

8 People and Communities, Community and Private Assets

8.1 Introduction

- 8.1.1 This chapter presents the Environmental Impact Assessment (EIA) of the Proposed Scheme for Project 8 - Dalwhinnie to Crubenmore in terms of community and private assets. See **Chapter 5** for details of the Proposed Scheme.
- 8.1.2 In accordance with DMRB Interim Advice Note (IAN) 125/09 (The Highways Agency et al., 2009), this chapter covers the 'land use' and 'community effects' topics of DMRB Volume 11, Section 3, Part 6 (Land Use) and Part 8 (Community Effects) (The Highways Agency et al., 2001a; 2001b). Subsequently IAN 125/15 recommends that Part 6 and all of Part 8 (pedestrians, cyclists, equestrians and community effects) are combined into an assessment on 'People and Communities'.
- 8.1.3 In the absence of revised DMRB guidance setting out the methodology for People and Communities, the assessments are retained in separate chapters but both are called 'People and Communities'. **Chapter 8** deals with Community and Private Assets, whereas **Chapter 9** deals with Effect on All Travellers (which includes consideration of pedestrians, cyclists and equestrians and land used for recreation).
- 8.1.4 This chapter addresses temporary and permanent impacts on the following assets:
- Local communities (community severance and socio-economic impacts)
 - Residential and commercial land and property (including business viability)
 - Community land and property
 - Agricultural, forestry and sporting interests
 - Development land
 - Waterway restoration projects¹
- 8.1.5 This chapter is supported by **Drawings 8.1 to 8.12**, which can be found in **Volume 3** of this ES.

¹ A review of the Waterway Restoration Priorities by the Inland Waterways Amenity Advisory Council (IWAAC, 1998) and the subsequent IWAAC (2006) Inland Waterway and Restoration Projects in England, Wales and Scotland, Third Review revealed that no relevant waterway restoration projects were located within the study area. Therefore this aspect is not considered further as part of this assessment.

- 8.1.6 The assessment considers the potential temporary (construction) and permanent (operational) impacts of the Proposed Scheme on the assets described in **paragraph 8.1.4** above, in relation to land-take², vehicular access arrangements, business viability and community severance. Any impacts on amenity have been addressed within **Chapters 9, 14, 16 and 17**.

8.2 Approach and Methods

- 8.2.1 Given the nature of the topics which are covered in this chapter, separate methodologies have been attributed to each asset type.

Local Communities (Community Severance and Socio-Economic Impacts) Study Area

- 8.2.2 The study area for this assessment focusses on local communities which will experience a change in access as a result of the Proposed Scheme.

Baseline Conditions

- 8.2.3 The baseline conditions for local community uses were determined through a review of Ordnance Survey (OS) maps, Geographical Information Systems (GIS) data, site visits/ surveys and consultation.

- 8.2.4 The following site visits were undertaken by CH2M Fairhurst Joint Venture (CFJV) staff to assist in establishing and subsequently confirming the baseline position and whether there were any changes to this position during the Proposed Scheme design and assessment stages.

- 6-7th October 2015
- 17th March 2016
- 14-15th July 2016
- 16th June 2017
- 25-26th October 2017

- 8.2.5 The following meetings were held with community councils/ forums:

- Dalwhinnie Community Council – December 2014, January, March and August 2015
- Laggan Community Council – January and September 2015
- Kingussie and Vicinity Community Council – October 2014, September, December 2015, January 2016 and March 2017
- Newtonmore Community Council – November 2014, September 2015 and March 2017
- Badenoch and Strathspey Community Council – September 2015 and March 2016

² For the purposes of this EIA land-take is defined as land acquired through the Compulsory Purchase Order (CPO) process to provide sufficient land to safely construct and operate the Proposed Scheme.

8.2.6 Census data (Census 2011) was used to establish the existing socio-economic conditions in the affected communities. The assessment has considered data within the following areas:

- Census Data zones
 - S00119037
- Intermediate geography
 - Badenoch and Strathspey South
- Local Authority Area
 - The Highland Council (THC)

Impact Assessment Methodology

8.2.7 The assessment of severance is concerned with changes in access arrangements for communities accessed via existing junctions and accesses on the A9. Potential socio-economic impacts on people and communities that may be affected by the Proposed Scheme have also been assessed.

Community Severance

8.2.8 The assessment of community impacts considers the degree of potential severance experienced by the community (i.e. the degree to which communities are separated from facilities and services they use within their community) as a result of the Proposed Scheme. A road may act as a barrier deterring people from using certain facilities, thereby creating new community severance. Conversely, a diversion of road traffic away from a busy road may make an existing road easier to cross, thereby reducing community severance. A reduction in traffic levels is referred to as relief from existing community severance, as facilities are more accessible.

8.2.9 It should be noted that DMRB guidelines on assessing severance are in relation to ‘pedestrians and others’. However, within this assessment the criteria were applied to all users of the A9 and adjacent cycle and walking paths, including vehicle users.

8.2.10 Existing severance is considered to be the severance of communities from their facilities, as caused by the existing road network. Significance of impacts arising from relief of this existing severance, both during construction and once the Proposed Scheme is operational, has been defined using the criteria in **Table 8-1** below. In addition to this table, professional judgement has been used where the Proposed Scheme provides additional relief, for example the inclusion of an underbridge to reduce waiting times associated with right turns and to improve safety associated with these turns.

Table 8-1: *Significance criteria for relief from existing community severance*

Significance	Criteria	
	Built-Up/ Urban Area	Rural Area
Substantial (beneficial)	When existing traffic levels are reduced by more than 60%	When existing traffic levels are reduced by more than 90% However, if the existing road substantially bisects a village or small town, 60% is used
Moderate (beneficial)	When existing traffic levels are reduced from greater than 30% to 60%	When existing traffic levels are reduced by between 75% to 90% However, if the existing road substantially bisects a village or small town, 30% to 60% is used
Slight (beneficial)	When existing traffic levels are reduced by less than 30%	When existing traffic levels are reduced by between 60% to 75% However, if the existing road passes through a village or is on the perimeter of a built-up area, 30% is used

- 8.2.11 In assessing new community severance, information has been drawn from **Chapter 9** to identify which routes are used by vulnerable groups (such as older people, disabled people and children). Additionally, professional judgement has been used to identify where vulnerable groups constitute a disproportionate number of users of a community facility or community land; for example, severance of a pedestrian route to a school or recreational land (disproportionately used by children); or access to a Doctors' surgery or church (disproportionately used by older people, disabled people and children).
- 8.2.12 Journey times for cyclists and vehicle travellers have been determined based on the journey distances for pedestrians taking into account the average journey speeds referenced in paragraph 3.2 of DMRB Volume 11, Section 3, Part 8 '*Pedestrians, Cyclists, Equestrians and Community Effects*' (Highways Agency et al., 1993). An average journey speed of 3km/h is referenced for pedestrians (vulnerable groups), 5km/h for pedestrians (non-vulnerable groups) and 20km/h for cyclists. For vehicle travellers, an average journey speed of 60km/h has been assumed. New severance has been assessed using the criteria outlined in **Table 8-2** below; however, note that where the Proposed Scheme provides relief from existing severance through elements such as a new underpass, the level of new severance reported in the section may appear reduced to account for this.

Table 8-2: Significance criteria for new community severance

Significance	Description
Substantial (adverse)	Local residents are likely to experience considerable hindrance or be deterred from making trips to the extent that routes are changed, for example: <ul style="list-style-type: none"> • Pedestrian at-grade crossing of a new road carrying more than 16,000 vehicles annual average daily traffic (AADT) in the opening year; or • An increase in journey distance of over 0.3km for pedestrians (vulnerable groups), 0.5km for pedestrians (non-vulnerable groups), 1km for equestrians, 2km for cyclists and others and/ or more than 6km for vehicles; or • Three or more of the hindrances set out under 'Slight' or two or more set out under 'Moderate'
Moderate (adverse)	When some local residents (particularly elderly or children) are likely to be dissuaded from making trips, or where trips would become longer or less attractive, for example: <ul style="list-style-type: none"> • Pedestrian at-grade crossing of a new road carrying between 8,000-16,000 vehicles AADT in the opening year; or • Journey distance would be increased by 0.15km to 0.3km for pedestrians (vulnerable groups), 0.25km to 0.5km for pedestrians (non-vulnerable groups), 0.5km to 1km for equestrians, 1km to 2km for cyclists and others and/ or more than 3km and less than 6km for vehicles; or • Two or more of the hindrances set out under 'Slight' applying to single trips
Slight (adverse)	The current journey pattern is likely to be maintained but there may be some hindrance to movement, for example: <ul style="list-style-type: none"> • Pedestrian at-grade crossing of a new road carrying less than 8,000 vehicles AADT in the opening year; or • An increase in journey distance by up to 0.15km for pedestrians (vulnerable groups), 0.25km for pedestrians (non-vulnerable groups), up to 0.5km for equestrians, up to 1km for cyclists and others and/ or up to 3km for vehicles; or • One hindrance (e.g. new bridge or subway) would need to be negotiated

- 8.2.13 Local roads have been assumed to be used by both cyclists (in addition to local and core paths, and regional and national cycle routes) and vehicle travellers to access community facilities, with pedestrian users using local core paths and rights of ways.

Socio-Economic Impacts

- 8.2.14 Following the assessment of severance, a qualitative assessment of socio-economic impacts was undertaken and attributed to one of the categories noted below:

- **Beneficial Impact:** Where changes in access arrangements are such that improved access will provide a significant socio-economic benefit. Examples include increased passing trade for local businesses, improved access to job opportunities or improved access to community facilities
- **Neutral Impact:** Where changes in access arrangements will not create a significant socio-economic impact i.e. the impact would be Moderate or Slight
- **Adverse Impact:** Where changes in access arrangements are such that additional hindrances will provide a socio-economic dis-benefit, such as significantly reduced passing trade for local businesses, restricted access to job opportunities or restricted access to community facilities

8.2.15 The qualitative assessment is based on professional judgement, with any impacts assigned to one of the three categories above. In this regard, and throughout this chapter, this judgement is required to make a balanced and objective assessment taking all criteria into account. Professional judgement has been used to consider and explain if a particular effect is considered to be significant or not significant, based upon the context of that individual receptor.

Residential and Commercial Land and Property (including business viability)

8.2.16 The assessment of impacts of the Proposed Scheme on residential and commercial land uses is concerned with the changes in access, parking arrangements or the loss of homes, facilities, amenities, services or employment associated with land-take, including the loss of garden land. Consideration has also been given to the viability of businesses which could be impacted upon by the Proposed Scheme.

Study Area

8.2.17 Residential and commercial land and properties have been considered where land-take would be required to accommodate the Proposed Scheme or where access arrangements will be impacted upon by the Proposed Scheme.

Baseline Conditions

8.2.18 Baseline conditions for residential and commercial land and property was determined through a review of OS maps, GIS data site visits/ surveys and consultation. See **paragraph 8.2.4** for details of site visits undertaken and **paragraph 8.2.5** for details of meetings with Community Councils.

Assessment Methodology – Residential and Commercial Land and Property

Sensitivity

8.2.19 The sensitivity criteria used for assessing the residential and commercial land and properties is shown in **Table 8-3** below.

Table 8-3: Sensitivity criteria for residential and commercial land and property

Sensitivity	Description
High	Residential or commercial buildings
Medium	Residential or commercial land (e.g. garden land)
Low	Derelect or unoccupied buildings

Impact Magnitude

- 8.2.20 As indicated in **Table 8-4** below, the magnitude of impacts has been determined largely based on the degree of change from baseline conditions in terms of land-take of the Proposed Scheme and access severance due to this land-take. Where necessary, professional judgement was used to adjust the magnitude to encompass other impacts, including change to access.

Table 8-4: Impact magnitude criteria for residential and commercial land and property

Criteria	Definition
High	Demolition of property More than 50% loss of land Complete severance due to land-take
Medium	Between 15% and 50% loss of land Major severance due to land take
Low	Less than 15% land loss Partial severance due to land take
Negligible	Very slight change from baseline condition Change hardly discernible, approximating to 'no change' in conditions

Impact Significance

- 8.2.21 The overall significance of an impact was determined taking into account sensitivity and magnitude, as set out above. It should be noted that, as this assessment includes a wide range of considerations, the final significance category was adjusted in some instances using professional judgement. Where such an assessment was made, an explanation is provided in **section 8.4**. Potential impacts are considered adverse, unless otherwise stated. For the purposes of this assessment impacts deemed moderate or substantial are considered to be significant.

