

Red John Pumped Storage Hydro Scheme

Volume 2, Chapter 14: Socio-
economic and Tourism

ILI (Highlands PSH) Ltd.

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Quality information

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14 Socio-economics and Tourism

14.1 Introduction

- 14.1.1 This chapter assesses the potential environmental effects to socio-economics and tourism as a result of the Development. It should be read in conjunction with Chapter 11: Landscape and Visual, Chapter 12: Forestry and Chapter 15: Traffic and Transport.
- 14.1.2 The potential effects are assessed against the Development as it is described in Chapter 2: Project and Site Description and Chapter 3: Evolution of Design and Alternatives.
- 14.1.3 This chapter is supported by Figure 14.1: Socio-economic and Tourism Receptors (Volume 3), and Appendices 14.1: Summary of Questionnaire Responses, 14.2: Receptor List, and 14.3: Outline Access Management Plan (Volume 5).

14.2 Legislation, Policy and Guidance

- 14.2.1 This section identifies legislation, policy and guidance of relevance to the assessment of the potential socio-economic and tourism impacts associated with the construction, operation and decommissioning of the Development.
- 14.2.2 Legislation and policy has been considered on a national, regional, and local level. The following is considered to be relevant to the socio-economic assessment as it has influenced the sensitivity of receptors and requirements for mitigation or the scope and / or methodology of this assessment.
- 14.2.3 Further commentary on the legislation, policy and guidance relevant to the Development is contained within the Planning Statement.

Legislation

- 14.2.4 Legislation relevant to this chapter includes The Land Reform (Scotland) Act 2003, which is hereafter referred to as the Land Reform Act.

National

- 14.2.5 The following national level guidelines apply to this chapter:
- Institute of Environmental Management and Assessment (IEMA): *Guidelines for Environmental Impact Assessment* (Ref 1).
 - Volume 11, Section 3 Part 8 of the *Design Manual for Roads and Bridges* (DMRB): *Pedestrians, Cyclists, Equestrians and Community Effects* (Ref 2).
 - Scottish Natural Heritage (SNH): *A Handbook on Environmental Impact Assessment Version 5* (, Ref 3).
 - The Scottish Outdoor Access Code (Ref 4).

Regional

- 14.2.6 The following regional development plan and specific policies apply to this chapter:
- The Highland-wide Local Development Plan (HwLDP), 2012 (Ref 5):
 - Policy 77 Public Access;
 - Policy 78 Long Distance Routes; and

- The Highland Council Core Path Plan (Ref 6).

Local

14.2.7 The following local development plan and specific policies apply to this chapter:

- Inner Moray Firth Local Development Plan
 - Does
 - Fort Augustus

Supplementary Guidance

14.2.8 Supplementary Guidance applicable to this chapter includes:

- Developer Contributions Supplementary Guidance – both the adopted 2013 guidance and the finalised guidance currently under material consideration have been reviewed (Ref 7).

14.3 Methods

Topic Specific Guidance

Socio-economics

14.3.1 The method for the socio-economic assessment has been broadly derived from the DMRB, Volume 11 Environmental Assessment methodology for the Assessment of Pedestrians, Cyclists and Community Effects (Volume 11, Section 3 Part 8, Ref 2). This includes consideration of job creation, local expenditure, and potential effects on community facilities.

Tourism and Recreation

14.3.2 The guidance concerning effects on tourism and recreation has taken into account Scottish Planning Policy (SPP) (Ref 8), and broadly follows the guidance contained within DMRB, Volume 11 Environmental Assessment methodology for the Assessment of Pedestrians, Cyclists and Community Effects (Volume 11, Section 3 Part 8, Ref 2). The DMRB guidance recommends consideration of the following:

- Changes to amenity by users of core paths, footpaths, cycleways and other less formal routes including local path which may not be designated; and
- Severance or disturbance of core paths, footpaths, cycleways and local paths during both construction and operation; and
- Changes to the amenity value experienced by visitors.

Study Area

14.3.3 The Study Area for both socio-economics and tourism and recreation extends to 5 km, as agreed in the scoping report, from the red line boundary in order to ensure consideration of receptors in the wider area around the Development Site. The Study Area is shown in Figure 14.1 (Volume 3).

Scope

14.3.4 The assessment considers the effects during the four phases of the Development lifespan as identified in Section 2.12 – 2.16 of Chapter 2: Project and Site Description. The phases include: pre-construction, construction, operation, and decommissioning. The assessment considers:

- Socio-economics – the local communities and associated economies in the vicinity of the Development; and
- Tourism and Recreation – tourist / visitor attractions as well as recreational land uses or resources such as visitor centres and walking or cycling routes.

14.3.5 The assessment process follows the following approach:

- Scoping, comments received from the scoping opinion and through individual consultation helped to develop the scope of the assessment;
- Description of the baseline conditions, against which the effects of the Development will be assessed;
- Determination of the receptors likely to be affected and their sensitivity or importance;
- Prediction of the degree of change from the baseline as a result of an effect and the likelihood that it may occur (i.e. the magnitude of change); and
- An assessment of whether a likely significant effect will occur on a receptor by considering the predicted magnitude of change with the sensitivity of the receptor and also taking into account any mitigation measures.

Summary of Consultation

14.3.6 A consultation tracker is included in Appendix 4.4 (Volume 5). This provides a full overview of the scoping and other consultation comments received to date. Table 14.1 presents a summary of specific consultation pertaining to this chapter since the scoping response was issued and how that consultation was considered in the EIA Report.

Table 14.1: Summary of Consultation

Consultee	Summary Response	Comment / Action Taken
Representative of South Loch Ness Access Group	In May 2018 consultation was undertaken to gain information provided information on local businesses and the use the surrounding land. Maps were prepared with the indicative locations of additional local paths which are not included on OS mapping. The Applicant was advised that there was a preference to have as many paths left open as possible. Input was also provided into potential options for diverting the core paths. The Applicant discussed the possibility of a visitor centre for the Development. This was rejected by the landowner as they wish to retain the relative tranquillity of the area.	Information provided was used to inform the baseline conditions of the Development Site. This included the identification of local paths which were not included on OS mapping or other data sources. Additionally, the information was used to develop the outline Access Management Plan and to determine the best locations for construction. No visitors centre is proposed as part of the Development.
	On 01 October 2018, the Applicant provided the draft Outline Access Management Plan.	The Outline Access Management Plan was updated.
The Highland Council (Access Officer)	Telephone correspondence with THC Access Offer where a discussion on any implications to access within the Development Site and the surrounding area was undertaken. The Access	This consultation informed the contents of the Outline Access Management Plan. In addition, the conversation

Consultee	Summary Response	Comment / Action Taken
	Officer referred the Applicant to policy 77 (public access) and policy 78 (long distance routes) of the Highland wide local development plan (HwLDP) and identified core paths as being at the top of the hierarchy. THC also advised that they would expect access to be maintained along core paths and other routes through the Development Site where possible. It was also agreed that an Access Management Plan would be required.	helped to clarify the scope of the assessment and the level of detail expected to be included.
	The draft Outline Access Management Plan was circulated to the Access Officer for input on 1 October, 2018.	No response was received from the Access Officer prior to submission.
Marine Harvest	A meeting was held between the Applicant and Marine Harvest on 8 October 2018 to discuss options for moving the fish farm.	The Applicant and Marine Harvest are working to achieve an agreement on the mechanism for moving the fish farm. An agreed approach will be agreed with THC.

**One of the landowners is a member of the South Loch Ness Access Group.*

Approach to Assessment

14.3.7 There is no prescribed methodology or standard guidance for this chapter topic of the EIA, and so the methodology adopted is one of determining the existing conditions and receptors within the study area through a desktop search. This desktop exercise draws on a range of publicly available statistics and information, consultation, and a questionnaire which was sent out to local businesses and residents.

14.3.8 Sources used to determine the baseline include:

- For socio-economic elements:
 - Scottish Government statistic publications;
 - Databases and reports from the Office for National Statistics (ONS); and
 - National Records for Scotland
- For tourism and recreation elements:
 - Transport Scotland annual data;
 - Visit Scotland Research;
 - Consultation with THC Access Officer;
 - Consultation with the South Loch Ness Access Group; and
 - Consultation with Landowner
- For both socio-economic and tourism and recreation elements:
 - A questionnaire was sent out to local businesses within a 5 km radius of the Development Site. Details of the questionnaire are outlined below.

