

Appendix A19.1 Landowner Impact Assessment Table

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Parcel Ref No.	Plot No. (last 4 digits of WL/ACQ No.)	Farm Enterprise	Farm Sensitivity	Impact Magnitude	Parcel area (Ha)	Construction Phase			Operation Phase					
						Nature of Impact on Individual Parcels	Level of overall impact pre-mitigation	Mitigation Relating to Disturbance of farming activities	Level of overall impact post mitigation	Nature of Impact on Individual Parcels	Level of overall impact pre-mitigation	Mitigation Relating to Disturbance of farming activities	Level of overall impact post mitigation	Level of Residual Impact on Farm
1	WL-0003 & ACQ/001	Leased	Low	Low	15.51	The land is in tillage. Reduction in farmed area during the construction period. Temporary loss of productivity during the construction period. There will be a permanent acquisition of 0.5ha for a pumping station. There will be a permanent land take of 2.314 Ha for a construction compound. Disturbance to soil profile during the construction of the pipeline. Possible damage to existing drainage systems during the construction period. Disruption to access during the construction period. Removal of hedges.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure hedges are replanted. Ensure access is maintained during the construction period.	Not Significant	Impact on current land use once the Pumping Station is in operation will be minimal.	Not Significant	Provide adequate notice of inspections.	Not Significant	Not Significant
2a	WL-0004,	Other (not farmed and leased)	Low	Low	16.01	Reduction in area during the construction period, it is a grassland area and is not currently farmed.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
2b	WL-0006	Other (not farmed and leased)			15.96	Reduction in farmed area during the construction period. Temporary loss of productivity during the construction period.								
2c	WL-0008	Other (not farmed and leased)			1.87	There will be a temporary land take of 1.678Ha for a construction compound. Reduction in farmed area during the construction period. Temporary loss of productivity during the construction period.								
2d	WL-0016	Other (not farmed and leased)			14.37	Reduction in farmed area during the construction period. Temporary loss of productivity during the construction period. The land is leased and is used to grow parsnips. Disturbance to soil profile during the construction of the pipeline. Possible damage to existing drainage systems during the construction period. Disruption to access during the construction period.								
3a	WL-0005	Other (not farmed)	Low	Low	7.66	The land is in grassland and is not currently farmed. Reduction in area during the construction period. Disturbance to soil profile during the construction of the pipeline. Possible damage to existing drainage systems during the construction period.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
3b	WL-0024	Other (not farmed)			1.14	The land is in grassland and is not currently farmed. Reduction in area during the construction period. Disturbance to soil profile during the construction of the pipeline. Possible damage to existing drainage systems during the construction period.								
4a	WL-0007	Other (not farmed and leased)	Low	Low	0.16	The land is in grassland and is not currently farmed. Reduction in area during the construction period. Disturbance to soil profile during the construction of the pipeline. Possible damage to existing drainage systems during the construction period.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
4b	WL-0009	Other (not farmed and leased)			1.81	The land is in grassland and is not currently farmed. Reduction in area during the construction period. Disturbance to soil profile during the construction of the pipeline. Possible damage to existing drainage systems during the construction period.								

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4c	WL-0022		Other (not farmed and leased)			12.5	The land is in grassland and is leased out. Reduction in farmed area during the construction period. Disturbance to soil profile during the construction of the pipeline. Possible damage to existing drainage systems during the construction period.		Ensure access is maintained during the construction period.						
5	WL-0010		Other (Beef & Leased)	Low	Low	37.55	The land parcel is used for tillage and grassland. There will be sub-division of the land parcel. There will be a reduction in farmed area during the construction period. Potential impact on land drainage. Impact on hedging. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
6	WL-0011		Leased	Low	Low	109.68	The land parcel is used for tillage. There will be sub-division of the land parcel. There will be a reduction in farmed area during the construction period. Potential impact on land drainage. Impact on hedging. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
7	WL-0012		Other (Allotments and grassland)	Low	Low	1.77	The land parcel is in grassland. Allotments occupy some of the land parcel. The allotments are not located within the wayleave area (Permanent and Temporary). There will be an impact on the access point to the land parcel. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
8	WL-0013		Other (Grassland and hay production)	Low	Low	0.17	The land is in grassland. Reduction in farmed area during the construction period. Potential impact on land drainage. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
9a	WL-0015		Leased	Low	Low	22.77	The land is used for tillage. Reduction in farmed area during the construction period. Potential impact on land drainage. Removal of hedgerows Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land	Not Significant	Following reinstatement normal cropping and land use can resume.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance.	Not Significant	Not Significant