Table 8-5: Assigning significance of impact for residential and commercial land and property

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

- 8.2.22 Compensation, as agreed with the District Valuer, will be available for land required as part of the Proposed Scheme. However, the determination of the amount of financial compensation is outside the remit of the EIA process and is therefore unknown at this stage of the project. Where impacts are unavoidable, this assessment considers the provision of compensation, in line with the mitigation hierarchy, as a valid mechanism to address residual effects.

Assessment Methodology – Residential and Commercial Land and Property (Vehicle Access)

- 8.2.23 The impact on vehicle access for residential and commercial properties (all high value assets as per **Table 8-3** above) is focused on properties where, as a result of the Proposed Scheme, current access arrangements to/ from the property are compromised or improved.
- 8.2.24 The impacts are described with information on the expected change in journey distance provided in relation to the direction of travel (north or south) for vehicle users. Any changes in journey

distance have been calculated based on the assumption that either the existing A9 or the Proposed Scheme would be the preferred route to be used to travel north or south.

- 8.2.25 Where there are different options to maintain vehicle access to the Proposed Scheme, the shortest route has been assessed. The impact significance for vehicles was defined by adapting criteria for change in distances for pedestrians, which are provided in DMRB Volume 11, Section 3, Part 8 (Highways Agency et al., 2001), and adjusted using professional judgement as outlined in **Table 8-6**. It is noted that where journey length is increased the criteria outlined in **Table 8-6** may then be adjusted where increases in distance are accompanied by significant safety improvements which benefit the property being accessed, or where the access point is used infrequently. Where journey length is decreased by the Proposed Scheme the criteria may also be adjusted if the access point is used infrequently.

Table 8-6: Impact significance criteria for vehicle access

Significance	Description
Substantial	A change in journey distance over 5km
Moderate	A change in journey distance between 1km and 5km
Slight	A change in journey distance between 0.5km and 1km
Negligible	A change in journey distance of less than 0.5km

Assessment Methodology – Business Viability

- 8.2.26 DMRB guidance requires an assessment of the likely impacts on viability of businesses affected by the Proposed Scheme. The construction of new roads, or even relatively minor changes to existing roads, can result in significant changes to travel patterns within a community. Changes in travel patterns, along with direct impacts resulting from land take and/ or demolition of property, can affect commercial entities.
- 8.2.27 A qualitative assessment of impacts on business viability of individual businesses was undertaken using the following criteria:
- Beneficial Impact: the business is likely to be able to continue trading and developing as planned and the Proposed Scheme may make a beneficial contribution to business development
 - Neutral Impact: the business is affected by the land-take requirements of the Proposed Scheme, but no impacts on viability have been identified and the business is likely to be able to continue trading
 - Adverse Impact: the business may have to reduce its activities, relocate or close completely
- 8.2.28 Qualitative assessment of business viability was based on professional judgement, with any impacts assigned to one of the three categories above. It should be noted that this DMRB assessment does not provide more detailed analysis of the scale of beneficial or adverse impact on business viability. Any adverse impacts would be assessed by the District Valuer as part of any required compensation, if necessary.
- 8.2.29 In the event of the loss of any residential or commercial land, the potential provision of financial compensation would be determined by the District Valuer; however, where impacts are unavoidable, this assessment considers the provision of compensation, in line with the mitigation hierarchy, as a valid mechanism to address residual effects.

Community Land and Property

Study Area

- 8.2.30 Community land and property, which would be subject to land-take or changes in access, have been considered as part of this EIA.

Baseline Conditions

- 8.2.31 For the purpose of this assessment, community land relates to areas that provide an established public recreational resource, such as playing fields, country parks, waterways or areas identified as Open Space within Local Plans. The Land Reform (Scotland) Act 2003 establishes statutory rights of responsible access on and over most land, including inland water. It is therefore acknowledged that additional areas of privately owned land may be used informally by the community. Undesignated areas of open space and woodland of known amenity value to the general public are therefore also considered in the assessment.
- 8.2.32 Community property, such as schools, health care facilities, community halls and sites of religious worship, has been considered in this assessment, with regard to potential land-take and changes in access.
- 8.2.33 Baseline conditions have been determined and confirmed through an initial desk study and ongoing site visits/ surveys. Desk study data sources include OS maps, GIS data, aerial imagery and Local Plans. Site visits and consultations have also been undertaken to ascertain baseline conditions, as well as any areas of importance for informal use. See **paragraphs 8.2.4 and 8.2.5** for details of site visits/ surveys and consultation undertaken.

Impact Assessment Methodology – Community Land and Property

Sensitivity

- 8.2.34 In this EIA, the sensitivity of community land has been given a final determination using professional judgement; however, this is set against the assumptions in **Table 8-7** below, which state that the sensitivity would be defined by the geographical scale from which visitors are attracted.

Table 8-7: Sensitivity criteria for community land and property

Sensitivity	Description
High	Property used by the community (schools, doctors' surgeries) Community land that attracts users nationally (e.g. national parks) Cemeteries
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 catchment)
Low	Derelict or unoccupied buildings Locally used community land (e.g. local parks and playing fields)

Impact Magnitude

- 8.2.35 As indicated in **Table 8-8** below, the magnitude of impacts has been determined largely based on the degree of change from baseline conditions in terms of land-take and/ or access severance. Where necessary this was then adjusted to encompass other impacts, including changes to access.

Table 8-8: Impact magnitude criteria for community land and property

Criteria	Definition
High	Demolition of property More than 50% loss of land Complete severance due to land-take
Medium	Between 15% and 50% loss of land Major severance due to land take
Low	Less than 15% land loss Partial severance due to land take
Negligible	Very slight change from baseline condition Change hardly discernible, approximating to a 'no change' in conditions

Impact Significance

- 8.2.36 The overall significance of impact was determined taking into account sensitivity and magnitude, as set out above. It should be noted that, as this assessment included a wide range of considerations, the final significance category was adjusted in some instances using professional judgement. Where such an adjustment was made, an explanation is provided within the assessment in **section 8.4**. Impacts are considered adverse, unless otherwise stated. For the purposes of this assessment impacts deemed moderate or substantial are considered to be significant.

Table 8-9: Assigning significance of effect for community land and property

Resource Value/ Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	Substantial	Moderate/ Substantial	Slight/ Moderate	Slight
Medium	Moderate/ Substantial	Moderate	Slight	Negligible/ Slight
Low	Moderate	Slight/ Moderate	Negligible/ Slight	Negligible

Agricultural, Forestry and Sporting Interests

Study Area

- 8.2.37 Agricultural, sporting and forestry interests which have potential to be impacted by land take, livestock disturbance or alterations to access have been considered within this EIA.

Baseline Conditions

- 8.2.38 For the purposes of this assessment, agriculture is considered to be the practice of cultivating the land or rearing stock to produce food products. Sporting interests include activities such as shooting and stalking over land and woodland. Forestry is defined in relation to the growing of trees to produce wood and wood products for commercial purposes. It is also acknowledged that forestry may have amenity value to the owners.

- 8.2.39 The identification of baseline conditions involved a combination of:
- The James Hutton Institute, Land Capability for Agriculture (LCA) data
 - Forestry commission licence data
 - Aerial imagery
 - OS maps
 - GIS data

- Site visits/ surveys (various dates throughout 2015, 2016 and 2017)
- Meetings with landowners and tenants

Assessment Methodology – Agricultural, Forestry and Sporting Land

Sensitivity

8.2.40 A range of sensitivity characteristics were found during the baseline data collection for each agricultural, forestry and sporting interest. Thereafter, a sensitivity rating was assigned using criteria outlined in **Table 8-10**.

Table 8-10: *Criteria for sensitivity of agricultural, forestry and sporting interests*

Sensitivity	Description
High	Small farm size (including Crofts) (less than 50ha) Presence of prime quality land (Class 1, 2 and 3.1) Conventionally farmed intensive arable cropping or intensive livestock systems (such as dairying) Land of any farm type farmed according to organic or biodynamic standards High value commercial sporting activity (such as grouse beats or salmon fishing) Trees of high quality with an estimated remaining life expectancy of at least 40 years if undisturbed High value woodland that is rare or distinctive and susceptible to small changes
Medium	Medium farm size (50ha – 150ha) Presence of land of moderate quality (Class 3.2 and 4) Conventionally farmed mixed cropping and livestock systems of moderate intensity Moderate value commercial sporting activity (such as pheasant shooting) Land with high or moderate importance to the support of high value sporting activity i.e. managed grouse habitat Trees of moderate quality with an estimated life expectancy of at least 20 years if undisturbed Moderate value woodlands tolerant to moderate levels of change
Low	Large farm size (>150ha) Presence of low quality land (Class 5, 6 and 7) Conventionally farmed extensive livestock systems or agricultural land in non-agricultural use Low value sporting activity (such as rough shooting) Land with some importance to the support of higher value sporting activities i.e. unmanaged grouse habitat Trees of low quality with an estimated remaining life expectancy of at least 10 years if undisturbed More commonplace woodland tolerant of noticeable change or undergoing substantial development

Impact Magnitude

8.2.41 As indicated in **Table 8-11** below, the magnitude of impacts has been determined based on a range of characteristics and considered factors such as land severance, land-take and access arrangements. Land severance impacts can appear in situations where:

- The Proposed Scheme would cut through land parcels, potentially affecting access and/ or creating areas which may become impractical for agricultural use; and/ or
- Vital facilities would be separated from land parcels

8.2.42 With specific regard to agricultural, sporting and forestry land interests, land-take was calculated based on the area affected by the anticipated land required for the Proposed Scheme, together with any areas of severed land parcels that would be rendered redundant for current use.

8.2.43 Access impacts refer to situations where existing access arrangements are changed by the Proposed Scheme.

Table 8-11: Impact magnitude criteria for agricultural, forestry and sporting interests

Criteria	Definition
High	Loss of more than 10% of the landholding High degree of severance extending to more than 20% of the land holding Access to agricultural, sporting and forestry land restricted High degree of disruption to cultivation patterns and with high risk of change in land use Disruption to driven shooting and/ or high value fishing (e.g. salmon) Noticeable change to woodland over a wide area or an intensive change over a limited area High windthrow risk
Medium	Loss of between 5% and 10% of the landholding Moderate degree of severance extending to between 10% and 20% of the land holding Access to agricultural, sporting and forestry land compromised Moderate degree of disruption to cultivation patterns with moderate risk of change in land use Disruption to walked-up shooting (pheasant) and/ or medium value fishing (e.g. trout) Small changes to woodland over a wide area or noticeable changes over a limited area Medium windthrow risk
Low	Loss of less than 5% of the landholding Low degree of severance extending to less than 10% of the land holding Minimal change in access to agricultural, sporting and forestry land Minimal degree of disruption to cultivation patterns with a low risk of change in land use Disruption to rough shooting and/ or low value fishing (e.g. no permit charged) Very minor changes to the woodland over a wide area or minor changes over a limited area Low windthrow risk
Negligible	Negligible change to all factors

Impact Significance

8.2.44 The overall impact significance of effect was determined taking into account sensitivity and magnitude, as set out below in **Table 8-12**. This assessment included a wide range of considerations; the final significance category presented in the impact assessment was adjusted, in some instances, using professional judgement. Where such an adjustment was made an explanation is provided in the assessment in **section 8.4**. For the purposes of this assessment impacts deemed moderate or substantial are considered to be significant.

Table 8-12: Assigning significance of effect on agricultural, forestry and sporting impacts

Resource Value/ Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	Substantial	Moderate/ Substantial	Slight/ Moderate	Slight
Medium	Moderate/ Substantial	Moderate	Slight	Negligible/ Slight
Low	Moderate	Slight/ Moderate	Negligible/ Slight	Negligible

8.2.45 Compensation, as agreed with the District Valuer, will be available for land required as part of the Proposed Scheme. However, as mentioned before, the determination of financial compensation is outside the remit of the EIA process and is therefore unknown at this stage of the project. Where impacts are unavoidable, this assessment considers the provision of compensation, in line with the mitigation hierarchy, as a valid mechanism to address residual effects.