Questionnaires

- 14.3.9 The Applicant circulated three questionnaires to include in the baseline study.
- The Business Questionnaire – sent to local businesses in May 2018 and contained questions relating to business type, accommodation, commercial use of local access, and private water supplies (PWS);
 - The Accommodation Questionnaire – available at the public exhibition on the 27 and 28 June 2018 for any accommodation providers attending the event; and
 - The Access Questionnaire – available on the public exhibition on the 27 and 28 June 2018 for the general public’s comments on use of local routes that cross the Development Site.
- 14.3.10 The aim of the questionnaires was to collect information on local accommodation and access in terms of recreational and commercial use of the local paths and recreational routes that cross the Development Site. In addition, the questionnaire sought to determine the locations of PWS.
- 14.3.11 Details of the questionnaires and a summary of the responses provided are available in Appendix 14:1 Summary of Questionnaire Responses.

Significance Criteria

Sensitivity of Receptors

- 14.3.12 Criteria used in this assessment for describing the sensitivity or importance of the receiving environment are summarised in Table 14.2 below. The sensitivity of the receptor takes into account the receptor’s value or quality in terms of the socio-economic or tourism activities it supports and the ability to absorb an effect without perceptible change. The sensitivity criteria have been derived taking into account relevant legislation, statutory designations or classifications.

Table 14.2: Sensitivity Criteria

Criteria	Description	Examples of Receptors
Very High	The receptor has low capacity to absorb change without fundamentally altering its present character; is of high socio-economic, environmental or tourism value; or of national importance.	Internationally designated sites such as UNESCO World Heritage Sites.
High	The receptor has moderate capacity to absorb change without significantly altering its present character, has some socio-economic, environmental or tourism value; or is of regional importance.	National Parks, national tourist attractions and destinations; and national cycle routes.
Medium	The receptor is tolerant of change without detriment to its character; is of low socio-economic, environmental or tourism value; or local importance.	Regional parks, regional tourist attractions and destinations. Core paths, long distance paths / routes, and regional cycle routes.
Low	The receptor is resistant to change and is of little socio-economic, environmental or tourism value.	Unmarked footpath or cycleway. Local tourist attractions, local parks, and open space.
Negligible	The receptor is resistant to change and is of little environmental value.	No discernible tourism or economic use.

Magnitude of Change

14.3.13 Criteria for determining the magnitude of potential effects (magnitude of change) are contained in Table 14.3. The magnitude considers the scale of the predicted changes to existing conditions taking in to account its duration, the reversibility of the effect and whether the effect is direct or indirect.

Table 14.3: Magnitude Criteria

Criteria	Description
High	<p>Total loss or major alteration to key elements / features of the baseline conditions such that post-development character / composition of baseline condition will be fundamentally changed.</p> <ul style="list-style-type: none"> • Socio-economic: major long term (greater than 5 years) alteration of community profile (including community cohesion and stability and business structure. • Tourism and Recreation: Loss or major alteration of iconic tourist asset of national significance, resulting in increase / reduction in national tourism numbers.
Medium	<p>Loss or alteration to one or more key elements / features of the baseline conditions such that post development character / composition of the baseline condition will be materially changed.</p> <ul style="list-style-type: none"> • Socio-economic: A noticeable long-term alteration of community profile (including community cohesion and stability) and business structure. • Tourism and Recreation: Substantial change to regional tourism numbers. Region considered less / more attractive place to visit.
Low	<p>Minor shift away from baseline conditions. Changes arising from the alteration will be detectable but not material; the underlying character / composition of the baseline condition will be similar to the pre-development situation.</p> <ul style="list-style-type: none"> • Socio-economic: A temporary alteration of community profile (including community cohesion and stability) and business structure. • Tourism and Recreation: A small and temporary change to regional tourism numbers.
Negligible	<p>Very little change from baseline conditions. Change is barely distinguishable, approximating a 'no change' situation.</p>

Significance of Effects

14.3.14 The approach to the assessment of effects and determination of significance is as per Table 4.7 in Chapter 4: Approach to EIA. The approach is also informed by professional judgement. The significance of effect is based on a combination of the sensitivity or importance of the receptor and the magnitude of a potential effect. As in Chapter 4, this general approach has been treated as a framework during the assessment, and has not been used as a matrix.

14.4 Baseline Environment

14.4.1 In order to assess the potential impacts of the Development, it is necessary to determine the environmental conditions, resources and receptors that currently exist within the Development Site and in the surrounding area.

Existing Land Use

14.4.2 The Development Site is currently under single ownership, apart from the areas within the exclusion zones as shown on Figure 1.2: The Development Site (Volume 3).

- 14.4.3 Roughly 58 % of the Development Site contains woodland, which is comprised of a mix of commercial coniferous plantation, semi-natural broad-leaved and mixed woodland. In the south-west of the Development Site, along the shore of Loch Ness, there is semi-natural broadleaved woodland that is Ancient Woodland Inventory (AWI) listed as ancient woodland of semi-natural origin.
- 14.4.4 The majority of the coniferous plantation woodland in the centre of the Development Site is also AWI listed as long established plantation. The remaining unwooded area is predominantly shrub heathland with some agricultural and grazing land.
- 14.4.5 Ashie Moor is largely a peat bog that is used for pastoral farming in the summer. There are areas of blanket bog within the Development Site which are left in their largely natural state.
- 14.4.6 The Kindrummond, Park, Balnafoich and Drummond areas are largely used for pastoral farming. There is some arable farmland within the Development Site.
- 14.4.7 Aquaculture is also present in Loch Ness. The Loch Ness Fish Farm currently operates north-east of the proposed Tailpond Inlet / Outlet location, and takes access from within the Development Site boundary.
- 14.4.8 There are also a few commercial properties located within the Development Site including a B&B, long term lets, and holiday lets. In addition Loch Ness Riding is located south of Kindrummond Farm south-west of the B862 and uses the core paths and local paths for riding.
- 14.4.9 There are also a number of recreation routes which run through the study area. This includes core paths, long distance routes, cycle ways and canoe routes. These are described in more detail under 'Recreation Routes' below.

Socio-Economics

- 14.4.10 Scotland's population was estimated as 5,424,800 on 30 June 2017. The total population of the Highlands in 2017 was 235,180 which equates to approximately 4.34% of the total population of Scotland.
- 14.4.11 The Development Site lies within the Dores and Essich Community Council area and borders the Strathnairn Community Council and the Stratherrick and Foyers Community Council areas. There are a number of smaller settlements in the immediate vicinity of the Development including Dores, Aldourie, Abriachan, Lochend, and individual properties and farmsteads scattered throughout the study area including within the Development Site. The nearest large settlement is Inverness which is approximately 14 km north of the Development Site.

Table 14.4: Populations

Age Group	Total Population of the Highlands	% of Total Population of the Highlands	% Total Population of Scotland
0-15	39,555	16.8	16.9
16-24	21,852	9.3	10.9
25-44	52,773	22.4	25.8
45-64	69,961	29.7	27.7
65-74	29,059	12.4	10.4
75+	21,980	9.3	8.3
All Ages	235,180	100.0	100.0

Source: National Records of Scotland, 2017 (Ref 9)

14.4.12 Employment rates within the Highlands are identified in Table 14.5 below. Employment rates are higher than the Scotland average in all age brackets.

Table 14.5: Employment Rates

Location	Age					All aged 16 & over(%)
	16-24(%)	25-34(%)	35-49(%)	50-64(%)	65+(%)	
Highlands	68.5	85.9	89.8	77.3	13.4	62.8
Scotland	59.4	82.0	82.2	69.6	8.5	59.4

Source: Scottish Government, 2017 (Ref 10).

14.4.13 In 2016, 4.5% of jobs in the Highland Council area were in Arts, Entertainment and Recreation and 10.8% were in Accommodation and Food Service Activities (Ref 11). For the same year, VisitScotland reported that the Highland region accounted for 14% of total tourism related employment in Scotland (with 15,700 tourism related jobs). (Ref 12).

