

SEA SITE ASSESSMENT MATRIX: Fort William
SITE REFERENCE: Site H1 - 'Tomonie' (Intermediate Expansion)

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve, -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
Population and Human Health				
1	Will the allocation affect the provision of open space within the area?	Y	+	Developer Requirement for additional public open space
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Developer Requirement for pedestrian/cycle/public transport links
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y	+	Developer contribution toward pedestrian/cycle routes from residential areas to Campus
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	Y	+	Access Improvements comprising trunk road right/left turning and deceleration lanes.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Low downward emission design of street lights
6	Is the allocation near any existing "bad neighbour" uses?	N	n/a	n/a
7	Are there any contaminated land issues affecting the allocation?	Y	-	Developer Requirement for a site history considering the previous use is required. Dependant on the site history an assessment of potential contamination issues may be required.
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
9	Is the allocation on derelict, vacant or other brownfield land?	Y	+	(Partial)
10	Is the allocation within the current settlement boundary?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
Historic Environment and Cultural Heritage				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a

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14	Will the allocation impact on any listed building and/or its setting?	Y	-	Potential. Developer Requirement for high quality designs/layout if development affects the setting of the adjacent Listed Building.
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	n/a	n/a
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	(See SAM below)
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	Y	-	Adjacent to SAM. Developer Requirement for set back from scheduled Canal and its greenspace corridor green buffer between development and SAM site and for high quality designs.
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	n/a	n/a
19	Will the allocation affect any protected or priority habitat or species?	Y	-	Requirement for protected species' survey(s). No net loss of wetland habitat.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-	Investigate potential for community renewable energy project.
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-	SUDS Design Measures
23	Will the allocation have a physical impact on existing watercourses?	Y	-	Developer Requirement to retain & integrate watercourses as natural features within the development
24	Will the allocation offer opportunities for sustainable waste management?	Y	+	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+	Requirement for foul

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				drainage improvements including WWTW provision.
26	Will the allocation have a significant impact on the local landform?	N	n/a	n/a
27	Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-	Developer Requirement for shelter planting; orientation of buildings to maximise solar gain.
29	Will the allocation have any impact upon local air quality?	N	n/a	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-	Low, downward emission design