Assessment Methodology – Agricultural, Forestry and Sporting Business Viability

- 8.2.46 DMRB guidance requires an assessment of the likely impacts of the future viability of agricultural, forestry and sporting interests affected by the Proposed Scheme.
- 8.2.47 The impacts on future viability would be considered where the magnitude of impact on agricultural, forestry and sporting land was considered to be moderate or substantial. In undertaking this viability assessment, the general principles applied relate to whether the business has the potential to adapt its operations and whether it could continue to operate.
- 8.2.48 Where required, a qualitative assessment of impacts on business viability of these businesses was undertaken using the following criteria:
- Beneficial Impact: the business is likely to be able to continue trading and developing as planned and the Proposed Scheme may make a beneficial contribution to business development
 - Neutral Impact: the business is affected by the land-take requirements of the Proposed Scheme, but no impacts on viability have been identified and the business is likely to be able to continue trading
 - Adverse Impact: the business may have to reduce its activities, relocate or close completely
- 8.2.49 In undertaking this assessment, it is assumed that compensation, as agreed with the District Valuer, would be available for land required as part of the Proposed Scheme, under the headings of severance, injurious affection and disturbance. The determination of the level of financial compensation is outside the remit of this EIA and is unknown at this stage, however, where viability impacts are unavoidable; this assessment considers the provision of compensation, in line with the mitigation hierarchy, as a valid mechanism to address residual effects.

Development Land

Study Area

- 8.2.50 The study area covers land allocated for development, planning applications and unimplemented extant planning permissions within 500m of the Proposed Scheme.

Baseline Conditions

- 8.2.51 For the purposes of this EIA, development land relates to areas allocated for development as identified in Strategic and Local Development Plans, as well as relevant planning permissions and applications being determined by Cairngorms National Park Authority (CNPA) or THC. With regard to unimplemented planning permissions, extant planning permissions at the date of writing (December 2017) have been considered, i.e. permissions which have been granted since December 2013. The review has included planning applications which are pending consideration or refused, where the applicant still has a right to appeal (or an appeal is in progress). Planning applications excluded are: householder applications for extensions, withdrawn applications and refused applications (where the time-limit to appeal has passed).
- 8.2.52 An assessment of proposals of application notices, planning applications and permissions within the study area has been undertaken through an online search of both the CNPA and THC's public access systems and is identified in **section 8.3**. Additionally, this data has been verified through consultation with both CNPA and THC.

Assessment Methodology

- 8.2.53 The assessment of potential impacts on development land and planning applications was undertaken using the following criteria:
- Beneficial: the land would still be available for the proposed use and the development of the Proposed Scheme and would improve the viability of the site for the proposed development. Impacts on the amenity of the site would not interfere with its proposed use or the impact on the amenity would be beneficial, in that the Proposed Scheme would improve the site's appropriateness for its proposed use
 - Neutral: the land would still be available for the proposed use and there would be no discernible impact on the viability of the site for the proposed development. There would be no impact on the amenity of the site that would interfere with its proposed use
 - Adverse: some of, or the entire site, would no longer be available for the proposed use and the Proposed Scheme would reduce viability of the development taking place, or would impact the amenity of the site in such a way as to interfere with its proposed use
 - Mixed: assessment of potential impacts includes some adverse and some beneficial factors

Limitations to Assessment

- 8.2.54 Land-ownership, land-take calculations, sporting, forestry and agricultural impacts are based upon the fixed CPO boundary at the time of publication. The locations of construction compounds will be confirmed by the appointed contractor(s) taking into account the constraints identified in this EIA. Should the contractor(s) seek planning permission for temporary use of land beyond the CPO, this would be subject to a separate planning approval and consent from the landowner and cannot be assessed at this stage.
- 8.2.55 This EIA focuses on direct impacts associated with land-take. However, there may also be wider indirect beneficial and adverse socio-economic impacts, particularly for businesses and local communities that utilise the A9 and surrounding areas. Indirect impacts are difficult to accurately quantify and relate to a variety of factors that are not associated with land-take. In this instance, a qualitative assessment of these issues has been provided for example within the socio-economic impact assessment and business viability assessments.

8.3 Baseline Conditions

Local Communities – Baseline Conditions

- 8.3.1 The village of Dalwhinnie is located within the study area and is set approximately 350m west of the A9. The village is accessed from the A9 via an at-grade junction 1.35km to the south of Dalwhinnie (at chainage (ch.) 21,200). See **Drawing 8-1 (Volume 3)**.
- 8.3.2 Within Dalwhinnie there are a number of high sensitivity value private assets including the recently reopened Loch Ericht Hotel (with 10 bedrooms, restaurant, snack bar, takeaway and gift shop) (shown in **Photograph 8-1**), a grill and bar, a petrol station with post office and hot food takeaway, village hall and a number of residential properties. There are also a number of residential properties which are understood to be used as second homes and the occasional holiday let.



Photograph 8-1: Photograph of Loch Ericht Hotel within Dalwhinnie

- 8.3.3 Dalwhinnie Distillery is located to the north of the village, approx. 400m to the west of the A9 (nearest ch. 23,800). The distillery is an important local employer and tourist attraction, with an all-year visitor centre attracting an average of 30,000 visitors per annum. This is attributed a **High** sensitivity value in line with **Table 8-3**. The assets are shown in **Drawing 8-3** and **8-4 (Volume 3)**.



Photograph 8-2: Photograph of Dalwhinnie Distillery

- 8.3.4 Within Dalwhinnie there is also a former primary school building which has been closed since 2012. It is understood to be owned by THC, and is attributed a **Low** value sensitivity.
- 8.3.5 There are five residential properties at Cuaich (approx. ch. 25,900), which are part of Phoines Estate. They are classed as a local community within this chapter to allow an assessment of severance to be undertaken. The community is accessed directly from the A9 at Access 21 (ch. 25,620).

Residential and Commercial Land and Property – Baseline Conditions

Residential

- 8.3.6 There are several residential properties and associated gardens within the village of Dalwhinnie, as referenced in the Local Communities section above. These properties are attributed a **High** sensitivity value, and associated gardens attributed a **Medium** sensitivity value in line with **Table 8-3**. See **Drawing 8-3 and 8-4 (Volume 3)**.
- 8.3.7 There are five residential properties within the settlement of Cuaich which are currently owned by Phoines Estate and occupied by Phoines estate workers (approx. ch. 25,900). The properties are attributed a **High** sensitivity value, with associated garden land attributed a **Medium** sensitivity value in line with **Table 8-3**. See **Drawing 8-5 (Volume 3)** for the location of these receptors.

Commercial

- 8.3.8 There are two buildings within Cuaich required for the commercial operation of Phoines Estate. One is an estate store and the other is an estate workshop. These are accessed from Access 21 (approx. ch. 25,900) and are attributed a **High** value sensitivity in accordance with **Table 8-3**.
- 8.3.9 Crubenmore Lodge and Truim Cottage are located to the west of the Highland Main Line (HML) railway and River Truim (approx. ch. 30,600 and ch. 30,950 respectively), see **Drawing 8-6 (Volume 3)**. These are both run as holiday accommodation businesses. Access to the A9 for these properties is currently further north on the existing Crubenmore dualled section and therefore is not affected by the Proposed Scheme and will not be considered further in this EIA.
- 8.3.10 In addition, there is privately owned land which forms a strip along the west bank of the River Truim. This land is privately owned but, through discussions with the landowner, it is understood that there are no plans for its future use. This land formed part of a larger landholding in the area including the Loch Ericht Hotel (vacant at the time) which was sold to the current owners. This is referred to 'Land to the West side of River Truim' throughout this assessment.
- 8.3.11 There are four SSE plc (SSE) assets that are affected by the Proposed Scheme:
- An aqueduct, which currently runs from Loch Cuaich to Loch Ericht near Dalwhinnie
 - A 750mm diameter water pipe running under the A9 from Allt Coire Bhatthaich dam to the Aqueduct
 - A pipe running across the River Truim and under the A889 at approximate ch. 22,250
 - The Cuaich hydro power station (nearest ch. 26,000)
- 8.3.12 **Drawing 8-4 (Volume 3)** shows the majority of the SSE Aqueduct, with **Drawing 8-5 (Volume 3)** showing the full length of it. The SSE Aqueduct runs under the A9 (at ch. 23,400) and has an associated access track adjacent to its full length. These assets have been attributed a **High** value in line with **Table 8-3**.

- 8.3.13 The HML railway runs approximately parallel to the A9 throughout the study area, to the west of the road. This asset has been attributed a **High** sensitivity value in line with **Table 8-3**.
- 8.3.14 SSE and Network Rail use access points along the A9 route to gain access to their assets described above and other commercial assets with their ownership see **Drawing 8-1 (Volume 3)** for an overview of each of these access points. These access points are described below:
- Access 17 (approximate ch. 22,280) is used by SSE for their monthly inspections and less frequent maintenance operations of the Allt Coire Bhathaich Dam
 - Access 20 (approximate ch. 25,600) is used by SSE, who have noted that this is the only point large vehicles can gain access to the SSE hydro power station and is particularly useful in emergency situations
 - Access 24 (approximate ch. 29,140) is used by Network Rail to access the HML railway for maintenance and operational purposes, this provides a link to an existing level crossing which is used for these purposes

Community Land and Property – Baseline Conditions

- 8.3.15 It is recognised that the Proposed Scheme is located within the Cairngorms National Park (CNP). Therefore, as per **Table 8-7**, all the land affected would typically be attributed a **High** sensitivity value. However, it is considered appropriate to remove any community asset value from the land affected. This is based on the fact that the proposed land take is minor in terms of the overall area of the CNP; also that the land affected is situated directly adjacent to the existing A9. Community access via Non-Motorised User (NMU) routes is accounted for in **Chapter 9** and consideration of visual amenity impacts within the CNP is provided in **Chapter 14**.
- 8.3.16 There is an area within Dalwhinnie (approx. ch. 22,700), which is identified as Open Space within the Cairngorms National Park Local Development Plan (2016); this local space is attributed a **Low** sensitivity value in line with **Table 8-7**.
- 8.3.17 General Wade’s Military Road runs alongside the Proposed Scheme which is used by the community as a recreational route and as part of the National Cycle Network (NCN). It is noted that, although this is utilised as a community facility, the impact of the Proposed Scheme on this asset will be assessed within **Chapter 9** of this report and therefore will not be referenced further in this chapter.
- 8.3.18 There are community facilities within the village of Dalwhinnie which comprise a railway station (unstaffed) and a village hall. These assets are considered to be of **High** value sensitivity in line with **Table 8-7**.

Agricultural, Forestry and Sporting Land – Baseline Conditions

General Context and Land Capability

- 8.3.19 The agricultural classification of land within the study area is that it is suitable for rough grazing (predominantly LCA grade 6:2 and 6:3, with a very small area of grade 5.1 located within the ownership of Phoinies Estate) and is therefore attributed a **Low** sensitivity value as per **Table 8-10**. See **Drawings 8-7 to 8-12 (Volume 3)** which shows land capability for agriculture.
- 8.3.20 There are a series of woodland strips to the east of the A9 throughout the Proposed Scheme. These planted shelter belts are not considered to be of community or commercial forestry value as they are grown for A9 winter resilience (protection from snow drift) rather than commercial use, therefore they are not attributed a value in terms of Community and Private Assets.