14.4.14 Table 14.6 provides a breakdown of employment by industry. The three largest employment sectors in the Highlands are Human Health and Social Work Activities (19.8%), Wholesale and Retail Trade; Repair of Vehicles (15.3%), and Accommodation and Food Service Activities (10.8%). Data on the Agriculture, Forestry and Fishing sector and Activities of Households as Employers is not available at the local authority level, but respectively make up 1.8% and 0.1% of the employee jobs within Scotland as a whole (Ref 13). Therefore the sector with the recorded lowest employee jobs in the Highlands is Mining and Quarrying at 0.3% at the Highlands authority level.

Table 14.6: Employee Jobs

Sector	Highlands		Scotland	
	Employee jobs	%	Employee jobs	%
Agriculture, Forestry and Fishing	unknown	-	49,000	1.8
Mining and Quarrying	350	0.3	35,000	1.3
Manufacturing	6,000	5.4	189,000	6.9
Electricity, Gas, Steam and Air Conditioning	800	0.7	19,000	0.7
Water Supply; Sewerage, Waste Management	2,000	1.8	17,000	0.6
Construction	7,000	6.3	175,000	6.4
Wholesale and Retail Trade; Repair of Vehicles	17,000	15.3	370,000	13.5
Transportation and Storage	5,000	4.5	125,000	4.5
Accommodation and Food Service Activities	12,000	10.8	200,000	7.3
Information and Communication	2,250	2.0	104,000	3.8
Financial and Insurance Activities	900	0.8	88,000	3.2
Real Estate Activities	1,500	1.4	40,000	1.5
Professional, Scientific and Technical Activities	6,000	5.4	203,000	7.4
Administrative and support Service Activities	5,000	4.5	199,000	7.2
Public Administration and Defence	6,000	5.4	164,000	6.0
Education	8,000	7.2	205,000	7.5
Human Health and Social Work Activities	22,000	19.8	401,000	14.6
Arts, Entertainment and Recreation	5,000	4.5	91,000	3.3
Other Service Activities	2,250	2.0	71,000	2.6
Activities of Households as Employers	unknown	-	4,000	0.1

Source: ONS, 2016 and 2018

14.4.15 The businesses which exist in the vicinity of the Development and within the 5 km study area have been identified through a desk-top exercise which also identified various categories of businesses including accommodation. Details of some of these businesses were acquired through questionnaires which were issued by the Applicant.

14.4.16 Details of the responses received in the questionnaires are outlined in Appendix 14.1: Summary of Questionnaire Responses (Volume 5). The businesses which are considered receptors are included in Appendix 14.2: Receptor List (Volume 5) which lists all receptors for this assessment.

14.4.17 The list of receptors also includes farms and community receptors such as schools and village halls. Community receptors are all located outside of the Development Site Boundary. Farms have been identified outside of the Development Site Boundary and farming activities take place within the Development Site.

Tourism

14.4.18 A review of national and regional tourism strategies, together with publicly available information, including statistics for the area has been undertaken. This review identifies key tourism receptors within 5 km of the Development Site. Features were considered tourism receptors if they promoted tourist visits, and include:

- Visitor Attractions – features that attract visitors out of interest or pleasure (such as boat tours and gift shops)
 - This includes Scenic Areas and Nature Reserves
 - This also includes local lochs
- Tourist Services – features that cater to tourists e.g. accommodation such as campsites / caravan parks, hotels, guest houses and bed and breakfasts. This can also include restaurants and pubs; and
- Recreation – features that support outdoor recreational activities (such as core paths, long distance routes and lochs)

14.4.19 Tourism receptors identified as part of the review have been illustrated in Figure 14.1 (Volume 3). A complete list of tourism receptors included in the assessment has been included in Appendix 14.2: Receptor List (Volume 5).

14.4.20 A variety of online sources were visited to gather publicly available information on tourism attractions, resources, services and other tourist features. This includes but is not limited to:

- Explore Highland;
- Visit Scotland;
- Visit Inverness;
- Visit Loch Ness;
- Visit South Loch Ness;
- Government of Scotland;
- Sustrans; and
- Walk Highlands.

Tourism Industry

14.4.21 VisitScotland compiles annual tourism statistics for Scotland. The statistics provide a range of details including an estimate of the contribution of the tourism sector to the economy, numbers of visits to the region, and popular attractions.

14.4.22 Key points to note from the data on 2016 (Ref 16) include:

- UK residents took approximately 1,855,000 trips to the Highlands, staying on average 4.7 nights and spending £622 million;
- Visitors from overseas made 596,000 trips to the Highlands, staying on average 5.2 nights and spending approximately £286 million;
- Urquhart Castle, the most visited attraction in the Highlands and Islands, is outside the study area just over 5 km from the Development Boundary; and
- Occupancy rates in the area vary according to the type of accommodation but are typically highest during the months of June, July and August.

Tourism Receptors

- 14.4.23 The tourism receptors identified in the study include nature reserves, boat tours, gift shops as well as outdoor activities including recreations routes as well as historic attractions that are promoted for tourism.

Scenic Areas and Nature Reserves

- 14.4.24 Areas Designated for their landscape and nature value are not necessarily marketed for tourism, but could contribute to tourists' preference for an area. This is especially true in Scotland as VisitScotland's surveys confirm that landscape is the single most important factor that attracts visitors to Scotland. (Ref 17). Scenic areas and nature reserves often provide educational and / or recreational infrastructure and facilities. Those designated areas identified within the study area are listed in Table 14.2.1 in Appendix 14.2: Receptor List (Volume 5) and illustrated on Figure 14.1 (Volume 3).

Visitor Attractions

- 14.4.25 As shown in Figure 14.1 (Volume 3), several visitor attractions were identified within the study area. These include boat tours, exhibition centres, and gift shops. These attractions vary in their dependence on their contextual setting. For example, outdoor recreational activities including boat tours are more sensitive to landscape change than indoor attractions such as art galleries. Outdoor activities are identified in the Tourism Development Framework as continuing to be a developing and diverse market with niche opportunities constantly emerging. It goes on to say that the niche markets may be minor in the beginning but they can play an important part of in the diversity of economic opportunities through tourism in rural areas (Ref 17). Table 14.2.1 in Appendix 14.2.1 (Volume 5) provides a list of visitor attractions within the study area.
- 14.4.26 The Loch Ness region has several important historical or archaeological features. Some of these features are promoted as historic attractions for tourists including Urquhart Castle which is just outside of the study area for this chapter at just over 5 km from the Development boundary. Further information on the historic attractions as archaeological features is contained within Chapter 13: Archaeology and Cultural Heritage. Views from Urquhart Castle (Viewpoint 9 as shown on Figure 11.6, Volume 3) are assessed in Chapter 11: Landscape and Visual and Chapter 13: Archaeology and Cultural Heritage.

Tourist Services

- 14.4.27 In addition to visitor attractions and resources there are a range of services which cater to tourists and visitors such as hotels, B&Bs and self-catering accommodation. Tables 14.7 and 14.8 provide information on accommodation services. There were 26 accommodation businesses identified within the study area. Table 14.7 identifies the types of accommodation and the number of each.

Table 14.7: Accommodation in Study Area

Accommodate Type	Total Number
Hotel	4
B&B	10
Self-catering	8
Camping	1
Unknown	3
Total	26

14.4.28 Questionnaire respondents provided an estimation of occupancy rates per month. Based on responses July – September are the peak months. However, the sample size of questionnaires is quite small as only 15 questionnaires were completed and submitted to the Applicant. A summary of results from the questionnaires is available in Appendix 14.1: Summary of Questionnaire Responses (Volume 5).

14.4.29 Maximum occupancy occurs in the summer months and the highest percentages recorded are 88% for hotels in June, 93% for self-catering in July and 88% again for hotels in August. (Ref 16)

Table 14.8: % Net Rooms Occupancy by Area and Accommodation Type Highlands Region

	Hotels	Guest Houses and B&Bs	Self-catering
January	42	13	32
February	56	25	40
March	61	29	40
April	59	35	40
May	75	74	50
June	88	73	69
July	87	80	93
August	88	87	77
September	84	76	76
October	77	44	97
November	53	37	33
December	41	11	27

Source: Visit Scotland, 2017

14.4.30 Tourist services other than accommodation are also found in the study area. This includes restaurants and pubs and also a gin distillery which is located within the Development Boundary as shown in Figure 14.1 (Volume 3). Table 14.2.1 in Appendix 14.2 (Volume 5) includes tourist services within the study area.

