

22 Land Use

This chapter addresses the potential effects of the proposed scheme on existing and future land use within the Southern Leg study area.

Agriculture is the main land use in the study area and the construction of the proposed scheme would result in a permanent loss of approximately 155 hectares (ha) of agricultural land. Mitigation measures to reduce the impacts on agricultural businesses include the provision of bridges or underpasses over and under the new road to maintain access to fields severed by the AWPR, together with reconnection of field drainage systems, watering points for livestock and reinstatement of boundary features. No farms would have their viability affected.

The main residential areas within the study area are Charleston, Milltimber and Kingswells. In addition, there are scattered properties situated in the surrounding countryside. The proposed scheme would require the demolition of 13 residential properties, one school and two outbuildings within the Southern Leg study area. There are several commercial properties within the study area: access to 27 (one adversely) of these would be affected by the scheme and seven would be directly affected by land-take. The proposed scheme would also affect community land, predominantly in the form of woodland, however, mitigation planting results in a net gain of woodland in the study area.

22.1 Introduction

- 22.1.1 This chapter addresses the potential effects of the proposed scheme on existing and future land use within the Southern Leg study area. The Southern Leg of the AWPR extends from ch200000-207270 and ch100000-111400, and the study area that has been defined to assess the impacts on land use extends to 500m from the centreline of the proposed scheme, as shown on Figures 22.2a-h (General Land Use). The area lies within the Aberdeen City and Aberdeenshire Council boundaries.
- 22.1.2 The types of land use addressed in this chapter include agriculture, forestry, community facilities (as community land but not buildings, unless to provide context), residential, business and industrial land, disused waterways and development land. Potential impacts on community facilities that are buildings are addressed in Chapter 31 (Pedestrians, Cyclists, Equestrians and Community Effects). In addition to the potential loss of agricultural, development land and the loss of land used by the community, this chapter considers the effects of demolition on residential and commercial property.
- 22.1.3 The main commercial interests identified within the study corridor are those in the primary sector (agriculture and forestry), with agriculture being the main land use identified. Other commercial interests include manufacturing, transport and communications. In this chapter, agriculture, forestry and other agriculturally-related commercial activities that use the land as a resource, including sporting interests, are considered together.
- 22.1.4 The temporary change in land uses during the construction period e.g. the use of temporary construction compounds is considered separately in Chapter 33 (Disruption Due to Construction).

Agriculture, Forestry and Sporting Interests

- 22.1.5 The assessment of the potential impacts on agriculture, forestry (commercial) and sporting interests was undertaken by the Scottish Agricultural College (SAC). For the purposes of this assessment, agriculture is considered to be the practice of cultivating the land and rearing stock to produce food products. Forestry is defined in relation to the rearing of trees to produce wood and wood products. Sporting interests include shooting and stalking activities over agricultural land, forestry as well as water and fishing activities upon lochs, reservoirs, rivers, burns, canals and ponds.

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- 22.1.6 The agricultural activities in the study area potentially affected by the proposed scheme are diverse. The capability of land to support different types of agricultural systems, from intensive arable cropping to more extensive pasture based systems, is determined by a range of physical factors such as relief and topography, climate (rainfall and growing season) and soil characteristics. Land is classed by the Macaulay Land Use Research Institute (MLURI) according to its land capability, reflecting the above conditions, and which is further discussed in section 37.2.
- 22.1.7 In addition to their main farming activities, farmers are developing, particularly in more recent years, complementary activities to generate more diverse income streams for the farming business. These include novel crop and livestock systems, provision of tourist accommodation, leisure and recreation pursuits (including equestrian activity), value-added products and contracting (labour and machinery).
- 22.1.8 The agricultural assessment within this chapter:
- describes the agriculture, forestry and sporting activity in the route corridor;
 - outlines the potential effects on agriculture, forestry and sporting activities during construction and operation of the proposed scheme;
 - describes mitigation measures; and
 - identifies residual effects as well as potential aggregate residual effects.

Community Land

- 22.1.9 For the purposes of this assessment, community land is land that is used by the community for educational, recreational and amenity purposes, and can be either publicly or privately owned. This includes open ground encompassing common or open space, woodland, countryside/greenbelt, derelict and vacant land. In DMRB Volume 11, 'common', refers to any town or village green, and 'open space' refers to any land laid out as a public park or used for public and private recreation, or land that is a disused burial ground. Community land is defined as that used by the public for recreation and amenity. Access to community facilities such as buildings, footpaths, cycleways and equestrian routes are considered separately in Chapter 31 (Pedestrians, Cyclists, Equestrians and Community Effects). Land containing archaeological remains, historic buildings or gardens are considered in Chapter 28 (Cultural Heritage).
- 22.1.10 DMRB Volume 11 also requires that any potential impacts on un-navigable, disused waterways and any waterway restoration or development proposals be considered. British Waterways was consulted regarding the proposal and to identify the presence of any disused waterways in the study area. As no waterways of this category have been identified for this assessment, this is not considered further in this chapter. Impacts on land of ecological importance are addressed in Chapter 25 (Ecology and Nature Conservation).

Residential and Commercial Land Use

- 22.1.11 The assessment of the potential impacts on residential and commercial land use is concerned with the demolition of property and associated land-take, as a result of the proposed scheme resulting in loss of homes, facilities, amenities, services or employment. Compensation may be available where there is demolition or loss of private property, and this will be addressed by an economic appraisal of the scheme by the District Valuer prior to the commencement of construction.
- 22.1.12 An assessment of the potential impact of the proposed scheme on non-agricultural/forestry businesses and commercial interests within the study area was undertaken independently by Tribal HCH and is documented in a separate report (Aberdeen Western Peripheral Route: Southern Leg Impact on Businesses, Tribal HCH 2006). This report is confidential as it contains commercially sensitive information on businesses.

Development Land

- 22.1.13 The assessment of impacts on development land is intended to address the effects of the scheme on future land use changes. For the purposes of this assessment development land is land that is covered by local authorities' land use planning designations, as identified in Structure and Local Plans, as well as any planning proposals lodged with the planning authorities.

22.2 Approach and Methods

- 22.2.1 The assessment of the potential impacts of the proposed scheme on land use was undertaken in accordance with the 'Design Manual for Roads and Bridges' (DMRB) Volume 11, Section 3, Part 6 (The Highways Agency et. al., 1993).
- 22.2.2 The approach and method used is considered separately for each of the following land interests:
- agriculture, forestry and sporting interests;
 - community land;
 - residential and commercial land use; and
 - development land.
- 22.2.3 For the assessment, the sensitivity of land use features is identified. The magnitude of impacts is then assessed based on specified criteria. From the sensitivity and magnitude, an assessment of the significance of impacts is then made. Mitigation measures to address adverse impacts are identified. This is followed by an assessment of the residual generic impacts of the scheme, taking into account those mitigation measures.

Agriculture, Forestry and Sporting Interests

- 22.2.4 The assessment of the effects on agriculture, agriculturally related activities, forestry and sporting activities involves a combination of:
- desk based research of information sources in relation to agriculture, forestry and land use in the area;
 - consultation where appropriate with interested parties and organisations;
 - identification of characteristics and extent of different agricultural, forestry and land management activities along the length of the proposal;
 - site visits and inspections by experienced professionals; and
 - interviews with the landowners and tenants whose land would be directly affected by the proposed scheme.
- 22.2.5 To assess the overall significance of the potential effects of the proposed scheme on agricultural, forestry and sporting activities, an objective assessment involving sensitivity to impact and magnitude of effects was adopted. This provided an assessment framework and ensured overall consistency of reporting.
- 22.2.6 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 corridor. This allowed the following baseline information to be ascertained:
- extent of property holdings and form of land ownership;
 - land use, management and performance levels attained;
 - labour and machinery resources;
 - sporting activity and management;

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- other business interests; and
- existing grants.

22.2.7 The questionnaire used in the survey and interviews for the Northern Leg, Southern Leg and Fastlink can be found in Appendix A7.2 (Land Interest Baseline Questionnaire). The results of these interviews were supplemented by the following assessments:

Land Use and Land Capability

22.2.8 The combination of site visits and soil investigations allowed land use and land capability of land directly affected by the proposed scheme to be categorised.

22.2.9 Additionally, MLURI Land Capability for Agriculture data were used to indicate the land class along the proposed scheme. This classification system gives an indication of the capability of the land to grow certain types of crops and grass. The full classification can be found in Appendix A7.3 (Land Capability Descriptors). 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 3₁ are known as prime quality land. Classes 3₂ to 7 are known as non-prime land. The Macaulay data were verified during on site with assessments of topsoil depth, soil texture, soil colour, wetness, stone content and gradient. This allowed a full and complete assessment of the land according to the Macaulay Land Capability for Agriculture Classification System.

22.2.10 Both the magnitude of the effects and the sensitivity of the holdings or particular agricultural land uses are assessed. The assessment of the magnitude of impact is based upon the anticipated land-take identified for each land interest based on the current road model at the time and landscape mitigation proposals. Issues such as severance, access and changes in management of the land parcels are also identified and considered in the magnitude assessment. The assessments of sensitivity are based on the quality of the land affected, the type of farming activity practiced and the farm size. The assessment of magnitude and sensitivity has been based upon indicative criteria and professional judgement.

22.2.11 Table 22.1 outlines the characteristics and description of impacts for each sensitivity and magnitude rating.

Table 22.1 – Sensitivity of Receptor

Sensitivity	Characteristics
High	Presence of prime quality land (Grade 1, 2, 3 ₁). Conventionally farmed Intensive arable cropping and/or intensive livestock systems (e.g. dairying). Land of any farm type farmed according to organic/biodynamic standards. Small farm size < 50ha High value woodland that is rare or distinctive and susceptible to small changes.
Medium	Presence of land of moderate quality (Grade 3 ₂ , and 4). Conventionally farmed mixed livestock and crop systems of moderate intensity. Average farm size > 50 < 100ha Moderate value woodlands tolerant of moderate levels of change.
Low	Presence of land of low quality (Grade 5, 6 & 7). Conventionally farmed extensive livestock systems. Large farm size >100ha. Land let out. More commonplace woodland tolerant of noticeable change or undergoing substantial development.

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Table 22.2 – Magnitude of Impact

Magnitude of Impact	Impact Description (one or more criteria)
High	<p>Loss of > 10% of the farmed area</p> <p>High degree of severance (> 10% of the farmed area).</p> <p>Access to fields compromised with longer route required and machinery restricted.</p> <p>High degree of disruption to cultivation patterns with high risk of change in land use.</p> <p>Disruption to driven shooting and high value fishing (eg salmon).</p> <p>Potential for high degree of change in permanent or seasonal employment.</p> <p>Noticeable change to the woodland over a wide area or an intensive change over a limited area.</p>
Medium	<p>Loss of >5% <10% of the farmed area</p> <p>Moderate degree of severance (>5% < 10% of the farmed area).</p> <p>Access to fields changed but moderate increase in travelling and all machinery able to access.</p> <p>Moderate degree of disruption to cultivation patterns with moderate risk of change in land use.</p> <p>Disruption to walked up shooting and medium value fishing (e.g. trout).</p> <p>Potential for moderate degree of change in permanent or seasonal employment.</p> <p>Small changes to the woodland over a wide area or a noticeable change over a limited area.</p>
Low	<p>Loss of >1% <5% of the farmed area</p> <p>Low degree of severance (<5% of the farmed area).</p> <p>Access changed with minimal increase in travelling and all machinery able to access.</p> <p>Minimal degree of disruption to cultivation patterns and low risk of change in land use.</p> <p>Disruption to rough shooting and low value fishing (e.g. no permit charged).</p> <p>Potential for low degree of change in permanent or seasonal employment.</p> <p>Very minor changes to the woodland over a wide area or minor changes over a limited area.</p>
Negligible	Negligible change to any of the above factors.

22.2.12 Professional judgement and awareness of the relative balance of importance between sensitivity and magnitude allows the overall significance of impact to be assessed in accordance with the general approach and methods adopted in this document and the following table.

Table 22.3 – Significance of Impact

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

22.2.13 The table provides a guide as to the significance of impact, although it should be noted that professional judgement is used to determine the final significance category. The significance of impact is assessed without mitigation and then with mitigation for residual impacts. Additionally an assessment of the impact on business viability of each of the agricultural land holdings is made

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under residual impacts. Aggregate effects in relation to total land lost for each land capability grade are also determined for each land interest and for the proposed scheme.

Community Land

22.2.14 Community land was identified through site visits, as well as a review of OS map data and the development plans, which are discussed in paragraph 22.2.19 (Development Land) and in more detail in Chapter 34 (Policies and Plans). The approach to assessing the impact on community land has been to assess the sensitivity of each feature identified according to the sensitivity criteria shown in Table 22.4. The magnitude or extent to which the route affects any of these features was then calculated using criteria as set out in Table 22.5. An assessment of the significance is then undertaken as shown in Table 22.6.

Table 22.4 – Criteria for Sensitivity of Community Land Use Interests

Sensitivity	Description
High	Community land of national importance, e.g. National Parks.
Medium	Land used by the community on a regional scale, e.g. Country Parks, forests and other land managed in such a way as to attract visitors from a regional, or wider, catchment.
Low	Locally used community land, e.g. local parks, cemeteries and local areas of woodland potentially used for recreation.

Table 22.5 – Magnitude of Impact Criteria for Community Land Use Interests

Magnitude of Impact	Impact Description (one or more criteria)
High	> 50% loss of land and/or complete severance of a site.
Medium	Loss of part of a site (between approximately 15% to 50%) and/or major severance of a site.
Low	< 15% loss of a site and/or partial severance.
Negligible	Very slight change from the baseline condition. Change hardly discernible, approximating to a 'no change' in conditions.

Table 22.6 – Significance of Impact Criteria for Land Use Interests

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

Residential and Commercial Land Use

22.2.15 The approach to assessing the potential impact of the proposed scheme on businesses and industrial land was undertaken by conducting face to face interviews with those businesses likely to be affected by the route through demolition or land-take. The interviews were conducted to ascertain the implications of loss of employment and future viability.

22.2.16 Residential properties affected by the proposed scheme were identified through a review of Ordnance Survey maps and consultation. The demolition of residential properties is always assessed as an adverse impact of substantial significance.

22.2.17 The assessment of the impact on individual businesses was undertaken using the following criteria:

- Beneficial Impact: the business would be able to continue trading and developing as planned with the proposed scheme making a beneficial contribution to business development;

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- Neutral Impact: the business would be affected by the proposed scheme, but it is likely to be able to continue trading; and
- Adverse Impact: the business would have to reduce its activities, relocate or close completely.

22.2.18 The proposed scheme would require changes to existing access arrangements. The potential impacts from changes to access would include non-agricultural businesses. Therefore, changes to existing access arrangements for non-agricultural businesses is assessed according to the following criteria:

- Beneficial Impact: business access arrangements are maintained and enhanced such that the business may potentially benefit from improved access.
- Neutral Impact: business access arrangements with minor modifications/diversions or no diversions required.
- Adverse: business access arrangements not maintained, with modifications and diversions required.

Development Land

22.2.19 A review of the following Structure and Local Plans was undertaken to identify development land within the study area:

- North East Scotland Together Aberdeen and Aberdeenshire Structure Plan 2001-2016 (July 2002);
- Adopted Local Plan Written Statement for Aberdeen City District September 1991 (Aberdeen City Council);
- Interim Housing Land Guidance 2003 (Aberdeen City Council);
- Green Spaces New Places; The Finalised Aberdeen Local Plan Written Statement (August 2004) and Proposed changes (August 2005) (Aberdeen City Council); and
- Aberdeenshire Local Plan August 2006 (Aberdeenshire Council).

22.2.20 Further detailed information on development plans for Aberdeen City and Aberdeenshire are provided in Chapter 34 (Policies and Plans).

22.2.21 The assessment of impacts on development land was undertaken through consultation with both Aberdeen City and Aberdeenshire Council Planning Authorities. Both Councils were contacted to identify current planning applications within the study area. They were invited to provide comment on these and on the development land identified.

22.2.22 Planning applications within the study area comprise sites covered by current planning applications, applications within the last five years (July 2001 – July 2006), including approved applications not yet implemented, applications pending, and applications refused, but with an appeal pending. Planning applications not considered by the assessment are those which are single housing improvements/extensions that are not directly affected by the proposed scheme; applications which have been withdrawn; applications which have been refused; enforcement actions; and applications outside of the study area.

22.2.23 It should be noted that Part E of this ES considers the cumulative environmental effects of the AWPR and major developments likely to take place within the area over similar timescales.

22.2.24 The assessment of the impact 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 road 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

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or the impact on the amenity would be beneficial, in that the road would improve the site's appropriateness of the site for its proposed use.

