



8.0 LAND USE

8.1 INTRODUCTION

8.1.1 This section examines the potential impacts which may arise from the proposed realignment of the A737 at The Den. The objective of the chapter is to identify any potential constraints associated with the predicted land take. The assessment focuses on the direct impacts of the proposed realignment on agricultural, community or designated development land that may be lost. Possible mitigation to prevent, reduce or compensate for adverse effects is also identified.

8.2 METHODOLOGY

8.2.1 The assessment of land use was carried out in accordance with DMRB Volume 11, Section 3 Part 6: Environmental Assessment Techniques – Land Use.

8.2.2 The aim of the Environmental Statement is to identify the baseline conditions and the impacts associated with the proposed scheme. This includes:

- Identification of the type and number of private or commercial properties where demolition or land take may be required, including the likely impact of each option on business viability,
- Identification of the location of community land that could be lost,
- Identification of land which falls within the local planning authority development designations,
- Identification of the value of agricultural land and the effects upon it,
- Determination of the likely impact of each design option on abandoned waterways or new waterway development proposals.

8.2.3 The four main areas covered in the assessment of the effects of a development on agricultural land are specified as:

- Land take in relation to quality and quantity of agricultural land lost;
- Type of husbandry;
- Severance; and,
- Major accommodation works.

8.2.4 A desk top study was undertaken which comprised a review of relevant plans including:

- The previous Environmental Report, November 2008.
- The Soil Survey of Scotland – Land Capability for Agriculture – Sheet 63 Firth of Clyde. (The Macaulay Institute for Soil Research 1986).
- North Ayrshire Council Planning Interactive local Plan Mapping.

8.2.5 Walkover site surveys were undertaken during 2011, aimed primarily at verifying and updating information collected during the desk top study.

8.2.6 Landowners have previously been consulted by North Ayrshire Council in 2009, regarding the land required for the scheme. Details of these consultations can be found in Appendix B.



- 8.2.7 Following alterations to the side road configuration further consultation was held between Amey and the landowners in 2011. Details of the meetings can be found in Appendix B.

Planning policy

- 8.2.8 SDD Circular 18/1987 (amended by 29/1988 and 25/1994) Development Involving Agricultural Land. The general policy aim is being to conserve agricultural land in a situation of considerable shortfalls in basic commodities. Offers guidance on planning on agricultural land.
- 8.2.9 Scottish Planning Policy is a statement of the Scottish Government's policy on nationally important land use planning matters. The following sections are applicable to the proposed scheme:
- 8.2.10 Scottish Planning Policy Rural Development - The aim should be to enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality. All new development should respond to the specific local character of the location, fit in the landscape and seek to achieve high design and environmental standards
- 8.2.11 Scottish Planning Policy Open Space and Recreation - Open space and other opportunities for sport and recreation are a vital part of Scotland's urban and rural communities. Existing open space resources should be protected and the future needs of all communities planned for within new development. The planning system should help to safeguard and create new open spaces and places where people can take part in sport and recreation.
- 8.2.12 North Ayrshire Local Plan (2005) sets out the policies, proposals and recommendations for the development or other use of land together with a reasoned justification.
- 8.2.13 Local Plan Policy OS 3 Open Space Provision - Significant developments, other than housing, which incorporate open space shall be required to demonstrate that they have given consideration to opportunities to locate amenity open space and wildlife areas in such a way as to contribute to the establishment of a "green corridor" network in and around towns and villages, in the interests of amenity, outdoor recreation, landscape and nature conservation.
- 8.2.14 Local Plan Policy ENV 1 Development in the Countryside - Proposals for development within the countryside shall not accord with the Local Plan unless it can be demonstrated that it meets the following criteria:
- 8.2.15 Local Plan Policy ENV 2 Farmland - 1. Proposals for development which would lead to the permanent loss of prime quality farmland (grades 1, 2, and 3.1 on the Macaulay Institute Agricultural Land Classification Maps) and which would have a detrimental effect on the viability of a farming unit shall not accord with the Local Plan; and 2. Proposals for development on locally important non-prime agricultural land (grade 3.2 on the Macaulay Institute Agricultural Land Classification Maps) shall not accord with the Local Plan unless the need for the development outweighs the importance of the agricultural land.



Determination of Impact Significance

- 8.2.16 To assess the potential effects on land use associated with the proposed options, the sensitivity of receptors and the degree of change that any impact will have on proposed development must be determined.
- 8.2.17 The sensitivity of the agricultural land within the scheme extents is assessed by the Macaulay Land Use Research Institute (MLURI) land classification. Agricultural land is classified according to its capacity for crop production. The system provides for seven grades of land quality with a number of subdivisions, each capable of producing specified crops to an acceptable yield standard. The defined categories can be further modified by sub-class limitations of climate, gradient, soil, wetness or erosion. Grades 1, 2 and sub-grade 3.1 are recognised as being the best and most versatile agricultural land and are collectively known as Prime Quality Land.
- 8.2.18 The sensitivity of the remaining land uses has been assessed qualitatively. The assessment to determine magnitude of impact is based on the anticipated land take and demolition requirements. Distance from the scheme, severance and accessibility are also considered.
- 8.2.19 The sensitivity of land can be determined using Table 8.1. Magnitude is determined using Table 8.2. Once the sensitivity and magnitude of the land use is determined, the overall significance is assigned according to Table 2.4 Determinants of Impact Significance, (Chapter 2 Environmental Impact Assessment Methods).

Table 8.1 Determination of Sensitivity of land

Sensitivity	Typical Criteria Descriptors
Very High	Private/commercial property or land associated with it Property or land used by the community e.g. schools Agricultural land classified as MLURI grade 1, 2 and 3.1 Core Path, long distance path and national cycle routes
High	Agricultural land classified as MLURI grade 3.2. Land designated by Local Authority for future development
Medium	Other footpaths, bridleways or cycleways Agricultural land classified as MLURI grades 4.1 and 4.2.
Low	Agricultural land classified as MLURI grades 5.1, 5.2 and 5.3. Public utilities
Negligible	Agricultural land classified as MLURI grades 6.1, 6.2, 6.3, 7 and unclassified land.