Lochs

14.4.31 There are several lochs within the study area which have various recreational uses including bathing water, water sports, fishing and loch cruises. The lochs are shown on Figure 14.1 (Volume 3) and include:

- Loch Ness immediately to the west;
- Loch Ashie immediately to the north-east which is an SPA and SSSI;
- Loch Duntelchaig 0.7 km east of the closest point of the Development Boundary;
- Loch Bunachton to the east;
- Dunlichity Fishery and Loch a' Chlachain to the north-east;
- Loch a' Choire;
- Loch Ruthven (SAC, SPA, SSSI, and RAMSAR) to the south-east;
- Loch Ceo Glais to the south; and
- Two small lochs, Loch na Curra and Lochan an Eoin Ruadha, which are in the Development Site and bordering it respectively.

14.4.32 Loch Ness is a water source for the Caledonian Canal and water is abstracted for bottled water by Loch Ness Water. Loch Duntelchaig and Loch Ashie are both Drinking Water Protected Areas (DWPA) and are the main potable water supply reservoir for Inverness. Further details of surface water bodies are provided Chapter 10: Water Environment.

Recreation Routes

14.4.33 Access to the outdoors is important to the Highland region for recreation, tourism and to help in the maintenance of a healthy lifestyle. The Land Reform Act established access rights to most land and inland water for everyone in Scotland. The rights only exist if they are exercised responsibly by respecting people's privacy, safety and livelihoods and the environment.

14.4.34 Recreation routes support outdoor pursuits and activities. Recreation routes within the study area are core paths, long distance routes and local paths. It should be noted that there are no recognised public rights of way located within the study area.

14.4.35 Within the Development Site are the following recreational routes:

- Kindrummond to Dirr Wood Highland Council Core Path (IN12.04);
- The Drumashie Moor Highland Council Core Path (IN12.05);
- The South Loch Ness Trail (Ref 14);
- The Trail of the Seven Lochs;
- Sustrans National Cycle Route 78 The Caledonian Way (Ref 15);
- The C1064 and the B852 roads, which are part of General Wade's Military Road Network and follow the route of the original roads between Fort Augustus and Inverness; and
- Local path network of smaller paths used by the landowner and locals for walking, cycling and horse riding.

14.4.36 Within the wider study area are the following recreation routes:

- An Torr Highland Council Core Path (IN12.01);
- Fair Headed Lad's Pass Highland Council Core Path (IN17.01);
- Other Highland Council Core Paths;
- The Great Glen Way;
- The Great Glen Canoe Trail (Ref 18)

Events

- 14.4.37 There are several annual events which take place within the study area making use of the existing recreational routes. Through a desktop search several events were identified and are listed in Table 14.1 of Appendix 14.2 (Volume 5). These events include running and cycling races as well as outdoor concerts.

14.5 Assessment of Effects

Receptors Scoped out of Assessment

- 14.5.1 As discussed in Table 4.4 of Chapter 4: Approach to EIA, effects on certain businesses within the Development Site have been scoped out of the assessment. There is an existing commercial agreement between the Applicant and the landowner, and as a result the socio-economic effects of the proposed Development on the landowner's businesses have been scoped out of this EIA Report. The businesses which have been scoped out of this assessment include:

- Loch Ness Log Cabins
- Balachladaich B&B Loch Ness
- Loch Ness Riding
- Loch Ness Distillery

Pre-Construction

Access to Land

- 14.5.2 During the pre-construction phase access will be limited for health and safety reasons in the areas to be clear felled, at the location of Compound 1, the corridor of the C1064 alignment and the recreation route diversions. Site clearance will be phased and will not include the whole area at one time. Access via existing recreation routes will be maintained during the pre-construction phase. Access is considered to have a sensitivity of Medium as it is regionally important in the Highland region for recreation and tourism. The magnitude of change is considered Low given it will be short term over the course of the pre-construction period. The Significance is therefore considered to be **Minor adverse** which is considered to be **Not Significant**.

Potential Effects on the Local Economy

- 14.5.3 The Development is likely to have a beneficial effect on the local economy during the pre-construction enabling works as a result of local expenditures by the Applicant and Construction Contractor. During the pre-construction phase, workers involved with the pre-construction activities would stay locally in hotels and other accommodation; use local services and spend in local restaurants and shops. Local businesses and accommodation are predicted to have Medium sensitivity and will only be impacted for a short period of time which is considered a Low magnitude of change. The significance of effect on the local economy is assessed to be **Minor Beneficial** which is considered to be **Not Significant**.
- 14.5.4 The Ach-Na-Sidhe B&B is located on land excluded from the Development but within the Development Site Boundary. During pre-construction there will be site clearance, establishment of Compound 4, realignment of the C1064 and path diversions all taking place within approximately 200 m of Ach-Na-Sidhe B&B. While the B&B will be able to operate as normal there is potential for adverse effects to amenity for guests during the realignment of the C1064. The Ach-Na-Sidhe B&B is a noise sensitive receptor (NSR)

which is considered in Chapter 16: Noise and Vibration and shown on Figure 16.1 (Volume 3) as R2. The Ach-Na-Sidhe B&B has a Medium sensitivity and the magnitude of change is predicted to be Low. The significance of effect on this receptor during the pre-construction phase is predicted to be **Minor** which is considered to be **Not Significant**.

Potential Effects on the Local Job Market

- 14.5.5 The job market is considered to have a medium sensitivity to change, being regionally important, but robust due to employment numbers which are higher than the national average. The construction of the Development will create jobs, which has the potential to have a beneficial effect on the local job market. The exact proportion of which would be local and be specifically for the pre-construction phase is uncertain at this time. As the number of local jobs available is unknown and the pre-construction phase will be short term the magnitude of change of job creation is considered to be Low. The significance of effect on the local job market is therefore likely to be **Minor Beneficial** with further indirect effects of a positive nature to the wider supply chain.

Potential Effects on Tourism and Recreation Routes

- 14.5.6 All recreation routes will be open as normal during the pre-construction phase. Permanent diversions for the IN12.04 and the IN12.05 core paths will be built and the temporary diversion for the South Loch Ness Trail will be built. The details of the recreation routes and the proposed diversions are available in the Outline Access Management Plan (Volume 5, Appendix 14.3). There may be some loss of amenity on the recreation routes which are nearer to pre-construction works. This includes:

- Kindrummond to Dirr Wood Core Path (IN12.04);
- Drumashie Moor Core Path (IN12.05);
- C1064; and
- Local paths

- 14.5.7 The magnitude of change for the pre-construction works is expected to be Low as the works will be short term. Given the recreational routes listed above all have a Medium or Low sensitivity any potential effects are predicted to be **Minor / Negligible** which is considered to be **Not Significant**.

Construction

Access

- 14.5.8 During the construction phase access will be limited in all areas with construction works for health and safety reasons. This includes the Headpond, Tailpond Inlet / Outlet Structure, the Compounds, and the Access Tracks (temporary and ancillary). Site clearance will be phased and will not include the whole area at one time. There will be diversions in operation during the construction phase for some recreational routes which are detailed in Appendix 14.3. Access is considered to have a significance of Medium as it is regionally important to the Highland region for recreation and tourism. The magnitude of change is considered Medium given the length of the construction period. The Significance is therefore considered to be **Moderate** adverse which is considered to be **Significant**.

Potential Effects on the Local Economy

- 14.5.9 The Development is likely to have a beneficial effect on the local economy during the construction works as a result of local expenditures by the Applicant and Construction

Contractor. During the construction phase, workers involved with the various construction activities would stay locally in hotels and other accommodation; use local services and spend in local restaurants and shops. Local businesses and accommodation are predicted to have Medium sensitivity and will be impacted for up to five years which would be a Medium Magnitude of Change. The significance of effect on the local economy is assessed to be **Moderate Beneficial** and is therefore considered to be **Significant**.