- Neutral - the land would still be available for the proposed use and there would be no 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 or all of the site would no longer be available for the proposed use and the road would reduce the viability of the development taking place. Or the road would impact on the amenity of the site in such a way as to interfere with its proposed use.
- Mixed – the assessment of potential impacts includes some adverse and some beneficial factors.

Limitations of the assessment

22.2.25 DMRB Volume 11 identifies the potential for 'blight' that could occur as part of a road scheme. Blight manifests itself as the reduction in property prices and/or the partial dereliction of an area due to its proximity to the proposed scheme. It further reflects an anticipated fall in the desirability of a property/area as a result of construction and operation of the road. Property prices are not a material consideration in the planning process and therefore not usually assessed in EIA. Blight is not specifically assessed as it would result in 'doubling up' of impacts (i.e. factors that contribute to blight e.g. noise, visual disturbance and community effects are already included within the relevant chapters of this ES). The potential for economic blight is considered as changes to the viability of a business due to the proposed scheme, and is included within this assessment (refer to section 22.4: Potential Impacts).

22.2.26 Land-take estimates are based on the extent of the earthworks and any mitigation measures proposed in this ES (including land returned to agriculture and forestry) rather than on the Draft Compulsory Purchase Orders (CPO) which are still being finalised. It should be noted that the development of detailed, site-specific, landscape mitigation proposals (not finalised at present, see Chapter 26: Landscape) could increase the land-take of the scheme. Re-assessment of land use impacts will require to be undertaken if land-take increases significantly.

22.2.27 There are some differences between the land-take estimates for agricultural land and community land, due to the different focuses of these assessments. The impact on agricultural land considers the loss of an area belonging to a particular land interest, where the extent of land affected includes not only areas required for the scheme but also those used for mitigation purposes such as planting. This loss would be reduced if any areas required for mitigation are returned to agriculture and are therefore available for use by the land interest. In contrast, the loss of community land considers the loss of land in terms of its availability for use by the community rather than the land interest. In this assessment, mitigation areas e.g. planting, may retain a community use and therefore can often result in a reduction to the amount of community land lost.

22.2.28 Similarly, the land-take and area calculations undertaken for land use assessment differ from those undertaken as part of the ecology assessment, owing to the different focuses of the assessments. The land use assessment considers the value of woodland in terms of community use, whereas the ecology assessment considers the value of woodland in terms of habitat and presence of protected species.

Agriculture, Forestry and Sporting Interest

22.2.29 The approach and methods adopted for assessing the impact on agricultural, forestry and sporting interests has involved interviews with affected land interests and an assessment of the general impacts on their business. However, in addition to the limitations discussed in paragraphs 22.2.25-22.2.27, the assessment is limited in the following areas :

- only desk based assessments have been completed for two land interests as it was not possible to arrange visits with them in the assessment timeframe;
- land-take measurements are estimates (see paragraph 22.2.26);

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- mitigation measures have been identified and proposed where possible but these have not been refined and agreed with the land interests; and
- detailed mitigation on a field-by-field basis has not been developed.

22.2.30 Nevertheless, the assessment is considered to provide a robust indication of the significance of effect on agricultural, forestry and sporting interests within the limits described above.

22.3 Baseline Conditions

22.3.1 The land use within the study corridor for the Southern Leg is varied in nature; including agricultural land, residential areas, recreational areas (predominantly associated with woodland) and businesses. A description of land uses within the study area for the proposed scheme is provided in this section.

22.3.2 Existing land use within the study area is shown on Figures 22.2a-h. Transport infrastructure and public utilities are also discussed below, although these are not highlighted on Figures 22.2a-h. Agricultural land use details are presented in Figures 22.1a-h.

Agriculture, Forestry and Sporting Interest

General Context

22.3.3 The Aberdeen City and Aberdeenshire Council areas together cover in excess of 500,000 hectares of agricultural land equivalent to 8% of the Scottish agricultural land area. Land quality characteristics within the regions vary considerably. There is some prime quality (LCA Class 3₁) arable land in the region although the majority of the land is of more marginal quality (LCA Class 3₂). Hence the proportion of arable crops grown is relatively small with approximately one-third of the land area being classed as arable (in crop or in rotational grassland). Where cereal crops are grown, these are predominantly spring sown. Grass is by far the most important crop in the region with two-thirds of the total land area in temporary grass, permanent grass or rough grazing (Source: SEERAD 2006).

22.3.4 Cattle and sheep, dairy and mixed farms predominate with both crop and livestock farms having a relatively small average farm size when compared to the Scottish average. With good quality grassland common, the beef and sheep sectors are important both in the region and in a Scottish context. However, agriculture in the Aberdeen area, like other parts of Scotland, is changing and a decline in the livestock sector (particularly dairy and sheep) is evident as systems become less intensive. (Source: SEERAD 2006).

22.3.5 The majority of the area affected by the proposed scheme is agricultural land.

Land Capability

22.3.6 The majority of the land within the study area is of Land Capability Class 3₂ (moderate range of crops of average production levels). No Prime quality land (Class 1, 2 or 3₁ land) has been identified.

22.3.7 At the very southern end of the Southern Leg study corridor (Figure 22.1a ch206700), the Land Capability Class is 3₂. This soon reverts to Class 5 and Class 6 as it passes close to and through Hare Moss. The land Class then improves to Class 3₂ and this continues until the Cleanhill Junction ch20000, except for a small section of Class 4 land between ch201500 and ch201600. The section between Cleanhill and the River Dee is mainly woodland. Any agricultural fields in this section are Class 3₂. The River Dee floodplain is also Class 3₂ and this is the predominant Land Class through to the northern end of the proposed Southern Leg route with the exception of Class 5 land at ch106200 and ch108200 and Class 6 land between ch105700 and ch105900.

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Table 22.7 – Land Capability

Land Capability	Length	Percentage
Class 1	0.0km	0%
Class 2	0.0km	0%
Class 3 ₁	0.0km	0%
Class 3 ₂	12.7km	68%
Class 4	0.2km	1%
Class 5	1.3km	7%
Class 6	0.9km	5%
Class 7	0.0km	0%
Woodland	2.3km	12%
Other	1.3km	7%
Total	18.7km	100%

22.3.8 A full description of the land capability assessment can be found at Appendix A7.3 (Land Capability Descriptors) and Appendix A22.1 (Land Capability Assessment). Figures 22.1a-h show the indicative land capability for each field affected by the proposed development.

Scope of Agriculture, Forestry and Sporting Interests

22.3.9 A total of 46 agriculture, forestry and sporting land interests have been identified in the Southern Leg. The total combined area of the land interests affected by the proposal is approximately 3,830ha.

Agriculture

22.3.10 The range of agricultural activity varies from intensive livestock and arable farming systems to extensive cattle and sheep systems and also includes an organic farm. The type of activity and the level of intensity are determined by a number of factors including the land capability. At the southern end of the Southern Leg study corridor, the land is generally either let out or is not used for agricultural production. This changes as the proposed route passes through forestry land (Greenhowe of Banchory Devenick Estate and Duff's Hill Forest) and then approaches Hare Moss. Some of the land around Hare Moss supports beef and sheep systems and other land is not used for agricultural production. There is also a dairy unit at Bishopston (Figure 22.2b). The proposed route then passes through more forestry (Clochandighter Wood) before reverting to agricultural land. Here the land supports crop, beef and sheep systems before again entering forestry and woodland on Kingcausie Estate. On crossing the River Dee, the mainly Class 3₂ land supports a range of livestock systems. These are predominantly cattle and sheep systems. However, the exceptions are:

- Two dairy units at Auchlea and Backhill Farm (Figure 22.1f), of which Auchlea is an organic unit;
- Craiglug Farm (Figure 22.1f) which is managed as organic with the land let out; and
- Two liversies Denburn (Denhead of Cloghill Farm) and East Kingsford (Figure 22.1g).

Forestry

22.3.11 Compartments of commercial forestry and farm woodland are located within the study corridor of the proposed scheme. Duff's Hill, Clochandighter, Durris Forrest, Gairnhill/Rotten O'Gairn and Kingshill are owned and managed by the Forestry Commission (Figures 22.1a, 22.1b, 22.1c, 22.1f and 22.1f respectively). Additionally, woodland and forestry in private ownership can be found on Banchory Devenick Estate at Greenhowe (Figure 22.1a) and Kingcausie Estate (Figure 22.1d).

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There is some long –established woodland of plantation origin recorded on the ancient woodland inventory within Kingcausie Estate.

Sporting

- 22.3.12 Sporting activity is limited along the proposed scheme. There are no commercial shoots although rough shooting and managed pheasant shooting does take place in the study corridor. Some stalking of Roe Deer is prevalent around woodland areas. The main sporting activity is located in the southern end of the Southern Leg and at the very northern end of the Southern Leg.

Sensitivity Assessment

- 22.3.13 The baseline data collected during the survey were used to give an individual sensitivity assessment for each land interest affected by the project. The sensitivity assessments for each land interest can be found below in Table 22.8.

Table 22.8 – Agricultural Sensitivity Assessments

Land Interest	Farm Type	Scope of Agricultural, Forestry and Sporting Activity	Sensitivity
Craighill Farm Land Ref 430 (Figure 22.1a)	No agricultural use	Land in grass but no agricultural use. No environmental schemes. No woodland. No sporting activity.	Low
Land near Portlethen Land Ref 320 (Figure 22.1a)	No agricultural use	Land in grass but no agricultural use. No environmental schemes. No woodland. No sporting activity.	Low
Unknown Landowner Land Ref 334 (Figure 22.1a)	No agricultural use	Land in grass but no agricultural use. No environmental schemes. No woodland. No sporting activity.	Low
Land at Bothiebrig Land Ref 223 (Figure 22.1a)	Let Out	Land in grass and let out on a seasonal basis. No environmental schemes. No woodland. No sporting activity.	Low
Land at Redcraigs Land Ref 422 (Figure 22.1a)	No agricultural use	Land in grass but no agricultural use. No environmental schemes. No woodland. No sporting activity.	Low
Land near Charleston Land Ref 329 (Figure 22.1a)	Let out	Land let out on seasonal basis (dairy followers and sheep). No environmental schemes. No woodland. No sporting interests.	Low
Newton of Charleston Land Ref 288 (Figure 22.1a)	Mixed	Small holding with polytunnels and poultry. No environmental schemes. No woodland. No sporting activity.	Low
Lochview Croft Land Ref 290 (Figure 22.1a)	No agricultural use	Land in grass but no agricultural use. No environmental schemes. No woodland. No sporting activity.	Low
Charleston Estate Land Ref 233 (Figure 22.1a)	Let out	Land let out on seasonal basis. No environmental schemes. No woodland. No sporting interests.	Low
Mains of Charleston Land Ref 230/217 (Figure 22.1a)	Let out/Livery	Majority of land let on seasonal basis for grazing (cattle). Some land retained and supports livery (stabling for six horses). Land Management Contract environmental scheme (ditching and dyking). No woodland. No sporting activity.	Medium
Rigifa Land Ref 214 (Figure 22.1a)	Crop and cattle	Large unit farming on east and west of existing A90. Winter and spring cereals, winter oilseed rape. Finishing cattle. No environmental schemes. No woodland. No sporting activity (retained by landowner).	Medium

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Land Interest	Farm Type	Scope of Agricultural, Forestry and Sporting Activity	Sensitivity
Banchory Devenick Estate (including Greenhowe) Land Ref 214 (Figure 22.1a)	Estate	Large estate supporting two let farms (dairy, cattle & crop and crop & breeding cattle) as well as in hand farming operation (finishing cattle and breeding ewes). Rural Stewardship Scheme application. Large block of commercial and amenity woodland. Sporting activity includes roe deer stalking and fishing on the River Dee.	Medium
Bankhead Land Ref 210 (Figure 22.1a)	Specialist Beef	Suckler Cows with finishing cattle enterprise. Sheep occasionally graze over winter. No environmental schemes. No woodland. Informal rough shooting.	Medium
Duff's Hill Wood Land Ref 256 (Figure 22.1a)	Forestry	Forestry Commission commercial woodland.	Low
Duffshill Farm Land Ref 209 (Figure 22.1a)	Let out	Land let out on seasonal basis for grazing suckler cows and calves. No environmental schemes. No woodland. No sporting interests.	Low
Jameston Farm Land Ref 206 (Figure 22.1b)	Specialist Beef	Small herd of suckler cows plus grow hay/silage for sale. No environmental schemes. No woodland. No sporting interests.	Medium
Land at Hare Moss Land Ref 282 (Figure 22.1a-b)	No agricultural use	Land in grass but no agricultural use. No environmental schemes. No woodland. No sporting activity.	Low
Land at Hare Moss Land Ref 312 (Figure 22.1a-b)	No agricultural use	Land in grass but no agricultural use. No environmental schemes. No woodland. No sporting activity.	Low
Bishopston Land Ref 5004 (Figure 22.1b)	Dairy, cattle, sheep and crop	Small area of spring barley. Main enterprise is dairy (180 cow herd) plus followers and barley beef system. Breeding flock of 360 ewes (pedigree texel and beltex). Cheese and yoghurt made from milk and there is a small farm shop. Land Management Contract scheme (training and farm assurance). No woodland. No sporting activity.	High
Clochandighter Wood Land Ref 590 (Figure 22.1b)	Forestry	Forestry Commission commercial woodland.	Low
Newlands Farm Land Ref 211 (Figure 22.1b)	Hay for sale	No livestock. Hay made for sale. No environmental schemes. Woodland Roundels on farm but outside of tenancy. No sporting interests.	Low
Cowford Farm Land Ref 211 (Figure 22.1b)	Crop and Beef	Spring barley. Herd of 140 suckler cows. No sheep. No environmental schemes. No woodland and no sporting activity.	Medium
Merchant's Croft Land Ref 637 and Part 228 (Figure 22.1b)	Specialist Sheep	No crop. Flock of 800 breeding ewes. Lambs fattened. No environmental schemes. No woodland. Shooting let out by estate (rough shooting and stalking).	Medium
Swellhead Farm Land Ref 634 (Figure 22.1c)	Specialist Beef	Winter and spring cereals (wheat and barley) plus set-aside. Herd of 160 pedigree suckler cows plus herd of 150 commercial suckler cows. No environmental schemes. No sporting interests.	Medium
Kingcausie Estate Land Ref 556 (Figure 22.1c-d)	Estate	Large estate supporting one let farm (crop & breeding cattle) as well as in hand farming operation (suckler cows). Rural Stewardship Scheme (ancient woodland pasture, dykes, water margins and unharvested crops). Large block of commercial and amenity woodland including ancient woodland. Sporting activity includes roe deer stalking and rough shooting.	Medium
Milltimber Farm Land Ref 438 (Figure 22.1d)	Specialist Beef and Livery	Purchase yearling store cattle and take through to finishing. Livery for 30 horses with 20 boxed and grazed and 10 grazing only. No environmental schemes. Some woodland. No sporting interests.	High

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Land Interest	Farm Type	Scope of Agricultural, Forestry and Sporting Activity	Sensitivity
Woodend Farm Land Ref 5175 (Figure 22.1e)	Let out	Land let out on seasonal basis. No environmental schemes. No woodland and no sporting interests.	Low
Victoria Sawmills Land Ref 584 (Figure 22.1e)	No agricultural use	Land in grass but no agricultural use. No environmental schemes. No woodland. No sporting activity.	Low
Nether Beanshill Land Ref 510 (Figure 22.1e)	Crop, cattle and sheep plus livery	Cropping includes spring barley plus hay for sale. Finishing cattle (140) plus flock of 170 breeding ewes. Livery for 13 horses (DIY). No environmental schemes. Small area of amenity woodland. No sporting interests.	High
Binghill House Land Ref 580 (Figure 22.1e)	Let out	Land let out on seasonal basis. No environmental scheme. Woodland (Hazelwood). No sporting interests.	Low
Beanshill Cottage Land Ref 578 (Figure 22.1e)	Let out	Land let out on seasonal basis. No environmental schemes. No woodland and no sporting interests.	Low
Westfield Land Ref 723 (Figure 22.1e)	Not assessed	Not assessed. A visit could not be arranged with the landowner. Land in grass and used for grazing.	Low
South Last Land Ref 557 (Figure 22.1e)	Crop and Cattle	Winter wheat plus seed potatoes (grown on rented land). Finishing cattle enterprise plus sell in-calf heifers (beef). Also rear gimmers. No environmental schemes. No woodland and no sporting activity.	Medium
Kingshill and Gairnhill Wood Land Ref 253 (Figure 22.1f)	Forestry	Forestry Commission commercial woodland.	Low
Gairnlea Land Ref 566 (Figure 22.1f)	Not assessed	Not assessed. A visit could not be arranged with the landowner.	Low
Silverburn Farm Land Ref 610 (Figure 22.1f)	Let out and Horses	Majority of land let on seasonal basis. Area retained supports horses (non commercial). Designated wildlife site. No environmental schemes. Small areas of amenity woodland. No sporting interests.	Low
East Brotherfield Land Ref 561 (Figure 22.1f)	Equestrian	Land supports newly established equestrian business (previously cattle). No environmental schemes. No woodland. No sporting interests.	Medium
Gairn Farm Land Ref 486 (Figure 22.1f)	Specialist Beef	Finishing cattle enterprise on low input system. No environmental schemes. No woodland or sporting interests.	Medium
Craiglug Land Ref 483 (Figure 22.1f)	Let Out (Organic)	Grass let out on seasonal basis.	High
Auchlea Land Ref 477 (Figure 22.1f)	Dairy (Organic)	Organic dairy farm (75 cows plus followers). Male cattle sold finished (bull beef). Rural Stewardship environmental scheme (hedges, ponds and unharvested crops). No woodland and no sporting activity.	High
Backhill Farm Land Ref 473 (Figure 22.1f-g)	Dairy	Small area of spring barley. Main enterprise is herd of 129 dairy cows plus followers. Male calves are taken through to finishing on barley beef system. No environmental schemes. No woodland and no sporting activity.	High
Blackhill of Brodiach Land Ref 466 (Figure 22.1g)	Let out	Land let out on seasonal basis. No environmental schemes. No woodland and no sporting interests.	Low

