

**SEA SITE ASSESSMENT MATRIX: Fort William**

**SITE REFERENCE: Site – B2 ‘Smelter Tailrace’ (Business)**

| QUESTION NO.                                      | SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION  | Y/<br>N | +ve<br>-ve or<br>n/a | OPPORTUNITIES<br>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?   | N       | n/a                  | 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       | +                    | A82 realignment safeguard                                    |
| 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  |
| <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  |
| 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       | -                    | Potential. Inverlochry Castle setting safeguard.             |
| 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?   | Y       | -                    | Requirement for Flood Risk Assessment.                       |
| 22  | Will the allocation impact on ground water or surface water drainage, in the area?  | Y       | -                    | SUDS Design Measures   |

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|--------------|--|---------|----------------------|---|
| 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                  | 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 shelter planting; design & orientation of buildings to maximise solar gain. |
| 29           | Will the allocation have any impact upon local air quality?                                      | Y       | -                    | Developer Requirement to meet SEPA's regulatory framework on emissions                                |
| 30           | Will the allocation have an impact on light pollution levels?                                    | Y       | -                    | Low, downward emission design   |