of commercial and non-commercial woodland where relevant including species, age, management arrangements and future harvesting plans and timing
 - details of sporting interests such as fishing, deer stalking, driven and rough shooting including the scope and scale of activities undertaken on the land
 - any other business enterprises such as rented accommodation, hay/seed sales, contracting
 - drainage details including the type and location of field and other drains including mapping
 - water supply type and location of any boreholes or springs as appropriate including type of pipes and depths
 - mapping to show extent of land boundary, farm tracks, water pipes, drains, ditches and any boundary features such as a fence, hedge or ditch
- 8.2.23 The questionnaire template used during the landowner interviews can be found in Appendix A8.1 (Agricultural, Forestry and Sporting Interests Questionnaire).
- 8.2.24 The data gathered during the interviews was then augmented through further data gathering and discussion with landowners during 2016 and early 2017. Discussions

between key project team staff and landowners took the form of face to face meetings, telephone calls and emails.

- 8.2.25 Available LCA map data was used to indicate the agricultural land class along the route of the Proposed Scheme. This classification system gives an indication of the capability of the land to grow certain types of crops and grass. The classification of land within the study area is shown on Figures 8.3a–f. 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.
- 8.2.26 With regard to the forestry assessment baseline, data was recorded in a GIS shapefile and comprises:
- property name
 - area (hectares)
 - species (MB = mixed broadleaves; MC = mixed conifers; OG = open ground; SP = Scots pine; L = larch; SS = Sitka spruce; felled)
 - age (mature, middle-aged, young)
 - sensitive characteristic (windthrow risk; Long Established of Plantation Origin; long term retention)
 - sensitivity (high, medium, low)
 - environmental forestry or commercial forestry, (environmental forestry being any woodland or forest not managed for timber production, and includes areas of Long Term Retention or Minimum Intervention)
- 8.2.27 A second GIS shapefile captured data for existing forestry access, with the following fields:
- property name
 - length (metres) of access, from A9, within the land-take footprint
 - sensitivity (high, medium, low) of access to disruption/closure; based on extent of forest resource served by access

Assessment of Impacts

- 8.2.28 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

- 8.2.29 The assessment of impacts on residential, commercial and community land considers the direct impacts caused by any 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 8.1 and Table 8.2. The impact significance was then determined using Table 8.3.

Sensitivity

- 8.2.30 As shown in Table 8.1, the sensitivity of community land is defined by the geographical scale at which visitors are attracted (i.e. local, regional or national). The loss of residential or commercial property through demolition or where buildings become

uninhabitable is 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.

- 8.2.31 Where a property is used for both residential and business purposes, the higher sensitivity criteria is assumed.

Table 8.1: Sensitivity Criteria for Residential, Commercial and Community Land

Sensitivity	Description
High	<ul style="list-style-type: none"> Residential or commercial buildings. Property used by the community (e.g. schools doctor surgeries). 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

- 8.2.32 As indicated in Table 8.2, the magnitude of impacts was determined largely based on the degree of change from baseline conditions in terms of land-take and/or access severance. Professional judgement was used to adjust the magnitude for other impacts associated with demolition and land-take, including changes to access and amenity.

Table 8.2: 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

- 8.2.33 The overall impact significance was determined taking into account sensitivity and magnitude, as set out in Table 8.3. 'Significant' impacts are those defined as Moderate or higher. It should be noted that as this assessment included a wide range of considerations and 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 8.3: 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

- 8.2.34 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.
- 8.2.35 A qualitative assessment of impacts on the viability of individual businesses uses the following criteria:
- Beneficial Impact: the business is likely to be able to continue trading and developing as planned and the Proposed Scheme may make a beneficial contribution to business development.
 - Neutral Impact: the business is affected by the land-take requirements of the Proposed Scheme, but no impacts on viability have been identified and the business is likely to be able to continue trading.
 - Adverse Impact: the business may have to reduce its activities, relocate or close completely.
- 8.2.36 The impacts on future viability, particularly relating to land-take and severance issues, are considered where the significance of residual effect (as defined by Table 8.6) was considered to be Moderate or above. In undertaking the viability assessment, the general principles that were applied relate to whether the land holding has the potential to adapt its operations and whether it could continue to operate. It should be noted that this qualitative DMRB assessment does not provide more detailed analysis of the scale of beneficial or adverse impact on business viability.
- 8.2.37 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

- 8.2.38 The assessment of impacts on development land and planning applications was undertaken using the following criteria:
- Beneficial – the land would still be available for the proposed use and the development of the Proposed Scheme would improve the viability of the site for the proposed development (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 discernible impact on the viability of the site for the proposed development. There

would be no impact on the amenity of the site that would interfere with its proposed use.

- Adverse – some of or the entire site would no longer be available for the proposed use and the Proposed Scheme would reduce viability of the development taking place or would impact the amenity of the site in such a way as to interfere with its proposed use.
- Mixed – assessment of potential impacts includes some adverse and some beneficial factors.

Agricultural Land, Sporting Interests and Commercial Forestry

- 8.2.39 The identification of LCA data in Scotland has been classified by the James Hutton Institute into seven classes (with four classes further subdivided into divisions), based on its potential productivity and cropping flexibility. The methodology considers climate, gradient, soil, wetness, erosion and pattern. Land in Classes 1 to 3.1 is suitable for arable use and is described as 'prime quality land'. Scottish Planning Policy^x sets out that development on prime agricultural land should not be permitted unless it is an essential component of the settlement or is necessary to meet an established need, for example for essential infrastructure, where no other suitable site is available.
- 8.2.40 Agricultural land in Class 3.2 to 7 is known as non-prime land. Class 3.2 to 4.2 is more suited towards mixed agriculture, with a moderate range of crops including cereals, forage crops and grass. Land in Classes 5.1 to 5.3 is capable of supporting improved grassland, while land in Class 6.1 to 7 is only capable of supporting rough grazing. Class 7 is considered to be of very little agricultural value and usually incorporates developed land in urban areas.
- 8.2.41 The assessment of impacts on agricultural, sporting and forestry interests was undertaken by evaluation of the following potential impacts, which may occur in each or all of construction, permanent change in land use and operation of the Proposed Scheme:
- direct loss of agricultural land, by agricultural land classification
 - clearance of non-productive trees and/or long term retention/minimum intervention (forest management designations, for which minimum areas are set in the UK Woodland Assurance Standard)
 - clearance of productive trees
 - windthrow of commercial crops beyond the construction footprint
 - access disruption or change
 - permanent loss of non-productive forestry land and/or long term retention/minimum intervention
 - permanent loss of productive forestry land
 - redundancy of productive land beyond operational footprint (where a commercial forest has been felled such that the remaining areas of forest, beyond the land-take, are so small and fragmented that they no longer lend themselves to commercial timber production)
 - indirect effects on soil quality including changes in land capability (for agriculture or forestry)
 - environmental effects such as diffuse pollution from mobilisation of soils and changes in agricultural/land drainage and/or effects on agri-environmental scheme
 - changes in agricultural activity and viability, such as impacts as a result of field severance, loss of best land, changes to drainage and access restrictions

- changes in woodland activity and viability
- changes in sporting uses and viability.

8.2.42 The sensitivity and magnitude of impacts has been determined according to the criteria in Table 8.4 and Table 8.5. The impact significance was determined using Table 8.6.

Sensitivity

8.2.43 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 8.4 provides an indication of the characteristics used to inform the assignment of sensitivity for land interests.

Table 8.4: 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). · Highly valued woodland, e.g. Ancient Woodland category 1a. · 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. · Access routes serving extensive areas of forestry
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, grassland, arable farming and livestock systems of moderate intensity. · Moderate value commercial sporting activity (e.g. pheasant shooting). · Trees of moderate quality/valued more locally (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); tolerant of moderate levels of change with an estimated remaining life expectancy of at least 20 years if undisturbed. · Access routes serving limited areas of forestry.
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 which are generally more commonplace (unremarkable trees of limited merit; low or transient landscape benefits; no material conservation or other cultural value) potentially tolerant of noticeable change with an estimated remaining life expectancy of at least 10 years if undisturbed. · Access routes serving small areas of forestry.

Impact Magnitude

8.2.44 The magnitude of impacts was determined taking into account the following factors:

- number and type of land holdings/interests affected
- land lost by agricultural land capability classification
- forest land lost by type and activity
- land and activities severed by works
- disruption to access, drainage, boundary features and water supplies
- impacts from changes to soil structure and quality and environmental effects of mobilisation, erosion, compaction, etc.
- disruption to sporting activity

8.2.45 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
- the main farm steading would be separated from land parcels

8.2.46 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 Crichel Down Rules^{xixii}.

8.2.47 Magnitude was assigned for each agricultural, sporting and forestry land interest in accordance with the criteria set out in Table 8.5.

Table 8.5: 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 (within the land made available). · 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 in relation to the size of the land holding.
Medium	<ul style="list-style-type: none"> · Loss of between 5% and 10% of the land holding (within the land made available). · 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 in relation to the size of the land holding.
Low	<ul style="list-style-type: none"> · Loss of less than 5% of the land holding (within the land made available). · 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.

Magnitude	Impact Description
	<ul style="list-style-type: none"> 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 in relation to the size of the land holding.
Negligible	<ul style="list-style-type: none"> Negligible change to all of the above factors.

Impact Significance

8.2.48 The overall impact significance was determined taking into account sensitivity and magnitude, as set out in Table 8.6. 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 8.6: 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

Likely Future Viability

8.2.49 DMRB Volume 11, Section 3, Part 6 guidance requires an assessment of the likely future viability of individual agricultural, sporting and forestry interests affected by the Proposed Scheme.

8.2.50 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 effect (as defined by Table 8.6) was considered to be Moderate or above. In undertaking this viability assessment, the general principles that were applied relate to whether the farming/forestry unit has the potential to adapt its operations and whether it could continue to operate as a farming/forestry unit.

8.2.51 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 viability assessment.

Community Impacts (Severance)

8.2.52 Community severance can occur where the construction of a new road causes changes to existing travel patterns and accesses within a community and 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 a road can sever entire communities from access to existing roads or facilities or it can greatly improve a situation whereby severance is reduced through provision of a new road and associated side roads and tracks. Where a reduction in traffic levels occurs due to the construction of a new road this is referred to as severance relief.

8.2.53 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. However it should be noted that for motorised users, additional journey distances of 500m for example represent a minimal additional journey time and this has been considered within the assessment. Reference should also be made to Chapter 9: People and Communities - Effects on All Travellers.

Relief from Existing Severance

8.2.54 Existing severance is considered to be the severance of communities from their facilities, as caused by the existing road network.

8.2.55 Average daily traffic flows for the A9 and roads within and adjacent to Tomatin and Moy in the study area have been reviewed at the 2026 first full year of operation of the dualling baseline and in 2026 with the Proposed Scheme in place. For each of the roads in the study area there is an increase in traffic flows once the Proposed Scheme is operational. All of these increases are lower than 30% (the range is from 13.3% to 27%) with the exception of the B9154 southbound which has an increase of 122.5% (from 119 to 265 Annual Average Daily Traffic (AADT)), however existing traffic is considered to be low. Therefore the assessment of relief from existing severance is scoped out of the assessment. The effect of new severance is considered within the assessment.

New Severance

8.2.56 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 8.7.

Table 8.7: 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 first full year of operation of the dualling; 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 first full year of operation of the dualling; 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 first full year of operation of the dualling; or

Significance	Description
	<ul style="list-style-type: none"> • 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 of the Assessment

- 8.2.57 The estimated land-take is generally based on the footprint of the Proposed Scheme and land required during construction for temporary drainage features and access routes. There may be minor differences to land-take estimates as the CPO is completed, however, it is considered that the land take areas calculated in this chapter represent a robust assessment based on current information.
- 8.2.58 Specific details of construction activities and the location and scale of temporary construction compounds (i.e. including site offices and welfare facilities) was not known at the time of the assessment. Temporary construction compounds will be specified by the appointed contractors and take into account constraints identified by this ES. Whilst these may be within the Proposed Scheme boundary, it is possible that the contractor will seek consent for temporary use of land beyond this area. This would be subject to approvals and has therefore not been assessed at this stage. Essential areas for construction have been included within the land made available such as temporary material and plant laydown areas for construction of the Lynebeg railway underpass.
- 8.2.59 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 such as increased employment, increased visitor numbers and spending at commercial properties, changes in journey times for the wider area and improved safety (actual and perceived).
- 8.2.60 DMRB Volume 11, Section 3, Part 6 recommends user access surveys to help identify the value of community land. However, it is 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 therefore not considered necessary for the purposes of this assessment. 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.
- 8.2.61 With regards to the agriculture, forestry and sporting interests assessment, no ground based assessments or direct contact with each landholding, such as soil sampling, were undertaken to ground truth the information found in the desk based studies and interviews. Site visits were undertaken when conducting some of the landowner interviews, however findings are not field specific and have not been confirmed through site visits with each land interest. Therefore, assessments of the land are based on available information. It has not been possible to receive information and conduct landowner interviews with representatives from Moy Estate and therefore this information is based on professional judgement.

8.3 Baseline Conditions

Overview

- 8.3.1 The Proposed Scheme is situated within a largely rural landscape of hills, moorland and woodland incorporating the villages of Tomatin and Moy and bisected by the River Findhorn. Land surrounding the Proposed Scheme consists of plantation woodland, particularly around Tomatin and Moy; upland heathland and mire moorlands to the west of the A9; and, grassland areas east of the A9.

- 8.3.2 Landowners within the Proposed Scheme study area include privately owned estates, farm holdings and individual property owners. Agricultural land within the Proposed Scheme study area is principally used for livestock enterprises, largely sheep farming, due to land conditions and climate. In addition to farming, land primarily used for field sports and the location of watercourses in relation to the Proposed Scheme are shown on Figure 8.3a-f.
- 8.3.3 The Forestry Commission manages land to the west of the A9 around Moy and towards the northern end of The Proposed Scheme on either side of the A9. The recently opened Dalmagarry Quarry is located adjacent to the southbound carriageway approximately 450m north of Invereen.
- 8.3.4 For the purpose of this assessment land holdings that would be directly affected by the Proposed Scheme have been given an individual reference number. These land holdings are listed in Table 8.29 and are shown on Figure 8.1a-f and Figure 8.3a-f in Volume 3.

Local Settlements

- 8.3.5 Tomatin village is to the west of and set back from the A9 and extends along the C1121 Tomatin Road. Tomatin is located approximately 16 miles south of Inverness and approximately 100 miles north of Perth via the A9. Vehicle access to the A9 for residents of Tomatin is via the C1121 road to the existing junction to the north of Tomatin Distillery or to the Tomatin South Junction (shown on Figure 8.1a) following the C1121, crossing the River Findhorn, and the U2856 southwards to the A9.
- 8.3.6 Moy village is located towards the northern end of the Proposed Scheme, east of the A9. Moy is located approximately 12.5 miles from Inverness and 101 miles from Perth via the A9. There are some smaller settlements and communities in and around the Tomatin and Moy area with population sizes that are fewer than 50 individuals and include Raigbeg and properties along the U2852 Road (Allt Dubhag Road) to the south of the Proposed Scheme, properties along Ruthven Road towards the centre of the Proposed Scheme and Lynebeg towards the northern end of the Proposed Scheme.
- 8.3.7 According to the 2011 Census, the population of Tomatin is 172 and 103 in Moy. The 2011 Census data also shows that Tomatin has 73 dwellings and Moy contains 50.

Tourism and Recreation

- 8.3.8 The Tomatin Distillery (shown on Figure 8.1c) is a significant tourist attraction in the study area with approximately 40,000 visitors each year. There are a wide range of guest houses and Bed & Breakfasts including those within Tomatin village, a guest house adjacent to the Distillery and numerous locations adjacent to the River Findhorn used for salmon and trout fishing (shown on Figure 8.1b-c).
- 8.3.9 The study area is visited for hiking, cycling, shooting, fishing, bird-watching and skiing. Core path (IN27.03) shown on Figure 9.1b provides onward access to the Strathdearn Valley. National Cycle Route 7 passes through Tomatin and Moy villages as shown in Figure 9.1b-e and runs adjacent to the A9, providing a connection to Inverness. Further information on key paths and other routes of access are provided in Chapter 9 (People and Communities: Effects on All Travellers).

Residential and Commercial Land

- 8.3.10 This section provides an overview of the main residential areas, community facilities (including educational and health facilities), businesses and transport infrastructure.
- 8.3.11 The location of key settlements, and private and commercial properties in relation to the Proposed Scheme are shown on Figure 8.1a-f.