Table 8.2 Determination of Impact Magnitude on land

Impact Magnitude	Typical Criteria Descriptors
Major	>75% loss of land and/or complete severance Demolition of property
Moderate	>50% loss of land and/or complete severance
Minor	Loss of part of a site (between approximately 15% and 50%) and/or increased severance
Negligible	<15% loss and/or partial severance
No Change	Very slight to no change from the baseline condition.

8.3 BASELINE CONDITIONS

Study Area

8.3.1 The study area for consideration of land use effects is based on the existing route alignment and covers the anticipated extent of the influence of the proposal. It encompasses key areas where land take will be required to construct the scheme. The area of land take required is illustrated in Drawing 10/SW/0901/037/216 – Environmental Land Use.

Private and Commercial Property

8.3.2 There are 15 private residential properties within the scheme extents and one commercial property (The Graze Restaurant). The private residences are concentrated towards the centre of the scheme extents with the exception of No. 12 “Fernside” situated towards the western extent and Maulside Lodge which is situated to the eastern extent. The Graze Restaurant is situated towards the western scheme extents at the junction of Brownhill Road.

8.3.3 Auchengree Farm shop is located on Auchengree Road out with the scheme extents; however it can be accessed from the A737 at The Den.

8.3.4 There are currently two field access points directly from the road and existing vehicular access to ten properties along the length of the scheme. There are three side road junctions (Brownhill Road, Muirhouse Road and Auchengree Road), and vehicular access to two private tracks which lead to agricultural land.

8.3.5 In accordance with Table 8.1 - Determination of Sensitivity of Land, the sensitivity of all private and commercial properties is assessed as very high.

Community Land

8.3.6 In Scotland, land used by the public (community land) is defined in DMRB Volume 11 Section 3 as being ‘Common’, including town or village greens, and ‘Open Space’. Open Space is any land laid out as public parks or used for the purpose of public recreation or which is a disused burial ground. Land in these categories which could be lost to road construction is subject to legal restrictions and may require suitable exchange land to be provided.



- 8.3.7 Within the North Ayrshire Local Plan (2005) no land within the scheme extents is identified as community land, however a field located approximately 200m to the northeast of the scheme has been developed into a recreational area with a path network provided for walking. Access to this field is from the car park of Meikle Auchengree Farm Shop. According to Chapter 10, there are no designated footways, cycleways or equestrian routes within the scheme.
- 8.3.8 In accordance with Table 8.1- Determination of Sensitivity of Land, the sensitivity of the recreational area is assessed as medium as it consists of a path network.

Development Land

- 8.3.9 Within the North Ayrshire Local Plan (2005) no land within the scheme extents has been identified as development land, however four sites within the scheme have planning applications associated with them. These sites are detailed below and are illustrated on Drawing 10/SW/0901/037/207 Rev B.
- 8.3.10 Site 1 – (07/00446/PP) is located opposite to the Graze Restaurant on Brownhill Road has full planning approval for the erection of a hotel with a self-catering flat and staff accommodation, subject to conditions.
- 8.3.11 Site 2 – (11/00769/PP) residential property No.1 The Den, has lodged a planning application for the formation of dormer windows to the front and rear of the property.
- 8.3.12 Site 3 – (11/00067/ESU) Planning approval has been granted for an 11KV overhead line along the same route as the existing overhead line to the east of the scheme.
- 8.3.13 In accordance with Table 8.1 - Determination of Sensitivity of Land, as the land has been designated for future development the sensitivity of this area is assessed as high.

Agricultural Land

- 8.3.14 The predominant land use surrounding the existing road is agricultural and is classed as grade 4.2 (Land capable of producing a narrow range of crops) on the MLURI Land Capability Classification. The land is used for mixed grazing (cattle and horses) with improved and semi-improved grasslands predominating and newly planted mixed deciduous woodland.
- 8.3.15 Five individual farm units own land surrounding the scheme. These are Maulside Lodge, Meadowhead Farm, West Muirhouse Farm, Meikle Auchengree Farm, and Wheatiefaulds House. In addition No. 29, The Den own one field within the scheme extents. There are currently two field access points directly from the road and vehicular access to two private tracks which lead to agricultural land.
- 8.3.16 In accordance with Table 8.1 - Determination of Sensitivity of Land, the sensitivity of agricultural land surrounding the scheme is assessed as medium as it is classified as grade 4.2.

Waterway development or restoration projects

- 8.3.17 There are no waterway projects within the scheme extents.



Public Utilities

- 8.3.18 Currently, Scottish Power (SP) underground and over ground lines, British Telecom (BT) underground & over ground lines, Scottish Water (SW) water main and private water supply pipes run through the proposed development area.
- 8.3.19 There is a triple 11kV SP overhead line just to the west of The Graze, an overhead supply to Meadowhead Farm, and an overhead line between Auchengree Road and Maulside Lodge. Immediately to the east of The Graze there is an underground line.
- 8.3.20 There are five BT cable routes through the site with a fibre optic cable ducted along either side. Some of these cables may be redundant but this has not been confirmed by BT.
- 8.3.21 At the west end there is a SW 150mm diameter High Pressure Polyethylene (HPPE) pipe followed by a 125mm HPPE. At the east end there is a 6in steel main.
- 8.3.22 The properties within the scheme are served by private septic tanks which outfall to the existing watercourse which flows alongside the existing A737.
- 8.3.23 Public Utilities can be assigned a value of low sensitivity as they provide a local service.

8.4 IMPACT ASSESSMENT

During Construction

Private and Commercial Property

- 8.4.1 No properties require being demolished. Small areas of land from the gardens of No.12 “Fernside” and No. 29 will be required. The existing access to Fernside will be closed off and a new access provided from The Den via the old A737. The existing access to the Graze Restaurant will be closed off and a new access will be provided from Brownhill Road. A small area of the car park will be required to construct the new access. There will be no change to the access for No.29.
- 8.4.2 Table 8.3 details the areas of land required from each property above and shows this as a percentage of the total area of each plot. Please note that in all calculations the percentage land take has been rounded to the nearest whole figure.



