

**SEA SITE ASSESSMENT MATRIX: Inchree**

**SITE REFERENCE: Sites H1/B1/C1 (LF=1) ‘North’ (Housing/Community/Business)**

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 to incorporate candidate core path into development to provide safe public access to path and to allow access for maintenance/management purposes.
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 to create new junction with A82
5	Is there scope for road safety measures as part of the allocation?	Y	+	Developer Requirement for traffic management measures
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?	N	-	Partial. Natural extension to existing village envelope.
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	A masterplan is required because of the scale of development allocations.
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	Y	-	The boundary was amended from

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	to nature conservation?			previous draft of the Local Plan to take account of the impact on the SAC. Also there is a developer requirement to minimise the impact on the SAC and wherever possible reinstate and enhance its habitat value.
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	-	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?	Y	-	Developer Requirement for flood risk assessment.
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?	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	-	Opportunity to make the most of Southerly aspects. Applications will

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				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