14.5.10 The Ach-Na-Sidhe B&B is located on land excluded from the Development Site boundary. During the construction phase the C1064 realignment will be complete and access to the B&B will be maintained throughout the construction period. There is potential for impacts to amenity as a result of the Headpond works which will take place within approximately 270 m of the B&B and potentially include blasting. This work could have an impact on amenity and could deter people from using this accommodation. The Ach-Na-Sidhe B&B is a noise sensitive receptor (NSR) which is considered in Chapter 16: Noise and Vibration (as shown on Figure 16.1 (Volume 3) as R2). The Ach-Na-Sidhe B&B has a Medium sensitivity and the magnitude of change is predicted to be High given the duration of the construction period and the nature of the construction activities within close proximity of the B&B. The significance of effect on this receptor during the pre-construction phase is predicted to be **Moderate Adverse** which is considered to be **Significant**. The potential effects as a result of noise are considered in Chapter 16: Noise and Vibration, the visual effects as a result of the Development are discussed in Chapter 11: Landscape and Visual.

14.5.11 The Loch Ness Fish Farm is located beside the Development Site Boundary in Loch Ness. The fish farm currently has planning permission for a specific location. The fish farm will be directly impacted by the construction works as the current location of the fish farm is within the area of the temporary Cofferdam. The sensitivity of the fish farm is considered to be Medium and the Magnitude of change is also considered to be High. The potential effects are therefore considered to be **Moderate Adverse** which is considered to be **Significant**.

Potential Effects on the Local Community

14.5.12 The communities of Dores, Aldourie, Abriachan and Lochend, are all located outside of the Development Site Boundary but within the study area. There are also individual properties and farmsteads which exist within the study area. There are no community receptors within the Development Site. There will be no direct impact on communities or community receptors (identified in Table 14.1 of Appendix 14.2, Volume 5) as a result of construction activities. The proposed access route does not pass through any of the communities identified within the study area. The access route and potential effects as a result of construction traffic are detailed in Chapter 15: Traffic and Transportation. Communities and the community receptors are considered to have a Low sensitivity given they are locally important. The magnitude of change is considered to be Low as there will not be any direct impacts although some construction activities may be visible from community receptors and there may be some nuisance as a result of certain construction activities, they will not prohibit the daily operation of the various receptors. As a result, the significance of effect to community receptors is considered to be **Negligible**, which is therefore **Not Significant**. Visual impacts are assessed in Chapter 11: Landscape and Visual.

14.5.13 It is expected that on-site accommodation facilities will be required for a small portion of the workforce and at critical points in the construction phase – such as 24 hour working. It is anticipated that this will be located within the boundary of Compound 1. Community receptors are all considered to have a Low sensitivity and the magnitude of change is

anticipated to be Low as the additional accommodation will be confined to Compound 1 and will only be required temporarily. This would have a significance of **Negligible** which is **Not Significant**.

Potential Effects on the Local Job Market

- 14.5.14 The job market is considered to have a medium sensitivity to change, being regionally important, but robust due to employment numbers which are higher than the national average. The construction of the Development will create jobs, which will have a beneficial effect on the local job market. It is estimated that up to 390 personnel will be employed on-site during the construction phase at its peak. The average number of personnel working on the Development Site over the construction period will be up to 205. The exact proportion of which would be local is uncertain at this time. As the number of local jobs available during construction is unknown and the duration will be temporary the magnitude of change of job creation is considered to be Low. The significance of effect on the local job market is therefore likely to be **Minor Beneficial**, which is **Not Significant**.

Potential Effects on Tourism

- 14.5.15 Visitor attractions (identified in Table 14.1 of Appendix 14.2, Volume 5) are not predicated to be directly impacted as a result of construction activities. Visitor attractions located within the study area are outside of the Development Site Boundary and while there will be views of construction activity from Loch Ness and the opposite shore of Loch Ness towards the Development, construction effects will be temporary. There are many boat tours which operate on Loch Ness and while views of construction could impact amenity and deter visitors, the views from the boats would not be stationary which makes any views of construction works dependent on the location within the loch. Viewpoints 2, 3, 7, 8 and 10 shown on Figure 11.6: Representative Viewpoints and Zone of Theoretical Visibility (Volume 3) relate to some visitor attractions shown on Figure 14.1 (Volume 3). The visualisations associated with these viewpoints are contained within Volume 4. Visitor attractions are considered to be of Medium sensitivity given that the attractions are regionally important. The magnitude of change is considered Low given the change will be temporary. The potential effects are predicted to be **Minor Adverse** which is **Not Significant**.
- 14.5.16 Tourist accommodation and tourist services outside of the Development Site Boundary but within the study area have the potential to be affected by the incoming workforce who do not reside in the locality. This may reduce the rooms available to visitors and may reduce the tables in restaurants available to locals and visitors. The sensitivity of tourist services in the area is considered to be Medium as it is regionally important. The magnitude of change is considered Medium given the size of the predicted workforce during the construction phase. The potential effects are predicted to be **Moderate Adverse**, which is therefore considered to be **Significant**.

Potential Effects on Lochs

- 14.5.17 There are several lochs which exist within the study area as listed above and in Table 14.1 of Appendix 14.2 (Volume 5). These lochs are used for various recreational activities including swimming, fishing and boating. During the construction phase access to these lochs will not be prevented and therefore their availability for recreational activity will be as normal. The only exception will be to Loch Ness in which there will be works to construct the Tailpond Inlet / Outlet. Access to this area and the onshore works will not be possible during this time. The sensitivity of Loch Ness is considered to be Medium as it is regionally

important. The magnitude of change is considered to be Low as the area of the loch which will not be available is quite small. The potential effects are predicted to be **Minor Adverse**, which is considered **Not Significant**.

Potential Effects on Recreation Routes

- 14.5.18 Several of the recreation routes have been allocated a sensitivity of 'Medium' given that there are several core paths, long distance routes and regional cycle ways. The National Cycle Route has been allocated a 'High' sensitivity as it is nationally important. The local paths and unmarked cycle ways are considered to have a 'low' sensitivity. Sensitivities for each identified recreational route are listed in Table 14.1 in Appendix 14.2 (Volume 5).
- 14.5.19 During the construction phase there will be diversions of some recreation routes in place in order to allow for certain construction activities to take place and to ensure safety of recreation routes users. The Outline Access Management Plan (Appendix 14.3 (Volume 5)) outlines the diversions which will be implemented and which recreation routes are impacted during all phases of the Development. Based on the diversions identified in the Outline Access Management Plan the potential effects to the individual recreation routes during construction are predicted to be as follows in Table 14.9.

Table 14.9: Assessment of Recreation Routes during Construction

Recreation Route	Sensitivity	Magnitude	Significance
Kindrummond to Dirr Wood Highland Council Core Path (IN12.04)	Medium	Low	Minor
The Drumashie Moor Highland Council Core Path (IN12.05)	Medium	Low	Minor
The South Loch Ness Trail	Medium	Low	Minor
The Trail of the Seven Lochs	Medium	Low	Minor
National Cycle Route 78	High	Low	Moderate
C1064	Low	Low	Negligible
B862	Low	Low	Negligible
Local Path Network	Low	Medium	Minor
An Torr Highland Council Core Path (IN12.01)	Medium	Negligible	Negligible
Fair Headed Lad's Pass Highland Council Core Path (IN17.01)	Medium	Negligible	Negligible
Other Highland Council Core Paths	Medium	Negligible	Negligible
The Great Glen Way	Medium	Negligible	Negligible
The Great Glen Canoe Trail	Medium	Negligible	Negligible

Potential Effects on Local Events

- 14.5.20 During construction there is potential for adverse effects on some of the annual events planned in the study area. The Loch Ness Marathon and the Etape Loch Ness follow the B852 and other recreation routes through the Development Site and the larger study area. Given that there will be crossings along the B852 with the Temporary Access Track and that the B852 will be used during construction there is potential for adverse effects on these

events. As these events are held annually the sensitivity is considered to be Medium. The magnitude of change to the Loch Ness Marathon and the Etape Loch Ness is considered to be Low as access through the Development Site via recreation routes and the B852 will be maintained during construction. The significance of effect is therefore considered to be **Minor Adverse** which is **Not Significant**.

- 14.5.21 The magnitude of change for the Groove on Loch Ness, The Beast Race, and Monster Triathlon is considered to be Negligible as they are located outside of the Development Site Boundary and will not be directly impacted by the construction works. The significance is therefore considered **Negligible**.