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Land Interest	Farm Type	Scope of Agricultural, Forestry and Sporting Activity	Sensitivity
Land at East Kingford Land Ref 460 (Figure 22.1g)	Livery	9 breeding horses plus 15 horses on livery. Winter 30 ewes to manage grazing. No environmental schemes. Some amenity woodland. No sporting interest.	High
West Hatton Land Ref 333 (Figure 22.1g)	Let out	Land let out on seasonal basis. No environmental schemes. Some amenity woodland. No sporting interests.	Low
Denburn Livery and Stud, Denhead of Cloghill Land Ref 105 (Figure 22.1g)	Livery and Stud	44 horses on livery. 30 full livery, 14 part/DIY livery and 5-6 horses graze land during the winter. Land also used to support equestrian shows and events plus dog agility. No environmental schemes, no woodland and no sporting interest.	High
Derbeth Farm Land Ref 103 (Figure 22.1g-h)	Crop and Specialist Beef	Large area of spring barley with set-aside. Finishing cattle enterprise. No environmental schemes. Native woodland amenity planting. Pheasant shoot (private).	Medium

22.3.14 Of the 46 sensitivity assessments, eight are high, 13 are medium, and 25 are low.

22.3.15 The eight high sensitivity land interests include three dairy units (Bishopston, Auchlea and Backhill Farm), two organic units (Auchlea which is also a dairy and Craiglug) and four equestrian units (Milltimber, Nether Beanshill, East Kingsford and Denburn at Denhead of Cloghill). The 13 medium sensitivity holdings support beef, sheep and arable systems of moderate intensity and the remaining 25 low sensitivity holdings are predominantly units that have a low level of agricultural production, let land out and where income from farming is a secondary income stream.

Community Land

22.3.16 Community land within the Southern Leg study corridor comprises mainly woodland and two playing fields. There are also two private clubs, which, although not specifically community land, provide facilities to members for recreational purposes.

22.3.17 The woodlands identified within the study corridor include Greenhowe, Duff's Hill, Clochandighter Woodland, Cleanhill Wood, Durriss Forrest, Milltimber Wood, Guthrie Hill, Rotten O' Gairn/Gairnhill Wood, Kingshill Wood, West Hatton and Wood near Derbeath Farm. Greenhowe, Clochandighter, Duff's Hill, Durriss Forrest, Rotten O' Gairn/Gairn Hill and Kingshill also have commercial forestry interests as discussed in paragraph 22.3.11.

22.3.18 Greenhowe (Figure 22.2a) is approximately 52.98ha and is privately owned by the Banchory Devenick Estate. There are no paths associated with this woodland. This woodland is assessed as being of low sensitivity in terms of community land; see Table 22.8 for further details on the sensitivity of the commercial plantation in terms of agricultural land.

22.3.19 Duff's Hill (Figure 22.2a) is approximately 33.73ha and is managed by the Forestry Commission; there are no paths within Duff's Hill for recreational purposes. This woodland is assessed as being of low sensitivity in terms of community land.

22.3.20 Clochandighter (Figure 22.2b) and Durriss Forrest (Figure 22.2c) are approximately 42.65ha and 65.3ha respectively and are managed by the Forestry Commission. Both woodlands are also used for recreation and contain recreational paths. These woodlands are assessed as being of low sensitivity in terms of community land.

22.3.21 Cleanhill Wood (Figure 22.2c) is approximately 88.83ha and is contiguous with Craingles Wood which is outwith the study corridor. Cleanhill Wood contains a path network, however, the land is within the Kingcausie estate which is privately owned and as such is not open for public use. This woodland is assessed as being of low sensitivity in terms of community land.

22.3.22 Milltimber Wood and Guthrie Hill Wood (Figures 22.2d-e) are approximately 15.06ha and 8.39ha respectively. Both woods can be accessed from Contlaw Road. Milltimber Wood also contains

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paths, which are used by recreational users. Both areas are privately managed and areas within the woods have been recently felled. Both these woodlands are assessed as being of low sensitivity in terms of community land.

- 22.3.23 Rotten O'Gairn/Gairn Hill Wood and Kingshill Wood (Figure 22.2f) are contiguous woodlands managed by the Forestry Commission. In total they are approximately 110.94ha and contain a well used network of recreational paths and are served by a car park. A portion of the most southern block of Rotten O'Gairn was recently felled. These woodlands are assessed as being of low sensitivity in terms of community land.
- 22.3.24 Moss of Auchlea (Figure 22.2f) is a small (6.13ha) wet woodland comprising mainly broadleaved trees. The area is also a District Wildlife Site (DWS), see Chapter 25 (Ecology and Nature Conservation) for further details. The woodland does not have public paths. This woodland is assessed to be of low sensitivity in terms of community land.
- 22.3.25 The woodland at West Hatton (Figure 22.2g) is approximately 6.09ha and is also a District Wildlife site (DWS), which is further discussed in Chapter 25 (Ecology and Nature Conservation). Although the woodland does not specifically contain paths, a right of way that continues from the consumption dyke at Kingswells bisects the wood. This woodland is assessed as being of low sensitivity in terms of community land.
- 22.3.26 The woodland at Derbeth Farm (Figure 22.2g) is approximately 9ha, is privately owned and contains no public paths. This woodland is assessed as being of low sensitivity in terms of community land.
- 22.3.27 In addition to these large areas of woodland, are several scattered patches of woodland (<5ha) within the study area. Of particular interest, due to their proximity to the proposed scheme, are wooded areas at Upper Beanshill (Figure 22.2e); Burnhead (Figure 22.2c); the Old Deeside shelter belt (Figure 22.2d); Denhead of Clohill shelter belt (Figure 22.2g) and Fairley Home Farm (Figure 22.2g). However, the majority of these due to their size are not considered important in terms of community land. The ecological importance of these woodland areas is discussed in Chapter 25 (Ecology and Nature Conservation).
- 22.3.28 Some of the woodlands listed above are of little value to the community e.g. they contain no recreational paths and/or are densely planted commercial areas. The extent of which these areas are used by the community is not known, therefore for completeness they are also assessed.
- 22.3.29 There are two playing fields (PFs) within the study corridor, Corbie PF at Bridge of Dee operated by the Council and Albyn School PF Milltimber, as shown on Figure 22.2d. The playing fields are assessed as being of low sensitivity. In addition to the playing fields, there are two other local recreational areas, Webster Park and Brimmond Hill, both of which are located north of Kingswells (Figure 22.2h). These areas are assessed as being of low sensitivity in terms of community land.
- 22.3.30 There are two private clubs with facilities within the study corridor, the Aberdeen Aeromodellers Club and the Aberdeen Petroleum Club. The Aberdeen Aeromodellers Club has a field at Hare Moss (Figure 22.2b) where members fly their model aircraft. The Aberdeen Petroleum Club (Kippie Lodge) is a sports and country club including a golf course and driving range, gym, all weather tennis courts, squash courts and swimming facilities. Both the Aberdeen Petroleum Club and the Aeromodellers club for the purposes of this assessment are considered businesses and are therefore assessed as businesses (see paragraphs 22.3.47 - 22.3.78).
- 22.3.31 In addition to areas of community land discussed above, there are community facilities (buildings) within the study area. These include nurseries, caravan parks and liveries; which are discussed in Chapter 31 (Pedestrians, Cyclists, Equestrians and Community Effects). However, these facilities are also considered to be businesses and are considered as such in this chapter and shown on Figures 22.2a-h.

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22.3.32 The sensitivity of community land within the route corridor is detailed below in Table 22.9 as assigned based on the criteria set out in Table 22.4.

Table 22.9 – Sensitivity of Community Land¹

Community Land Area	Area (ha)	Sensitivity
Greenhowe Plantation	53.60	Low
Duff's Hill	33.73	Low
Clochandighter	39.97	Low
Wood near Burnhead	0.68	Low
Cleanhill Wood	88.83	Low
Durris Forest	66.13	Low
Milltimber	15.06	Low
Guthrie Hill Plantation	8.39	Low
Upper Beanshill	2.29	Low
Rotten O'Gairn/Gairn Hill	110.94	Low
Kingshill	56.51	Low
West Hatton	6.09	Low
Fairley Home Farm	2.18	Low
Derbeth Farm	9.00	Low
Corby PF	1.46	Low
Albyn School PF	3.77	Low
Webster Park	1.56	Low
Brimmond Hill	130.18	Low

Residential and Commercial Land Use

22.3.33 In order to determine the potential land uses affected by land-take resulting from the scheme, descriptions of the residential areas, educational facilities, businesses and transport infrastructure in the study area are provided below.

Residential Areas

22.3.34 The main residential areas within the Southern Leg route corridor are Milltimber, Peterculter and Kingswells. In addition, there are smaller residential areas at The Crossroads, Burnhead and Beanshill.

22.3.35 Milltimber and Peterculter (Figure 22.2d) are located approximately 6-7 miles west of Aberdeen, off of the A93. Both are popular residential areas in Aberdeen and a variety of community facilities are located within these areas. In Milltimber the following community facilities are located within the study corridor: Hawkshill Residential Nursing Home, Aberdeen International School, Aberdeen Petroleum Club (Kippie Lodge) and the Albyn School playing fields.

22.3.36 The majority of Peterculter lies outside of the study corridor. However, the former Culter House Nursing Home is located within the study corridor, west of the Kippie Lodge golf course (Figure 22.2d). As this facility is no longer in operation and the building is currently derelict, it is not considered further in this assessment. Inquiries as to any development plans for the site have been made to Aberdeen City Council, however, at the time of writing no information had been provided.

22.3.37 The western edge of Kingswells is located approximately five miles west of Aberdeen city centre at the northern edge of the study corridor, where the Southern and Northern Legs of the proposed

¹ Sensitivity is based on community use and not on the ecological value of woodland as habitat (which is discussed separately in Chapter 25: Ecology and Nature Conservation).

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scheme meet (Figure 22.2g). Kingswells is a popular residential area with a number of community facilities that include schools, shops, restaurant/pubs and small businesses.

22.3.38 The Crossroads is a small residential community clustered around the crossing of two minor roads, northeast of Hare Moss (Figure 22.2a). The community does not include any community facilities.

22.3.39 Burnhead community (Figure 22.2c) is a collection of ten residential properties southeast of the Blaikiewell junction where the Southern Leg and the Fastlink study areas meet at the Cleanhill junction. There are no associated community facilities at Burnhead.

22.3.40 Beanshill community (Figure 22.2e) is located north of Milltimber where a few residential properties and farms are clustered together at the foot of Beanshill, off Contlaw Road. There are no community facilities associated with Beanshill.

Educational Facilities

22.3.41 The following educational facilities have been identified within the study area:

- Maryculter Playgroup (Figure 22.2d);
- Camphill Estate (Figure 22.2d);
- International School of Aberdeen (Figure 22.2d); and
- Albyn School Playing Fields (Figure 22.2d).

22.3.42 Maryculter Play Group occupies the Pavilion buildings at the Corby Playing fields near the B979 Bridge of Dee crossing. The play group can accommodate up to 18 pupils from two-and-a-half to five years old and is privately operated.

22.3.43 The Camphill Estate at Milltimber is part of the Camphill Community which provides educational facilities and residential areas for special needs children and adults. Camphill also has facilities at Murtle Estate and Newton Dee (approximately 1.8km and 2.8km northeast of the Camphill Estate) which are outside of the study corridor.

22.3.44 The International School of Aberdeen is a private school located within Milltimber and adjacent to the Aberdeen Petroleum Club (Kippie Lodge). The International School has approximately 340 students and is the only school in Aberdeen to offer the internationally recognised International Baccalaureate Diploma. The diploma is a qualification achieved through a two-year curriculum, primarily aimed at students aged 16 to 19 and is widely recognised by universities.

22.3.45 The Albyn School playing fields are located between Milltimber and Peterculter, although the school itself is located several kilometres away on Queen's Road closer to Aberdeen city centre and therefore outwith the study area. The school is private and provides buses to take pupils to the playing fields located at Milltimber.

Business and Industrial Land

22.3.46 The area around Charleston at the start of the proposed Southern Leg route provides a mix of agricultural, residential and industrial land use. Badentoy Industrial Estate & Piper Alpha Business Centre is located south of the proposed route near ch204000, however it is outside of the study area. In addition to the industrial land near Charleston, there are small areas of industrial land where the AWPR would cross the A944. At this location, industrial units provide premises for businesses. Due to the rural and residential nature of the study area, there are no other areas of industrial land within the study area. However, there are several scattered businesses within the study area.

22.3.47 Key commercial properties located within the study corridor include:

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- Businesses at Charleston Distribution Centre (Jeeves Couriers; Jeeves Group Storage; ANC Express; W. Leiper)(Figure 22.2a);
- Newton of Charleston (Free-Range Eggs) (Figure 22.2a);
- Bothiebrig Garage (Figure 22.2a);
- Optima Solutions UK Ltd. (Figure 22.2a);
- Alexander Duncan Cabs Ltd. (Figure 22.2a);
- EIS Waste Disposal Services (Figure 22.2a);
- R&B Services (Figure 22.2a);
- Dennis Irvine Superbike Centre (Figure 22.2a);
- Ewing Motors (Figure 22.2a);
- Marywell Park Homes Ltd. (Figure 22.2a);
- Artward Bound (Figure 22.2a);
- North East Reprographics Xerox (Figure 22.2a);
- SBS Logistics Pipe Yard (Figure 22.2a);
- Aberdeen Aeromodellers Club (Figure 22.2b);
- Redwing Riding School (Figure 22.2c)²;
- Storybook Glen Theme Park (Figures 22.2c-d);
- Lower Deeside Holiday Park (Figure 22.2d);
- Old Mill Inn (Figure 22.2d);
- Milltimber Farm Livery (Figure 22.2d);
- Hawkshill Nursing Home (Figure 22.2d);
- Culter House Nursing Home (Figure 22.2d);
- Kippie Lodge (Aberdeen Petroleum Club) including Golf course (Figures 22.2d-e);
- Nether Beanshill Livery (Figure 22.2e);
- East Brotherfield Livery (Figure 22.2f);
- Businesses at Smiddybrae Industrial Units (King Street Autobody, LD Motors and Clark & Sutherland Grain Equipment) (Figure 22.2g);
- East Kingsford Livery Yard (Figure 22.2g);
- Paper Suppliers W. Enterprises Ltd. (Figure 22.2g);
- Five Mile Garage, Petrol Station & Caravan Park (Figure 22.2g);
- Ardene House Veterinary Hospital (Figure 22.2g); and
- Denburn Livery and Stud, Denhead of Cloghill Farm (Figure 22.2g).

22.3.48 W Leiper is located at Charleston Distribution Centre, east of the A90. The business is a timber manufacturing and joinery business manufacturing garden sheds.

² Please note that Redwing Riding School, Livery and Horse Sanctuary are considered in Chapter 37 (Land Use) of the ES within Part D: Fastlink (the majority of the facilities buildings and land are located within the Fastlink Study Area).

