

Appendix A15.4: Agriculture and Sporting Land: Pre- and Post-Mitigation Impacts

- 1.1 This appendix supports Chapter 15 (People and Communities - Community and Private Assets). Table 1 and Table 2 provide the assessment of potential and residual impacts on agriculture and sporting land interests, respectively. The loss of land in this appendix is based on the draft Compulsory Purchase Order (CPO) which is reported within the draft Orders to the nearest metre squared. Where land-take areas are reported in hectares and rounded to two decimal places, within this appendix and within Chapter 15 they are rounded to the nearest 100m². Reported land-take areas in hectares for individual land interests and for fields and forestry parcels may differ slightly from that reported in the draft CPO as a consequence of this rounding. Furthermore, where multiple land parcels are affected there may be minor differences between the sum of the land-take values reported in the summary section for each land interest when compared to the sum of the individually reported field land-take areas. This is also due to the effect of rounding to two decimal places.
- 1.2 For further information regarding mitigation items, see Table 15.28 in Chapter 15 (People and Communities - Community and Private Assets).

Table 1: Potential Impacts for Agricultural Fields

Land interest			Land-take				Potential Impacts
Land Interest	Field Plot	Field Area (ha)	Land Type	m ²	ha	%	
Mclver Contracting Ltd (Ref. A)	A/1	3.48	LCA 3.2	940	0.09	3	Loss of boundary features and disruption to field drainage system.
	A/2	6.31	LCA 3.2	4,611	0.46	7	Loss of boundary features, one gated access and disruption to field drainage system. Creation of severed area (approximately 0.15ha) to the south of the proposed scheme.
	A/3	7.62	LCA 3.1	588	0.06	1	Loss of boundary features, one gated access and disruption to drainage system. Field severed into three areas. Creation of severed area (approximately 0.36ha) to the south-west of the proposed scheme.
			LCA 3.2	40,143	4.01	53	
	A/4	3.69	LCA 3.1	7,397	0.74	20	Loss of majority of field, boundary features and disruption to drainage.
LCA 3.2			25,093	2.51	68		
K&C Munro Ashton Suffolks (Ref. B)	B/1	3.72	LCA 2	2,606	0.26	7	Loss of boundary features and disruption to drainage system.
	B/2	3.89	LCA 2	14,528	1.45	37	Loss of boundary features and disruption to drainage system.
			LCA 3.1	4,452	0.45	11	
	B/3	2.45	LCA 3.1	233	0.02	<1	Loss of boundary features, two gated accesses and disruption to drainage system.
	B/4	5.67	LCA 2	56	0.01	<1	Loss of boundary features, three gated accesses and disruption to drainage system. Field severed into three areas.
			LCA 3.1	12,289	1.23	22	
			LCA 3.2	12,525	1.25	22	
B/5	4.06	LCA 2	457	0.05	1	Loss of majority of field. Remaining area severed (approximately 0.38ha).	
		LCA 3.2	36,746	3.67	91		
B/6	6.24	LCA 3.2	3,823	0.38	6	Loss of boundary features, one gated access and disruption to drainage system.	

Land interest			Land-take				Potential Impacts
Land Interest	Field Plot	Field Area (ha)	Land Type	m ²	ha	%	
	B/7	1.25	LCA 2	251	0.03	2	Loss of boundary features, one gated access and disruption to drainage system.
			LCA 3.2	7,120	0.71	57	
	B/8	2.96	LCA 2	6,896	0.69	23	Loss of boundary features and disruption to drainage.
			LCA 3.2	201	0.02	<1	
Ashton Farm East (Ref. C)	C/1	6.27	LCA 2	362	0.04	<1	Loss of boundary features and disruption to field drainage system. Disruption to sporting activities, including rough game shooting and deer stalking, during construction.
			LCA 3.2	1,093	0.11	2	
	C/2	7.17	LCA 2	7,480	0.75	10	Loss of boundary features and disruption to field drainage system. Disruption to sporting activities, including rough game shooting and deer stalking, during construction.
			LCA 3.2	61	0.01	<1	
Seafield Park Partnership (Ref. D)	D/1	12.69	LCA 2	21,932	2.19	17	Loss of boundary features and disruption to field drainage system. Field severed into two areas.