Residential Areas

- 8.3.12 Communities within the vicinity of the Proposed Scheme primarily comprise the rural parishes of Tomatin and Moy. Other smaller rural satellite communities include Raigbeg and properties along the U2852 Road (Allt Dubhag Road) to the south of the Proposed Scheme, Ruthven near to the centre of the Proposed Scheme and Lynebeg towards the northern end of the Proposed Scheme. In addition to the small communities, there are a number of single residences located adjacent to the A9 including Tigh an Allt, Invereen and Dalmagarry. These residences have existing direct access to the A9 north or southbound via connecting roads. The rural nature of the area means that residential properties are largely contained within the communities identified above.
- 8.3.13 Residential buildings are considered to be of High sensitivity and residential areas (e.g. gardens) as Medium sensitivity.

Commercial Activities

- 8.3.14 The location of key settlements, and private and commercial properties in relation to the Proposed Scheme are shown on Figure 8.1a-f.
- 8.3.15 Large areas of land bordering the Proposed Scheme are privately owned by three estates that generate revenue through agriculture, field sports and fishing, tourism and forestry. Estates within the study area are listed below:
- The Tomatin Estate is located either side of the A9 at the southern end of the Proposed Scheme close to Tomatin, with other smaller land holdings close to Moy. The estate access land and fishing east of the A9 via a direct access road from the A9 southbound carriageway close to Tomatin Estate.
 - The Dalmagarry Estate extends from the A9 west across the upland moorlands of the Dalmagarry Moor. The estate has access points to land and property from the A9, including two lay-bys on the A9 northbound carriageway, an access from the northbound carriageway at Dalmagarry Farm, and the Lynebeg junction which links to one estate property and onto the extensive private estate road network.
 - The Moy Estate is located at the northern end of the Proposed Scheme and borders the A9 to the east. The estate has a direct access to land from the A9 southbound carriageway approximately 500m north of the Lynebeg junction.
- 8.3.16 Other significant land holdings within the Proposed Scheme area include farms located at Invereen and Dalmagarry. Both farms own land that borders the existing A9, with direct vehicular access to land and farm buildings provided by private accesses that join directly onto the A9 southbound carriageway. There is also an access track from the northbound carriageway at Dalmagarry which is shared with the Dalmagarry Estate and used to access land to the west of the A9.
- 8.3.17 Commercial properties in the vicinity of the Proposed Scheme include the Tomatin Distillery (shown on Figure 8.1c). Tomatin Distillery is a significant employer and tourist attraction in the area. The distillery also owns three separate land holdings east of the A9 that are used for outlet tanks and a pumping station (L33, L35 and L37 on Figure 8.1c). Direct access to the main distillery site is from the C1121 Tomatin Road. The outlet tank/ pumping station site is accessed directly from the A9 southbound carriageway, 400m south of the existing Tomatin North junction.
- 8.3.18 Dalmagarry Quarry (Figure 8.1c) is a supplier of aggregate and asphalt products and is located adjacent to the existing A9 southbound carriageway to the north of Invereen. The quarry was subject to planning application 14/03270/FUL (permitted July 2015) for extraction of 1 million tonnes of sand and gravel minerals across two phases and a working life of five years.

- 8.3.19 There are two wind farm access tracks within the study area that are used for maintenance access to the wind farm sites. The Farr Wind Farm access is directly from the A9 northbound carriageway using the forestry access track approximately 2km north of the existing Lynebeg junction (Figure 8.1e-f). The Moy Wind Farm access is located on the B9154 approximately 800m north of Moy (Figure 8.1e). A new wind farm is proposed at Glen Kyllachy which would use the existing Farr Wind Farm access route during construction and operation. The Glen Kyllachy Wind Farm is considered further in the Planning Approvals section of this chapter (refer to paragraph 8.3.41).
- 8.3.20 Other commercial properties in the Tomatin parish area include the Tomatin Village Store 640m from the Proposed Scheme to the south, the Millcroft Guest House and Strathdearn Hall located (see Figure 8.1c). Strathdearn Pony Trekking is located to the east of the A9 (see Figure 8.1b).
- 8.3.21 There are a number of holiday lets adjacent to the River Findhorn to the east of the start of the Proposed Scheme including Learag, Butler Cottage, Tomatin House, Gardeners Cottage, Inverbrough and Croftdubh (Figure 8.1b). Glenan Lodge Guest House is located near to the Tomatin Distillery 750m to the west of the Proposed Scheme (Figure 8.1c). At Moy there is a food catering company (Good Highland Catering) shown on Figure 8.1e.
- 8.3.22 Commercial buildings are considered to be of High sensitivity and land associated with commercial activities is assessed as Medium value.

Community Land

Designated Areas for Community Recreation/Amenity

- 8.3.23 Designated areas for community recreation and amenity comprise the following:
- Strathdearn Village Hall and Sports Hall, Tomatin (see Figure 8.1b) – is a hall and sports facility with a synthetic sports pitch built in 2010. The Strathdearn Hall consists of three buildings; a new hall that can accommodate up to 44 people, the existing Old Hall; built in the 1960s and a sports facility comprising an outdoor synthetic pitch with a roof and floodlighting. Property used by the community is considered to be of High sensitivity
 - a sports pitch to the east of the existing A9 located at the former Raigbeg School (see Figure 8.1b) is home to Tomatin United Football Club who play in the Strathspey and Badenoch League. Locally used community land is considered to be of Low sensitivity
- 8.3.24 It should be noted that residents of Tomatin and Moy are likely to make regular trips to the nearest city (Inverness) to access a far greater range of community recreation and amenity land and services. It is therefore important that convenient access for residents of communities to the A9 be maintained and improved wherever possible as part of the Proposed Scheme.

Informal Areas for Community Recreation/Amenity

- 8.3.25 The wider area contains many woodland areas, unsurfaced access tracks and dirt paths which may be used for informal recreation including access to the Strathdearn Valley, Findhorn moors and glens. A wood associated with Tomatin Distillery (to the south of the distillery buildings) contains a core path (IN27.03) that is anticipated to be used for recreation activities by the local community, see Figure 9.1b-c.
- 8.3.26 The public has, historically, had informal recreational access to Tucker's Wood under a Management Agreement with The Highland Council. Tuckers Wood does not currently appear to be used for any recognised recreational activity (there are no noted NMU routes through the area, other than the RoW leading from the B9154 to Lynebeg, the

area is locally recognised as a commercial woodland, and vehicle access along the main forest track is restricted by a chain and padlock). However, the area has been considered to be an area of 'open space' in this assessment as public access for recreation is available. The land required from Tuckers Wood is necessary for the Proposed Scheme and the exchange of other land has therefore been considered. The giving of exchange land is considered unnecessary as implementation of the Proposed Scheme will mean that other suitable land will be made available for access by the public.

8.3.27 Chapter 9 People and Communities - Effects on All Travellers provides further detail with regard to paths and access to outdoor areas.

Educational and Community Facilities

8.3.28 Educational and community facilities are described below (see Figures 8.1b and 8.1d). It should be noted that Tomatin Church has now closed.

- Strathdearn Primary School in Tomatin – the school serves the communities of Tomatin, Moy and the outlying farms. There are approximately 38 pupils attending the school, with the majority travelling to and from the school by car with others arriving on foot. The school is considered to be of High sensitivity.
- Tomatin Free Presbyterian Church – services are held every three weeks on the Sabbath day. The church is considered to be of High sensitivity.
- Tomatin War Memorial with a pedestrian access from the C1121 in Tomatin. The war memorial is considered to be of High sensitivity.
- Moy Church of Scotland (also referred to as Dalarossie Church) was built in 1765 and includes a burial ground and mausoleum. The church is considered to be of High sensitivity.

Recreational Use of Watercourses

8.3.29 There are a number of watercourses within the study area and recreational use largely consists of salmon and trout fishing. Sporting uses within the study area are described in further detail in the Agricultural, Sporting and Forestry Interests section. Other recreational uses are described as follows:

- The River Findhorn flows through Tomatin and under the A9 and within the study area is used primarily for fishing of salmon and brown trout.
- Loch Moy is located approximately 270m from the existing A9 at its nearest point and is used for fishing and canoeing.

Public Transport

8.3.30 There are no train station stops within the study area with the nearest being Carrbridge approximately 5.3km to the south east and Inverness approximately 11.3km to the northwest. However there are a number of bus services which connect the communities at Tomatin and Moy both locally and further afield. Bus stops are shown on Figures 8.1b-f and Figure 9.8 which includes reference to services. There are 3 long distance bus services that operate via the A9 through the study area; the G10 (Inverness to Glasgow), M90 and the M91 (from Inverness to Perth). There are 2 inter-urban bus services and 2 local school services.

8.3.31 Inter-urban bus services generally operate on a two-hourly basis from Monday to Saturday and include the 34X (Aviemore to Inverness via Grantown on Spey) and 35 (Newtonmore to Inverness).

- 8.3.32 The local school services include the 112 (between Inverness and Tomatin and only operates during school days) and the 113 (between Inverness and Coignafearn that only operates during school days).
- 8.3.33 Express coach service M90/M91 operates within the study area however only two buses per day travelling from Edinburgh to Inverness and three buses per day travelling from Inverness to Edinburgh are scheduled and stop at the Tomatin Road End lay-bys 160 and 160A to the north of the Tomatin North Junction. Lay-by locations are shown on Figures 9.1 (a-f).
- 8.3.34 Public transport access is covered in more detail in Chapter 9 People and Communities - Effects on All Travellers.

Development Land

- 8.3.35 For the purposes of this assessment, development land relates to areas allocated for development as identified in Strategic and Local Development Plans, as well as relevant planning applications lodged with the planning authorities. Chapter 19 (Policies and Plans) provides a review of the Proposed Scheme in the context of local and national planning policy. A summary development land allocations and planning applications relevant to the assessment of community and private assets is provided below.

Development land allocations

- 8.3.36 The Highland-wide Local Development Plan (HwLDP), Inner Moray Firth Local Development Plan and Highland Supplementary Planning Guidance provide the framework for development and policies for determining planning applications within the Proposed Scheme area.
- 8.3.37 In the Proposed Scheme area the IMFLDP identifies 13 areas of land for development in and around Tomatin; allocating a mixture of housing, community, mixed-use, business and industrial uses. An overview of the development land allocations is provided in Table 8.8.
- 8.3.38 The location of IMFLDP development land allocations in relation to the Proposed Scheme is shown on Figure 8.2b and c.
- 8.3.39 A pre-application enquiry has been lodged with The Highland Council for development on land allocated for housing development and other uses at Tomatin. The application is accompanied by a Framework Master Plan for development of areas TM3, TM4, TM5 and TM7 (refer to Table 8.8) as referenced in the IMFLDP. However, the initial planning application will be for one phase of development - 7 houses on a part of Allocation TM5 at the northern end of the land known as Sandside Wood.
- 8.3.40 A planning application was validated by The Highland Council on 20 March 2018 (18/00962/FUL - pending determination) for a mixed use development including hotel, food and retail outlets and a fuel station comprising the IMFLDP development area TM11 (refer to Table 8.8 and Figure 8.2c). The development area TM11 also has an existing extant planning application for a similar scheme - 12/02590/FUL permitted in August 2012 as an extension of time to 07/00163/FULIN (refer to Table 8.9).

Table 8.8: Development Land Allocations

IMFLDP Ref.	Site	Allocation Category	Overview
TM1	West of War Memorial	Housing	1.6ha with capacity for 10 houses.
TM2	Land at Hazelbank	Housing	2ha with capacity for 4 houses.

IMFLDP Ref.	Site	Allocation Category	Overview
TM3	Land north-west of Old Post Office	Housing	4.7ha with capacity for 47 houses.
TM4	Land north of Station Cottages	Housing	7.6ha with capacity for 76 houses.
TM5	East of Distillery	Housing	5.1ha with capacity for 51 houses
TM6	Former Inn Site	Mixed-use	0.4ha for 8 houses, retail, business and community uses
TM7	Land west of Church of Scotland	Mixed-use	0.7ha for 7 houses, business and community uses.
TM8	Land north-west of Porters Lodge	Community	3.8ha for sports pitches and associated facilities.
TM9	Land at former railway station	Business	1.2ha for use as a rail halt.
TM10	Land west of former Little Chef	Business	1.2ha for business use.
TM11	Former Little Chef site	Business	1ha for business use. There is an extant planning application on this site.
TM12	Land south of former Little Chef	Industry	2.9ha for a waste water treatment facility.
TM13	Tomatin Distillery	Industry	19.9ha for expansion and/ or intensification of uses at the Tomatin Distillery.

Planning Approvals

- 8.3.41 The Highland Council determines planning applications within the Proposed Scheme area and relevant planning approvals have been provided a reference for the purpose of this assessment and are listed alongside a description of the proposal in Table 8.9. The location of sites with planning approval are shown on Figure 8.2a-f.
- 8.3.42 Sites with an extant planning approval are considered of Medium value.

Table 8.9: Planning Applications

Ref. (Highland Council Application Ref.)	Location/ Proposal	Planning Status
PA1 (15/00892/FUL)	Installing paths at Tomatin from the centre of the village to the A9 bus stop.	Application permitted October 2015
PA2 (18/00962/FUL)	Land 340M North Of Pinewood Tomatin - Mixed use development including Hotel (class 7), food and retail outlets (class 1 and class 3) and pay at pump Fuel Station Small section of land likely to be required for A9 drainage and fencing	Application Pending Determination (Target Date = 19 May 2018)
(07/00163/FULIN & 12/02590/FUL)	Former Little Chef Building Tomatin – mixed-use development incorporating	Application permitted August 2012

Ref. (Highland Council Application Ref.)	Location/ Proposal	Planning Status
	hotel, restaurant, retail and related services (Extension of Time).	
PA3 (13/02441/FUL& Appeal Ref. PPA-270- 2115)	Glen Kyllachy, Tomatin – erection of a Wind Farm comprising 20 turbines and associated infrastructure, access tracks and 3 borrow pits. Access to the site via the existing Farr Wind Farm access.	Appeal Allowed April 2015
PA4 (14/03270/FUL)	Sand and gravel quarry (Dalmagarry Quarry). Land 300M north-west of Invereen, Tomatin.	Application Permitted July 2015
PA5 (13/00239/MS & 15/00632/FUL)	Morlich Moy, Tomatin. Erection of new 1.5 storey house – (Reserved matters to app ref. 10/04846/PIP) (Renewal).	Application Approved 24/04/2015
PA6 (17/04217/S42) – variation of 16/00769/FUL (see below for original application) (16/00769/FUL)	Application under Section 42 for non-compliance with Condition 9 of planning permission 16/00769/FUL to allow for extended working hours - Land 900m north-west of Asgard Tomatin Land 900M NW Off Asgard Tomatin- Erection of substation (NB The substation itself is beyond 500m of the A9 route. However, the access point will be via the existing Farr Wind Farm access).	Application Permitted – 18 December 2017 Permitted – 18 November 2016
PA7 (16/01410/PIP)	Eiledon Moy - Erection of house & garage	Approved 28/07/2016
PA8 (14/01055/FUL)	Burnside Cottage Moy - Demolition of existing dwelling and erection of replacement dwelling	Application Permitted May 2014
PA9 (16/03558/PIP)	Land 30M West Of Tigh N' Ulaidh Tomatin - Erection of dwelling	Approved 07/12/16
PA10 (16/03510/FUL)	Strathdearn Hall Tomatin - Erection of new community hub building with change of use and alterations to existing millennium hall	Application Permitted - 17 February 2017

8.3.43 The cumulative impacts of major developments that are likely to be constructed during similar timeframes as the Proposed Scheme are reported in Chapter 20 (Cumulative Impacts).

Agricultural, Sporting and Forestry Interests

8.3.44 This section provides an overview of the baseline conditions of agricultural, sporting and forestry land with a focus on land holdings identified as being impacted by the Proposed Scheme. Reference should be made to Figure 8.3a-f.

8.3.45 There is no prime quality land within the vicinity of the Proposed Scheme. LCA classes relevant to the Proposed Scheme are shown on Figures 8.3a–f and described in Table 8.4 below.

Table 8.10: Land Capability Classifications and Descriptions

LCA Class	Description
4.1	Land capable of producing a narrow range of crops. Land in this division is suited to rotations which, although primarily based on ley grassland, include forage crops and cereals for stock feed. Yields of grass are high but difficulties of utilisation and conservation may be encountered. Other crop yields are very variable and usually below the national average.
4.2	Land capable of producing a narrow range of crops. Land in this division is primarily grassland with some limited potential for other crops. Grass yields can be high but the difficulties of conservation or utilisation may be severe, especially in areas of poor climate or on very wet soils. Some forage cropping is possible and occasional cereal crop.
5.2	Land capable of use as improved grassland. Sward establishment presents no difficulties but moderate or low trafficability, patterned land and/or strong slopes cause maintenance problems. Growth rates are high and despite some problems of poaching satisfactory stocking rates are achievable
6.3 - 7	Land capable of use as rough grazing. This vegetation is dominated by plant communities with low grazing values. Particularly heather moor, bog heather moor and blanket bog.

