

**SEA SITE ASSESSMENT MATRIX: Fort William**

**SITE REFERENCE: Site MU17 - 'Upper Achintore' (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, including a playing field, plus access maintained to "green wedge" between Upper Achintore and Plantation.
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	+	Developer Requirement for a new distributor road linking Connachie Road and Lundavra Road. May be requirement for upgrading of the junction at Lochaber Road/Sutherland Avenue depending on phasing.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Developer Requirement for home zone layout or equivalent in housing areas.
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?	N	n/a	n/a
<b>Material Asset and Landscape</b>				
8	Will the allocation affect any landscape designation?	N	n/a	n/a
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?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	n/a

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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
<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. Net betterment of surface water run-off
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?	Y	+	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+	Developer Requirement for additional water storage facilities.
26	Will the allocation have a significant impact on the local landform?	Y	-	Developer Requirement for restorative landscaping and planting
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

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30	Will the allocation have an impact on light pollution levels?	Y	-	Low, downward emission design