

SEA SITE ASSESSMENT MATRIX: Fort William

SITE REFERENCE: Site MU9 - 'Torlundy/Tomacharich' (Expansion)

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	+	Developer Requirement for additional public open space including a playing field. Requirement for a substantial community woodland scheme to define the edge of the town, manage the setting for development and open up access to adjoining countryside for recreation.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Developer Requirement for pedestrian/cycle/public transport links to Lochybridge, and provisions for a future rail halt.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y	+	Developer Requirement for a community shop/hall.
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	Y	+	Developer Requirement for traffic and safety enhancement measures, including rationalisation/reconfiguration of existing accesses to A82, bus-bays, speed restrictions and pedestrian facilities/crossing points.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Developer Requirement for home zone layout or similar in residential areas
6	Is the allocation near any existing "bad neighbour" uses?	N	n/a	n/a

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7	Are there any contaminated land issues affecting the allocation?	Y	-	Developer Requirement for a site history and, dependant on the site history, an assessment of potential contamination issues may be required and any necessary mitigation.
Material Asset and Landscape				
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	-	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?	Y	-	Developer Requirement for high quality designs/layout if development affects the setting of Inverloch Castle and/or associated listed buildings. Requirement for safeguards for setting of Inverloch Castle including major parkland "wedge" to the south-west of the castle.
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

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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				
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	-	Site boundary redrawn to exclude land liable to flooding at margins. Developer Requirement for flood risk assessment, concomitant mitigation and siting of housing away from areas at risk from flooding.
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?	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	+	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?	Y	+	n/a
29	Will the allocation have any impact upon local air quality?	Y	-	Potential. 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