- 8.3.21 There are four Estate interests within the study area, which are described in detail within the sensitivity assessment below, these are:
- Phoinies Estate – located between ch. 22,100 and 31,050 on land both sides of the A9. The whole estate totals approximately 10,120ha (25,000 acres)
 - North Drumochter Estate – located between ch. 20,000 and 21,250 on land predominantly west of the A9. The whole estate totals approximately 3,640ha (9,000 acres)
 - South Drumochter Estate, which has a secure agricultural tenancy – located between ch. 20,000 and 22,100 on land east of the A9 and ch. 21,250 and 22,100 on land to the west of the A9. The whole estate totals approximately 2,020ha (5,000 acres)
 - Ben Alder Estate – the woodland concerned for this chapter is located at the southern edge of village of Dalwhinnie at approximate ch. 22,200 to 22,550
- 8.3.22 There are also four existing sheep creeps affected by the Proposed Scheme, which have been utilised for sheep movement by the Estates:
- ch. 22,050 – existing sheep creep historically utilised by South Drumochter Estate. It is noted that this sheep creep has reportedly not been used for several years and is also currently blocked by stockpiled material on SSE’s Beauly to Denny Power Line (BDL) track
 - ch. 22,750 – a 1.7m x 1.7m existing corrugated sheep creep, refer to **Photograph 8-3**, utilised to move sheep from Phoinies Estate to Dalwhinnie Beag (location of an existing sheep dip). Sheep from South Drumochter Estate also use this creep via the Phoinies Estate
 - ch. 26,050 – existing corrugated sheep creep adjacent to the Allt Cuaich structure on north bank of water course, it is noted that this is reported to be used infrequently
 - ch. 28,450 – existing sheep creep used by Phoinies Estate



Photograph 8-3: Existing sheep creep at ch. 22,750

Sensitivity Assessment

North and South Drumochter Estates

- 8.3.23 The land between ch. 20,000 and 22,100 forms part of South Drumochter Estate (east of the A9) and ch. 21,250 to 22,100 (west of the A9). The agricultural land associated with this estate has been attributed a **Low** sensitivity in line with **Table 8-10** as there are mixed rough grazings present (LCA Grade 6.2) utilised by the tenant farmer and the estate. South Drumochter Estate is farmed on a secure agricultural tenancy and 'in hand' by the estate; however, as stated the agricultural land is attributed a **Low** sensitivity.
- 8.3.24 In terms of sporting activities, the Estate experiences deer habitat and movement but no stalking within this area of land. The land offers grouse habitat in places, but is not directly part of any grouse drives; therefore, a **Medium** sensitivity has been attributed.
- 8.3.25 North Drumochter Estate is located on land between ch. 20,000 to 21,250 (west of the A9). The agricultural land is used as rough grazing and as above has been attributed a **Low** sensitivity in line with **Table 8-10**. The land closest to the A9 does not form part of any grouse beat nor is it used for deer stalking. Additionally, there are areas of land utilised for deer habitat which does not have an allocated sensitivity value.
- 8.3.26 There are no areas of commercial forestry associated with the North or South Drumochter Estates.
- 8.3.27 As stated previously, there are a series of woodland strips to the east of the A9 throughout the Proposed Scheme extents. These are planted shelter belts, and are not considered to be of community or commercial forestry value as they are grown for A9 winter resilience (protection from snow drift) rather than for commercial or community use. Transport Scotland has a 99-year lease from the Estate for this land. As above, this is not attributed a forestry value in terms of Community and Private Assets.
- 8.3.28 **Table 8-13** provides details of which direct accesses are utilised by North and South Drumochter Estates. **Drawing 8-1 (Volume 3)** illustrates the baseline context of these access points.

Table 8-13: Direct accesses utilised by North and South Drumochter Estates

Access	Ch. Location	Use
Access 13	20,110	Provides access to land west of the A9. It is understood that this access is used infrequently by North Drumochter Estate vehicles but is identified as being a point for bringing escaped sheep back in off the A9 and for game keeping duties
Access 14	20,160	Provides access to land east of the A9 but is not understood to be a main point of access for the South Drumochter Estate
Access 15	20,550	Provides the South Drumochter Estate with the main access to their hill track. The access is known to be used by grouse shooting parties, beaters and deer stalkers
Access 21	25,620	Provides a sheep access point for mixed sheep movements

Phoines Estate

- 8.3.29 Phoines Estate is located between ch. 22,100 and 31,050 on land both sides of the A9, and as per **paragraph 8.3.18**, agricultural land within Phoines Estate is attributed a **Low** sensitivity. This land is used for sheep grazing.
- 8.3.30 The following areas of land form part of driven grouse beats on Phoines Estate. They have all been afforded a **High** sensitivity value in line with **Table 8-10** in terms of sporting activity:

- Land on both sides of the A9 between ch. 22,100 and ch. 24,400 (Leacain Grouse Beat-Drive 1)
- Land east of the A9 between ch. 26,050 to 29,700 (Etteridge Grouse Beat-Drives 1, 4 and 5)

8.3.31 The following areas of land have been given a **Medium** sensitivity value in terms of sporting activity as they form grouse habitat areas but are not directly part of any grouse drives:

- Land east of the A9 between ch. 23,750 and 24,050
- Land to the east of the A9 between ch. 24,050 to 26,050
- Land to the east of the A9 between ch. 29,700 to 31,050

8.3.32 Other than those areas highlighted above, the remainder of Phoines Estate in terms of sporting activity has been attributed a **Low** sensitivity value.

8.3.33 In terms of forestry, there is some woodland at ch. 25,400 (Lechden Woods) which is a plantation of mid to late rotation conifers, which are noted to be suffering from windthrow damage, and there is a further area of forestry at ch. 30,750 to 31,050, which is open scrub of mixed age, but mainly young to mid-rotation conifers. Both of these areas of forestry have been attributed a **Low** sensitivity value.



Photograph 8-4: Photograph of Lechden Woods

8.3.34 Phoines Estate utilises the following access points, see **Drawing 8-1 (Volume 3)** for illustration of these locations:

Table 8-14: Direct accesses utilised by Phoines Estate

Access	Ch.	Use
Access 17	22,280	Understood to be used frequently by Phoines Estate for estate management and grouse shooting related activities
Access 18	22,400	Understood to be used infrequently, but is identified as being a point for bringing escaped sheep back in off the A9 by Phoines Estate
Access 19	22,900	Understood to be used daily in grouse shooting season and for management of the Phoines Estate

Access	Ch.	Use
Access D	24,000	Noted to be used by Phoines Estate as a point where access for deer stalking can take place
Access 20	25,600	Understood to be a vehicular access point used daily by Phoines Estate
Access 21	25,620	Provides a sheep gathering/ release point
Access 22	26,100	Used for mixed sporting and management access by Phoines Estate
Access E	26,600	Reported by Phoines Estate to be used by the estate shepherd
Access 23	27,480	Understood to be used for Phoines Estate's shooting operations, with frequent use on a typical shooting day
Access F	27,900	Used daily by Phoines Estate during lambing season (January to May)
Access 24	29,140	Used during the lambing season by Phoines Estate and during shooting season
Access G	29,160	Understood to be used daily by Phoines Estate during grouse shooting season (August to December)
Access H	29,800	Used by Phoines Estate but not regularly, noted as suitable for bringing in escaped sheep from the A9

Ben Alder Estate

- 8.3.35 There is an area of woodland located to the south of Dalwhinnie (referred to as Ben Alder woodland) (approx. ch. 22,300). This woodland is used for commercial forestry activities (it has recently been felled and re-planted), see **Photograph 8-5**. A **Low** sensitivity value has been attributed to this woodland as per **Table 8-10**.



Photograph 8-5: Photograph of Ben Alder Woodland

Development Land – Baseline Conditions

Planning Applications

- 8.3.36 A desk-top search of the CNPA and THC public access to planning application systems indicates that there are three relevant planning applications within the study corridor. As stated within the methodology, the desk-top research has been verified with CNPA and THC.

- 8.3.37 The first planning application (THC reference: 14/03369/OHL) is for an overhead cable to connect to an existing power line and provide electricity to a meter cabinet. Planning Permission is valid until October 2019, however, this application is not attributed a value or considered further in this assessment, as it is unlikely to be affected by dualling.
- 8.3.38 The second application of relevance (THC reference: 2014/0339/DET) relates to remediation works and the permanent retention of a section of track previously used for the construction of the BDL. This application was approved in February 2015 and expired as Condition 1 of the permission stated that the works had to be completed by 30 June 2016. However, in 2017 this application received an extension for works to be completed by end of October 2017.
- 8.3.39 The third planning application (THC reference: 17/03579/FUL) located within the study corridor is a full planning application for a 15m high telecommunications apparatus for EE UK Ltd. This application was validated on 2 August 2017 and a decision has not yet been made on this application.

Development Land Allocations

- 8.3.40 The statutory development plan applicable to Dalwhinnie is the Cairngorms Local Development Plan (LDP). The LDP allocates land for development within Dalwhinnie (approx. ch. 22,700); including three sites for housing (total of 12 units) and one for employment, see **Drawing 8-4 (Volume 3)** for the location of these.

Key Receptors

- 8.3.41 The key community and private assets receptors on which the impact assessment has been based are shown in **Table 8-15** below. All other community and private assets identified within the baseline conditions which are not impacted by either permanent or temporary works have not been considered further in this EIA.

Table 8-15: Key receptors

Receptor Name	Receptor Type	Ch. Location	Sensitivity
Dalwhinnie Residential Properties	Local Community/ Residential Properties	22,600 to 23,800	Property – High/ Associated Garden – Medium
Cuaich Residential Properties (part of Phoines Estate)	Local Community/ Residential Properties	25,900	Property - High/ Associated Garden – Medium
SSE Aqueduct	Commercial Property/ Land	22,650 to 25,050	High
SSE Water Pipe	Commercial Property/ Land	22,650	High
Land associated with SSE Aqueduct/ Cuaich Hydro Power Station	Commercial Property/ Land	22,650 to 25,050	Medium
Land associated with The Loch Ericht Hotel	Commercial Property/ Land	22,700	Medium
Loch Ericht Filling Station and associated land	Commercial Property/ Land	22,650	Medium
Land to the west side of River Truim	Commercial Property/ Land	22,300 to 22,700	Low
Land associated with HML railway	Commercial Property/ Land	20,000 to 31,050	Medium
Cuaich Commercial Buildings (part of Phoines Estate)	Commercial Property	25,900	High
Dalwhinnie Commercial Buildings	Commercial Property	22,600 to 23,800	High
Ben Alder Woodland	Forestry Land	22,200 to 22,550	Low
North Drumochter Estate	Agricultural Land	20,000 to 22,250	Low
South Drumochter Estate and secure agricultural tenancy– Agricultural	Agricultural Land	20,000 to 22,100	Low

Receptor Name	Receptor Type	Ch. Location	Sensitivity
South Drumochter Estate - Sporting	Sporting Interest	20,000 to 22,100	Medium
Phoines Estate – Agricultural	Agricultural Interests	22,100 to 31,050	Low
Phoines Estate – Forestry (including Lechden Woods)	Forestry Land	22,100 to 31,050 Lechden Woods at 25,400	Low
Phoines Estate - Sporting	Sporting Interest	22,100 to 31,050	High/ Medium/ Low
Planning permission for retention of part of the BDL Track	Planning Permission	0 to 22,050	N/A

8.4 Potential Impacts

8.4.1 This section considers the potential temporary and permanent impacts resulting from the Proposed Scheme in relation to community and private assets. Throughout the DMRB Stage 3 iterative design process, a number of environmentally led workshops considered each aspect of the developing design and made recommendations for certain features to be included in the next design iteration. Where included, these aspects have been defined as ‘embedded mitigation’ and are considered within the context of the impact assessment as providing mitigation to avoid or reduce environmental impacts, and in some cases, provide environmental benefits. For the purposes of community and private assets, embedded mitigation includes:

- avoidance and minimisation of earthworks encroachment into property boundaries
- location of drainage and Sustainable Drainage Systems (SuDS) features as close to mainline and junction as possible
- minimisation of works boundary encroachments into, and provision of access to local sporting estate land and properties (for example Allt Coire Bhathaich, Cuaich, Dallanach underpass)
- provision of alternative sheep movement solutions within the Proposed Scheme
- provision of an alternative sheep pen
- realignment of SSE Aqueduct
- realignment of SSE 750mm diameter pipe from Allt Coire Bhathaich dam

8.4.2 While the impact assessment has been undertaken in cognisance of the embedded mitigated features noted above, in order to ensure that all project mitigation requirements (including embedded, standard and additional mitigation) are captured, they have been included within the summary of mitigation section of this chapter, and the Schedule of Environmental Commitments contained in **Chapter 21**.

Local Communities

Temporary Impacts – Construction Phase

Community Severance

8.4.3 The contractor will be required to maintain access to Dalwhinnie and Cuaich at all times. However, it is noted that there will be some temporary diversions causing disruption to these accesses. Typically, these disruptions will result in a **Slight Adverse** impact on community severance.

- 8.4.4 Given that the Proposed Scheme is likely to result in a degree of temporary new community severance, as outlined above, there is no relief from existing severance through the construction stage.