8.3.46 The highest quality agricultural land within the vicinity of the Proposed Scheme is LCA Class 4.1 which is located towards the southern end of the Proposed Scheme, east of Tomatin, and at Dalmagarry on land close to Funtack Burn. Further north, land is predominantly LCA Class 5.2, with an area of LCA Class 4.2 to the north of Loch Moy, and LCA Class 6.3 towards the northern end of the Proposed Scheme.

8.3.47 Although land of LCA Class 4.1 would not normally be classed as high quality land it is the highest quality land present within these landholdings and area. Therefore, as this represents the best available land, any loss to this class may have a greater impact in this location compared to other more productive land areas.

Agriculture and Sporting Land

Invereen Farm

8.3.48 Invereen Farm (L5, Figure 8.3c) is classed as a small farm and comprises a unit of 48.56 ha farmed in conjunction with another 2 farms. The farm operation consists of 30 spring calves summer grazed at Invereen with 20 calves and 50 sheep kept over winter on the holding.

8.3.49 The farm consists of approximately 16.19 ha arable ground, with a further 16.19 ha arable in a floodplain, and the remainder comprising rougher land that is not ploughable. The farm area is currently all in permanent grass (32.38 ha) or rough grass (16.19 ha). Farm woodland is described in the Forestry Land section. All the farm land is on the east side of the A9.

8.3.50 The farm claims Basic Payment Scheme (BPS) and Less Favoured Area Support Scheme (LFASS) entitlements on the holding 34.13 ha of Region 1 and 14.33 ha of Region 2. There are no environmental schemes (such as agri-environment schemes, Land Managers Option (LMO), designated sites) currently on the farm.

8.3.51 The farm undertakes a small amount of rough shooting on the land, some of which provides an income and has no fishing rights. The farm has no other business interests.

8.3.52 The farm has fields which are within the study area, but with field drains outwith the study area. The farm house mains water supply crosses the A9. Post and wire stock proof fence separates field boundaries and also the boundary with the existing A9.

Dalmagarry Farm

- 8.3.53 Dalmagarry Farm (L9, L10 and L44, Figure 8.3d) is classed as a large farm and is a unit of 299.47 ha owned and 731.28 occupied but not owned. The farm operation consists of 41 spring calving suckler cows, 15 bulling heifers, 725 ewes and tups and 360 hogs and lambs. Lambs are sold 50% ready for consumption and 50% sold to other farms to fatten.
- 8.3.54 The owned land consists of approximately 40.47 ha arable ground and 237.96 ha permanent pasture. The remaining 21.04 ha is woodland and is described further in the Forestry Land section. This land consists of 19.43 ha of arable ground, 23.89 ha of permanent pasture and 687.98 ha of rough grazing.
- 8.3.55 The farm land is on both sides of the A9. The owned land is mainly to the east of the Highland Main Line railway with 8 ha to the west accessed via a railway underpass. The rented land is all to the west of the railway. The land to the west of the railway is accessed from a track directly off the A9 carriageway and under a masonry underpass of the railway. Areas of land within the holding are currently within the floodplain of the Dalmagarry Burn and Funtack Burn, and are subject to being inundated with flood water. Field boundaries, including the boundary with existing A9, are defined by post and wire stock proof fencing.
- 8.3.56 The farm claims BPS and LFASS entitlements on the holding with 51.47 ha of Region 1 and 844.83 ha of Region 3. There are no Environmental Schemes currently on the farm.
- 8.3.57 The farm has fishing and shooting rights, however this is not carried out on the land holding. The farm has one cottage which is rented out on long term lets. The farm has a connection to the mains water supply that is fed from a spring source in woodland east of the Funtack Burn, 650m north-east of the Proposed Scheme. There is also an old well at Dalmagarry Farm that is not used. The farm has fields on both sides of the A9 and land drainage may be affected by the Proposed Scheme.

Dalmagarry Estate

- 8.3.58 Dalmagarry Estate (L13 and L16, Figure 8.3d-e) is classed as a large farm and comprises a unit of approximately 2,673 ha. The estate contract farm operation consists of 650 ewes and tups and 300 hogs. The estate also let out approximately 731 ha rough grazing seasonally.
- 8.3.59 The owned land consists of approximately 45 ha arable ground and 2,628 ha rough grazing. The farm woodland is considered within the Forestry Land section.
- 8.3.60 The farmed land is all on the western side of the A9 and claims BPS and LFASS entitlements on the holding. There are no Environmental Schemes currently on the farm.
- 8.3.61 Extensive sporting activities are undertaken on the farm; driven grouse shooting (average 800 pairs and increasing to 1059 pairs) annually and rough pheasant shooting; stalking of both red deer (average 8 stags and 5 females) annually and roe deer (average 3 bucks and 3 females). The Estate also has fishing rights on the River Findhorn but these are outwith the study area. The estate lets out shooting along with the hire of the lodge.
- 8.3.62 The farm has no fields which have installed drainage systems adjacent to the A9. Field margins and land boundaries are post and wire stock proof fencing.

Tomatin Estate

- 8.3.63 Tomatin Estate (L1, L2, L3, L11, L12 and L13 Figure 8.3b-d) is classed as a large farm and is an agricultural unit of approximately 285 ha owned. The estate has a contract farm operation / grazing tenant consisting of sheep and cattle. All the estate agricultural ground is currently in grass.

- 8.3.64 The owned land includes approximately 40Ha arable ground and 40Ha permanent pasture. The farm woodland is considered within the Forestry Land section.
- 8.3.65 The farmed land is on both sides side of the A9 and BPS and LFASS entitlements are claimed on the holding. There are no environmental schemes currently on the farm.
- 8.3.66 The farm undertakes sporting rights and undertakes a small amount of driven grouse shooting and rough pheasant shooting (mainly for family and friends). There is also stalking of both red deer and roe deer. The Estate has fishing rights on the River Findhorn with access currently off the A9 catching approximately 60-80 salmon per year. The estate lets out fishing and 2 cottages and a large lodge.
- 8.3.67 The farm has no fields which have installed drainage systems adjacent to the A9. Field margins and land boundaries are predominantly post and wire stock proof fencing.

Moy Estate

- 8.3.68 As described in paragraph 8.2.61 it has not been possible to undertake landowner interviews with representatives from Moy Estate (L19 and L43, Figure 8.3d and e) and therefore information has been gathered through desk based study and other consultation feedback.
- 8.3.69 The estate is classed as a large farm and has a Farm Partnership operation which was due to cease in November 2017 when a new similar arrangement will be set up. The farmed land is on both sides east side of the A9. Only a small section is adjacent to the A9 carriageway. The farm partnership claims BPS and LFASS entitlements on the holding. There are no Environmental Schemes currently on the farm. The farm estate leases sporting rights on a long term arrangement. Post and wire stock proof fence separates field boundaries and the boundary with the existing A9.

Forestry Land

- 8.3.70 The sections below describe the nature and extent of forestry areas within the land take boundary for the Proposed Scheme (refer to Figure 8.3a-f).

Land Belonging to Fiona Glynne-Percy

- 8.3.71 An area of approximately 21ha of commercial forestry is accessed directly from the existing A9 via a small entrance, which exists as a formation only. This is considered to be of Medium sensitivity.

Dalmagarry Estate

- 8.3.72 Refer to L16 on Figure 8.3b.
- 8.3.73 Table 8.11 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.11: Woodland Resource for Dalmagarry Estate

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Environmental Forestry:				
Mixed broadleaves	Mature	0.15 ha	-	Low
Open ground	-	1.56 ha	-	
Scots pine	Middle-aged	1.11 ha	-	
Access to environmental forestry	-	80m		Low

- 8.3.74 The open ground and Scots pine form part of a much larger middle-aged woodland planted for environmental benefits and not for timber. The mixed broadleaves comprise two small areas of land adjacent to the existing A9 and the Highland Main Line railway. The affected woodland and access is considered to be of Low sensitivity as it is not of specific importance.
- 8.3.75 The construction land take boundary also takes in a loose-surfaced hard access route which is used to access woodland areas beyond, although these are unproductive. As such the access is considered to be of Low sensitivity.

Dalmagarry Quarry

- 8.3.76 Refer to L6, Figure 8.3c.
- 8.3.77 Table 8.12 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.12: Woodland Resource for Dalmagarry Quarry

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Commercial Forestry:				
Lodgepole/Scots pine	Middle-aged	0.39 ha	High windthrow risk	Medium
Scots pine	Mature	0.39 ha	High windthrow risk	
Scots pine	Young	0.97 ha	-	Low
Clear-fell	-	0.97 ha	-	

- 8.3.78 The mature and middle-aged areas of woodland are considered to be Medium sensitivity due to their commercial nature, screening function, and high risk of windthrow. The remainder of the areas are of Low sensitivity as they have been felled or are growing young crops.

Forestry Commission Scotland North

- 8.3.79 Refer to L18 and L20 on Figures 8.3e and f.
- 8.3.80 Table 8.13 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.13: Woodland Resource for Forestry Commission Scotland North

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Environmental Forestry:				
Mixed broadleaves	Young	0.81 ha	-	Medium
	Mature	1.01 ha	-	
Mixed broadleaves/conifers	Young	0.06 ha	-	
	Middle-aged	0.08 ha	-	
	Mature	0.02 ha	-	
Mixed broadleaves/conifers/open ground	Young	1.22 ha	Long term retention/minimum intervention	
	Mature	0.72 ha	Long term retention/minimum intervention	

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Mixed broadleaves/Scots pine	Mature	0.29 ha	Long term retention/ minimum intervention	
Scots pine	Mature	1.44 ha	Long term retention/ minimum intervention	
Open ground	-	4.47 ha	-	
Commercial forestry:				
Felled	-	1.10 ha	-	Medium
Scots pine	Mature	3.41 ha	-	
	Middle-aged	0.59 ha	-	
Sitka spruce	Young	0.56 ha	-	
Access to large scale commercial forestry	-	3502m	-	High

8.3.81 A total of 15.78ha of forest land lies within the land made available, spread out over a wide distance. Much of the forest involved is environmental, some of which is 'managed' as Long Term Retention or Minimum Intervention and is therefore not being managed for timber production, but does none-the-less form part of a larger timber resource which requires a proportion of the forest to be managed as such. The environmental forestry is therefore considered to be of Medium sensitivity. Some areas of forest within the land take boundary are of commercial importance. Whilst Table 8.4 indicates that such forests should be assessed as being of high sensitivity, professional judgment suggests this should be re-evaluated due to the small quantities involved, and those commercial areas considered to be of Medium sensitivity.

8.3.82 The access routes within this area are loose-surfaced but designed to carry timber lorries and service a much wider area of national forest estate than that within the footprint of the Proposed Scheme. The strategic nature of this access requires the access to be considered High sensitivity.

Forestry Commission Scotland South

8.3.83 Refer to L14 Figure 8.3d-e.

8.3.84 Table 8.14 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.14: Woodland Resource for Forestry Commission Scotland South

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Environmental forestry:				
Mixed broadleaves	Mature	1.84 ha	LEPO1860* / Long term retention	Medium
Open ground	-	0.88 ha	-	
Mixed broadleaves/Scots pine	Mature	2.79 ha	LEPO1860 / Long term retention	
Scots pine	Mature	2.16 ha	LEPO1860 / High windthrow risk / Long term retention	

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Access to small scale commercial forestry	-	534m	-	Medium

*Long Established Plantation Origin; inventory of ancient and long-established woodland identified on mapping in 1860

8.3.85 A total area of 7.67ha of Forestry Commission ground lies within the Proposed Scheme land take boundary. This comprises open ground and mixed broadleaves/Scots pine which has some degree of importance by being designated as long term retention within the Forestry Commission’s Meall Mor Forest Design Plan (2011)^{xiii}. In addition, the areas of Scots pine are identified in the ancient woodland inventory as Long-Established of Plantation Origin, and are also at risk of windthrow if partially felled. Consequently, all areas have been assessed as Medium sensitivity.

8.3.86 The land take boundary also takes in a loose-surfaced hard access route which is used to access forest areas beyond. Given the strategic nature of the access, but of limited benefit to forestry due to the environmental bias (timber production is not an objective therefore there will never be any intensive need for access), the access is considered to be of Medium sensitivity.

Dalmagarry Farm

8.3.87 Refer to L10 on Figures 8.3c and 8.3d.

8.3.88 Table 8.15 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.15: Woodland Resource for Dalmagarry Farm

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Environmental Forestry:				
Mixed broadleaves	Mature	0.55 ha	-	Low
Mixed broadleaves/Scots pine	Mature	1.13 ha	-	
Commercial Forestry:				
Access to large scale commercial forestry	-	286m	-	High

8.3.89 A total area of 1.68ha of woodland lies within the Proposed Scheme land take boundary. Much of this is open road-side woodland with no specific function or importance, and so has been classed as Low sensitivity.

8.3.90 Access is considered in terms of the significant areas of commercial forestry it serves for timber transport on and beyond this property. Given its strategic importance it is considered as High sensitivity.

Invereen

8.3.91 Refer to L5 on Figure 8.3c.

8.3.92 Table 8.16 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.16: Woodland Resource for Inverreen

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Environmental forestry:				
Mixed conifers	Middle-aged	0.16 ha	-	Low
Commercial forestry:				
Felled	-	0.51 ha	-	Low

8.3.93 A total area of 0.67ha of woodland lies within the Proposed Scheme land take boundary. Around one quarter of this is environmental woodland with no specific function or importance, and so has been classed as low sensitivity. The remainder is a recently felled area of commercial forestry which, having been cleared, has also been assessed as being of Low sensitivity.

Moy Estate

8.3.94 Refer to L43 on Figures 8.3d and e.

8.3.95 Table 8.17 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.17: Woodland Resource for Moy Estate

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Environmental forestry:				
Mixed broadleaves	Mature	0.42 ha	-	Low
Mixed broadleaves/Scots pine	Mature	0.08 ha	-	
Mixed broadleaves/open ground	Mature	0.30 ha	-	
Open ground	-	0.17ha	-	
Commercial forestry:				
Scots pine	Medium	2.10ha	High windthrow risk	Medium

8.3.96 A total area of 3.07ha of woodland lies within the Proposed Scheme land take boundary. The areas of broadleaved and mixed woodland, along with open ground, are environmental woodland with no specific function or importance, and so have been classed as Low sensitivity.

8.3.97 A substantial section however comprises a commercial forestry crop of Scots pine. It has a high windthrow risk and has therefore been assessed as being of Medium sensitivity.

Land belonging to Network Rail

8.3.98 Refer to L8 on Figure 8.3d.

8.3.99 Table 8.18 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.18: Woodland Resource for Network Rail Land

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Environmental forestry:				

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Mixed broadleaves	Mature	0.48 ha	-	Low

8.3.100 A total area of 0.48ha of woodland lies within the Proposed Scheme land take boundary. This comprises environmental woodland with no specific function or importance, and so has been classed as Low sensitivity.

Land belonging to Scottish Ministers

8.3.101 Refers to land directly adjacent to the footprint of the A9 that is under the ownership of the Scottish Ministers, Figures 8.3a-f.

8.3.102 Table 8.19 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.19: Woodland Resource for Scottish Ministers Land

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Environmental forestry:				
Mixed broadleaves	Mature	5.75 ha	-	Low
	Middle-aged	0.35 ha	-	
Mixed broadleaves/conifers	Mature	0.09 ha	-	
Mixed broadleaves/open ground	Mature	0.61 ha	-	
Mixed broadleaves/Scots pine	Mature	3.70 ha	-	
	Middle-aged	4.54ha	LEPO1860	
Open ground	-	0.32 ha	-	
Scots pine	Mature	0.76 ha	-	
	Middle-aged	6.35 ha	LEPO1860/High windthrow risk	
	Young	0.16 ha	-	

8.3.103 A total area of 22.63ha of woodland lies within the Proposed Scheme land take boundary. This comprises entirely environmental woodland with no specific function or importance, and so is categorised as Low sensitivity. Although small portions of the woodland are at high risk of windthrow, and/or lie within an area identified in the Ancient Woodland Inventory as Long Established, of Plantation origin, first shown on maps in 1860, these features do not raise the sensitivity assessment of the woodland.

Tigh an Alt

8.3.104 Refer to Figure 8.3c.

8.3.105 Table 8.20 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.20: Woodland Resource for Tigh an Alt

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Environmental forestry:				

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Mixed broadleaves	Mature	0.30 ha	-	Low
Commercial forestry:				
Scots pine	Mature	0.93 ha	High windthrow risk	Medium
Access	-	62m	-	Medium

8.3.106 A total area of 1.23ha of woodland lies within the Proposed Scheme land take boundary, and forms part of a small but densely wooded private property. The majority of this comprises commercial plantations which are considered to be at high risk of windthrow. Due to the small size of the plantation the woodland and forestry is considered to be of Medium sensitivity. A very small area of mixed broadleaved woodland lies within the footprint and has no specific purpose so has been assessed as Low sensitivity.

