Bowdun Offshore Wind Farm, Onshore EIA Report

Volume 1, Chapter 6: Land Use, Agriculture and Public Access

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6.1 Introduction

6.1.1 This chapter of the Onshore Environmental Impact Assessment (EIA) Report considers the potential effects on Land Use, Agriculture and Public Access for the Onshore Infrastructure of the Bowdun Offshore Wind Farm ('the Project'). The Onshore Infrastructure of the Project, is the works landward of Mean Low Water Springs (MLWS), including the intertidal area to the Grid Connection Point (GCP), and are referred to as 'the Proposed Development'. This Onshore EIA Report accompanies the application to Aberdeenshire Council for Planning Permission in Principle (PPP) for the Proposed Development.

6.1.2 This assessment considers the likely significant effects and significance of residual effect of arising from the construction, operation and maintenance, and decommissioning of the Proposed Development. This chapter:

- presents the methodology for the assessment;
- sets out the existing and future environmental baseline conditions, established from desk studies, surveys and consultation undertaken in relation to land use, agriculture and public access;
- reports the assessment of effects on land use, agriculture and public access arising from the Proposed Development;
- identifies embedded and additional mitigation measures that prevent, reduce or offset the significant environmental effects identified; and
- reports the significance of residual effects.

6.1.3 This assessment is supported by the following technical appendices:

- Volume 2, Appendix 6.1: Forestry and Arboriculture Report.
- Volume 2, Appendix 6.2: Agricultural Land Holdings and Public Access Routes.

6.1.4 The assessment reported is also informed by the following technical chapters:

- Volume 1, Chapter 8: Landscape and Visual;
- Volume 1, Chapter 10: Geology and Ground Conditions;
- Volume 1, Chapter 12: Air Quality;
- Volume 1, Chapter 13: Noise and Vibration;
- Volume 1, Chapter 14: Traffic and Transport; and
- Volume 1, Chapter 16: Socio-Economics, Tourism and Recreation.

6.2 Land Use, Agriculture and Public Access Study Area

6.2.1 The Land Use, Agriculture and Public Access Study Area is shown on Figure 6.1 (Annex – Figures) and has been developed in consideration of the following receptors:

- private property and housing;
- community land and assets, including areas of Open Space and recreational areas;

- agricultural land holdings (including farm woodlands and commercial forestry);
- capability of agricultural land classified in accordance with the Land Capability for Agriculture (LCA) classification system, including prime agricultural land as classified by LCA grades 1, 2 and 3.1; and
- public rights of way, core paths, long distance routes, footpaths, cycle routes, other paths and wider access rights used by walkers, wheelers, cyclists and horse riders (WCH).

6.2.2 The Study Area encompasses all of the land within the PPP Application Boundary and in the case of land use and public access extends out to 500 m from this boundary. In the case of agricultural land holdings, the Study Area comprises the agricultural land holdings intersected by the PPP Application Boundary and extends to the occupation/ownership boundaries of agricultural (and forestry) land holdings.

6.2.3 The geographic extent of the Land Use, Agriculture and Public Access Study Area is shown on Figure 6.1 in Annex – Figures.

6.3 Legislative and Policy Context

6.3.1 The overarching policy and legislation applicable to the Proposed Development is presented in Volume 1, Chapter 1: Introduction. Policy and legislation specific to land use, soils and public access is provided in Table 6.1, other relevant policy provisions set out in Table 6.2.

Table 6.1: Summary of Legislation relevant to Land Use, Agriculture and Public Access

Summary of Relevant Legislation	How and where considered in the EIA Report
Land Reform (Scotland) Act 2003	The legislation offers a general framework of responsible conduct for both those exercising rights of access and for landowners. The most relevant rights to this assessment are the rights in relation to recreation and education. Accordingly, consideration is given in the assessment in Section 6.9 to the potential impacts of the Proposed Development where impacts could affect the public's ability to access or use sections of land for these purposes and access routes are identified in Section 6.5.
Equality Act 2010	The Act is considered when proposing mitigating measures (Section 6.8) for WCH users in order to: • eliminate unlawful discrimination, victimisation and harassment; • advance equality of opportunity; and • foster good relations.
The Agricultural and Rural Communities (Scotland) Act 2024	The Act aims to provide a new framework for supporting agriculture and rural communities in Scotland, focusing on sustainability and climate resilience. The five objectives are:

Summary of Relevant Legislation	How and where considered in the EIA Report
	• The adoption & use of sustainable & regenerative agricultural practices. • The production of high-quality food. • The promotion & support of agricultural practices that protect & improve animal health & welfare. • The facilitation of on-farm nature restoration, climate mitigation & adaption. • Enabling rural communities to thrive. The Act has been considered when proposing mitigating measures (Section 6.8) and in the assessment of significance (Section 6.9).
Countryside (Scotland) Act 1967	The Act grants powers to local authorities to improve recreational access to the countryside. The key provisions being the following: • The Countryside Commission for Scotland, which was established to advise and coordinate countryside matters. • Access to Open Country, allowed for the creation of Country Parks and local authorities to improve recreational and countryside facilities. • Public Paths and Long-Distance Routes, provided powers to local authorities to create new paths and maintain existing paths. The Act has been considered when defining the baseline i.e. identification of public paths and long distance routes and when considering mitigating measures (Section 6.8) and in the assessment of significance (Section 6.9)

Table 6.2: Summary of Key Planning Policies relevant to Land Use, Agriculture and Public Access

Summary of Relevant Policy	How and where they are considered within this chapter of the EIA report
National Planning Framework (NPF4) (Scottish Government, 2023)	
Policy 5: Soils - The policy intent is to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development.	Embedded mitigation measures (found in Section 6.9) have been informed by this policy. The potential impacts on Land Capability for Agriculture (Soils) that have been identified within Section 6.10 of this report. For more detailed impacts on Soils and Peatland caused by the Proposed Development please refer to Volume 1, Chapter 10: Geology and Ground Conditions. Embedded Mitigation measures associated with this policy include the creation of a detailed Construction Environmental Management Plan (CEMP) in accordance with the Outline CEMP, which has been submitted as part of this Onshore EIA Report (Volume 2, Appendix 2.2: Outline CEMP). Soil management measures, such as a Soil Management Plan (SMP) which will be implemented as part of the CEMP. This will aim to preserve and maintain the quality of soils during the construction of the Proposed Development.
Policy 6: Forestry, woodland and trees – The policy intent is to protect and expand forests, woodland and trees.	Embedded mitigation measures (found in Section 6.9) have been informed by this policy. The potential impacts of this Proposed Development on forestry can be found in Section 6.10 of this report. Further information can be found within Volume 2, Appendix 6.1: Forestry and Arboriculture Report.
Policy 13: Sustainable transport - To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.	Embedded mitigation measures (found in Section 6.9) have been informed by this policy. The potential impacts of this Proposed Development on WCH paths and Outdoor areas can be found in Section 6.10 of this report. This includes the use of trenchless cabling techniques (e.g. Horizontal Directional Drilling (HDD)) to help avoid prolonged closure of public access routes. Additional associated embedded mitigation measures include the avoidance of designated open space and recreational areas.
Policy 21: Play, Recreation and Sport – the policy intent is to encourage, promote and facilitate spaces and opportunities for play, recreation and sport.	
Aberdeenshire Local Development Plan (ALDP) (Aberdeenshire Council, 2023)	
Policy R1: Special Rural Areas – Developments to be restricted within Coastal Zones	For coastal zone development there must be clear social, economic, environmental or community benefits arising. Embedded mitigation measures (found in Section 6.9) have been informed by this policy. The potential impacts of this Proposed Development on Coastal Areas can be found in Section 6.10 of this report.
Policy P2: Open Space and Access in New Development - The council will support new developments on the condition of limiting impact ti Open Space and Access	Embedded mitigation measures have been informed by the following policy and have been discussed in Section 7.9. The potential impacts to Open space and public access have been detailed within Section 7.10 of this report
Policy E3: Forestry and Woodland - The council will support the forestry	Embedded mitigation measures have been informed by the following policy and have been outlined in Section

Summary of Relevant Policy	How and where they are considered within this chapter of the EIA report
industry while strongly protecting and enhancing trees and woodlands in the planning and construction of built development.	6.9. Which includes the commitment to compensatory planting. Additional information regarding tree planting proposals will be provided at the Matters Specified in Conditions (MSC) stage in the application process. Additional mitigation and potential impacts to forestry can be found in Section 6.10.
Policy PR1: Protecting Important Resources – The council will not approve developments that have a negative effect on important environmental resources associated with prime agricultural land, peat and other carbon rich soils, open space, and important trees and woodland. Unless public economic and social benefits outweigh impacts	Embedded mitigation measures have been informed by the following policy and have been outlined in Section 6.9. As previously considered in NPF4 Policy 5, Policy 6 and ALDP Policy E3 there have been mitigation measures that have been considered to protect important environmental resources within the council area. For additional information on additional mitigation and potential impacts to important resources please refer to Section 6.10.
Policy C2: Renewable Energy – Aberdeenshire council looks to support the development of renewable energy.	Embedded mitigation measures which are a part of the Proposed Development have been informed by the following policy and have been outlined in Section 6.9. The potential impacts of the Proposed Development in relation to the chapter topics are identified and assessed in Section 6.10.

6.3.2 There are also a number of strategies that have been published by the Scottish Government and other agencies which highlight the importance of Land Use, Agriculture and Public Access. These strategies highlight the importance of topics in working towards the Government's overarching goals of sustainable economic growth. These strategies include:

- Scotland's Third Land Use Strategy (Scottish Government, 2021);
- Agricultural Reform Route Map (Scottish Government, 2025);
- Scotland's Forestry Strategy 2019 – 2029 (Scottish Government, 2019);
- Control of Woodland Removal (Scottish Government, 2009a);
- Control of Woodland Removal: Implementation Guidance (Scottish Government, 2019)
- The Scottish Soil Framework (Scottish Government, 2009b); and
- The Scottish Outdoor Access Code (NatureScot, 2020).

6.4 Consultation

6.4.1 A summary of the issues raised during consultation specific to Land Use, Agriculture and Public Access is presented in Table 6.3, together with how these issues have been considered in the production of this assessment. Further detail on consultation are presented within Pre-Application Consultation Report (TWP, 2025) that supports the PPP Application for the Proposed Developments.

Table 6.3: Summary of Key Consultation Issues Raised During Consultation Activities Undertaken for the Proposed Development Relevant to Land Use, Agriculture and Public Access

Date	Consultee and Type of Consultation	Summary of Issue(s) Raised	Response to Issue Raised and/or where Considered in this Chapter
19/09/2024	2024 Bowdun Scoping Opinion (Aberdeenshire Council, 2024)	Public Access information to be requested from Aberdeenshire Council.	Core Paths and National Cycle Network layers have been identified by the council within the Study Area and are included in the baseline in Section 6.6 and assessed in this chapter where applicable.
04/08/2025	Public Access Consultation Email to Aberdeenshire Council (2025)	Email sent to Aberdeenshire Council to review public access routes (including core paths, national cycle network routes and local paths), and to request information on the Outdoors Access Areas. Local paths were defined as undesignated routes which are popular with locals or visitors to the area.	Aberdeenshire Council provided data on public access routes and outdoor areas used in the baseline and assessment contained in this chapter.
12/08/2025	ScotWays, Public Rights of Way (PRoW) consultation email (2025)	Email sent to ScotWays requesting information regarding the presence of PRoWs within the Study Area.	ScotWays provided information in regard to PRoW within the Study Area used in the baseline and assessment contained in this chapter.
21-22/08/2025 2-3/10/2025	Members of the Public, PAC Event Feedback (2025)	Recreational use of Fetteresso is extensive by local community, concerns expressed on potential closure and/or disturbance to paths. Concerns in regards to closure of coastal path and beach during construction.	Recreational use of Fetteresso and coastal paths acknowledged by baseline (section 6.6); assessment on the effects and mitigation proposed reported in this chapter (section 6.9). Closure to the coastal path is avoided by embedded mitigation i.e. trenchless solution at landfall.

6.5 Data Sources

6.5.1 Land ownership, land capability for agriculture, housing and private property, community land and assets, and public access routes datasets have all been used to inform this Land Use, Agriculture and Public Access baseline. In addition, consultation with TWP and Aberdeenshire Council has been undertaken to aid the collection of baseline information.

Desktop Study

6.5.2 Information on Land Use, Agriculture and Public Access within the defined Study Area, referred to in Section 6.2, was collected through a detailed desktop review of existing studies and datasets. These are summarised in Table 6.4

Table 6.4: Summary of Key Data Sources

Title	Source	Extent	Year	Author
Aberdeenshire GIS Map	Aberdeenshire Council.gov.uk	Council area	2025	Aberdeenshire Council
Aberdeenshire Council Planning Applications	Aberdeenshire Council.gov.uk	Council area	2025	Aberdeenshire Council
AllTrails	Alltrails.com	Global	2025	AllTrails
Ancient Woodland Inventory	Data.gov.uk	Scotland	2024	Scottish Government
Core Paths data layer	Data.gov.uk	Scotland	2025	Scottish Government
Land ownership	Sasines and ScotLIS	Study Area	2025	Sasines and ScotLIS
Land Capability for Agriculture (1:50,000)	James Hutton Institute	Aberdeenshire	2025	James Hutton Institute
OS Address Base Premium	Ordnance Survey	Study Area	2025	Ordnance Survey
OS Base mapping	Ordnance Survey	UK	2025	Ordnance Survey
Strava Heat Maps	Strava.com	Global	2025	Strava
Trailforks	Trailforks.com	Global	2025	Trailforks

6.5.3 The desktop study identified areas of designated Open Space and extant planning applications and these are shown on Figure 6.2 in Annex – Figures.

6.5.4 No site-specific surveys have been undertaken to inform the assessment for Land Use, Agriculture and Public Access, as it was deemed unnecessary at this current stage of the Proposed Development. However, the use and condition of land within the PPP Application Boundary has been verified on site via a number of related visits undertaken for other environmental topics and, taken together, these surveys and the desk-study information has been used to inform the assessment of potential impacts of the Proposed Development. In addition, data on land referencing based on landowner engagement and title searches

undertaken by TWP were utilised to inform the land holdings described in this chapter.

6.6 Baseline Environment

Overview of Baseline Environment

6.6.1 This section sets out the baseline conditions for Land Use, Agriculture and Public Access, and provides a general context of the Study Area in terms of local communities, the type of farming, and the different public access routes.

Land Use

Centres of Population

6.6.2 Aberdeenshire is the 6th most populus council area within Scotland. Aberdeenshire council is separated into 19 local wards, the Proposed Development is situated within the Kincardine and Mearns which makes up approximately 18% of Aberdeenshire's population (Aberdeenshire Community Planning Partnership, 2025).

6.6.3 The largest community located within the land use Study Area is the village of Drumlithie, situated in the north section of the land use Study Area approximately 6 km from the Substation site. The rest of the population within the land use Study Area is spread across more rural areas.

Tourism and Recreation

6.6.4 Tourism sector is a significant driver of the regional economy, as it attracts almost 3.7 million staying visitors and supports the employment of 11,400 full-time jobs in 2024 (Opportunity North East, 2025). The area of Mearns, Stonehaven and Deeside has a range of natural and cultural attractions that draw tourists to the area. Such as a coastline, castles and woodland (Visit Scotland, 2023).

6.6.5 For further information, refer to Volume 1, Chapter 16: Socio-Economics, Tourism and Recreation.

Private Properties and Housing

6.6.6 Within the land use Study Area, there are a number of private properties and housing; with the largest grouping of these mainly located in the village of Drumlithie. There are also several private properties which are located in the countryside within proximity of the Proposed Development. The locations of these private properties and housing are shown on Figure 6.2 Annex – Figures.

6.6.7 Household projections for Scotland (2018-based), estimate that the number of households within Aberdeenshire Council will increase by 11% by 2043 (NRS, 2020). Aberdeenshire Council have detailed in their Local Housing Strategy that approximately 2,844 new homes are required between 2024-2029, of which 44% of homes are required in Aberdeen and 56% in rural areas (Aberdeenshire Council, 2024). In Appendix 6 of the ALDP, it is noted that there is housing allocation for 30 properties in the village of Drumlithie (Aberdeenshire Council, 2023). The planning application for phase 1 of the allocation was approved in March 2018 (APP/2013/2288), the planning permission expired after three years as the development did not progress. Therefore this application is not extant.

6.6.8 Private properties have generally been avoided by the PPP Application boundary, however there are two residential properties situated within the PPP Application Boundary, Threewells Cottage (refer to Figure 6.2b in Annex – Figures) and Kirkton of Arbuthnott Farm house (refer to Figure 6.2c in Annex – Figures), and their inclusion is due to the proximity of the properties to proposed accesses.

Community Land and Assets

6.6.9 NPF4 Policy 21 (Play, Recreation and Sport) and ALDP Policy PR1 (Protecting Important Resources) both outline the importance in the creation and protection of Open Spaces and Community Assets, highlighting how they play a major role in sustainable development.

6.6.10 Community Land and Open Space is key aspect of every local settlement; Policy 21 and PR1 both outline the value in which Open Spaces play to local communities and settlements for recreational and amenity purposes. This is supported by the supplementary guidance 'Aberdeenshire Parks and Open Spaces Strategy' (Aberdeenshire Council, 2010a), which provides the strategic aims for the protection and promotion of Community Land. Open Space in the land use Study Area has been identified using the Aberdeenshire Open Space audit (Aberdeenshire Council, 2010b) as follows:

- Community Land designated as Open Space in Drumlithie:
    - Croft Road;
    - Woodland Behind the Church;
    - Croft Road Play Area; and
    - Drumlithie Village Park.

6.6.11 Community Assets include village halls, healthcare facilities, postal services, educational facilities and religious facilities. The majority of Community Assets are located within the village of Drumlithie. The Community Assets located within the land use Study Area are as follows:

- Arbuthnott Church and Cemetery;
- Drumlithie Post Office;
- Drumlithie Village Hall;
- Drumlithie Bowling club;
- St John's Baptist Church and Cemetery; and
- Glenbervie School.

Businesses

6.6.12 Effects on businesses are considered within Volume 1, Chapter 16: Socio-economics, Tourism and Recreation and are not discussed further in this chapter with the exception of agricultural land holdings.

Development Land and Planning Applications

6.6.13 Appendix 6 of the ALDP 2023 outlines housing land allocations that have been granted. One allocation is situated within the land use Study Area and is for 30 houses in the village of Drumlithie.

6.6.14 There is also one active planning application (APP/2025/1459), for the erection of a dwellinghouse which is situated within the PPP Application Boundary (see Figure 6.2d in Annex – Figures). The application was recently approved by Aberdeenshire Council (03/11/2025).

Agriculture

Land Use and Land Capability for Agriculture

6.6.15 The predominant land use in the agriculture Study Area is arable farming, with cereal production being the most common enterprise in the area. The farms are typically producing cereals, oilseed rape (OSR) and potatoes. Where there is grassland, livestock farming (sheep and cattle) is also present. There is also commercial forestry in Fetteresso Forest, within which the substation will be located, with some areas designated for recreation.