Table 8.3 Private and Commercial Property Land Take

Property	Description of plot (Refer to Drawing 10/SW/0901/037/21 6 Environmental Land Use)	Plot Area (m ²)	Land Area Required (m ²)	% of Plot Required
No. 12 Fernside	I	1662	93	6
No. 29, The Den	O	4192	48	1
The Graze Restaurant	C	2323	46	2

8.4.3 The areas required from each property will not exceed 15% from the plot area. In accordance with Table 8.2, the impact magnitude is assessed as negligible for these properties. The overall impact significance is determined to be slight.

Community Land

8.4.4 The area of recreational land will not be affected by the proposal. The magnitude of impact is therefore assessed as no change, resulting in an overall neutral impact significance.

Development Land

8.4.5 Approximately 30% of Site 1 – (07/00446/PP) located opposite to the Graze Restaurant on Brownhill Road will be lost. No land will be required from No.1, The Den (Site 2) and construction will not affect the provision of the new power line (Site 3).

8.4.6 Table 8.4 details the areas of land required from each site above and shows this as a percentage of the total area of each site.

Table 8.4 Development Land Take

Site	Description of plot (Refer to Drawing 10/SW/0901/037/21 6 Environmental Land Use)	Plot Area (m ²)	Land Area Required (m ²)	% of Plot Required
Site 2 – (07/00446/PP)	D	2681	860	32

8.4.7 In accordance with Table 8.2 the impact magnitude is assessed as minor. The sensitivity of the land is assessed as high; therefore in accordance with Table 2.4, the overall impact significance is determined to be slight



Agricultural Land

8.4.8 A total area of 38,423m² of agricultural land will be lost due to the scheme. Five individual farm units will be affected by the proposals. Some land will also be required from an individual field owned by No. 29, The Den.

8.4.9 Table 8.5 below details the areas of land required from each individual farm. The total area of each whole farm unit is unknown; therefore the assessment of impact magnitude for each farm unit is based on the total area of the fields affected by the proposals.

Table 8.5 Agricultural Land Take

Property	Description of plot (Refer to Drawing 10/SW/0901/037/21 6 Environmental Land Use)	Area (m ²)	Land Area Required (m ²)	% of land Required	Magnitude of Impact
Maulside Lodge	P	5356	3622		
	Q	24993	3451		
	Total Area Affected	30349	7073	23	Minor
Meadowhead Farm	J	9480	6942		
	K	5013	39		
	L	5072	5072		
	M	3733	98		
	T	914	783		
		Total Area Affected	24212	12934	53
West Muirhouse Farm	G	34387	2419		
	H	26325	508		
	R	12818	3227		
	S	2137	326		
		Total Area Affected	75667	6480	9
Meikle Auchengree Farm	E	43869	5432		
	F	17570	3839		
		Total Area Affected	61439	9271	15
Wheatiefaulds House	A	3372	290	9	Negligible
No. 29, The Den	N	3006	1910	64	Moderate



8.4.10 As shown in Table 8.5 above the magnitude of impact varies between farm units. The overall impact significance has been assessed in accordance with Table 2.4 Determination of Impact Significance and is detailed in Table 8.6 below.

Table 8.6 Agricultural Land Impact Significance

Property	Total Area Affected (m ²)	Area Required (m ²)	Sensitivity	Impact Magnitude	Impact Significance
Maulside Lodge	30349	7073	Medium	Minor	Slight
Meadowhead Farm	24212	12934	Medium	Moderate	Moderate
West Muirhouse Farm	75667	6480	Medium	Negligible	Slight
Meikle Auchengree Farm	61439	9271	Medium	Minor	Slight
Wheatiefaulds House	3372	290	Medium	Negligible	Slight
No. 29, The Den	3006	1910	Medium	Moderate	Moderate

8.4.11 The impact magnitude on four farm units is assessed as slight as only relatively small areas of the fields will be affected. Both Meadowhead Farm and No. 29 the Den are assessed as having a moderate impact. This is due to approximately 65% of the field owned by No.29 being required for the scheme and in the case of Meadowhead Farm; nearly all the area recently planted will be required. A section of the access road to Meadowhead Farm will also be required. It is considered this will cause severance to the farm during the construction period.

8.4.12 The total land area required for construction of the scheme is 48,539m². All land take will be permanently utilised for the new road. Table 8.7 below illustrates the amount of each land use required on a permanent basis.

Table 8.7 Land Take Required

Land Use	Permanent (m ²)
Private and Commercial Property	187
Development Land	860 (+465 Ag)
Agricultural Land	38,423
Road Solum	9069
Total Land Required	48,539

8.4.13 The largest impact on land use during the construction phase will be the cut and fill of material. Details of this are provided in Table 8.8. An amount of excavated material will be suitable for re-use on site at a later date. The



remainder will be removed off site to an appropriately licensed waste management site.

Table 8.8 Earthwork Quantities

Excavation m ³	Disposal m ³	Reprocessing m ³	Imported m ³	Deposition m ³
52,198	19,169	37,268	3,348	30,159

8.4.14 It is anticipated that the contractor will require additional land take for site compound purposes. The location of this will be agreed through consultation between the contractor and the appropriate land owner.

Public Utilities

8.4.15 Three overhead and one underground SP lines will be affected by the proposal. The triple 11kV overhead line to the west of The Graze will require one pole to be moved. The overhead supply to Meadowhead Farm will require two additional poles to permit the road to be constructed. It will also need to be diverted underground after the earthworks have been carried out. The overhead line between Auchengree Road and Maulside Lodge will have a pole relocated to accommodate the peat excavation.

8.4.16 The underground line immediately to the east of The Graze will be diverted overhead temporarily to allow for the peat excavation. This will be diverted back underground after the earthworks have been carried out.