Operation

Access

- 14.5.22 During the operational phase, much of the land used during the construction period will be reinstated and will be available to the public again. Access will be limited only in the area of the Headpond, the immediate vicinity of the Tailpond, the Permanent Access Track and the permanent Compounds. Access to the Headpond and the Tailpond Inlet / Outlet Structure will be prohibited the public for operational health and safety reasons. The permanent Compounds will house facilities for the operation and maintenance of the Development including access to the Tunnels. Although access to the Headpond will be prohibited, access to all lochs in the study area will be available as normal during operation.

- 14.5.23 There is one permanent diversion of recreation routes which will be in place for the duration of operation. A new recreation route will be built providing access to Loch Ashie during the operation phase. This new recreation route is shown in Appendix 14.3: Outline Access Management Plan (Volume 5). Access is considered to have a Medium sensitivity as it is regionally important to the Highland region for recreation and tourism. The magnitude of change is considered Low as most access within the Development Site will be reinstated for the operational phase and replacement diversions will be available where the original alignment is not available. The significance is therefore considered to be **Minor Adverse** and therefore **Not Significant**.

Potential Effects on the Fish Farm

- 14.5.24 It is anticipated that an agreement will be reached with Marine Harvest so that the fish farm will be moved prior to construction. It is anticipated that the fish farm will be moved to an agreed upon location where it will not be impacted by operation of the Development. The sensitivity of the fish farm is considered to be Medium and the Magnitude of change is also considered to be Negligible. The potential effects are therefore considered to be **Negligible**.

Potential Effects on the Local Job Market

- 14.5.25 The operational phase of a PSH scheme can be up to 125 years. General maintenance will be ongoing for the duration of operation including regular inspection of the Headpond. The electrical plant will require refurbishment or overhaul approximately every 25 years. During operation it is expected that there will be 5 – 10 permanent on-site jobs created. The Magnitude of change on the local job market is considered to be Low. Given the job market has been given a Medium sensitivity the significance of effect on operational job creation is considered to be **Minor Beneficial** and therefore is considered to be **Not Significant**.

Potential Effects on the Local Community and Economy

14.5.26 In addition to the operational effect of the Development itself, the Development will also generate an additional local economic benefit as a result of the community benefit payment that would be provided by the Applicant. The details of the community benefit payment are not known at this time and as such a Magnitude cannot be assigned and Significance cannot be predicted. However, it is assumed that any potential effects from a community benefit fund would be Beneficial.

Potential Effects on Tourism and Recreation Routes

14.5.27 During the operation phase there will be diversions of some recreation routes in place in order to allow for certain operation activities to take place and to ensure safety of recreation routes users. The Outline Access Management Plan (Appendix 14.3, Volume 5) outlines the diversions which will be implemented and which recreation routes are impacted during all phases of the Development. Based on the diversions identified in the Outline Access Management Plan the potential effects to the individual recreation routes during operation are predicted to be as follows in Table 14.10.

Table 14.10: Assessment of Recreation Routes during Operation

Recreation Route	Sensitivity	Magnitude	Significance
Kindrummond to Dirr Wood Highland Council Core Path (IN12.04)	Medium	Low	Minor
The Drumashie Moor Highland Council Core Path (IN12.05)	Medium	Low	Minor
The South Loch Ness Trail	Medium	Negligible	Negligible
The Trail of the Seven Lochs	Medium	Negligible	Negligible
National Cycle Route 78	High	Negligible	Minor
C1064	Low	Low	Negligible
B862	Low	Low	Negligible
Local Path Network	Low	Low	Negligible
An Torr Highland Council Core Path (IN12.01)	Medium	Negligible	Negligible
Fair Headed Lad's Pass Highland Council Core Path (IN17.01)	Medium	Negligible	Negligible
Other Highland Council Core Paths	Medium	Negligible	Negligible
The Great Glen Way	Medium	Negligible	Negligible
The Great Glen Canoe Trail	Medium	Negligible	Negligible
Diversions	Low	Medium	Minor (Beneficial)

Decommissioning

14.5.28 Should the Development be decommissioned rather than refurbished or adapted, it is anticipated that the potential effects will be similar or less to those during pre-construction as the heavy engineering from the construction phase would not take place.

Access to Land

14.5.29 During decommissioning access will be limited for health and safety reasons in the areas of the above ground decommissioning activities such as the Headpond, the permanent Compounds, and the Tailpond. Any underground decommissioning activities will be inaccessible to the public for the duration of construction, operation and decommissioning. Access is considered to have Medium sensitivity as it is regionally important to the Highland region for recreation and tourism. The magnitude of change is considered Low given it will be short term over the course of the decommissioning period. The significance is therefore considered to be **Minor Adverse** and therefore is considered to be **Not Significant**.

Potential Effects on the Local Economy

14.5.30 The Development is likely to have a beneficial effect on the local economy during the decommissioning works as a result local expenditures by Construction Contractor appointed to undertake decommissioning activities. During decommissioning workers involved with the decommissioning activities would stay locally in hotels and other accommodation; use local services and spend in local restaurants and shops. Local businesses and accommodation are predicted to have Medium sensitivity and will only be impacted for a short period of time (Low Magnitude of Change). The significance of effect on the local economy is assessed to be **Minor Beneficial**, which is **Not Significant**.

14.5.31 The Ach-Na-Sidhe B&B is located on land excluded from the Development Site boundary. During decommissioning the Headpond will be drained of water. As the Headpond is approximately 270 m from the Ach-Na-Sidhe B&B there could be potential adverse effects to amenity for guests which could deter visitors from using the accommodation. The Ach-Na-Sidhe B&B has a Medium sensitivity and the magnitude of change is predicted to be Low as activities will not involve blasting. The significance of effect on this receptor during the pre-construction phase is predicted to be **Minor Adverse** and therefore is **Not Significant**.

Potential Effects on the Local Job Market

14.5.32 The decommissioning of the Development will create jobs, which has the potential to have a beneficial effect on the local job market. The number of jobs which would be for the decommissioning phase and the exact proportion of jobs which would be local is uncertain at this time. As the number of local jobs available is unknown and short term the magnitude of change of job creation is considered to be Low. The significance of effect on the local job market is therefore likely to be **Minor Beneficial** and therefore **Not Significant**.

Potential Effects on Tourism and Recreation Routes

14.5.33 All recreation routes will be open as identified for the operation phase. Decommissioning activities are not expected to directly impact the recreation routes. There may be some loss of amenity on the recreation routes which are nearer to decommissioning works such as:

- Kindrummond to Dirr Wood Core Path (IN12.04);
- Drumashie Moor Core Path (IN12.05);
- Re-aligned C1064;
- Local paths; and
- New paths and Diversions.

14.5.34 The magnitude of change for the decommissioning works is expected to be Low and given the recreational routes listed above all have a Medium or Low sensitivity any potential effects are predicted to be **Minor / Negligible** and is therefore **Not Significant**.

14.6 Cumulative effects

- 14.6.1 Several cumulative developments are considered in Table 4.8: Cumulative Developments of Chapter 4: Approach to EIA. From this table the following have been included in the assessment of inter-cumulative effects:
- Scottish Water main
 - Coire Glas extension
 - Tulloch Homes
- 14.6.2 Given the nature of the Scottish Water Main development, it is not considered that there are any potential cumulative effects with any socio-economic or tourism receptors from the proposed Development.
- 14.6.3 The Tulloch homes development is also not expected to interact with any socio-economic or tourism receptors of the Development given its distance to the study area.
- 14.6.4 The Coire Glas development is currently under consideration and should it be approved the timescales of the construction period are likely to overlap with the construction programme of the Development. Should this occur, it is possible that the construction of two PSH projects in the same general vicinity could cumulatively impact the local job market. The construction of two PSH schemes will create jobs which has the potential to have beneficial effect on the local market. It is estimated that up to 390 personnel will be employed on-site during the construction of the Development at its peak with an average of 205. It is proposed that there will be an average of 500 people deployed each year of the seven year construction programme for Coire Glas. (Ref 19Ref 19). With Coire Glas there will be an average of 705 jobs each year during the construction periods. Based on the statistics provided in Table 14.6, this is approximately 0.65% of the total number of jobs in the Highland Council region. As the number of local jobs available during construction is unknown and the duration will be temporary the magnitude of change of job creation is considered to be Low. The significance of effect on the local job market is therefore likely to be Minor Beneficial.
- 14.6.5 Given the distance of the Coire Glas development cumulative effects to tourism and recreation routes are not predicted.