6.6.16 ALDP Policy PR1 (Protecting Important Resources) aims to stop projects that have a negative impact on important environmental resources, such as prime agricultural land (Land Capability for Agriculture (LCA) Classes 1, 2 and 3.1). As stated the ALDP "*Land falling within this classification should not be developed unless it is essential, allocated in the Local Development Plan or an independent assessment of the site confirms a lesser quality of land. For clarity, time-limited proposals for renewable energy generation or mineral extraction may be acceptable on prime agricultural land providing the site will be restored and returned to its original status.*" (Aberdeenshire Council, 2023).

6.6.17 The soils and quality of agricultural land within the agriculture Study Area, including LCA classification, is described in detail within Volume 1, Chapter 10: Geology and Ground Conditions. The distribution of the LCA classification within the agriculture Study Area is shown on Figure 10.4. LCA class 3.1 (prime agricultural land) and LCA class 3.2 (non-prime) predominate with the classification reducing in quality to the north of the agriculture Study Area where non-prime LCA classes 4.1, 4.2, 5.1, 5.2 and 6.2 are found. The Substation site is located on LCA class 4.1 and 5.1 land.

Agricultural Land Holdings

Agricultural Enterprises

6.6.18 The wide variety of agricultural activities in the agriculture Study Area is typical of farming types and practices in this region of Scotland. It comprises arable based systems on land with higher agricultural capability combined with grassland-based livestock systems across the agriculture Study Area. The 45 agricultural land holdings within the agriculture Study Area and intersected by the PPP Application Boundary can be found in Table 1.1 in Volume 2, Appendix 7.2: Agricultural Land Holdings and Public Access Routes.

Forestry Enterprises

6.6.19 Forestry and woodland are recorded within the arboriculture Study Area; however, the main area of forestry is Fetteresso Forest. The forest (along with Glenfarquhar and Drumtochty) is predominantly an upland environment with poorer soils which have been planted with commercial conifers. It is one of the main production areas for Moray and Aberdeenshire Forest District. The

management of the forestry is detailed in the Mearns Land Use Management Plan (Forestry and Land Scotland, 2025).

6.6.20 There is a mix of woodland types within the arboriculture Study Area, which includes coniferous forest, deciduous woodland, shrubland and riparian strips. The woodland within the arboriculture Study Area is used both for amenity and commercial purposes.

6.6.21 Some of the woodland areas located within the arboriculture Study Area are designated as Ancient Woodland Inventory (AWI) (NatureScot, 2022). The majority of the AWI is from Plantation origin (category 2b), with some areas of Semi-natural origin (1a and 2a). Since the large majority is from Plantation origin, it is inferred that non-native conifers are prevalent.

6.6.22 ALDP Policy E3 (Forestry and Woodland) sets out how the local council will promote and support the forestry industry while protecting and enhancing trees and woodland. Further information on AWI and forestry is provided within Volume 1, Chapter 7: Biodiversity, Terrestrial Ecology and Ornithology.

6.6.23 Volume 1, Appendix 6.1: Forestry and Arboriculture Report provides a detailed baseline of woodland and forestry areas in the arboriculture Study Area, with the baseline of woodland and forestry areas presented for 33 woodlands in Table 1.4 of Volume 2, Appendix 6.2.

Sporting Enterprises

6.6.24 At this PPP stage, no information has been obtained regarding organised shoots or stalking. It has been assumed that farm owners may carry out rough shooting on their land and shooting of vermin, and it is known that shooting occurs on Arbuthnot Estate.

Public Access

Core paths

6.6.25 Local authorities have a duty to prepare a Core Paths Plan under the Land Reform (Scotland) Act 2003. Core paths can include routes such as rights of way (which is usually a right of passage between two public places that people habitually go), footpaths and cycle tracks/paths which are, or may be covered by path agreements (this is when a local authority enters into an agreement with a person having the necessary power for the delineation and maintenance or, as the case may be, for the delineation, creation and maintenance of a path within land in respect of which access rights are exercisable) (Scottish Government, 2003).

6.6.26 Aberdeenshire Local Council is the responsible authority for access in the Study Area. The 'Aberdeenshire Core Paths Plan' "*aims to provide the basic framework of paths to meet local communities need while minimising any potential conflict with land management*" (Aberdeenshire Council, n.d). The core path network is a key part of outdoor access provision, and aims to cater for all types of users, including walkers, wheelers, cyclists and horse-riders (WCH).

6.6.27 Five core paths have been identified within the Study Area and are shown in Figure 6.3 in Annex – Figures (Ref – 1, 3, 7, 11 and 12).

Public Rights of Way

6.6.28 Under the Prescription and Limitation (Scotland) Act 1973 a Public Right of Way (PRoW) is a defined route which has been used by the general public for at least 20 years, linking two separate places (usually public roads).

6.6.29 ScotWays maintains the national Catalogue of Rights of Way (CROW) (Scotways, 2024), in collaboration with NatureScot. However, many local authorities also maintain their own records, requests for data from both Scotways and Aberdeenshire Council were undertaken to inform the baseline reported here.

6.6.30 Access along PRoW is protected by the Countryside (Scotland) Act 1967, Section 46, requiring the local authority to "*assert, protect and keep open and free from obstruction or encroachment any public rights of way*" (UK Government, 1967). Diversions can be considered if the proposed diversion is deemed appropriate by the relevant local planning authority.

6.6.31 There are four designated PRoW located within the Study Area which start just south of Fetteresso Forest and span northwards through the forest (Ref – 22, 23, 24 and 25); these are shown on Figure 6.3 in Annex – Figures.

6.6.32 Heritage Paths are also recorded within the CROW; these are historic paths that form part of the Transport Heritage of Scotland. These routes reflect Scotland's cultural and social development, and include drove roads, military roads, Roman roads, pilgrim routes and trade routes. Also included within the CROW are paths described in Scottish Hill Tracks (2024); this book provides a record of path networks across Scotland's hills. The paths described in the Scottish Hill Tracks book are a combination of designated and non-designated, and can comprise public rights of way, core paths, local paths and old roads.

6.6.33 There is one Heritage Path (Ref – 26) and one Scottish hill track (Ref – 27) within the Study Area, both of which are shown on Figure 6.3 in Annex – Figures.

Local Paths

6.6.34 Unlike core paths and PRoW, local paths hold no statutory designation. Local paths can either be pavements adjacent to roads or off-road paths. There are 13 local paths located within the Study Area; these are shown on Figure 6.3 in Annex – Figures.

National Cycle Networks

6.6.35 The National Cycle Network (NCN) comprises more than 2,600 km of NCN and National Cyle Routes (NCR) across urban, inter-urban and rural areas in Scotland (Transport Scotland, 2023). These routes are commonly a combination of pedestrian footpaths, disused railways, minor roads, canals, towpaths and traffic-calmed routes. In some situations, NCR and/or Regional Cycle Routes (RCR) are also designated as core paths or PRoW. NCR form part of the 'National Walking, Cycling and Wheeling Network (Liveable Places)', a National Development in NPF4 (Scottish Government, 2024).

6.6.36 Alongside NCN routes, Aberdeenshire Council provide detailed long distance recreational cycle routes within the Aberdeenshire area. These routes connect different towns and scenic areas and two are located within the Study Area; they are listed in Table 2.1 in Volume 2, Appendix 7.2.

6.6.37 The Study Area has one NCN route (NCN1) which runs along the coastline and is shown on Figure 6.3 in Annex – Figures.

Access to Outdoor Areas

6.6.38 Outdoor areas are comprised of local open space, green space and beaches that are used by the public for recreational purposes. An example of this within the Study Area is Fetteresso Forest, which is considered a key outdoor recreational area for Walkers, Cyclist and Horse-riders (WCH) in the local area. Please refer to section 6.6.11 of this chapter for more information on Open Space designations and how they are utilised within the land use assessment.

6.6.39 The WCH paths that provide access to these outdoor areas, in addition to promoted walking/cycling routes, are listed in Table 2.1 in Volume 2, Appendix 7.2.

Public Transport

6.6.40 The area within which the Proposed Development is located is not well-served by public transport, however there are several bus routes that provide access to and from the local area.

6.6.41 There is a bus stop along the A92 (Benholm, at Road End on A92 and Benholm, opposite Road End on A92), approximately 0.5 km to the south of the village of Benholm. This is serviced by the 107 (operated by Stagecoach) that runs from Montrose to Stonehaven every two hours (Traveline Scotland, n.d.).

6.6.42 The village of Drumlithie is served by two main bus routes passing through the village; the A90 (operated by Ember and Smith + Sons) travels from Aberdeen to Edinburgh, and the 26 (operated by Smith + Sons) travels from the centre of Drumlithie village to Stonehaven and Laurencekirk (Traveline Scotland, n.d.).

6.6.43 More detail on Public Transport can be found in Volume 1, Chapter 14: Traffic and Transport.

Future Baseline Scenario

6.6.44 The EIA Regulations (as defined in Volume 1, Chapter 1: Introduction) require that "*a description of the relevant aspects of the current state of the environment (the "baseline scenario") and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort, on the basis of the availability of relevant information and scientific knowledge".* The existing baseline is outlined in a Section 6.6, and future baseline is established in the following section.

6.6.45 If the Proposed Development does not progress past planning, an assessment of the 'without development' future baseline conditions has also been carried out and is described within this section.

6.6.46 Without the Proposed Development, it is anticipated that land uses within the Study Area from the Montrose coastline to the Substation in Fetteresso Forest would not change.

6.6.47 The majority of the land is used for agricultural purposes, with a large proportion in arable rotation. Whilst there may be changes in cropping mix and

other potential enterprise changes agricultural land use is still likely to predominate. The commercial forestry land use in Fetteresso Forest is also still likely to predominate in this area.

6.6.48 The baseline land uses in the corridor are therefore also to be broadly the same for the proposed construction year (2031) for the onshore works as they are at the time of the land use assessment.

6.6.49 Public access routes and other land uses are unlikely to have changed in any meaningful way.

Data Limitations and Assumptions

6.6.50 At this current stage of assessment, there has been no direct contact been made with landowners to clarify cropping, livestock and other farming operations. Assumptions have been made based on desktop surveys, as agreed with TWP, and information provided by TWP land agents who have working knowledge of the land and farms within the Study Area.

6.6.51 Due to the high-level nature of the assessment, no quantitative data on the usage of Community Land and Assets has been gathered at this stage.

6.6.52 It has been assumed that within the Fetteresso Forest recreational area there may be additional unofficial trails for WCH users that are also present but have not been mapped due to the lack of official recognition.

6.6.53 There is limited data on the frequency of use of linear access facilities such as paths in the area due to the lack of quantitative data available during the desktop study.

6.6.54 The assessment is based on the PPP Application Boundary and does not include an assessment of potential impacts or residual effects of any commitments for compensatory planting of woodland lost or land required for Positive Effects for Biodiversity which may affect agricultural land outwith the PPP Application Boundary.

6.6.55 These limitations do not affect the robustness of the assessment for this stage of the Proposed Development.

6.7 Key Parameters for Assessment

Maximum Design Scenario

6.7.1 The Maximum Design Scenario (MDS) identified in Table 6.5 highlights parameters that are expected to have the potential to result in the greatest effect on an identified receptor or receptor group. Any other development scenario within the Project Design Envelope (PDE), will result in a similar, or reduced, level of environmental effect. This scenario has been selected from the details provided in Volume 1, Chapter 2: The Proposed Development.

Table 6.5: Maximum Design Scenario Considered for Each Potential Impact as Part of the Assessment of Likely Significant Environmental Effects on Land Use, Agriculture and Public Access

Potential Impact	Phase			Maximum Design Scenario
	C	O&M	D	
Agricultural land holdings	✓	✓	✓	The maximum design scenario considers the greatest geographical extent and longest duration of temporary disruption to the operation of agricultural land holdings during construction of the Proposed Development. Disturbance to agricultural land during construction of the onshore cable. Permanent land-take associated with TJBs and Substation. Temporary restrictions to use of agricultural land for agricultural production during construction of the onshore cable. Potential for change in access/severance of agricultural land during construction of the onshore cable. During the Operation and Maintenance phase, maintenance requirements may require access to and disturbance of agricultural land. Decommissioning works would affect agricultural land at the TJBs and Substation with reinstatement of land to agriculture.
Public access: Public rights of way and access routes	✓▪	×▪	×▪	As for Agricultural Land Holdings The maximum design scenario considers the greatest geographical extent and longest duration of the temporary impact on the recreational use of rights of way, including Core Paths and long distance footpaths during construction of the Proposed Development. Likelihood for disruption to core paths and public access routes within the Study Area which would be caused by the Proposed Development.
Public access: recreational resources	✓▪	×▪	×▪	As for Agricultural Land Holdings The maximum design scenario considers the greatest geographical extent and longest duration of the temporary impact on recreational resources during construction of the Proposed Development. Potential for disruption to recreational assets including the coast, Open Space designations, Community Land and other recreational assets including Fetteresso Forest.

Potential Impact	Phase			Maximum Design Scenario
Commercial Forestry	✓▪	✓▪	✓▪	Onshore 220/275 kV Cable Corridor Length: 22 km Construction method: Open cut where possible Cables: Three cable circuits in two trenches Construction Corridor Width (temporary): 50 m Trench depth: 1.65 m Cable cover to ground level: 1 m Construction compounds: Three compounds with total combined area of 3 ha HDD Cable Crossings: Up to nine crossings, each up to 120 m in length and up to 6m depth, Launch Pit 70 m x 50 m, Receiver pit 50 m x 40 m Easement Corridor Width (permanent): 35 m Link Boxes: Every 500 m to 1500 m (assume 63) 400kV Cable Length: 1.3 km Construction method: Open cut where possible Cables: Two cable circuits in two trenches Construction Corridor Width (temporary): 35.2 m Easement Corridor Width (permanent): 15.2 m Trench depth: 1.65 m Cable cover to ground level: 1 m Cable Construction within Cable Corridor Onshore cable area: 1100 km^2 Duration of construction (inclusive of pre-construction and restoration activities): 33 months Substation Substation switchyard: 0.0973 km^2 Permanent footprint: 0.1900 km^2 Duration of construction (inclusive of pre-construction and restoration activities): 45 months The maximum design scenario considers the greatest geographical extent and longest duration of temporary disruption to the operation of forestry during construction of the Proposed Development.

Potential Impact	Phase			Maximum Design Scenario
				Potential for temporary disturbance to forestry land, including loss of standing timber, during construction of the onshore cable and Substation. Potential for permanent loss of forestry land and sealing of forestry soils during the construction and operation phases associated with the construction and operation of the Substation.

Impacts Scoped Out of the Assessment

6.7.2 On the basis of the baseline environment and the Proposed Development description outlined in Volume 1, Chapter 2: The Proposed Development, a number of impacts are scoped out of the assessment for Land Use, Agriculture and Public Access. This was agreed with key stakeholders through consultation (see Table 6.3: Summary of Key Consultation Issues Raised During Consultation Activities Undertaken for the Proposed Development Relevant to Land Use, Agriculture and Public Access). Where the impact was proposed to be scoped out in the Scoping Report (TWP, 2024) and no concerns were raised by consultees within the Scoping Opinion received, impacts have been scoped out.

6.7.3 The impacts are outlined, together with a justification for scoping them out, in Table 6.6.

Table 6.6: Impact Scoped Out of the Assessment for Land Use, Agriculture and Public Access

Potential Impact	Phase			Justification
	C	O&M	D	
Impacts on agricultural land	×	✓	×	Impacts on agricultural land are likely to occur during phases where work will be undertaken. During the operational phase, there is unlikely to be any ground works after installation, unless there is a cable failure in which an emergency decommissioning will be needed to replace the cable.
Public Access: Impacts on Core Paths and public access routes	×	✓	✓	Public access routes are likely to be disrupted during construction only. There would be works associated with the decommissioning phase but it is likely the cable would remain in situ, and therefore the works are not anticipated to impact public access. This being the case it means that impacts during operation and decommissioning can be scoped out at this stage.
Public Access: Impacts on recreational areas and outdoor access areas	×	✓	✓	The main impacts to access will occur during the construction phase. Linear access facilities and outdoor areas are unlikely to experience any disruption during operation phase. Minimal disruption due to minor works potential during decommissioning. Works would be minor and are unlikely to cause any significant disruption as cables will be left in situ.

6.8 Methodology for Assessment of Effects

Overview

6.8.1 The Land Use, Agriculture and Public Access assessment of effects has followed the methodology set out in Volume 1, Chapter 3: EIA Methodology. No specific guidance on assessing the effects of underground cable developments on Land Use, Agriculture and Public Access is available. Instead, reference has been made to the preceding policies, strategies, and data sources, drawing on the EIA experience of the assessment team from their involvement in similar previous schemes and from the knowledge of the study area. Specific to the Land Use, Agriculture and Public Access assessment, the following guidance documents have been considered when developing methodology:

- DMRB LA 104 Environmental assessment and monitoring (National Highways et al, 2020a);
- DMRB LA 112 Population and Human Health (National Highways et al, 2020b);
- IEMA Guide: A New Perspective on Land and Soil in Environmental Impact Assessment (IEMA, 2022);
- Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (Defra, 2009);
- Institute of Quarrying (IQ) Good Practice Guide for Handling Soils in Mineral Workings (IQ, 2021); and
- British Society of Soil Science (BSSS) Working with Soil Guidance Note on Benefitting from Soil Management in Development and Construction (BSSS, 2022).

6.8.2 With respect to Forestry, additional guidance as detailed in Volume 2, Appendix 6.1: Forestry and Arboricultural Report, has also been considered.

6.8.3 The steps for the assessment of effects on Land Use, Agriculture and Public Access have involved the following:

- The characterisation of the baseline land use, agricultural conditions and public access in the proposed Study Area. This includes the determination of the sensitivity and utilisation based on literature review and consultations.
- A review of specific Proposed Development aspects, which includes the infrastructure to be installed, construction methods, and operational effects (including maintenance and fault repairs). This will allow for classification of potential effects from each key stage of the Proposed Development.
- Evaluation of the significance of the predicted effects, which takes into account the magnitude of the identified effect (before and after mitigation) and the sensitivity of the receptor.

6.8.4 As detailed in Volume 2, Appendix 6.1: Forestry and Arboricultural Report, a BS5837 arboricultural impact assessment has been carried out for trees present across the PPP Application Boundary. This methodology evaluates the direct and indirect effects of the Proposed Development on trees and where necessary

recommends mitigation. The assessment of impacts and effects on forestry forms part of the assessment of agricultural land holdings.

6.8.5 There are no published criteria, guidance or methodologies for the assessment of effects of development on forestry, trees or woodland. The Forestry Commission published 'Environmental Impact Assessment for Woodland' in 2023 however this is concerned with forestry operations and is not relevant to trees on development sites. As a result, the assessment of effects on agricultural land holdings where forestry or woodland forms part of the land use on the holding is based on professional judgement, with reference to the sensitivity of the tree population present (e.g. quality and value attributed through designations), magnitude of impact (e.g. extent of tree removal), and along with other criteria where present combining overall sensitivity and magnitude to determine the significance of effect for the agricultural land holding.

