

APPENDIX A: SEA Matrices for Site Options Not Allocated

Ward 5: East Sutherland and Edderton

- Dornoch
- Embo
- Golspie
- Brora
- Helmsdale
- Edderton
- Pittentrail

Ward 1: North West and Central Sutherland

- Ardgay
- Bonar Bridge & South Bonar Industrial Estate
- Culrain
- Rosehall
- Invershin
- Lairg
- Assynt*(Lochinver, Point of Stoer, Drumbeg)
- Scourie & Achfary
- Kinlochbervie
- Durness & Laid
- Tongue & Melness
- Bettyhill
- Strathy & Armadale
- Melvich & Portskerra

Matrices for site options considered but not allocated in the above locale: where not included following this page, are available on the Sutherland Local Plan page of our website www.highland.gov.uk

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SEA SITE ASSESSMENT MATRIX: Dornoch

SITE REFERENCE: Site 5 Dornoch – Meadows Park Road (South) (Housing)

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	+	Provision of amenity space within housing proposals
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	+	+
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Suitable layout and design to reduce visual impact.
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
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Need to address through Sustainable Urban Drainage System (SUDS).
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	+	Proximity to recycling facility
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	+	Potential for site design to maximise solar gain
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	-ve	Council policy is to only approve lighting that does not emit light upwards.

SEA SITE ASSESSMENT MATRIX: Dornoch
SITE REFERENCE: Site 1 R Dornoch – Pitgrudy (Housing)

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	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Potential for development footpaths within site and also linkages to centre of settlement.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	-ve	Location of the allocation is well outwith the settlement boundary. Potential for development of footpath and cycle linkages to the community exist. Pro
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	Y	+	Potential improvements to access roads.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
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
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	-ve	Potential exists to develop pedestrian and cycle linkages with the settlement with a remote footpath.
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Potential for appropriate landscaping and planting to reduce impact on landscape.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
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?	N	-ve	Need to establish inclusion in doorstep collection of recyclables
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	Development of stand alone sewerage treatment to adoptable Scottish Water standard
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	+	Potential for site design to maximise solar gain
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	-ve	Council policy is to only approve lighting that does not emit light upwards.

SEA SITE ASSESSMENT MATRIX: Dornoch
SITE REFERENCE: Site 2 R Dornoch – Pitgrudy (Housing)

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	+	Provision of amenity space within housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	Y	+	Potential for development footpaths within site and also linkages to centre of settlement.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	-ve	Location of the allocation is well outwith the settlement boundary. Potential for development of footpath and cycle linkages to the community exist. Pro
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	Y	+	Potential improvements to access roads.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
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
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	-ve	Potential exists to develop pedestrian and cycle linkages with the settlement with a remote footpath.
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Potential for appropriate landscaping and planting to reduce impact on landscape.
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?	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
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	Yes, generic native biodiversity enhancement
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
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?	N	-ve	Need to establish inclusion in doorstep collection of recyclables
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	Development of stand alone sewerage treatment to adoptable Scottish Water standard
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	+	Potential for site design to maximise solar gain
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	-ve	Council policy is to only approve lighting that does not emit light upwards.

SEA SITE ASSESSMENT MATRIX: Embo

SITE REFERENCE: Site 2 Embo – North West of Embo (Housing)

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	-ve	Contribute to adjacent provision.
2	Will the allocation encourage walking, cycling and public transport use?	N	-ve	Creation of footpath linkages with existing settlement.
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?	N	n/a	n/a.
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
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
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?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	+	Design to mitigate impact.
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?	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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Need to address through Sustainable Urban Drainage System (SUDS).
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?	N	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?	Y	+	Potential for site design to maximise solar gain
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	-ve	Council policy is to only approve lighting that does not emit light upwards.

SEA SITE ASSESSMENT MATRIX: Embo
SITE REFERENCE: Site 1 R Embo – South of Embo (Housing)

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	+	n/a
2	Will the allocation encourage walking, cycling and public transport use?	N	-ve	Creation of footpath linkages with existing settlement.
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	+	Improvements to traffic calming & road crossing..
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
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
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?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	+	Design to mitigate impact.
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?	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
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	Yes, generic native biodiversity enhancement
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
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	+	Proximity to recycling facility
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	+	Potential for site design to maximise solar gain
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	-ve	Council policy is to only approve lighting that does not emit light upwards.

