

## Chapter 9: Land Use and Recreation - Contents

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## 9. Land Use and Recreation

### 9.1 Executive Summary

- 9.1.1 An assessment of potential effects on land use and recreation has been undertaken for the Proposed Development. The assessment considers existing land uses which may be physically or indirectly affected by construction and operation of the Proposed Development. It also considers the potential to which recreational activities which currently take place may be affected.
- 9.1.2 The assessment has concluded that the Proposed Development would result in some temporary significant adverse effects during construction for users of estate tracks through the Proposed Development Site around Loch Kemp and within Whitebridge Plantation due to the diversion of some routes and the presence of construction traffic using tracks in close proximity. In the long-term, the existing track that circulates Loch Kemp would be inundated, but would be replaced by a new permanent track above the new top water level. The temporary effects are anticipated to be locally **Moderate adverse** (significant), during construction, reducing to non-significant levels during the operation of the Proposed Development. There would also be some temporary localised **Moderate** adverse effects during construction for users of the B862. Mitigation in the form of an **Outdoor Access Management Plan (OAMP)**, would be developed in agreement with key stakeholders and implemented to minimise the temporary effects as far as practicable. A Draft OAMP is provided in **Volume 4, Appendix 9.1**.
- 9.1.3 The loss of woodland (excluding forestry, which is assessed as part of **Chapter 19: Forestry**) as a resource within the Site is considered locally **Moderate** (significant) during construction. However, the mitigation proposed, which would include extensive woodland habitat creation, would reduce effects to non-significant levels during in the longer term.
- 9.1.4 All other effects, including cumulative effects, are anticipated to be not significant, and no long-term significant effects to land use and recreation are predicted.

## 9.2 Introduction

- 9.2.1 This Chapter provides a general description of land use and recreation within the study area and presents an assessment of the potential impacts of the Proposed Development on land use and recreational resources during its construction and operation. As described in **Chapter 3: Description of Development**, with proper maintenance the Proposed Development should remain functional indefinitely. If the Proposed Development were to be decommissioned, it is anticipated that the potential effects on land use and recreation would be lesser than the construction impacts. As such, a separate assessment of potential decommissioning effects on land use and recreation is not included in this Chapter. Where likely significant effects are predicted during construction and operation, appropriate mitigation measures are proposed, and the significance predicted residual effects are assessed.
- 9.2.2 This Chapter should be read in conjunction with **Volume 4, Appendix 9.1: Draft Outdoor Access Management Plan**, and also **Chapter 8: Landscape and Visual Impact Assessment**, **Chapter 16: Traffic, Access and Transport**, **Chapter 19: Forestry**, and **Chapter 20: Socio-Economics and Tourism**.
- 9.2.3 The assessment has been undertaken by Environmental Consultants at ASH design + assessment Ltd a registered practice with both the Landscape Institute (LI) and the Institute of Environmental Management and Assessment (IEMA). **Volume 4, Appendix 9.1: Draft Outdoor Access Management Plan**, has been prepared by Fichtner Consulting Engineers Ltd. A table presenting relevant qualifications and experience of key staff involved in the preparation of this Chapter is included in **Volume 4, Appendix 4.1: EIA Team**, contained within Volume 4 of this EIA Report.

## 9.3 Scope of Assessment

- 9.3.1 The assessment considers existing land use which may be physically or indirectly affected by the construction and operation of the Proposed Development. It also considers the potential to which recreational activities which currently take place, may be impacted.

### Study Area

- 9.3.2 The study area encompasses the area over which data was gathered to inform the assessment presented in this Chapter, where direct and indirect effects may occur as a result of the Proposed Development. Based on the nature of the potential effects, this has been set as a 10 km buffer around the Development Area footprint (see **Volume 2, Figure 9.1 Land Use and Recreation**).

### Land Take Assumptions

- 9.3.3 A detailed description of the components of the Proposed Development as well as construction and operational land take assumptions are included within **Chapter 3: Description of Development** (see **Section 3.1** and **3.11**).

### Scoping and Consultation

- 9.3.4 The Scoping Opinion for the Proposed Development identified key issues to be considered within the assessment. Issues of relevance to Land Use and Recreation are outlined in **Table 9.1: Scoping and Consultation Responses Relevant to Land Use and Recreation**.

- 9.3.5 Full details on the consultation responses and scoping opinion can be reviewed in **Chapter 5: Scoping and Consultation**, and associated appendices.

**Table 9.1 Scoping and Consultation Responses Relevant to Land Use and Recreation**

Consultee	Summary of Consultation	Issue Raised / Response - Action Taken
The Highland Council	The potential impact on and mitigation for public access should be assessed incorporating core paths, public rights of way, long distance routes, other paths and wider access rights across the site.	Potential impacts on public access are assessed in this Chapter. Refer also to <b>Volume 4, Appendix 9.1: Draft Outdoor Access Management Plan</b>
	An Access Management Plan is required to be submitted with the application, considering the construction and operational impacts of the proposed development and how these will be managed. Further the Access Officer has requested that the EIA considers the NatureScot Guidance on assessing a developments impact on public access.	A <b>Volume 4, Draft Outdoor Access Management Plan</b> is included in <b>Appendix 9.1</b> . The NatureScot Guidance on preparing an Access Management Plan, has been considered in the drafting of the Outdoor Access Management Plan (OAMP). The Draft OAMP would be reviewed and updated as necessary prior to commencement of construction works by the Principal Contractor.
	Considering the potential for this proposal to have significant negative visual and physical impacts on many forms of outdoor access across all phases of the development a similarly significant range of mitigation measures is recommended.	Mitigation measures are discussed in <b>Section 9.8</b> of this Chapter.  A Draft Outdoor Access Management Plan is included in <b>Volume 4, Appendix 9.1</b> . The Draft OAMP would be reviewed and updated as necessary prior to commencement of construction works by the Principal Contractor.  An assessment of potential visual effects on recreational routes and outdoor sites, and proposed mitigation, is included in <b>Chapter 8: Landscape and Visual Impact Assessment</b> .
	Mitigation will include the accommodation and management of public access across the site in order to minimise any potential negative impacts and maximise benefits to outdoor access. For example, all existing paths like core paths, public rights of way Long Distance Routes and trails like the Great Glen Way, Great Glen Canoe Trail and National Cycle Network should be accommodated before, during and after construction and any damage done to their surfaces be protected	Mitigation associated with public access across the site is discussed in this chapter and covered in <b>Volume 4, Appendix 9.1: Draft Outdoor Access Management Plan</b> . The Draft OAMP would be reviewed and updated as necessary prior to commencement of construction works by the Principal Contractor.