8.3.107 The access is primarily for the house, but it is also required in allowing access for management of the timber crops and is therefore considered to be of Medium sensitivity.

Tomatin Estate

8.3.108 Refer to L2, L11, L12, L13 on Figures 8.3b and d.

8.3.109 Table 8.21 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.21: Woodland Resource for Tomatin Estate

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Environmental forestry:				
Mixed broadleaves	Mature	5.34 ha	-	Low
Mixed broadleaves/Scots pine	Mature	1.37 ha	-	
Open ground	-	0.98 ha	-	
Commercial forestry				
Scots pine/larch	Mature	1.07 ha	High windthrow risk	Medium
Scots pine	Mature	2.12 ha	High windthrow risk	

8.3.110 A total area of 10.92ha of woodland lies within the Proposed Scheme land take boundary. The majority of the woodland is broadleaf dominated or comprises open ground and is therefore of Low sensitivity (having no specific importance), however a substantial proportion also comprises mature commercial plantations of local importance which are at risk of windthrow. As such these areas are considered to be of Medium sensitivity.

Land belonging to Tucker

8.3.111 Refer to L16 on Figures 8.3d and e.

8.3.112 Table 8.22 identifies the nature of the woodland resource which lies within the construction land take boundary.

Table 8.22: Woodland Resource for Tucker Land

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Environmental forestry:				
Mixed broadleaves	Mature	0.17 ha	-	Low

Species/Feature	Age	Quantity	Sensitive Feature	Sensitivity
Commercial forestry:				
Mixed broadleaves/Scots pine	Mature	1.51 ha	High windthrow risk	Medium
Scots pine	Mature	0.58 ha	-	
Access	-	175m	-	Medium

- 8.3.113 A total area of 2.26ha of woodland lies within the Proposed Scheme land made available. The broadleaf component has no specific importance and so is considered to be of Low sensitivity. The Scots pine (and with broadleaves) is however a commercial crop of importance to this small property, and one that is at high risk of windthrow. As such these areas are considered to be of Medium sensitivity.
- 8.3.114 The access also provides access for management of the commercial parts of the wood, and are therefore considered to be of Medium sensitivity.

8.4 Potential Impacts

Introduction

- 8.4.1 Potential impacts are assessed in the absence of mitigation. Residual effects (i.e. taking into account mitigation) are set out in Section 8.6 Residual Effects.
- 8.4.2 Embedded mitigation is defined as measures included in the Proposed Scheme design to avoid or reduce impacts and further details are provided in Chapter 4 Iterative Design Development and Chapter 5 The Proposed Scheme. Embedded mitigation referred to in this section comprises the following:
- As part of the works for Tomatin GSJ and construction of the footpath from the GSJ to the Tomatin distillery entrance, the existing footbridge across the Allt na Frithe will be upgraded.
 - In relation to Dalmagarry Quarry, the existing access on the southbound carriageway approximately 450m north of Invereen will not be closed to vehicle movements until an alternative access is in place.
- 8.4.3 Impacts are adverse unless stated otherwise.
- 8.4.4 For impacts relating to access, reference should also be made to Chapter 9 People and Communities - Effects on All Travellers.

Construction Phase Impacts

- 8.4.5 The assessment considers temporary construction phase impacts based on information currently available regarding anticipated construction activities, timescales and land made available, as outlined in Chapter 5 The Proposed Scheme.
- 8.4.6 Some impacts occur during construction and continue through to the operational stage and this includes permanent land-take which will be required at the construction stage but will continue to be required throughout the operational stage and is therefore considered in the Operational Phase Impacts section.
- 8.4.7 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.

Residential Land and Property

- 8.4.8 During the construction phase, temporary land take (including lay down areas and construction access) impacts and access disruption could occur as outlined in Table 5.4 of Chapter 5 The Proposed Scheme. At Tomatin, construction impacts would likely

relate to works related to the Tomatin GSJ and associated bus stop/turning circle, upgrade and widening of the Tomatin Distillery entrance, the new bus stop/turning circle at the south of Tomatin village and Tomatin south junction. Potential impacts relate to narrowing of lanes and road closures which could cause delays and access disruption for residents of properties along the U2852 Road (Allt Dubhag Road) and for Porters Lodge. Construction impacts at Tigh-An-Allt relate to land take temporarily required for construction phase detention basins and access disruption related to works for the Ruthven Tomatin Link Road. The boundary of the Shieling property at Dalmagarry will be impacted for a temporary laydown area for construction of the A9 underpass bridge and construction of the new access to Dalmagarry Farm. Residents of Moybeg Cottage, Moy and Lynebeg may be subject to temporary disruptions, road narrowing, diversions or closures during works to the Moy to Lynebeg link road through the Lynebeg A9 underpass, the new bus stop layby where the Moy to Lynebeg link connects to the B9154 and the Lynebeg rail underpass connecting to the B9154. The Old Manse will have some temporary land disturbance for construction of a new road drainage outfall.

8.4.9 A summary of potential construction impacts to residential land and property is provided in Table 8.23. Predicted impacts are prior to the implementation of mitigation measures and residual impacts are shown in Table 8.44.

Table 8.23: Potential Construction Impacts to Residential Land and Property (Pre-mitigation)

Receptor	Potential Impact	Sensitivity	Magnitude of Change	Potential Impact Significance (Before Mitigation)
Properties along the U2852 Road (Allt Dubhag Road)	Temporary access disruption	High	Negligible	Slight
Tigh-An-Allt	Temporary land take for construction and access disruption	High	Medium	Moderate/Substantial
The Shieling, Dalmagarry Farm	Disturbance due to temporary laydown area and construction of new access to Dalmagarry Farm	High	Medium	Moderate/Substantial
Keepers Cottage	Temporary access disruption	High	Medium	Moderate/Substantial
Porters Lodge	Temporary access disruption	High	Low	Slight/Moderate
The Old Manse	Temporary land take for construction of drainage outfall	High	Low	Slight/Moderate
Moybeg Cottage	Temporary access disruption	High	Medium	Moderate/Substantial
Freeburn Cottage	Temporary land take	High	Low	Slight/Moderate
Residential Properties at Moy	Temporary access disruption	High	Medium	Moderate/Substantial
Residential properties at Lynebeg	Temporary access disruption	High	Medium	Moderate/Substantial

8.4.10 No other residential land or properties have been identified as likely to be impacted by the Proposed Scheme during the construction phase.

Commercial Land and Property

8.4.11 During the construction phase, temporary land take (materials storage or construction access) impacts and access disruption have the potential to occur. At Tomatin Distillery there is potential for vehicle movements to be subject to disruption and potential delay caused by road narrowing and diversions throughout Tomatin associated with the works for Tomatin GSJ and associated bus stop/turning circle and upgrade/widening of the Tomatin Distillery entrance. The distillery has an existing alternative access that can be used as works are taking place at the main entrance. There will also be some disturbance to land/access associated with pump houses/tanks and outlets between the A9 and the River Findhorn. Dalmagarry Quarry may be subject to access disruption and delays as a result of works associated with the Ruthven Tomatin Link Road. However it should be noted that embedded mitigation, as referred to in paragraph 8.4.2, requires an alternative access to be in place before the existing access located on the A9 southbound carriageway approximately 450m north of Invereen access can be closed. This requirement comprises Vehicles using the Farr Wind Farm Access may be subject to delays/road narrowing/diversions during works to improve access tracks associated with the new Forestry/Wind Farm LILO junction provided to/from the A9 northbound carriageway. Vehicles using the Moy Wind Farm access may be subject to temporary delay and/or diversion to the existing junction with the A9 at Daviot during works for Moy LILO.

8.4.12 A summary of potential construction impacts to commercial land and property is provided in Table 8.24. Predicted impacts are prior to the implementation of mitigation measures and residual impacts are shown in Table 8.44.

Table 8.24: Potential Construction Impacts to Commercial Land and Property (Pre-mitigation)

Receptor	Potential Impact	Sensitivity	Magnitude of Change	Potential Impact Significance (Before Mitigation)
Tomatin Distillery	Temporary access disruption Temporary disturbance to land/access associated with pump houses/tanks/outlets	High	Negligible	Slight
Dalmagarry Quarry	Temporary access disruption	Medium	Medium	Moderate
Farr Wind Farm Access	Temporary delay and/or diversion	Medium	Low	Slight
Moy Wind Farm Access	Temporary delay and/or diversion	Medium	Low	Slight

8.4.13 No other commercial land or properties have been identified as likely to be impacted by the Proposed Scheme during the construction phase. The completion of the Proposed Scheme will result in improved travel times and safety on the A9, which is anticipated to benefit patrons of local businesses and commercial properties and therefore a Beneficial impact is expected.

Community Land and Property

- 8.4.14 During the construction phase no temporary land take (materials storage or construction access) are expected to occur for community land and property. There may be access and travel disruption impacts caused by closures, diversions to residents and visitors to the following community land and properties as shown in Table 8.25. Predicted impacts are prior to the implementation of mitigation measures and residual impacts are shown in Table 8.44.
- 8.4.15 For receptors in Tomatin including the War Memorial, Tomatin Free Presbyterian Church and Strathdearn Village and Sports Hall, there may be some delay to accessing facilities arising as a result of road narrowing, diversions or road closures as a result of works to the Tomatin GSJ and associated bus stop/turning circle and footway, upgrade and widening of the Tomatin Distillery entrance, the new bus stop/turning circle at the south of Tomatin village and Tomatin south junction. Visitors to Moy Church & Cemetery may be affected by access and travel disruption caused by road narrowing, diversions and closures as a result of works to the Moy to Lynebeg link road through the Lynebeg A9 underpass, the new bus stop lay-by where the Moy to Lynebeg link connects to the B9154 and the Lynebeg rail underpass. However, this is considered to only be a Slight adverse impact.

Table 8.25: Potential Construction Impacts to Community Land and Property (Pre-mitigation)

Receptor	Potential Impact	Sensitivity	Magnitude of Change	Potential Impact Significance (Before Mitigation)
Tomatin War Memorial	Temporary access disruption	High	Negligible	Slight
Tomatin Free Presbyterian Church	Temporary access disruption	High	Negligible	Slight
Strathdearn Village and Sports Hall	Temporary access disruption	High	Negligible	Slight
Moy Church & Cemetery	Temporary access disruption	High	Negligible	Slight

- 8.4.16 No other community land or properties have been identified as likely to be impacted by the Proposed Scheme during the construction phase.

Agricultural, Sporting and Forestry Interests

- 8.4.17 For ease of reading, the detailed agriculture, forestry and sporting interests assessment is included in Appendix A8.2. Key summary tables relating to construction phase impacts are provided below.

Agriculture and Sporting

- 8.4.18 Table 8.29 summarises the land lost in hectares (ha) (by Land Class (LCA)) for each holding identified as being impacted by the Proposed Scheme. The total agricultural land take is 55.8 ha.

Table 8.26: Land Take (ha) of Agricultural Holding for each Land Class (LCA)

Land Class (LCA)	Invereen Farm (ha)	Dalmagarry Farm (ha)	Dalmagarry Estate (ha)	Tomatin Estate (ha)	Moy Estate (ha)
4.1	-	3.75	0.02	15.75	1.05

Land Class (LCA)	Invereen Farm (ha)	Dalmagarry Farm (ha)	Dalmagarry Estate (ha)	Tomatin Estate (ha)	Moy Estate (ha)
4.2	-	-	-	-	0.44
5.1	-	-	-	-	-
5.2	1.29	6.00	3.21	4.91	4.56
5.3	1.53	-	1.98	2.95	2.03
6.1	-	-	-	-	-
6.2	-	-	1.06	-	0.36
6.3	0.23	1.29	0.39	0.60	2.40
Total	3.06	11.04	6.66	24.20	10.84

8.4.19 Table 8.27 provides a summary of potential impacts (pre-mitigation) to agricultural land holdings, which may include: land take (and loss of entitlement payments on land); disruption to access; disruption to field drainage and/or water supply; and disruption to sporting interests.

Table 8.27: Summary of Impacts to Agricultural Land Holdings

Receptor	Potential Impact	Sensitivity	Magnitude	Impact Significance (Before Mitigation)
Invereen Farm	Loss of land and entitlements, disruption to access and boundary features	Medium	Low	Slight
Dalmagarry Farm	Loss of land and entitlements, disruption to access, boundary features and field drainage, temporary/elevated noise/access disruption for letting cottage	Medium	Medium	Moderate
Dalmagarry Estate	Loss of land and entitlements, disruption to access and boundary features, potential disruption to shooting and fishing	Low	Low	Slight
Tomatin Estate	Loss of land and entitlements, disruption to boundary features, potential disruption to shooting and fishing and letting cottages	Medium	Low	Slight
Moy Estate	Loss of land and entitlements, disruption to access and boundary features, potential disruption to shooting and fishing	Low	Low	Negligible to Slight

Forestry Land

8.4.20 Table 8.28 provides a summary of potential impacts (pre-mitigation) to forestry land holdings, which may include: clearance of trees associated with land take; disruption to access; and windthrow of commercial forestry beyond the Proposed Scheme construction area boundary.

8.4.21 It should be noted that the tree clearance impacts relate strictly to those areas under trees, and do not include areas of open ground within the forest or woodland. The tree clearance areas are therefore smaller than the areas identified under the operational

impacts as permanent loss of ground, which includes both the area under trees and the area of open ground where it is an integral part of the forest/woodland.

Table 8.28: Summary of Impacts to Forestry Land Holdings

Feature	Quantity	Sensitivity	Impact Nature	Impact Magnitude	Impact Significance (Before Mitigation)
Dalmagarry Estate					
Environmental forestry	1.26 ha	Low	Clearance of non-productive trees	Low	Negligible/Slight
Access	80m	Low	Disruption of access	Low	Negligible/Slight
Dalmagarry Quarry					
Commercial forestry	0.78 ha	Medium	Clearance of productive trees	Low	Slight
Commercial forestry	1.94 ha	Low	Clearance of productive trees	Low	Negligible/Slight
Forestry Commission Scotland North					
Environmental forestry	5.65 ha	Medium	Clearance of non-productive trees and long term retention / minimum intervention	Low	Slight
Commercial forestry	4.56 ha	Medium	Clearance of productive trees	Low	Slight
			Windthrow of approx. 4.11ha of commercial forestry beyond scheme footprint	Low	Slight
Forestry Commission Scotland South					
Environmental forestry	6.79 ha	Medium	Clearance of non-productive trees and long term retention / minimum intervention	Low	Slight
			Windthrow of approx. 0.77ha adjacent non-productive trees	Negligible	Negligible/Slight
Invereen					
Environmental forestry	0.16 ha	Low	Clearance of non-productive trees	High	Moderate
Moy Estate					

Feature	Quantity	Sensitivity	Impact Nature	Impact Magnitude	Impact Significance (Before Mitigation)
Environmental forestry	0.80 ha	Low	Clearance of non-productive trees	Negligible	Negligible
Commercial forestry	2.1 ha	Medium	Clearance of productive trees	Low	Slight
			Windthrow of approx. 1.88ha of commercial forestry beyond scheme footprint	Low	Slight
Network Rail Land					
Environmental forestry	0.48 ha	Low	Clearance of non-productive trees	Negligible	Negligible
Land belonging to Scottish Ministers					
Environmental forestry	22.63 ha	Low	Clearance of non-productive trees	Medium	Slight/Moderate
Tigh an Allt					
Environmental forestry	0.30 ha	Low	Clearance of non-productive trees	Medium	Slight/Moderate
Commercial forestry	0.93 ha	Medium	Clearance of productive trees	Medium	Moderate
			Windthrow of approx. 0.31ha beyond scheme footprint	Medium	Moderate
Access	62m	Medium	Disruption of access	Low	Slight
Tomatin Estate					
Environmental forestry	6.76 ha	Low	Clearance of non-productive trees	Medium	Slight/Moderate
Commercial forestry	3.18 ha	Medium	Clearance of productive trees	Low	Slight
			Windthrow of approx. 5.14ha beyond scheme footprint	Medium	Moderate
Land belonging to Tucker					
Environmental forestry	0.17 ha	Low	Clearance of non-productive trees and land	Low	Negligible/Slight
Commercial forestry	2.09 ha	Medium	Clearance of productive trees	Medium	Moderate

Feature	Quantity	Sensitivity	Impact Nature	Impact Magnitude	Impact Significance (Before Mitigation)
			Windthrow of approx. 0.51ha beyond scheme footprint	Medium	Moderate
Access	175m	Medium	Disruption of access	Negligible	Negligible/Slight

Operational Phase Impacts

Residential Land and Property

Land-Take

- 8.4.22 There are no residential properties that are directly affected by the Proposed Scheme. There are eight residential land holdings that are affected by land-take as a result of the Proposed Scheme. Tigh-An-Allt is subject to 1.28ha of land take required for construction of the Ruthven Tomatin Link Road and associated access (and also includes areas required for temporary construction phase detention basins). The Sheiling is subject to land take for the formation of access to Dalmagarry Farm. Keepers Cottage is subject to land take along part of the existing access track only to provide a link to a proposed SuDS access track, however it should be noted that access will be retained. The Old Manse is subject to 0.042ha of land take required for a drainage outfall. Freeburn Cottage is subject to land take for the widening of the existing footway and construction of a new footbridge close to the existing Tomatin Distillery entrance. A summary of residential land-take impacts is provided in Table 8.29.