Criteria for Assessment

6.8.6 This section describes the criteria applied in this chapter to assign values to the magnitude of potential impacts and the sensitivity of the receptors. The terms used to define magnitude and sensitivity are based on those which are described in further detail in Volume 1, Chapter 3: EIA Methodology.

6.8.7 To evaluate the overall significance of the potential effects of the Proposed Development on Land Use, Agriculture and Public Access interests, an objective assessment involving sensitivity of receptor and overall magnitude of effects has been incorporated. This has provided a framework and ensured consistency of reporting.

6.8.8 The criteria for defining the sensitivity for each receptor is included within Table 6.7, Table 6.9, Table 6.10 and Table 6.12. The sensitivity criteria have been informed by the DRMB LA 112 (Highways England *et al.*, 2020b) and considers the type of receptor and how it is used.

6.8.9 The criteria for defining magnitude for each environmental factor is included in

6.8.10 Table 6.8, Table 6.11 and Table 6.13. Each assessment considered the spatial extent, duration, frequency and reversibility of impact when determining magnitude which are outlined within the magnitude section of each impact assessment (e.g. a duration of hours or days would be considered for most receptors to be of short-term duration, which is likely to result in a low magnitude of impact).

Land Use

Private Property and Housing

6.8.11 The sensitivity criteria are set out in Table 6.7. This table was used to allocate the sensitivity of private property and housing, including land allocated for potential development.

Table 6.7: Sensitivity Criteria for Private Property and Housing

Sensitivity	Criteria
Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 hectares (ha) and/or >150 houses.
High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering > 1-5 ha and/or >30-150 houses.
Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Low	Proposed Development on unallocated sites providing housing with planning permission/in the planning process.
Negligible	N/A

6.8.12 The magnitude of impact was determined based on the degree of change from baseline conditions in terms of restriction on the use of land, and severance and access using the criteria in

6.8.13 Table 6.8.

Table 6.8: Land Use Magnitude of Impact

Magnitude	Land Use	Severance and access
High	Permanent restriction to the use of the land use resource.	Introduction of permanent severance and removal of access to the land use resource.
Medium	A temporary partial restriction to the use of the land use resource.	Introduction of temporary acute severance and acute restriction/change of access to the land use resource.
Low	A temporary material restriction to the use of the land use resource.	Introduction of temporary material severance and material restriction/change of access to the land use resource.
Negligible	A temporary noticeable restriction to the use of the land use resource.	Introduction of temporary noticeable severance and notable restriction/change of access to the land use resource.
No Change	No observable restrictions to the use of the land use.	No observable severance or restriction/change of access to the land use resource.

6.8.14 For the purposes of this assessment, the duration of impacts in this chapter reflect the expected construction duration of up to 15 months for Landfall, up to 33 months for the Cable Corridors and up to 45 months for the Substation.

6.8.15 For the purposes of the land use and agriculture assessment, it is considered that construction of the Landfall, Onshore Export Cable, 400 kV Cable, and temporary construction compounds would result in temporary impacts, with land being restored to its previous condition and use post construction.

6.8.16 Construction of TJBs, Link Boxes and the Substation would result in permanent impacts with respect to land use and agriculture.

6.8.17 The 35 m permanent easement associated with the Onshore Export Cable (220/275 kV) and the 15 m permanent easement for the 400kV Cable Corridor would be in place during construction and operation of the Proposed Development. However, the easement does not restrict the resumption of land use activities post-construction and so is not considered to be a permanent impact.

Community Land and Assets

6.8.18 The sensitivity of a Community Facility (land and/or asset) is determined from a combination of its relative location within the community, in terms of its existing accessibility (severance), the availability of alternative facilities to the community, and its use (including usage frequency) by the community members.

6.8.19 Table 6.9 presents the sensitivity criteria for Community Land Assets which was informed by DMRB LA 112 (Highways England *et al.*, 2020b).

Table 6.9: Sensitivity Criteria for Community Land and Assets

Sensitivity	Criteria
Very High	Where there is a combination of: • alternative community facilities are only available outside the local planning authority area; • the levels of use of the community facilities are very frequent (daily); and • the land and assets are used by the majority (≥ 50%) of the community.
High	Where there is a combination of: • alternative community facilities are only available in the wider local planning authority area; • the levels of use of the community facilities are frequent (weekly); and • the land and assets are used by the majority (≥ 50%) of the community.
Medium	Where there is a combination of: • limited alternative community facilities are available at a local level within adjacent communities; • the levels of use of the community facilities are reasonably frequent (monthly); and • the land and assets are used by the majority (≥ 50%) of the community.
Low	Where there is a combination of: • alternative community facilities are available at a local level within the wider community; • the levels of use of the community facilities are infrequent (monthly or less frequent); and • The land and assets are used by the minority (≤ 50%) of the community.
Negligible	Where there is a combination of: • alternative community facilities are available within the same community;

Sensitivity	Criteria
	• the levels of use of the community facilities are very infrequent (a few occasions yearly); and • the land and assets are used by the minority (≤ 50%) of the community.

6.8.20 The magnitude of impacts on Community Land and Assets which arise from the Proposed Development is focused mainly on direct land-take and changes in severance.

6.8.21 The magnitude of the impacts for Community Land and Assets uses the same magnitude criteria as for private property and housing (

6.8.22 Table 6.8).

Agricultural Land Holdings and Forestry

6.8.23 Table 6.10 outlines the variety of characteristics used to inform the assignment of sensitivity for agricultural land holdings.

6.8.24 Additionally, where agricultural land holdings contain farm woodland or forestry that is likely to be affected by the Proposed Development, consideration has also been given to the forestry criteria to inform assignment of sensitivity.

Table 6.10: Sensitivity Criteria for Agricultural Land Holdings

Sensitivity	Criteria
Very High	*Agricultural Land Holdings* • Intensive arable cropping and/or intensive livestock system; • Areas of land which the enterprise is wholly reliant on the spatial relationship of land to key infrastructure; and • Access between land and key agricultural infrastructure is required on a very frequent basis. *Forestry* • Receptor has little or no ability to absorb change without altering its present character, is of very high environmental value (supporting large population of European protected species), or of international importance (red data list species); • Predominantly A category trees; and • Tree species which have no tolerance to disturbance or pruning.
High	*Agricultural Land Holdings* • Mixed livestock and crop systems of high intensity; • Areas of land which the enterprise is dependent on the spatial relationship of land to key infrastructure; and • access between land and key agricultural infrastructure is required on a frequent basis. *Forestry* • Highly valued, subject of national designation e.g. Ancient Woodland Category, veteran and heritage trees; • Memorial trees planted by the community to commemorate specific events or people (depending on tree's age and condition); • Particularly rare or distinctive in a national context (such as registered parklands or major memorial plantings);

Sensitivity	Criteria
	• Mainly A category tree; and • Considered susceptible to low levels of disturbance and pruning.
Medium	*Agricultural Land Holdings* • Mixed livestock and crop systems of moderate intensity; • Areas of land which the enterprise is partially dependent on the spatial relationship of land to key infrastructure; and • Access between land and key agricultural infrastructure is required on a frequent basis. *Forestry* • Valued more locally, subject to local designation; • Memorial trees planted by the community to commemorate specific events or people (depending on trees age and condition); • Mainly B and C category trees; • Rare or distinctive in a regional context; and • Are tolerant of medium levels of pruning and disturbance.
Low	*Agricultural Land Holdings* • Extensive livestock-based systems; • Areas of land which the enterprise is not dependent on the spatial relationship of land to key infrastructure; and • Access between land and key agricultural infrastructure is required on infrequent basis. *Forestry* • Generally, more commonplace, not designated; • Mainly C category trees; • Considered potentially tolerant of noticeable change; • Undergoing substantial modification/physiological change such that their character is one of change; and • Resilient tree species which respond well to pruning or are tolerant of root damage/disturbance.
Negligible	*Agricultural Land Holdings* • Areas of land that are infrequently used on a non-commercial basis. *Forestry* • Low quality, insignificant trees, mainly C and U category; • Considered tolerant of noticeable change; or • Trees affected by pest, disease or other forms of damage, with very limited useful life expectancy.

6.8.25 Temporary or permanent restriction of use and restriction of access to land within agricultural land holdings may result in loss of the land use resource and important agricultural infrastructure, fragmentation of land parcels, a change in access to land and infrastructure, and introduction of severance. The magnitude of the impact is determined based on the degree of change from the baseline state in terms of the size of the area restricted, the resulting fragmentation, the degree of change in access, the degree of severance

introduced and the nature of the management adjustments likely required in line with the criteria in Table 6.11.

Table 6.11: Agricultural Land Holdings Magnitude of Impact

Magnitude of Impact	Definition	
	Land Use	**Severance and Access**
High	A permanent restriction on the choice or level of agricultural land operations likely requiring major or moderate management adjustments affecting a moderate or large part (>10%) of the holding. A temporary restriction on the choice or level of agricultural land operations likely requiring major management adjustments. A noticeable change to the tree population over a wide area or an intensive change over a limited area or (for an individual) significant canopy pruning or root loss (pruning beyond guidance given in BS3998:2010 or root damage beyond guidance given in BS5837:2012).	Introduction of permanent severance or permanent fragmentation of fields and removal of access to the agricultural land use resource/key infrastructure.
Medium	A permanent restriction on the choice or level of agricultural land operations likely requiring minor or negligible management adjustments affecting a minor part (<10%) of the holding. A temporary restriction on the choice or level of agricultural land operations and/or likely requiring moderate management adjustments. Small changes to the tree population over a wide area or noticeable change over a limited area or (for an individual) pruning up to the maximum suggested in BS3998:2010.	Introduction of temporary moderate severance or fragmentation of fields and moderate restriction/change of access to the agricultural land use resource/key infrastructure.
Low	A temporary restriction on the choice or level of land operations and/or likely requiring small management adjustments. Very small changes to the tree population over a wide area or small changes over a limited area or (for an individual) small levels of pruning to an individual tree or minor impact on rhizosphere.	Introduction of temporary material severance or fragmentation of fields and material restriction/change of access to the agricultural land use resource.

Magnitude of Impact	Definition	
	Land Use	**Severance and Access**
Negligible	A temporary restriction on the choice or level of agricultural land operations and/or requiring discernible management adjustments. No discernible change to the tree population or individuals	Introduction of temporary noticeable severance or fragmentation of fields and notable restriction/change of access to the agricultural land use resource/key infrastructure.
No change	No observable restrictions to the use of the land use resource or its function.	No observable severance or fragmentation of fields or restriction/change access to the land use resource/key infrastructure.

Public Access

6.8.26 Paths that are utilised by WCH are important due to fact they allow access to local outdoor and recreational areas. The also support access to Community Assets such as shops, schools, churches, post offices and other local businesses.

6.8.27 In accordance with DMRB LA 112, the assessment of the impacts to WCH and Public Access as a result of the Proposed Development considers potential alterations to journey lengths. However, to inform a more complete picture of impacts on WCH as a result of the Proposed Development, changes to amenity have also been considered. Rationale for including amenity in the scope of the assessment is outlined in 6.8.34.

6.8.28 In accordance with NatureScot guidance on EIA (SNH, 2018), likely significant effects on access to outdoor areas has also been considered in this assessment.

Changes in Journey Length

6.8.29 Changes in journey length can result from direct impacts (e.g. closure of paths/cycleways and/or diversion routes as a result of the Proposed Development) or indirect impacts (e.g. as a result of increases in traffic flow on roads crossed by or adjacent to paths, which may result in WCH deciding to use an alternative route).

6.8.30 The sensitivity criteria used for assessing change to journey length is outlined in Table 6.12. The criteria have been influenced by the guidance set out in DMRB LA 112 and supplemented with additional parameters related to the level of formal recognition of a pathway. Where a path could be attributed to more than one category (e.g. a core path may also be claimed right of way) in this instance the highest sensitivity was applied. Vulnerable users include children, elderly persons, and those impacted by a disability.

Table 6.12: Change in Journey Length Sensitivity Criteria (Highways England et al., 2020b)

Sensitivity	Characteristics of Receptor
Very High	National trails and routes likely to be used for both commuting and recreation that record frequent (daily) use. No possible substitutions. Routes regularly used by vulnerable travellers. Rights of way and Core Paths for WCH crossing roads at grade with >16,000 vehicles per day.
High	Regional trails and routes likely to be used for recreation and to a lesser extent commuting, that records frequent (daily) use and have less potential for substitution. Rights of way and Core Paths for WCH crossing roads at grade with >8,000 – 16,000 vehicles per day. Routes used to access tourist destinations. Vindicated rights of way and asserted rights of way Core Paths/ proposed core paths.
Medium	Public rights of way and other routes close to communities which are used for recreational purposes (e.g. dog walking), but for which alternative routes can be taken. These routes are likely to link to a wider network of routes to provide options for longer, recreational journeys, and/or Rights of way for WCH crossing roads at grade with >4,000-8,000 vehicles per day.
Low	Routes which have fallen into disuse through past severance, or which are scarcely used because they do not currently offer a meaningful route for either utility or recreational purposes, and/or Rights of way for WCH crossing roads at grade with <4,000 vehicles per day. Local routes/other paths outwith the above categories. Locally important Community Land (e.g. local parks and playing fields).
Negligible	No impact to the baseline of public access routes.

6.8.31 The magnitude of Impact criteria in Table 6.13 is informed by the DMRB LA 112 guidance.

Table 6.13: Public Access Magnitude of Impact (Highways England *et al.*, 2020b)

Magnitude of Impact	Definition
High	Total journey length for WCH increased (adverse) by more than 500 m. or Total journey length for WCH decreased (beneficial) by more than 500 m.
Medium	Total journey length for WCH increased (adverse) by more than 250 m and up to 500 m. or Total journey length for WCH decreased (beneficial) by more than 250 m and up to 500 m.

Magnitude of Impact	Definition
Low	Total journey length for WCH increased (adverse) by more than 50 m and up to 250 m. or Total journey length for WCH decreased (beneficial) by more than 50 m and up to 250 m.
Negligible	Total journey length for WCH increased (adverse) by less than 50 m. or Total journey length for WCH decreased (beneficial) by less than 50 m.
No Change	No loss or alteration of any characteristics, features, elements or accessibility; no observable changes in either direction.

Outdoor Access

6.8.32 In accordance with NatureScot's guidance on EIA (SNH, 2018), likely significant effects on access to outdoor areas has been considered as part of this assessment.

6.8.33 The objective of the outdoor access assessment is to determine any likely significant effects on access to the outdoors. This includes the ability to make use of an outdoor area or path and the ease with which access can be gained. The assessment was undertaken for linear and area-based facilities and in line with NatureScot guidance as presented in Table 6.14.

Table 6.14 Outdoor Access Areas Considered

Area Based Facilities	National, Regional and Country parks
	National Nature reserves and Local Nature Reserves
	Areas subject to a S.49A Management Agreements, including public access. A S.49 Management Agreement is defined in the Countryside (Scotland) Act 1967 as "[NatureScot] may enter into an agreement with any person having an interest in land to do, or to secure the doing of, whatever in the opinion of the parties to the agreement may be necessary to secure the conservation and enhancement or to foster the understanding and enjoyment of the natural heritage of Scotland."
	Local open space and green infrastructure
	Inland lochs and reservoirs
	Sites that promote recreational activities
	Munros, hills, and any other natural attractions such as beaches and coastal areas.
Linear Access Facilities	Core paths and wider networks available through access rights
	Long distance routes, regional routes, National Cycle Networks
	Any other public rights of way that are not identified as core paths or local paths
	Permissive paths and routes on land where access rights do not apply
	Rivers and canals

Changes in Amenity

6.8.34 NatureScot's EIA handbook (SNH, 2018) discusses the close relationship between the potential development effects on visual amenity and outdoor activity. It recognises that developments can impact people's ability to engage with outdoor recreation as well as having an impact on the recreational setting, which can limit the potential enjoyment. The guidance states that impacts on outdoor recreation should be integrated with other assessments during the EIA process where relevant.

6.8.35 Amenity relates in particular to the exposure of WCH to traffic and associated noise, air quality and safety aspects, however visual impacts and paths/cycleways widths are also considerations. It is an acknowledged that any changes in amenity would be subjective. For this assessment it is assumed that any impact on amenity will be temporary in nature as operational impacts have been scoped out. Therefore, changes in amenity were considered where:

- Existing paths would be crossed during construction;
- Noise and air quality on existing paths could be positively or negatively impacted during construction;
- Construction works would be visible from existing paths; or
- Construction traffic flows would potentially affect the paths along a WCH route or at crossing points (this is assessed within Chapter 14: Traffic and Transport and is excluded from the amenity assessment in this chapter as a result).

6.8.36 In line with DMRB volume 11 Part 8 'Pedestrians, Cyclists, Equestrians and Community Effects' guidance (Highways England *et al.*, 1993), the assessment of change to amenity is determined qualitatively using professional judgement and taking into account the magnitude of change relative to the existing views, air quality, traffic flows and noise levels.

6.8.37 The significance of impact criteria for change in amenity are described in Table 6.15.

Table 6.15: Significance of Impact on Amenity

Significance	Characteristics
Major	Where there is a substantial change in the existing view and/or air quality and/or major change in noise levels and/or substantial change in traffic flows resulting in a change in safety.
Moderate	Where there is a noticeable change in the existing view and/or air quality and/or moderate change in noise levels and/or moderate change in traffic flows resulting in a change in safety.
Slight	Where there is a minor change in the existing view and/or air quality and/or slight change in noise levels and/or slight change in traffic flows resulting in a change in safety.
Negligible	No real discernible change from the baseline conditions which equates to a no-change situation.

6.8.38 It is anticipated that amenity will not be a dominant factor within the assessment for Public Access due to the scoping out of operational impacts. For a more detailed breakdown of the assessment of Noise and Vibration (Volume 1, Chapter 13); Landscape and Visual (Volume 1, Chapter 8); and Air Quality (Volume 1, Chapter 12), please refer to these individual topic chapters.

Public Transport

6.8.39 During this assessment, public transport has been considered in terms of the potential disruption in access to facilities during the construction phase of the Proposed Development.

6.8.40 The Study Area for the effects on users of public transport is the same as is used in the WCH assessment.

6.8.41 In the absence of specific public transport guidance available in DMRB or any other source, the assessment has predominantly been carried out using a descriptive and qualitative approach, based on professional judgement. However, this assessment has also considered the public transport modelling undertaken in Volume 1, Chapter 14: Traffic and Transport and has factored the impact magnitude presented in that chapter in the assessment in this chapter.

6.8.42 Impacts are considered to be adverse where access to public transport would be impeded or made less convenient. Impacts are considered to be beneficial where access to public transport is improved and made more convenient.