	and / or repaired at regular intervals throughout an extended construction period and reinstated on or by completion of the project to the satisfaction of those managing those routes.	
Scottish Forestry	As the proposed development area includes woodland, SF recommends that all impacts on woodland are set out in one section of the Environmental Impact Assessment Report (EIA Report) for the proposed development	Potential impacts on woodland are discussed in <b>Chapter 19: Forestry</b> .
Mountaineering Scotland	Mountaineering Scotland suggest the inclusion in visualisation assessment of Meall Fuar-mhonaidh, including the extent of the proposed drawdown zone surrounding Loch Kemp and the design and construction of new permanent tracks.	A visualisation from Meall Fuar-mhonaidh (VL6), is provided as part of the EIA Report (see <b>Volume 3a and 3b – VL6: Meall Fuar-mhonaidh</b> ), illustrating views of the Proposed Development during year one and year three of construction, and year one and year ten post completion. Mitigation measures are discussed and potential visual impacts on views from Meall Fuar-mhonaidh have been assessed in <b>Chapter 8: Landscape and Visual Impact Assessment</b> and associated appendices.
Stratherrick and Foyers Community Council	The adverse impact that large amounts of construction traffic will have on the structural integrity of these routes and the road safety standards encountered by local residents must be considered.	Impacts of construction traffic have been assessed as part of <b>Chapter 16: Traffic, Access and Transport</b> .
	The Whitebridge plantation is a very popular walking area for local residents and visitors alike. It is also used by horse riders as a safe off road hacking route. There are various circular routes available which is why it makes it a popular location.	Potential impacts on recreation are assessed in <b>Section 9.7</b> of this Chapter. Refer also to <b>Volume 4, Appendix 9.1: Draft Outdoor Access Management Plan</b> . The Draft OAMP would be reviewed and updated as necessary prior to commencement of construction works by the Principal Contractor.
Scottish Canals	The impact that varying water levels might have on Scottish Canals operations needs to be considered. This should include the use of leisure and commercial moorings at Dochgarroch West and the bottom of Fort Augustus as not all of the structures are floating pontoons, so access on and off jetties / wharves during the highest and lowest water levels should be assessed.	Potential impacts of varying water levels on Scottish Canals' operations as a result of the Proposed Development is covered in <b>Chapter 7: Water Management</b> . See <b>Paragraphs 9.3.6-9.3.7</b> of this Chapter in relation to potential impacts of varying water levels on leisure and commercial moorings.

### Issues Scoped Out

- 9.3.6 Access to existing leisure and commercial moorings, including jetties and wharves, around Loch Ness would not be impeded by the operation of the Proposed Development. As described in **Chapter 7: Water Management**, the Proposed Development would have a stop pumping level and stop generating limit applied through the CAR licence, meaning it would not be permitted to abstract or pump water when the loch level reaches these thresholds. The stop pumping level applied to the Proposed Development (and the consented Red John Pumped Storage Hydro (PSH) scheme if constructed) would be higher than the stop pumping level of the existing Foyers PSH scheme. Consequently, the loch level would never be drawn down further than current conditions due to abstraction of water from Loch Ness by the Proposed Development, either in isolation or in combination with other PSH schemes on Loch Ness (see **Chapter 7: Water Management** for further details).
- 9.3.7 At Loch Kemp, the only mooring present is located at the fishing lodge owned by Dell Estate. As part of the Proposed Development the fishing lodge (and associated mooring) would be relocated<sup>1</sup> outside of the inundation area, as shown in **Volume 2, Figure 3.1: Proposed Development**. Access on and off existing leisure and commercial moorings would therefore not be impeded by the operation of the Proposed Development at either Loch Ness or Loch Kemp and has therefore been scoped out of further assessment.

## 9.4 Legislation, Policy and Guidance

- 9.4.1 The assessment has taken account of national, regional and local policy and guidance relating to land use and recreational amenity relevant to the proposal. Detailed information on planning policy is contained within **Chapter 6: Planning**, as well as the Planning Statement which accompanies the EIA Report. The following provides a summary with respect to Land Use and Recreation.

### National

- The Fourth National Planning Framework for Scotland (NPF4) (2023); and
  - Scotland's Third Land Use Strategy 2021-2026 (LUS 3) (2021).
- 9.4.2 While it has been superseded by NPF4, detailed guidance on considering tourism and recreation effects can be found in on-line renewables advice. This provides advice to planning authorities on developing supplementary guidance for the development of wind farms but the criterion is also relevant to hydro power developments in relation to tourism and recreational interests. In considering these interests PAN 45 refers specifically to a research report commissioned by the Scottish Government (Glasgow Caledonian University et al, 2008). This research highlighted a range of issues that planning authorities may wish to consider in order to minimise any adverse local effects including:
- The location of a proposed development in relation to tourist routes, including designated cycling and walking routes;
  - The relative scale of recreation and tourism in the area i.e. local and national;

<sup>1</sup> The fishing lodge would be relocated outside of the maximum inundation area as illustrated on **Volume 2, Figure 3.1: Proposed Development** but it is anticipated that a new fishing lodge building would be constructed rather than relocating the existing lodge.

- Views from accommodation in the area;
- The potential positive tourism issues associated with the development;
- The views of tourist organisations i.e. local tourism businesses or VisitScotland;
- The visitor population whose recreational interest may be affected;
- Awareness of ‘double counting’ tourist and recreational interest which have already been taken into consideration because an area is otherwise designated; and
- Consider likely significant effects within an environmental effect assessment.

9.4.3 Each of these issues is addressed in either this Chapter, **Chapter 20: Socio-economics and Tourism**, or **Chapter 8: Landscape and Visual Impact Assessment**.

#### Regional

- The Highland-wide Local Development Plan (HwLDP), (2012); and
- The West Highland and Islands Local Development Plan (WestPlan), (2019).

9.4.4 The HwLDP forms the key element of spatial planning policy for the Proposed Development. The key policy of relevance to the land use and recreation within the study area comprises Policy 57: Natural, Built and Cultural Heritage, which classifies various features within the study areas as of local / regional importance, national importance and international importance and attributes policy constraints to each level. Within the study area identified features of relevance to land use and recreation are anticipated to be of local importance, although it is recognised that there may be some areas of cultural heritage or recreation interest which are of national importance.