Table 8.29: Land-Take Areas for Residential Land Interests

Ref.	Approx. Land-Take (ha)	Land-take from overall holding (%)	Sensitivity	Magnitude	Significance
L24 Tigh-An-Allt, Tomatin	1.3	19.92	Medium	Medium	Moderate
L25 The Sheiling, Dalmagarry	0.05	32.61	Medium	Medium	Moderate
L32 Keepers Cottage	0.01	10.73	Medium	Low	Slight
L38 The Old Manse	0.04	1.49	Medium	Negligible	Negligible/Slight
L45 Freeburn Cottage	0.008	2.23	Medium	Negligible	Negligible/Slight

Access

- 8.4.23 As described in the Construction Phase Impacts section of this chapter, only properties with direct access changes (i.e. changes to the sole or primary access route to the property) are discussed in this section. Properties which will experience a change in access/travel distance to the A9, but where the A9 is not the sole/primary access route, are discussed under 'Community Severance' and 'Indirect Socio-economic Impacts'.

- 8.4.24 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 8.30.
- 8.4.25 There are 8 properties within the study area including a number of residential properties located along Ruthven Road that experience permanent access changes during the operational phase of the Proposed Scheme. The sensitivity of these receptors is High, as per Table 8.1, and the journey distance to the A9 either north or south-bound is increased by over 500m in addition to a loss of existing direct access. When considering that the majority of trips from these locations will be by vehicles, i.e. those accessing the A9, the additional journey distances would represent a small additional increase in journey length. The potential impact significance is therefore considered to be Negligible to Slight adverse.

Table 8.30: Potential Direct Residential Access Impacts (Unmitigated)

Receptor	Impact	Sensitivity	Potential Impact Significance
Tigh-An-Allt, Tomatin	There will be no direct access to the A9 with the Proposed Scheme in place. Access to the A9 north or southbound is via Ruthven Tomatin Link Road to Tomatin Grade Separated Junction (GSJ), approximately 1.1km to the south-east.	High	Slight
Dalmagarry Farm / The Sheiling	There will be no direct access to the A9 with the Proposed Scheme in place. Access to the A9 southbound is via a track to the north-west that connects to Moy LILO 490m away. Access to the A9 northbound will be via the Lynebeg LILO which is reached by passing through the Moy LILO and connecting to the B9154 towards Moy. Travel to the Lynebeg LILO via the B9154 is an additional distance of approximately 0.3km.	High	Negligible
Invereen	The existing direct access to the A9 carriageway will be closed. Access to the A9 southbound will be via the Ruthven Tomatin Link Road and Ruthven Moy Link Road to Moy LILO which is an additional 1.8km. Northbound journeys would be via the Ruthven Tomatin Link Road and Ruthven Moy Link Road to Lynebeg LILO which is not considered to be an additional distance as the journey is northbound.	High	Slight
Residential properties at Lynebeg; Foresters House, 1 Lynebeg, 2 Lynebeg, 3 Forestry Houses, 4 Lynebeg and The Keeper's Cottage	Lynebeg LILO provides direct access to the A9 northbound. Southbound access to the A9 is available at the Moy LILO which is accessed via the underpass at Lynebeg LILO and connecting to the B9154 southwards to Moy LILO. The additional distance to the Moy LILO is approximately 0.4km.	High	Negligible

Receptor	Impact	Sensitivity	Potential Impact Significance
Residential properties on Ruthven Road	The existing access onto the A9 north of Dalmagarry Quarry will be closed and access to the A9 north or southbound will be via the Ruthven Moy Link Road or Ruthven Tomatin Link Road. For southbound journeys the additional distance is approximately 100m. For northbound journeys the additional journey distance is approximately 400m (to Lynebeg LILO via the B9154). There will be safety benefits as vehicles will no longer need to make a right turn across the A9 carriageway.	High	Negligible (southbound) Slight (northbound)

Community Severance (New Severance) and Indirect Impacts

- 8.4.26 As described in the Access section at paragraph 8.4.23, properties which will experience a change in access/travel distance to the A9 during the operational phase, but where the A9 is not the sole/primary access route, are discussed in this section. Potential indirect residential access impacts are summarised in Table 8.31.
- 8.4.27 The majority of residents at Tomatin Village will experience a beneficial effect of a reduced journey distance to the proposed Tomatin GSJ and do not experience community severance as a result of the Proposed Scheme. Other residents nearer to the existing Tomatin Junction experience either an adverse or beneficial effect depending on the distance to either the existing junction or proposed Tomatin GSJ. Where the additional journey distances are over 500m this would represent a Substantial effect as per Table 8.7, however for motorised users this would represent a very minor change in journey time and therefore the significance of effect is considered to be **Negligible**. There are benefits of safety improvements when accessing and egressing the A9 resulting in a **Slight** beneficial impact overall.
- 8.4.28 There is a **Slight** beneficial effect for residents at Moy travelling northbound due to the access provided via the proposed Lynebeg LILO. Southbound journeys are effectively the same distance as existing as this is via the B9154 south-east to the intersection north-west of Dalmagarry Farm.
- 8.4.29 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.

Table 8.31: Potential Indirect Residential Access Impacts (Unmitigated)

Receptor	Impact	Potential Impact Significance
Residential properties in Tomatin Village including Sandside Cottage, Porters Lodge, Freeburn Cottage and Pinewood	The existing Tomatin junction access will be closed and access to the A9 northbound and southbound will be provided by the proposed Tomatin GSJ. There are safety benefits as vehicles will no longer need to make a right turn across the carriageway for vehicles entering Tomatin from the north and vehicles leaving Tomatin and heading south. Access will be a reduced distance of approximately 700m.	Slight (beneficial)

Receptor	Impact	Potential Impact Significance
Residential properties at Raigbeg	For northbound journeys residents at Raigbeg would join the C1121 Tomatin Road and connect to Tomatin GSJ rather than use the existing Tomatin Junction. For southbound journeys, the residents would no longer be able to use the Tomatin South Junction and would have to travel an additional 2.7km distance first north to Tomatin GSJ and then south along the A9.	Moderate (adverse) – southbound journeys
Residential properties along the U2852 Road (Allt Dubhag Road)	The existing Tomatin junction access will be closed and access to the A9 via the proposed Tomatin GSJ is approximately 800m of additional journey distance.	Slight (adverse)
Residential properties south of Tomatin Village	Access to the A9 is largely unchanged as residents will access the A9 north or southbound via the proposed Tomatin GSJ which is a reduced distance of approximately 700m.	Slight (beneficial)
Residential properties at Moy	Access to the A9 northbound is directly available at Moy via the Lynebeg Underpass to the Lynebeg LILO. Southbound access is via the B9154 to the south east to the proposed Moy LILO and is approximately the same distance (2.5km) to travel as existing.	Slight (beneficial)

Commercial Land and Property

Land-Take

- 8.4.30 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 4 commercial land interests with an impact of **Negligible/Slight** to **Moderate/Substantial** significance. There is also one building with historic use as a telephone exchange (shown as L26 in Figure 8.1d) that will be demolished as a result of the land-take required for Moy Left-in/Left-out (LILO). With regard to the Tomatin Distillery outlet tanks and pumping station located between the A9 and the River Findhorn (L33, L35 and L37 on Figure 8.1c), the main operational pump house (central building) will not be affected however an old diesel tank and redundant pump house are to be removed. Details are provided in Table 8.32.

Table 8.32: Land-take areas for Commercial land-interests

Ref.	Approx. Land-Take (ha)	Land-take from overall holding (%)	Sensitivity	Magnitude	Significance
L26 Un-named property (historic use as telephone exchange) north of Dalmagarry Farm	0.05	100 (building demolished)	Medium	High	Moderate/ Substantial
L33, L35, L37 Tomatin Distillery - outlet tanks and pumping station	0.03	72* (two redundant structures removed)	Medium	High	Moderate/ Substantial

Ref.	Approx. Land-Take (ha)	Land-take from overall holding (%)	Sensitivity	Magnitude	Significance
L36 Dalmagarry Quarry	2.66	16	Medium	Medium	Moderate
L48* Tomatin Distillery – land required for new footbridge and bellmouth entrance to distillery	0.2	14.6**	Medium	Low	Slight
L51 Forestry and Timber Processing Yard	0.36	31.34	Medium	Medium	Moderate

* based on Distillery land holding close to River Findhorn; ** based on Distillery land holding at main site in Tomatin village.

Access

- 8.4.31 As described in the Construction Phase Impacts section of this chapter, only commercial 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 'Indirect Socio-economic Impacts'. Potential direct commercial access impacts are summarised in Table 8.33.
- 8.4.32 With regards to access to the Farr Wind Farm track (Figure 8.1e-f), the existing access will be closed and a LILO access 2.6km to the north will be upgraded to accommodate wind farm vehicles. Vehicles arriving from the south will travel an additional 800m along the upgraded Farr Wind Farm access track to connect with the existing track and this additional distance is considered to represent a negligible effect. Vehicles exiting the windfarm track travelling southbound will head north and turn around, this is assumed to be at the Raigmore or Longman roundabouts (not the Milton of Leys junction) approximately 12 or 13.7km away respectively. Vehicles heading to the Forestry/Wind Farm LILO from the north will travel approximately 10km to the Tomatin GSJ to turn around and head north to turn left into the Forestry/Wind Farm LILO. The additional journey distances represent a **Substantial** adverse effect however the likely future business viability of the Farr Wind Farm is considered to be Neutral.
- 8.4.33 There will effectively be no change for access to and from land associated with Tomatin Distillery at L33, L35 and L37 as the access track will be replaced during construction.
- 8.4.34 At Dalmagarry Quarry (Figure 8.1c), the existing adjacent A9 accesses will no longer be available and access to the A9 during the operational phase will be from Tomatin GSJ via the new Ruthven Tomatin Link Road. For vehicles travelling from the south to the quarry and from the quarry heading southbound there will be effectively no additional journey distance as they will travel along the Ruthven Tomatin Link Road instead of along the A9. For journeys from the quarry heading north there is an additional 2.3km distance to Tomatin GSJ and north again to get back to where they would otherwise be in the existing situation. For vehicles heading to the quarry from the north, there will effectively be no additional journey distance as vehicles will enter Moy LILO and travel along the Ruthven Moy Link Road the same distance to the quarry. The likely future business viability of Dalmagarry Quarry is considered to be Neutral.

Table 8.33: Potential Direct Commercial Access Impacts (Unmitigated)

Receptor	Impact	Sensitivity	Potential Impact Significance
Farr Windfarm Track	The existing Farr Windfarm Track (shown on Figure 8.1e) will be closed and access will be via the LILO access shown on Figure 8.1f. This access will be upgraded to accommodate long wind farm vehicles. For vehicles arriving from the south there will be an additional 800m to travel along the upgraded Farr Wind Farm access track. Vehicles heading southbound from the Wind Farm LILO will turn left and head north approximately 12km or 13.7km to the Raigmore or Longman roundabouts respectively and turn around to head southbound. Vehicles arriving from the north will travel approximately 10km to Tomatin GSJ and then turn around and head back to the Wind Farm LILO	Medium	Negligible – vehicles arriving from the south Substantial – vehicles heading south and arriving from the north Viability: Neutral
Tomatin Distillery Company Limited Outlet tanks site and outfall pipe	The distillery abstraction tanks and pipes are being provided a direct access track to the proposed Tomatin GSJ as part of the Proposed Scheme to replace the loss of the existing access track to the A9.	High	Negligible
Dalmagarry Quarry	The existing direct access to the A9 from Dalmagarry Quarry will be closed. A new access track 'Ruthven Tomatin Link Road' connects to the Ruthven Road and north and southbound access is provided via Tomatin GSJ. Vehicles heading south from the quarry and to the quarry from the south will effectively travel no additional journey distance as this will be along the Ruthven Tomatin Link Road as opposed to the A9. For vehicles heading north from the quarry, there is an additional 2.3km distance to Tomatin GSJ and again north. For vehicles arriving at the quarry from the north, there is effectively no additional journey distance as vehicles can enter Moy LILO and proceed along the Ruthven Moy Link Road to the quarry	High	Negligible – vehicles heading south and arriving from the south Substantial – vehicles heading north Negligible – vehicles arriving from the north Viability: Neutral

Indirect Impacts

- 8.4.35 As described in the Access section at paragraph 8.4.31, properties which will experience a change in access/travel distance to the A9 during the operational phase, but where the A9 is not the sole/primary access route, are discussed in this section. Potential indirect impacts on commercial land and property are summarised in Table 8.34.
- 8.4.36 During the operational phase, there are anticipated to be **Slight** beneficial effects with regards to journey distances from commercial properties in Tomatin to the proposed Tomatin GSJ. As described in paragraph 8.4.27, an increase in journey distance of over 500m corresponds to a substantial effect however for motorised users this would represent a minimal distance in journey time. Furthermore, there are safety benefits

when accessing and egressing the A9. The Tomatin Distillery also benefits from an upgraded / widened access.

8.4.37 There is not considered to be an overall change in northbound journey length for holiday lets to the north-east of Tomatin adjacent to the River Findhorn (refer to Figure 8.1b) as journeys to and from these locations will still use the same access tracks under the A9 into Tomatin before reaching the proposed Tomatin GSJ. Over this distance it is not considered that the difference in distance between the proposed Tomatin GSJ and the existing one is sufficient to cause any adverse impact. Southbound journeys will be extended by approximately 2.7km as it will not be possible to turn right at Tomatin South Junction and instead vehicles will have to head north to Tomatin GSJ and then southbound along the A9. The likely future business viability is considered to be Neutral. Good Highland Food at Moy is subject to a **Slight** beneficial effect due to northbound access to the A9 being provided by the proposed Lynebeg LILO; southbound access to the A9 is similar to the existing situation. The Moy Windfarm Track (shown on Figure 8.1e) is subject to a **Slight** beneficial effect due to the Proposed Scheme as access to the A9 northbound will become available via Lynebeg Underpass to Lynebeg LILO. Access to the A9 southbound is via the B9154 to the south east to the proposed Moy LILO and is approximately the same distance (2.5km) to travel as existing. Vehicles over 4.3m in height would not use Lynebeg LILO and would access the Moy Windfarm Track via the Moy LILO and B9154. Vehicles exiting the Moy LILO and heading north would have to travel 3.2km to Tomatin GSJ to turn around and head north. Vehicles accessing Moy LILO from the south would have to travel north approximately 18km or 19.7km to the Raigmore or Longman roundabouts (Inverness) respectively and turn around to head southbound. The likely future business viability of Moy Windfarm is considered to be Neutral.