Socio-Economic Impacts

- 8.4.5 Following the assessment of community severance and due to the requirement to maintain access to residences and commercial properties throughout the construction period, the disruption to access arrangements is not significant and would therefore result in a **Neutral** socio-economic impact on both Dalwhinnie and Cuaich.

Permanent Impacts – Operational Phase

Community Severance

- 8.4.6 The Proposed Scheme does not include the provision of any additional hindrances or increase in journey length of pedestrians accessing community facilities, and there is therefore no new severance caused.
- 8.4.7 There will be no decrease in traffic through Dalwhinnie; however, it is noted that the provision of the underbridge will improve safety and remove what can be a significant wait for residents to turn right out of the existing Dalwhinnie Junction. Additionally, the Proposed Scheme includes the re-location of the existing bus stop so that it is significantly closer to the village (1km) and is accessed via a safer route, easing pedestrian links. Therefore, a **Slight Relief** (beneficial impact) from existing severance is noted.
- 8.4.8 There will also be no decrease in traffic through Cuaich, however again, the provision of the new access arrangement will remove the need to wait to turn right out of the junction. Therefore, a **Slight Relief** (beneficial impact) is noted.

Socio Economic Impacts

- 8.4.9 Properties at Dalwhinnie will be better served by a new compact form grade separated junction, improving traffic flow in both directions and which will provide safer and easier access to these properties. This is an upgrade from the existing situation, but is considered to have a **Neutral** socio-economic impact.
- 8.4.10 Properties at Cuaich are proposed to be served by a left-in/ left-out junction and underbridge on both northbound and southbound carriageways, which will provide safer and easier access to these properties. This is considered to have a **Neutral** socio-economic impact.

Residential and Commercial Land and Property

Temporary Impacts – Construction phase

Land and Property

- 8.4.11 As land take for the Proposed Scheme will be permanent, there will be no additional temporary impact on residential or commercial land or property as a result of the Proposed Scheme.

Vehicle Access During Construction

- 8.4.12 Residential and commercial properties accessed directly from the A9 will experience changes in access during construction. Where required, appropriate alternative access will be provided, as the Principal Contractor will be required to ensure disruption is minimised. Typically, vehicle access to residential and commercial properties at Dalwhinnie, Cuaich, HML railway and SSE assets will experience a **Slight Adverse** impact.

Business Viability During Construction

- 8.4.13 There is potential for adverse impacts to businesses reliant on passing trade should a reduction in traffic on local roads occur as a result of construction works. However, in this event it is considered likely that this will be counteracted by an increase in spend by construction workers in the local area. There may even be a temporary upturn (Slight Beneficial impact) for some businesses in the Dalwhinnie area during construction; however, on balance, the overall effect is assessed as **Neutral**.
- 8.4.14 At approx. ch. 30,600 the Proposed Scheme requires a drainage connection between the mainline carriageway and a SuDS basin to the west side of the HML railway. This will require a thrust bore pipe to be driven below the operational rail line. There is potential for an **Adverse** effect as works may affect the typical operations of the railway line.

Permanent Impacts – Operational Phase

Land Take

- 8.4.15 The following table illustrates land lost as a result of the Proposed Scheme, that is associated with commercial interests:

Table 8-16: Summary of potential permanent land-take impacts on commercial properties and associated land

Receptor	Loss of Land		Sensitivity	Magnitude	Significance
	Area lost (ha)	% Land Interest Area			
Land associated with Loch Ericht Hotel	0.3	24.4	Medium	Low	Slight Adverse
Land associated with Loch Ericht Filling Station	0.0036	1	Medium	Negligible	Negligible Adverse
Land to the west side of River Truim	0.3	3.2	Low	Negligible	Negligible Adverse
Land associated with SSE	1.87	N/A	Medium	Negligible	Negligible Adverse

- 8.4.16 With regard to land-take associated with the Loch Ericht Hotel, the majority is unused land made up of scrub and riverbank and will not impact the operation of the hotel. There is a narrow strip of land-take within the hotel's garden; however, this is for a buried outfall pipe leading to the River Truim, and the land will be reinstated. See **Table 8-18** which shows that there is a **Neutral** impact on the hotel in terms of business viability due to the fact that land lost is either unused land or will not impact upon operations and the business will be able to continue trading.
- 8.4.17 Land-take from the Loch Ericht Filling Station is also required to connect to an upgraded footway network. Again, as shown in **Table 8-18** below this is on land which will not affect the operation of the petrol filling station and there is a **Neutral** impact in terms of business viability.

8.4.18 The majority of land-take associated with SSE is due to the realignment of the aqueduct, which is included as embedded mitigation. As shown in **Table 8-18** below, there is a **Neutral** impact in relation to business viability.

Vehicle Access

8.4.19 In terms of access, only properties with a change in direct access (i.e. changes to the sole or primary access route to the property) are discussed in this section. Properties which will experience a change in access/ travel distance to the A9, but where the A9 is not the sole/ primary access route, are discussed under 'Community Severance' and 'Socio-Economic Impacts'.

8.4.20 Residential and commercial properties within Dalwhinnie will experience a change in access arrangements. These properties will be served by the new Dalwhinnie Junction and will experience a decrease in journey length travelling southbound to Dalwhinnie of 2,128m and an increase in journey length of 231m travelling northbound to Dalwhinnie; this will result in a **Slight Beneficial** impact. It is also noted that this junction will be safer than the existing situation, removing the need to turn right across the carriageway, supporting the beneficial nature of the impact.

8.4.21 Properties at Cuaich (Access 21) are proposed to be served by left-in/ left-out junctions on each carriageway with local underpass provision. There is minimal change in journey length travelling northbound to Cuaich, and southbound to Cuaich there is a 41m decrease in journey length. The safety benefits arising from the removal of right turns across the carriageway will result in a **Slight Beneficial** impact.

8.4.22 As noted previously, Network Rail and SSE utilise access points within the study area. Direct accesses from the A9 will be removed, and alternative means of access have been provided via the proposed Dalwhinnie Junction, albeit the existing Kingussie Junction will also continue to be utilised. **Table 8-17** highlights the differences in journey length, which will be experienced by these commercial operators. The significant safety benefits, including the removal of right turns across the carriageway and removal of access to land from the A9 lay-bys, has been taken into account and the resulting impact presented.

Table 8-17: Summary of permanent direct vehicle access changes to SSE and Network Rail Assets

Operator / Receptor	Current Access	Proposed Access	Difference in Travel Distance		Significance
			Travelling Southbound to Receptor	Travelling Northbound to Receptor	
SSE	Access Point 17	Dalwhinnie Junction	+142m	+1,035m*	Moderate Adverse
	Access Point 20	Kingussie Junction	+14m	+40,058m*	Moderate Adverse
Network Rail	Access Point 24	Dalwhinnie Junction	+13,680m*	NIL	Moderate Adverse

*Note - the increase in journey distance has been calculated considering that the proposed Cuaich Access will be unable to accommodate large cranes and heavy plant as a turnaround location. SSE and Network Rail are assumed to travel to the proposed Dalwhinnie Junction or to the existing Kingussie grade separated junction to turn safely. The existing junction at Ralia and Newtonmore is not considered a suitable turning point for large cranes and heavy plant.

Business Viability

8.4.23 Changes to access arrangements and the land lost from commercial entities illustrated above have been assessed to demonstrate whether there would be any permanent adverse business viability impacts, this assessment is presented in the table below:

Table 8-18: Summary of potential permanent business viability impacts on commercial properties

Business	Description of Land-Take Impact	Description of Access Impact	Significance of Impact
SSE	Embedded mitigation measures ensure the continued operation of the aqueduct.	Infrequent use of the existing access point and alternative means of accesses are provided.	Neutral
The Loch Erich Hotel	The land lost from the hotel is garden land (for a buried drainage outfall which will be reinstated), and unused land, and will not impact upon its operations as the business will be able to continue trading.	Alternative access is provided with minimal change in journey length (new Dalwhinnie Junction provisions).	Neutral
Loch Erich Filling Station	The land take from the filling station will not impact upon its operations.	Alternative access is provided with minimal change in journey length (new Dalwhinnie Junction provisions).	Neutral

- 8.4.24 In terms of access to other businesses within Dalwhinnie, access to the village via a single, albeit safer, junction will be retained and therefore the impact on businesses located within the village is also considered to be **Neutral**.

Community Land and Property

Temporary (Construction) and Permanent (Operational) Impacts

- 8.4.25 There is not likely to be any temporary or permanent impacts on community land and property in terms of land-take or direct access arrangements. Potential impacts arising from indirect changes in access to community land and property are addressed under the Community Severance section above.

Agricultural, Forestry and Sporting Interests

- 8.4.26 This section of this Chapter should be read alongside **Appendix 8.1** (within **Volume 2** of this report) which provides further details of the temporary and permanent impacts upon agricultural, forestry and sporting interests. This Chapter summarises the information presented in **Appendix 8.1 (Volume 2)**.

Temporary Impacts – Construction Phase

Agricultural Interests

- 8.4.27 It is recognised that there will be changes to access arrangements and livestock movements during the construction phase. Although the contractor will minimise disruption to access to agricultural land, the disruption is envisaged to result in **Slight Adverse** impact on North and South Drumochter Estates (and the secure agricultural tenancy associated with the South Drumochter Estate). For Phoinés Estate, due to the larger scale of land take/ land affected, it is envisaged that construction phase disruption will result in a **Moderate Adverse** impact.

Forestry Land

- 8.4.28 As all land-take is permanent there are no temporary impacts on forestry land interests.

Sporting Interests

- 8.4.29 During construction, there is potential for temporary but significant impacts on the Phoinés Sporting Estate due to possible disruption to grouse shooting activities and disturbance of grouse

during nesting and shooting seasons, which can have a subsequent impact on the operation of beats. As such, there is potential for the letting of grouse beats to be affected during this time. Should let days be lost during this period, this could have a potential direct impact on income of the Estate. This is predicted to have a **Moderate Adverse** impact.

- 8.4.30 Additionally, there are potential temporary significant likely impacts on South Drumochter Estate due to disturbance of grouse during nesting and shooting seasons which is predicted to have a **Moderate Adverse** impact.

In-Combination Estates Impact

- 8.4.31 As there are temporary impacts on both the agricultural and sporting interests associated with South Drumochter and Phoinies Estates an in-combination impact on these has been attributed to each estate, which comprise:

- South Drumochter Estate – **Slight/ Moderate Adverse**
- Phoinies Estate – **Moderate Adverse**

Temporary Business Viability

- 8.4.32 As a temporary **Moderate Adverse** impact has been identified on the Phoinies Estate an assessment of business viability for the estate during the construction phase has been undertaken. Further details of this are available in **Appendix 8.1 (Volume 2)**, in summary there is an **Adverse Impact** on the viability of both the sporting and agricultural operations of the Estate.

- 8.4.33 As the remaining Estate impacts were less than moderate, they are considered to remain viable.

Permanent Impacts – Operational Phase

Agricultural Interests

- 8.4.34 **Table 8-19** summarises the potential impacts on agricultural land interests due to land-take.

Table 8-19: Summary of permanent potential impacts on agricultural interest related to land-take

Land Reference	Ch.	Loss of Land		Significance of Impact
		Agricultural Area lost (ha)	% Land Ownership Parcel	
North Drumochter Estate	20,000 to 22,250	1.95 (all LCA grade 6.2)	0.05	Negligible Adverse
South Drumochter Estate and associated secured agricultural tenancy	20,000 to 22,100	15.2 (all LCA grade 6.2)	0.75	Negligible Adverse
Phoinies Estate	22,100 to 31,050	86.97 (0.54ha LCA grade 5.1, 86.43ha LCA grade 6.1- 6.2)	0.86	Negligible Adverse

- 8.4.35 In addition to the impacts stated in **Table 8-19** above, impacts resulting from the disruption of sheep movement caused by the closure of existing sheep creeps and the provision of new sheep movement facilities, have been considered alongside the land-take impacts and impacts attributed to disruption to access to provide a single impact on agricultural interests. Further details of these impacts are provided in **Appendix 8.1 (Volume 2)**.

