

**SEA SITE ASSESSMENT MATRIX: Fort William**

**SITE REFERENCE: Site MU10 - 'Waterfront' (Mixed Use)**

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 POS including an enhanced pedestrian waterfront.
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?	Y	+	n/a
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	Y	+	Developer Requirement for improvements to, and potential realignment of, the A82 and related access roads.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Low, downward emissions design
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 an assessment of potential contamination issues and any subsequent mitigation required.
<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?	Y	+	(partial)
10	Is the allocation within the current settlement boundary?	N	n/a	Comment: Some of site will be on yet to be reclaimed land, but will be within proposed expansion to SDA.
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-	Potentially. Developer Requirement to safeguard access to scheduled monument and curtilage.
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?	Y	-	Scheduled Monument. The only

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17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	Y	-	surviving remains of the original fort must be retained and sympathetically integrated into any development. A watching brief is required for development in this area. A photographic record is required prior to any development. Exceptional siting and design quality
<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?	Y	-	Developer Requirement for Feasibility Study to address flooding, hydrology, tidal impacts and sedimentation transport issues. Potential requirement for a breakwater.
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	-	In as much as the part of the loch will be used to reclaim land. Developer Requirement for sensitive and well-designed solution which improves the quality of the interface with the loch.
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?	Y	-	Developer Requirement for appropriate and sensitive hard and soft landscaping to integrate with the loch and the town centre.
27	Will the allocation affect or be affected by coastal erosion?	Y	-	Developer Requirement for Feasibility Study to address flooding, hydrology, tidal impacts and sedimentation transport issues.

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				Potential requirement for a breakwater.
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-	Developer Requirement for shelter planting; design & 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