SEA SITE ASSESSMENT MATRIX: Brora

SITE REFERENCE: Site 2 Brora – Tordale-Braambury Road (Housing)

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	+	Provision of amenity space within housing proposals
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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+	Appropriate street lighting to facilitate safe road usage.
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
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?	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?	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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	N	n/a	n/a
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	+	Proximity to recycling facility
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	+	Potential for site design to maximise solar gain
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	-	Council policy is to only approve lighting that emits light downwards.

SEA SITE ASSESSMENT MATRIX: Brora
SITE REFERENCE: Site 8 Brora – Carroll House (Housing)

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?	N	n/a	n/a
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
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?	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?	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
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	Yes, generic native biodiversity enhancement
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
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	+	Proximity to recycling facility
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	n/a	n/a
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Helmsdale

SITE REFERENCE: Site 6 Helmsdale – Simpson Crescent East (Housing)

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	+	Provision of amenity space within or associated to housing proposals
2	Will the allocation encourage walking, cycling and public transport use?	N	n/a	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?	N	n/a	n/a
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
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?	Y	+	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-	Site is sited within settlement envelope. Potential for improvements associated with development to develop resource.
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?	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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	m/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
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	+	Proximity to recycling facility
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
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	+	South facing - potential for site design to maximise solar gain/small scale renewables
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	-	Council policy is to only approve lighting that does not emit light upwards.

SEA SITE ASSESSMENT MATRIX: Pittentrail
SITE REFERENCE: Site 1 R East of Playing Field (Housing)

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	+ve	Useable public open space should be created or the existing playing field enhanced.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
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
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	-ve	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design required.
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?	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
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-ve	Generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species . Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Low downward emission design lights.

SEA SITE ASSESSMENT MATRIX: Ardgay
SITE REFERENCE: Site 1 R Land South of Ardgay (Housing)

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	-ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	N	-ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design required.
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	-ve	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	+ve	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?	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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	m/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	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	n/a	n/a
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	-ve	Low, downward emission design lights.

SEA SITE ASSESSMENT MATRIX: Ardgay
SITE REFERENCE: Site 2 R North of Ardgayhill (Housing)

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	+ve	Footpath would need to be created to Lower Gledfield.
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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design required.
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?	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
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	Yes, generic native biodiversity enhancement
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	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	n/a	n/a
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	-ve	Low, downward emission design lights.

SEA SITE ASSESSMENT MATRIX: Ardgay

SITE REFERENCE: Site 2 SF Adjacent to Ardgayhill Road (Housing 0.8ha)

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	+ve	Useable public open space should be created.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design required.
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?	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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Low, downward emission design lights.

SEA SITE ASSESSMENT MATRIX: Ardgay

SITE REFERENCE: Site 5 SF South east of Lower Gledfield (Housing 0.7 ha)

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	+ve	Provide useable public open space.
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
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?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design required
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?	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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	Shelter planting would provide some protection from the wind
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	-ve	Low, downward emission design lights

SEA SITE ASSESSMENT MATRIX: Ardgay

SITE REFERENCE: Site 8 SF South of Oakwood Place (Business 0.6 ha)

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	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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	+ve	Realignment of existing road
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design
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	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design
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?	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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Low, downward emission design lights

SEA SITE ASSESSMENT MATRIX: Bonar Bridge

SITE REFERENCE: Site 1 R Amenity Development to North West of Bridge (Open Space)

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	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
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
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	-ve	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-ve	Generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	However for amenity use.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	n/a	n/a	n/a
26	Will the allocation have a significant impact on the local landform?	Y	+ve	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/a	n/a	n/a
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	-ve	Low downward emission design lights.

SEA SITE ASSESSMENT MATRIX: Bonar Bridge
SITE REFERENCE: Site 2 R Land Opposite School (Housing)

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	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y	+ve	n/a
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design required.
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	-ve	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design required.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required.
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Low, downward emission design lights.