Table 2: Potential Significance of Impact and Mitigation for Agricultural and Sporting Interests

Land Interest			Land-take				Summary				
Land Interest	No. land parcels	Total farmed area (ha)	Land Type	m ²	ha	%	Sensitivity	Magnitude	Significance	Proposed mitigation and comment on likely future viability	Residual significance
Mclver Contracting Ltd (Ref. A)	4	405	LCA 3.1	7,984	0.80	<1	Medium	Low	Slight	<p><u>Summary of Mclver Contracting Ltd at Beechwood Farm</u></p> <p>Provision of access to severed fields from adjacent land.</p> <p>Mitigation Items: CP-AG01, CP-AG02, CP-AG03, CP-AG04, CP-AG05, CP-AG06, CP-AG07, CP-AG08, CP-AG09, CP-AG10, CP-AG11, CP-AG12 and CP-AG13.</p> <p>The farm business would have permanent land-take of 2% of the total farmed area. Impacts on boundary features, access and field drainage can be mitigated. It is assessed that the impact of the proposed scheme on the likely future viability of the farm would be not significant.</p>	Slight
			LCA 3.2	70,787	7.07	2					
			Other land	8,804	0.88	<1					
			Total	87,575	8.75	2					

Land Interest			Land-take				Summary				
Land Interest	No. land parcels	Total farmed area (ha)	Land Type	m ²	ha	%	Sensitivity	Magnitude	Significance	Proposed mitigation and comment on likely future viability	Residual significance
K&C Munro Ashton Suffolks (Ref. B)	8	61	LCA 2	24,793	2.48	4	High	High	Substantial	<p><u>Summary of K&C Munro Ashton Suffolks</u></p> <p>Provision of new accesses to severed areas B/2 and B/4 via Eastfield Way Roundabout to Inverness Retail and Business Park link road (Link 3). Provision of new access to severed field B/6.</p> <p>Opportunity to merge B/4 and severed parcel of B/5.</p> <p>Mitigation Items: CP-AG01, CP-AG02, CP-AG03, CP-AG04, CP-AG05, CP-AG06, CP-AG7, CP-AG8, CP-AG9, CP-AG10, CP-AG11, CP-AG12 and CP-AG13.</p> <p>The farm business would have permanent land-take of 19% of the total farmed area.</p> <p>Impacts on boundary features, access and field drainage can be mitigated.</p> <p>It is assessed that the impact of the proposed scheme on the likely future viability of the farm would be not significant.</p>	Substantial
			LCA 3.1	16,975	1.70	3					
			LCA 3.2	60,414	6.04	10					
			Other land	11,037	1.10	2					
			Total	113,219	11.32	19					
Ashton Farm East (Ref. C)	2	44	LCA 2	7,842	0.78	2	High	Low	Slight/ Moderate	<p><u>Summary of Ashton Farm East</u></p> <p>Mitigation Items: CP-AG01, CP-AG02, CP-AG03, CP-AG04, CP-AG05, CP-AG06, CP-AG07, CP-AG08, CP-AG09, CP-AG10, CP-AG11, CP-AG12, CP-AG13 and CP-S1.</p> <p>The farm business would have permanent land-take of 2% of the total farmed area.</p> <p>Impacts on boundary features, access and field drainage can be mitigated.</p> <p>It is assessed that the impact of the proposed scheme on the likely future viability of the farm would be not significant.</p>	Slight/ Moderate
			LCA 3.2	1,155	0.12	<1					
			Other land	980	0.10	<1					
			Total	9,977	1.00	2					
Seafield Park Partnership (Ref. D)	1	324	LCA 2	21,932	2.19	<1	Medium	Low	Slight	<p><u>Summary of Seafield Park Partnership at Seafield of Raigmore</u></p> <p>Provision of new accesses to severed areas of D/1.</p>	Slight
			Other land	113	0.01	<1					

Land Interest			Land-take				Summary				
Land Interest	No. land parcels	Total farmed area (ha)	Land Type	m ²	ha	%	Sensitivity	Magnitude	Significance	Proposed mitigation and comment on likely future viability	Residual significance
			Total	22,045	2.20	1				<p>Mitigation Items: CP-AG01, CP-AG02, CP-AG03, CP-AG04, CP-AG05, CP-AG06, CP-AG07, CP-AG08, CP-AG09, CP-AG10, CP-AG11, CP-AG12 and CP-AG13.</p> <p>The farm business would have permanent land-take of 1% of the total farmed area.</p> <p>Impacts on boundary features, access and field drainage can be mitigated.</p> <p>It is assessed that the impact of the proposed scheme on the likely future viability of the farm would be not significant.</p>	