9.4.5 For areas of local importance, the policy states:

*“...we will allow development if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource.”*

9.4.6 For areas of national importance, the policy states:

*“...we will allow developments that can be shown not to compromise the natural environment, amenity and heritage resource. Where there may be any significant adverse effects, these must be clearly outweighed by social or economic benefits of national importance. It must also be shown that the development will support communities in fragile areas who are having difficulties in keeping their population and services”.*

9.4.7 Other key policy in the HwLDP of relevance to land use and recreation within the study area include: Policy 77 – Public Access and Policy 78 – Long Distance Routes.

9.4.8 The Highland Council has produced Supplementary Guidance for onshore wind energy development in the Highlands: the Onshore Wind Energy Supplementary Guidance (2016) (OWESG). This includes the spatial framework and sets out how important features and assets identified in the HwLDP are expected to be safeguarded in relation to onshore wind energy development.

9.4.9 The OWESG provides further guidance on measures to be considered for the assessment of onshore wind farms which could also apply to the Proposed Development. In relation to landscape and visual it identifies ten criteria to be used by the Council as a framework and focus for assessing proposals. Two of these criteria are relevant to this Chapter; Criterion 4: The amenity of key recreational

routes and ways, and Criterion 5: The amenity of transport routes. This Chapter has taken account of these criteria by considering the effects of the Proposed Development on recreation.

## 9.5 Methodology

9.5.1 The assessment has involved the following key tasks:

- Consultation through the Scoping process with statutory agencies concerned with recreational interests in the area;
- Site survey and recording;
- Reference to relevant Local Development Plans and other literature to obtain baseline information; and
- Evaluation of impacts based on land take, severance, and disruption during construction.

### Baseline Conditions

9.5.2 A review was undertaken of a range of published documents and internet based information to provide data on existing land uses and recreational activities within the study area.

9.5.3 The land use and recreation baseline review included a review of mapping and online sources, as follows:

- OS and aerial mapping;
- Scottish Rights of Way and Access Society, Scottish Hill Tracks Fifth Edition and website: <https://www.scotways.com/> [Accessed August 2023];
- Visit Inverness Loch Ness website: [https://www.visitinvernesslochness.com/wp-content/uploads/2018/08/SLN-Access\\_Map\\_A2\\_2018-1.jpg](https://www.visitinvernesslochness.com/wp-content/uploads/2018/08/SLN-Access_Map_A2_2018-1.jpg) [Accessed August 2023]
- Walkhighlands website: <https://www.walkhighlands.co.uk/> [Accessed August 2023];
- The Macaulay Land Use Research Institute, Craigiebuckler, Aberdeen (June 2010). Available at: <https://www.hutton.ac.uk/learning/exploringscotland/land-capability-agriculture-scotland> [Accessed 19<sup>th</sup> October 2023]; and
- Dell Estate website: <http://www.dellestate.com> [Accessed 19<sup>th</sup> October 2023].

### Assessment of Land Uses and Recreational Effects

9.5.4 The establishment of the degree of effect is based on the evaluation of sensitivity of the land use or activity which may be affected, and the potential magnitude of change which may occur as a result of the Proposed Development.

9.5.5 Sensitivity concerns the potential for land use resources or recreational activities to be affected by the Proposed Development. Land use or recreational activities have been evaluated for their sensitivity based on a four point scale as set out in **Table 9.2: Criteria for Sensitivity**.



**Table 9.2: Criteria for Sensitivity**

Sensitivity	Criteria
High	<ul style="list-style-type: none"> <li>Land used for a unique purpose, important in the local context, which would be difficult to relocate; or</li> <li>Important recreational routes or resources within the area of the Proposed Development</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Land important to its current use which would be possible, but difficult to maintain elsewhere; or less frequently used recreation routes or resources which represent a common resource locally within or adjacent to the area of the Proposed Development; or more important routes or resources within the nearby context.</li> </ul>
Low	<ul style="list-style-type: none"> <li>A relatively common land use within the local context which is not closely linked to the location and would be able to relocate within the local area; or</li> <li>Less frequently used recreation routes or resources within the nearby context; or more important routes or resources within the broader context.</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>A common land use type in the local area which is not directly linked to the location and could easily be maintained elsewhere; or</li> <li>Less important or infrequently used recreation routes or resources within the broader wider context.</li> </ul>

9.5.6 Magnitude of effect concerns the degree of change which could be expected to take place to existing land use resources or recreational activities. Magnitude has been measured on a four point scale as set out in **Table 9.3: Criteria for Magnitude of Change**.

**Table 9.3: Criteria for Magnitude of Change**

Magnitude of Change	Criteria
High	<ul style="list-style-type: none"> <li>Land take resulting in complete loss of an area of land which relates to a single use; or</li> <li>Complete loss or obstruction to a route or amenity resource.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Land take leading to a notable loss of an area of land which is important for a particular use; or</li> <li>Partial loss or direct disruption to a route or amenity resource, compromising but not preventing the ability of an activity to take place; or, indirect (visual) effects which may compromise enjoyment of a recreational activity.</li> </ul>
Low	<ul style="list-style-type: none"> <li>Land take leading to a small scale loss of an area of land used for a particular use; or</li> <li>Minimal disruption to a route or amenity resource which does not affect the ability of an activity to take place; or, indirect (visual) effects but which are unlikely to reduce enjoyment of a recreational activity.</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>Land take does not affect the ability of existing land use to continue; or</li> <li>Minimal indirect (visual) effects which are very unlikely to affect enjoyment of a recreational activity.</li> </ul>

### Significance of Effect

- 9.5.7 The degree of effect significance is calculated by comparison of the magnitude of impact to the land use or recreational resource in relation to its sensitivity. Effect significance is assessed using the criteria set out in **Table 9.4: Criteria for Significance of Effect**. For the purposes of this assessment, only adverse effects are considered.

**Table 9.4: Criteria for Significance of Effect**

Effect Rating	Criteria
Major	<ul style="list-style-type: none"> <li>Where the Proposed Development would prevent an existing land use or activity from continuing, or the loss of amenity would result in that land use or activity being deterred.</li> </ul>
Moderate	<ul style="list-style-type: none"> <li>Where the Proposed Development would lead to a notable disruption to an existing land use, preclude its continuation for a protracted period of time, or would lead to a notable loss of recreational amenity or enjoyment, but would not prevent the activities from continuing to take place in the longer term.</li> </ul>
Minor	<ul style="list-style-type: none"> <li>Where the Proposed Development may compromise an existing land use or recreational activity but would not affect its ability to continue to take place or would have a small but recognisable influence on the recreational amenity or enjoyment.</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>Where the Proposed Development would have no discernible influence on existing or intended land use activities and there is no discernible loss of recreational amenity or enjoyment.</li> </ul>

- 9.5.8 For the purposes of this assessment impacts of Moderate or Major are considered to be significant.
- 9.5.9 The assessment considers the potential adverse effects of the Proposed Development on land use and recreational activities during both the construction phase and the longer term operation.

