

SEA SITE ASSESSMENT MATRIX: SPEAN BRIDGE (South West of Village)

SITE REFERENCE: S3 (Housing)

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or N/A	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A	INTERPRETATION OF QUESTION
Population and Human Health					
1	Will the allocation affect the provision of open space within the area?				Impact on useable public open space and opportunities to enhance formalise or create public open space
2	Will the allocation encourage walking, cycling and public transport use?				Is any part of the site within 400m straight line distance of any community/commercial building or will it provide a community/commercial building within walking distance of existing residential areas? Are there opportunities to create new walking/cycling routes or enhance existing?
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?				E.g. bus service subsidy or community use within village will have +ve effect
4	Will the allocation involve “off-site” road improvements that will contribute to road safety?				Is the site likely to deliver betterment to the local road network - junctions, crossing facilities etc
5	Is there scope for road safety measures as part of the allocation?				Is it likely any application will incorporate on-site traffic calming or street lighting?
6	Is the allocation near any existing “bad neighbour” uses?				Is the site adversely affected by any neighbouring use?
7	Are there any contaminated land issues affecting the allocation?				Is the site within or likely to be affected by an entry on the TECS “possible sites register”?
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Material Asset and Landscape					
8	Will the allocation affect any landscape designation?				Is the site inside or likely to affect any

					landscape designation (include NSAs, AGLVs but not designed landscapes)
9	Is the allocation on derelict, vacant or other brownfield land?				Use latest S. Exec. definitions
10	Is the allocation within the current settlement boundary?				Is the site allocated for any form of development (including “existing uses”) within the adopted plan? Has the settlement envelope changed?

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11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?				Conformity with Landscape Capacity Assessment if available. Does it follow the siting and design guidance for the relevant landscape character type identified in the Landscape Character Assessment. Will the allocation result in the removal of valued landscape features? Will the allocation negatively affect any key views?
12	Will the allocation affect any remote landscape of value for recreation (wild land)?				Is the site inside or likely to affect an area of Wild Land identified on Map 3 of SNH’s Policy Statement, Wildness in Scotland’s Countryside, or an area of Remote Coast identified by THC?
Historic Environment and Cultural Heritage					
13	Will the allocation affect a Conservation Area?				Is the site inside or likely to affect character of a confirmed Con. Area?
14	Will the allocation impact on any listed building? and/or its setting?				Is there a listed building or a part of the setting “area” of a listed building within the site?
15	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?				Is any part of the site inside the outer boundary of an Inventory “entry” or will the site affect the setting of an “entry”
16	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?				Will the site affect any THC SMR site?

17	Will the allocation impact on any Scheduled Ancient Monument and /or its setting?				Is there any SAM within the site boundary or will a SAM be affected?
Biodiversity, flora and fauna					
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?				Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, RAMSAR) or likely to affect non-statutory features identified as being of nature conservation importance e.g., Ancient Woodland Inventory sites and Sites of Local Nature Conservation Interest ?
19	Will the allocation affect any protected or priority habitat or species?				Will the allocation affect any species listed under the appropriate annexes of the Wildlife an Countryside Act or the Habitats and Birds Directive (particularly EPS) or priority habitats and species under the UK BAP
Air, water, soil and climatic factors					
20	Is the allocation likely to provide or use energy from a local, renewable source?				e.g. district heating plant
21	Is the allocation at risk from fluvial or coastal flooding?				Is any part of the site within the 1 in 200 year flood risk contour?
22	Will the allocation impact on ground water or surface water drainage, in the area?				Any change in rate, quantity, quality of run-off plus groundwater impact? On and off site impacts. Will these affect priority habitats, especially blanket bog?
23	Will the allocation have a physical impact on existing watercourses?				Any culverting, diversion or channelling of existing watercourses?

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24	Will the allocation offer opportunities for sustainable waste management?				Will the waste produced by the site be minimised and processed close to source in a sustainable way?
25	Can the allocation be connected to the public water and sewerage system?				Can the site be connected at reasonable cost?
26	Will the allocation have a significant impact on the local landform?				Can the site be developed without significant re-contouring, under-building etc.? Will access tracks have

					significant cut and fill?
27	Will the allocation affect or be affected by coastal erosion?				Use any relevant shoreline management plan.
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?				Is the site sheltered from the prevailing wind and does it have a principal aspect between SW & SE?
29	Will the allocation have any impact upon local air quality?				Is the site likely to be developed for a use producing air pollution?
30	Will the allocation have an impact on light pollution levels?				Is THC policy likely to require street lighting at this location or already provided adjacent? Are there proposals for floodlighting on the site?