- 8.4.36 In terms of South Drumochter Estate, this change of sheep movement will impact on the Secured Agricultural Tenancy Agreement and 'in hand' sheep management. The sensitivity of the agricultural land associated with this is **Low**; the proposed changes to movements have a **Low** magnitude of impact, which results in a **Slight Adverse** effect. For further details relating to alternative sheep movement provisions, see **Appendix 8.1 (Volume 2)**.
- 8.4.37 The Phoinies Estate will also encounter restricted sheep movement. The sensitivity of the agricultural land impacted is **Low**, and the proposed changes to movements have a **Low** magnitude of impact, which results in a **Slight Adverse** effect. Again, for further details relating to alternative sheep movements, see **Appendix 8.1 (Volume 2)**.
- 8.4.38 The North Drumochter Estate is predicted to experience a **Slight Adverse** impact on agricultural operations.

Forestry Land

- 8.4.39 **Table 8-20** summarises the potential impacts on forestry land. The potential impacts generally relate to loss of woodland, loss of access, loss of parcel boundaries (including fences, hedges and walls) and disruption to existing forestry drainage systems.

Table 8-20: Summary of permanent potential impacts on forestry interests

Land Reference	Ch.	Loss of Land		Significance
		Forestry Area lost (ha)	% Land Interest Area	
Ben Alder	22,200 to 22,550	0.46	6.5	Slight Adverse
Phoinies Estate - Lechden Woods	25,400	3.23	100	Moderate Adverse
Phoinies Estate – forestry at 30,500 to 31,050	30,500 to 31,050	2.2	60.2	Negligible/ Slight Adverse in consideration of nature of the loss. See Appendix 8.1 (Volume 2) .

- 8.4.40 It is notable that the loss associated with the Ben Alder woodland is to facilitate the creation of a new access point, which will provide a benefit to the operation of the land.
- 8.4.41 With regard to the 100% loss of Lechden Woods identified within **Table 8-20** it should be noted that this loss of land is due to a proposed SuDs basin and a proposed mitigation area for re-planting as compensation for this loss of land therefore although the land is lost to the owner it is not intended that the whole area is felled. There is an overall **Slight Adverse** impact in the forestry interests of Phoinies Estate.

Sporting Interests

- 8.4.42 **Table 8-21** identifies the potential impacts on sporting interests.

Table 8-21: Description of permanent potential impacts on sporting interests

Land Interest	Description of potential impacts	Significance of potential impact
Phoinies Sporting Estate	Significant loss to grouse habitat and shooting over Leacain Drive 1 between ch. 22,050 to 24,400 which results in a High magnitude of impact. Medium loss to habitat and shooting over Etteridge Drives 4 and 5. Minor loss to grouse habitat which results in a Medium magnitude of impact.	Moderate Adverse
South Drumochter Estate	Minor loss to land forming grouse habitat.	Slight Adverse

In-Combination Estates Impact

8.4.43 As there are permanent impacts on both the sporting and agricultural interests associated with South Drumochter and Phoines Estates (alongside a forestry impact on Phoines Estate) an in-combination impact on these has been attributed to each estate considering the impacts set out above.

- South Drumochter – **Slight Adverse**
- Phoines – **Moderate Adverse**

Agricultural, Forestry and Sporting Business Viability

8.4.44 **Table 8-22** below provides a summary of the likely permanent impacts on the future viability of agricultural, forestry and sporting interests on Phoines Estate by the Proposed Scheme. Further details are included in **Appendix 8.1 (Volume 2)**.

Table 8-22: Summary of permanent potential business viability impacts on Phoines Estate

Phoines Estate	Description of Impact	Significance of Impact
Agricultural Interests	The overall impact on a permanent basis is assessed as Slight This is based on loss to rough grazings, restricted sheep movement and disruption to access arrangements Embedded mitigation measures, however, ensure that sheep movements can still take place and alternative accesses will be provided	Neutral
Forestry Land	No overall viability impact assessment has been given to woodland/ forestry on Phoines Estate as the woodland impacted is not considered to be of any material extent/ commercial value	Neutral
Sporting Interests	The overall impact of the sporting viability of the estate on a temporary and permanent basis is assessed as Moderate This is based on the potential disturbance during grouse shooting seasons, direct losses to grouse habitat, and the consequential loss of ground forming part of grouse drives	Adverse

8.4.45 As the remaining Estate impacts are less than moderate, they are considered to remain viable.

Development Land**Temporary Impacts – Construction Phase**

8.4.46 Access arrangements to development land identified may be disrupted; however, alternative access will be provided by the Principal Contractor resulting in a **Neutral** impact on all planning permissions.

Permanent Impacts – Operational Phase

8.4.47 Existing direct access from the A9 to development land identified will be stopped up; however, alternative access will be provided resulting in a **Neutral** impact on all land which benefits from development allocations.

8.4.48 The Proposed Scheme includes the making permanent of a portion of the former BDL track, which benefits from planning permission for its retention. The Proposed Scheme will not prejudice the ability for the remainder of the former track to be made permanent. There is therefore a **Neutral** impact on this planning permission.

8.5 Mitigation

- 8.5.1 The potential impacts identified in **section 8.4** have taken into consideration the embedded mitigation included within the Proposed Scheme. This design approach has avoided or reduced significant potential impacts by reducing land-take and providing alternative access arrangements. In addition to the embedded mitigation, this section sets out additional specific and standard mitigation to further reduce the potential adverse impacts resulting from the Proposed Scheme both during construction (temporary) and operation (permanent).
- 8.5.2 Consultation with landowners and tenants is ongoing and it is normal practice for the development of the detail of landowner accommodation works to continue as the Proposed Scheme is finalised. Final mitigation measures and accommodation works will be included within the construction contract.
- 8.5.3 **Chapters 9, 12, 13, 14 and 15** set out proposed mitigation measures to reduce adverse impacts during construction and operation which will also reduce impacts on the local community; for example, accesses being maintained or temporary diversion routes being provided, construction sites kept to a minimum to reduce habitat loss, construction sites to be kept tidy, and vegetation to be retained and fenced off in advance of works commencing on site. This proposed mitigation in relation to the Proposed Scheme is summarised in **Chapter 21**.

Standard A9, Embedded and Project Specific Mitigation

- 8.5.4 Standard mitigation measures are common across the A9 Dualling Programme. A number of the measures have been identified as being relevant to reduce the overall impacts of the Proposed Scheme on Community and Private Assets, as listed in **Table 8-23**.
- 8.5.5 Embedded mitigation measures are project specific and are included in the design of the Proposed Scheme. For clarity, these are also included in **Table 8-23** where relevant to this chapter. Please note the initial impact assessment (outlined in **section 8.4** above) has included consideration of these measures.
- 8.5.6 There are also project specific mitigation items which are additional measures, identified as part of this EIA process and which apply specifically to Community and Private Assets affected by the Proposed Scheme. These are also listed in **Table 8-23**.
- 8.5.7 In terms of the forestry loss at Lechden Woods due to the proposed SuDS basin, a mitigation area has been proposed, as shown within **Chapter 13** which involves re-planting as compensation for this loss of woodland.

Monitoring Requirements

- 8.5.8 Implemented mitigation measures will be monitored. To ensure successful implementation, measures will be outlined and monitored via management plans including the Construction Environmental Management Plan (CEMP) and the Agricultural and Estates Management Plan.
- 8.5.9 Replacement and alternative access provided as part of the Proposed Scheme will be inspected for construction defects before handover to Transport Scotland. Any construction phase defects will be rectified.
- 8.5.10 Post-construction and maintenance period phase, all trunk road infrastructure elements of the Proposed Scheme will fall under the remit of regular and routine condition inspection and maintenance provided by Transport Scotland and the relevant trunk road Operating Company.

Table 8-23: Standard, embedded and additional mitigation for Community and Private Assets

Item Ref.	Approximate Chainage/ Location	Timing of Measure	Description	Mitigation Purpose/ Objective	Specific Consultation or Approval Required
Standard A9 Mitigation					
SMC-S1	Throughout Proposed Scheme	Pre-Construction and Construction	<p>A Construction Environmental Management Plan (CEMP) will be prepared by the Contractor. The CEMP will set out how the Contractor intends to operate the construction site, including construction-related mitigation measures identified below. The relevant section(s) of the CEMP will be in place prior to the start of construction work.</p> <p>The CEMP will include, but not be limited to, subsidiary plans relating to: land (including a specific Soil Management Plan), geology and land contamination; surface water and groundwater (including a Flood Response and Pollution Incident Response Plan); ecology (Ecological Management Plan which will include specific Species Protection Plans and Habitat Management Plans); landscape, cultural heritage, air quality and noise and vibration.</p>	<p>To provide a framework for the implementation of construction activities in accordance with the environmental commitments and mitigation measures in the ES. It will be developed and evolve to avoid, reduce or mitigate construction impacts on the environment and the surrounding community.</p>	<p>Consultation with the relevant local authorities, other statutory bodies and regulatory authorities</p>
SMC-S2	Throughout Proposed Scheme	Pre-Construction and Construction	<p>Prior to construction an Environmental Coordinator and team of suitably qualified Environmental Clerk of Works (EnvCoW) (i.e. professionally qualified in a relevant environmental discipline) will be appointed by the Contractor.</p> <p>The EnvCoW(s) will report to the Environmental Coordinator and be present on site, as required, during the construction period to monitor the implementation of the mitigation measures identified and ensure that activities are carried out in such a manner to prevent or reduce impacts on the environment.</p>	<p>To monitor the implementation of the mitigation measures identified and ensure that activities are carried out in such a manner to prevent or reduce impacts on the environment.</p>	<p>Approval by Transport Scotland</p>
SMC-S3	Throughout Proposed Scheme	Pre-Construction and Construction	<p>Throughout the construction period the Contractor will, as required, contribute towards the overall communications strategy for the A9 Dualling Programme.</p> <p>As part of this the Contractor will appoint a Community Liaison Officer supported by a liaison team as necessary who will:</p> <ul style="list-style-type: none"> liaise with the following: relevant local authorities; other statutory bodies and regulatory authorities; community councils and relevant community groups; and businesses and residents in local communities affected by the construction works; notify occupiers of nearby properties a minimum of two weeks in advance of the nature and anticipated duration of planned construction works that may affect them; support the production of project communications such as the project website and newsletters; and establish a dedicated freephone telephone helpline together with a dedicated email address and postal address for enquiries and complaints during the construction phase. The relevant contact numbers, email and postal addresses will as a minimum be displayed on signs around the construction site and will be published on the project website. <p>Enquiries and complaints will be logged in a register and appropriate action will be taken in response to any complaints.</p>	<p>To inform stakeholders and consultees through the construction period.</p>	<p>Consultation with the relevant local authorities, other statutory bodies and regulatory authorities, community councils and relevant community groups, and businesses and residents in local communities affected by the construction works</p>

Item Ref.	Approximate Chainage/ Location	Timing of Measure	Description	Mitigation Purpose/ Objective	Specific Consultation or Approval Required
SMC-S4	Throughout Proposed Scheme	Construction	The Contractor will ensure that all site workers receive adequate training relevant to their role prior to working on the construction site, including specific environmental project inductions and 'toolbox talks' as required.	To ensure site workers are aware of best practice construction methods, mitigation measures and how they are implemented.	None required
Standard A9 Mitigation					
SMC-CP1	Throughout Proposed Scheme	Pre-Construction and Construction	Access to/ from residential, commercial and industrial and agricultural, forestry and sporting assets will be maintained throughout the construction period by means of signed diversions, where necessary. The estimated duration and location of these diversions will be communicated to affected parties, a minimum of two weeks in advance, before they are put in place.	To maintain access to/ from residential, commercial and industrial and agricultural, forestry and sporting assets	None required
SMC-CP2	Throughout Proposed Scheme	Construction and Operation/ Post-Construction	Existing access arrangements to agricultural and forestry land outwith the land made available (LMA) boundary will not be prevented by the construction works during or post construction, unless alternative access is provided for in the Road Orders.	To maintain access to/ from residential, commercial and agricultural/ forestry land.	None required
SMC-CP3	Throughout Proposed Scheme	Pre-Construction	Consultation with affected landowners and occupiers will be undertaken on the location and timing of planned construction works to reduce disturbance, as far as practicable, taking into account the overall construction programme.	To reduce disturbance on affected landowners.	Consultation with affected landowners and occupiers
SMC-CP4	All agricultural land	Pre-Construction	Notice of intention to commence construction work will be provided to owners and occupiers of agricultural land adjacent to the Proposed Scheme before works commence.	To ensure owners and occupiers of agricultural land adjacent to the Proposed Scheme are informed of the intention to commence construction work prior to works commencing.	None required
SMC-CP5	All agricultural land	Construction	Where practicable, temporary construction compounds that are required outwith the LMA boundary will not be sited on prime agricultural land or on areas of woodland and forestry.	To reduce potential impacts arising from temporary construction compounds on prime agricultural land or on areas of woodland and forestry.	None required
SMC-CP6	All agricultural land	Construction and Operation	Where appropriate, temporary fences will be provided during construction for the health and safety of the public and animals. Fencing of working areas will be to a standard adequate for excluding any livestock kept on adjoining land. Access by non-authorised personnel will not be permitted, unless prior permission is granted by the Contractor(s).	For the health and safety of the public and animals and to prevent unauthorised site access.	None required
SMC-CP7	All agricultural land	Construction	Where boundary features (e.g. fences, walls and hedges) require temporary or permanent alteration to allow construction, these will be reinstated with appropriate materials to provide a secure boundary.	To provide a secure boundary and reduce disruption to agriculture.	None required

