

SEA SITE ASSESSMENT MATRIX: Fort William

SITE REFERENCE: Site B1 - ‘Corpach Mill’ (Large-scale Industry)

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?	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	+	Developer Requirement for improvements to junction with A830(T), plus potential addition of a second railway crossing to provide a “loop” system and reduce “stacking” on the trunk road at the current single entrance to site.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Developer Requirement for a “masterplan” approach to differentiate “activity” zones, and their interaction, access and servicing arrangements.
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.
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?	Y	+	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
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 within curtilage or where development affects the setting of the Listed Building. Developer Requirement for

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				conservation statement where redevelopment of the Listed Building is proposed.
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	-	Developer Requirement for photographic record of any surviving remains.
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				
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 flood risk assessment, concomitant mitigation and siting of housing away from areas at risk.
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	-	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	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