

**SEA SITE ASSESSMENT MATRIX: Fort William**

**SITE REFERENCE: Site MU16 - ‘Claggan-Glen Nevis’ (Expansion)**

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/ N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Population and Human Health</b>				
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	+	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Improvements to Achintee access
5	Is there scope for road safety measures as part of the allocation?	Y	+	Low, downward emission design
6	Is the allocation near any existing “bad neighbour” uses?	Y	-	Potential. Requirement for planting to separate development from any adjoining “bad-neighbour” uses.
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
<b>Material Asset and Landscape</b>				
8	Will the allocation affect any landscape designation?	Y	-	NSA. Developer Requirement for layout and design that respects the sensitivity of this Glen Nevis gateway location.
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement boundary?	N	-	Natural extension to settlement envelope.
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-	NSA. Developer Requirement Developer Requirement for layout and design that respects the sensitivity of this Glen Nevis gateway location.
12	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	n/a	n/a
<b>Historic Environment and Cultural Heritage</b>				
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building and/or its setting?	N	n/a	n/a
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	n/a
17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/ N	+ve -ve or n/a	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
<b>Biodiversity, flora and fauna</b>				
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	-	Possible need for survey
<b>Air, water, soil and climatic factors</b>				
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?	N	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	N	-	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+	n/a
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 structural planting
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