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- 22.3.49 Jeeves Couriers Ltd. and ANC Express are located on leased premises at the Charleston Distribution Centre, east of the A90. Jeeves Couriers Ltd. and ANC Express are understood to be associated businesses providing courier and distribution services. Jeeves Group Storage provides storage facilities at the same premises.
- 22.3.50 Newton of Charleston Farm is located to the east of the A90 and just north of Charleston Distribution Centre. The owner of Newton of Charleston Farm is retired and has a sideline business selling free range chicken, duck and geese eggs at the farm gate.
- 22.3.51 Optima Solutions UK Ltd. is located on Wellington Road (A956), just off the Charleston flyover, to the east of the A90. The business is an offshore service company providing heat protection systems for major oil companies.
- 22.3.52 Alexander Duncan (Aberdeen) Ltd. is located on Wellington Road (A956), just off the Charleston flyover, to the east of the A90. The business supply spare parts for all Duncan tractor cabs fitted to a range of tractors.
- 22.3.53 Bothiebrig Garage is located south of the Charleston flyover to the west of the A90. The business is a garage providing vehicle maintenance and repairs services.
- 22.3.54 EIS Waste Services are based at Gallowhill, Nigg (Aberdeen) and provide waste disposal services.
- 22.3.55 R&B Services is located at Checkbar, (Nigg, Aberdeen) south of the Charleston flyover, to the east of the A90. The business provides contract cleaning services.
- 22.3.56 Dennis Irvine Superbike Centre is located at Checkbar, (Nigg, Aberdeen) south of the Charleston flyover to the east of the A90. The business is a motor cycle sales, repairs and accessories business.
- 22.3.57 Ewing Motors, a second hand car sales business, is located at Checkbar, (Nigg, Aberdeen) south of the Charleston flyover, to the east of the A90.
- 22.3.58 Marywell Park Homes Ltd. is located on Stonehaven Road, Marywell (Aberdeen), south of the Charleston flyover and to the east of the A90. The business is a residential caravan park with a licence for 88 homes and occupies a site of just over three hectares. However, the land owned by the proprietors of Marywell Park Homes extends to approximately 16 hectares. The site comprises of both owner occupied and rented homes.
- 22.3.59 Artward Bound is located at Marywell (Aberdeen), south of the Charleston flyover, to the east of the A90 within the Marywell Park Homes caravan park. The proprietor leases the premises on an annual basis and has been at the current location for two years. The business is a picture framing workshop and gallery, exhibiting the work of local artists.
- 22.3.60 North East Reprographics Ltd. is located on Stonehaven Road, Marywell (Aberdeen), south of the Charleston flyover, to the east of the A90. The business is a Xerox concessionaire selling Xerox photocopiers, printers, fax machines and multi-function products. The business also provides a demonstration area and an after sales service supporting Xerox products.
- 22.3.61 SBS Logistics is based at Waterloo Quay (Aberdeen) and has a material storage site located at Marywell (Aberdeen), to the east of the A90 near Marywell. SBS Logistics provide logistic solutions, mainly to the oil and gas sector.
- 22.3.62 Aberdeen Aeromodellers Club is based at Hare Moss on a site of approximately 2.6 hectares (plus access track). The club is run by constitution and committee with approximately 100 members. Club members fly radio controlled model aircraft in this area, with models weighing up to 14kg and reaching speeds of up to 80 miles per hour.

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- 22.3.63 Redwing Riding School is located near Maryculter, and is part of the Redwing Livery which is discussed in the Fastlink study (See Part D: Fastlink). The riding school has an all-weather sand school, a grass paddock and a jumping paddock with standard show jumps. In addition, a range of trails and forest paths can be reached from the riding school.
- 22.3.64 Storybook Glen occupies a site of over 11ha on the South Deeside Road near Maryculter. The business is a children's theme park based on nursery rhymes and fairytales and includes a restaurant, gift and garden centre.
- 22.3.65 Lower Deeside Holiday Park is situated near Maryculter on the B9077. The caravan and holiday park offers a range of facilities including caravans and pine lodges which combined provide 55 spaces for self-catering accommodation, in addition to grass and hard standing touring pitches, camping facilities, an on-site shop, a children's play area and a games room. .
- 22.3.66 The Old Mill Inn is a historic 200 year old country inn located on South Deeside Road, on the edge of the River Dee, offering fifteen accommodation spaces, restaurant and function suite facilities.
- 22.3.67 Hawkhill House Nursing Home is located on North Deeside Road, Milltimber. The Nursing Home is a care home for older people and provides short stay, respite care, day care and longer stay care.
- 22.3.68 Milltimber Farm operates a DIY livery providing stables and grazing. The farm/livery owns various fields which are located on either side of the B979.
- 22.3.69 Kippie Lodge Sports and Country Club is located on the North Deeside Road, between Peterculter and Milltimber. The club occupies a site of approximately 17ha. The club is a non-profit organisation owned and run by its membership and is housed in two buildings with facilities that include a bar and restaurant, snooker room, and areas to host conferences, functions and exhibitions. The Sports Complex includes a gymnasium, all weather tennis courts, squash courts, swimming pool, driving range, putting green and nine hole golf course.
- 22.3.70 Nether Beanshill, Milltimber operates a DIY livery business on a site of approximately 6.43 hectares located on the north side of Contlaw Road, surrounding the cottages at Hill Farm. The Farm also owns land on the opposite side of Contlaw Road. The business includes thirteen stable boxes and an outside ménage.
- 22.3.71 East Brotherfield occupies approximately 28.27ha at Kingswells. The owners previously farmed cattle and now have a grass livery business with 8-9 horses. The business is planning to expand to include a DIY livery and is in the process of building a general purpose shed, with a view to developing loose horse boxes.
- 22.3.72 Clark and Sutherland Ltd. is located at Smiddy Brae Industrial Units, Kingswells. The business buys, manufactures and installs grain (barley) handling equipment for the farming and whisky industries. King Street Autobody and LD motors are also located at the Smiddy Brae Industrial units. These businesses provide car body repairs with a garage services workshop and a repairs centre respectively.
- 22.3.73 W. Enterprises (Abdn) Ltd. is located at Kingsford Industrial Units, Kingswells adjacent to East Kingsford Livery. The business is a paper merchant specialising in educational materials (paper, card and board) and has an on-site shop providing craft materials, which is open to the general public.
- 22.3.74 East Kingsford Livery Yard is located at East Kingsford Farm, Kingswells with land on either side of the Kingsford to Westhill Road. The business occupies a site of approximately 20ha providing DIY livery and is a British Horse Society approved facility. The business has twelve DIY stable liversies, three grass liversies and nine breeding ponies.
- 22.3.75 Five Mile Garage/Petrol Station and Five Mile Caravan Park are located on the A944 Aberdeen to Westhill road. The business includes a motor vehicle maintenance garage; a petrol station and

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convenience store; and a caravan park with a license for 24 caravans. The caravan park comprises eight permanent residential caravans (permanent address of caravan owners) and has pitches for additional residential or touring caravans.

- 22.3.76 Ardene House Veterinary Hospital is located on Skene Road, Kingswells. The facility has hospital status providing veterinary services for small animals and dedicated equine veterinary services. The business also operates from two other locations in Aberdeen: Bon Accord Street (Aberdeen) and Jesmond Drive (Bridge of Don, Aberdeen).
- 22.3.77 Denburn Livery and Stud is located at Denhead of Cloghill Farm, Kingswells. The area occupied by the business is approximately 24.96ha. The business is British Horse Society approved and provides a specialist livery yard and stud farm, catering for the 'elite end' of the market. The livery yard has 39 spaces for horses, plus grass livery space; therefore, up to 50 horses can be on-site at any one time. The business has planning permission to build a new shed and increase the yard to 49 spaces, resulting in space for up to 60 horses on-site, including grass liversies. The business provides a range of leisure options to clients including hacking, show jumping and training in the large indoor school facility. In addition, the business contains a dog agility course.

Transport Infrastructure and Public Utilities

- 22.3.78 Due to the predominantly rural and residential nature of the Southern Leg study area, the transport infrastructure comprises mainly the local road network. The A90 trunk road and the A956 are both within the study corridor in the vicinity of the Chareleston junction. The Maryculter Bridge, the B9077, B979 and the A93 also lie within the study corridor, with the A93 and the B9077 both crossed by the AWPR. The A944 road is also crossed by the AWPR west of Kingswells. There are no park and ride sites within the study area. The nearest is situated off the A944 at Kingswells, within 2km of the proposed scheme. No land in the Southern Leg study area is set aside in the Development Plans specifically for transport provision such as park and ride sites and railways.
- 22.3.79 Public utilities along the route include Scotland Gas Network gas pressure mains, overground and underground electricity powerlines, Scottish Water apparatus (including two major aqueducts crossed by the route at Milltimber), mains and sewerage network pipelines and communication network cables. In addition, an oil pipeline operated by Shell runs roughly parallel to and within 100m of the Southern Leg alignment from Kingshill Wood to Kingswells.

Development Land

- 22.3.80 Potential development land is identified within the Development Plans for Aberdeen City and Aberdeenshire. The Development Plan comprises of the relevant Structure Plan and Local Plans. The relevant Structure Plan for both Aberdeen City and Aberdeenshire is the Aberdeen and Aberdeenshire Structure Plan 2001-2016 (North East Scotland Together) which provides strategic guidance for both areas and was approved in July 2002.
- 22.3.81 For the Aberdeen City area, the relevant local plan is the Aberdeen City District Local Plan which was adopted in September 1991. This document is now significantly out of date and is therefore currently under review. As a result of this delay in the preparation of the review of the Local Plan, Interim Housing Land Guidance was published in 2003 and released a significant number of sites in order to ensure that sufficient housing land was available. Following this, the Finalised Aberdeen Local Plan (Green Spaces, New Places) was published in August 2004, with proposed changes published in August 2005. For the Aberdeenshire area, the Aberdeenshire Local Plan was adopted in June 2006. The proposed development sites within these documents are shown on Figures 22.2a-h.

Aberdeen City – Development Plan Allocations

- 22.3.82 The sections of the Southern leg study corridor that are within the Aberdeen City Council area lie to the north of the River Dee and a small area at and to the north of the Chareleston junction (Figures 22.2a-d).

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- 22.3.83 Development land allocations within the adopted Aberdeen City District Local Plan 1991 which lie within the study area include the AWPR and the indicative route partly resembles the proposed Southern Leg. In addition, there is also one proposed development site within the study corridor. Site R73 at Cove Bay South is allocated for up to 1500 dwellings, along with associated facilities such as a primary school, local shopping and public open space. The adopted Local Plan is now significantly out of date and the housing within the study corridor is now substantially built.
- 22.3.84 Development land allocations within the Finalised Aberdeen Local Plan 2005 which lie within the study area also includes the AWPR. The Finalised Local Plan identifies the AWPR as a major influence on land use allocations and safeguards the land for the road. An indicative route for the AWPR is provided which partly resembles the route proposed for the Southern Leg.
- 22.3.85 Opportunity Sites (OP) are also identified within the Finalised Local Plan and are defined as sites which are likely to become available for development for the period 2000-2010 and include potential Greenfield and Brownfield housing, economic development and employment allocations. OP sites within or near the route corridor include:
- OP1_s (Chareleston Cove), which was released in the Interim Housing Land Guideline (2003) for 200 homes to be developed during the period 2000 – 2010. The majority of this site is located within the study area. Planning permission has been granted and the site has now largely been constructed. (OP Site 7 in FLP) (Figure 22.2a: OP1_s, P25_s). This site is therefore not considered further within this assessment.
 - OP2_s (Mossie / Mains of Cairnrobin), allocated for business and industrial use. (OP Site 63 in FLP) (Figure 22.2a). OP2_s is located on the edge of the study corridor within the area of Aberdeen City (OP Site 63 in FLP). Planning permission was granted for a high quality Class 4 Business use, subject to the conclusion of a legal agreement, in July 2003. This planning permission includes OP2_s and an additional area to the north. It also includes an area to the south of OP2_s which is within the Aberdeenshire Council area (Figure 22.2a: OP2_s, P26_s).
- 22.3.86 The Finalised Local Plan also identifies a number of substantial greenfield releases which are defined as Future New Communities (FNC). There are no areas allocated as FNC within the study area. However, the Finalised Local Plan does allocate a FNC at Countesswells which comprises of a new stand alone settlement of 1500 homes for the period post 2010 (Grid reference: NJ875055). This allocation lies outwith the study area to the east of the Southern Leg, however, the Finalised Local Plan states that it could utilise the AWPR and that a separate junction from the AWPR would be required to serve this site.

Aberdeenshire – Development Plan Allocations

- 22.3.87 The sections of the Southern Leg study corridor that are within the Aberdeenshire Council area lie to the south of the River Dee and to the south of the junction with the A90 and the A956 at Chareleston (Figures 22.2a-d). The adopted Aberdeenshire Local Plan 2006 safeguards the AWPR through its general commitment to the development of a Modern Transport System. Appendix 14 of the Local Plan provides an indicative route for the Southern Leg which is similar to the proposed scheme.
- 22.3.88 A large area of employment land is designated at Marywell, part of which is located within the study area, (Figure 22.2a, OP3_s) (EmpB within FLP). Part of this designation is the subject of a current planning application for a business park (P24_s).
- 22.3.89 There is also a housing allocation for 20 units for the period 2000-2005 (Figure 22.2a, OP4_s) and an additional allocation of 35 units for the period 2006-2011 at Marywell (Figure 22.2a, OP5_s). These two sites are located wholly within the study area. There are no planning applications in relation to these sites.

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Planning Applications

- 22.3.90 Table 22.10 provides a list of planning applications which have been approved by Aberdeen City Council and Aberdeenshire Council within the last five years (July 2001-July 2006), are within or near the study area of the Southern Leg and have yet to be implemented. The location of these sites is shown on Figures 22.2a-g.
- 22.3.91 Table 22.11 provides a list of planning applications which have been approved by Aberdeen City Council and Aberdeenshire Council within the last five years, are within or near the study area of the Southern Leg but have been implemented. These sites are not considered further in this assessment.
- 22.3.92 There are four planning applications which have been lodged within the last five years but have yet to be determined. These are detailed in Table 22.12.
- 22.3.93 In addition, a planning application for a residential development including neighbourhood shops and a business park at Schoolhill, Portlethen (APP/2000/0006) was submitted to Aberdeenshire Council more than five years ago. However, planning permission was granted more recently in October 2004. The majority of this site is within the study area and construction is now underway (Figure 22.2a, P27_s).

Table 22.10 – Planning Applications

Planning Application Site	Ref	Figure	Proposed Development	Status of Application
Blue Hill, Banchory-Devenick S010825PF	P1 _s	22.2a	Installation of additional collinear antenna.	Full planning permission approved December 2001
Hare Moss, Banchory-Devenick S010438PF	P2 _s	22.2a	Erection of dwelling house (to replace existing).	Full planning permission approved July 2001
Hare Moss, Banchory-Devenick	P3 _s	22.2a	Erection of dwelling house (to replace existing).	Full planning permission approved August 2002
Gardener's Cottage, Kingcausie, Maryculter APP/2004/4537	P5 _s	22.2d	Upgrading low voltage overhead electricity supply line to high voltage (250 metre or thereby).	Planning permission approved January 2005
Gardener's Cottage, Kingcausie, Maryculter S030371PF	P6 _s	22.2d	Siting of portable accommodation and part change of use of dwelling to hostel.	Full planning permission approved June 2003
Camphill, Rudolf Steiner, Milltimber A4/0152	P7 _s	22.2d	Residential Home.	Planning permission approved 28 July 2004
Erection of new curative eurythmy room, Camphill, Rudolf Steiner A4/1835	P8 _s	22.2d	Erection of new curative eurythmy room.	Planning permission approved 10 November 2004
Milltimber Farm, Milltimber A3/0016	P9 _s	22.2d	Agricultural Building.	Planning permission approved 27 January 2003
Kippie Lodge ³ , North Deeside Road A3/0106	P13 _s	22.2d	Extension of Sports Complex.	Planning permission approved 5 March 2003
Woodend Farm, Culter House Road A4/1171	P16 _s	22.2d	Two Temporary Static Caravans.	Planning permission approved 18 August 2004

³ These properties operate as businesses see paragraphs 22.3.45 to 22.3.76

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Planning Application Site	Ref	Figure	Proposed Development	Status of Application
Hill Farm, Contlaw Road, Milltimber A5/1689	P17 _s	22.2e	Stables.	Planning permission approved 16 February 2006
Westfield Estate, Contlaw Road, Milltimber A6/0387	P18 _s	22.2e	Agricultural steading.	Planning permission approved 21 June 2006
Backhill Farm, Kingswells A6/0304	P19 _s	22.2f	Steel framed cattle court.	Planning permission approved 29 March 2006
Kingsford Farm, Kingswells A5/1072	P20 _s	22.2g	Stable Block.	Planning permission approved 6 July 2005
Denhead of Cloghill3, Kingswells A1/1820	P21 _s	22.2g	New Farm House.	Planning permission approved 10 October 2002
Grandview, Cloghill, Kingswells A2/0915	P22 _s	22.2g	New access road.	Planning permission approved 23 January 2003
Mossie/Mains of Cairnrobin	P26 _s	22.2a	Business and Industrial Park.	Planning permission approved 24 July 2003
Land at Schoolhill, Portlethen	P27 _s	22.2a	Residential Development including neighbourhood shops and business park.	Planning permission approved 10 December 2004

Table 22.11 – Implemented Planning Applications

Planning Application Site	Ref	Figure	Proposed Development	Status of Application
Heathfield Steading, Banchory-Devenick S020502PF	P4 _s	22.2b	Change of use of and alterations and extension to steading to form three dwelling houses and associated workspace.	Full planning permission approved February 2003
2 Milltimber Brae, Milltimber A1/1241	P11 _s	22.2d	Erection of a New House.	Planning permission approved 8 November 2001
The International School3 Milltimber A5/0339	P12 _s	22.2d	Sports Building.	Planning permission approved 31 August 2005
Kippie Lodge3, North Deeside Road, A1/2033	P14 _s	22.2d	Airdome.	Planning permission approved 5 March 2003
Chareleston Cove	P25 _s	22.2a	Residential Development.	Planning permission approved

Table 22.12 – Planning Applications yet to be Determined

Planning Application Site	Ref	Figure	Proposed Development	Status of Application
4 Milltimber Brae East A5/2007	P10 _s	22.2d	New House	Yet to be determined
48 Culterhouse Road A5/1486	P15 _s	22.2d	New House	Yet to be determined
Land at Mains of Cairnrobin 06/1932	P23 _s	22.2a	Business Park	Yet to be determined
Land to the northwest of Maryywell Park 06/1385	P24 _s	22.2a	Erection of seven dwellinghouses	Yet to be determined

22.4 Potential Impacts

22.4.1 Potential impacts on land use have been assessed for the study area and are discussed below.

Agriculture, Forestry and Sporting Interests

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

- disruption and disturbance during the construction phase including land temporarily lost;
- permanent loss of land due to the proposed scheme and associated works;
- severance of fields;
- disruption to cultivation and land management patterns, sporting activity and in some cases temporary or permanent change in land use;
- access restrictions with changes in routes to and from fields;
- disruption to existing drainage schemes and disruption of provision of water to fields;
- loss of, or gaps in, commercial and amenity forestry, shelterbelts and covers;
- increase of woodland windthrow risk;
- landscape and visual effect of new and exposed woodland edges; and
- changes in permanent and/or seasonal employment patterns due to changes in the scale and nature of agriculture, forestry and sporting enterprises.