### Assumptions and Limitations

- 9.5.10 There are no recognised standards, guidelines or methodologies for assessing PSH schemes on land use and recreation for the purposes of an EIA. Therefore, in order to identify and assess the significance of predicted adverse effects, the assessment has been based on a professional judgement of the degree of change resulting from the proposals.

## 9.6 Baseline Conditions

### Land Use

- 9.6.1 The main land uses throughout the 10 km study area are shown on **Volume 2, Figure 9.1: Land Use and Recreation** and described below.

### Waterbodies and watercourses

- 9.6.2 There are a number of waterbodies within the study area including Loch Ness, Loch Mhor, Loch Kemp, Loch Tarff and Loch Knockie.

- 9.6.3 The River Moriston is the largest watercourse within the study area and flows east-northeast from Loch Cluanie into Loch Ness at Invermoriston. This watercourse also forms part of the River Moriston Special Area of Conservation (SAC). The River Foyers runs to the north of the Proposed Development flowing into Loch Ness at Foyers.
- 9.6.4 Smaller lochans and watercourses are also present. Many of the waterbodies and watercourses within the study area are popular for fishing.
- 9.6.5 Some of the waterbodies within the study area form part of existing hydroelectric schemes. Loch Ness and Loch Mhor form part of the Foyers PSH scheme, approximately 7 km to the north of the Proposed Development. The Moriston hydroelectric scheme is located on the River Moriston to the west of Loch Ness.
- 9.6.6 Loch Ness is also part of the Caledonian Canal which is a popular and well used recreational route extending 60 km between Fort William and Inverness.

#### Moorland

- 9.6.7 In the northwest, east and southeast extents of the study area, the land is elevated and consists predominantly of moorland. These areas form part of large sporting estates, including the Site itself.

#### Agriculture

- 9.6.8 Agricultural land is present in Stratherrick. The land use is largely improved pasture for sheep, with a small number of fields used for arable crops. Other areas within the study area, including within the Development Area, are used for rough grazing of livestock, including the area around the upper reservoir works at Loch Kemp.
- 9.6.9 The Land Capability for Agriculture in Scotland Map<sup>2</sup> illustrates that the land within the study area, including within the Development Area, is predominantly Class 6.1 or below and is only therefore capable of supporting rough grazing.

#### Forestry and Woodland

- 9.6.10 Forestry and woodland are mainly found on the lower slopes either side of Loch Ness in large linear swathes. Smaller blocks interspersed with moorland can be found on the upper slopes within the study area, predominantly within the broader eastern side of Loch Ness.
- 9.6.11 A large area within the Proposed Development site to the east, comprises the Whitebridge coniferous plantation.
- 9.6.12 There is a high degree of native woodland cover particularly on the shores of Loch Ness, within Glen Moriston, and within some of the side glens on the eastern side of Loch Ness, much of which is included in the Ancient Woodland Inventory. There are also areas of Caledonian Pine woodland on the western shore of Loch Ness, north of Invermoriston and within Glen Moriston.

<sup>2</sup> The Macaulay Land Use Research Institute, Craigiebuckler, Aberdeen (June 2010). Available at: <https://www.hutton.ac.uk/learning/exploringscotland/land-capability-agriculture-scotland> [Accessed 19<sup>th</sup> October 2023]

9.6.13 Within the Proposed Development site, the woodland on the shore of Loch Ness forms part of the Ness Woods SAC.

9.6.14 Detailed description of the woodland and forest resource within the study area is provided in **Chapter 19: Forestry**. A description of native woodlands within the Site, including the woodland within the Ness Woods SAC, is provided in **Chapter 10: Terrestrial Ecology**.

#### Infrastructure

##### *Transport*

9.6.15 The nearest public road to the Proposed Development is the B862, which starts in Fort Augustus and ends in Inverness. The existing infrastructure includes the main transport routes of the A82 and B862 along with a network of smaller access roads.

9.6.16 Other transport routes that run through the study area include:

- A Roads: the A887 (which runs between Invergarry and Bun Loyne); and
- B Roads: the B852 (which runs between Stratherrick and Dores).

9.6.17 The Caledonian Canal is well used by people travelling by boat along the Great Glen between Fort William and Inverness. More detailed information on the traffic and transport in the area is provided in **Chapter 16: Traffic Access and Transport**.

##### *Other Development*

9.6.18 The existing Foyers PSH scheme is located to the north of the Proposed Development. There are also a number of wind farms within the study area, located mainly on areas of upland plateau to the east and west of Loch Ness, as illustrated on **Volume 2, Figure 1.2: Site Context**.

9.6.19 There are numerous overhead lines in the area, most being low level woodpole lines connecting to settlements, with steel lattice towers connecting into the existing Foyers Substation, as well as within the vicinity of Fort Augustus. A small number of telecommunications masts are also present within the study area.

#### Settlement

9.6.20 Key settlement centres within the study area are located at Invermoriston, approximately 3 km from the lower reservoir works components of the Proposed Development, and the village of Whitebridge adjacent to the eastern site boundary. Further properties are scattered throughout the straths and glens and a few isolated properties are set within the hills.

#### Tourism

9.6.21 The main tourist assets in the local area are Loch Ness / Caledonian Canal and Urquhart Castle, located within the Great Glen, which runs centrally in the study area in a northeast to southwest direction. There are clusters of tourism accommodation within the study area in proximity to Fort Augustus and Invermoriston and along the A82.

9.6.22 More detailed information on tourism and socio-economic activity is provided in **Chapter 20: Socio-economics and Tourism**.

### Recreation

9.6.23 This section considers recreation within the 10 km study area, as shown on **Volume 2, Figure 9.1: Land Use and Recreation**.