Table 8.34: Potential Indirect Impacts on Commercial Land and Property (Unmitigated)

Receptor	Impact	Significance
Tomatin Distillery	There will be an upgraded / widened access at the main entrance to Tomatin Distillery. Access northbound and southbound to the A9 will be via the Proposed Tomatin GSJ and the existing junction access will be closed. The distance to the proposed junction is an additional 100m, however the upgrade / widening to the access is considered to be a Moderate (beneficial) effect overall.	Moderate (beneficial)
Millcroft Guest House	The existing Tomatin junction access will be closed and access to the A9 northbound and southbound will be provided by the proposed Tomatin GSJ approximately 1.2km away. Access will be a reduced distance from the existing junction of approximately 700m.	Slight (beneficial)
Tomatin Village Store	The existing Tomatin junction access will be closed and access to the A9 northbound and southbound will be provided by the proposed Tomatin GSJ approximately 1.1km away. Access will be a reduced distance from the existing junction of approximately 700m.	Slight (beneficial)
Glenan Lodge Guest House	The existing Tomatin junction access will be closed and access to the A9 northbound and southbound will be provided by the proposed Tomatin GSJ approximately 1.05km away. Access to the proposed Tomatin GSJ will be an increased distance of approximately 100m.	Negligible

Receptor	Impact	Significance
Holiday lets adjacent to River Findhorn (Learag, Butler Cottage, Tomatin House, Gardeners Cottage, Inverbrough, Croftdubh)	It is not considered that there will be an impact to commercial properties adjacent to the River Findhorn for northbound journeys as these will continue to use access road that pass under the A9 into Tomatin and join the A9 at the proposed Tomatin GSJ. Southbound journeys will be an approximate additional distance of 2.7km as Tomatin South Junction can no longer be used and vehicles will have to head north to Tomatin GSJ and then south along the A9.	Negligible (northbound) Moderate (southbound) Viability: Neutral
Good Highland Food	Access to the A9 northbound will be available via the Lynebeg Underpass and Lynebeg LILO. Access to the A9 southbound is via the B9154 to the south east to the proposed Moy LILO and is approximately the same distance (2.5km) to travel as existing.	Slight (beneficial)
Moy Windfarm Track	Access to the A9 northbound will be available via the Lynebeg Underpass and Lynebeg LILO. Access to the A9 southbound is via the B9154 to the south east to the new LILO near to Dalmagarry Farm and is approximately the same distance (2.5km) to travel as existing. For vehicles over 4.3m in height the Lynebeg LILO will not be accessible and journeys will have to be made via the Moy LILO and B9154. Vehicles exiting the Moy LILO and heading north would travel 3.2km to Tomatin GSJ to turn around and head north. Vehicles accessing Moy LILO from the south would have to travel north approximately 18km or 19.7km to the Raigmore or Longman roundabouts respectively and turn around to head southbound. For vehicles heading south from the Moy LILO and for vehicles from the north there would be effectively no change in journey distance.	Slight (beneficial) Vehicles over 4.3m Negligible – vehicles heading south and arriving from the south Substantial – vehicles heading north and arriving from the south Viability: Neutral

Community Land and Property

Land-take

- 8.4.38 The community land areas are shown on Figure 8.1a-f. Existing lay-bys and bus stops will be affected by the Proposed Scheme and this is assessed in Chapter 9 (People and Communities: Effects on All Travellers).
- 8.4.39 All other community facilities and community land are located outside of the Proposed Scheme land take area and therefore no impacts are expected to these areas.
- 8.4.40 The total area of land-take from receptors that are not residential, commercial or community related is 2.84ha across four plots and are made up of include unused land plots, unknown ownership and land set aside by the Minister for Transport.

Access

- 8.4.41 There are no permanent direct access changes (i.e. changes to the sole or primary access route) to community facilities and community land identified in Figure 8.1a-f.

- 8.4.42 Community facilities and community land which will experience a change in access/travel distance to the A9 during the operational phase, but where the A9 is not the sole/primary access route, are discussed in this section. Potential indirect impacts on community land and property access are summarised in Table 8.35.
- 8.4.43 During the operational phase, there will be a **Slight** beneficial effect to community land and property in Tomatin due to the reduced distance to the proposed Tomatin GSJ in comparison to the existing junction that will be closed and the safety benefits when accessing and egressing the A9. There will be a **Negligible** effect to access to and from sports pitch at the former Raigbeg school as access to this facility will effectively be the same as the existing situation except that there will be a reduced distance to the proposed Tomatin GSJ. In the context of the overall journey distance (2.2km) this is considered to be a **Negligible** effect. There will be a **Slight** beneficial effect to access to and from Moy Church of Scotland & Cemetery. There is currently no direct access to the A9 northbound or southbound at Moy and during the operational phase northbound access will be provided via Lynebeg Underpass to Lynebeg LILO. Southbound access will be similar to the existing situation as this is via the B9154 to the southeast and connecting with the proposed Moy LILO.

Table 8.35: Potential Indirect Community Land and Property Access Impacts (Unmitigated)

Receptor	Impact	Potential Impact Significance
Strathdearn Village Hall and Sports Hall, Strathdearn Primary School, Tomatin Free Presbyterian Church and Tomatin War Memorial	The existing Tomatin junction access will be closed and access to the A9 northbound and southbound will be provided by the proposed Tomatin GSJ. Access will be a reduced distance of approximately 700m	Slight (beneficial)
Sports Pitch at the former Raigbeg School	It is not considered that there will be an impact to the sports pitch at the former Raigbeg School as the access to the A9 north and southbound will continue to be via the access road that passes under the A9 into Tomatin however the difference being that vehicles will now use the proposed Tomatin GSJ as the existing junction will be closed. The reduced distance to the proposed junction compared to existing is not considered sufficient overall to result in an effect to journeys.	Negligible
Moy Church of Scotland & Cemetery	There is currently no direct access to the A9 for vehicles at Moy and during the operational phase access to the A9 northbound will be available via Lynebeg LILO and Lynebeg Underpass. Access to the A9 southbound is via the B9154 to the south east to the proposed Moy LILO and is approximately the same distance (2.2km) to travel as existing.	Slight (beneficial)

Agricultural, Sporting and Forestry Interests

- 8.4.44 For ease of reading, the detailed agriculture, forestry and sporting interests assessment is included in Appendix A8.2. Key summary tables relating to operational phase impacts are provided below.

Agriculture and Sporting

- 8.4.45 Table 8.36 summarises the land lost in hectares (ha) (by Land Class (LCA)) for each holding identified as being impacted by the Proposed Scheme. The total land take of agricultural land holdings during the operation phase is 55.8ha.

Table 8.36: Permanent Land Take (ha) of Agricultural Holding for each Land Class (LCA)

Invereen Farm (ha)	Dalmagarry Farm (ha)	Dalmagarry Estate (ha)	Tomatin Estate (ha)	Moy Estate (ha)
3.06	11.04	6.66	24.2	10.84

- 8.4.46 Table 8.37 provides a summary of potential operational impacts (pre-mitigation) to agricultural land holdings, which may include: permanent loss of land (and loss of ability to claim entitlements on land); changes to land access; changes to land drainage/flooding; disruption of sporting activities; disruption of services to land and buildings; and impact on farm viability.

Table 8.37: Summary of Impacts to Agricultural Land Holdings

Receptor	Impact to Viability	Sensitivity	Magnitude	Impact Significance
Invereen Farm	Neutral	Medium	Low	Slight
Dalmagarry Farm	Neutral/Adverse	Medium	Low to Medium	Slight to Moderate
Dalmagarry Estate	Neutral	Low	Low	Slight
Tomatin Estate	Neutral	Medium	Medium	Moderate
Moy Estate	Neutral	Low to Medium	Low to Medium	Slight to Moderate

Forestry Land

- 8.4.47 Table 8.38 provides a summary of potential operational impacts (pre-mitigation) to forestry land holdings, which may include: permanent loss of production and non-productive woodland; and new/upgraded access.
- 8.4.48 It should be noted that the permanent loss impacts relate to both the area under trees, as well as the area of open ground integral to the forest/woodland. The permanent loss areas are therefore larger than the areas identified under the construction impacts, which considers only the loss of trees.

Table 8.38: Summary of Impacts to Forestry Land Holdings

Feature	Quantity	Sensitivity	Impact Nature	Impact Magnitude	Impact Significance
Dalmagarry Estate					
Environmental forestry	2.82 ha	Low	Permanent loss of non-productive land	Negligible	Negligible
Access	80m	Low	Improved and extended hard-surfaced access (346m)	Negligible	Negligible

Feature	Quantity	Sensitivity	Impact Nature	Impact Magnitude	Impact Significance
Dalmagarry Quarry					
Commercial forestry	1.40 ha	Low	Permanent loss of productive land	Medium	Slight
Commercial forestry	1.94ha	Medium	Permanent loss of productive land	Low	Slight
Forestry Commission Scotland North					
Environmental forestry	10.12 ha	Medium	Permanent loss of non-productive land and long term retention and minimum intervention areas	Low	Slight
Commercial forestry	5.66 ha	Medium	Permanent loss of productive land	Low	Slight
Access to large scale commercial forestry	3502m	High	New and upgraded access (3502m) with replacement of existing junction with A9 with new and improved junction	Medium	Moderate beneficial
Forestry Commission Scotland South					
Environmental forestry	7.67 ha	Medium	Permanent loss of non-productive land / long term retention	Medium	Moderate
Access	872m	Medium	New/upgraded access (872m) with replacement of existing junction with A9 with new and improved junction	Medium	Moderate beneficial
Dalmagarry Farm					
Environmental forestry	1.68 ha	Low	Permanent loss of non-productive land	High	Moderate
Access to large scale commercial forestry	272m	High	No additional journey length southbound. Northbound journeys will require 6.6km additional journey distance to Tomatin GSJ and back	Negligible (southbound) Low (northbound)	Slight (southbound) Slight/Moderate (northbound)
Invereen					
Environmental forestry	0.16 ha	Low	Permanent loss of non-productive land	High	Moderate
Commercial forestry	0.15 ha	Low	Permanent loss of productive land	Medium	Slight/Moderate

Feature	Quantity	Sensitivity	Impact Nature	Impact Magnitude	Impact Significance
Moy Estate					
Environmental forestry	0.97 ha	Low	Permanent loss of non-productive land	Negligible	Negligible
Commercial forestry	2.10 ha	Medium	Permanent loss of productive land	Low	Slight
			New access, 587m	High	Moderate/Substantial beneficial
Network Rail Land					
Environmental forestry	0.48 ha	Low	Permanent loss of non-productive land	Negligible	Negligible
Land belonging to Scottish Ministers					
Environmental forestry	22.63 ha	Low	Permanent loss of non-productive land	Medium	Slight/Moderate
Tigh an Allt					
Environmental forestry	0.30 ha	Low	Permanent loss of non-productive land	Medium	Slight/Moderate
Commercial forestry	0.93 ha	Medium	Permanent loss of productive land	Medium	Moderate
			New junction with new road (62m); upgraded entrance	Low	Slight, beneficial
Tomatin Estate					
Environmental forestry	7.74 ha	Low	Permanent loss of non-productive land	Medium	Slight/Moderate,
			New access, 291m	Medium	Slight/Moderate, beneficial
Commercial forestry	3.18 ha	Medium	Permanent loss of productive land	Low	Slight
			Redundancy of approx. 0.41ha adjacent productive land	Low	Slight
			New access, 329m	Medium	Moderate, beneficial
Land belonging to Tucker					
Environmental forestry	0.17 ha	Low	Permanent loss of non-productive land	Low	Negligible/Slight
Commercial forestry	2.09 ha	Medium	Permanent loss of productive land	Medium	Moderate
			New access 338m	Medium	Moderate, beneficial

Development Land and Planning Applications

Development Land

- 8.4.49 Land-take and overall impact from Development Land Allocations is set out in Table 8.39. The Proposed Scheme would result in overall impacts that are assessed as being Beneficial for 6 and Adverse for 2 of the IMFLDP development land allocations (in accordance with the criteria set out in paragraph 8.2.38).

Table 8.39: Land-Take to Development Land Allocations

IMFLDP Ref.	Land-Take (ha)	Land-take From Overall Holding (%)	Significance
TM3 Land north-west of Old Post Office	0.08	1.74	Beneficial
TM4 Land North of Station Cottages	0.14	1.86	Beneficial
TM5 East of Distillery	0.15	2.95	Beneficial
TM8 Land north west of Porters Lodge	1.7	45.2	Adverse
TM10 Land west of former Little Chef	0.014	1.21	Beneficial
TM11 Former Little Chef site	0.037	3.8	Beneficial
TM12 Land south of former Little Chef	0.9	31.24	Adverse
TM13 Tomatin Distillery	0.37	1.84	Beneficial

- 8.4.50 During the operational phase Development Land TM3, TM4 and TM5 (Figure 8.2b-c), will benefit from a reduced journey distance to the proposed Tomatin GSJ whilst having relatively small areas of land-take. Development Land TM8 and TM12 will be subject to a large loss of land due to the construction area required for the Tomatin GSJ affecting viability and hence the impact significance is adverse. Development Land TM10, TM11 and TM13 to the north of the proposed Tomatin GSJ will be subject to relatively small areas of land take. Furthermore, Development Land TM13 associated with Tomatin Distillery benefits from an improved and widened access to the distillery.
- 8.4.51 All areas of Development Land will benefit from improved access and safety benefits as right turns from Tomatin southbound will no longer be across the northbound carriageway and vehicles travelling into Tomatin from the north will no longer have to turn right across the southbound carriageway.

Planning Applications

- 8.4.52 There are 6 sites identified with an extant planning approval that will be subject to land-take as a result of the Proposed Scheme and these are outlined in Table 8.40.

Table 8.40: Land-take Areas for Planning Applications

Planning Application Reference.	Location/ Proposal	Approx. Land-Take (ha)	Land-take From Overall Holding (%)	Significance
PA1 (15/00892/FUL)	Installing paths at Tomatin from the	0.2	5.5	Beneficial

Planning Application Reference.	Location/ Proposal	Approx. Land-Take (ha)	Land-take From Overall Holding (%)	Significance
	centre of the village to the A9 bus stop.			
PA2 (18/00962/FUL)	Land 340M North Of Pinewood Tomatin - Mixed use development including Hotel (class 7), food and retail outlets (class 1 and class 3) and pay at pump Fuel Station Small section of land likely to be required for A9 drainage and fencing	0.1	4.42	Mixed
(07/00163/FULIN & 12/02590/FUL)	Former Little Chef Building Tomatin – mixed-use development incorporating hotel, restaurant, retail and related services (Extension of Time).			
PA3 (13/02441/FUL & Appeal Ref. PPA-270-2115)	Glen Kyllachy, Tomatin – erection of a Wind Farm comprising 20 turbines and associated infrastructure, access tracks and 3 borrow pits. Access to the site via the existing Farr Wind Farm access.	1.6	0.1	Mixed
PA4 (13/04750/SCRE & 14/00333/SCOP & 14/03270/FUL &)	Sand and gravel quarry (Dalmagarry Quarry). Land 300M north-west of Invereen, Tomatin.	6.5	3.1	Beneficial
PA6 (16/00769/FUL)	Land 900M NW Off Asgard Tomatin- Erection of substation (NB The substation itself is beyond 500m of the A9 route. However, the access point will be via the existing Farr Wind Farm access).	3.8	1.1	Mixed

Planning Application Reference.	Location/ Proposal	Approx. Land-Take (ha)	Land-take From Overall Holding (%)	Significance
PA7 (16/01410/PIP)	Eiledon Moy - Erection of house & garage	0.0002	0.15	Beneficial

- 8.4.53 Planning Application PA1 has been considered during development of the Proposed Scheme and will be viable during the operational phase. There will be increased amenity for users who will be able to access the proposed bus stop / turning circle at the Tomatin GSJ, continue along a new footpath to the distillery and across the Allt na Frithe via an upgraded footbridge that will form embedded mitigation. Users will then be able to continue along NCN7 or safely cross the A9 via the underpass and footway provided as part of Tomatin GSJ. As the planned paths area is subject to a relatively small land take, overall the impact to PA1 is considered to be beneficial.
- 8.4.54 Planning Application PA2 is subject to a relatively small amount of land take for works to the C1121 Tomatin Road at the existing junction to the A9 which will be closed. Vehicle users will be subject to increased safety benefits from closure of the existing at-grade junction and replacement access will be provided via Tomatin GSJ 640m to the south via C1121 Tomatin Road. Overall the impact to Planning Application PA2 is considered to be Mixed. The application is considered to be viable with the Proposed Scheme in place.
- 8.4.55 Access to and from the A9 for the proposed Wind Farm at Glen Kyllachy (PA3) and for the erection of a substation (PA6) will be via the proposed LILO access 2.6km to the north of the existing access that will be closed. The proposed access will be upgraded to accommodate long wind farm vehicles and there will be safety benefits from vehicles being restricted to left turns only. As described in paragraph 8.4.32, vehicles arriving from the south will travel an additional 800m along the proposed Farr Wind Farm access track to connect with the existing track, vehicles exiting the windfarm track travelling southbound will head north and turn around at the Raigmore or Longman roundabouts approximately 12 or 13.7km away respectively. Vehicles heading to the Wind Farm LILO from the north will travel approximately 10km to the Tomatin GSJ to turn around and head north to turn left into the Wind Farm LILO. Although the land-take to the applications is minimal and the proposed access will be upgraded, the longer journey distance results in a Mixed (beneficial and adverse) impact overall.
- 8.4.56 Planning Application PA4 (Dalmagarry Quarry) will be subject to land-take of 3.1% and some of the site area will no longer be available for material extraction/proposed use. The quarry has recently re-opened. A new vehicle access egress point will be provided, as part of the Proposed Scheme, to the north of the quarry application area whereby vehicles will access the A9 at Tomatin GSJ via the new Ruthven to Tomatin Link Road. The quarry will also be in use to potentially provide materials for construction of the Proposed Scheme and its viability will not be significantly affected, therefore overall there is considered to be a Beneficial impact.
- 8.4.57 Planning Application PA7 (Eiledon Moy) will be subject to a very small amount of land take required for an area of storage of construction materials. There is an overall beneficial impact due to increased safety as the existing at-grade access to the A9 at Moy is closed and replacement access to the north is provided by the Lynebeg LILO or to the south via the B9152 and Moy LILO.