22.4.3 The impacts of the proposed scheme have been assessed for all of the agriculture, forestry and sporting land interests potentially affected by the development. The predicted impacts are detailed in Appendix A22.2 (Pre and post Mitigation Impacts for all Affected Land Interests). A summary of the predicted impacts is provided in Table 22.13 below.

Table 22.13 – Significance of Predicted Impacts

Significance of Pre-Mitigation Impacts						
Substantial	Moderate/ Substantial	Moderate	Slight/ Moderate	Slight	Negligible/ Slight	Negligible
5	4	16	7	5	8	1

22.4.4 There are five land interests where the significance is assessed as Substantial. These impacts are described in Table 22.14 below.

Table 22.14 – Description of Predicted Substantial Impacts

Land Interest	Description of predicted impacts
Milltimber Farm Land Ref 438 Figure 22.1d	Loss of 10.30ha in three fields of LCA Class 3.2 land. Total loss would equate to 9% of the total farmed area. Severance of 59.32ha (61% of farm area) Disruption to field drainage system. Loss of boundary features (drystone walls and fences). Disruption to water supply. Disruption to livery business (see impact on businesses paragraphs 22.4.12-22.4.24)
Nether Beanshill Land Ref 510 Figure 22.1e	Loss of 12.71ha in nine fields of which 12.34 is LCA Class 3.2 land and 0.37ha is woodland. Total loss would equate to 18% of the total farmed area. Severance of 30.28ha (43% of farm area).

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Land Interest	Description of predicted impacts
	<p>Disruption to field drainage system.</p> <p>Loss of boundary features (drystone walls and fences).</p> <p>Disruption to water supply.</p> <p>Disruption to livery business (see impact on businesses paragraphs 22.4.12-22.4.24)</p>
<p>Craiglug Land Ref 483 Figure 22.1f</p>	<p>Loss of 3.20ha in six fields of LCA Class 3.2 land. Total loss would equate to 28% of the total farmed area. Land lost has organic status.</p> <p>Severance of 1.72ha (15% of farm area).</p> <p>Disruption to field drainage system.</p> <p>Loss of boundary features (drystone walls and fences).</p> <p>Disruption to water supply.</p>
<p>East Kingsford Livery Land Ref 460 Figure 22.1g</p>	<p>Loss of 5.42ha in five fields of which 3.69ha is LCA Class 3.2 land and 1.73ha is Class 5.2 land. Total loss would equate to 27% of the total farmed area.</p> <p>Severance of 8.86ha (43% of farm area).</p> <p>Disruption to field drainage system.</p> <p>Loss of boundary features (drystone walls and fences).</p> <p>Disruption to water supply.</p> <p>Disruption to livery business (impact on businesses paragraphs 22.4.12-22.4.24)</p>
<p>Denburn Livery and Stud (Denhead of Cloghill) Land Ref 105 Figure 22.1g</p>	<p>Loss of 2.48ha in six fields of which 1.45ha is LCA Class 3.2 land, 0.83ha is Class 5.3 and 0.20ha is woodland. Total loss would equate to 11% of the total farmed area.</p> <p>Loss of equestrian buildings (stabling and ménage facilities).</p> <p>Severance of 14.15ha (57% of farm area).</p> <p>Disruption to field drainage system.</p> <p>Loss of boundary features (drystone walls and fences).</p> <p>Disruption to water supply.</p> <p>Disruption to livery business (impact on businesses paragraphs 22.4.12-22.4.24)</p>

- 22.4.5 The predicted impacts before mitigation for the remaining 41 land interests are summarised in Table 22.15.
- 22.4.6 The main impacts upon these other agricultural land interests relate to loss of land, severance of fields, loss of access, loss of field boundaries (predominantly drystone walls), loss of watering points for livestock and disruption to existing field drainage systems.
- 22.4.7 The main impacts on forestry would occur at Duff's Hill, Clochandighter, Kingcausie and Gairnhill. The impacts relate to the loss of land and the risk of windthrow. Duff's Hill and Clochandighter are currently felled so there would be no loss of standing trees nor any windthrow risk in these compartments. The windthrow risk is assessed as Moderate to High at Gairnhill and Kingcausie with some stands of trees at Kingcausie assessed as High. Felling mitigation will therefore be necessary.
- 22.4.8 The main impacts on sporting activity would occur at both the southern and northern ends of the Southern Leg. Stalking, pheasant shooting and rough shooting would be limited within the vicinity of the proposed road. Additionally, angling would be compromised in the vicinity of the River Dee crossing.

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Table 22.15 – Summary of Predicted Impacts - Agriculture, Forestry and Sporting Interests

Significance	Land Reference	Area Lost		Severance
		ha	% Farm Area	
Moderate/ Substantial	Bishopston, Land Ref 5004, Figure 22.1b	6.16	7	Yes
	Merchant's Croft, Land Ref 637 and Part 228, Figure 22.1b	5.57	6	Yes
	Backhill Farm, Land Ref 473, Figure 22.1f-g	2.65	3	Yes
	Derbeth Farm, Land Ref 103, Figure 22.1g-h	15.00	9	Yes
Moderate	Lochview Croft, Land Ref 290, Figure 22.1a	1.10	16	No
	Mains of Charleston, Land Ref 230/217, Figure 22.1a	2.70	9	Yes
	Duffshill Farm, Land Ref 209, Figure 22.1a	2.66	12	Yes
	Jameston Farm, Land Ref 206, Figure 22.1b	3.17	6	No
	Newlands Farm, Land Ref 211, Figure 22.1b	2.63	14	Yes
	Swellhead, Land Ref 634, Figure 22.1c	13.76	7	Yes
	Kingcausie Estate, Land Ref 556, Figure 22.1d	11.66	2	Yes
	Binghill House, Land Ref 580, Figure 22.1e	0.48	11	No
	Beanshill Cottage, Land Ref 578, Figure 22.1e	2.31	11	Yes
	Westfield, Land Ref 723, Figure 22.1e	1.82	2	Yes
	South Last, Land Ref 557, Figure 22.1e	2.13	1	Yes
	Gairnlea, Land Ref 566, Figure 22.1f	2.46	55	No
	Silverburn Farm, Land Ref 610, Figure 22.1f	4.36	10	Yes
	Gairn Farm, Land Ref 486, Figure 22.1f	2.82	9	Yes
	Backhill of Brodiach, Land Ref 466, Figure 22.1f-g	7.11	24	Yes
	West Hatton, Land Ref 333, Figure 22.1g	4.84	12	Yes
Slight/Moderate	Land at Bothiebrig	0.50	6	No
	Land near Charleston, Land Ref 329, Figure 22.1a	0.36	7	No
	Newton of Charleston, Land Ref 288, Figure 22.1a	0.11	5	No
	Charleston Estate, Land Ref 233, Figure 22.1a	4.03	9	No
	Land at Hare Moss, Land Ref 282, Figure 22.1a-b	0.13	7	No
	Woodend Farm, Land Ref 5175, Figure 22.1e	5.41	9	No
	Auchlea, Land Ref 477, Figure 22.1f	1.33	1	No
Slight	Banchory Devenick Estates, Land Ref 214, Figure 22.1a	3.74	1	Yes
	Rigifa, Land Ref 214, Figure 22.1b	2.62	1	Yes
	Bankhead, Land Ref 210, Figure 22.1a	0.02	1	No
	Cowford, Land Ref 211, Figure 22.1b	2.34	1	Yes
	East Brotherfield, Land Ref 561, Figure 22.1f	1.10	4	No
Negligible/Slight	Craighill, Land Ref 430, Figure 22.1a	0.20	1	Yes
	Land near Portlethen, Land Ref 320, Figure 22.1a	0.40	3	No
	Unknown Landowner, Land Ref 334, Figure 22.1a	0.27	5	No
	Land at Redcraigs, Land Ref 422, Figure 22.1a	0.29	1	No
	Duff's Hill Wood, Land Ref 256, Figure 22.1a	0.63	2	Yes
	Land at Hare Moss, Land Ref 312, Figure 22.1a-b	0.42	2	No
	Clochandighter Wood, Land Ref 590, Figure 22.1b	0.10	1	No
	Kingshill and Gairnhill Wood, Land Ref 253, Figure 22.1f	0.89	1	No
Negligible	Victoria Sawmills, Land Ref 584, Figure 22.1e	0.12	1	No

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Community Land

22.4.9 Areas of amenity land that are likely to be directly affected by the proposed scheme are predominantly woodlands. Those woodlands affected comprise:

- Greenhowe Plantation;
- Duff's Hill;
- Clochandighter;
- Cleanhill Wood;
- Milltimber;
- Guthrie Hill Plantation;
- Rotten O'Gairn/Gairnhill;
- Upper Beanshill;
- West Hatton; and
- Wooded areas near Fairley Home Farm and Derbeth Farm.

22.4.10 The woodland areas managed by the Forestry Commission are primarily of commercial concern, however, wooded areas are also used for recreational purposes, often containing a network of footpaths and forest trails for community use. In particular, there are a number of footpaths within Rotten O'Gairn/Gairnhill. Potential impacts on recreational paths are discussed further in Chapter 31 (Pedestrians, Cyclists, Equestrians and Community Effects), with pathways shown on Figures 31.1a-h.

22.4.11 Table 22.16 below details the predicted impacts on woodlands within the study corridor. In addition to these woodlands, a couple of small isolated patches of wood are affected. These are an area at Burnhead, River Dee, a shelter belt near the Deeside Old railway line, Denhead of Cloghill shelter belt and Cloghill. The land-take at these areas is less than 0.2ha (total land-take 0.29ha), and is not considered significant in terms of community land.

Table 22.16 – Loss of Land Used by the Community

Name of Land Area	Type	Description of Impact	Area of Land-take ha	Sensitivity	Magnitude	Significance
Greenhowe Plantation	Woodland (commercial)	Loss 6.48% of woodland and severance.	3.43	Low	Low	Negligible/Slight
Duff's Hill	Forestry Commission Woodland	Loss 1.87% of woodland	0.63	Low	Low	Negligible/Slight
Clochandighter	Forestry Commission & Other	Loss 0.56% of woodland	0.24 (0.10 Forestry Commission woodland)	Low	Negligible	Negligible
Cleanhill Wood	Woodland	Loss 8.65% of woodland and severance.	7.73	Low	Low	Negligible/Slight
Milltimber wood	Woodland	Loss 6.42% of woodland	0.97	Low	Low	Negligible/Slight
Guthrie Hill Plantation	Woodland (commercial)	Loss 3.67% of woodland	0.31	Low	Low	Negligible/Slight
Rotten O'Gairn/Gairnhill	Forestry Commission Woodland	Loss 0.8% of woodland, potential land-take at existing car park	0.89	Low	Negligible	Negligible

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Name of Land Area	Type	Description of Impact	Area of Land-take ha	Sensitivity	Magnitude	Significance
Upper Beanshill	Woodland	Loss of 9.04% of woodland	0.21	Low	Low	Negligible/Slight
West Hatton	Woodland	Loss 2.96% of woodland and severance	0.18	Low	Low	Negligible/Slight
Wood near Fairley Home Farm	Woodland	Loss of 51.39% of woodland.	1.12	Low	High	Moderate
Wood near Derbeth Farm	Woodland	Loss of 13.34% of woodland.	1.20	Low	Low	Negligible/Slight

Note: Area of land-take is estimated and is subject to change once the CPO is finalised

Residential and Commercial Land Use

- 22.4.12 Within the Southern Leg corridor, a total of 14 residential properties and a school would require demolition under the proposed scheme. In addition, a number of outbuildings associated with Denhead of Cloghill would also be demolished. Table 22.17 below provides details on the residential properties potentially affected by the proposed scheme.

Table 22.17 – Residential Properties affected by Demolition

	Property Address	Location	Type	Impact
1	Greenloanings Cottage	Charleston to Blaikiewell	Residential	Substantial
2	Croftlan (5 Milltimber Brae)	Milltimber Brae	Residential	Substantial
3	Bridgebank (3 Milltimber Brae)	Milltimber Brae	Residential	Substantial
4	Millbrae House (6 Milltimber Brae)	Milltimber Brae	Residential	Substantial
5	Clarewood (4 Milltimber Brae)	Milltimber Brae	Residential	Substantial
6	2a Milltimber Brae	Milltimber Brae	Residential	Substantial
7	Pine Lodge (315 North Deeside Road)	Milltimber	Residential	Substantial
8	309 North Deeside Road	Milltimber	Residential	Substantial
9	Carskeach (252 North Deeside Road)	Milltimber	Residential	Substantial
10	The Lodge (North Deeside Road)	Milltimber	Residential	Substantial
11	Dalriach (Westfield)	Milltimber	Residential	Substantial
12	Gairnlea	Blacktop	Residential	Substantial
13	Grandview	Kingswells	Residential	Substantial

- 22.4.13 In addition to the residential properties above, it is anticipated that seven businesses would be directly affected within the Southern Leg study area. These comprise Milltimber Farm (Figure 22.2d), the International School (Figure 22.2d), Kippie Lodge (Figure 22.2d), Nether Beanshill Livery (Figure 22.2e), East Brotherfield Livery (Figure 22.2f); East Kingsford Livery (Figure 22.2g) and Denburn Livery & Stud at Denhead of Cloghill Farm (Figure 22.2g).
- 22.4.14 At Milltimber farm, an area of 10.3ha (11% of the total land) would be required to construct the proposed scheme, including 2.54ha of land required to be landscaped and for visual mitigation. The alignment of the road at approximately ch102000-102900 would sever the land the business covers, such that the stables would be on the opposite side of the new road from the grazing fields. This would be in addition to the B979, which already divides the stables from the grazing fields. Due to the loss of land, the potential impact of the AWPR on this business is assessed as adverse.
- 22.4.15 Under the current road design, the entire land holding of the International School would be subject to compulsory purchase order (CPO) and the buildings demolished. The impact on the business is assessed as adverse.