8.4.17 The SW main will be diverted at either end of the scheme. At the west end there is a 150mm diameter High Pressure Polyethylene (HPPE) pipe followed by a 125mm HPPE which need to be diverted. This is to be replaced with a 150mm diameter HPPE pipe to Brownhill Road and then continued by a 125mm diameter HPPE pipe to the existing A737 east of Fernside. A 63mm diameter HPPE pipe is required to connect to the main at Brownhill Road which will be severed by the works. A local connection to Fernside is required. At the east end, a 6inch steel main will be replaced with a 125mm diameter HPPE pipe over approximately 200 metres.

8.4.18 There are five BT cable routes through the site with a fibre optic cable ducted along either side. Some of these cables may be redundant but this has not been confirmed by BT.

8.4.19 The fibre optic cables located at the western scheme extents will be diverted. This could require an interruption cable prior to the permanent diversion. The local connections will require temporary connections. The fibre optic cables at the east end will be diverted. This may require an interruption cable prior to the permanent diversion. The local connections will also require temporary connections.

8.4.20 It will be necessary to divert the septic tank outfall from Fernside.

8.4.21 Drawing No. 10/SW/0901/037/112(Public Utility) Rev A illustrates the diversions detailed above.

8.4.22 The impact magnitude on public utilities during construction is assessed as moderate as interruption to services is likely to be experienced by local residents. The impact significance is therefore assessed as slight.



Post Construction

- 8.4.23 The total land take required is summarised in Table 8.7 above. No land will be returned back to its original use. Additional land required for the site compound has not been included within this assessment as this will be agreed between the contractor and landowner on a formal basis.

Private and Commercial Property

- 8.4.24 No properties will be demolished. Small areas of land from the gardens of No.12 “Fernside” and No. 29 will be required. The existing access to Fernside will be closed off and a new access provided from The Den via the old A737. The existing access to the Graze Restaurant will be closed off and a new access will be provided from Brownhill Road. A small area of the car park will be required to construct the new access. There will be no change to the access for No.29.

- 8.4.25 The areas required from each property will not exceed 15% from the plot area. In accordance with Table 8.2, the impact magnitude is assessed as negligible for these properties. The overall impact significance is determined to be slight.

Community Land

- 8.4.26 The area of recreational land will not be affected by the proposal. The magnitude of impact is therefore assessed as no change, resulting in an overall neutral impact significance. The effect on pedestrians within the scheme is assessed in detail in Chapter 10.

Development Land

- 8.4.27 No land within the scheme extents has been identified as development land within the North Ayrshire Local Plan (2005); however three sites within the scheme have current planning applications associated with them.

- 8.4.28 Approximately 30% of Site 1 – (07/00446/PP) located opposite to the Graze Restaurant on Brownhill Road will be lost. No land will be required from No.1, The Den (Site 2) and construction will not affect the provision of the new power line (Site 3).

- 8.4.29 In accordance with Table 8.2 above the impact magnitude is assessed as minor. The sensitivity of the land is assessed as high; therefore in accordance with Table 2.4, the overall impact significance is determined to be slight.

Agricultural Land

- 8.4.30 A total area of 38,423m² of agricultural land will be lost due to the scheme. Five individual farm units and two other properties will be affected by the proposals as detailed in Table 8.9. All agricultural land along the scheme is classed as grade 4.2 (MLURI).

MAULSIDE LODGE

- 8.4.31 Some land will be lost from fields between the scheme and Maulside Lodge. This is comprised of the total loss of two small wooded areas and a strip of land from a larger field. The field will be reduced in size by approximately 10%. Access to this field will not be affected.



MEADOWHEAD FARM

8.4.32 Two areas recently planted with young woodland are located in the middle of the site between Meadowhead Farm and the existing A737. Both of these areas will be required for the scheme, but as these cannot currently be used for cultivation or grazing it is not considered these will affect the viability of the farm. A new access will be provided to the remaining planted area from the old farm access road opposite No.27 The Den.

8.4.33 Small areas of two further fields will also be required. These areas extend to approximately 5% of the total field area, and access to these will not be affected. A section of the access road to Meadowhead Farm will be required but it is not considered this will cause severance, as the farm will still be accessed from the remainder of the existing access road.

WEST MUIRHOUSE FARM

8.4.34 Small areas will be lost from the end of two fields surrounding "Fernside". This will reduce the field sizes by no more than approximately 5-10%. An additional strip of land will be lost from the east of the scheme which will reduce this field size by approximately 25%. A new access point will be provided opposite the Graze Restaurant to the access track which is currently accessed directly opposite Brownhill Road.

MEIKLE AUCHENGREE FARM

8.4.35 A wide strip of land will be lost from one end of two large fields to the west of Meadowhead Farm. The field size will be reduced by approximately 20%. Access to these fields will not be affected by the scheme.

WHEATIEFAULDS HOUSE

8.4.36 A small area of land will be lost from the end of a field at the western scheme extents. This field will be reduced in size by approximately 10%. The access to this field will remain from the A737.

NO. 29, THE DEN

8.4.37 A field to the north east of the property will be reduced in size by approximately 65% and will be severed from the property by the new alignment. Access to this field will be provided from the new turning circle on Auchengree Road.

THE GRAZE

8.4.38 A strip of land will be lost from the end of the field immediately west of the Graze Restaurant. This field is owned by Mr and Mrs Gray who own the Graze Restaurant. This field will be reduced in size by approximately 25%. Access to this field is through the Graze Restaurant car park.



Table 8.9 Agricultural Land Take Required

Property	Land Take (m ²)
Maulside Lodge	7,073
Meadowhead Farm	12934
West Muirhouse Farm	6,480
Meikle Auchengree Farm	9,271
Wheatiefaulds House	290
29 The Den	1910
The Graze	465
Total	38423

8.4.39 Landowners have previously been consulted by North Ayrshire Council in 2009, regarding the land required for the scheme. Details of these consultations can be found in Appendix B.

8.4.40 Following alterations to the side road configuration further consultation was held between Amey and the landowners in 2011. Details of the meetings can be found in Appendix B.