Community Impacts and Wider Area Socio-economic Impacts

- 8.4.58 Once completed and operational, 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; Chapter 17: Noise and Vibration, Chapter 16: Air Quality, Chapter 13: Landscape and Chapter 14: Visual. Furthermore, improved safety benefits for users of the A9 and reduced journey times for a significant number of residents, visitors and commercial businesses are anticipated once the Proposed Scheme is complete. Potential impacts on the community and wider socio-economics are summarised in Table 8.41.

Table 8.41: Potential Impacts on Community and Wider Socio-economics

Receptor	Impact	Significance
Wider area	Increased employment during construction phase.	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

8.5 Potential Mitigation

- 8.5.1 Mitigation measures proposed to address (avoid, reduce, offset) adverse impacts are described in the following sections for the Construction and Operational Phases.
- 8.5.2 The design process has avoided or reduced many potentially significant impacts by reducing land-take and providing alternative access arrangements. 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.
- 8.5.3 Embedded mitigation relating to the alleviation of severance for NMUs across the A9 is described in detail in Chapter 9 People and communities - Effects on All Travellers.

Mitigation during Construction

- 8.5.4 A number of construction mitigation measures will be incorporated and these are described in Chapter 21 Schedule of Environmental Commitments and included in Table 8.42 for reference.

Table 8.42: Construction Mitigation

Mitigation Item	Description
Standard A9 Mitigation	
SMC-S1	A Construction Environmental Management Plan (CEMP) will be prepared by the Contractor. The CEMP will set out how the Contractor intends to operate the construction site. The relevant section(s) of the CEMP will be in place prior to the start of construction work. The CEMP will include, but not be limited to, subsidiary plans relating to: agricultural soils, geology and land contamination; surface water and groundwater (including a Flood Response and Pollution Incident Response Plan); ecology (including specific Species and Habitat Management Plans); landscape, cultural heritage, air quality and noise and vibration.
SMC-S2	Prior to construction an Environmental Coordinator and team of suitably qualified Environmental Clerk of Works (EnvCoW) (i.e. professionally qualified in a relevant environmental discipline) will be appointed by the Contractor. The EnvCoW(s) will report to the Environmental Coordinator and be present on site, as required, during the construction period to monitor the implementation of the mitigation measures identified and ensure that



Mitigation Item	Description
	activities are carried out in such a manner to prevent or reduce impacts on the environment.
SMC-S3	<p>Throughout the construction period the Contractor will, as required, contribute towards the overall communications strategy for the A9 Dualling Programme. As part of this the Contractor will appoint a Community Liaison Officer supported by a liaison team as necessary who will:</p> <ul style="list-style-type: none"> · liaise with the following: relevant local authorities; other statutory bodies and regulatory authorities; community councils and relevant community groups; and businesses and residents in local communities affected by the construction works; · notify occupiers of nearby properties a minimum of two weeks in advance of the nature and anticipated duration of planned construction works that may affect them; · support the production of project communications such as the project website and newsletters; and · establish a dedicated freephone telephone helpline together with a dedicated email address and postal address for enquiries and complaints during the construction phase. The relevant contact numbers, email and postal addresses will as a minimum be displayed on signs around the construction site and will be published on the project website. Enquiries and complaints will be logged in a register and appropriate action will be taken in response to any complaints.
SMC-CP1	Access to/from residential, commercial and industrial and agricultural, forestry and sporting assets will be maintained throughout the construction period by means of signed diversions, where necessary. The estimated duration and location of these diversions will be communicated to affected parties, as required, before they are put in place.
SMC-CP2	Existing access arrangements to agricultural and forestry land out-with the land made available (LMA) boundary will not be prevented by the construction works during or post construction, unless alternative access is provided for in the Road Orders.
SMC-CP3	Consultation with affected landowners and occupiers will be undertaken on the location and timing of planned construction works to reduce disturbance, where practicable, taking into account the overall construction programme.
SMC-CP4	Notice of intention to commence construction work will be provided to owners and occupiers of agricultural land adjacent to the Proposed Scheme before works commence.
SMC-CP5	Where practicable, temporary construction compounds that are required out-with the LMA boundary will not be sited on prime agricultural land or on areas of woodland and forestry.
SMC-CP6	Where appropriate, temporary fences will be provided during construction for the health and safety of the public and animals and to avoid trespass. Where required, fencing of working areas will be to a standard adequate for excluding any livestock kept on adjoining land. Access by non-authorised personnel will not be permitted, unless prior permission is granted by the Principal Contractor(s).
SMC-CP7	Where boundary features (e.g. fences, walls and hedges) require temporary or permanent alteration to allow construction, these will be reinstated with appropriate materials to provide a secure boundary.
SMC-CP8	Soil resources will be managed in accordance with the 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' (Defra, 2009) to ensure that soil mitigation measures are fully implemented and soil resources are protected. This will include the careful excavation, storage and replacement of topsoil and subsoil.

Mitigation Item	Description
SMC-CP9	Reasonable precautions will be taken during construction to avoid the spreading of soil-borne pests and diseases; animal and crop diseases; tree pests and diseases; and invasive species. A biosecurity protocol will be developed by the Contractor in consultation with the Animal and Plant Health Agency, the Scottish Government's Environment and Forestry Directorate and the Scottish Government's Agriculture, Food and Rural Communities Directorate, taking cognisance of relevant UK and Scottish Government biosecurity guidance.
SMC-CP10	Pre-construction drainage surveys will be undertaken to reduce the likelihood of damage or disturbance to field and forestry drainage systems during construction. Where required, the integrity of the drainage system will be secured in advance of construction. Repairing and reinstatement of drains affected by construction will be agreed with the landowner/occupier to ensure that land capability is maintained and the risk of flooding is not exacerbated.
SMC-CP11	Water supplies for livestock will be identified pre-construction and where supplies are lost or access is compromised by any construction works, temporary and/or permanent alternative supplies will be provided as agreed with the landowner/occupier.
SMC-CP12	LMA that is declared surplus following completion of construction of the Proposed Scheme (including redundant road pavement and/or access tracks) will be offered back to former owners or their successors in accordance with the Crichel Down Rules.
SMC-CP13	Sporting or fishing rights which exist within working areas may not be accessible during the construction period. Where there are sporting or fishing rights adjacent to the working area, reasonable endeavours will be taken to minimise interference or enjoyment of them while recognising the primary objective to maintain a safe working environment for both contractors and users of the land and water.
SMC-CP14	Where stands of trees are to be affected an appropriate arboricultural and/or windthrow assessment will be undertaken pre-construction and appropriate mitigation employed for the purposes of safety of land and infrastructure.
SMC-CP15	On completion of works, any land required temporarily for construction works will be reinstated as far as practicable. A photographic and video survey is to be undertaken of any land to be returned to agriculture, to ensure all land is restored as near to its original state as is reasonably practicable.
Project Specific Mitigation	
P12-CP16	Identification of land drains/drainage patterns and water supply prior to construction and measures applied for reinstatement where these are affected by the proposed works. Please note specific mitigation item P12-G17 from Table 21.4 in Chapter 21 Schedule of Environmental Commitments which relates to drainage at Dalmagarry Farm.
P12-CP17	Planting of new areas of woodland equivalent to areas being cleared as far as practicable. Please note mitigation item P12-LV23 from Table 21.7 in Chapter 21 Schedule of Environmental Commitments in relation to limiting loss of woodland.

Mitigation during Operation

- 8.5.5 Where land-take is required for the Proposed Scheme, for the purposes of this assessment 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 this is not considered as mitigation in the assessment.

- 8.5.6 No significant adverse impacts are likely to occur for community land and property. Slight beneficial impacts are anticipated during the operational phase to community land and property in Tomatin and Moy and therefore no mitigation measures are proposed.
- 8.5.7 The following mitigation measures will be incorporated and these are described in Chapter 21 Schedule of Environmental Commitments and included in Table 8.43 for reference.

Table 8.43: Operational Mitigation

Mitigation Item	Description
Standard A9 Mitigation	
SMC-CP2	Existing access arrangements to agricultural and forestry land out-with the land made available (LMA) boundary will not be prevented by the construction works during or post construction.
Project Specific Mitigation	
P12-CP17	Planting of new areas of woodland equivalent to areas being cleared as far as practicable. Please note mitigation item P12-LV23 from Table 21.7 in Chapter 21 Schedule of Environmental Commitments in relation to limiting loss of woodland.

- 8.5.8 Permanent loss of non-productive land will be off-set by the creation of new areas of native and/or landscape woodland with integral open ground, at least equivalent in area to those areas lost. Where this mitigation applies to both construction and operational impacts on the same footprint, only the larger off-set area (normally associated with the operational impact) will be applied (i.e. the off-setting will be applied only once). Areas of the Proposed Scheme are proposed for landscape planting (refer to P12-CP17 in Table 21.2 in Chapter 21), although it should be noted that its distribution across the Scheme is not linked to the distribution of non-productive land being lost. It should be noted that this mitigation is a long-term mitigation which will take many years to fully accomplish its aim.
- 8.5.9 Long term retention / minimum intervention can be transferred to other appropriate areas of the forest.

8.6 Residual Effects

Construction

Residential, Commercial and Community Land and Property

- 8.6.1 Residual effects for residential, commercial and community land during the construction phase are presented in Table 8.44. Residual agricultural and forestry land-take impacts of the proposed scheme are summarised in Table 8.45. As shown in Table 8.41, there are temporary Slight beneficial effects to the wider area with regards to increased employment during the construction phase.

Table 8.44: Summary of Potential Impacts and Residual Effects to Residential, Commercial and Community Land during Construction

Receptor	Potential Impact	Potential Impact Significance	Mitigation Measure	Residual Effect Significance
Properties along the U2852 Road (Allt Dubhag Road)	Potential narrowing of lanes and road closures in Tomatin which could cause delays and access disruption	Slight	SMC-S1-SMC-S4 SMC-CP1-SMC-CP15	Negligible
Tigh-An-Allt	Land take temporarily required for construction phase detention basins and access disruption related to works for the Ruthven Tomatin Link Road	Moderate/Substantial		Moderate
The Shieling, Dalmagarry Farm	Boundary of property affected by a temporary laydown area for construction of the A9 underpass bridge and construction of the new access to Dalmagarry farm	Moderate/Substantial		Moderate
Keepers Cottage	Temporary disruptions, road narrowing, diversions or closures at Lynebeg	Moderate/Substantial		Moderate
Porters Lodge	Potential narrowing of lanes and road closures associated with works for Tomatin GSJ which could cause delays and access disruption	Slight/Moderate		Slight
The Old Manse	Temporary disruptions, road narrowing, diversions or closures at Moy	Slight/Moderate		Slight
Moybeg Cottage	Temporary disruptions, road narrowing, diversions or closures at Moy	Moderate/Substantial		Moderate
Freeburn Cottage	Potential narrowing of lanes and road closures which could cause delays and access disruption	Slight/Moderate		Slight
Residential Properties at Moy	Temporary disruptions, road narrowing, diversions or closures	Moderate/Substantial		Moderate
Residential properties at Lynebeg	Temporary disruptions, road narrowing, diversions or closures	Moderate/Substantial		Moderate

Receptor	Potential Impact	Potential Impact Significance	Mitigation Measure	Residual Effect Significance
Tomatin Distillery	Potential for vehicle movements to be subject to disruption and potential delay caused by road narrowing and diversions throughout Tomatin. Some disturbance to land/access associated with pump houses/tanks and outlets between the A9 and the River Findhorn	Slight		Negligible
Dalmagarry Quarry	Access disruption and delays as a result of works associated with the Ruthven Tomatin Link Road	Moderate		Slight
Farr Wind Farm Access	Delays/road narrowing/diversions during works to improve access tracks associated with the new Forestry/Wind Farm LILO junction provided to/from the A9 northbound carriageway	Slight		Negligible
Moy Wind Farm Access	Temporary delay and/or diversion to the existing junction with the A9 at Daviot during works for Moy LILO	Slight		Negligible
Tomatin War Memorial Tomatin Free Presbyterian Church Strathdearn Village and Sports Hall	Road narrowing, diversions or road closures as a result of works for the Tomatin GSJ and associated bus stop/turning circle and footway, upgrade and widening of the Tomatin Distillery entrance, the new bus stop/turning circle at the south of Tomatin village and Tomatin south junction	Slight		Negligible
Moy Church & Cemetery	Access and travel disruption caused by road narrowing, diversions and closures as a result of works to the Moy to Lynebeg link road through the Lynebeg A9 underpass, the new bus stop lay-by where the Moy to	Slight		Negligible

Receptor	Potential Impact	Potential Impact Significance	Mitigation Measure	Residual Effect Significance
	Lynebeg link connects to the B9154 and the Lynebeg rail underpass			

Agricultural and Sporting Interests

- 8.6.2 As described in paragraph 8.4.56, there are impacts that occur during the construction phase but which will continue to the operational phase. The residual effects to Agricultural and Sporting and Commercial Forestry Interests are therefore included in the Operation residual effects section below.

Forestry Land

- 8.6.3 Residual impacts to forestry land during the construction phase are provided in Table 8.45. Impacts relating to tree clearance are not considered within this section, as these same areas (together with open ground) will be subject to permanent removal, which is considered under the Operation residual effects section below. Where this is the case, a note is made under the mitigation method column to refer to the corresponding line in the Operation residual effects table.

Table 8.45: Summary of Potential Impacts and Residual Effects to Forestry Land during Construction

Property	Impact	Quantity	Potential Impact significance	Mitigation	Residual Effect Significance
Dalmagarry Estate	Environmental forestry: Clearance of non-productive trees	1.26 ha	Negligible/Slight	N/A	Negligible/Slight
	Disruption of access	80m	Negligible/Slight	Access management (SMC-CP1, SMC-CP2)	Negligible
Dalmagarry Quarry	Commercial forestry: Clearance of productive trees	0.78 ha	Slight	No mitigation available	Slight
	Commercial forestry: Clearance of productive trees	0.97 ha	Negligible/Slight	No mitigation available	Negligible/Slight
Forestry Commission North	Environmental forestry: Clearance of non-productive trees and long term retention / minimum intervention	5.65ha	Slight	No mitigation available	Slight
	Environmental forestry: Clearance of long term retention and minimum intervention areas	5.99ha	Slight	No mitigation available	Slight

Property	Impact	Quantity	Potential Impact significance	Mitigation	Residual Effect Significance
	Commercial forestry: Clearance of productive trees	4.56ha	Slight	No mitigation available	Slight
	Commercial forestry: Windthrow of approx. 4.14ha of commercial forestry beyond footprint		Slight	Pre-emptive felling (SMC-CP14)	Slight
Forestry Commission South	Environmental forestry: Clearance of non-productive trees	6.79 ha	Slight	No mitigation available	Slight
	Environmental forestry: Clearance of non-productive trees retained for environmental benefit over the long term; Long Term Retention (LTR)		Slight	No mitigation available	Slight
	Windthrow of approx. 0.68ha adjacent non-productive trees		Negligible/Slight	Pre-emptive felling (SMC-CP14)	Negligible
Dalmagarry Farm	Clearance of non-productive trees	1.68ha	Moderate	N/A however relevant mitigation (Native/ landscape woodland planting (P12-CP17)) will be applied for loss of non-productive land during operational phase	Moderate
	Disruption of access to large scale commercial forestry	417m	Substantial	Access management (SMC-CP1, SMC-CP2)	Slight
Invereen	Clearance of non-productive trees	0.16 ha	Moderate	Native/ landscape woodland planting (P12-CP17)	Moderate
Moy Estate	Environmental Forestry: Clearance of non-productive trees	0.80 ha	Negligible	N/A	Negligible
	Commercial forestry: Clearance of productive trees	2.10ha	Slight	No mitigation available	Slight

Property	Impact	Quantity	Potential Impact significance	Mitigation	Residual Effect Significance
	Commercial forestry: Windthrow of approx. 1.88ha of commercial forestry beyond footprint		Slight	Pre-emptive felling (SMC-CP14)	Negligible
Land belonging to Network Rail	Environmental forestry: Clearance of non-productive trees	0.48ha	Negligible	Native/ landscape woodland planting (P12-CP17)	Negligible
Land belonging to Scottish Ministers	Environmental forestry: Clearance of non-productive trees	22.63ha	Slight/Moderate	Native/ landscape woodland planting (P12-CP17)	Slight
Tigh an Alt	Environmental forestry: Clearance of non-productive trees	0.30ha	Slight/Moderate	Native/ landscape woodland planting (P12-CP17)	Negligible
	Commercial forestry: Clearance of productive trees	0.93	Moderate	No mitigation available	Moderate
	Commercial forestry: Windthrow of approx. 0.31ha beyond footprint	0.31ha	Moderate	Pre-emptive felling (SMC-CP14)	Slight
	Disruption of access	62m	Slight	Access management (SMC-CP1, SMC-CP2)	Negligible
Tomatin Estate	Environmental forestry: Clearance of non-productive trees	6.76ha	Slight/Moderate	Native/ landscape woodland planting (P12-CP17)	Negligible/slight
	Commercial forestry: Clearance of productive trees	3.18ha	Slight	No mitigation available	Slight
	Commercial forestry: Windthrow of approx. 5.14ha beyond footprint	5.14ha	Moderate	Pre-emptive felling (SMC-CP14)	Slight
Tucker's Wood	Environmental forestry: Clearance of non-productive trees and land	0.17ha	Negligible/Slight	Native/ landscape woodland planting (P12-CP17)	Negligible
	Commercial forestry: Clearance of productive trees	2.09ha	Moderate	No mitigation available	Moderate

Property	Impact	Quantity	Potential Impact significance	Mitigation	Residual Effect Significance
	Windthrow of approx. 0.51ha beyond footprint	0.51ha	Moderate	Pre-emptive felling (SMC-CP14)	Slight
	Disruption of access	175m	Negligible/Slight	Access management (SMC-CP1, SMC-CP2)	Negligible

Operation

- 8.6.4 Residual effects for residential, commercial and community land during the operational phase are presented in Table 8.46. Residual agricultural and sporting effects are summarised in Table 8.47.
- 8.6.5 In all cases where the viability is shown as ‘adverse’ (under the residual effect significance column), this is due to a reduction in activity.