6.8.43 Adverse impacts as a result of the Proposed Development are considered to be significant where the impact on access to public transport would be impeded or disrupted to the extent that it would deter users from the services. Conversely, beneficial impacts are considered to be significant where the Proposed Development is considered to improve access to public transport services, such that there would be an uptake in their use.

Assessment of Magnitude and Significance

6.8.44 For all of the environmental factors and elements described above, the magnitude of impact and the sensitivity of the receptor are combined to determine the significance of effect as presented in Table 6.16 and Table 6.17.

Table 6.16: Matrix Used for the Assessment of the Significance of the Effect

Sensitivity of Receptor	Magnitude of Impact			
	Negligible	**Low**	**Medium**	**High**
Negligible	Negligible	Negligible to Minor	Negligible to Minor	Minor
Low	Negligible to Minor	Negligible to Minor	Minor	Minor to Moderate
Medium	Negligible to Minor	Minor	Moderate	Moderate to Major
High	Minor	Minor to Moderate	Moderate to Major	Major
Very High	Minor	Moderate to Major	Major	Major

Table 6.17: Definition of Significance

Effect	Justification
Negligible	No effects or those that are beneath levels of perception, within normal bounds of variation, or within the margin of forecasting error.
Minor	These beneficial or adverse effects are generally, but not exclusively, raised as local factors. They are unlikely to be critical in the decision-making process but are important in enhancing the subsequent design of the Proposed Development.
Moderate	These beneficial or adverse effects have the potential to be important and may influence the decision-making process. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse or beneficial effect on a particular resource or receptor.
Major	These beneficial or adverse effects are very important and are likely to be material in the decision-making process. These effects are generally, but not exclusively, associated with sites or features of international, national, or regional importance. However, a major change in a site or feature of local importance may also enter this category.

6.8.45 In some instances, the significance of effect is calculated to span multiple significance thresholds, for example 'Minor to Moderate'. Where this occurs, professional judgement has been applied to determine which outcome defines the most likely effect, taking into account the sensitivity of the receptor and the magnitude of impact. Where professional judgement has been applied, the assessment will set out the contributing factors that result in the final determination of significance. Examples of these factors include the likelihood that an effect will occur, data certainty and relevant information about the wider environmental context.

6.8.46 The EIA Regulations require the identification and reporting of significant environmental effects under section 4 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. For the purposes of this assessment:

- a level of Moderate or more will be considered a 'significant' effect in terms of the EIA Regulations; and

- a level of Minor or less will be considered 'not significant' in terms of the EIA Regulations.

6.8.47 Within this assessment of effects on Land Use, Agriculture and Public Access, magnitude of impact and significance of effects are considered adverse unless otherwise stated.

6.9 Embedded Measures and Mitigation

6.9.1 As part of the design process for the Proposed Development, a number of embedded mitigation measures have been proposed to reduce the potential for impacts on Land Use, Agriculture and Public Access (see Table 6.18). Embedded mitigation has been considered at every stage of the Proposed Development, having been integrated into the design and through best practice measures.

6.9.2 The commitment to implementing these embedded mitigation measures has been taken into account in Section 6.10 (i.e. as part of the determination of the magnitude of each impact, and therefore the determination of significance of effect assumes implementation of these measures).

Table 6.18: Embedded Mitigation Measures Adopted as Part of the Proposed Development

Mitigation Reference	Embedded Mitigation Adopted as Part of the Proposed Development	Justification
GEN1	Adoption of design measures that limit or reduce impacts on land use, agricultural, and public access effects in development of detailed design; including: • Horizontal Directional Drilling (HDD) (or other trenchless methodologies) at the Landfall • Reducing impacts on prime agricultural land • Reducing fragmentation of agricultural land • Avoidance of private property and housing • Avoidance of Community Land and Community Assets	The connection of the offshore and Onshore Export Cables at the Landfall will be undertaken by HDD (or other trenchless methodologies) in the neighbouring agricultural field adjacent to the A92. The construction area will be reinstated and only inspection covers on the TJBs and a permanent access track will remain for the lifetime of the Proposed Development.
		The location and geographic extent of the PPP Application Boundary has been designed to reduce the permanent loss of Prime Agricultural Land (LCA Grades 1, 2 and 3.1). As such, the permanent loss of prime agricultural land is limited to that of the TJBs extending to approximately 0.02 ha.
		Where reasonably practicable, cable routeing will be undertaken along field boundaries and existing linear features.
		The PPP Application Boundary (including Substation location) has been informed by buffer zones from sensitive receptors, which include the avoidance of settlements, and groupings of private properties, where reasonably practicable.
		The location and geographic extent of the PPP Application Boundary has been designed to avoid community land and assets, where reasonably practicable, including areas of open space (e.g. public parks and gardens, play areas, and sports areas) and community land. As such, there will be no permanent or temporary loss of community land and assets associated with construction, operation and maintenance and decommissioning of the Proposed Development.

Mitigation Reference	Embedded Mitigation Adopted as Part of the Proposed Development	Justification
	• Avoidance of rights of way, including Core Paths and long distance footpaths • Avoidance of forestry and woodland	The location and geographic extent of the PPP Application Boundary has been designed to avoid rights of way, including Core Paths and long-distance footpaths, where reasonably practicable.
		The location and geographic extent of the PPP Application Boundary has been designed to avoid areas allocated for forestry, where reasonably practicable. However, where avoidance of forestry is not feasible, such as at the Substation site, then appropriate replanting of compensatory forestry planting will be proposed.
GEN2	Production of CEMP to include measures to protect and reduce effects on land use, agriculture and public access including: • Reducing operational disturbance on agricultural land holdings • Reinstatement of terrain and ground cover	The CEMP will include measures to maintain access within agricultural land holdings and between fields, including the identification alternative routes (subject to agreement from landowners), to enable the continued operation of affected agricultural land holdings crofts during construction of the Proposed Development.
		Post construction, land temporarily affected during construction of the Proposed Development would be restored to its former (or otherwise agreed upon) condition, including removal of temporary infrastructure (e.g. compounds, fencing) and reinstatement of field drainage and/or irrigation. Should there be any unavoidable impacts such as the removal of hedgerows or trees during construction or cable laying, with restoration in situ, using appropriate and sympathetic materials the preferred approach. Where practicable, consideration will be given to early restoration of sections of the Onshore Export Cable corridors. Restoration of land temporarily affected post-construction would be undertaken in accordance with the relevant management measures and procedures set out the CEMP, which would be developed at MSC stage in accordance with the Outline CEMP.
GEN3	Production of a Construction Traffic Management Plan (CTMP)	An Outline CTMP has been included within the Outline CEMP (Volume 2, Appendix 2.2: Outline CEMP). A full and detailed CTMP would be prepared in accordance with the outline CTMP prior to commencement of construction and agreed with relevant stakeholders, including Aberdeenshire Council and Transport Scotland. The CTMP will set out reasonably practical measures, including: • managing the number and routeing of Heavy Goods Vehicles (HGVs) during the construction phase; • managing the movement of construction workers during the construction phase; • managing the safe passage of HGVs along the local road network during the construction phase; and • details of any road improvements to facilitate the safe use of the road network.
GEN3	Production of Soil Management Plan (SMP)	Soil management measures will be incorporated into the detailed CEMP in a Soil Management Plan (SMP), which will be prepared in accordance with Defra Construction Code of Practice for the Sustainable Use of Soils on

Mitigation Reference	Embedded Mitigation Adopted as Part of the Proposed Development	Justification
		Construction Sites (PB13298), Institute of Quarrying (IQ) Good Practice Guide for Handling Soils in Mineral Workings (IQ, 2021) and British Society of Soil Science (BSSS) Working with Soil Guidance Note on Benefitting from Soil Management in Development and Construction (BSSS, 2022). The soil management measures will seek to ensure the conservation of soil resources, maintain soil drainage and reinstate soil profiles as near as reasonably practicable to their former condition. To maintain the quality of soils temporarily affected during construction of the Proposed Development, the following measures will be incorporated in the SMP: • Separate stripping and storage of identified topsoil and subsoil resources to prevent mixing of soil materials which can reduce overall soil quality. • Location of topsoil and subsoil storage areas to avoid cross-contamination of materials and the trafficking of soil storage areas by construction traffic. • Maintenance of topsoil and subsoil storage areas to reduce potential losses of soil materials throughout the duration of storage. • Control of the timing of soil handling operations to reduce potential soil damage through handling in unsuitable conditions. • Choice of soil handling machinery and method for its use, to reduce potential for soil compaction and soil damage. • Replacement of subsoils and then topsoil's during restoration. • Implementation of appropriate soil aftercare following reinstatement of land in accordance with the SMP. • Supervision of soil handling operations on site by a suitably qualified and experienced person to ensure that recognised good practice is effectively implemented on site.
LU1	Maintenance and/or reinstatement of land drains	A pre-construction drainage survey will be completed to identify and record existing land drainage systems. Header drains (cut-off drains) will be installed before construction begins, where required, to secure the integrity of the adjacent drainage systems and facilitate the installation of the cables. Additional drainage work determined as necessary to keep affected and adjoining land in good order will be undertaken and would include measures such as redirecting existing land drains and laying of new land drains. Where land drains are located during excavations, a photographic record of their location and any repairs or connections would be kept and positions recorded. Post-construction drainage works

Mitigation Reference	Embedded Mitigation Adopted as Part of the Proposed Development	Justification
		would ensure land drains would be restored to a condition no worse than recorded in the pre-construction drainage survey.

6.10 Assessment of Significance

6.10.1 Table 6.5 summarises the potential effects arising from the construction, O&M and decommissioning phases of the Proposed Development, as well as the MDS against which each impact has been assessed. An assessment of the likely significance of the effects of the Proposed Development on the Land Use, Agriculture and Public Access receptors caused by each identified impact is provided in the following sub-sections, the detailed assessment is also in Volume 2, Appendix 7.2 for agricultural land holdings.

Construction Phase

Land Use

Private Property and Housing

6.10.2 As discussed in Section 6.6 the main cluster of housing within the Study Area is the village of Drumlithie, with the addition of individual or smaller clusters of properties located across the Study Area. Two residential properties are situated within the PPP Application Boundary, Threewells Cottage and Kirkton of Arbuthnott Farmhouse, however these will be avoided by any potential cable route.

6.10.3 The sensitivity criteria detailed in Table 6.7 allows for the designation of a sensitivity rating for the named residential areas and properties. The ratings allocated are as follows:

- Drumlithie – Very High sensitivity; and
- Other properties situated within the Study Area – Medium sensitivity.

6.10.4 Volume 1, Chapter 14: Traffic and Transport assesses the magnitude of impacts and significance of residual effects arising from construction traffic and construction activities of the Proposed Development and reports these in Table 15.43 (Summary of Magnitude of Impact) and Table 15.44 (Significance of Effects). These include impacts on severance, driver delays and WCH delay relevant to this assessment.

6.10.5 These are reported for various locations including ATC12 (C19K Glenbervie Road, west of Drumlithie) with impacts on severance, driver delays and WCH delay assessed as being negligible. For the purposes of this assessment of impacts on use of private property and housing, this is assumed to be consistent with

6.10.6 Table 6.8where Negligible magnitude is assessed where there is:

- a temporary noticeable restriction to the use of the land use resource, current land use not directly impacted compared to baseline; and
- introduction of temporary noticeable severance and notable restriction/change of access to the land use resource.

6.10.7 The duration of the impact is expected to be the same as the duration of construction (up to 33 months) and is considered to be temporary.

6.10.8 A Negligible magnitude of impact combined with Very High sensitivity, results in the effect on land use, severance and access for Drumlithie being assessed as

Minor significance (temporary), which is not a likely significant effect in terms of the EIA Regulations.

6.10.9 Table 15.43 (Summary of Magnitude of Impact) in Volume 1, Chapter 14: Traffic and Transport, identifies High magnitude of impacts for severance at ATC14 (C20K, south of A90) and Low at ATC16 (C14K, west of Three Wells). At all other locations the magnitude of impacts are assessed as Negligible (temporary) for these three factors. For the purposes of this assessment, these magnitude of impacts are assumed to be representative of all other private property and housing in the Study Area (with the exception of Drumlithie, as assessed above) and the magnitude of impacts are assumed to be consistent with the respective criteria reported in

6.10.10 Table 6.8.

6.10.11 A Negligible impact combined with Medium sensitivity for Other Properties Situated in the Study Area results in the significance of effect on land use, severance and access being assessed as Minor (temporary) for private property and housing in the vicinity of ACT14 (C20K, south of A90), Minor (temporary) for private and housing in the vicinity of ATC16 (C14K, west of Three Wells), and Negligible (temporary) for all other private property and housing all of which are not likely significant effects in terms of the EIA Regulations.

Community Land and Assets

6.10.12 As outlined in paragraph 6.6.10 and 6.6.13, there are four designated Community Land (Open Space) sites and six Community Assets within the Study Area.

6.10.13 The Community Land and Assets located within the Study Area have all been allocated a Very High sensitivity (refer to Table 6.9) due to the assumed frequency of use (very frequent) and the assumed level of use by the community (the majority), and alternative community facilities are only available in the wider local planning authority area.

6.10.14 The potential impacts on both Community Land and Community Assets relate to the temporary material restriction/change of access due to temporary road closures and traffic management systems, as described in Paragraphs 6.10.4 to 7.10.7.

6.10.15 Overall, the magnitude of impact on Community Land and Community Assets is assessed to be Negligible. The significance of effect would therefore be Minor (temporary) which is not a likely significant effect in terms of the EIA Regulations.

Additional Mitigation and Residual Effects

6.10.16 The Proposed Development does not introduce restrictions on the use of Private Property and Housing, Community Land or Community Assets and so no additional mitigation is required in this respect.

6.10.17 The Proposed Development is assessed to have temporary impacts in relation to severance and access for Private Property and Housing, Community Land and Community Assets. In these respects, mitigation measures and initiatives are introduced to reduce the intrusive impacts of construction related traffic. These

include a Construction Traffic Management Plan (CTMP) (GEN3) and a Construction Logistics Plan (CLP) (GEN3) as set out in Volume 1, Chapter 14: Traffic and Transport. The assessment of residual effects assumes that the CTMP and the CLP are developed by the Appointed Contractor and implemented during the construction of the Proposed Development. Details of the mitigation are provided in Volume 1, Chapter 14: Traffic and Transport in paragraphs 14.10.50 to 14.10.56.

6.10.18 As detailed in paragraph 14.10.53 in Volume 1, Chapter 14: Traffic and Transport, a construction liaison committee will be established that will include representatives from the local community and in accordance with paragraph 15.10.54 a collaborative approach with the local community will be adopted and include measures such as:

- A diary of proposed delivery movements will be created to liaise with the communities to avoid key dates such as festivals etc. The publication of notices and provision of advice to the public and employers in the area where the likely increased driver delay may result.
- The creation of an online Frequently Asked Questions and information portal that can be interrogated by the public on construction issues and delivery programmes.

6.10.19 With the application of the additional mitigation the residual significance of effect on land use, severance and access for Private Property and Housing and Community Land and Assets at Drumlithie is assessed to remain as Minor (temporary). This is not significant in terms of the EIA Regulations.

6.10.20 With the application of the additional mitigation the residual significance of effect on land use, severance and access for Other Private Property and Housing Situated in the Study Area is assessed to remain as Minor (temporary) for private property and housing in the vicinity of ACT14 (C20K, south of A90), Minor (temporary) for private and housing in the vicinity of ATC16 (C14K, west of Three Wells), and Negligible (temporary) for all other private property and housing. These effects are not significant in terms of the EIA Regulations.

Agricultural Land Holdings

Construction Requirements

Landfall and Cable Route Construction

6.10.21 The Landfall, Onshore Export Cable and the 400 kV Cables will be constructed within agricultural landholdings extending to approximately 1,100 km^2.

6.10.22 The Offshore Export Cables will be brought under the intertidal area using a trenchless technique and will be brought above ground in the neighbouring agricultural field adjacent to the A92 where they will be connected to the Onshore Export Cables in Transition Joint Bays. The TJBs will be located within a temporary construction compound and there will be a permanent access track to the TJBs which will be maintained as an operational track for the lifetime of the Proposed Development.

6.10.23 The Onshore Export Cable Corridor is the area within which the 220/275 kV Onshore Export Cables will be located and this runs from the Landfall to the

Substation site, a distance of approximately 22 km. The Land Use, Agriculture and Public Access assumes an indicative centreline for the Onshore Export Cable Corridor and a 50 m temporary working width. This is based on open-cut construction technique with the Onshore Export Cables buried at an approximate target depth of 1.65 m in two trenches. There will be a permanent Onshore Export Cable Corridor easement of 35 m.

6.10.24 The 400kV Cable Corridor is the area within which the 400 kV Cables will be located providing onward transmission from the Substation to Hurlie Substation, a distance of approximately 1.3 km. The assessment of Land Use, Agriculture and Public Access assumes an indicative centreline for the 400 kV Cable Corridor and a 35 m temporary working width. This is based on open-cut construction technique with the Onshore Export Cables buried at an approximate target depth of 1.65 m in two trenches. There will be a permanent 400 kV Cable Corridor easement of 15 m.

6.10.25 Access to the Onshore Export Cable Corridor and the 400 kV Cable Corridor will be required for construction vehicles, plant machinery and operatives. Land within the corridor will be subject to soil stripping and excavation works which to form the cable trenches and joint bays.

6.10.26 Trenchless construction methods have been assumed for Landfall and the crossing of features such as roads, railway, buried utilities and watercourses. The assessment assumes 18 Trenchless Crossings (refer to Table 3.7 (Trenchless Crossings identified in EIA PDE) in Volume 1, Chapter 2: The Proposed Development). Ducts will be up to 6 m below the ground surface.

6.10.27 The total area within Onshore Export Cable Corridor is assessed as 107.04 ha. The total area within the 400 kV Cable Corridor is assessed as 2.00 ha. The breakdown of the land areas subject to temporary restriction on agricultural land use for each agricultural land holding is reported in Table 1.1 in Volume 2, Appendix 6.2.

6.10.28 In accordance with the Proposed Development Timeline reported in Volume 1, Chapter 2: The Proposed Development a total construction period of up to 33 months is assumed inclusive of pre-commencement works and restoration and reinstatement works across the full cable routes. The sequential nature of the work means that potential disturbance from construction would be localised as the work progresses along the cable route. Although highly dependent on local conditions, a reasonable assumption for the progression rate of the cable installation is approximately 400 m every 4-6 weeks with HDD locations taking approximately 12 weeks.

Temporary Construction Compounds

6.10.29 A temporary construction compound will be required at Landfall.

6.10.30 Three temporary construction compounds are proposed to facilitate construction of the Substation and Onshore Export Cables, requiring an area of approximately 1 ha each. After an agreed duration, the compounds would be removed, and the three sites would be restored to their previous use.

6.10.31 For the purposes of this assessment, it is assumed that two of the three temporary construction compounds for the Onshore Export Cables would be located on agricultural land with the third for the Substation located on forestry land. The duration of use of the temporary construction compounds on agricultural land and forestry is assumed to equate to the duration of construction phase of the Proposed Development for which the construction compound is required.