#### Paths and Trails

9.6.24 Walking is a popular activity within the study area and there are a number of popular trails and routes. There are five long distance trails within the study area, some of which run through the Site:

- The Monadhliath Trail is a 28 mile (45 km) route that runs from the Stronelaig Wind Farm site entrance off the B862 high into the Monadhliath Mountains via the operational wind farm access track, before heading north via estate tracks to Loch Killin and then a minor public road and ending on the B862 south of Whitebridge. The route follows tracks and minor public roads and is not a waymarked trail. The trail is approximately 0.5 km to the southeast of the Site;
- The South Loch Ness Trail was officially launched in August 2011 and is a long distance route that stretches for approximately 34 miles (55 km) between Loch Tarff to Torbeck on the edge of Inverness via Whitebridge, Foyers, Inverfarigaig and Dores. In August 2018, an additional 4 km spur that links the trail from the Stronelaig Wind Farm site entrance to Bridge of Tarff (on the edge of Fort Augustus) opened to allow access for pedestrians away from the B862. This extension incorporates a footpath that was provided by SSE Renewables as part of their planning consent for Stronelaig Wind Farm. The trail is popular with both walkers and cyclists. The trail runs through the northern section of the Site, past Dell Farm.
- The Loch Ness 360° Trail is a long distance route that connects the Great Glen Way and the South Loch Ness Trail into one circuit around the circumference of Loch Ness. The trail passes through the Site, following the South Loch Ness Trail past Dell Farm.
- The Trail of the Seven Lochs is a 50 mile (80 km) circular route with a nominal starting point at the Forestry Commission Centre at Inverfarigaig of varying terrain and connects into the Loch Ness 360° and South Loch Ness Trail. It is located approximately 2.5 km to the northeast of the Site; and
- The Great Glen Way. This is a long distance trail between Fort William and Inverness that runs the entire length of Scotland's longest glen, following the Caledonian Canal, forest tracks and drove roads. Although primarily a walking route, it is suitable for mountain bike cycling. The Great Glen Way is located to the west of Loch Ness.

9.6.25 The Great Glen Canoe Trail long distance route is also located with the study area, running the length of Loch Ness between Inverness and Fort Augustus, and beyond.

9.6.26 The Scottish Rights of Way and Access Society maintain a list of Scottish Hill Tracks that may be used by the public. Five of these routes are within the study area of the Proposed Development with only one route in close proximity; Scottish Hill Track 235 (Laggan to Whitebridge). This route also coincides with the Monadhliath Trail described above.

9.6.27 Under the Land Reform (Scotland) Act (2003), The Highland Council has produced Core Path Plans with an aim of creating a framework of paths linking with other access provision. Core Path IN25.01 runs through the northern section of the Site, following the road past Dell Farm. A small number were identified within the study area, as presented in **Volume 2, Figure 8.4: Potential Visual Receptors with ZTV**. They are mainly concentrated to the southwest on the outer fringes of the

study area at Fort Augustus and Invermoriston (IN16.03, IN16.11, IN18.01, IN18.02) and to the northeast towards and within the forestry plantation and around Foyers (12 separate sections of core paths). All connect to either the A82 or B862.

- 9.6.28 A number of unnamed estate paths and tracks also exist within the Site, in the vicinity of Loch Kemp, and the Whitebridge Plantation, which are used by local residents for informal recreational purposes.

#### Hill Walking / Hill Summits

- 9.6.29 There are no Munros or Corbetts within the study area.
- 9.6.30 There are two identified hill summits that are popular destinations as part of walking routes, providing elevated panoramic views, which comprise: the summit of Meall Fuar-mhonaidh, (699 m in height and listed as a Graham (a hill between 610 m and 762 m), located west of Loch Ness; and Suidhe viewpoint which is located along the B862 northeast of Fort Augustus.

#### Cycling

- 9.6.31 As with walking, cycling is popular within the study area and well used routes such as the Caledonian Way Long Distance Cycling Route which includes parts of (National Cycling Network Route 78). This is a 235 mile route from Campbeltown to Inverness via Fort Augustus that follows the same route as the B862 road through the study area. In addition the 73 mile Great Glen Cycleway which follows the same route as the Great Glen Way (upper route) and passes along the Caledonian Canal and a series of lochs including Loch Ness, Loch Lochy and Loch Oich.

#### Water based Recreational Activity on Loch Ness

- 9.6.32 The Great Glen Canoe Trail is for canoeists and kayakers following the Caledonian Canal and the lochs of the Great Glen. The trail is Scotland's first dedicated long distance canoe trail, launched in 2012 with dedicated facilities such as low-level pontoons to aid with lock chambers of which there are 29 in total and rest sites. Loch Ness (and Loch Lochy) are both designated as Class C waters, which means they are similar to being at sea, the water is very cold and in adverse conditions waves can be up to 6.5 ft / 2 m in height.
- 9.6.33 Loch Ness forms part of The Caledonian Canal which is shared with boats of a range of sizes, from small dinghies to larger passenger vessels. It is also utilised for fishing, boating and watersports. The Proposed Development lower works are located on the eastern shoreline of Loch Ness.

#### Country Sports

- 9.6.34 The Proposed Development is located on Dell Estate which is a managed sporting estate, where recreational activities include, game bird shooting, deer stalking, clay pigeon shooting and fishing. Loch Kemp is used for fishing of wild brown trout and stocked rainbow trout and has an existing fishing lodge located adjacent to it.

## 9.7 Assessment of Effects

- 9.7.1 This section considers the potential effects on land use and recreation that could arise from the construction and operation of the Proposed Development.

## Land Use

### Waterbodies

- 9.7.2 Recreational use of the water environment is considered in **paragraphs 9.7.22 – 9.7.23** below. Water management, including the management of loch levels in Loch Ness, is considered in **Chapter 7: Water Management** and potential impacts on the local water environment are considered in Chapter 14: Geology and Water.

### Moorland

- 9.7.3 There would be both temporary and permanent loss of small areas of moorland for construction of the Proposed Development. This would include land take for the construction of the dams and associated inundation, and temporary and permanent access tracks and site establishment areas. These comprise relatively small areas within an expansive resource not only within the Site but in the broader land use context. As such, in a land use context, sensitivity and magnitude are considered to be Low within the Site and Negligible in the study area. The effect on moorland as a land use resource within the Site is considered to be **Minor (not significant)** during construction and operation, and **Negligible** in the wider area. For a detailed description and assessment of effects on moorland habitats, see **Chapter 10: Terrestrial Ecology**.

