

SEA SITE ASSESSMENT MATRIX: Glencoe

SITE REFERENCE: Sites H2/B1 (LF=3) ‘West (Tighphuirst/Glencoe Hotel)’ (Housing/Tourism)

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	+	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	n/a	n/a
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?	Y	+	Developer Requirement for pedestrian/cycle crossing over A82 (in conjunction with Site 2)
5	Is there scope for road safety measures as part of the allocation?	N	n/a	n/a
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-	NSA. Developer Requirement for high quality designs.
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	-	Partial. Natural extension to village envelope.
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
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
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	-	Possible need for survey
Air, water, soil and climatic factors				

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20	Is the allocation likely to provide or use energy from a local, renewable source?	N	-	Applications will be assessed against LP policy 6 Designing for Sustainability, SP Policy G2, associated DPPG which encourages consideration of alternative energy sources, and incoming legislation. HLDP to consider future policy on provision of on-site low carbon and renewable sources of energy in new developments as per SPP6. HRES and newly emerging SPG for wind energy help in identifying opportunities for renewable energy developments.
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	-	Best practice is encouraged by the Local Plan policy 14 on surface water drainage requirements which will result in no net deficiency.
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	+	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	-	Applications will be assessed against Local Plan policy 6, on Designing for Sustainability the emerging development plan policy guideline, and incoming Scottish Government legislation which will help encourage mitigation.
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