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- 22.4.16 Approximately 2.26ha (13% of the total land) occupied by Kippie Lodge would be lost to the proposed route, with around 46% of the total land-take landscaped and used to develop visual mitigation. The route would take land to the east of the Lodge building and Sports Complex as well as a corner of land at the eastern end of the golf course. The remaining land would be in two parcels of approximately 0.05ha and 14.91ha. The smaller land parcel would be separated from the larger parcel of land by the AWPR and, in practice, not be suitable for use by the business. The route design has been developed in order to avoid affecting the tee or green positions on the golf course. It is anticipated that there would be short and long term loss of amenity as a result of the proposed route. The extent to which the loss of amenity adversely impacts on membership levels and the future viability of the club is uncertain. Regardless of the effects on amenity value, which cannot be quantified at this time, there would be a loss of land as a result of the proposal. The impact on this business is assessed as adverse.
- 22.4.17 At Nether Beanshill, the AWPR would run diagonally through the 70.43ha site, splitting the land into two parcels of 20.03ha and 37.69ha. The livery business currently uses two fields totalling 6.43ha (including a 1.22ha field and a 4.46ha field). Of these, 0.26ha would be lost to the AWPR (4% of the land used by the livery business). None of the stable buildings would be demolished. Overall, the total land-take would be approximately 12.71ha (18% of the total land area). Access to the horse trails currently used would also be affected where the AWPR crosses them. The impact of the proposed route on the business is assessed as adverse.
- 22.4.18 The AWPR would require approximately 1.10ha of land (4% of total land) on the east side East Brotherfield Livery for the development of drainage ponds. The remaining land (approximately 27.17ha) would not be severed. The existing access road to the business would also be maintained. The potential loss of amenity value cannot be quantified for this assessment. The potential impact of the AWPR on the business is assessed as adverse due to the loss of land.
- 22.4.19 The AWPR would cross the land occupied by East Kingsford Livery on the west side of the Kingsford to Westhill Road, requiring land-take of approximately 5.42ha (27% of total land). Approximately 8% of the land-take would be landscaped and used for visual mitigation. This would result in the loss of the existing paddocks. The existing buildings, stables and one house would not be demolished and would be located on the west side of the proposed AWPR on an area of land covering approximately 4ha. The land remaining would not be sufficient to support the current number of horses kept, meaning the business would no longer be viable. Therefore the potential impact of the AWPR on this business is assessed as adverse.
- 22.4.20 At Denburn Livery & Stud (Denhead of Cloghill), the AWPR would sever the land used by the business into two portions. Land-take is estimated to be 2.48ha (10% of total land) and would leave two remaining land parcels, one on each side of the AWPR, covering an area of 8.33ha and 14.15ha respectively. The AWPR has restricted future growth in that a planning application for a new house, office block and shed was revoked as a result of the scheme proposals. The impact of the AWPR on this business is assessed as adverse.
- 22.4.21 Several businesses within the Southern Leg might experience indirect impacts, particularly during construction of the scheme. In addition, there would be changes in access arrangements where the proposed scheme crosses or severs existing access. This would result in changes to access for a number of businesses. Table 22.1.18 summarises the potential impacts on businesses with explanatory notes as appropriate. Chapter 31 (Pedestrians, Cyclists, Equestrians and Community Effects) considers the wider implications of local vehicular traffic issues on the local community.

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Table 22.18 – Details of Potential Impacts on Businesses

Business	Impact (Demolition, Land-take, Change in Access)	Job Loss	Existing Access	Change in Access/Loss of Custom	Impact
Charleston Distribution Centre (W. Leiper, Jeeves Couriers, Jeeves Group Storage and ANC Express)	Improved access, potential disruption to access during construction	None envisaged	From the A956	Access to A956 and A90 maintained and additional access to AWPR. Temporary disruption to access during construction.	Neutral
Newton Farm	Minor changes to access	None envisaged	From the A956	Access to A956 and A90 maintained and additional access to AWPR.	Neutral
Optima Solutions UK Ltd.	Potential disruption during construction	None envisaged	From the A956	Access to A956 and A90 maintained and additional access to AWPR. Temporary disruption to access during construction.	Neutral
Alexander Duncan (Aberdeen) Ltd.	Potential disruption during construction	None envisaged	From the A956	Access to A956 and A90 maintained and additional access to AWPR. Temporary disruption to access during construction.	Neutral
Ewing Motors	Change in Access	None envisaged	From minor roads off the A90 or A956.	Access to A956 and A90 maintained and additional access to AWPR.	Neutral
Marywell Park Homes Ltd.	Change in Access	None envisaged	From minor roads off the A90 or A956.	Temporary disruption to access during construction.	Neutral
Artward Bound	Change in Access	None envisaged	From minor roads off the A90 or A956.	Access to A956 and A90 maintained and additional access to AWPR.	Neutral
Northeast Reprographics Ltd.	Change in Access	None envisaged	From minor roads off the A90 or A956.	Temporary disruption to access during construction.	Neutral
SBS Logistics	Change in Access	None envisaged	From minor roads off the A90 or A956.	Access to A956 and A90 maintained and additional access to AWPR.	Neutral
Bothiebrig Garage	Change in Access	Unknown	From the A90 and minor road to the north.	Existing access from the north and A90 to be closed. Lengthy diversion to Marywell junction with A90.	Adverse
EIS Waste Services	Potential disruption during construction	None envisaged	From minor road to Marywell	Access maintained. Temporary disruption to access during construction.	Neutral
R&B Services	Improved access to the north and south	None envisaged	From minor road to Marywell	Existing access maintained	Beneficial

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Business	Impact (Demolition, Land-take, Change in Access)	Job Loss	Existing Access	Change in Access/Loss of Custom	Impact
Dennis Irvine Superbike Centre	Potential disruption during construction	None envisaged	From minor road to Marywell	Access maintained. Temporary disruption to access during construction.	Neutral
Aberdeen Aeromodellers	Potential relocation or reconfiguration of site.	None envisaged	From a minor road north of Hare Moss.	No change in access anticipated.	Neutral
Redwing Riding School ⁴	-	-	-	-	-
Storybook Glen Theme Park	No direct impacts envisaged	None envisaged	Minor road off of the B979	Existing access maintained	Neutral
Lower Deeside Holiday Park	No direct impacts envisaged	None envisaged	From the B9077	Existing access maintained	Neutral
Old Mill Inn	No direct impacts envisaged	None envisaged	From the B9077	Existing access maintained	Neutral
Maryculter Playgroup	No direct impacts envisaged	None envisaged	From the B9077	Existing access maintained	Neutral
Milltimber Farm Livery	Land-take and severance.	Unknown	From the B979	Existing access maintained	Adverse
Albyn School Playing Fields	No direct impacts envisaged	None envisaged	From the A93	Existing access maintained	Neutral
International School	Demolition	Unknown	From the A93	N/A	Adverse
Kippie Lodge – Aberdeen Petroleum Club	Land-take	Unknown	From the A93	Existing access maintained	Adverse
Hawkshill Nursing Home	No direct impacts envisaged	None envisaged	From the A93	Existing access maintained	Neutral
Nether Beanshill Livery	Change in Access and land-take	None envisaged	From Contlaw Road	Existing access maintained	Adverse
East Brotherfield Livery	Land-take	None Envisaged	Access road near Silverburn	Existing access maintained	Adverse
Smiddybrae Industrial Units (Clark & Sutherland; King Street Autobody, and LD Motors)	Improved access to the north and south	None envisaged	From the A944	Existing access maintained	Beneficial
East Kingsford Livery	Land-take	Unknown	From the A944	Existing access maintained	Adverse
East Kingsford Industrial units (W. Enterprises (Aberdeen Ltd.))	Improved access to the north and south	None envisaged	From the A944	Existing access maintained	Beneficial
Five Mile Garage & Petrol Station and Five Mile Caravan Park	No direct impacts envisaged	None envisaged	From the A944	Existing access maintained	Neutral
Ardene House Veterinary Hospital	Improved access to the north and south	None envisaged	From the A944	Existing access maintained	Beneficial

⁴ For impacts on Redwing Riding School, Redwing Livery and Horse Sanctuary see Chapter 37 (Land Use) in Part D: Fastlink.

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Business	Impact (Demolition, Land-take, Change in Access)	Job Loss	Existing Access	Change in Access/Loss of Custom	Impact
Denburn Livery & Stud Farm (Denhead of Cloghill)	Demolition of buildings, Land-take & severance	Unknown	From road west of Kingswells	Access maintained through provision of overbridge	Adverse

22.4.22 The businesses located near the Charleston junction are likely to experience disturbance to their access during construction. These potential impacts and associated mitigation is discussed in Chapter 33 (Disruption due to Construction).

22.4.23 The Aberdeen Aeromodellers Club is located approximately 300 metres to the north of the AWPR and would not be directly affected by land-take for the proposed scheme. However, the current orientation and layout of the site is such that much of the flying would be towards the proposed route over Hare Moss. There are no specific guidelines for safety distances for this type of activity and no operating license is required, but clubs try to avoid flying aircraft over public areas and roads. The present arrangements are likely to result in some planes flying over the proposed road.

22.4.24 A risk assessment will be undertaken to determine whether or not the club can continue to fly over the Moss in the direction of the AWPR. It is possible that the findings from the risk assessment may result in the club being directly affected by the proposed route, as flying would not be able to continue in its present form due to the safety risk to vehicle travellers on the AWPR. If this were the case the impact of the AWPR on this business would be assessed as adverse.

Development Land

22.4.25 Development land designated within the Aberdeen City Local Plans and Aberdeenshire Local Plans affected by the scheme are discussed below.

Aberdeen City - Development Plan Allocations

22.4.26 There is one Opportunity Site within the Finalised Aberdeen Local Plan located within the Southern Leg study area at Mosside/Mains of Cairnrobin (OP2_S). This proposed business and industrial park is likely to benefit from improvements in access and transport links brought about by the proposed scheme, resulting in a beneficial impact (Figure 22.2a).

22.4.27 Although outside of the study area, it is likely that the proposed scheme would support the future development area for housing at Countesswells as identified in the Finalised Aberdeen City Local Plan. The Finalised Local Plan states that a separate junction from the AWPR would be required to serve this development. There would be no loss of development land at this location as a result of the proposed scheme and residential amenity of this site would not be directly affected by the development of the Southern Leg. As the proposed scheme is supportive of proposals to develop this new settlement, the overall impact is assessed as beneficial.

Aberdeenshire - Development Plan Allocations

22.4.28 There would be no loss of development land at OP3_S as a result of the proposed scheme. This proposed employment land is likely to benefit from improvements in access and transport links as a result of the proposed scheme, resulting in a beneficial impact (Figure 22.2a).

22.4.29 The housing allocation for 20 units for the period 2000-2005 (OP4_S) and an additional 35 units for the period 2006-2011 (OP5_S) at Marywell, are located within the study area, adjacent to the A90 south of the Charleston junction, and would require upgrading as part of the proposed works associated with the Southern Leg. It is unlikely that the amenity of this area would change substantially as a result of the proposed scheme, resulting in a neutral impact for both sites.

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Planning Applications

22.4.30 The impact of the proposed scheme on planning applications within the route corridor is provided in Table 22.19, with explanatory notes as appropriate. The following applications with neutral impacts are not included in Table 22.19:

- P1_S – Blue Hill, Banchory-Devenick S010825PF - Installation of additional collinear antenna;
- P5_S – Gardener’s Cottage, Kingcausie, Maryculter APP/2004/4537 - Upgrading low voltage overhead electricity supply line to high voltage (250 metre or thereabout);
- P6_S – Gardener’s Cottage, Kingcausie, Maryculter S030371PF - Siting of portable accommodation and part change of use of dwelling to hostel;
- P7_S – Camphill, Rudolf Steiner, Milltimber A4/0152 - Residential Home;
- P8_S – Camphill, Rudolf Steiner A4/1835 - Erection of new curative eurythmy room;
- P9_S – Milltimber Farm, Milltimber A3/0016 - Agricultural Building;
- P15_S – 48 Culterhouse Road A5/1486 - New House;
- P16_S – Woodend Farm, Culter House Road A4/1171 - 2 Temporary Static Caravans;
- P17_S – Hill Farm, Contlaw Road, Milltimber A5/1689 - Stables;
- P18_S – Westfield Estate, Contlaw Road, Milltimber A6/0387 - Agricultural steading;
- P19_S – Backhill Farm, Kingswells A6/0304 - Steel framed cattle court; and
- P20_S – Kingsford Farm, Kingswells A5/1072 - Stable Block.

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Table 22.19 – Impacts on Planning Applications

Planning application Site	Ref	Figure	Proposed Development	Status of Application	Impact of Route
Hare Moss, Banchory-Devenick S010438PF	P2S	22.2a	Erection of dwelling house (to replace existing)	Full planning permission approved July 2001	Adverse - may have an impact on amenity
Hare Moss, Banchory-Devenick	P3S	22.2a	Erection of dwelling house (to replace existing)	Full planning permission approved August 2002	Adverse - may have an impact on amenity
4 Milltimber Brae East A5/2007	P10S	22.2d	New House	Undetermined	Adverse - may have an impact on amenity
Kippie Lodge ⁵ , North Deeside Road A3/0106	P13S	22.2d	Extension of Sports Complex	Planning permission approved 5 March 2003	Mixed - improved transport links, but may have an impact on amenity.
Denhead of Cloghill ⁵ , Kingswells A1/1820	P21S	22.2g	New Farm House	Planning permission approved 10 October 2002	Adverse - may have an impact on amenity
Grandview, Cloghill, Kingswells A2/0915	P22S	22.2g	New access road	Planning permission approved 23 January 2003	Adverse – Site may be required for road.
Land at Mains of Cairnrobin 06/1932	P23S	22.2a	Business Park	Yet to be determined	Beneficial - improved access arrangements and transport links.
Land to the north west of Marywell Park 06/1385	P24S	22.2a	Erection of 7 dwelling houses	Yet to be determined	Adverse – Site may be required for road upgrading.
Mossie/Mains of Cairnrobin	P26S	22.2a	Business and Industrial Park	Planning permission approved 24 July 2003	Beneficial - improved access arrangements and transport links.
Land at Schoolhill, Portlethen	P27S	22.2a	Residential Development including neighbourhood shops and business park.	Planning permission approved 10 December 2004	Beneficial - improved access arrangements and transport links.

⁵ These properties operate as businesses and for potential impacts on business viability see paragraphs 22.4.9 to 22.4.21.

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- 22.4.31 A planning application for 7 dwellinghouses at land to the northwest of Marywell Park is yet to be determined and is on land which may be required for the upgrading of the A90 associated with the AWPR. The impact on this current planning application is therefore assessed as adverse.
- 22.4.32 Planning permission for a new access road to serve an existing residential property (Grandview) at Cloghill, Kingswells (P22_s) would also be directly affected by the proposed scheme as the land would be required for the implementation of the Southern Leg. The impact on this planning permission is therefore assessed as adverse.
- 22.4.33 Two planning permissions for the erection of a dwellinghouse (to replace existing) at Hare Moss, Banchory-Devenick (P2_s and P3_s) would be affected by the proposed scheme due to their close proximity to the proposed scheme. This would result in potential impacts on the amenity of these sites. Hare Moss comprises of a number of residential properties and it is not clear whether the planning permission relates to the same or different houses at this location. The site(s) are located in a quiet, rural location which is relatively flat and with little vegetation. The proposed scheme would therefore alter the rural character and amenity of the area. The impact on these planning permissions is therefore assessed as adverse.
- 22.4.34 A planning application for a new house at 4 Milltimber Brae East, Milltimber is yet to be determined. It is likely to be affected by the proposed scheme due to its close proximity to the Southern Leg and the resultant potential impact on amenity. The site is located within a quiet cul-de-sac within a secluded residential area. The proposed scheme is likely to introduce increased levels of traffic within close proximity of the development site. The impact on this current planning application is therefore assessed as adverse.
- 22.4.35 Planning permission for the erection of a new farm house at Denhead of Cloghill (P2_s and P3_s) would be affected by the proposed scheme due to its close proximity to the proposed new road and the resultant potential impact on amenity. The site is located in a semi-rural location, to the west of Kingswells. The proposed scheme would therefore alter the character and amenity of the area. The impact on this planning permission is therefore assessed as adverse.
- 22.4.36 There is one planning permission where the impact of the route has been assessed as having a mixed impact (P13_s). Kippie Lodge is a sports and country club which currently enjoys a semi-rural character. As a result of the close proximity of the Southern Leg, there may be an impact on amenity. However, this commercial land use may also benefit from the improved access and transport links as a result of the proposed scheme. As a result, the impact of the route is therefore assessed as having a mixed impact on this planning permission.
- 22.4.37 The route would have a neutral impact on the majority of planning permissions (P1_s, P5_s –P8_s, P15_s–P20_s).
- 22.4.38 Planning permission for a business park at Mossie/Mains of Cairnrobin (P26_s) and the planning application for a business park at Mains of Cairnrobin (P23_s) which is yet to be determined, would both benefit from the close proximity of the Southern Leg link with the Charleston junction, resulting in beneficial impacts.
- 22.4.39 The proposed new residential development, neighbourhood shops and business park at Schoolhill would benefit from the improved transport network (P27_s).