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9b	WL-0043	Leased			3.43	The land parcel is used for tillage. There will be a temporary land take of 2.417Ha for a construction compound. Reduction in farmed area during the construction period. Potential impact on land drainage. Disturbance to soil profile during the construction of the pipeline.		drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.		Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.		Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.		
10a	WL-0017	Beef & Tillage	Low	Low	11.39	The land parcel is used for tillage. There will be sub-division of the land parcel. There will be a reduction in farmed area during the construction period. Potential impact on land drainage. Impact on hedging. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
10b	WL-0019	Beef & Tillage		14.4	The land parcel is used for tillage. There will be sub-division of the land parcel. There will be a reduction in farmed area during the construction period. Potential impact on land drainage. Impact on hedging. Disturbance to soil profile during the construction of the pipeline.									
10c	WL-0020	Beef & Tillage		12.27	The land parcel is used for grassland. There will be sub-division of the land parcel. There will be a reduction in farmed area during the construction period. Potential impact on land drainage. Impact on hedging. Disturbance to soil profile during the construction of the pipeline.									
10d	WL-0021	Beef & Tillage		15.05	The land parcel is used for tillage. There will be a reduction in farmed area during the construction period. Potential impact on land drainage. Impact on hedging. Disturbance to soil profile during the construction of the pipeline.									
11	WL-0018	Tillage	Low	Low	1.1	The land parcel is used for tillage. There will be sub-division of the land parcel. There will be a reduction in farmed area during the construction period. Potential impact on land drainage. Impact on hedging. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
12	WL-0026	Leased	Low	Low	44.45	The land parcel is used for tillage. There will be sub-division of the land parcel. There will be a reduction in farmed area during the construction period. Potential impact on land drainage & existing springs, Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant

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13	WL-0036		Horticulture & Tillage	High	Medium	24.24	The lands are used to grow vegetables. An intensive horticultural enterprise is operated on the land. There will be sub-division of the land during the construction period. Reduction in area farmed during the construction period. Disruption to the horticultural enterprise and crop rotations during the construction period. Disturbance to soil profile during the construction of the pipeline. Possible damage to existing drainage systems during the construction period.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
14	ACQ 0003		Horticulture	High	Very high	18.03	Land is used in rotation to grow vegetables. An intensive horticultural enterprise is operated on the land to be acquired and other adjacent land. 16.7 ha are being acquired for the construction of the WwTP. There will be a reduction in the land parcel which will impact on the horticultural enterprise. It will be necessary to reorganise the existing enterprise. There may be an impact on land drainage.	Very Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Significant	Impact on current land use once the WwTP is in operation will be minimal.	Significant	Provide adequate notice of inspections.	Significant	Significant
15	ACQ 002		Leased	Low	Medium	5.05	The land is leased and is used for tillage. There will be a permanent reduction in farmed area as result of the acquisition of land for the WwTP. 5.65ha are being acquired for the construction of the WwTP and access road. Sub-division of land parcel.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Impact on current land use once the WwTP is in operation will be minimal.	Not Significant	Provide adequate notice of inspections.	Not Significant	Not Significant
16	ACQ 004		Leased	Low	Medium	6.65	The land is leased and is used for tillage. There will be a permanent reduction in farmed area as result of the acquisition of land for the WwTP. 6.7ha are being acquired for the construction of the WwTP. Sub-division of land parcel.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Impact on current land use once the WwTP is in operation will be minimal.	Not Significant	Provide adequate notice of inspections.	Not Significant	Not Significant

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17	WL-0037		Tillage	Medium	Low	59.74	Reduction in farmed area during the construction period. Potential impact on land drainage. Sub-division of land during the construction period. Impact on hedging. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
18	WL-0038		Equine/Grasland	High	Low	9.96	Reduction in farmed area during the construction period. Disruption to the equine business during the construction period. Disruption during the construction period will be significant. Disruption of existing paddock layout. Potential impact on land drainage. Sub-division of land during the construction period. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
19	WL-0039		Forestry & Leased	Low	Medium	23.67	There will be a temporary land take of 2.481Ha for a construction compound. Reduction in the farmed area during the construction period. Disturbance to land used for forestry and vegetable trials. Potential impact on land drainage. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
20	WL-0040		Research	Medium	Low	6.49	Disturbance to turf grass area. Potential impact on land drainage. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant

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21	WL-0041		Tillage	Low	Low	5.27	Reduction in farmed area during the construction period. Sub-division of land during the construction period. Potential impact on land drainage. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
22	WL-0042		Tillage	Low	Low	21.62	Reduction in farmed area during the construction period. Potential impact on land drainage. Disturbance to soil profile during the construction of the pipeline. Sub-division of land during the construction period.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
23	WL-0044		Leased	High	Low	12.69	The land parcel is used for tillage and vegetable production. Reduction in farmed area during the construction period. Potential impact on land drainage. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
24	WL-0045		Leased	High	Low	9.54	The land parcel is used for tillage and vegetable production. Reduction in farmed area during the construction period. Potential impact on land drainage. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant

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25	WL-0047		Leased	High	Low	7.49	The land parcel is used for vegetable production. Reduction in farmed area during the construction period. Potential impact on land drainage. Disturbance to soil profile during the construction of the pipeline.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant
26	ACQ0002 ACQ0004 WL-0036b WL-0036c WL-0036d		Other (not currently in use)	Low	Low	1.96	The land parcels are not used for agricultural purposes currently.	Significant	Ensure soil stripping, storage, and backfilling and reinstatement are managed appropriately. Ensure existing land drainage is reinstated or new drainage pipes are installed. Ensure access is maintained during the construction period.	Not Significant	Following reinstatement normal cropping and land use can resume. Possible disturbance to crops or livestock during inspections and maintenance of the pipeline.	Not Significant	Provide adequate notice to landowners in advance of access being required on their lands for maintenance. Conduct inspections in as far as possible during the off-peak season to minimise disruption to farming activities.	Not Significant	Not Significant