8.4.41 No landowners commented on viability of the farm unit being an issue. The owner of Maulside Lodge did state that they felt that any additional land take would pose a threat on their horse breeding business. No further land is required from Maulside than that already agreed.

8.4.42 It is therefore considered that all five farm units will remain viable.

8.4.43 The magnitude of impact due to the loss of agricultural land on each farm unit is detailed in Table 8.10.

Public Utilities

8.4.44 During operation of the new road there will be no perceivable change to public utilities. In accordance with Table 8.2 the impact magnitude is assessed as no change. The impact significance is therefore determined as neutral.

8.4.45 Table 8.10 provides a summary of the impact assessment on all land use during and post construction.



Table 8.10 Summary of Impact Assessment

Land Use	Sensitivity	Impact magnitude		Impact Significance	
		During Construction	Post Construction	During Construction	Post Construction
Private and Commercial Property	Very High	Negligible	Negligible	Slight	Slight
Community Land	Medium	No Change	No Change	Neutral	Neutral
Development Land	High	Minor	Minor	Slight	Slight
Agricultural Land					
Maulside Lodge	Medium	Minor	Minor	Slight	Slight
Meadowhead Farm	Medium	Moderate	Moderate	Moderate	Moderate
West Muirhouse Farm	Medium	Negligible	Negligible	Slight	Slight
Meikle Auchengree Farm	Medium	Minor	Minor	Slight	Slight
Wheatiefaulds House	Medium	Negligible	Negligible	Slight	Slight
No. 29, The Den	Medium	Moderate	Moderate	Moderate	Moderate
Public Utilities	Low	Moderate	No Change	Slight	Neutral

8.5 MITIGATION

8.5.1 No suitable land is available as exchange land. Therefore mitigation for the loss of land experienced as a result of construction or operation of the scheme will take the form of compensation. Where accesses are affected by the scheme alternative accesses has been provided.

8.6 RESIDUAL IMPACTS

8.6.1 Following the provision of mitigation as described above, the residual impact assessment both during and post construction is detailed in Table 8.11.