Substation

6.10.32 The Substation is proposed to be located within Fetteresso Forest and for the purposes of the assessment would require a permanent footprint within the forestry land of approximately 19.00 ha. The permanent footprint of the Substation switchyard extends to approximately 9.729 ha. 19.00 ha is assumed to be the area on which there will be a permanent restriction during operation.

6.10.33 In accordance with the Proposed Development Timeline reported in Volume 1, Chapter 2: The Proposed Development a construction period of up to 45 months is assumed inclusive of pre-commencement works and restoration and reinstatement works.

Land Capability for Agriculture

6.10.34 The construction of the Proposed Development would affect agricultural land with land classification for agriculture grades as detailed in Table 6.19.

Table 6.19: Land Capability for Agriculture directly affected by the Proposed Development

Land Capability for Agriculture Grade	Temporary Impacts	Permanent Impacts
LCA Grade 3.1 (Prime Land)	220/275 kV Onshore Export Cable Corridor: 37.78 ha	-
LCA Grade 3.2	Landfall: 3.00 ha 220/275 kV Onshore Export Cable Corridor: 50.35 ha 400 kV Onshore Export Cable Corridor: 0.28 ha	Transition Joint Bays: 0.02 ha
LCA Grade 4.1	220/275 kV Onshore Export Cable Corridor: 6.08 ha 400 kV Onshore Export Cable Corridor: 1.18 ha	Substation area incorporates LCA Grade 4.1 and LCA Grade 5 Substation: 19.00 ha
LCA Grade 4.2	225 kV Onshore Export Cable Corridor: 7.38 ha	
LCA Grade 5	220/275 kV Onshore Export Cable Corridor: 4.54 ha 400 kV Onshore Export Cable Corridor: 0.54 ha	
LCA Grade 6	220/275 kV Onshore Export Cable Corridor: 0.91 ha	-

6.10.35 For the purposes of this assessment, it is assumed that the 63 link boxes required for the Proposed Development would be situated such that there would be no permanent sealing of agricultural land.

Agricultural Land Holdings

6.10.36 The Proposed Development has been assessed to intersect with 45 agricultural land holdings, as defined by the PPP Application Boundary.

6.10.37 Table 1.1 in Volume 1, Appendix 6.2 details the sensitivity allocated to each agricultural land holding based on the criteria set out in Table 6.10. Given the

nature of the farming systems in the Study Area, the majority of the agricultural land holdings were allocated a medium sensitivity with only a few agricultural land holdings allocated a low sensitivity.

6.10.38 Table 1.1 in Technical Appendix 6.2 also provides details of the magnitude of impact and significance of effect based on the criteria set out in Table 6.10 and the matrix of significance of effect detailed in Table 6.16. The findings are summarised in Table 6.20.

Table 6.20: Summary of significance of effect on agricultural land holdings

Significance of Effect		Number of Agricultural Land Holdings
Permanent	Major	-
	Moderate	-
	Minor	2
	Negligible	-
Temporary	Major	1
	Moderate	22
	Minor	12
	Negligible	10

6.10.39 Two Agricultural Land Holdings are assessed to be subject to permanent effects, and of these neither are assessed to be significant in terms of the EIA Regulations; the assessment for each is as follows:

- Nether Benholm Farm: Permanent restriction extending to 0.02 ha (<1% of agricultural land holding) in one field arising from the construction of the three Transition Joint Bays. Significance of effect is assessed to be Minor which is not a significant effect in terms of the EIA Regulations.
- Fetteresso Forest: Permanent restriction extending to 19.00 ha (<1% of agricultural land holding) in commercial forestry arising from the construction of the Substation. Permanent restriction on planting of trees within the 220/275 kV and 400 kV easement extending to 8 ha. Significance of effect assessed to be Minor which is not a significant effect in terms of the EIA Regulations.

6.10.40 45 Agricultural Land Holdings are assessed to have temporary effects (up to 33 months) and of these 23 are assessed to be significant (temporary) effects in terms of the EIA Regulations, additional detail on individual holdings is provided in Volume 2: Appendix 7.2: Agricultural Land Holdings and Public Access.

6.10.41 As the easement for the 220/275 kV Onshore Export Cables would not restrict agricultural use, this easement is not considered to have any effects on future agricultural land use on the agricultural land holdings subject to the easement.

6.10.42 The easement for the 220/275kV and 400kV Onshore Export Cables located in Fetteresso Forest would prevent planting of trees on the easement. This is considered to be a permanent effect. This has been considered when assessing the significance of effect on Forestry and Land Scotland's land holding.

6.10.43 BOWFL has sought to enter into voluntary agreements with the landowners affected by the location and construction of the Proposed Development throughout the development of the Project and will continue to work with landowners effected for refinements taken forward at MSC.

Additional Mitigation and Residual Effects

6.10.44 Additional mitigation beyond the embedded mitigation identified in Table 6.18 is required to mitigate any effects which are found to be significant despite embedded mitigation. These are detailed in Table 6.21.

Table 6.21: Additional Mitigation for Agricultural Land Holdings

Mitigation Reference	Additional Mitigation	Justification
GEN2	Compaction (to restore land to pre-construction conditions)	The Applicant will use where reasonably practicable and appropriate, measures such as geogrids to limit the compaction effects of storage of plant and materials and accommodation buildings in temporary construction compounds. Similar procedures will be adopted where reasonably practicable and appropriate to mitigate the compaction potential of vehicles and plant tracking across agricultural land to reach the construction corridor and along haul routes.
LU2	Consultation with land interests (to reduce disturbance to farming operations)	Pre-construction consultation with landowners and occupiers to agree farm specific procedures and dates of entry. The Applicant aims to provide at least 10 working days' notice to landowners/occupiers before entry is taken. Where it is reasonably practicable to do so and programme allows, the Applicant will afford landowners and occupiers time to remove standing crops before access is taken in order to mitigate losses.
LU3	Record of Condition (to restore land to pre-construction conditions)	The Applicant will arrange for preparation of a photographic record of condition of land and drainage for agricultural land holdings directly affected by the Proposed Development. The record of condition will include any accesses and compounds that are proposed to be used by the Proposed Development. The record of condition may consist of written notes, photographs or video recordings. A copy of any record of condition will be shared with landowners/occupiers/their agents before work on site begin. This will ensure an accurate record of the prior condition of land to ensure that land is reinstated appropriately.
LU4	Biosecurity Measures (to avoid spread of pests and diseases)	The Applicant, in conjunction with the landowner/occupier, will take such reasonable biosecurity precautions as may be necessary to avoid the spreading of pests and diseases having regard to the recommendations and guidance as prescribed by the Scottish Government or other agreed and appropriate industry body. The Applicant will also seek to agree reasonable precautions against the spreading of pests and diseases with any landowner/ occupier prior to entry onto any land or property. In locations where the presence of agricultural pests such as Potato Cyst Nematode (PCN) have been identified, plant and vehicles which are used to track and work across areas of agricultural land will be subject to wheel washing and disinfecting procedures wherever they move on/off public roads and whenever they cross between separate land interests. These procedures are necessary to avoid the introduction or spread of agricultural pests into areas which are free of such infestation.
LU5	Retention of Services (to reduce disturbance to farming operations)	The Applicant will aim to ensure that provisions are made to maintain existing services such as water for livestock during the works. Where this is not possible alternatives will be provided, and all reasonable steps will be taken to reinstate the services to their previous condition once the works are completed.

Mitigation Reference	Additional Mitigation	Justification
LU6	Temporary Fencing (to reduce disturbance to farming operations)	The Applicant will ensure that the working width of the cable corridor will be fenced to protect both members of the public and livestock. Unless otherwise agreed with the landowner/occupier, the method of fencing the Construction Working Width will be livestock-proof to ensure exclusion of any livestock kept on the adjoining land. Where no livestock is kept, alternative post and rope fences or wire may be used by agreement with the landowner/occupier. Crossing points may be included within this fencing to facilitate the continuation of agricultural operations. The crossing points will be installed at appropriate locations to enable reasonable access across the Construction Working Width. All temporary fencing will be maintained throughout construction works until the land has been reinstated, unless otherwise agreed with the landowner/occupier.
LU7	Cover above Cables (to reduce disturbance to agricultural operations)	The Applicant will ensure that the Onshore Export Cables will be laid with a suitable depth of cover from the original surface to the cable protection tile to avoid interference with normal agricultural operations, except where necessary for engineering reasons, and with the agreement of the landowner.

6.10.45 After the application of the additional mitigation above across all agricultural land holdings, the Proposed Development would not be expected to result in any significant (permanent) residual effects on any agricultural land holdings. The additional mitigation will ensure that all land within the construction corridor, with the exception of the proposed three TJBs at Landfall (0.02 ha) and the Substation to be located in Fetteresso Forest (19.00 ha), will be returned to its previous (primarily agricultural) use post-construction. Residual effects of Minor (permanent) significance, which is not a likely significant effect in terms of the EIA Regulations, are assessed for two agricultural land holdings

6.10.46 The significant residual effects on agricultural land holdings are presented in Table 6.22 and detailed in full in Table 1.1 within Volume 2, Appendix 6.2. Whilst additional mitigation is required and proposed, the temporary restriction on land use during construction will remain, and has the potential to impact at least a crop year and moderate management adjustments may therefore be required. As such this is assessed to result in residual (temporary) effects that are significant in terms of the EIA Regulations for 23 agricultural land holdings. The additional mitigation will mean that the land is returned to as near a condition as practicable to its pre-construction state, and as such there would be no significant (permanent) effects in terms of the EIA Regulations (see 6.10.69 to 6.10.70).

Table 6.22: Agricultural Land Holdings with residual (temporary) effects

Residual Significance	Number of land holdings
Significant	23
Non-significant	22

Public Access

6.10.47 This section describes the potential impacts on WCH identified according to the criteria set out in Section 6.8 during the construction phase of the Proposed Development.

WCH Routes

6.10.48 During the construction of the Proposed Development, WCH that utilise paths within the public access Study Area are expected to experience temporary disruption, severance and subsequent diversions due to the construction works. Most of the paths that may experience potential impacts intercept the PPP Application Boundary (Table 2.1 in Volume 2, Appendix 6.2). These paths are as follows:

- Core Paths - 1, 3, 7, 11 and 12;
- PRoW – 23, 24, 25 and 26;
- Local Paths – 4, 5, 8, 10, 13, 14, 15, 16, 17, 18, 19, 20 and 21;
- National and Recreational cycle routes – 2, 6 and 9;
- Heritage Paths – 26; and
- Scottish Hill Tracks – 27.

6.10.49 The sensitivity of the of routes are based on the guidance presented in Table 6.12 and presented in Table 2.1 in Volume 2, Appendix 6.2.

6.10.50 During the construction period, WCH users will experience potential disruption caused by the following:

- temporary diversions of paths which could increase journey time;
- removal of existing at-grade crossings;
- construction traffic on local roads which may create busier crossing points;
- location of site compounds on recreation areas which would reduce the ability to access these areas; and
- impacts on the amenity of the path network due to an increase in noise and dust, and decrease in visual amenity, discouraging WCH from using the paths and outdoor areas.

6.10.51 During construction, the continuity of the NCN Route 1 will be maintained, via traffic management or diversions, which may impact journey length and amenity.

6.10.52 As detailed in Town and Country Planning (Scotland) Act 1997, section 208:

"*A planning authority may by order authorise the stopping up or diversion of any footpath or bridleway if they are satisfied that it is necessary to do so in order to enable the development to be carried out:*

(2) An order under this section may, if the planning authority are satisfied that it should do so, provide -

(a) for the creation of an alternative footpath or bridleway for use as a replacement for the one authorised by the order to be stopped up or diverted, or for the improvement of an existing path or way for such use.

(4) This section applies in relation to any land which is a core path (within the meaning of Part 1 of the Land Reform (Scotland) Act 2003 (asp 2)) as it applies in relation to footpaths and bridleways."

6.10.53 The potential impacts are described in general terms, as they would depend on the detail and order of activities which are carried out by the chosen contractor(s), which are not available at this stage of assessment.

6.10.54 The magnitude of impact on each WCH route during the construction period can be split into two categories: those which will be in proximity to HDD, and those that will be outwith the HDD coverage. WCH routes in proximity to HDD comprise paths 1, 2, 3, 6 and 9 (as defined by the WCH route network in Appendix 6.2). These paths are anticipated to have a negligible magnitude of impact, as the use of HDD will mean no road/path closures for that area are required. There is potential for a reduction in amenity of the area, due to an increase in noise from construction and an increase in staff at the HDD sites, however these are anticipated to be negligible.

6.10.55 WCH routes considered to be outwith HDD coverage comprise paths 4, 5, 7, 8, 10 to 27. The magnitude of impact on each of these WCH routes during construction is anticipated to be High. This is due to the fact that WCH journey lengths are likely to be increased by >500 m in length if each route is closed and diverted during the construction phase. Additionally, there is potential for a reduction to amenity of the area due to increased noise, lower air quality and decreased visual amenity due to construction. The sensitivity of the WCH routes ranges between medium to high (see Table 2.1 in Volume 2, Appendix 6.2 for exact sensitivities). The medium to high sensitivity and high magnitude result in an overall significance of moderate to major (temporary). Given the temporary nature of any diversions/disruptions to the WCH route network using professional judgement effects are not anticipated to be significant in the context of the EIA Regulations.

6.10.56 No permanent impacts to the WCH routes have been identified, as all routes will be reinstated post-construction.

Access to Outdoor Areas

6.10.57 There are no potential permanent impacts that are likely to occur as the access to outdoor areas will be reinstated post construction of the onshore cable infrastructure.

6.10.58 Without the introduction of suitable mitigation during the construction phase, it is anticipated that there is potential for significant effects for the following outdoor areas:

- Benholm Bay – Users of paths 1 and 3 could experience some disruption through temporary severance.
- Millennium Garden: Users of path 11 are expected to experience disruption through temporary severance.
- Fetteresso Forest: Users of paths 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27 are all expected to experience some level of disruption through temporary severance.

6.10.59 The potential impacts to outdoor areas are described in general terms as they will depend on detail and timing of activities undertaken by the chosen contractor(s), which are not know at this stage of assessment.

6.10.60 The introduction of severance and disruption will be a temporary impact, it would have a magnitude of impact of High. As the sensitivity of these outdoor areas is High, this would result in a Major (temporary) significance of effect. Given the temporary nature of any diversions/disruptions to these outdoor areas using professional judgement effects are not anticipated to be significant in the context of the EIA Regulations.

Public Transport

6.10.61 There are multiple bus services that operate within the public access Study Area as set out in Section 6.6. These services could face disruption during the construction due to temporary traffic management measures, the increase in construction traffic on the surrounding roads and the removal of access routes to public transport infrastructure.

6.10.62 Public transport is expected to experience a negligible magnitude of impact. This is due to much of the bus journey re-routing resulting in minimal potential impact to journey length and time. These impacts are considered to be temporary because disruption to routes taken by public transport is short-term in nature as it is only experienced during the construction period. Therefore, as the sensitivity of public transport is considered to vary between low and medium, this would result in a negligible to minor (temporary) significance of effect.

6.10.63 There are no likely permanent impacts to public transport as typical operation will be resumed post construction.

Additional Mitigation and Residual Effects

6.10.64 Additional mitigation commitments to reduce the potential impacts on public access during the construction phase (LU8) are as follows:

- The construction programme will aim to minimise the length of proposed closures or restrictions of access for WCH as far as reasonably practicable.
- Where practicable, the introduction of temporary diversion routes and/or assisted crossings will be provided to maintain safe access for WCH throughout the construction works. Route diversions will be agreed in advance with Aberdeenshire Council and will be identified with appropriate signage.
- An Access Plan should be created prior to construction, this is beneficial to maintain public access routes during the construction phase and enhance public access long-term.
- In consultation with the relevant Roads Authority and public transport providers, bus stops that will be impacted by the Proposed Development will be reallocated safely with a safe access route for WCH.
- The contractor(s) will produce a CTMP that will include measures to avoid or reduce disruption to the road traffic, and in accordance with the Traffic

Signs Manual (Department for Transport, 2006). The plan will include consideration of the timing of works, the location of haul roads to reduce site traffic on the public roads and a well-maintained traffic management system.

- Reasonable precautions will be taken by the Contractor to avoid or reduce road closures. It is advised that one lane in each direction should be provided for the A90 and A92 traffic during the peak hours (weekdays) except in exceptional circumstances and for closures which are pre-approved by Transport Scotland e.g. those required during cable installation.
- Road diversions will be clearly indicated with road markings and signage as appropriate. Any road closures will be notified in advance through road signage and appropriate signage will be provided for the duration of the closure.
- The Contractor will also be responsible for identifying any notable changes in patterns of road network use during construction, where such changes may cause significant disruption elsewhere (such as drivers re-routing away from the A90 or A92) and will review and update traffic management provisions as appropriate in discussion with Transport Scotland.

6.10.65 There is still potential for disruption to journeys post-mitigation as a result of temporary diversions. There is also the potential for impacts to amenity in the vicinity of the construction area due to views being impeded and an increase in noise (refer to Volume 1, Chapter 8: Landscape and Visual and Volume 1, Chapter 13: Noise and Vibration for more detail).

6.10.66 Post-implementation of additional mitigation, it is expected that there will still be some temporary residual effects on WCH routes and Access, however these are considered to be non-significant due to their short-term nature.

6.10.67 There are no assumed significant residual effects that will impact Public Transport within the public access Study Area.

Operational and Maintenance Phase

Land Use

6.10.68 There have been no identified impacts to Land Use during the operation and maintenance phase of the Proposed Development lifecycle.

Agricultural Land Holdings

6.10.69 The 220/275kV and 400kV Onshore Export Cables would have an easement which would place burdens on future management and use for the protection of the cables. However, this would not restrict use for agricultural production and the impacts would be expected to be Negligible and so the residual effect is assessed to be not significant in terms of the EIA Regulations. The burdens would restrict planting of trees on an estimated 8 ha in Fetteresso Forest and the impacts would be expected to be Minor and so the significance of effect and residual significance of effect is assessed to be not significant in terms of the EIA Regulations.

6.10.70 The infrastructure associated with the Proposed Development may need to be repaired during the lifespan of the Onshore Export Cables. Maintenance of cable infrastructure would result in temporary restrictions on land use in the vicinity of any repair and may temporarily impede operations on agricultural land holdings whilst the repair is being undertaken. The impacts would be expected to be Negligible and so the significance of effect and residual significance of effect is assessed to be not significant in terms of the EIA Regulations.

Public Access

6.10.71 Impacts to Public Access have been scoped out during the operational and maintenance phase of the Proposed Development.

Decommissioning Phase

Land Use

6.10.72 Impacts to Land Use have been scoped out during the decommissioning phase of the Proposed Development.

Agriculture

6.10.73 Decommissioning would involve the complete removal of above ground structures, and these are assumed to be the TJBs, link boxes and Substation. There would be the potential to return 0.02 ha of agricultural land associated with the TJBs and 19.00 ha of forestry land associated with Substation with a further 8 ha of forestry on the 400 kV Cable Corridor easement available for woodland planting. This is assessed to be a beneficial effect that is not significant in terms of the EIA Regulations.