### Agriculture

- 9.7.4 The Proposed Development would not affect any areas of arable agricultural land in the study area. The Land Capability for Agriculture in Scotland Map<sup>2</sup> illustrates that the land within Development Area, is classified as Grade 6.1 or below and is therefore only capable of supporting rough grazing. The Proposed Development would therefore only directly impact land with low agricultural value. There would be temporary loss of access to the Development Area surrounding the upper reservoir works for livestock grazing during construction, but rough grazing could continue in other areas of Dell Estate. Once operational, livestock grazing could be undertaken around the upper reservoir works, although there would also be a permanent loss of land available for rough grazing within the inundation area. However, this land is owned by Dell Estate who are party to the Proposed Development.
- 9.7.5 The sensitivity of agricultural land within the Site is considered to be Low. The magnitude of change is considered to be locally Low during construction, and Negligible during operation, given the opportunities for livestock grazing in the wider area. The resultant significance of effect is therefore anticipated to be locally **Minor (not significant)** during construction and **Negligible (not significant)** during operation.

### Forestry and Woodland

- 9.7.6 During construction of the Proposed Development there would be a requirement to remove some areas of forestry and woodland within the Development Area, including within the Whitebridge Plantation to accommodate the new site entrance junction with the B862 and the welfare compound. A detailed description and assessment of potential effects on forestry is provided in **Chapter 19: Forestry**.
- 9.7.7 In terms of woodland removal, the woodland along the shore of Loch Kemp that would be lost due to inundation would need to be felled during construction. However, new woodland creation is proposed within the margins of the new inundation area. The creation of these woodland areas would commence in Autumn/Winter 2023, as described in **Section 3.6 of Chapter 3: Description of**

- Development** and is illustrated as 'Advanced Works', on **Volume 2, Figure 3.1: Proposed Development**. Further details are also provided in **Chapter 19: Forestry**.
- 9.7.8 Up to 5.52 ha of permanent woodland removal would also be required to accommodate the construction of the lower reservoir works and the associated access track within the Ness Woods SAC, although measures have been taken to minimise the area felling required within this designated site as far as possible, as described in **Chapter 2: Design Evolution and Alternatives**. For a detailed description and assessment of effects on native woodland habitats, see **Chapter 10: Terrestrial Ecology** and the Shadow Habitats Regulation Appraisal (HRA), submitted in support of this application.
- 9.7.9 The sensitivity of amenity woodland (excluding forestry areas) as a resource within the Site is considered to be locally Medium. The magnitude of change is considered to be locally Medium during construction (in the vicinity of the Ness Woods SAC), and Negligible overall during operation. The resultant significance of effect is therefore anticipated to be locally **Moderate (significant)** during construction. However, the mitigation proposed, which includes extensive woodland habitat creation and woodland habitat restoration, would reduce effects in the longer term to **Neutral** during operation within the Site, and the wider study area.

#### Infrastructure

##### *Transport*

- 9.7.10 The presence of construction related traffic has the potential to increase journey times locally during the construction period. A detailed assessment of traffic movements on the road network and mitigation measures to ensure road safety, has been included in **Chapter 16: Traffic Access and Transport** and **Volume 4, Technical Appendix 16.1: Transport Assessment**. Transport issues have therefore not been considered in this Chapter.

#### Settlement

- 9.7.11 The settlement of Whitebridge is located in close proximity to the east of the Proposed Development. Although it would not be directly affected by the construction of the Proposed Development, some receptors would experience potential effects on visual amenity and noise, as well as potential disruption during the construction of the scheme. Other individual properties are located adjacent to the B862 which would be used during the construction of the Proposed Development. An assessment of traffic movements on the road network at Whitebridge and in the vicinity of the Proposed Development, is included in **Chapter 16: Traffic, Access and Transport**. A detailed assessment of effects on Visual Amenity is included in **Chapter 8: Landscape and Visual Impact Assessment** and concludes that no residential properties within the study area would experience long-term significant visual impacts. Further potential impacts on nearby settlements and sensitive residential receptors are included in **Chapter 17: Noise and Vibration** and **Chapter 18: Air Quality**.
- 9.7.12 The sensitivity of settlement within the study area is therefore considered to be Medium. Magnitude is anticipated to be Low during construction, reducing to Negligible during operation and the significance of effects is therefore predicted to be **Minor (and not significant)** during construction and **Negligible (not significant)** during operation.



#### Tourism

- 9.7.13 Assessment of potential effects of the Proposed Development on tourism are detailed in **Chapter 20: Socio-economics and Tourism** and therefore have therefore not been considered in this Chapter. Potential effects on both visitors and the local community are detailed in the following section on recreation.

#### Recreation

- 9.7.14 This section considers the potential effect of the Proposed Development on the recreational use in the area. **Chapter 8: Landscape and Visual Impact Assessment**, provides a detailed assessment of effects on Visual Amenity on sensitive recreational receptors.

#### Recreational Routes

##### *Routes through the Proposed Development Site*

- 9.7.15 As presented in **Volume 2, Figure 9.1: Land Use and Recreation**, there is one recognised route that runs through the eastern edge of the Site which forms part of the Core Path between Dell Lodge and Foyers (IN25.01), as well as forming part of the Loch Ness 360 route and part of the South Loch Ness Trail. This path runs approximately 700 m to the east of Dam 3, which is the closest permanent structure to the route. There would be no direct impacts for users of these routes as a result of the Proposed Development during construction or operation. The effects would therefore be **Negligible** in the short and longer term.
- 9.7.16 Some of the unnamed Dell Estate tracks and paths within vicinity of the upper reservoir works at Loch Kemp, used by the Estate and by the local residents would be directly affected by the construction of the Proposed Development and there would be some disruption to walkers and other users of these routes. Mitigation to minimise adverse effects to users of the estate paths and tracks in the vicinity of the upper reservoir works and Whitebridge Plantation, have been included in the Draft Outdoor Access Management Plan (OAMP), (see **Volume 4, Appendix 9.1**). The OAMP would be a live document developed by the appointed Principal Contractor in discussion with key stakeholders. During the operation of the Proposed Development the track around Loch Kemp, would be inundated by the new reservoir, however, it would be replaced by new permanent tracks around the top of new inundation level, and the existing fishing lodge would also be relocated to higher ground outside of the inundation area, as illustrated on **Volume 2, Figure 3.1: Proposed Development**.
- 9.7.17 Sensitivity for these routes is considered to be Medium and magnitude of change would be Medium during construction reducing to Low during operation. The effect on the amenity of these routes prior to mitigation is therefore considered to be locally **Moderate** (and *significant*) during construction, for the sections of the routes directly affected by the construction of the Proposed Development, reducing to **Minor** (*not significant*) during operation.