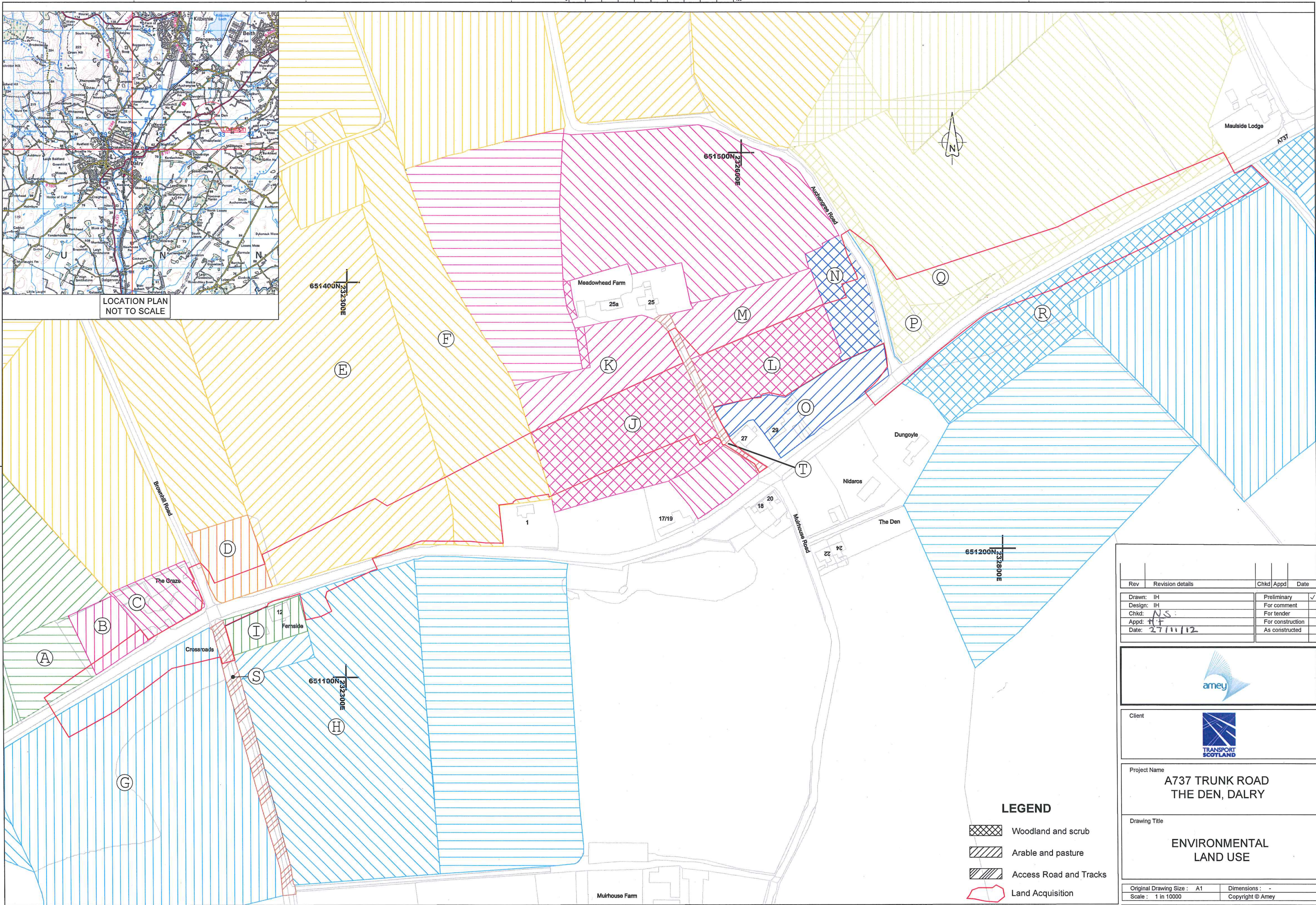


Table 8.11 Residual Impact Assessment

Land Use	Sensitivity	Impact magnitude		Impact Significance	
		During Construction	Post Construction	During Construction	Post Construction
Private and Commercial Property	Very High	Negligible	Negligible	Slight	Slight
Community Land	Medium	No Change	No Change	Neutral	Neutral
Development Land	High	Minor	Minor	Slight	Slight
Agricultural Land					
Maulside Lodge	Medium	Minor	Minor	Slight	Slight
Meadowhead Farm	Medium	Moderate	Moderate	Moderate	Moderate
West Muirhouse Farm	Medium	Negligible	Negligible	Slight	Slight
Meikle Auchengree Farm	Medium	Minor	Minor	Slight	Slight
Wheatiefaulds House	Medium	Negligible	Negligible	Slight	Slight
No. 29, The Den	Medium	Moderate	Moderate	Moderate	Moderate
Public Utilities	Low	Moderate	No Change	Slight	Neutral

8.7 CONCLUSION

8.7.1 There will be no significant impact on land use as a result of the scheme and no further detailed assessment is required.



LEGEND

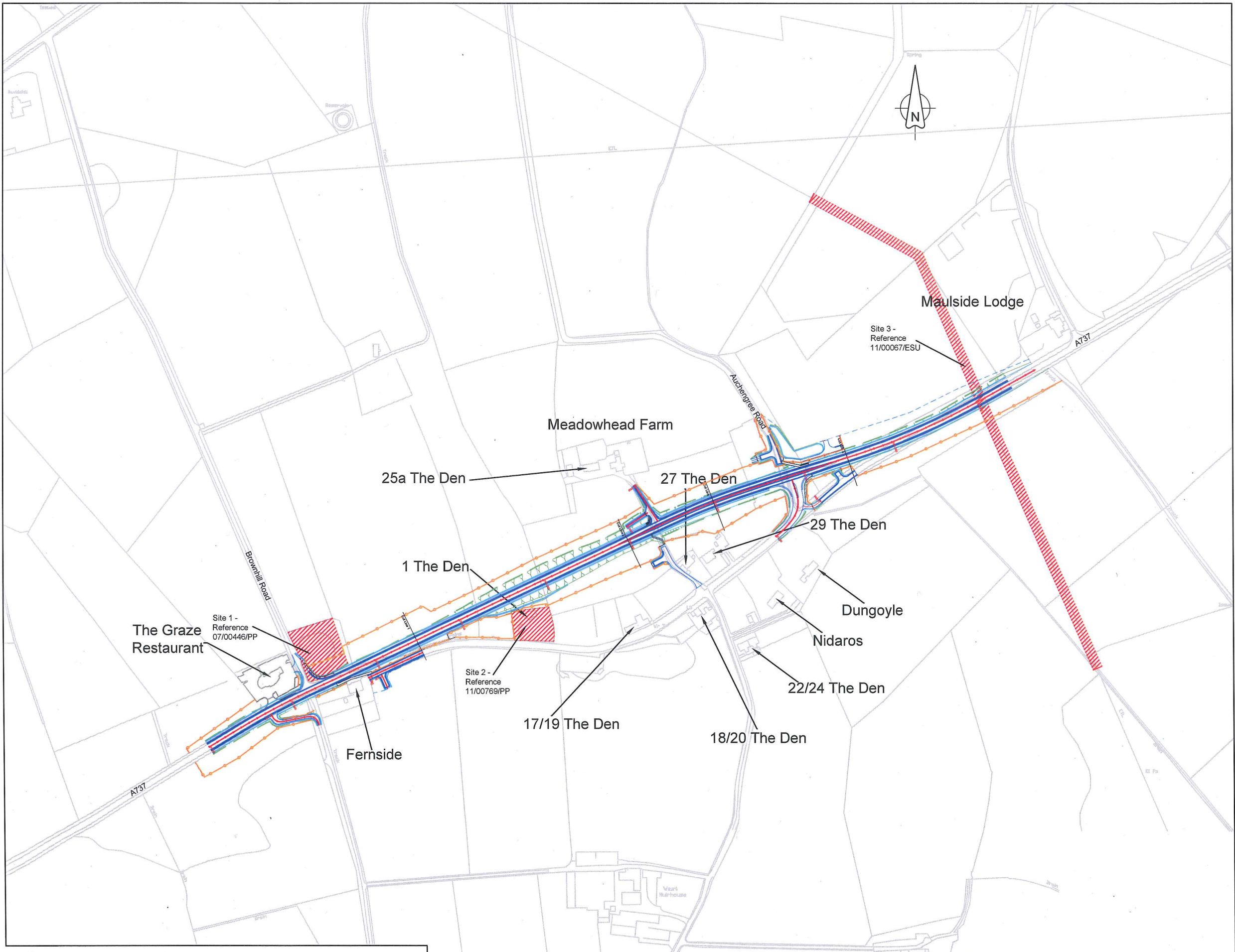
	Woodland and scrub
	Arable and pasture
	Access Road and Tracks
	Land Acquisition

Rev	Revision details	Chkd	Appd	Date
Drawn: IH				Preliminary
Design: IH				For comment
Chkd: NS				For tender
Appd: HF				For construction
Date: 27/11/12				As constructed



Client	Project Name A737 TRUNK ROAD THE DEN, DALRY	
Drawing Title	ENVIRONMENTAL LAND USE	
Original Drawing Size : A1	Dimensions : -	
Scale : 1 in 10000	Copyright © Amey	
Drawing No 10/SW/0901/037/216	Rev	

S:\SHARED\S001 - MTRIPS\09007 - The Den, Dalry\003 Design\002 Drawings\Work Area\1 Live Drawings\Environmental\Post Ext Audit\10_SW_0901_037_207 Planning & Policies Rev B.dwg, 29/01/2013 11:08:34, Itholand