Item Ref.	Approximate Chainage/ Location	Timing of Measure	Description	Mitigation Purpose/ Objective	Specific Consultation or Approval Required
SMC-CP8	Throughout Proposed Scheme	Construction	Soil resources will be managed in accordance with the 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' (Defra, 2009). This will include the careful excavation, storage and replacement of topsoil and subsoil.	To ensure that soil mitigation measures are fully implemented and soil resources are protected.	None required
SMC-CP9	All agricultural land	Construction	Reasonable precautions will be taken during construction to avoid the spreading of soil-borne pests and diseases; animal and crop diseases; tree pests and diseases; and invasive species. A biosecurity protocol will be developed by the Contractor in consultation with the Animal and Plant Health Agency, the Scottish Government's Environment and Forestry Directorate and the Scottish Government's Agriculture, Food and Rural Communities Directorate, taking cognisance of relevant UK and Scottish Government biosecurity guidance.	To avoid the spreading of soil-borne pests and diseases; animal and crop diseases; tree pests and diseases; and invasive species.	Consultation with the Animal and Plant Health Agency, the Scottish Government's Environment and Forestry Directorate and the Scottish Government's Agriculture, Food and Rural Communities Directorate
SMC-CP10	Throughout Proposed Scheme	Pre-Construction	Pre-construction drainage surveys will be undertaken to reduce the likelihood of damage or disturbance to field and forestry drainage systems during construction. Where required, the integrity of the drainage system will be secured by the contractor as part of pre-construction drainage works. Repairing and reinstatement of drains affected by construction will be agreed with the landowner/ occupier to ensure that land capability is maintained and the risk of flooding is not exacerbated.	To reduce the likelihood of damage or disturbance to field and forestry drainage systems during construction.	Consultation with affected landowners and occupiers
SMC-CP11	Throughout Proposed Scheme	Pre-construction	Water supplies for livestock will be identified pre-construction and where supplies are lost or access is compromised by any construction works, temporary and/ or permanent alternative supplies will be provided as agreed with the landowner/ occupier.	To reduce disruption to landowners/ occupiers.	Consultation with affected landowners and occupiers
SMC-CP12	Throughout Proposed Scheme	Post-construction	LMA that is declared surplus following completion of construction of the Proposed Scheme (including redundant road pavement and/ or access tracks) will be offered back to former owners or their successors in accordance with the Crichel Down Rules.	To return surplus land to former owners or their successors in accordance with the Crichel Down Rules.	Consultation with affected landowners and occupiers
SMC-CP13	Throughout Proposed Scheme	Construction	Where there are sporting or fishing rights adjacent to the working area, reasonable endeavours will be taken to minimise interference with enjoyment of them while recognising the primary objective to maintain a safe working environment for both contractors and users of the land and water.	To reduce interference or enjoyment of sport/ fishing while maintaining a safe working environment for both contractors and users of the land and water.	None required
SMC-CP14	Throughout Proposed Scheme	Pre-Construction	Where stands of trees are to be affected an appropriate arboricultural and/ or windthrow assessment will be undertaken pre-construction by the Contractor. Tree surgery and/ or felling will be carried out as necessary to ensure the safety of land and infrastructure.	To address safety risk to land within the Proposed Scheme and reduce impacts to forestry.	None required
SMC-CP15	Throughout Proposed Scheme	Post-Construction	On completion of works, land required temporarily for construction works will be reinstated as far as practicable and in line with mitigation plans. A record of condition survey is to be undertaken of any land to be returned to agriculture, to ensure all land is restored as near to its original condition as is reasonably practicable.	To ensure appropriate restoration of land following completion of Proposed Scheme.	None required

Item Ref.	Approximate Chainage/ Location	Timing of Measure	Description	Mitigation Purpose/ Objective	Specific Consultation or Approval Required
Embedded Mitigation					
P08-CP01	ch. 22, 800	Design Construction	Provision of sheep creep including a trail/ route through the trees to allow livestock movement to/ from the facility, as shown in Environmental Mitigation Drawing 6.3 . The trail/ route shown starts at 20m wide at the outer edge and funnels down to 10m wide at the sheep creep, the route has been designed to minimise risk of disturbance to other areas of mitigation (e.g. peat areas)	To minimise impacts on livestock movements and estate operations	None required
P08-CP02	ch. 22,550	Design Construction	Provision of Dalwhinnie Junction underbridge	To minimise impacts on stock movement and estate operations	None required
P08-CP03	ch. 25,880	Design Construction	Provision of Cuaich access underbridge	To minimise impacts on stock movement and estate operations	None required
P08-CP04	ch. 22,000	Design Construction	Provision of sheep pen	To minimise impacts on stock movement and estate operations	None required
P08-CP05	ch. 22,650 to 25,050	Design Construction	Realignment of SSE Aqueduct	To allow the operation of the hydro scheme to continue	None required
P08-CP06	ch. 22, 250 and ch. 22, 265.	Design Construction	Realignment of SSE pipe	To allow the operation of the hydro scheme to continue	None required
Project Specific Mitigation					
P08-CP07	Throughout Proposed Scheme	Pre-Construction	Payment of financial compensation	To mitigate against loss of land and business viability impacts	Consultation with District Valuer and affected landowners and occupiers
P08-CP08	ch. 22,700	Post-Construction	Reinstatement of hotel garden land	To mitigate against loss of land and business viability impacts	Consultation with affected landowners and occupiers
P08—CP09	Throughout Proposed Scheme	Pre-Construction and Construction	An Agricultural and Estates Management Plan will be developed and a Clerk of Works appointed (covered under Mitigation Item SMC-S2 above), in order to employ appropriate mitigation for any impact upon livestock movements and grouse drives at the construction phase, particularly during nesting season and shoot days. This management plan will include details of the estate, its activities in proximity to the A9, specific seasons (such as deer stalking, grouse shooting, sheep dipping), an annotated map of principal activity areas, routes and access points, protocols for notifications required and relevant contact details. In terms of the temporary disturbance to grouse, careful management is required to minimise this disturbance which could incur no works during key times of the year for nesting.	To reduce impact on sporting estates	Consultation with affected landowners and occupiers
P08-CP10	Throughout Proposed Scheme	Pre-Construction	Avoidance and minimisation of earthworks encroachment into property boundaries	To minimise impact on all community and private assets	None required
P08-CP11	Throughout Proposed Scheme	Pre-Construction	Location of drainage and Sustainable Drainage Systems (SuDS) features as close to mainline and junction as possible	To minimise impact on all community and private assets	None required
P08-CP12	Throughout Proposed Scheme	Pre-construction	Minimisation of works boundary encroachments into, and provision of access to, local estate land and properties	To minimise impact on all community and private assets	None required

8.6 Residual Impacts

8.6.1 This section sets out the residual impacts taking into account the standard and project specific additional mitigation measures section set out in **section 8.5**.

Local Communities

Temporary Impacts – Construction Phase

Community Severance

8.6.2 There is a **Slight Adverse** impact on Dalwhinnie and Cuaich during construction in terms of access changes and travel disruption to the residents and commercial assets. The proposed mitigation measures employed pre-construction and during the construction (SMC-CP1 and SMC-CP2) period will ensure that disruption and severance is minimised.

Socio-Economic Impacts

8.6.3 The proposed mitigation measures employed pre-construction and during the construction period (SMC-CP1 and SMC-CP2) will ensure that access is maintained to local communities at Dalwhinnie and Cuaich and the impact will remain **Neutral**.

Permanent Impacts – Operational Phase

Community Severance

8.6.4 There is a **Slight Beneficial** impact through the relief from existing severance on Dalwhinnie and Cuaich through the provision of each underbridge as these will improve safety and remove what can be a significant wait for residents to turn right out of the existing junctions.

Socio-Economic Impacts

8.6.5 Dalwhinnie and Cuaich are proposed to be served by left-in/ left-out junctions and underbridges which will provide safer and easier accesses; however, there is a **Neutral** socio-economic impact.

Residential and Commercial Land and Property

Temporary Impacts – Construction phase

8.6.6 In terms of access during construction, disruption to residential and commercial properties at Dalwhinnie, Cuaich, HML and SSE Assets will experience a **Slight Adverse** impact. The proposed mitigation measures employed (SMC-CP1 and SMC-CP2) will ensure that disruption and severance is minimised.

8.6.7 There is a **Neutral** impact on business viability for businesses in the area of Dalwhinnie during the construction phase.

8.6.8 There is a potential temporary impact on the HML railway. The significance of impact is **Adverse** as proposed thrust bore works have the potential to impact the operations of the railway line. With the inclusion of mitigation measure SMC-CP3, however, the residual impact of this has been reduced to **Neutral**.

Permanent Impacts – Operational Phase

Land-Take

- 8.6.9 The embedded mitigation measures identified above were included in the design of the Proposed Scheme; however, some adverse impacts remain as identified in **section 8.4**. Additional mitigation has therefore been proposed in **section 8.5**; **Table 8-24** below summarises the residual impact on land-take from residential and commercial land, taking into account this additional mitigation.

Table 8-24: Residual permanent impacts in terms of land-take of residential and commercial land

Receptor	Potential Impact (unmitigated)	Mitigation	Residual Impact
Land associated with Loch Ericht Hotel	Slight Adverse	P08-CP07, P08-CP08, P08-CP10, P08-CP11, P08-CP12	Slight Adverse
Land associated with Loch Ericht Filling Station	Negligible Adverse	P08-CP07, P08-CP10, P08-CP11, P08-CP12,	Negligible Adverse
Land to the west side of River Truim	Negligible Adverse	P08- CP07, P08-CP10, P08-CP11, P08-CP12,	Negligible Adverse
Land associated with SSE	Negligible Adverse	P08-CP07, P08-CP10, P08-CP11, P08-CP12,	Negligible Adverse

- 8.6.10 Taking into consideration the proposed mitigation, there are no significant residual impacts relating to land-take from residential and commercial assets from the Proposed Scheme.

Access

- 8.6.11 The Proposed Scheme has been designed to ensure that changes to access arrangements are minimised where possible. There are therefore no relevant mitigation measures to minimise this impact. The residual impacts on access to residential and commercial properties are outlined below.

Table 8-25: Residual permanent impacts in terms of access of residential and commercial land

Receptor (Access to)	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Dalwhinnie (residential and commercial)	Slight Beneficial	N/A	Slight Beneficial
Cuaich (residential and commercial)	Slight Beneficial	N/A	Slight Beneficial
SSE Access Point 17	Moderate Adverse	N/A	Moderate Adverse
SSE Access Point 20	Moderate Adverse	N/A	Moderate Adverse
Network Rail Access Point 24	Moderate Adverse	N/A	Moderate Adverse

- 8.6.12 There are three significant residual impacts in terms of access changes.

Business Viability

- 8.6.13 In relation to residual impacts on business viability, as shown in **Table 8-18** the significance of impact is **Neutral** as either the embedded mitigation measures ensure no impact, or the loss of land will not impact on the operations of the businesses (SSE, Loch Ericht Hotel, Loch Ericht Filling Station and businesses in Dalwhinnie).