14.7 Mitigation and Monitoring

- 14.7.1 Mitigation outlined in this section is additional to the embedded mitigation outlined in Table 3.1 in Chapter 3: Alternatives. The implementation of a Construction Environmental Management Plan (CEMP) is considered to be embedded mitigation.
- 14.7.2 The mitigation is also additional to the diversions of the various recreation routes which will be implemented during construction and operation phases. These details are provided in Appendix 14.3: Outline Access Management Plan.

Construction

Socio-economic

- 14.7.3 A Meet the Developer Day or similar such event will be held post submission to inform and to open discussion with local business about the opportunities that may exist during construction and operation of the Development. The main aim of the event will be to actively engage local businesses in the construction supply chain. Direct and indirect investment in the local economy will be further encouraged through the appointed Construction Contractor who will prepare a database of local suppliers (e.g. plant, materials,

accommodations) to ensure that local services are used as much as practicable during the construction period.

- 14.7.4 The Applicant is currently in discussions with the owners of the fish farm (Marine Harvest) to determine the most appropriate approach to moving the fish farm away from the Development. It is anticipated that the fish farm will be moved to a location where it will not be impacted by the Development during the construction or operational phases.

Tourism

- 14.7.5 The construction of the Development is anticipated to take up to six years. The associated traffic flows will vary over the course of the construction period as various elements of the Development are constructed. In order to mitigate against delays and amenity loss associated with peak or abnormal construction traffic, a Construction Traffic Management Plan (CTMP) will be implemented for the construction period. A Framework CTMP is contained within Volume 5, Appendix 15.1. The final CTMP will be approved with Police Scotland, THC and Transport Scotland.

Potential Effects on the Local Community

- 14.7.6 A Project Liaison Group (PLG) will be created with the objective of communicating information on the programme of construction activities and receiving feedback from stakeholders. The Group will likely include representatives from the following parties:
- THC;
 - SEPA;
 - SNH;
 - Dores and Essich Local Community Council;
 - Strathnairn Community Council; and
 - Stratherrick and Foyers Community Council.
- 14.7.7 All parties will be invited although it is likely that THC, SEPA, SNH and local communities will likely form the core group participants, with other stakeholders attending when relevant.
- 14.7.8 The PLG will meet on a regular basis but at least once a month during critical path activities such as start of enabling works, commencement of construction, blasting activities and works in Loch Ness and other waterbodies.
- 14.7.9 The CEMP also outlines how complaints can be made, with the CTMP providing the framework for construction traffic management.

Operation

- 14.7.10 There will be local improvements to the road network and recreation routes will be reinstated and upgraded as discussed below.

Aquatic Recreational Enhancement

- 14.7.11 Elements of the Tailpond Inlet / Outlet structure are permanent and can be used by the local community. For example the Jetty can be left in-situ for those who wish to use Loch Ness for aquatic recreation.

Signage and Connectivity

- 14.7.12 Education signage will be erected within the Development Site. This signage will include information on the local recreational routes and present self-guided routes. There will also be educational signage which could include information of the local flora and fauna. Details

of signage will be agreed with the landowner and local community. Examples of signage are provided in Appendix 14.3: Outline Access Management Plan.

Recreational Route Reinstatement

- 14.7.13 Details of the types of recreational route reinstatement will be provided when a Construction Contractor has been appointed. Consultation with the local community and relevant stakeholders will be undertaken to determine the appropriate type of material to be used in line and any additional signage which may be required to reinstate the routes within the Development Site. It is likely that excavated material unsuitable for use in the construction of the Headpond will be suitable for reuse in creating diversions and reinstatement of access routes.

Recreation Route Upgrades

- 14.7.14 Details of the existing recreation routes which will be upgraded post-construction will be provided when a Construction Contractor has been appointed. As above, consultation on the type and requirement for upgrades will be undertaken.

Standards

- 14.7.15 Any temporary and permanent diversions will have due regard to use by walkers. The recommendations from British Standard 5709:2006 "Gaps, Gates and Stiles" and the requirements of the Highway Act 1980 and Countryside Act 2000 will be considered in consultation with The Highland Council Access Officer and other parties.

Health and Safety

- 14.7.16 A Health and Safety Plan (HASP) will be prepared by the Construction Contractor which will set out how all health and safety matters on the Development Site are to be managed and how risks are to be identified and managed in accordance with current good practice and legal requirements.

Communication

- 14.7.17 Prior to construction works the Access Management Plan including any diversions will be communicated to the local community. Methods of communication will be determined post consent.
- 14.7.18 Appropriate signage will be used for both construction traffic routes and the recreation route network.

Decommissioning

- 14.7.19 The potential adverse and beneficial effects that could arise during the decommissioning phase are similar to those identified for the construction phase. For this reason, mitigation measures are also likely to be similar. These will include developing an appropriate CTMP to ensure that construction related traffic does not cause unnecessary delays that could deter tourists from coming to or remaining in the area.

14.8 Residual effects

- 14.8.1 Embedded mitigation and the proposed diversions which are described in the Outline Access Management Plan account for much of the mitigation proposed in this chapter. As a result, the significance of residual effects is largely the same as the potential effects identified. Only where residual effects are different from potential effects have they been discussed in this section. Table 14.11 below provides a summary of all effects.

Construction

- 14.8.2 Impacts to Ach-Na-Sidhe B&B during construction are reduced to Minor from Moderate with mitigation included in the CTMP and CEMP.
- 14.8.3 Impacts to Loch Ness Fish Farm are reduced to Minor from Moderate given the fish farm will be moved (subject to planning and / or commercial agreement with the Applicant).
- 14.8.4 National Cycle Route 78 has been given a sensitivity of high as it is nationally important. The magnitude of change is the same as the other long distance routes of Low. Following the matrix this would be a significant effect however, using professional judgement it is not considered that the effects during construction will be significant as Traffic Management will be in place as well as diversions allowing the Route to be used during the construction phase. As a result, it is predicted that the impact will be reduced to Minor.

Operation

- 14.8.5 During operation, residual effects are the same as those predicted as a result of embedded mitigation.

Decommissioning

- 14.8.6 During decommissioning, residual effects are the same as those predicted as a result of embedded mitigation.

Table 14.11 Summary of Effects

Receptor	Description of Effect	Effect	Additional Mitigation	Residual Effects	Significance
Pre-construction					
Access to Land	Access will not be permitted in certain parts of the Development Site during pre-construction.	Minor	No additional mitigation	Minor	Not Significant
Local Economy	Potential for increase in local expenditure during the pre-construction phase. Workers may stay in locally available accommodation.	Minor (Beneficial)	Meet the Developer Day or similar even to inform local businesses about potential opportunities during construction.	Minor (Beneficial)	Not Significant
Ach-Na-Sidhe B&B	Pre-construction activities could produce a disturbance and impact amenity of B&B which may deter visitors.	Minor	A CTMP and a CEMP will be implemented to manage traffic and reduce effects to amenity.	Minor	Not Significant
Local Job Market	Potential for the creation of local jobs.	Minor (Beneficial)	Meet the Developer Day or similar even to inform local businesses about potential opportunities during construction.	Minor (Beneficial)	Not Significant
Tourism and Recreation Routes	There may be some loss of amenity on recreation routes which are nearer to pre-construction works.	Minor / Negligible	A CTMP and a CEMP will be implemented to manage traffic and reduce effects to amenity.	Minor / Negligible	Not Significant
Construction					
Access	Access will not be permitted in certain parts of the Development Site during construction.	Moderate	A CTMP and a CEMP will be implemented to manage traffic and reduce effects to amenity.	Moderate	Significant
Local Economy	Potential for increase in local expenditure during the pre-construction phase. Workers may stay in locally available accommodation.	Moderate (Beneficial)	No additional mitigation	Moderate (Beneficial)	Significant (Beneficial)