LEGEND
 Planning Application Site

B	OPP at The Graze removed	H.F.	N.S.	28/11/13
A	Minor layout changes	H.F.	N.S.	27/11/12
Rev	Revision details	Chkd	Appd	Date
Drawn:	I.H.		Preliminary	<input checked="" type="checkbox"/>
Design:	L.W.		For comment	<input type="checkbox"/>
Chkd:	H.F.		For tender	<input type="checkbox"/>
Appd:	N.C.		For construction	<input type="checkbox"/>
Date:	14/02/12		As constructed	<input type="checkbox"/>
			Other	<input type="checkbox"/>



Client
MTRIPS

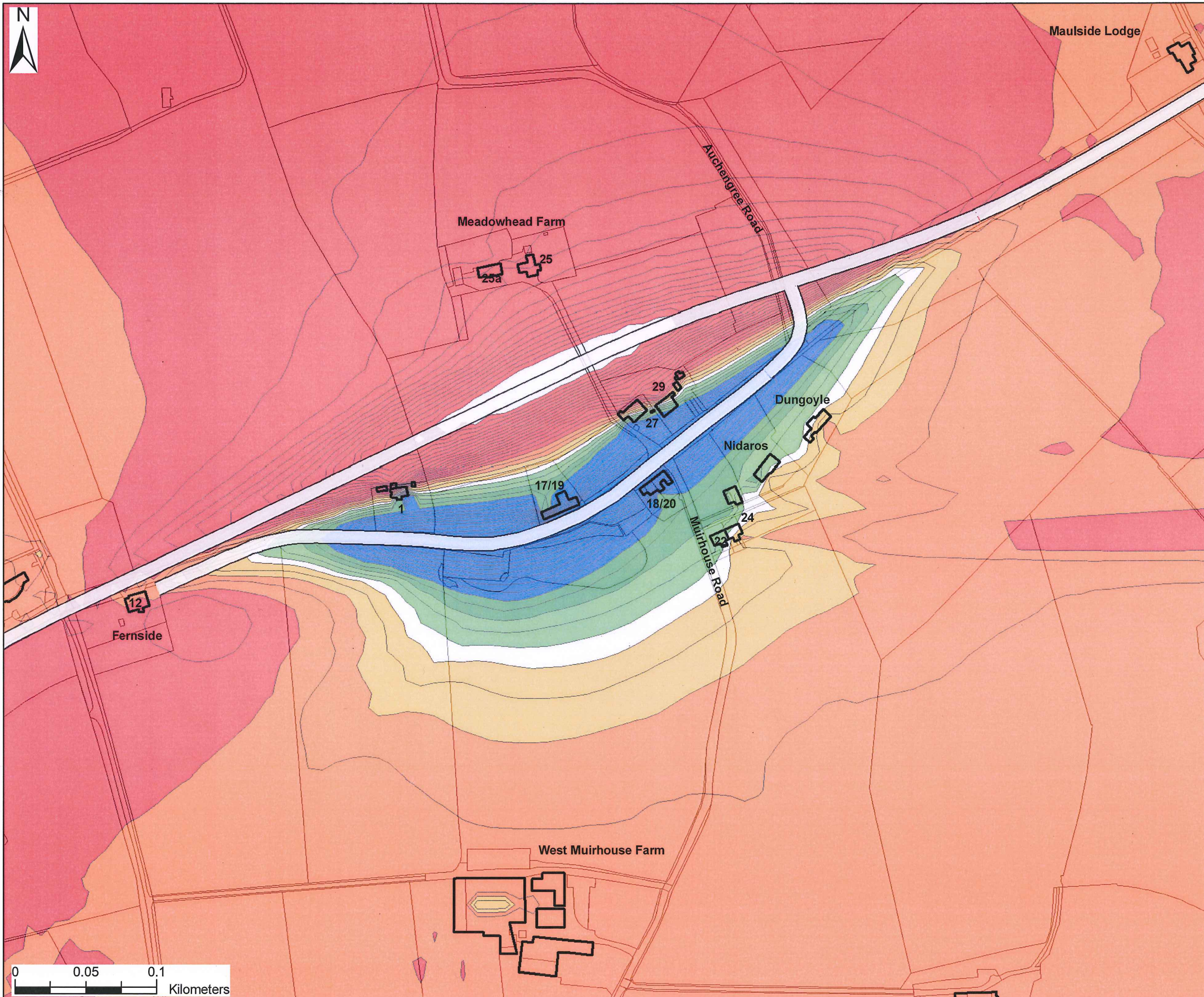
Project Name
**A737/A738 TRUNK ROAD
 THE DEN, DALRY**

Drawing Title
**Environmental
 Planning Applications**

Original Drg Size : A3 Dimensions : -
 Scale : 1 in 4000 Copyright © Amey

Drawing No
10/SW/0901/037/207 Rev
B

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Legend

- New Road Layout
- Buildings

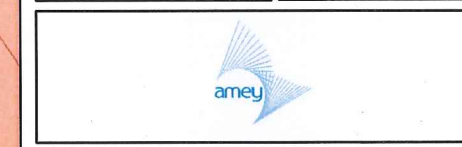
Predicted Noise Level Difference dB

- > 5.0
- 3.0 to 4.9
- 1.0 to 2.9
- (-0.9 - 0.9)
- 2.9 to -1.0
- 4.9 to -3.0
- < -5.0

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A	Traffic Figures Updated	ML	26/02/2013	
Rev	Revision Details	Chkd	Appd	Date

Drawn : JB	Preliminary
Design : ML	For Comment <input checked="" type="checkbox"/>
Chkd : LW	For tender
Appd : IH	For construction
Date : 05/12/2012	As constructed
	Other