22.5 Mitigation

- 22.5.1 The mitigation proposals are based on:
- Avoidance - routeing to avoid effects;
 - Reduction - provision of measures to minimise potential effect;
 - Offset - provision of works or compensation; and

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- Enhancement - provision of measures to improve existing conditions.

22.5.2 The scheme design has sought to avoid impacts to sensitive areas of land wherever practicable. However land-take, including demolition of private property, would occur where it is considered necessary for the purposes of constructing the proposed scheme and/or for associated mitigation measures such as landscape alterations. Where the required land-take results in the demolition of property or the loss of land used for farming or commercial forestry, financial compensation to the value assessed by the District Valuer will be provided.

Agriculture, Forestry and Sporting Interests

22.5.3 Mitigation measures with respect to agriculture and forestry have been developed with the aim of protecting the agricultural capability of land and soils and the maintenance of the viability of farming units and the protection of remaining stands of woodland and forestry.

22.5.4 The mitigation measures incorporate the following principles:

- Reducing the temporary loss of land to agriculture and forestry during construction through construction programming, consultation with land interests and reinstatement of agricultural land, post construction.
- Provision of access for land interests to their holdings at all times during construction and operation.
- Limiting damage to agricultural capability of soils through adoption of procedures relating to soil stripping, handling and storage during construction and reinstatement.
- Pre-construction drainage works where required and reinstatement/provision of new drainage as required to maintain agricultural land capability and avoid flooding issues.
- Provision of financial compensation as agreed and determined by the District Valuer.

22.5.5 Consultation with landowners and tenants is ongoing but the provision of accommodation works to has yet to be agreed. However, agreed mitigation measures and accommodation works will be included within the construction contract. For the purposes of the residual impact assessment, provision of field and steading access, re-instatement of boundary features and re-instatement of field drainage systems have been assumed.

22.5.6 Financial compensation will be provided for areas of agriculture land, woodland or forestry lost as a result of the construction or operation of the proposed scheme, and where this is in accordance with the District Valuer's assessment.

22.5.7 The various mitigation measures to reduce effects on agriculture, forestry and sporting activity are listed in Table 22.20. Mitigation is considered for each land interest. A series of mitigation measures are proposed from the mitigation item list and applied on a case-by-case basis depending on the impact and the scope for mitigation.

22.5.8 Details of the mitigation measures to be employed on a farm-by-farm basis are detailed for each of the land interests in Appendix A22.2 (Pre and post Mitigation Impacts for all Affected Land Interests).

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Table 22.20 – Agriculture, Forestry and Sporting Mitigation Measures

Mitigation Item Number	Mitigation Measure
LU1	Permanent loss of agricultural land and forestry has been reduced through route selection, construction programming, and planning. In addition, the loss will be reduced by re-instatement plans, where appropriate, post construction.
LU2	Access to agricultural land and woodland will be provided at all times during the construction process and post construction. Where appropriate and justified, agricultural overbridges and underpasses will be incorporated into the road design.
LU3	Damage to the agricultural capability of soils will be avoided by the adoption of appropriate measures during construction and reinstatement.
LU4	Existing field and forestry drainage systems will be re-instated to ensure that land capability is maintained and flooding will not be exacerbated.
LU5	Financial compensation, where appropriate, will be provided for the loss of agricultural land, forestry or land with sporting interests, as agreed with the District Valuer.
LU6	Notice of intention to commence construction work will be given to the owners and occupiers of all land along the route before entry is made to such land. Consultation with the landowners and occupiers will allow agreement to a programme of works that minimises disturbance. Any work will be carried out in accordance with the agreed programme as far as is practically possible.
LU7	Preparation of a schedule of condition for agricultural land (including drainage), forestry, roads and paths likely to be affected by the proposed development. This will be made available to the owner or occupier and will ensure that land, roads and paths are restored to the reasonable satisfaction of the landowner or occupier.
LU8	Agriculture, forestry and sporting roads and paths will be re-instated to a condition equivalent to that subsisting before the commencement of any works.
LU9	Agricultural land will be re-instated to a condition as near as is reasonably practicable to that subsisting before the commencement of the works. Topsoil where disturbed will be left in a loose friable condition and where agreed appropriate cover will be replaced. Re-grading where appropriate will be undertaken and land returned to agriculture.
LU10	Where ancillary apparatus and material is sited on agricultural land it would be done so with agreement of the land owner/occupier.
LU11	There will be provision of temporary fences, lights and guards in appropriate locations for the protection of the health and safety of the public and animals and to avoid trespass. Where appropriate, fencing of the working area to a standard adequate for the purpose of excluding any stock kept on adjoining land will be undertaken. All temporary fencing will be maintained in position during constructional work and thereafter unless otherwise agreed with the occupier.
LU12	Where boundary features such as fences, walls and hedges have to be removed to allow construction these will be reinstated with appropriate materials in each case to provide a secure field boundary.
LU13	Precautions relating to the exclusion of stock will be combined with due care and attention by construction staff to prevent the straying of livestock.
LU14	Where access will require to be altered either temporarily or permanently as a result of construction, alternative access for stock and machinery will be provided as appropriate in consultation with the land owner/occupier. Recessed access to be provided off main and side roads as appropriate with loading/unloading area if required.
LU15	All reasonable precautions will be taken during construction to avoid as far as is possible, the spreading of soil borne pests and diseases, and animal and crop diseases. Precautions as recommended by the Scottish Executive Environment and Rural Affairs Department will be observed.
LU16	Careful excavation, storage and replacement of topsoil and subsoil will avoid damage to soils and soil structure and to protect the agricultural capability.
LU17	Particular care will be taken to minimise damage or disturbance to field drains. Laying of new drains will be undertaken as required to keep the affected and adjoining land in good order. Repairing and reinstatement of field drains will be agreed with the land owner/occupier. Where appropriate the integrity of the drainage system will be secured in advance through the installation of header drains (cut off drains) to facilitate construction. All remaining remedial and new drainage works to be undertaken post construction.
LU18	Water supplies for livestock will be protected at all times and alternative supplies would be provided where access would be compromised by any works.

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Mitigation Item Number	Mitigation Measure
LU19	An assessment will be made of the risk of windthrow from any proposed felling and management measures defined for each section of woodland. These will include felling to windfirm edges, topping, pollarding and coppicing.
LU20	All felling to create a windfirm edge will take account of ecological landscape and visual effects. Design to maximise where possible ecological, landscape/visual opportunities.
LU21	Where there are no windthrow or landscape visual issues, tree felling will be minimised to that necessary to allow the safe construction and operation of the road.
LU22	Soil disturbance and compaction from harvesting and extraction will be minimised.
LU23	Reasonable claims in respect of damage to agricultural land or sporting rights will be payable, as will professional charges.

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- 22.5.9 The majority of the proposed mitigation will relate to the provision of access to fields and severed areas, reinstatement of boundary features (drystone walls and fences) as well as watering points for livestock, and provision of new or reinstated field drainage systems. In specific areas, a need has been identified for dedicated agricultural overbridges or underpasses. These are identified in Table 22.21.
- 22.5.10 Additionally, re-grading of agricultural land is proposed as part of the landscape mitigation proposals (see Chapter 26: Landscape). Some of this land has the potential to be returned to agricultural use, limiting the agricultural area permanently lost to the proposed scheme. The land interests subject to re-grading are also listed in Table 22.21.
- 22.5.11 Felling mitigation to protect against windthrow with subsequent replanting of some felled areas is also suggested for woodland and forestry compartments.

Table 22.21 – Major Mitigation Works

Mitigation	Description	Benefiting Land Reference
Use of Overbridges, Underpasses and new links/steading access to ease severance	Hatton Access Overbridge at ch206350 (Figure 22.1a)	Mains of Charleston, Land Ref 217
	Kingcausie/Eastland Underpass at ch101050 (Figure 22.1c)	Kingcausie Estate, Land Ref 556
	Accommodation Underpass ch106000 (Figure 22.1e)	South Last, Land Ref 557
	Fairley Cloghill Road Overbridge (Figure 22.1g)	Denburn Livery and Stud, Land Ref 105
	Derbeth Overbridge (Figures 22.1g-h)	Derbeth Farm, Land Ref 103
Re-grading of embankments with potential to return to agricultural use	Re-grading main alignment and C34K overbridge embankments between ch205300 and ch204600 (Figure 22.1a)	Duffshill Farm, Land Ref 209
Felling of Forestry and Woodland	Greenhowe Wood (Figure 22.1a)	Banchory Devenick Estate, Land Ref 214
	Cleanhill Wood (Figure 22.1c)	Kingcausie Estate, Land Ref 556
	Gairnhill Wood (Figure 22.1f)	Kingshill and Gairnhill Wood, Land Ref 253

Community Land

- 22.5.12 The proposed scheme has been designed so that areas designated as Country Parks, city parks and local parks have been avoided.
- 22.5.13 Woodland was assessed as the main type of community land that would be lost to the proposals. This loss of the use of woodland for amenity purposes will be mitigated through planting and the provision of paths where public access to woodland has been affected. Further details on planting as proposed by the ecology and landscape mitigation and provision of alternative paths are discussed in Chapters 25 (Ecology and Nature Conservation), 26 (Landscape) and 31 (Pedestrians, Cyclists, Equestrians and Community Effects) respectively. Table 22.22 below provides details of the mitigation re-planting of the large woodland areas affected.

Table 22.22 – Woodland Mitigation

Woodland Affected	Area (ha) to be replanted/replaced			
	West/North of AWPR	East/South of AWPR	Total	Type
Greenhowe Plantation	0.71	0.56	1.27	Mixed
Duff's Hill	0	0	0	N/A
Clochandighter	0	0	0	N/A
Cleanhill Wood	6.78	10.69	17.47	N/A

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Woodland Affected	Area (ha) to be replanted/replaced			
	West/North of AWPR	East/South of AWPR	Total	Type
Milltimber wood	0	1.48	1.48	Mixed
Guthrie Hill Plantation	0	0	0	N/A
Rotten O'Gairn/Gairnhill	1.11	2.78	3.89	Mixed
Upper Beanshill	0	0	0	N/A
West Hatton	0	0	0	N/A
Wood near Fairley Home Farm	0	0	0	N/A
Wood near Derbeth Farm	0	0	0	N/A

22.5.14 In addition to the above woodland specific planting, there are nine additional areas where woodland will be planted in excess of 0.5ha as part of the landscape mitigation (see Chapter 26: Landscape). Due to their size, these areas may also be of value to the community. Details of this additional non-specific planting are provided in Table 22.23 below.

Table 22.23 – Additional Woodland Planting

Area of planting	Area (ha)	Type
Camphill (west AWPR)	4.36	Mixed
Nether Beanshill, Milltimber (east AWPR)	1.13	Mixed
Hill of Milltimber (west AWPR)	1.75	Mixed
Hill of Milltimber (east AWPR)	0.66	Mixed
Auchlea (west of AWPR)	1.39	Mixed
Auchlea (east of AWPR)	1.60	Mixed
West Hatton (east of AWPR)	0.18	Mixed
Cloghill (east of AWPR)	2.70	Mixed
Cloghill (west of AWPR)	0.67	Mixed
Total additional planting	14.44	n/a

Residential and Commercial Land Use

- 22.5.15 For the purposes of this assessment, where land is required for the proposed scheme that results in the loss of residential and commercial properties, it is assumed land owners will be compensated financially for the loss in accordance with the District Valuer's assessment. Further details of the extent of financial compensation are beyond the scope of this assessment and will be provided by the District Valuer. Alternative access will also be provided to a number of properties where the proposed scheme affects existing access as discussed in section 22.4.
- 22.5.16 Potential mitigation measures for businesses directly affected have been identified by Tribal during the interviews e.g. purchasing additional land. At the time of writing these had not been refined and agreed with the relevant parties, as such these are not included in the assessment.
- 22.5.17 It is assumed that the International School would receive financial compensation through the District Valuer's assessment to relocate.
- 22.5.18 Milltimber Farm Livery is considering relocating the livery stables and house to the eastern side of the B979 and the AWPR. However plans to relocate are not provided as mitigation at this stage of the assessment.
- 22.5.19 Construction of the Southern Leg in deep cutting at ch103000-104000, will help reduce the potential noise impacts on Kippie Lodge that could arise from traffic using the proposed scheme.

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Landscape mitigation including the planting of mixed woodland will also serve to screen views of the proposed scheme.

22.5.20 It is envisaged that the livery business at Nether Beanshill would continue to operate on the remaining 6.17 hectares of the original 6.43 hectare site. However the AWPR could limit the potential for future expansion. Contlaw Road would be maintained and would have provision for equestrian use.

22.5.21 An underpass suitable for horses will be provided just south of East Brotherfield Livery to allow farm access onto the east side of the proposed scheme. This underpass would also permit access to Gairnhill Wood. Landscape and visual mitigation, to include mixed woodland planting, is also proposed which will assist in addressing further concerns made by this business about the potential impact of the proposed scheme on the setting of the livery.

Development Land

22.5.22 As stated in paragraph 22.5.12, where land is required for the proposed scheme, financial compensation will be considered in accordance with the District Valuer's assessment.

22.5.23 There are a number of development sites which may be affected in terms of amenity. This relates to visual impact and an increase in noise levels. Where possible, landscape work has been used to alleviate the visual and noise impacts. Noise mitigation will also include bunding and fencing where it is considered to be necessary and effective.

22.5.24 A summary of the non-agricultural mitigation measures is provided in Table 22.24. For mitigation measures relating to agricultural, forestry (commercial) and sporting interests refer to Table 22.20.

Table 22.24 – Non Agricultural Mitigation Measures

Mitigation Item Number	Mitigation objective	Mitigation Measure
LU24	Offset	Where permanent loss of land or demolition of property occurs, consideration will be given to the provision of appropriate financial compensation to relevant landowners, to an amount determined by the District Valuer.
LU25	Reduction	Where access arrangements for businesses are disrupted by the route access will be maintained/ restored to these businesses with possible requirements for diversions and modifications.
LU26	Offset	Areas of woodland replaced or planted (see ecology/landscape mitigation for further details).

22.6 Residual Impacts

Agriculture, Forestry and Sporting Interests

22.6.1 The magnitude and significance of residual impacts have been determined for each of the affected land interests. These are detailed in Appendix A22.2 (Pre and post Mitigation Impacts for all Affected Land Interests).

22.6.2 The post mitigation significance of residual effects (adverse) are summarised in Table 22.25 below.

Table 22.25 – Adverse Residual Effects of Proposed Development

Significance of Residual Effect (Adverse)						
Substantial	Moderate/ Substantial	Moderate	Slight/ Moderate	Slight	Negligible/ Slight	Negligible
5	4	15	7	6	8	1

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- 22.6.3 The assessments make allowance for land to be returned to agricultural use. Five land interests (11%) have a residual impact of substantial significance. Nineteen land interests (41%) have a significance of residual effect of moderate or moderate/substantial and twenty-two land interests (48%) have a slight/moderate, slight or negligible/slight residual impact significance.
- 22.6.4 Although mitigation measures have been developed, the adverse residual effects are broadly similar to the pre-mitigation effects. This is because the major impact of the proposed development is loss of agricultural and forestry land. Mitigation has been developed to restore access and minimise the impact of severance. However, the impact of the loss of land remains and can only be mitigated by financial compensation.
- 22.6.5 The mitigation reduces the significance of residual impact on the following farms:
- South Last, Land Ref 557 – The predicted significance of impact was assessed as Moderate. The mainline of the proposed scheme would split the unit and access to the severed area would be lost. In order to secure access, an agricultural underpass is proposed at ch106000 (Figure 22.1e). Additionally, boundary fencing and drystone walls will be restored along with reinstatement of watering points and drainage systems. The post mitigation impact is assessed as Slight.
- 22.6.6 The land-take effects of the proposed development are summarised in Table 22.26. The areas presented in the table are estimates of the total land lost to the scheme after mitigation measures such as landscape re-grading of embankments and cuttings have been completed and the land returned to agricultural use and areas of felled woodland and forestry to mitigate windthrow have been replanted.

Table 22.26 – Land-take of Agricultural and Commercial Forestry Land

	Prime Agricultural Land (ha)			Non-Prime Agricultural Land (ha)					Woodland and Commercial Forestry (ha)	Scrub (ha)	Totals (ha)
	LCA Class			LCA Class							
	1	2	3.1	3.2	4	5	6	7			
Estimated Land-take: net of land returned to agriculture and woodland/forestry	0.00	0.00	0.00	122.35	2.10	11.02	2.29	0.00	11.62 Woodland 5.05 Forestry	0.08	154.51

- 22.6.7 Approximately 155ha of land is estimated to be lost to the proposed development. This is after land has been returned to agriculture and woodland/forestry. Within this there is no prime land. Of the total area lost approximately 138ha (89%) is non-prime land.
- 22.6.8 It is estimated that a further 16.67ha of woodland would be lost to the proposed development of which 5.05ha is commercial forestry. This is the net figure after felling to reduce the windthrow risk and subsequent replanting of these areas. A further 0.08ha of scrub would also be lost.