Receptor	Description of Effect	Effect	Additional Mitigation	Residual Effects	Significance
Ach-Na-Sidhe B&B	Construction activities could produce a disturbance and impact amenity of B&B which may deter visitors.	Moderate	A CTMP and a CEMP will be implemented to manage traffic and reduce effects to amenity.	Minor	Significant
Loch Ness Fish Farm	In water works at the Tailpond may disturb fish at the fish farm which could impact the business itself.	Moderate	An agreement with the fish farmer owner will be negotiated to move the fish farm. A CTMP will be implemented to manage traffic and maintain access along the B852.	Minor	Significant
Local Community	No direct impacts to communities are predicted. Views of construction will not change day to day activities.	Minor	A CTMP and a CEMP will be implemented to manage traffic and reduce effects to amenity.	Negligible	Not Significant
Accommodation	On-site accommodation could impact on local community.	Minor	A CTMP and a CEMP will be implemented to manage traffic and reduce effects to amenity.	Minor	Not Significant
Local Job Market	Potential for the creation of local jobs.	Minor (Beneficial)	Meet the Developer Day or similar even to inform local businesses about potential opportunities during construction.	Minor (Beneficial)	Not Significant
Visitor Attractions	Views of construction from visitor attractions could impact amenity and deter visitors.	Minor	No additional mitigation	Minor	Not Significant
Tourist Services	The increase of personnel working in the area could reduce the accommodation available to tourists.	Moderate	No additional mitigation	Moderate	Not Significant
Lochs	Small portion of Loch Ness will be unavailable for recreational activities during construction.	Minor	A CTMP and a CEMP will be implemented to manage traffic and reduce effects to amenity.	Minor	Not Significant

Recreation Routes

Receptor	Description of Effect	Effect	Additional Mitigation	Residual Effects	Significance
Kindrummond to Dirr Wood Highland Council Core Path (IN12.04)	IN12.04 will be partially closed for the duration of the construction period. It will be diverted via Diversion 1 to join up with IN12.05, allowing access through the Development Site for the duration of the construction period.	Minor	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Minor	Not Significant
The Drumashie Moor Highland Council Core Path (IN12.05)	IN12.05 will be partially closed during construction. It will be diverted via both Diversion 1 and Diversion 2 for the duration of the construction period.	Minor	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Minor	Not Significant
The South Loch Ness Trail	The South Loch Ness Trail will be partially closed for the duration of the construction period. It will be diverted via Diversion 3 allowing access through the Development Site for the duration of construction.	Minor	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Minor	Not Significant
The Trail of the Seven Lochs	The Trail of Seven Lochs will be partially closed for the duration of the construction period. It will be diverted via Diversion 1 allowing access through the Development Site for the duration of construction.	Minor	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Minor	Not Significant
National Cycle Route 78	The National Cycle Route 78 will be partially closed for the duration of the construction period. It will be diverted via Diversion 3 allowing access through the Development Site for the duration of construction.	Moderate	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Minor	Not Significant

Receptor	Description of Effect	Effect	Additional Mitigation	Residual Effects	Significance
C1064	The C1064 will be permanently realigned prior to construction. This realignment will include the provision of a path which can be used for recreation. It will be available to recreation users throughout the construction period.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
B862	There will be increased traffic during construction.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
Local Path Network	Some local paths will be retained and will be open to users during construction. Other will be closed for duration of the construction period and some will be closed temporarily during construction. The local paths which are in the location of the head pond will be closed permanently.	Minor	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Minor	Not Significant
An Torr Highland Council Core Path (IN12.01)	No direct impact as a result of construction activities. Diversion 3 will allow users to be able to access IN12.01 from IN17.01 during construction. Diversion 3 is shown on Figure 14.1.3 (Appendix 14.3 Volume 5).	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
Fair Headed Lad's Pass Core Path (17.01)	No direct impact. Diversion 3 will allow users to be able to access 17.01 from IN12.01 during construction. Diversion 3 is shown on Figure 14.1.3.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
Great Glen Way	No direct impact as a result of construction activities.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant

Receptor	Description of Effect	Effect	Additional Mitigation	Residual Effects	Significance
Great Glen Canoe Trail	No direct impact as a result of construction activities.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
Local Events	Races and other outdoor events which use local recreation routes could be impacted by construction activities.	Minor / Negligible	A CTMP and a CEMP will be implemented to reduce effects to amenity.	Minor / Negligible	Not Significant
Operation					
Access	Access will not be permitted in certain parts of the Development Site during operation.	Minor	A CTMP and a CEMP will be implemented to manage traffic and reduce effects to amenity.	Minor	Not Significant
Local Job Market	Potential for the creation of local jobs.	Minor (Beneficial)	Meet the Developer Day or similar even to inform local businesses about potential opportunities during construction.	Minor (Beneficial)	Not Significant
Local Economy	A community benefit payment will be provided by the Applicant	Beneficial*	No additional Mitigation	Beneficial*	Not Significant
Recreational Routes					
Kindrummond to Dirr Wood Highland Council Core Path (IN12.04)	IN12.04 will be partially closed for the duration of operation. It will be diverted via Diversion 4.	Minor	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Minor	Not Significant
The Drumashie Moor Highland Council Core Path (IN12.05)	IN12.05 will be partially closed during operation. It will be diverted via Diversion 4 as shown on Figure 14.1.5 (Appendix 14.3 Volume 5).	Minor	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Minor	Not Significant
The South Loch Ness Trail	The South Loch Ness Trail will be accessible to users as usual during operation.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
The Trail of the Seven Lochs	The Trail of Seven Lochs will be accessible to users as usual during operation.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant

Receptor	Description of Effect	Effect	Additional Mitigation	Residual Effects	Significance
National Cycle Route 78	The National Cycle Route 78 will be accessible to users as usual during operation.	Minor	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Minor	Not Significant
C1064	The recreation route included as part of the C1064 realignment will be available for the duration of operation.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
B862	The B862 will be open to users as usual during operation.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
Local Path Network	Most local paths will be available to users as usual during operation. One local path will be lost permanently at Compound 1. The local path lost to the construction of the Headpond will be replaced by a new path which will provide access to Loch Ashie.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
An Torr Highland Council Core Path (IN12.01)	No impact during operation. Users will be able to access IN12.01 from other recreation routes as usual.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
Fair Headed Lad's Pass Core Path (17.01)	No impact during operation. Users will be able to access IN17.01 from other recreation routes as usual.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
Great Glen Way	No direct impact as a result of operation.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
Great Glen Canoe Trail	No direct impact as a result of operation.	Negligible	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Negligible	Not Significant
Diversions	Diversions 1 and 2 will be retained during the operation phase providing two additional local paths to the existing network.	Minor (Beneficial)	No additional mitigation from Outline Access Management Plan or embedded mitigation.	Minor (Beneficial)	Not Significant

Receptor	Description of Effect	Effect	Additional Mitigation	Residual Effects	Significance
Decommissioning					
Access to Land	Access will not be permitted in certain parts of the Development Site during decommissioning.	Minor	No additional mitigation	Minor	Not Significant
Local Economy	Potential for increase in local expenditure during decommissioning works. Workers may stay in locally available accommodation.	Minor (Beneficial)	Meet the Developer Day or similar even to inform local businesses about potential opportunities during construction.	Minor (Beneficial)	Not Significant
Ach-Na-Sidhe B&B	Decommissioning activities could produce a disturbance and impact amenity of B&B which may deter visitors.	Minor	A CTMP and a CEMP will be implemented to reduce effects to amenity.	Minor	Not Significant
Local Job Market	Potential for the creation of local jobs.	Minor (Beneficial)	Meet the Developer Day or similar even to inform local businesses about potential opportunities during construction.	Minor (Beneficial)	Not Significant
Tourism and Recreation Routes	There may be some loss of amenity on recreation routes which are nearer to decommissioning works.	Minor / Negligible	A CTMP and a CEMP will be implemented to reduce effects to amenity.	Minor / Negligible	Not Significant

* Details are not known at this time to assign a magnitude and predict sensitivity as discussed in paragraph 14.5.26.

14.9 References

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- Ref 4. The Scottish Outdoor Access Code. [Website]. Available: <https://www.outdooraccess-scotland.scot/>. [Accessed 23/10/18].
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