##### *Routes near the Proposed Development*

- 9.7.18 The B862 is utilised by the Caledonian Way Long Distance Cycling Route. It is also popular with recreational vehicles. There would be the potential for some disruption for cyclists and vehicles as a result the construction and use of the new site access, however, continued use of the B862 would be possible throughout the construction of the Proposed Development, (refer to **Chapter 16: Traffic, Access and Transport** and **Volume 4, Appendix 16.1: Transport Assessment**). It is considered that after the implementation of mitigation measures through a Traffic Management Plan, the increase

in vehicle movements would not have a significant effect to users of the B862. Effects on Visual Amenity are assessed within **Chapter 8: Landscape and Visual Impact Assessment, Section 8.10 and Volume 4, Appendix 8.2: Visual Assessment Tables.**

- 9.7.19 Sensitivity for the B862 is considered to be Medium and magnitude of change would be locally Medium during construction reducing Negligible overall during operation. The effect on the amenity of these routes prior to mitigation is therefore considered to be locally **Moderate** (and *significant*) and **Minor** elsewhere during construction, and **Negligible** (*not significant*) during operation.

#### Hill Walking / Hill Summits

- 9.7.20 Meall Fuar-mhonaigh and Suidhe viewpoint have been identified as popular local hill summits within the study area Potential visual impacts from this summit have been included within the LVIA (see **Chapter 8: Landscape and Visual Impact Assessment**). Due to the location of the two sites, neither would be directly affected by the Proposed Development during construction or operation.

- 9.7.21 The Great Glen Way which doubles as a walking and cycling route and is located to the west of Loch Ness would not be directly affected by the Proposed Development during construction or operation.

#### Water Based Recreational Activity on Loch Ness

- 9.7.22 There is potential for effects on users of the Caledonian Canal and those engaged in water based recreational activities on Loch Ness, including users of the Great Glen Canoe Trail, as a result of a potential increase in activity from the transport of larger pieces of equipment and materials using the Caledonian Canal for construction activities associated with the lower works on the eastern shore of Loch Ness. Potential effects on visual amenity for users of this route are assessed in **Chapter 8: Landscape and Visual Impact Assessment.**

- 9.7.23 Sensitivity of water based recreational activity on Loch Ness (boating and canoeing) is considered to be Low. Magnitude is anticipated to be Low during construction and Negligible during operation. The effect on water based recreational activity is therefore anticipated to be **Minor** (*not significant*) during construction and **Negligible** (*not significant*) during operation.

#### Country Sports

- 9.7.24 The entirety of the Site is located on Dell Estate, who are party to the Proposed Development. The estate comprises land to both the east and the west of the B862. There is potential for direct disturbance to sporting activities on the Dell Estate to the west of the B862 in the vicinity of Loch Kemp, during the construction of the Proposed Development. During construction game shooting and deer stalking activities would be restricted within the Development Area for the safety of construction workers and estate visitors and staff, but could continue in other parts of the Dell Estate, including to the east of the B862.

- 9.7.25 The existing estate fishing lodge is located within the area that would be flooded as a result of increased inundation once the Proposed Development is operational. The estate fishing lodge that is currently located on the shore of Loch Kemp would be relocated<sup>1</sup> to higher ground outside the maximum inundation area as part of the construction of the Proposed Development (see **Volume 2, Figure 3.1: Proposed Development**). Fishing within Loch Kemp will still be viable once the Proposed Development is operational but would be restricted during certain stages of the construction period due to health and safety issues. Fishing could continue to be undertaken at other lochs / lochans on Dell Estate during construction.

- 9.7.26 Sensitivity of the Dell Estate’s sporting activities (such as fishing, game shooting and stalking), to construction activities in the vicinity of the Proposed Development is considered to be Medium. Magnitude during construction would be Low as there would be close communication between the Developer and the Estate to ensure any disturbance during the construction is minimised. The effect on the Estate’s sporting activities is therefore anticipated to be locally **Minor** (*not significant*) during construction within the Site, and **Negligible** (*not significant*) in the long-term (during operation).

## 9.8 Cumulative Effects

- 9.8.1 Potential cumulative effects on land use and recreation may occur where the effects of more than one development of a similar type combine to produce a greater level of effect.
- 9.8.2 The landscape and visual impact assessment provides a detailed assessment of potential cumulative effects on the landscape and visual receptors, including users of recreational routes (refer to **Chapter 8: Landscape and Visual Impact Assessment**). The addition of the Proposed Development to the cumulative baseline scenario is not anticipated to lead to any significant cumulative effects on recreational routes.
- 9.8.3 The traffic, access and transport assessment provides a detailed assessment of potential cumulative effects on transport routes (refer to **Chapter 16: Traffic Access and Transport**) within the study area. It concludes that if the construction programmes for the Proposed Development, Bhlaraidh Wind Farm Extension, Aberarder Wind Farm, Dell Wind Farm, Red John PSH Scheme and Coire Glas PSH Scheme were to overlap, then the combined traffic flows indicate a large increase in traffic flows on the B851, B852 and B862, however there would be more than sufficient spare road capacity to accommodate this in the event of all six sites being constructed at the same time.
- 9.8.4 The implementation of an overarching Traffic Management and Monitoring Plan and the introduction of a phased delivery plan would mitigate any cumulative effects and would set out measures to ensure the safety of the public using these routes for recreational purposes. See **Volume 4, Appendix 16.1: Transport Assessment** for further details.
- 9.8.5 Potential cumulative effects on water levels in Loch Ness if the Proposed Development were to undergo a pumping/abstraction cycle at the same time as other existing and/or consented PSH schemes on the loch are detailed in **Chapter 7: Water Management** and are therefore not considered in this chapter.
- 9.8.6 The only development identified that would have potential for direct cumulative impacts with the Proposed Development on land use and recreation would be the proposed 275 kV Air Insulated Switchgear (AIS) switching station (and associated access track) and the 275 kV cable. These are considered Associated Works to the Proposed Development (as described in **Section 3.7 of Chapter 3: Description of Development** and illustrated on **Volume 2, Figure 3.1: Proposed Development**). The proposed switching station platform would be constructed within an area of moorland on Dell Estate in which some rough grazing and gaming activities may occur, but which does not interact with any recreational routes. Therefore, given the larger context of the areas available for these land uses on Dell Estate, no significant cumulative effects are anticipated from the addition of the Proposed Development.
- 9.8.7 As illustrated **Volume 2, Figure 3.1: Proposed Development**, the 275 kV cable would be installed underneath the proposed construction and operational access track that would be located around the maximum inundation area (to the north of Loch Kemp) as part of the Proposed Development.