Effects on Farm Viability

- 22.6.9 Assessments have been made of the effects of land-take and severance on the business viability of the land interests. The financial impact of the proposed development has been assessed, in broad terms, using standard performance figures produced by SEERAD and adapted by SAC for different farm types. This has helped inform the assessment of the impact on farm viability which has also been based upon professional judgement.
- 22.6.10 Farms, which had an adverse significance of residual impact of below Moderate, were assumed to remain viable. All farms with an adverse significance of residual impact of Moderate or above had

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their viability assessed (see Appendix A22.2: Pre and post Mitigation Impacts for all Affected Land Interests) to determine whether or not they are viable.

- 22.6.11 For the purposes of this assessment it is assumed that for all businesses, compensation as agreed with the District Valuer will be available for compulsory purchase, severance, injurious affection (adverse effects such as noise and vibration from the scheme and its construction) and disturbance. Again, for the purposes of this assessment, where land interests are displaced from an agricultural unit it is assumed that Farm Loss Payment is also payable.
- 22.6.12 Some of the units affected by the route rely only partly on income from agricultural activity. This is particularly the case for a number of smaller land holdings where land is leased to third parties for grazing and cropping. Although effects on land holding may be significant, the impact of the loss of revenue may be of much lower significance as income is also derived from other sources. Therefore, the viability assessment is considered more appropriate for commercial farms where income derived from agricultural activity forms a high proportion of the total business income.
- 22.6.13 Substantial adverse residual impacts have been assessed on five units. Four of these are equestrian units (Milltimber, Nether Beanshill, East Kingsford and Denhead of Cloghill) and the impact on the business and its viability is discussed elsewhere in this chapter (see paragraph 22.6.22). The remaining farm is Craiglug, which is farmed according to organic standards. The land is let out and it is not considered to be a commercial agricultural business.
- 22.6.14 No agricultural units are therefore assessed as having their viability affected by the proposed development.

Summary and Conclusion

- 22.6.15 The 46 agricultural, commercial forestry and sporting land interests affected by the proposed development collectively farm 3,819ha.
- 22.6.16 It is estimated that 169 fields would be affected with a net loss of 154.51ha of agricultural, woodland and commercial forestry land in order to construct and operate the proposed scheme. This is after land has been returned to agriculture and the woodland/forestry land felled to reduce windthrow risk has been re-planted. No prime agricultural land would be lost. The total land lost equates to 4% of the land farmed by the 46 land interests.
- 22.6.17 The proposed development has adverse residual impacts (moderate or above) on 24 land interests (52%). It is predicted that viability would not be affected on any agricultural units. However, viability would be affected on four equestrian units where agricultural activity also occurs (refer to Residual Impacts: Residential and Commercial Land Use).
- 22.6.18 Overall, the proposed development is assessed as having a Slight/Moderate adverse residual impact on agriculture, commercial forestry and sporting interests. This is based on the aggregate area of land lost, its quality and the overall impacts of severance, access and drainage on the affected agricultural, forestry and sporting land interests.

Community Land

- 22.6.19 Taking into account mitigation proposed in section 22.5, there would be a net loss for all woodlands identified as community land affected by the proposed scheme with the exception of Milltimber, Cleanhill, and Gairnhill. At these three woodlands, proposed planting is greater than the area of woodland lost and the significance of residual impacts are therefore assessed as negligible. For the remaining affected areas the significance of residual impacts remain the same as those assessed prior to mitigation. There would be no substantial impacts on the community land affected. There would be Moderate residual impacts on the woodland near Fairley Home Farm. A further six areas are assessed as having Slight/Negligible residual impacts, however, all of these are assessed as having low sensitivity and are therefore not considered key areas of community land.

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- 22.6.20 In addition to the woodland specific planting detailed above, planting of over 0.5ha is proposed in several areas as shown in Table 22.23. A total of 17.2ha woodland would be lost to the scheme, however, there will also be additional planting of 38.55ha, resulting in a gain of 21.35ha of woodland (including the other losses noted in paragraph 22.4.11). This gain in woodland is in terms of community land as defined in paragraph 22.1.9 (ecological or landscape value of these areas is considered in Chapter 25 and 26 respectively). Although there are areas of woodland loss at specific locations listed in Table 22.27, the proposed scheme will result in overall gain of woodland within the Southern study area, and as such the overall significance of woodland loss is assessed as Negligible.
- 22.6.21 Table 22.27 below details the planting mitigation proposed for the various affected woodlands and the resulting residual impact.

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Table 22.27 – Residual Impacts on Community Land (Woodlands)

Woodland	Area Lost (ha)	% Lost	Area replanted (ha)			Type	Severance	Residual		
			North/West of AWPR	South/East of AWPR	Total			Total Land lost/gained (ha)	% lost	Significance
Greenhowe Plantation	3.43	6.48	0.71	0.56	1.27	Mixed	Yes	-2.16	4.08	Negligible/Slight
Duff's Hill	0.63	1.87	0	0	0	n/a	n/a	-0.63	1.87	Negligible/Slight
Clochandighter	0.24	0.56	0	0	0	n/a	n/a	-0.51	0.56	Negligible
Cleanhill Wood	7.35	8.65	6.78	10.69	17.47	Mixed	Yes	9.74	0	Negligible
Milltimber wood	0.97	6.42	0	1.48	1.48	Mixed	No	0.51	0	Negligible
Guthrie Hill Plantation	0.31	3.67	0	0	0	n/a	n/a	-0.31	3.67	Negligible/Slight
Upper Beanshill	0.21	9.04	0	0	0	n/a	n/a	-0.21	9.04	Negligible/Slight
Rotten O'Gairn/Gairnhill	0.89	0.8	1.11	2.78	3.89	Mixed	No	3	0	Negligible
West Hatton	0.18	2.96	0	0	0	n/a	n/a	-0.18	2.96	Negligible/Slight
Wood near Fairley Home Farm	1.12	51.39	0	0	0	n/a	n/a	-1.12	51.39	Moderate
Wood near Derbeth Farm	1.20	13.34	0	0	0	n/a	n/a	-1.2	13.34	Negligible/Slight

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Residential and Commercial Land Use

- 22.6.22 There would be substantial residual impacts on a total of 17 buildings, which would be demolished as a result of the proposals. These comprise 13 residential properties, a school and two outbuildings as indicated in Table 22.17.
- 22.6.23 There would be adverse residual impacts on 8 of the businesses affected by the proposed route, these are due to loss of land at 7 businesses and a major access change to one business. In addition, beneficial residual impacts are expected on 6 businesses due to improved transportation links. Finally, 22 businesses would experience neutral residual impacts; these businesses are not affected by land-take and access to and from them are maintained with minor diversions.
- 22.6.24 It is assumed the International School would be provided financial compensation as determined by the District Valuer's assessment. Due to the loss of the existing school and because relocation plans have not been confirmed the residual impact is assessed as adverse.
- 22.6.25 A summary of the residual impact on commercial properties is shown in Table 22.28 below.

Table 22.28 – Residual Impacts on Commercial Properties

Property/Business Affected	Residual Impact
Charleston Distribution Centre (W. Leiper, Jeeves Couriers, Jeeves Group Storage and ANC Express)	Neutral
Newton of Charleston Farm (eggs)	Neutral
Optima Solutions UK Ltd.	Neutral
Alexander Duncan (Aberdeen) Ltd.	Neutral
Bothiebrig Garage	Adverse
EIS Waste Services	Neutral
R&B Services	Beneficial
Dennis Irvine Superbike Centre	Neutral
Ewing Motors	Neutral
Marywell Park Homes Ltd.	Neutral
Artward Bound	Neutral
Northeast Reprographics Ltd.	Neutral
SBS Logistics Pipe yard	Neutral
Aberdeen Aeromodellers	Neutral
Storybook Glen Theme Park	Neutral
Lower Deeside Holiday Park	Neutral
Old Mill Inn	Neutral
Maryculter Playgroup	Neutral
Milltimber Farm Livery	Adverse
Albyn School Playing Fields	Neutral
International School	Adverse
Kippie Lodge – Aberdeen Petroleum Club	Adverse
Hawkshill Nursing Home	Neutral

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Property/Business Affected	Residual Impact
Nether Beanshill Livery	Adverse
East Brotherfield Livery	Adverse
Smiddybrae Industrial Units (Clark & Sutherland; King Street Autobody, and LD Motors)	Beneficial
East Kingsford Livery	Adverse
East Kingsford Industrial units (W. Enterprises Aberdeen Ltd.)	Beneficial
Five Mile Garage & Petrol Station and Five Mile Caravan Park	Neutral
Ardene House Veterinary Hospital	Beneficial
Denburn Livery & Stud Farm (Denhead of Cloghill)	Adverse

Development Land

- 22.6.26 The route would have a neutral impact on the majority of planning permissions (P1_s, P5_s–P8_s, P15_s–P20_s). The route would also have a beneficial impact on three planning permissions (P23_s, P26_s and P27_s) and two development land allocations (OP2_s and OP3_s).
- 22.6.27 There would be a residual adverse impact on land lost to the proposed scheme at the two sites (P22_s and P24_s) where planning permission has been granted. These sites are shown on Figures 22.2.a and 22.2g, respectively.
- 22.6.28 There are four planning permissions for residential properties where there is an adverse impact on amenity as a result of the close proximity of the proposed scheme. There are no proposed mitigation measures for three of these sites. The residual impact for these therefore remains as adverse. Mitigation measures are proposed in the form of landscape planting to screen close views of the Southern Leg from Denhead of Cloghill where there is planning consent for a new dwellinghouse. However, the residual impact would remain adverse.
- 22.6.29 There is one planning permission where the impact is mixed. The extension at the sports club at Kippie Lodge may benefit from the improved transport links but as a result of the close proximity of the proposed scheme, it may be adversely affected in terms of the loss of amenity. The landscape mitigation that is proposed at this location may provide some visual screening, however, the residual impact would remain mixed.
- 22.6.30 Table 22.29 below summarises residual impacts after mitigation for non-agricultural land uses. Residual impacts on agricultural land uses are provided in Appendix A22.2 (Pre and post Mitigation Impacts for all Affected Land Interests).

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Table 22.29 – Non-agricultural Residual Impacts

Issue	Predicted Impact (with no mitigation)		Description of Mitigation Proposed	Residual Impact Significance
	Description	Significance		
Residential and Commercial Land Use	Demolition of 13 residential properties	Substantial	Financial compensation as appropriate.	Substantial
	Demolition of International School	Adverse	Financial compensation as appropriate.	Adverse
	Loss of 11% of total area and severance at Milltimber Farm	Adverse	Financial compensation as appropriate.	Adverse
	Loss of 13% of total area at Kippie Lodge	Adverse	Financial compensation as appropriate.	Adverse
	Loss of 18% of total area (4% of Livery) and severance at Nether Beanshill	Adverse	Financial compensation as appropriate.	Adverse
	Loss of 4% of total area at East Brotherfield	Adverse	Financial compensation as appropriate.	Adverse
	Loss of 78% of total area at East Kingsford Livery	Adverse	Financial compensation as appropriate.	Adverse
	Loss of 10% of total area, demolition of outbuildings and severance at Denburn Livery & Stud (Denhead of Cloghill)	Adverse	Financial compensation as appropriate.	Adverse
	Potential Relocation or reconfiguration depending on risk assessment	Neutral	None proposed awaiting outcome of risk assessment.	Neutral
	Improved access to north & south for: Jeeves Couries; Jeeves Group Storage; ANC Express; R&B services; Smiddy Brae Industrial Units (Clark & Sutherland; King Street Autobody and LD Motors); W. Enterprises Aberdeen Ltd and Ardene House Veterinary Hospital.	Beneficial	None required.	Beneficial
Minor Changes to access (i.e. no major diversions required) at the following businesses: W. Leiper, Newton of Charleston Farm, Optima Solutions, Alexander Duncan (Aberdeen) Ltd., EIS Waste Services, Dennis Irvine Superbike Centre; Ewing Motors, Marywell Park Homes Ltd., Artward Bound, Northeast Reprographics, SBS Logistics, Maryculter Play Group, Storybook Glen Theme Park, Lower Deeside Holiday Park, Old Mill Inn, Albyn School Playing Fields and Five Mile Petrol Station Garage & Caravan Site.	Neutral	Access maintained/restored.	Neutral	
Major Changes to Access (i.e. lengthy diversions required) at Bothiebrig Garage	Adverse	Access maintained/restored, diversions and modifications required.	Adverse	
Development Land	Loss of development land (P22s and P24s)	Adverse	Financial compensation as appropriate.	Adverse
	Potential loss of amenity (P2s)	Adverse	None Proposed.	Adverse
	Potential loss of amenity (P3s)	Adverse	None Proposed.	Adverse
	Potential loss of amenity (P10s)	Adverse	None Proposed.	Adverse
	Potential loss of amenity (P21s)	Adverse	Mixed woodland to screen close views from property.	Adverse
	Potential loss of amenity (P13s)	Mixed	Line of trees to integrate with existing pattern.	Mixed
	Improved access arrangements and transport links (P23s)	Beneficial	None required.	Beneficial

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Issue	Predicted Impact (with no mitigation)		Description of Mitigation Proposed	Residual Impact Significance
	Description	Significance		
	Improved access arrangements and transport links (P26s)	Beneficial	None required.	Beneficial
	Improved access arrangements and transport links (P27s)	Beneficial	None required.	Beneficial
	Improved access arrangements and transport links (OP2s)	Beneficial	None required.	Beneficial
	Improved access arrangements and transport links (OP3s)	Beneficial	None required.	Beneficial
	Neutral impacts to planning applications and development land (P1s, P5s – P8s, P15s–P20s and OP4s and OP5s)	Neutral	None required.	Neutral
Community Land	Loss of 6.48% of total woodland area and severance at Greenhowe Plantation	Negligible/Slight	Mixed planting of 1.27ha (0.71 North & 0.56 south) net woodland loss 4.08%. Financial compensation as appropriate.	Negligible/Slight
	Loss of 1.87% of total woodland area at Duff's Hill	Negligible/Slight	Financial compensation as appropriate. Non woodland specific planting (19.04ha total for entire study area resulting in a net gain of woodland).	Negligible/Slight
	Loss of 0.56% of total woodland area at Clochandighter	Negligible	Financial compensation as appropriate. Non woodland specific planting (19.04ha total for entire study area resulting in a net gain of woodland).	Negligible
	Loss of 8.65% of total woodland area and severance at Cleanhill Wood	Negligible/Slight	Mixed Planting of 17.47ha (6.78 West & 10.69 East) net woodland gain. Financial compensation as appropriate.	Negligible
	Loss of 6.42% of total woodland area at Milltimber wood	Negligible/Slight	Mixed Planting of 1.48ha (1.48ha east) net woodland gain. Financial compensation as appropriate.	Negligible
	Loss of 3.67% of total woodland area at Guthrie Hill Plantation	Negligible/Slight	Financial compensation as appropriate. Non woodland specific planting (19.04ha total for entire study area resulting in a net gain of woodland).	Negligible/Slight
	Loss of 0.8% of total woodland area at Rotten O'Gairn/Gairnhill	Negligible	Mixed Planting of 3.89ha (1.11 West & 2.78 East) net woodland gain. Financial compensation as appropriate.	Negligible
	Loss of 9.04% of total woodland area at Upper Beanshill	Negligible/Slight	Financial compensation as appropriate. Non woodland specific planting (19.04ha total for entire study area resulting in a net gain of woodland).	Negligible/Slight
	Loss of 2.96% of total woodland area at West Hatton	Negligible/Slight	Financial compensation as appropriate. Non woodland specific planting (19.04ha total for entire study area resulting in a net gain of woodland).	Negligible/Slight
	Loss of 51.39% of total woodland area at Wood near Fairley Home Farm	Moderate	Financial compensation as appropriate. Non woodland specific planting (19.04ha total for entire study area resulting in a net gain of woodland).	Moderate

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Issue	Predicted Impact (with no mitigation)		Description of Mitigation Proposed	Residual Impact Significance
	Description	Significance		
	Loss of 13.34% of total woodland area at Wood near Derbeth Farm	Negligible/Slight	Financial compensation as appropriate. Non woodland specific planting (19.04ha total for entire study area resulting in a net gain of woodland).	Negligible/Slight

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22.7 References

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