Community Land and Property

Temporary (Construction) and Permanent (Operational) Impacts

- 8.6.14 There is not likely to be any temporary or permanent impacts on community land and property in terms of land-take or direct access arrangements. Residual impacts arising from indirect changes in access to community land and property are addressed under the Community Severance section above.

Agricultural, Forestry and Sporting Interests

Temporary Impacts – Construction phase

Agricultural Interests

- 8.6.15 Mitigation measures employed during the construction phase (SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP9, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP7, SMC-CP9, SMC-CP10, SMC-CP11, P08-CP07, P08-CP09 and P08-CP12) will ensure that disruption to agricultural interests associated with Phoinies, North and South Drumochter Estates are minimised. However, the temporary impact on agricultural interests will remain **Slight Adverse** for North and South Drumochter Estates (and the secure agricultural tenancy associated with the South Drumochter Estate) and **Moderate Adverse** for Phoinies Estate.

Sporting Estates

- 8.6.16 **Table 8-26** summarises the residual impacts in terms of the temporary impacts on the relevant sporting estates.

Table 8-26: *Residual temporary impacts in terms of sporting estates*

Receptor	Significance of impact (unmitigated)	Mitigation	Residual Impact
South Drumochter Estate – disturbance to grouse during nesting and shooting seasons	Moderate Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP13, P08-CP07, P08-CP09, and P08-CP12	Slight Adverse
Phoinies Estate – disruption during grouse shooting season and loss of grouse beat let days	Moderate Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP13, P08-CP07, P08-CP09, and P08-CP12	Moderate Adverse

- 8.6.17 Taking into consideration the additional mitigation there will be significant temporary impacts on the agricultural and sporting interests of Phoinies Estate resulting from the Proposed Scheme.

In-Combination Impacts

- 8.6.18 As set out individually above, mitigation measures employed will result in a temporary **Moderate Adverse** impact on Phoinies Estate and **Slight Adverse** impact on South Drumochter Estate.

Business Viability Impacts

- 8.6.19 **Table 8-27** below summarises the temporary residual impacts on the viability of Estate businesses.

Table 8-27: Residual temporary impacts on Estate businesses

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Phoines Sporting Interests	Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP13, P08-CP07, P08-CP09, and P08-CP12	Adverse
Phoines Agricultural Interests	Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP9, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP7, SMC-CP9, SMC-CP10, SMC-CP11, P08-CP07, P08-CP09 and P08-CP12	Adverse

8.6.20 The remaining Estates are considered to remain viable.

Permanent Impacts – Operational Phase

Agricultural Interests

8.6.21 **Table 8-28** summarises the residual permanent impacts on agricultural interests.

Table 8-28: Residual permanent impacts in terms of agricultural interests

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
North Drumochter Estate	Slight Adverse	SMC-CP12, SMC-CP15, P08-CP01 and P08-CP07	Negligible Adverse
South Drumochter Estate (and associated secure agricultural tenancy)	Slight Adverse	SMC-CP12, SMC-CP15, P08-CP01 and P08-CP07	Negligible Adverse
Phoines Estate	Slight Adverse	SMC-CP12, SMC-CP15, P08-CP01, P08-CP02, P08-CP03, P08-CP04 and P08-CP07	Negligible Adverse

8.6.22 As set out above there will be no significant residual impacts on agricultural interests due to land-take, access disruption or livestock movement disruption resulting from the Proposed Scheme.

Forestry Land

8.6.23 **Table 8-29** provides the residual impacts in terms of forestry loss.

Table 8-29: Residual permanent impacts in terms of loss of forestry

Receptor	Potential Impact (without mitigation)	Mitigation (Standard and Specific)	Residual Impact
Ben Alder Woodland	Slight Adverse	SMC-CP14 and P08-CP07	Negligible Adverse
Phoines Estate	Slight Adverse	SMC-CP14 and P08-CP07	Slight Adverse

8.6.24 Taking into consideration the additional mitigation there will be no significant residual impact on woodland due to land-take from the Proposed Scheme.

Sporting Interests

8.6.25 **Table 8-30** provides the residual impacts in terms of sporting interests for each sporting estate.

Table 8-30: Residual permanent impacts in terms of sporting interests

Receptor	Potential Impact (unmitigated)	Mitigation	Residual Impact
South Drumochter Estate – loss of grouse habitat and drives	Slight Adverse	SMC-CP12, SMC-CP15 and P08-CP07	Negligible/ Slight Adverse
Phoines Estate – loss of grouse habitat	Moderate Adverse	SMC-CP12, SMC-CP15, P08-CP01, P08-CP02, P08-CP03, P08-CP04 and P08-CP07	Moderate Adverse

- 8.6.26 Taking into consideration the additional mitigation there will be a **Moderate** residual permanent impact on sporting interests on Phoines Estate from the Proposed Scheme.

In-Combination Impacts

- 8.6.27 As set out individually above, mitigation measures employed will result in a **Moderate Adverse** impact on Phoines Estate and **Slight Adverse** Impact on South Drumochter Estate.

Agricultural, Forestry and Sporting Business Viability

- 8.6.28 In relation to residual impacts on Phoines Estate agricultural and forestry business viability **Table 8-22** determined that the significance of impact is **Neutral** as either the embedded mitigation measures ensure no impact, or the loss of land will not impact on the operations of the business.
- 8.6.29 In relation to residual impacts on Phoines Estate sporting business viability, see **Table 8-31**.

Table 8-31: Residual permanent impacts in terms of Phoines Estate sporting business viability

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Phoines Estate – sporting viability	Adverse	SMC-CP12, SMC-CP15, P08-CP01, P08-CP02, P08-CP03, P08-CP04 and P08-CP07	Adverse

- 8.6.30 Taking into consideration the proposed mitigation, there is a potentially significant residual impact relating to Phoines Estate sporting business viability from the Proposed Scheme. The remaining Estates are considered to remain viable.

Development Land

Temporary Impacts – Construction Phase

- 8.6.31 In relation to residual temporary impacts on development land, the significance of impact is **Neutral** as access will be retained.

Permanent Impacts - Operational Phase

- 8.6.32 In relation to residual permanent impacts on development land and planning permissions, the significance of impact is **Neutral** as access will be retained and the ability of the remainder of the planning permission for the retention of the BDL track will not be prejudiced.

Summary

- 8.6.33 **Table 8-32** and **8-33** below provide a summary of the predicted residual construction and operational impacts on community and private assets.

Table 8-32: Predicted residual temporary impacts on community and private assets

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Community Severance at Dalwhinnie and Cuaich	Slight Adverse	SMC-CP1, SMC-CP2	Slight Adverse
Socio-Economic Impacts on Dalwhinnie and Cuaich	Neutral	SMC-CP1, SMC-CP2	Neutral
Access to residential commercial properties at Dalwhinnie, Cuaich, HML and SSE Assets	Slight Adverse	SMC-CP1, SMC-CP2	Slight Adverse
HML railway – business viability	Adverse	SMC-CP3	Neutral
North and South Drumochter Estate (and secure agricultural tenancy associated with South Drumochter Estate) – Agricultural	Slight Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP9, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP7, SMC-CP9, SMC-CP10, SMC-CP11, P08-CP07, P08-CP09 and P08-CP12	Slight Adverse
South Drumochter Estate – Sporting	Moderate Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP13, P08-CP07, P08-CP09, and P08-CP12	Slight Adverse
Phoines Estate – Agricultural	Slight Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP9, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP7, SMC-CP9, SMC-CP10, SMC-CP11, P08-CP07, P08-CP09 and P08-CP12	Slight Adverse
Phoines Estate – Agricultural Viability	Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP9, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP7, SMC-CP9, SMC-CP10, SMC-CP11, P08-CP07, P08-CP09 and P08-CP12	Adverse
Phoines Estate – Sporting	Moderate Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP13, P08-CP07, P08-CP09, and P08-CP12	Moderate Adverse
Phoines Estate – Sporting Viability	Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP13, P08-CP07, P08-CP09, and P08-CP12	Adverse
Phoines In-Combination Impact	Moderate Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP9, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP7, SMC-CP9, SMC-CP10, SMC-CP11, SMC-CP13, P08-CP07, P08-CP09 and P08-CP12	Moderate Adverse
South Drumochter In-Combination Impact	Slight Adverse	SMC-S1, SMC-S2, SMC-S3, SMC-CP1, SMC-CP2, SMC-CP3, SMC-CP9, SMC-CP4, SMC-CP5, SMC-CP6, SMC-CP7, SMC-CP9, SMC-CP10, SMC-CP11, SMC-CP13, P08-CP07, P08-CP09 and P08-CP12	Slight Adverse
Development Land	Neutral	N/A	Neutral

Table 8-33: Predicted residual permanent impacts on community and private assets

Receptor	Significance of Impact (unmitigated)	Mitigation	Residual Impact
Community Severance at Dalwhinnie and Cuaich	Slight Beneficial	N/A	Slight Beneficial
Socio-Economic Impacts at Dalwhinnie and Cuaich	Neutral	N/A	Neutral
Land associated with Loch Ericht Hotel	Slight Adverse	P08-CP07, P08-CP08, P08-CP10 and P08-CP11	Slight Adverse
Land associated with Loch Ericht Filling Station	Negligible Adverse	P08-CP07, P08-CP10 and P08-CP11	Negligible Adverse
Land to the west side of River Truim	Negligible Adverse	P08-CP07, P08-CP10 and P08-CP11	Negligible Adverse
Land associated with SSE	Negligible Adverse	P08-CP05, P08-CP07, P08-CP10 and P08-CP11	Negligible Adverse
Residential and Commercial Interests at Dalwhinnie (access to)	Slight Beneficial	N/A	Slight Beneficial
Residential and Commercial Interests at Cuaich (access to)	Slight Beneficial	N/A	Slight Beneficial
SSE Access Point 17 (access to)	Moderate Adverse	N/A	Moderate Adverse
SSE Access Point 20 (access to)	Moderate Adverse	N/A	Moderate Adverse
Business viability associated with: SSE, the Loch Ericht Hotel, Loch Ericht Filling Station	Neutral	N/A	Neutral
Network Rail Access Point 24 (access to)	Moderate Adverse	N/A	Moderate Adverse
Ben Alder Woodland	Slight Adverse	SMC-CP14 and P08-CP07	Negligible Adverse
North Drumochter Estate – Agricultural	Slight Adverse	SMC-CP12, SMC-CP15, P08-CP01 and P08-CP07	Negligible Adverse
South Drumochter Estate (and associated secure agricultural tenancy) – Agricultural	Slight Adverse	SMC-CP12, SMC-CP15, P08-CP01 and P08-CP07	Negligible Adverse
South Drumochter Estate – disturbance to sporting estate	Slight Adverse	SMC-CP12, SMC-CP15 and P08-CP07	Negligible/ Slight Adverse
Phoines Estate – agricultural	Slight Adverse	SMC-CP12, SMC-CP15, P08-CP01, P08-CP02, P08-CP03, P08-CP04 and P08-CP07	Negligible Adverse
Phoines Estate – agricultural viability	Neutral	SMC-CP12, SMC-CP15, P08-CP01, P08-CP02, P08-CP03, P08-CP04 and P08-CP07	Neutral
Phoines Estate – forestry	Slight Adverse	SMC-CP14 and P08-CP07	Slight Adverse
Phoines Estate – sporting estate	Moderate Adverse	SMC-CP12, SMC-CP15, P08-CP01, P08-CP02, P08-CP03, P08-CP04 and P08-CP07	Moderate Adverse
Phoines Estate – sporting viability	Adverse	SMC-CP12, SMC-CP15, P08-CP01, P08-CP02, P08-CP03, P08-CP04 and P08-CP07	Adverse
Phoines Estate – agricultural viability	Neutral	SMC-CP12, SMC-CP15, P08-CP01, P08-CP02, P08-CP03, P08-CP04 and P08-CP07	Neutral
Phoines Estate – forestry viability	Neutral	SMC-CP15, SMC-CP14 and P08-CP07	Neutral
Phoines In-Combination Impact	Moderate Adverse	SMC-CP12, SMC-CP15, P08-CP01, P08-CP02, P08-CP03, P08-CP04 and P08-CP07	Moderate Adverse
South Drumochter In-Combination Impact	Slight Adverse	SMC-CP12, SMC-CP15, P08-CP01 and P08-CP07	Slight Adverse
Development Land	Neutral	N/A	Neutral

8.7 References

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