Table 8.46: Summary of Potential Impacts and Residual Effects to Residential, Commercial and Community Land during Operation

Receptor	Potential Impact Significance	Mitigation	Residual Effect Significance
Land-Take			
Residential Land and Property			
L24 Tigh-An-Allt, Tomatin (land take required for construction of the Ruthven Tomatin Link Road and associated access (and also includes areas required for temporary construction phase detention basins).	Moderate	No additional mitigation measures proposed	Moderate
L25 The Sheiling, Dalmagarry (land take for the formation of access to Dalmagarry Farm)	Moderate		Moderate
L32 Keepers Cottage (land take along part of the existing access track only to provide a link to the proposed SuDS access track however it should be noted that access will be retained)	Slight		Slight
L38 The Old Manse (land take required for a drainage outfall)	Negligible/Slight		Negligible/Slight
L45 Freeburn Cottage (land take for the widening of a footway and new footbridge)	Negligible/Slight		Negligible/Slight
Commercial Land and Property			
L26 Un-named property (historic use as telephone exchange) north of Dalmagarry Farm	Moderate/Substantial	No additional mitigation measures proposed	Moderate/Substantial
L33, L35, L37 Tomatin Distillery Outlet tanks and pumping station	Moderate/Substantial		Moderate/Substantial
L36 Dalmagarry Quarry	Moderate		Moderate
L48 Tomatin Distillery – land required for footbridge and upgraded entrance	Slight		Slight Beneficial (in the context of the overall upgrade and widening of the Tomatin Distillery entrance)
L51 Forestry and Timber Processing Yard	Moderate		Moderate
Development Land Allocations			





Receptor	Potential Impact Significance	Mitigation	Residual Effect Significance
TM3 Land north-west of Old Post Office	Beneficial	No additional mitigation measures proposed	Beneficial
TM4 Land North of Station Cottages	Beneficial		Beneficial
TM5 East of Distillery	Beneficial		Beneficial
TM8 Land north west of Porters Lodge	Adverse		Adverse
TM10 Land west of former Little Chef	Beneficial		Beneficial
TM11 Former Little Chef site	Beneficial		Beneficial
TM12 Land south of former Little Chef	Adverse		Adverse
TM13 Tomatin Distillery	Beneficial		Beneficial
Planning Applications			
PA1 (15/00892/FUL)	Beneficial	No additional mitigation measures proposed	Beneficial
PA2 (18/00962/FUL, 07/00163/FULIN & 12/02590/FUL)	Mixed		Mixed
PA3 (13/02441/FUL & Appeal Ref. PPA-270-2115)	Mixed		Mixed
PA4 (13/04750/SCRE & 14/00333/SCOP & 14/03270/FUL &)	Mixed		Mixed
PA6 (16/00769/FUL)	Mixed		Mixed
PA7 (16/01410/PIP)	Beneficial		Beneficial
Access Changes			
Direct Residential Access			
Tigh-An-Allt, Tomatin.	Slight		Slight





Receptor	Potential Impact Significance	Mitigation	Residual Effect Significance
Dalmagarry Farm	Negligible	No additional mitigation measures proposed	Negligible
Invereen	Slight		Slight
Residential properties at Lynebeg; Foresters House, 1 Lynebeg, 2 Lynebeg, 3 Forestry Houses, 4 Lynebeg and The Keeper's Cottage	Negligible		Negligible
Residential properties on Ruthven Road	Negligible (southbound) Slight (northbound)		Negligible (southbound) Slight (northbound)
Indirect Residential Access			
Residential properties in Tomatin Village including Sandside Cottage, Porters Lodge, Freeburn Cottage and Pinewood	Slight (beneficial)	N/A	Slight (beneficial)
Residential properties at Raigbeg	Moderate (southbound)	No additional mitigation measures proposed	Moderate (southbound)
Residential properties along the U2852 Road (Allt Dubhag Road)	Slight	No additional mitigation measures proposed	Slight
Residential properties south of Tomatin	Slight (beneficial)	N/A	Slight (beneficial)
Residential properties at Moy	Slight (beneficial)		Slight (beneficial)
Direct Commercial Access			
Farr Windfarm Track	Negligible or Substantial (depending on which direction vehicles heading to/from)	No additional mitigation measures proposed	Negligible or Substantial (depending on which direction vehicles heading to/from) Viability: Neutral
Tomatin Distillery Company Limited Outlet tanks site and outfall pipe	Negligible	N/A	Negligible
Dalmagarry Quarry	Negligible or Substantial (depending on which direction vehicles heading to/from)	No additional mitigation	Negligible or Substantial (depending on which direction vehicles heading to/from)





Receptor	Potential Impact Significance	Mitigation	Residual Effect Significance
		measures proposed	Viability: Neutral
Indirect Commercial Access			
Tomatin Distillery	Moderate (beneficial)	No additional mitigation measures proposed	Moderate (beneficial)
Millcroft Guest House	Slight (beneficial)		Slight (beneficial)
Tomatin Village Store	Slight (beneficial)		Slight (beneficial)
Glenan Lodge Guest House	Negligible		Negligible
Holiday lets adjacent to River Findhorn (Learag, Butler Cottage, Tomatin House, Gardeners Cottage, Inverbrough, Croftdubh)	Negligible (northbound) Moderate adverse (southbound)		Negligible (northbound) Moderate adverse (southbound) Viability: Neutral
Good Highland Food	Slight (beneficial)		Slight (beneficial)
Moy Windfarm Track	Slight (beneficial) Vehicles over 4.3m in height: Negligible – vehicles heading south and arriving from the south Substantial – vehicles heading north and arriving from the south		Slight (beneficial) Vehicles over 4.3m in height: Negligible – vehicles heading south and arriving from the south Substantial – vehicles heading north and arriving from the south Viability: Neutral
Indirect Community Access			
Strathdearn Village Hall and Sports Hall, Strathdearn Primary School, Tomatin Free Presbyterian Church and Tomatin War Memorial	Slight (beneficial)	N/A	Slight (beneficial)
Sports Pitch at the former Raigbeg School	Negligible		Negligible
Moy Church of Scotland & Cemetery	Slight (beneficial)		Slight (beneficial)
Community and Wider Socio-economics			
Local area - Operational changes to noise and vibration, air quality emissions, and landscape and visual disturbance	Slight	No additional mitigation	Slight





Receptor	Potential Impact Significance	Mitigation	Residual Effect Significance
		measures proposed	
Wider area - Increased employment during construction phase	Slight (Beneficial, temporary)	N/A	Slight (Beneficial, temporary)
Wider area - Improved safety and travel times for locals and users of the A9	Moderate (Beneficial)	N/A	Moderate (Beneficial)

Table 8.47: Summary of Potential Impacts and Residual Effects to Agricultural and Sporting Interests during Operation

Property	Impact	Quantity	Impact Significance	Mitigation	Residual Effect
Invereen Farm	Loss of land for production and entitlements	3.06 ha	Slight	No additional mitigation measures proposed	Slight
	Overall impact to agricultural and sporting interests and farm viability	N/A	Slight	No mitigation identified	Slight Viability: Neutral
Dalmagarry Farm	Loss of land for production and entitlements	11.04 ha	Slight to Moderate	No additional mitigation measures proposed	Slight to Moderate
	Changes to farm access and fields	N/A	Slight to Moderate	Ensure new access allows similar pedestrian, vehicular and livestock access to the existing situation (SMC-CP2)	Negligible
	Change of access to letting cottage	N/A	Slight to Moderate	Alternative access provided	Slight
	Overall impact to agricultural and sporting interests and farm viability	N/A	Slight to Moderate	As per mitigation measures identified above	Slight Viability: Neutral/Adverse
Dalmagarry Estate	Loss of land for production and entitlements	6.66 ha	Slight	No additional mitigation measures proposed	Slight
	Disruption of shooting	N/A	Slight	No additional mitigation measures proposed	Slight





Property	Impact	Quantity	Impact Significance	Mitigation	Residual Effect
	Overall impact to agricultural and sporting interests and farm viability	N/A	Slight	No additional mitigation measures proposed	Slight Viability Neutral
Tomatin Estate	Loss of land for production and entitlements	24.2 ha	Moderate	No additional mitigation measures proposed	Moderate
	Changes to access to letting cottages and fishing	N/A	Moderate	Ensure access is maintained and well signposted post construction (SMC-CP2)	Slight
	Overall impact to agricultural and sporting interests and farm viability	N/A	Moderate	As per mitigation measures identified above	Slight Viability: Neutral
Moy Estate	Loss of land for production and entitlements	10.84 ha	Slight to Moderate	No additional mitigation measures proposed	Slight to Moderate
	Overall impact to agricultural and sporting interests and farm viability	N/A	Slight to Moderate	No mitigation identified	Slight Viability: Neutral

Table 8.48: Summary of Potential Impacts and Residual Effects to Forestry Land during Operation

Property	Impact	Quantity	Impact Significance	Mitigation	Residual Effect
Dalmagarry Estate	Environmental forestry: Permanent loss of non-productive land	2.82ha	Negligible	N/A	Negligible
	Improved and extended hard-surfaced access	80m	Negligible	N/A	Negligible
Dalmagarry Quarry	Commercial forestry: Permanent loss of productive land	1.40ha	Slight	No mitigation available	Slight
	Commercial forestry: Permanent loss of productive land	1.94ha	Slight	No mitigation available	Slight
Forestry Commission North	Environmental forestry: Permanent loss of non-productive land and long term retention and minimum intervention areas	10.21ha	Slight	No mitigation available	Slight





Property	Impact	Quantity	Impact Significance	Mitigation	Residual Effect
	Commercial forestry: Permanent loss of productive land	5.66ha	Slight	No mitigation available	Slight
	New and upgraded access (3502m) with replacement of existing junction with A9 with new and improved junction	3502m	Moderate/Substantial (beneficial)	N/A	Moderate/Substantial (beneficial) Viability: Beneficial
Forestry Commission South	Environmental forestry: Permanent loss of non-productive land / long term retention	7.67 ha	Moderate	No mitigation available	Moderate Viability: Neutral
	New/upgraded access (872m) with replacement of existing junction with A9 with new and improved junction	872m	Moderate (beneficial)	N/A	Moderate (beneficial)
Dalmagarry Farm	Permanent loss of non-productive land	1.68ha	Moderate	Native/ landscape woodland planting (P12-CP17)	Slight
	Negligible change for southbound vehicles from Moy LILO. Additional journey distance for timber vehicles heading northbound (from Moy LILO to turn around at Tomatin GSJ)	6.6km (northbound)	Slight (southbound) Slight/Moderate (northbound)	N/A	Slight (southbound) Slight/Moderate (northbound) Viability: Neutral
Invereen	Environmental forestry: Permanent loss of non-productive land	0.16ha	Moderate	Native/ landscape woodland planting (P12-CP17)	Slight
	Commercial forestry: Permanent loss of productive land	0.15ha	Slight/Moderate	No mitigation available	Slight/Moderate Viability: Adverse
Moy Estate	Environmental forestry: Permanent loss of non-productive land	0.97ha	Negligible	N/A	Negligible
	Commercial forestry: Permanent loss of productive land	2.10ha	Slight	No mitigation available	Slight
	New access, 587m	587m	Moderate/Substantial (beneficial)	N/A	Moderate/Substantial (beneficial) Viability: Beneficial
Land belonging to Network Rail	Environmental forestry: Permanent loss of non-productive land	0.48ha	Negligible	N/A	Negligible





Property	Impact	Quantity	Impact Significance	Mitigation	Residual Effect
Land belonging to Scottish Ministers	Environmental forestry: Permanent loss of non-productive land	22.63ha	Slight/Moderate	N/A	Slight/Moderate Viability: Neutral
Tigh an Allt	Environmental forestry: Permanent loss of non-productive land	0.30ha	Slight/Moderate	No mitigation available	Slight/Moderate Viability: Neutral
	Permanent loss of productive land	0.93ha	Moderate	No mitigation available	Moderate Viability: Adverse
	New junction with new road (62m); upgraded entrance	62m	Slight (beneficial)	N/A	Slight (beneficial)
Tomatin Estate	Environmental forestry: Permanent loss of non-productive land	7.74ha	Slight/Moderate	No mitigation available	Slight/Moderate Viability: Neutral
	Environmental forestry: New access, 194m	291m	Slight/Moderate (beneficial)	N/A	Slight/Moderate (beneficial)
	Commercial forestry: Permanent loss of productive land	3.18ha	Slight adverse	No mitigation available	Slight
	Commercial forestry: Redundancy of approx. 0.41ha adjacent productive land	0.41ha	Slight adverse	No mitigation available	Slight
	Commercial forestry: New access, 329m	329m	Moderate (beneficial)	N/A	Moderate (beneficial) Viability: Beneficial
Tucker's Wood	Environmental forestry: Permanent loss of non-productive land	0.17ha	Negligible/Slight adverse	No mitigation available	Negligible/Slight
	Commercial forestry: Permanent loss of potentially productive land	2.09ha	Moderate	No mitigation available	Moderate Viability: Adverse (neutral overall in context of loss of productive land and new access)
	New access 338m	338m	Moderate (beneficial)	N/A	Moderate (beneficial) Viability: Beneficial (neutral overall in context of loss of productive land and new access)



8.7 Statement of Significance / Conclusion

- 8.7.1 After mitigation, the effect on residential land and property varies between **Negligible** and **Moderate**. The impact to Development Land Allocations is largely **Beneficial** with two instances where the impact is **Adverse**. The impact to planning applications is **Beneficial/Mixed**.
- 8.7.2 The impact to direct residential access is **Negligible/Slight** and **Slight/Moderate** for indirect residential access. The impact to commercial access (direct and indirect) ranges between Negligible and Substantial (beneficial and adverse) depending on vehicle direction. The impact to indirect community access is **Negligible/Slight (beneficial)** and ranges from **Slight to Moderate (beneficial)** for community and wider socio-economics.
- 8.7.3 The overall impact to agricultural, sporting interests and forestry is considered to be **Slight/Moderate** overall.

8.8 References

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- ⁱ Highways Agency et al. (2001); Design Manual for Roads and Bridges, Volume 11, Section 3, Part 6 Land Use - Amendment No.1.
- ⁱⁱ Highways Agency et al. (1993); Design Manual for Roads and Bridges, Volume 11, Section 3, Part 8 Pedestrians, Cyclists, Equestrians and Community Effects.
- ⁱⁱⁱ The Highways Agency (2015); Interim Advice Note 125/15. Supplementary Guidance for users of DMRB Volume 11 'Environmental Assessment'.
- ^{iv} The Highland Council (2012); Highland-wide Local Development Plan.
- ^v The Highland Council (2015); Inner Moray Firth Local Development Plan.
- ^{vi} The Highland Council (2011); Core Paths Plan, Map: 17a-c.
- ^{vii} James Hutton Institute (2013); MLURI Land Capability for Agriculture Data.
- ^{viii} The Scottish Government (2003); Land Reform (Scotland) Act.
- ^{ix} The Highland Council (2015); Inner Moray Firth Local Development Plan.
- ^x Scottish Government, (2014); Scottish Planning Policy.
- ^{xi} Department of Communities and Local Government (2004); Circular 06/04: Compulsory Purchase and The Crichton Down Rules.
- ^{xiii} Forestry Commission (2011); Meall Mor Forest Design Plan.