Therefore, the concurrent construction of the Proposed Development and installation of 275 kV cable would not result in any additional land take within the Site that has not been already considered. Furthermore, it would not result in any direct cumulative effects on land use and recreation during construction or operation.

## 9.9 Mitigation

9.9.1 The following mitigation measures are proposed to ensure that any adverse effects on land use and recreational activities, are minimised.

### Land Use

9.9.2 The key transport routes used during the construction phase of the Proposed Development would be the B862 public road and Dell Estate forestry tracks to access the upper section of the site. There may be some use of the Caledonian Canal / Loch Ness to deliver some of the larger development components and materials to the lower reservoir works on the eastern shores of Loch Ness. Mitigation measures would be implemented during the construction phase through a Construction Traffic Management Plan and a Canal Management Plan (see **Chapter 16: Traffic, Access and Transport** and **Volume 4, Appendix 16.1: Transport Assessment**).

9.9.3 Where amenity woodland requires removal for construction of the Proposed Development, replacement planting would be undertaken. Replacement planting is proposed within the margins of the new inundation area (see **Volume 2, Figure 3.1: Proposed Development**). Compensatory measures for the loss of qualifying woodland habitats within the Ness Woods SAC are detailed within the Compensatory Measure Package, which is included in the Derogation Report submitted as part of the Section 36 application. The compensatory measures proposed include the restoration of woodland habitats within and adjacent to the Ness Woods SAC on Dell Estate to favourable condition, which would primarily be implemented through the long-term control of deer, feral goats and management of bracken strands.

9.9.4 A Compensatory Planting Plan has also been prepared to mitigate the woodland removal arising from the Proposed Development, including the loss of both commercial non-commercial woodland. The Compensatory Planting proposals have been developed in line with the Scottish Government's Control of Woodland Removal Policy (COWRP) and are further detailed in **Chapter 19: Forestry** and in **Section 4.2 of Volume 4, Appendix 19.2: Loch Kemp Pumped Storage Woodland Management Plan**. The plan includes proposals to establish new areas of woodland, where feasible, prior to construction of the Proposed Development commencing in Autumn / Winter 2023. These include the areas of new woodland adjacent to the maximum inundation area of Loch Kemp (see 'Advanced Works' on **Volume 4, Figure 3.1: Proposed Development**).

### Recreation

9.9.5 An Outdoor Access Management Plan (OAMP) would be implemented by the appointed Principal Contractor. A Draft OAMP has been prepared and is provided in **Volume 4, Appendix 9.1**. The Draft OAMP would be reviewed and updated as necessary prior to commencement of construction works. Thereafter, the approved OAMP would be a live document and reviewed annually during the construction period. In addition, reviews would be conducted prior to the commencement of works which may impact upon public access or have the potential for public / contractor interfaces.

9.9.6 Where there is the potential for walkers/cyclists and construction traffic to share routes as a result of the Proposed Development, a management strategy would be put in place as part of the OAMP.

This would set out the measures to ensure public safety both within the Dell Estate and in impacted surrounding areas. This would include, but not limited to, public information, signage, crossing points, site rules for workers and traffic, as well as speed limits for construction vehicles (to be set by the Principal Contractor in accordance with construction methods risk assessments).

- 9.9.7 Where construction traffic using Loch Ness / the Caledonian Canal has the potential to conflict with those engaged in water based recreational activities on Loch Ness, a Canal Management Plan would be produced in collaboration with Scottish Canals to manage construction traffic delivered to the Site via the Caledonian Canal. An outline Canal Management Plan is included in **Chapter 16: Traffic, Access and Transport**.
- 9.9.8 Contractors would engage with the local community and Dell Estate to keep them informed of the timing of construction activity and to minimise the disruption to the local community and the Estate run activities, where possible, during the construction of the Proposed Development. This would be achieved through the community liaison group that would be set up during construction so locals can raise any issues or concerns and through continued engagement with the relevant community councils and regular liaison with the Dell Estate. Information would also be regularly updated on the project website and where relevant, advertisement would be placed in local papers, newsletters and noticeboards.

## 9.10 Residual Effects

- 9.10.1 The assessment of effects takes into account the likely benefits of mitigation inherent in the design and assumes best practice construction working methods including the implementation of an OAMP (see **Volume 4, Appendix 9.1: Draft Outdoor Access Management Plan**). Therefore, the construction and operational effects identified should be considered representative of residual effects.
- 9.10.2 Residual effects of proposed mitigation planting and reinstatement have been reported within the assessment as those occurring during operation. With the inclusion of mitigation planting, no significant long-term residual effects are predicted.

## 9.11 Conclusion

- 9.11.1 An assessment of potential effects on land use and recreation has been undertaken for the Proposed Development. The assessment considers existing land uses which may be physically or indirectly affected by construction and operation of the Proposed Development. It also considers the potential to which recreational activities which currently take place may be affected.
- 9.11.2 Temporary localised significant adverse effects have been identified for users of some of the Dell Estate tracks that pass through the Site during construction, due to the diversion of some routes and the presence of construction traffic using tracks in close proximity, as well as for recreational users of a section of the B862. These effects are anticipated to be localised **Moderate** adverse and temporary, reducing to non-significant levels during the operation of the Proposed Development. Mitigation in the form of a OAMP would be put in place to minimise effects as far as practicable. A Draft OAMP is included in **Appendix 9.1**. The Draft OAMP would be reviewed and updated as necessary prior to commencement of construction works. Thereafter, the approved OAMP would be a live document and reviewed annually during the construction period by the appointed Principal Contractor.

- 9.11.3 The loss of woodland (excluding forestry areas) as a resource within the Site is considered locally **Moderate** adverse (*significant*) during construction. However, the mitigation proposed, which includes extensive woodland habitat creation, would reduce effects in the longer term to **Negligible** (*not significant*) during operation within the Site, and the wider study area.
- 9.11.4 Potential effects on the Dell Estate's sporting activities are not considered to be significant in either the short or longer term, as a result of close liaison with the estate during the construction of the Proposed Development.
- 9.11.5 All other effects, including cumulative effects, are anticipated to be not significant and no long-term significant effects to land use and recreation are predicted.