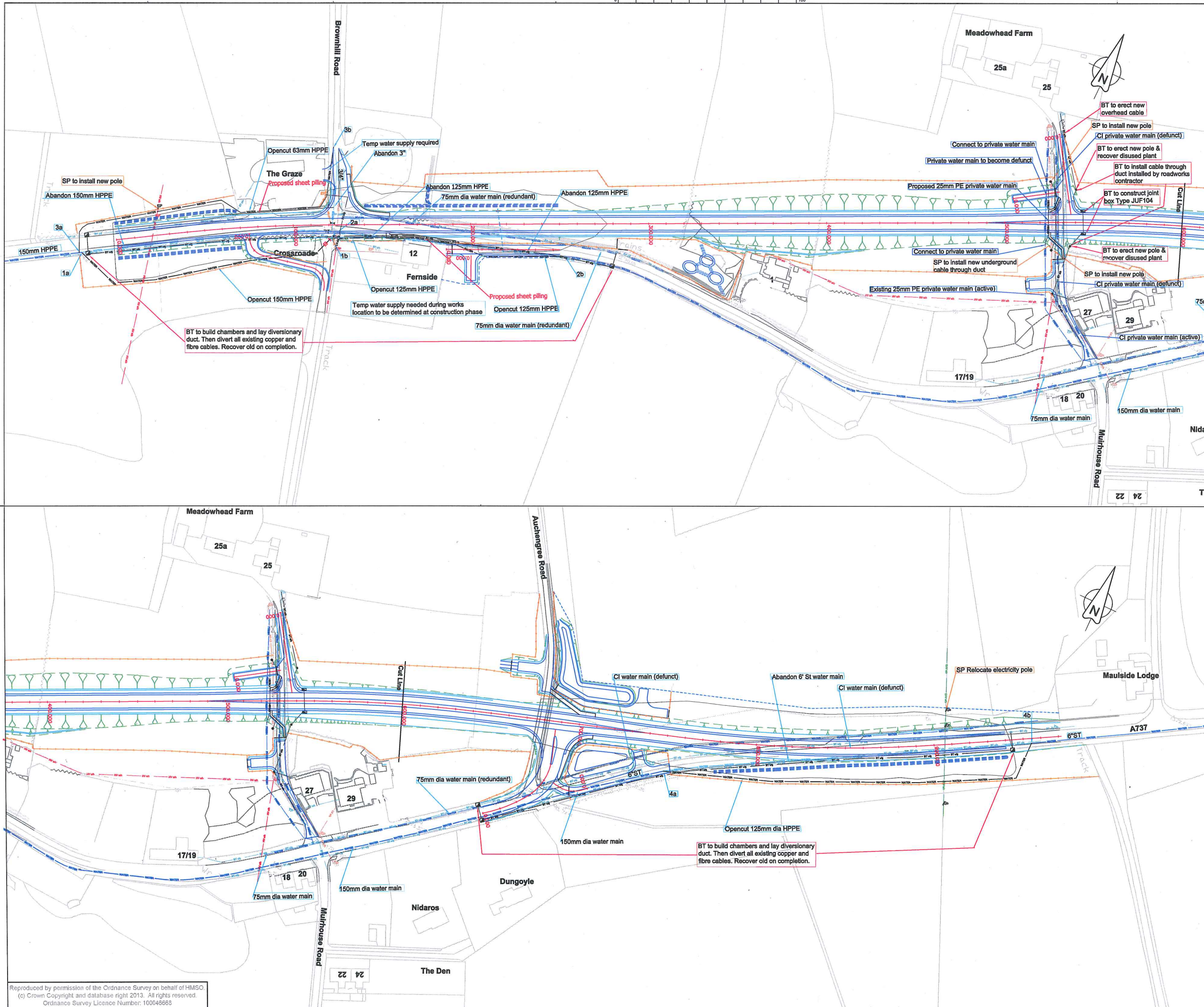


Project Name :
**A737 TRUNK ROAD
 THE DEN, DALRY**

Drawing Title :
**Noise Level Difference with
 Do Minimum 2014 and
 Do Something 2014**

Original Drawing Size : A3	
Scale : 1:2,500	Dimensions : -
Drawing No 10/SW/0901/037/221	Rev R0

S:\SHARED\S001 - MTRIPS\09007 - The Den, Dalry\003 Design\002 Drawings\Work Area\1 Live Drawings\Environmental\Post Ext Audit\10_SW_0901_037_112 - PU Rev A.dwg, 25/01/2013 14:20:39, lholland



LEGEND

BT OH	BT Overhead Proposed
BT OH	BT Overhead Existing
BT OH	BT Overhead Existing Superseded
BT UG	BT Underground Proposed
BT UG	BT Underground Existing
BT UG	BT Underground Existing Superseded
BT UG	BT Underground Interruption Ducted Cable
SP UG	SP Underground Proposed
SP UG	SP Underground Existing
SP UG	SP Underground Existing Superseded
SP OH	SP Overhead LV Proposed
SP OH	SP Overhead LV Existing
SP OH	SP Overhead LV Existing Superseded
SP OH	SP Overhead 11kV Proposed
SP OH	SP Overhead 11kV Existing
SP OH	SP Overhead 11kV Existing Superseded
SP OH	SP Overhead 33kV Existing
SP OH	SP Overhead LV Existing Superseded
SP OH	SP Overhead 11kV Existing Superseded
SP OH	SP Overhead 11kV Temporary
SW	Scottish Water Proposed
SW	Scottish Water Existing
SW	Scottish Water Existing Superseded
PW	Private Water Proposed
PW	Private Water Existing
PW	Private Water Existing Superseded
SW	SW Proposed Stop Valve (Open)
SW	SW Proposed Air Valve
EP	SP Existing Pole
EP	SP Proposed Pole
BT	BT Existing Joint Box
BT	BT Existing Manhole
BT	BT Proposed Joint Box
BT	BT Existing Pole
BT	BT Proposed Pole

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A	Minor revisions to layout	QL	25/01/13
Rev	Revision details	Chkd	Appd
Drawn:	QL	Preliminary	✓
Design:	QL	For comment	
Chkd:	IH	For tender	
Appd:	IH	For construction	
Date:	25/02/12	As constructed	
		Other	



Client

Project Name
**A737 TRUNK ROAD
THE DEN, DALRY**

Drawing Title
Utility Drawing

Original Drawing Size : A1	Dimensions : m-
Scale : 1 in 1000 @ A1	Copyright © Amey
Drawing No 10/SW/0901/037/112	Rev A

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