Public Access

6.10.74 Impacts to Public Access have been scoped out during the decommissioning phase of the Proposed Development.

6.11 Inter-Related Effects

6.11.1 This section describes the potential inter-related effects arising from the Proposed Development on Land Use, Agriculture and Public Access. Inter-related effects are when multiple effects act upon a receptor across different phases of the project or across different environmental topics.

6.11.2 Table 6.23 lists the inter-related effects (project lifetime effects) that are predicted to arise during construction, O&M, and decommissioning of the Proposed Development, and also the inter-related effects (receptor-led effects) that are predicted to arise for receptors shared between Land Use, Agriculture and Public Access and other environmental-receptors.

6.11.3 For Land Use, Agriculture and Public Access, the following effects have been considered within the project lifetime inter-related assessment:

- Impacts to Agricultural Land Holdings and commercial forestry operations.

6.11.4 As noted above, effects on Land Use, Agriculture and Public Access also have the potential to have inter-related effects on other receptors and these effects are fully considered in the topic-specific chapters. These receptor-led effects are:

- Chapter 8: Landscape and Visual;
    - Impacts to visual amenity along WCH routes within the public access Study Area.
- Chapter 14: Traffic and Transport;
    - Increased traffic along WCH routes during construction will impact visual amenity.
- Chapter 16: Socio-economics, Tourism and Recreation;
    - Closure of WCH routes could impact recreation and tourism within the public access Study Area.

Table 6.23: Summary of Likely Significant Inter-Related Effects for Land Use, Agriculture and Public Access from Individual Effects Occurring Across the Construction, O&M and Decommissioning Phase of the Proposed Development (Project Lifetime Effects) and from Multiple Effects Interacting Across all Phases (Receptor-led Effects)

Description of Impact	Phase			Likely Significant Inter-Related Effects
	C	O&M	D	
Project Lifetime Effects				
Impacts to Agriculture and Commercial forestry	✓▪	✓▪	✓▪	The Proposed Development has a potential to temporarily restrict the overall agricultural production (predominantly cereals and livestock) from farms during construction only. Restrictions on commercial forestry are likely during construction and operation/maintenance. Decommissioning provides opportunity to restore 0.02 ha to agricultural land and 21.24 ha to forestry (prior land use).
Receptor-led Effects				
Impacts from Landscape and Visual	✓▪	×▪	×▪	The impacts to landscape and visual during the construction. Such as the visual impacts from temporary construction compounds effecting landscape character areas, viewpoints and the overall Study Area landscape and has the potential to cause significant impacts on the amenity of WCH routes within the public access Study Area.
Impacts from Traffic and Transport	✓▪	×▪	×▪	Traffic and Transport have detailed there is a likelihood for increased traffic along WCH routes within the public access Study Area during construction; this has the potential to impact visual amenity along these routes.
Impacts on Socio-economics, Tourism and Recreation	✓▪	×▪	×▪	The closure/diversion of WCH routes within the public access Study Area during construction have the potential to impact tourism and recreational activities within the public access Study Area during construction.

6.12 Cumulative Effects Assessment

Methodology

6.12.1 The Cumulative Effects Assessment (CEA) assesses the impact associated with the Proposed Development together with other relevant projects and activities. Cumulative effects are defined as the effect of the Proposed Development in combination with the effects from a number of different projects, on the same receptor or resource.

6.12.2 The projects selected as relevant to the CEA presented within this chapter are based upon the results of a screening exercise of the long list of Cumulative Projects included in Table 3.9 within Volume 1, Chapter 3: EIA Methodology. Full details on CEA methodology are provided in Volume 1, Chapter 3: EIA Methodology where further information is provided in relation to the other projects and how this information is obtained and applied to the assessment. Each project has been considered on a case-by-case basis for screening in or out of this chapter's assessment based upon data confidence, effect-receptor pathways and the spatial/temporal scales involved.

6.12.3 The cumulative effects have been considered and discussed within the context of the Land Use, Agriculture and Public Access Study Area), and the justification for screening other projects in or out of the CEA are outlined in Table 6.24.

Table 6.24: Screening of Other Projects for Consideration within the CEA for Land Use, Agriculture and Public Access

Project	Overlap with the Proposed Development	Screened into CEA (Yes/No)
Tier 2		
Hurlie 400 kV Substation APP/2024/1951, ENQ/2024/1176, ENQ/2024/0146	Agricultural Land Holding F125 (Fetteresso Forest). Project Operational Phase overlaps with Proposed Development construction and operation phase. Cumulative effects from additional permanent restrictions on land use for commercial forestry and restriction to public access routes within the Fetteresso recreational area. Due to the nature of the project and using professional judgement the cumulative effects are not likely to be significant in nature.	Yes
Grains Of Fetteresso Indoor Play Area APP/2025/0058	No expected overlap due to the distance of the project from the Proposed Development.	No
The Waters BESS ENQ/2024/1615, ENQ/2024/1830	Agricultural Land Holding F137 (Waters of Glenbervie). Proposed Development effects are temporary only and the project does not overlap with the PPP Application Boundary. Due to the nature of the project and using professional judgement the cumulative effects are not likely to be significant in nature.	Yes
Fetteresso 132 kV Substation Upgrade ENQ/2025/1103,	Agricultural Land Holding F125 (Fetteresso Forest).	Yes

Project	Overlap with the Proposed Development	Screened into CEA (Yes/No)
ENQ/2025/1000	Potential for construction and operation period overlap with the Proposed Development construction and operation phase. Cumulative effects from additional permanent restrictions on land use for commercial forestry and restriction to public access routes within the Fetteresso recreational area. Due to the nature of the project and using professional judgement the cumulative effects are not likely to be significant in nature.	
S36 Windfarm, Fetteresso Forest, ECU00001851, APP/2019/1341	No expected overlap due to the distance of the project from the Proposed Development.	No
Glenskinnan Renewable Energy Park ENQ/2025/0960		No
Craigneil Wind Farm ENQ/2024/0640		No
Meetlaw Farm Battery Energy Storage System, APP/2022/2676		No
East Coast Viners Solar Storage Project APP/2022/1701		No
Tier 3		
Tealing to Kintore 400 kV OHL ENQ/2024/1397, ECU00005225	Agricultural Land Holding F125 (Fetteresso Forest). Project operational phase overlaps with Proposed Development construction phase. Unlikely to be any significant cumulative impacts. There could be additional restrictions to public access.	Yes
Droop Hill Solar Park ENQ/2025/0368, APP/2025/0560	No expected overlap due to the distance of the project from the Proposed Development.	No
Glendye Wind Farm 132 kV OHL ENQ/2024/1818, ECU0005197	Agricultural Land Holding F125 (Fetteresso Forest).	Yes
Bridgend Farm BESS ENQ/2024/0747, APP/2025/0089	Agricultural Land Holding F184 (Nether Pitforthie Farm). Proposed Development effects are temporary only and the project does not overlap with the PPP Application Boundary. Due to the nature of the project and using professional judgement the cumulative effects are not likely to be significant in nature.	Yes

Project	Overlap with the Proposed Development	Screened into CEA (Yes/No)
Quithel 50 MW BESS ENQ/2023/1713	Agricultural Land Holding F131 (Upper Quithel Farm). Proposed Development effects are temporary only and the project does not overlap with the PPP Application Boundary. Due to the nature of the project and using professional judgement the cumulative effects are not likely to be significant in nature.	Yes
Northeast Of Drumlithie BESS ENQ/2023/0093	Agricultural Land Holding F163 (East Kinmouth Farm). Proposed Development effects are temporary only and the project does not overlap with the PPP Application Boundary. Due to the nature of the project and using professional judgement the cumulative effects are not likely to be significant in nature.	Yes

Maximum Design Scenario

6.12.4 The MDS identified in Table 6.5 has been selected as having the potential to result in the greatest effect on an identified receptor or receptor group. The cumulative effects presented and assessed in this section have been selected from the details provided in Volume 1, Chapter 2: The Proposed Development, as well as the information available on other projects to inform a 'maximum design scenario'. Any other development scenario within the Project Design Envelope (PDE), will result in in the same, or less, level of environmental effect.

Table 6.25: Maximum Design Scenario Considered for Each Effect as part of the Assessment of Likely Significant Cumulative Effects on Land Use, Agriculture and Public Access

Potential Cumulative Effect	Phase*			Tier	Maximum Design Scenario
	C	O&M	D		
Effects on Land Use (Land Capability for Agriculture	✓	×	✓	2 and 3	**Construction Phase** There is the potential for temporary restriction on use of prime and non-prime agricultural land due to the cumulative effects of the identified projects. **Operation and Maintenance Phase** There is the potential for permanent restriction on the use of prime and non-prime agricultural land from the operation of above ground infrastructure associated with the identified projects. **Decommissioning Phase** Potential for land to be returned to prior land use, including agriculture and forestry with prior land capability for agriculture restored.
Effects on agricultural land holdings (including forestry)	✓	✓	✓	2 and 3	**Construction Phase** In combination with other projects there is the potential for temporary restrictions on land available for agricultural production (cereals, livestock and timber), fragmentation of fields, severance and change in access. **Operational Phase** In combination with other projects there is the potential for permanent restrictions on land use. Five agricultural land holdings have been identified as being affected by the Proposed Development and other identified projects (F125, F184, F137, F131 and F163). **Decommissioning Phase** No likely significant effects during this phase.

Potential Cumulative Effect	Phase*			Tier	Maximum Design Scenario
	C	O&M	D		
Effects on public Access: PRoW and linear access routes	✓	×	×	2 and 3	**Construction Phase** During the construction phase there is the potential for temporary significant effects due to the closure, disruption and diversion of multiple linear access routes. The conclusions of Chapter 14: Traffic and Transport present a potential significant adverse effect to amenity value experienced by WCH. This is due to a change in traffic flows, as described in Chapter 14. It is worth noting that the study area in Chapter 14 is much larger than considered in this assessment, and therefore it is not considered that this would cause a cumulative effect. **Operation and Maintenance Phase** No likely significant cumulative effects during this phase. **Decommissioning Phase** No likely significant cumulative effects during this phase.
Effects on public Access: recreational resources	✓	×	×	2 and 3	**Construction Phase** During the construction phase there is the potential for temporary significant cumulative effects due to the loss of access to outdoor areas. **Operation and Maintenance Phase** No likely significant cumulative effects during this phase. **Decommissioning Phase** No likely significant cumulative effects during this phase.

* Project Phase refers to construction (C), operation and maintenance (O) and decommissioning (D).

Cumulative Effects Assessment

6.12.5 Cumulative effects are considered to only be likely where there is an overlap of developments, i.e. Proposed Development and another development both affecting the same receptor, for example, an agricultural land holding. At this stage, there is no definitive temporal, conceptual or physical project overlap with any other projects that have submitted planning applications within the Study Area. However, as the project progresses that could change. Five land interests have been identified as being affected by the Proposed Development and other identified projects:

- F125 (Fetteresso Forest) and four other developments relating to electricity substations, overhead electricity transmission lines and a windfarm.
- F184 (Nether Pitforthie Farm) and one other development of a battery energy storage system.
- F137 (Waters of Glenbervie) and one other development of a battery energy storage system.
- F131 (Upper Quithel Farm) and one other development of a battery energy storage system.
- F163 (East Kinmouth Farm) and one other development of a battery energy storage system.

6.12.6 Residual effects of Minor (permanent) significance are assessed as arising from the Proposed Development for F125 (Fetteresso Forest) only. Due to the nature of the other identified projects and based on professional judgement it is considered unlikely that there will be any significant (permanent) cumulative effects on agricultural land holdings with any other projects identified to be within the Land Use, Agriculture and Public Access Study Area for the Proposed Development.

6.13 Summary of Impacts, Mitigation, Likely Significant Environmental Effects and Monitoring

6.13.1 The assessment which has been undertaken has determined that, during construction, 23 agricultural land holdings would likely experience significant effects ranging from Moderate (temporary) to Major (temporary) residual significance which is significant in terms of the EIA Regulations. Additional mitigation has been proposed, however, given that the overall construction duration has the potential to impact at least a crop year and moderate management adjustments may therefore be required, the residual effects are still considered significant albeit temporary. The additional mitigation will mean that the land is returned to as near a condition as practicable to its pre-construction state. After the implementation of additional mitigation residual effects (permanent) on agricultural land holdings are assessed to be not significant in terms of the EIA Regulations.

6.13.2 Residual (temporary) effects impacting WCH routes and access to outdoor areas are also expected, however, these are not considered to be significant.

6.13.3 During operation/maintenance and decommissioning phases of the Proposed Development, there are no likely significant effects.

6.13.4 It is considered unlikely that there will be any significant cumulative effects on Land Use, Agriculture and Public Access.

6.13.5 Monitoring as identified in the CEMP and the supervision requirements in the construction Contract will be undertaken.

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Annex – Figures

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A957
A957
B979
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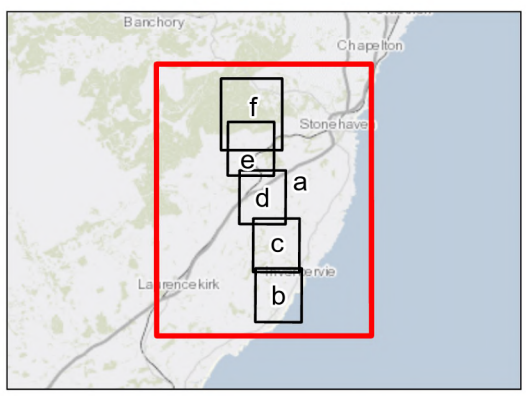
A92
Toadie Brae
Cowie
Stonehaven
Brae of Glenbervie
A90
A92
Brae of Glenfarquhar
Brae of Kinkell
Auchenblae
Causeywell Brae
Catterline
A90
B966
Moor of Auchendreich
Roadside of Kinneff
Fordoun
B967
B967
A92
Inverbervie
A90
Laurencekirk
Gourdon
Whitewater Moss
Brawleymuir Plantation
Craighead Plantation
B9120
B9120

0 4 km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Indicative 220/275 kV Cable Centreline
- Indicative 35m Servitude Corridor for 220/275 kV Cable
- Indicative 50m Construction Corridor for 220/275 kV Cable
- Indicative 400 kV Cable Centreline
- Indicative 400kV Cable Servitude
- Substation Search Area
- Indicative Landfall HDD Area
- Indicative HDD Launch Pad Area
- Indicative HDD Receiving Pad Area
- Land Ownership Parcels



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Study Area, Land Ownership and Assessment Corridors

Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
02	NOV 25	FINAL	TM	RM	LJ	GG
Scale @ A3		Scale: 1:70,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00010

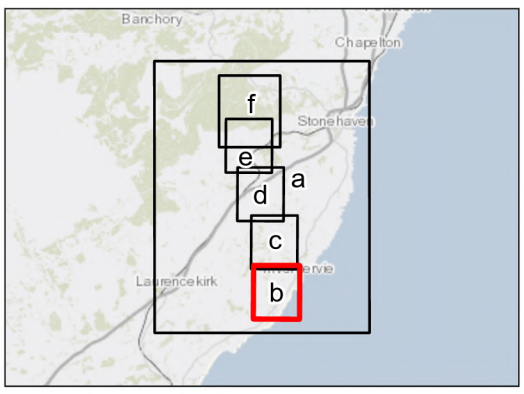
Drawing Status: FINAL

Figure 6.1a

F028
F332
F025
F021
F226
F190
F327
F017
F202
F015
F018
F008
F020
F007
F009
F010
Dendoldrum Farm Cottages
Hillside of Dendoldrum
Three Wells Farmhouse
Carling Den
Anniston Farm Cottages
Greenleys View
East Haremuir
Temple Hill
Knox Hill
Hallgreen Mains
South Hallgreen
Haremuir Steading
Burnhead
Lady's Plantation
Shakil Hill
A92
Brae Rd
Gourdon
Moathill
The Coach House
Gourdon Hill or Bikmane Hill
Knoxhill House
North Lodge
Tullo of Benholm Cottage
Nether Benholm Cottages
Nether Knox Steading
Benholm
Burn of Benholm
Beedies Brae
Stone of Benholm
East Walk Plantation
Stone of Benholm Cottage
0
0.5
km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Indicative 220/275 kV Cable Centreline
- Indicative 35m Servitude Corridor for 220/275 kV Cable
- Indicative 50m Construction Corridor for 220/275 kV Cable
- Indicative Landfall HDD Area
- Indicative HDD Launch Pad Area
- Indicative HDD Receiving Pad Area
- Land Ownership Parcels



02	NOV 25	FINAL	TM	RM	LJ	GG
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
Scale @ A3		Scale: 1:15,000	DO NOT SCALE			
Jacobs No.		B2487500				

Jacobs

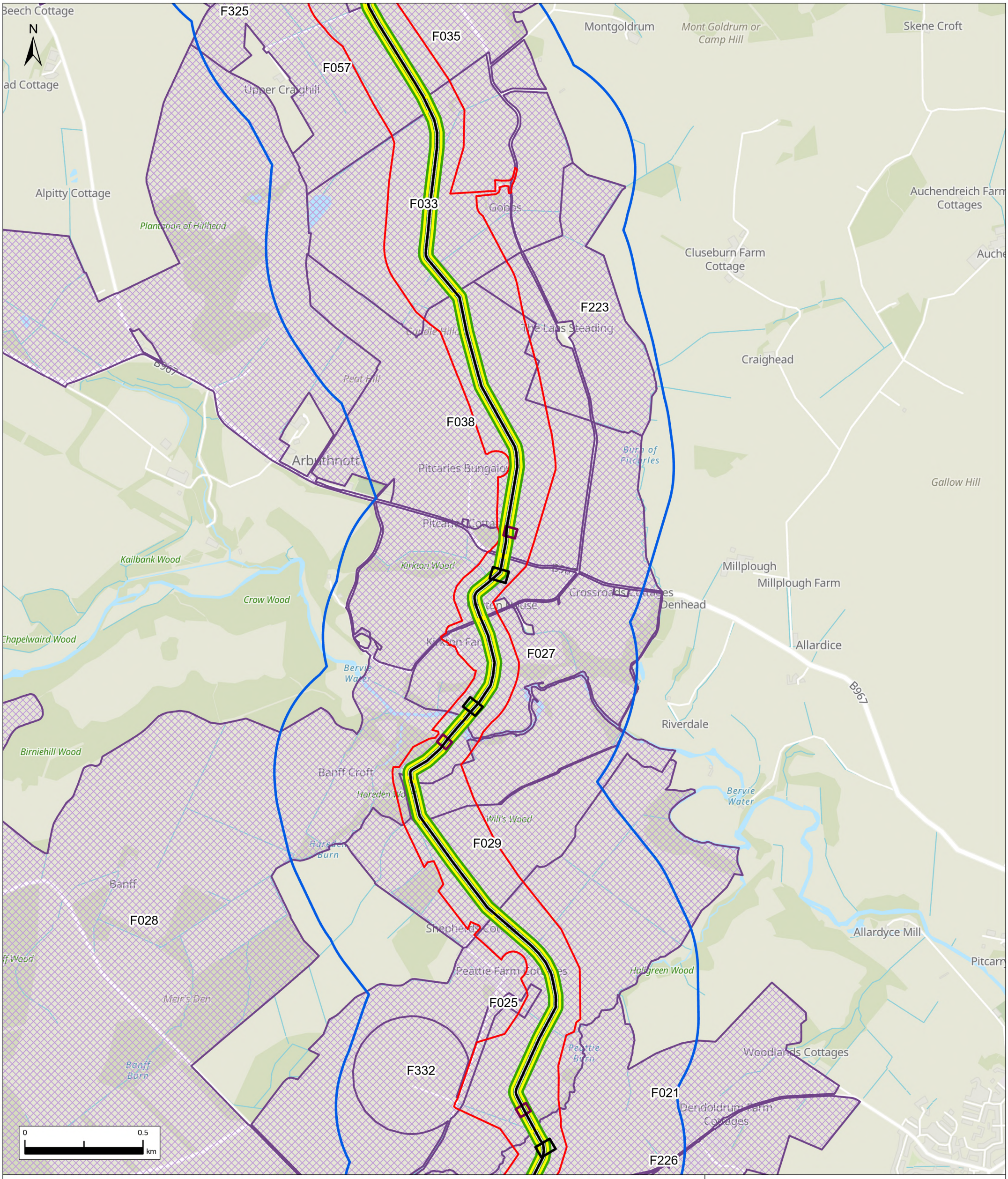
Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Study Area, Land Ownership and Assessment Corridors

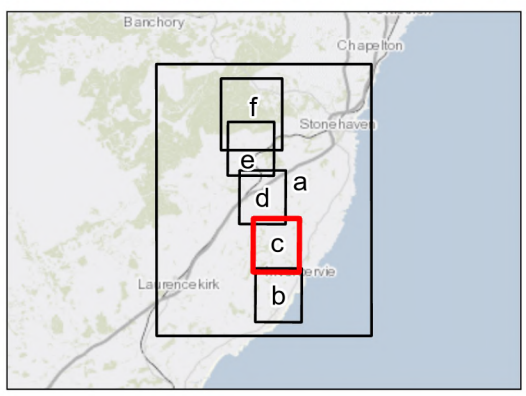
Aconnex Number	Drawing Status
TWP-BOW-JCB-ENV-DWG-00010	FINAL

Figure 6.1b



Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Indicative 220/275 kV Cable Centreline
- Indicative 35m Servitude Corridor for 220/275 kV Cable
- Indicative 50m Construction Corridor for 220/275 kV Cable
- Indicative HDD Launch Pad Area
- Indicative HDD Receiving Pad Area
- Land Ownership Parcels



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Study Area, Land Ownership and Assessment Corridors

Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
02	NOV 25	FINAL	TM	RM	LJ	GG
Scale @ A3		Scale: 1:15,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00010

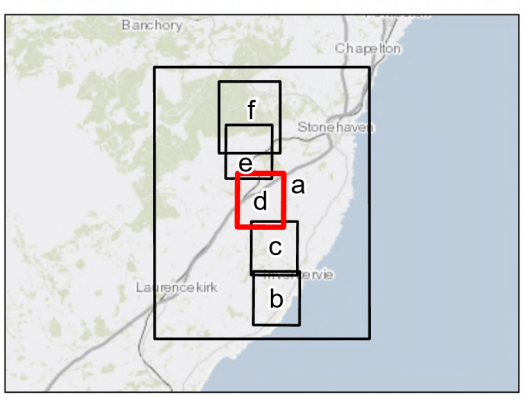
Drawing Status: FINAL

Figure 6.1c

F165
F163
F263
F194
F193
F195
F182
F192
F185
F187
F325
F035
F057
F028
F033
Drumlithie
Quarrygate
Forest Avenue
Clearymuir Farmhouse
Clearymuir
Fiddes
Thriepland
Nether Pitforthie Cottage
Upper Pitforthie
Bridgend Burn
Bloomfield
Rowanwell House
Greenden
Montgoldrum
Mondynes
Gyratesmyre Farm
The Counting House
Wairds of Alpity
Wairds of Alpity Cottage
Beech Cottage
Loanhead Cottage
East Steading
Farmhouse
Newbigging
Park
West Kinnonth
Mid Kinnonth
East Kinnonth
Highland
Broad Wood
Blackhill Wood
Whitehill Wood
Orchard Hill
Broombank Cottage
Hillrise
A90
0 0.5 km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Indicative 220/275 kV Cable Centreline
- Indicative 35m Servitude Corridor for 220/275 kV Cable
- Indicative 50m Construction Corridor for 220/275 kV Cable
- Indicative HDD Launch Pad Area
- Indicative HDD Receiving Pad Area
- Land Ownership Parcels



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Study Area, Land Ownership and Assessment Corridors

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Scale @ A3		Scale: 1:15,000	DO NOT SCALE			
Jacobs No.		B2487500				

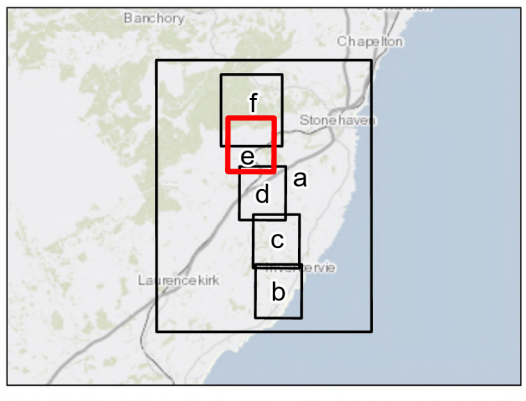
Aconnex Number: TWP-BOW-JCB-ENV-DWG-00010
Drawing Status: FINAL

Figure 6.1d

F199
F125
F199
F172
F124
F123
F312
F131
F174
F137
F138
F176
F175
F177
F197
F168
F163
F165
F195
Old Moss
Peggy Moss
Whiting Burn
Elf Hill
Hill of Quithel
Burn of Elfhill
Springwood
Burn of Annamuick
Elf Hillock
East Town Cottages
Upper Quithel
Annamuick Cottages
Nether Quithel Cottage
Quithel Cottage
Hillview Cottages
Tannachie Croft
Tannachie
Carron Water
Gowans
Carmont
Waters Farm
Seafield House
Jacksbank Cottages
Blereino
Mill of Newmill Cottage
Stony Hill
Carmont Cottages
Springing Greens
Keabog Farm Cottage
Jacksbank Wood
Pitdrichie Cottages
Long Den
Inches Cottage
Upper Kinmouth
Whitchill Wood
Blackhill Wood
Highland
Forest Avenue
Quarrygate
Lower Foord
Mid Kinmonth
East Kinmonth
Clearymuir
0
0.5
km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Indicative 220/275 kV Cable Centreline
- Indicative 35m Servitude Corridor for 220/275 kV Cable
- Indicative 50m Construction Corridor for 220/275 kV Cable
- Indicative HDD Launch Pad Area
- Indicative HDD Receiving Pad Area
- Land Ownership Parcels



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Study Area, Land Ownership and Assessment Corridors

Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
02	NOV 25	FINAL	TM	RM	LJ	GG
Scale @ A3		Scale: 1:15,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00010

Drawing Status: FINAL

Figure 6.1e

N

Slug Road

A957

Lady's Moss

Bawd Moss

Hill of Pitspunkie

Hill of Mossmaud

Bawd Burn

Black Burn

Hill of Three Stones

East Dumer Burn

Irish Burn

Wood of Mergie

West Dumer Burn

West Kenn Hillock

Toddie Brae

Cowie Water

Burn of Anaholans

F125

Hare Bog

Burn of Day

Fetteresso Forest

Queel Burn

Hill of Trusta

Moss of Anaholans

Burn of Fingletnnie

Foggy Moss

Ola Moss

Whiting Burn

Hill of Baulk

F199

F172

Hill of Quithel

F124

F123

F312

Gunnea Bushes

Burn of Elfhill

Carron Water

Burn of Annabrick

Carron Wood

F174

Cleuch Burn

Killer Burn

Tannachie

Carron Water

F138

F137

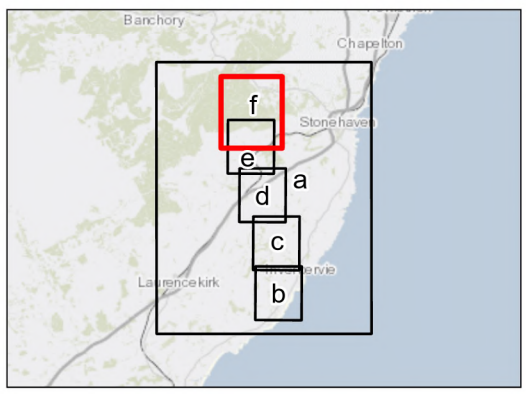
Carmont Wood

F175

0 1 km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Indicative 220/275 kV Cable Centreline
- Indicative 35m Servitude Corridor for 220/275 kV Cable
- Indicative 50m Construction Corridor for 220/275 kV Cable
- Indicative 400 kV Cable Centreline
- Indicative 400kV Cable Servitude
- Substation Search Area
- Indicative HDD Launch Pad Area
- Indicative HDD Receiving Pad Area
- Land Ownership Parcels



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Study Area, Land Ownership and Assessment Corridors

Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
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Scale @ A3		Scale: 1:20,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00010

Drawing Status: FINAL

Figure 6.1f

N

A957
B979
A90
A92
Toddie Brae
Cowie
Stonehaven
Brae of Glenbervie
Brae of Glenfarquhar
Brae of Kinkell
Auchenblae
Causeywell Brae
B966
Fordoun
B967
Arbuthnott
Moor of Auchendreich
Roadside of Kinneff
Catterline
Inverbervie
Laurencekirk
Gourdon
Whitewater Moss
Brawleymuir Plantation
Craighead Plantation
B9120

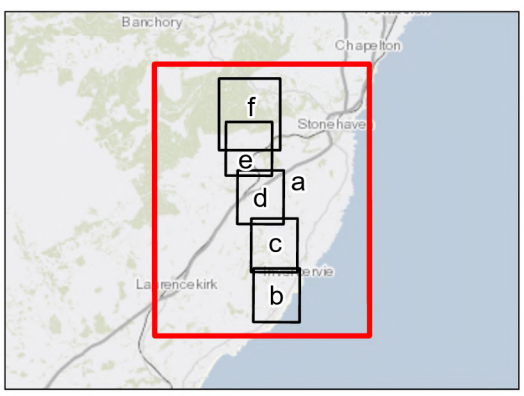
0 4 km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Private Properties and Buildings
- Community Assets
- APP/2025/1459 Planning Application

Open Spaces - Drumlithie

- Amenity Areas
- Churchyards, Cemetries
- Play Space
- Public Parks and Gardens
- Schools/Institutions
- Semi Nature Areas
- Sports Areas



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Land Use Receptors

Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
02	NOV 25	FINAL	TM	RM	LJ	GG
Scale @ A3		Scale: 1:70,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00011

Drawing Status: FINAL

Figure 6.2a

N

Dendoldrum Farm Cottages

Higgfield

Three Wells Farmhouse

Hillside of Dendoldrum

Carling Den

Anniston Farm Cottages

Greenleys View

Dendoldrum Hill

Knox Hill

Hallgreen Mains

East Haremuir

Temple Hill

South Hallgreen

Upper Knox Farm

Haremuir Steading

Shakil Hill

A92

Brae Rd

Burnhead

Lady's Plantation

Gourdon

Gourdon Hill or Bikmane Hill

Moathill

The Coach House

Knoxhill House

North Lodge

Nether Benholm Cottages

Nether Knox Steading

Tullo of Benholm Cottage

Coiter House

Benholm

A92

Burn of Benholm

Beedies Brae

Stone of Benholm

East Walk Plantation

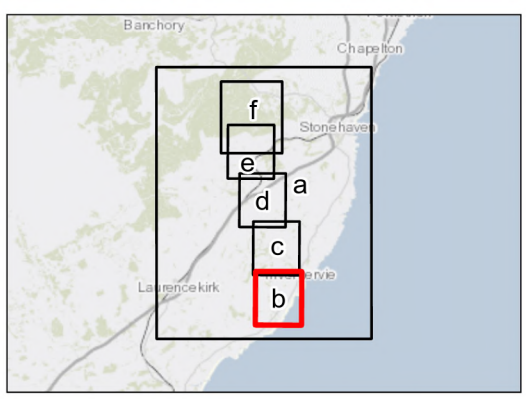
Stone of Benholm Cottage

A92

0 0.5 km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Private Properties and Buildings



Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
02	NOV 25	FINAL	TM	RM	LJ	GG
Scale @ A3		Scale: 1:15,000	DO NOT SCALE			
Jacobs No.		B2487500				

Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Land Use Receptors

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00011

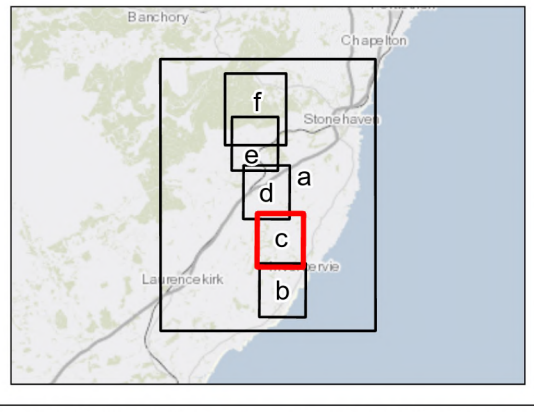
Drawing Status: FINAL

Figure 6.2b

Beech Cottage
N
ad Cottage
Upper Craighill
Montgoldrum
Mont Goldrum or Camp Hill
Skene Croft
Alpitty Cottage
Plantation of Hillhead
Gobbs
Auchendreich Farm Cottages
Cluseburn Farm Cottage
Auche
Candle Hillock
The Laes Steading
Craighead
B967
Peat Hill
Arbuthnott
Pitcarles Bungalow
Burn of Pitcarles
Gallow Hill
Pitcarles Cottage
Kailbank Wood
Kirkton Wood
Millplough
Millplough Farm
Crow Wood
Crossroads Cottages
Kirkton House
Denhead
Arbuthnott Church and Cemetry
Chapelwaird Wood
Kirkton Farm
Allardice
Bervie Water
Riverdale
Birniehill Wood
Banff Croft
Hareden Wood
Will's Wood
Bervie Water
Hareden Burn
Banff
Shepherd Cottage
Allardyce Mill
Peattie Farm Cottages
Hallgreen Wood
Meir's Den
Peattie Burn
Woodlands Cottages
Banff Burn
Dendoldrum Farm Cottages
0
0.5
km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Private Properties and Buildings
- Community Assets



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Land Use Receptors

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02	NOV 25	FINAL	TM	RM	LJ	GG
Scale @ A3		Scale: 1:15,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00011

Drawing Status: FINAL

Figure 6.2c

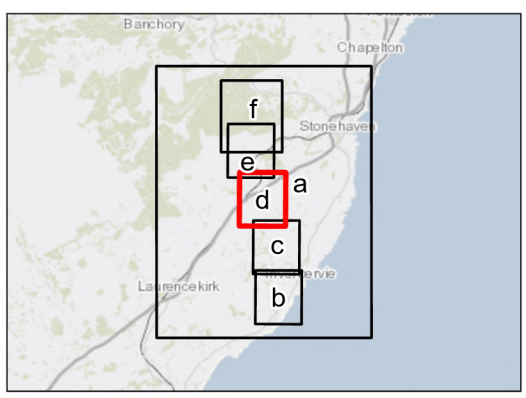
St John's Baptist Church and Cemetery
Glenbervie School
Drumlithie Bowling Club
Drumlithie Post Office
Drumlithie Village Hall
APP/2025/1459
Glenbervie Rd
Rolland Rd
Orchard Hill
A90
Whitehill Wood
Blackhill Wood
Broad Wood
Forthie Water
Bridgend Burn
Hill of Gyratesmyre
Forest Avenue
Quarrygate
Clearymuir Farmhouse
Clearymuir
Fiddes
Thriepland
Nether Pitforthie Cottage
Upper Pitforthie
Benzieshill Cottage
Gyratesmyre Farm
The Coutting House
Mondynes
Farmhouse
Wairds Of Alpity
Bloomfield
Rowanwell House
Little Wairds
Greenden
Montgoldrum
Wairds of Alpity Cottage
Beech Cottage
Loanhead Cottage
Upper Craighill
East Steading
Broombank Cottage
Newbigging
Park
Hillhouse
Mid Kinmonth
East Kinmonth
West Kinmonth
Highland
Caldy
0 0.5 km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Private Properties and Buildings
- Community Assets
- APP/2025/1459 Planning Application

Open Spaces - Drumlithie

- Amenity Areas
- Churchyards, Cemetries
- Play Space
- Public Parks and Gardens
- Schools/Institutions
- Semi Nature Areas
- Sports Areas



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm Onshore EIA Report

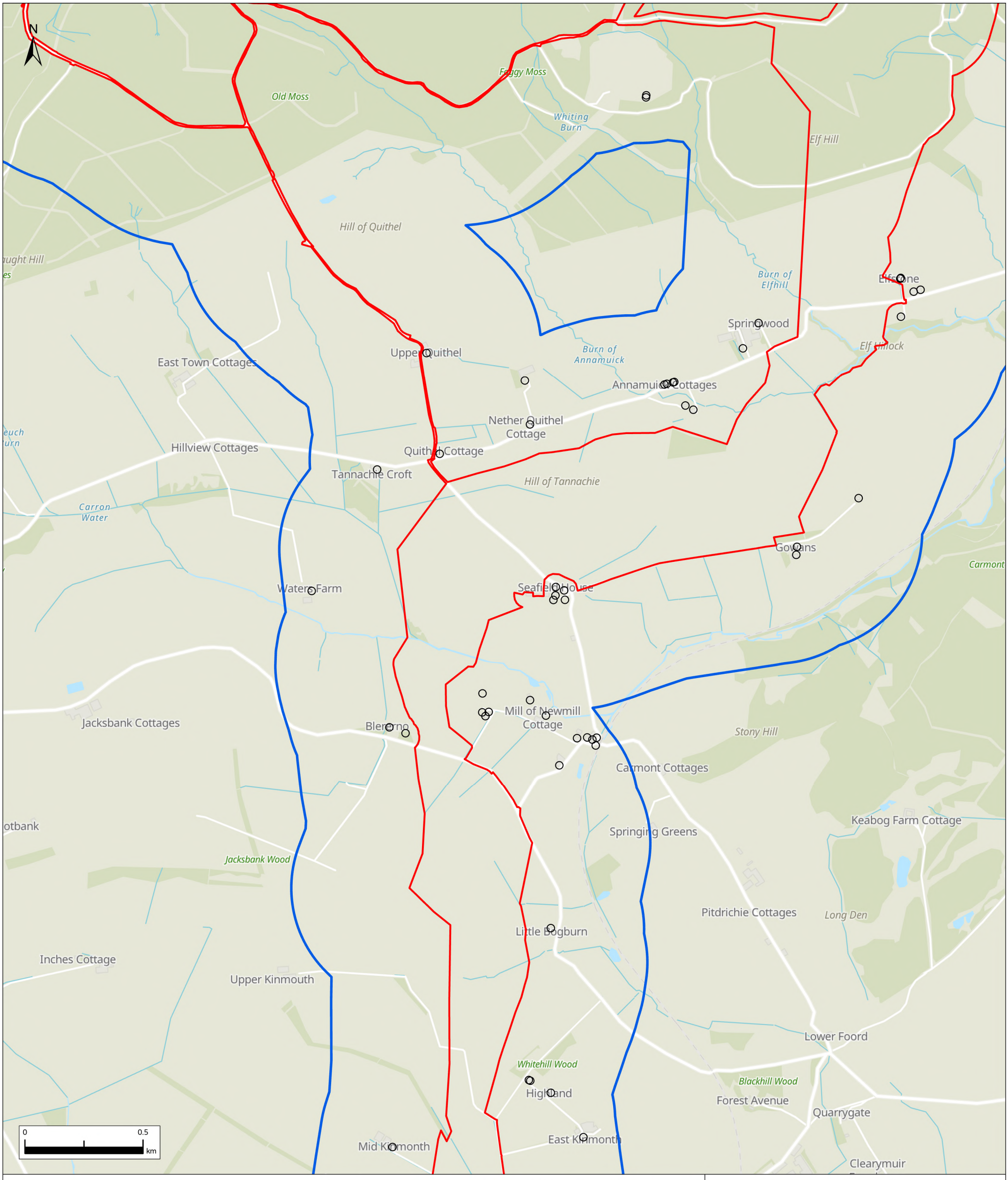
Drawing Title: Land Use Receptors

Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
02	NOV 25	FINAL	TM	RM	LJ	GG
Scale @ A3		Scale: 1:15,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00011

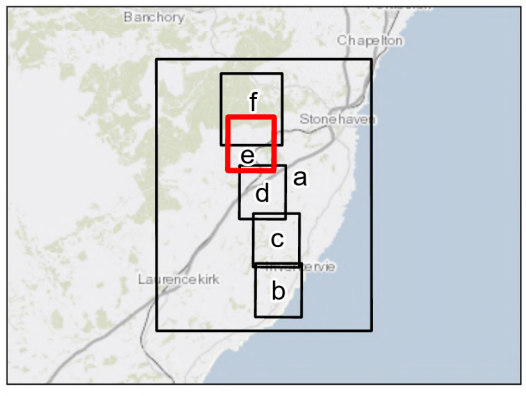
Drawing Status: FINAL

Figure 6.2d



Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Private Properties and Buildings



Jacobs

Client: THISTLE WIND PARTNERS (TWP)

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Land Use Receptors

Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
02	NOV 25	FINAL	TM	RM	LJ	GG
Scale @ A3		Scale: 1:15,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00011

Drawing Status: FINAL

Figure 6.2e

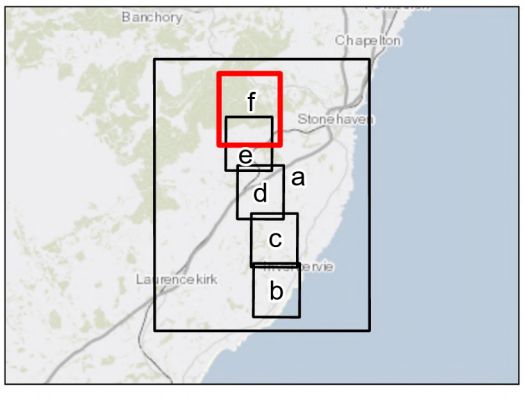
N

Slug Road
Lady's Moss
Bawd Moss
Hill of Pitspunkie
Hill of Mossmaud
Bawd Burn
Black Burn
A957
Hill of Three Stones
East Dumer Burn
Irish Burn
Wood of Mergie
Toddie Brae
Cowie Water
West Dumer Burn
West Kenn Hillock
Burn of Anaholans
Hare Bog
Burn of Day
Fetteresso Forest
Queel Burn
Hill of Trusta
Moss of Anaholans
Burn of Day
Burn of Finglennie
Hill of Baulk
Foggy Moss
Old Moss
Whiting Burn
Elf Hill
Hill of Quithel
Guinea Bushes
Burn of Elfhill
Carron Water
Burn of Annamuick
Elf Hillock
Carron Wood
Cleuch Burn
Killer Burn
Hill of Tannachie
Carron Water
Carmont Wood

0 1 km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Private Properties and Buildings



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Land Use Receptors

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Scale @ A3		Scale: 1:20,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00011

Drawing Status: FINAL

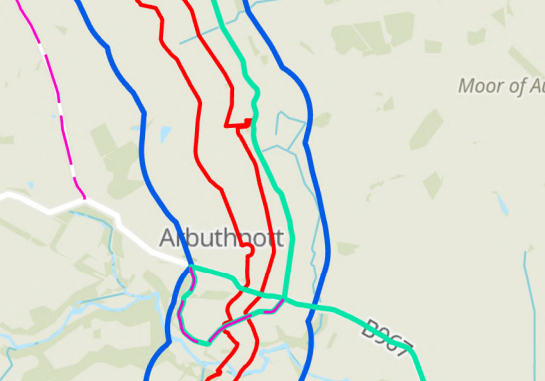
Figure 6.2f

N

A957
A957
Toddie Brae
A90
B979
A92
Cowie
Stonehaven
Brae of Glenbervie
A90
A92
Brae of Glenfarquhar
Drumlithie
A90
Brae of Kinkell
Auchenblae
Causeywell Brae
Catterline
A90
B966
Moor of Auchendreich
Roadside of Kinneff
Fordoun
B967
Arbuthnott
A92
B967
Inverbervie
A90
Laurencekirk
Gourdon
Whitewater Moss
Brawleymuir Plantation
Craighead Plantation
A92
B9120
B9120
0
4
km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Local Paths
- Recreational Cycle Routes
- National Cycle Network
- Core Paths
- Heritage Paths
- Recorded Rights of Way
- Scottish Hill Tracks
- Fetteresso Forest Recreational Area



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Public Access Baseline

Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
02	NOV 25	FINAL	TM	RM	LJ	GG
Scale @ A3		Scale: 1:70,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00012

Drawing Status: FINAL

Figure 6.3a

N

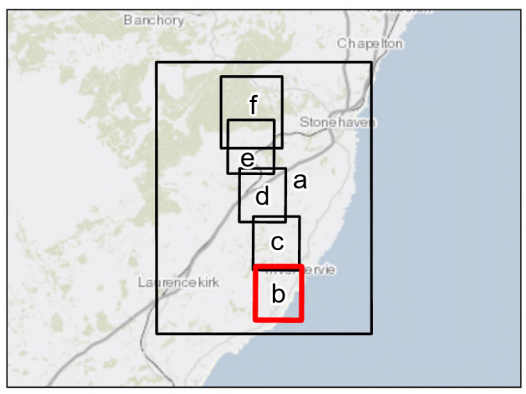
Dendoldrum Farm Cottages
Highfield
Three Wells Farmhouse
Hillside of Dendoldrum
Carling Den
Anniston Farm Cottages
Greenleys View
Dendoldrum Hill
Knox Hill
Hallgreen Mains
East Haremuir
Temple Hill
South Hallgreen
Upper Knox Farm
Shakil Hill
Haremuir Steading
Burnhead
A92
Brae Rd
Gourdon
Lady's Plantation
Gourdon Hill or Bikmane Hill
Moathill
The Coach House
Knoxhill House
North Lodge
Plantation
Tullo of Benholm Cottage
Nether Benholm Cottages
Nether Knox Steading
Cotter House
Benholm
Burn of Benholm
Beedies Brae
Stone of Benholm
East Walk Plantation
Stone of Benholm Cottage

2
6
4
5
7
1
3

0 0.5 km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Local Paths
- Recreational Cycle Routes
- National Cycle Network
- Core Paths



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Public Access Baseline

Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
02	NOV 25	FINAL	TM	RM	LJ	GG
Scale @ A3		Scale: 1:15,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00012

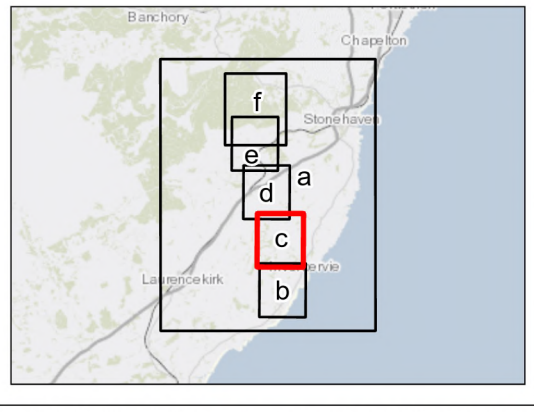
Drawing Status: FINAL

Figure 6.3b

Beech Cottage
N
ad Cottage
Upper Craighill
Montgoldrum
Mont Goldrum or Camp Hill
Skene Croft
10
Alpitty Cottage
Plantation of Hillhead
Gobos
Auchendreich Farm Cottages
Cluseburn Farm Cottage
9
The Laes Steading
Candle Hillock
Craighead
B967
Peat Hill
Arbuthnott
Pitcarles Bungalow
Burn of Pitcarles
Gallow Hill
9
Pitcarles Cottage
Kailbank Wood
Kirkton Wood
Millplough
Millplough Farm
Crow Wood
Crossroads Cottages
Kirkton House
Denhead
Chapelwaird Wood
Kirkton Farm
Allardice
9
Bervie Water
8
Riverdale
Birniehill Wood
Banff Croft
Hareden Wood
Bervie Water
Will's Wood
Hareden Burn
Banff
Shepherds Cottage
Allardyce Mill
Peattie Farm Cottages
Hallgreen Wood
Meir's Den
Peattie Burn
Woodlands Cottages
6
Banff Burn
Dendoldrum Farm Cottages
0
0.5
km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Local Paths
- Recreational Cycle Routes



Jacobs

Client: THISTLE WIND PARTNERS

Project: Bowdun Offshore Wind Farm
Onshore EIA Report

Drawing Title: Public Access Baseline

Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
02	NOV 25	FINAL	TM	RM	LJ	GG
Scale @ A3		Scale: 1:15,000	DO NOT SCALE			
Jacobs No.		B2487500				

Aconnex Number: TWP-BOW-JCB-ENV-DWG-00012
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Figure 6.3c

N

14
15
12
11
10
9

Whitehill Wood
Highland
Forest Avenue
Quarrygate
A90
Mid Kinmonth
East Kinmonth
West Kinmonth
Clearymuir Farmhouse
Hillrise
Clearymuir
Broad Wood
Glenbervie Rd
Drumlithie
Park
Newbigging
Fiddes
Orchard Hill
Rolland Rd
Broombank Cottage
Caldy
Thriepland
Mondynes
Forthie Water
Nether Pitforthie Cottage
Gyratesmyre Farm
Upper Pitforthie
Benzieshill Cottage
The Counting House
Bridgend Burn
Little Wairds
Farmhouse
Rowanwell House
Wairds of Alpity
Bloomfield
Hill of Gyratesmyre
East Steading
Wairds of Alpity Cottage
Greenden
Nether Craighill
Beech Cottage
Montgoldrum
Loanhead Cottage
Upper Craighill

0 0.5 km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Local Paths
- Recreational Cycle Routes
- Core Paths

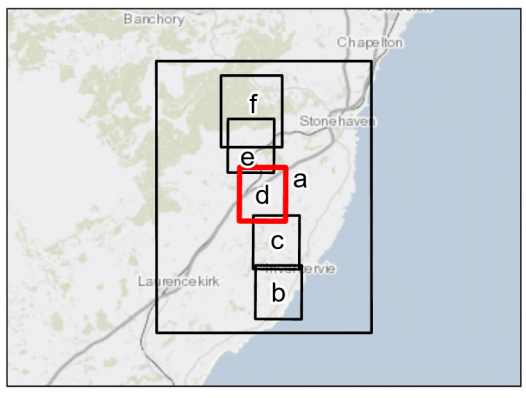

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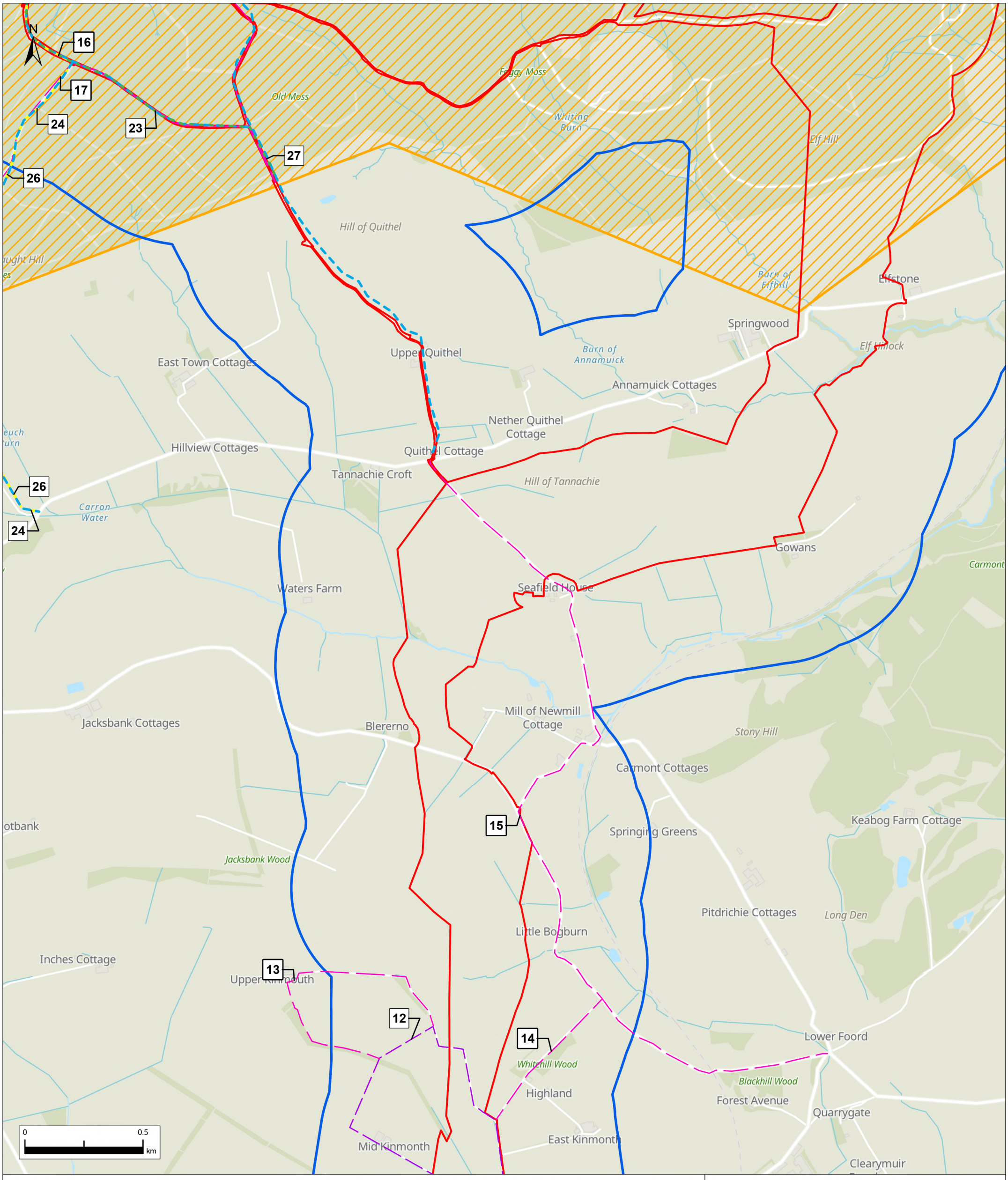
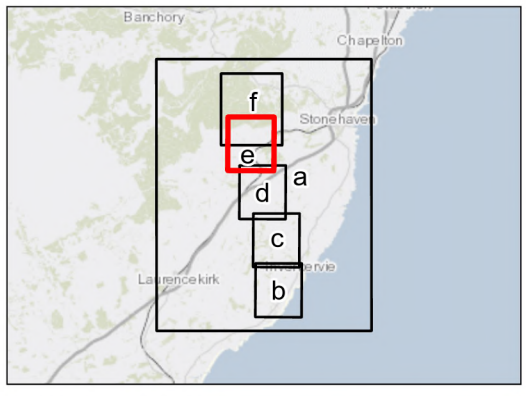
Figure 6.3d



Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Local Paths
- Core Paths
- Heritage Paths
- Recorded Rights of Way
- Scottish Hill Tracks
- Fetteresso Forest Recreational Area



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Drawing Status: FINAL

Figure 6.3e

N

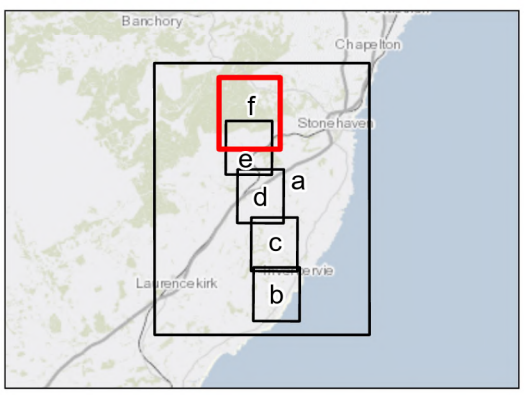
Lady's Moss
Bawd Moss
Hill of Pitspunkie
Hill of Mossmaud
Bawd Burn
Black Burn
A957
Hill of Three Stones
East Dumer Burn
Irish Burn
Wood of Mergie
West Dumer Burn
West Kenny Hillock
Burn of Anaholans
Hare Bog
Burn of Day
Fetteresso Forest
Queel Burn
Hill of Trusta
Moss of Anaholans
Burn of Ingiennie
Hill of Baulk
Foggy Moss
Old Moss
Whiting Burn
Elf Hill
Hill of Quithel
Guinea Bushes
Burn of Elfhill
Carron Water
Elf Hillock
Carron Wood
Toddie Brae
Cowie Water
Burn of Annamuick
Cleuch Burn
Killer Burn
Hill of Tannachie
Carmont Wood

22 20 26 16 21 27 18 19 23 17 24 25 15

0 1 km

Legend

- PPP Application Boundary
- 500m buffer from the Application Boundary
- Local Paths
- Recreational Cycle Routes
- Heritage Paths
- Recorded Rights of Way
- Scottish Hill Tracks
- Fetteresso Forest Recreational Area



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Aconnex Number: TWP-BOW-JCB-ENV-DWG-00012

Drawing Status: FINAL

Figure 6.3f