SEA SITE ASSESSMENT MATRIX: Bonar Bridge

SITE REFERENCE: Site 3 R Land north of Bonar Bridge, adjacent to Tulloch Cottage (Housing)

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	-ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	N	-ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
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	-ve	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Careful design of housing.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	n/a	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Low, downward emission design lights

SEA SITE ASSESSMENT MATRIX: Bonar Bridge
SITE REFERENCE: Site 4 SF, East of Am Mhuilin (Housing 0.3 ha)

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	+ve	n/a
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N	-ve	n/a
4	Will the allocation involve "off-site" road improvements that will contribute to road safety?	N	-ve	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	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?	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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Low, downward emission design lights

SEA SITE ASSESSMENT MATRIX: Bonar Bridge
SITE REFERENCE: Site 5 SF Am Mhuilin (Housing 0.4 ha)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	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	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Low, downward emission design lights

SEA SITE ASSESSMENT MATRIX: Bonar Bridge
SITE REFERENCE: Site 6 SF West of the School (Business 0.9 ha)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design required.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Low, downward emission design lights

SEA SITE ASSESSMENT MATRIX: Bonar Bridge
SITE REFERENCE: Site 7 SF North of the village (Business 0.2 ha)

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	+ve	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	+ve	Extend footpath
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design required.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Low, downward emission design lights

SEA SITE ASSESSMENT MATRIX: Culrain
SITE REFERENCE: West of the Hall (Housing 0.9 ha)

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	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
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?	Y	n/a	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	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	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	n/a	n/a
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	-ve	Low, downward emission design lights

SEA SITE ASSESSMENT MATRIX: Rosehall
SITE REFERENCE: Site 3 East of the road (Housing 2.9 ha)

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	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
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	n/a	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	-ve	Be aware of proximity to Invercassley House (B listed building)
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	+ve	n/a
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	-ve	Low, downward emission design

SEA SITE ASSESSMENT MATRIX: Rosehall
SITE REFERENCE: Site 4 West of the road (Housing 0.9 ha)

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	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design required
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage System required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	+ve	n/a
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	-ve	Low, downward emission design lights

SEA SITE ASSESSMENT MATRIX: Lairg
SITE REFERENCE: Site 6 West of Manse Road (Housing 0.9 ha)

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	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
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	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
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	+ve	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	n/a	n/a
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	-ve	Low, downward emission design

SEA SITE ASSESSMENT MATRIX: Lairg
SITE REFERENCE: Site 8 North of Clash Breac (Housing 0.5 ha)

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	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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	-ve	An assessment of potential contamination issues would be required.
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	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
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	+ve	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	n/a	n/a
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	-ve	Low, downward emission design

SEA SITE ASSESSMENT MATRIX: Lairg
SITE REFERENCE: Site 9 Builnatobernich (Housing 1.2 ha)

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	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
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
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?	Y	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
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	+ve	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	n/a	n/a
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	-ve	Low, downward emission design lights.

SEA SITE ASSESSMENT MATRIX: Lairg
SITE REFERENCE: Site 10 West Lochside (Business 0.5 ha)

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	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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	+ve	Extend speed restriction
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Low, downward emission design

SEA SITE ASSESSMENT MATRIX: Lairg

SITE REFERENCE: Site 11 Adjacent to Post Office Depot (Business/Industry 0.2 ha)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights.
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	n/a	An assessment of potential contamination issues would be required.
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	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	+ve	n/a
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	-ve	Low, downward emission design.

SEA SITE ASSESSMENT MATRIX: Lairg

SITE REFERENCE: Site 13 Opposite fire station (Housing/Business 0.5 ha)

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	+ve	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+ve	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	+ve	Access onto Main Street would need to be improved
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	Low, downward emission design lights
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
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	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species . Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	- n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Provide Sustainable Urban Drainage System.
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Low, downward emission design

SEA SITE ASSESSMENT MATRIX: Lochinver
SITE REFERENCE: 1 North of Filin Baddidarrach (Housing)

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?	N	-ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	N	-ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Protect woodland setting as much as possible.
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	The loss of woodland should be limited and setting protect as much as possible.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes generic native biodiversity enhancement
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	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	-ve	Make the most its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Lochinver

SITE REFERENCE: 2 North of Albyn development at Inver Park (Housing)

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	+ve	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?	N	n/a	n/a
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	+ve	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes generic native biodiversity enhancement
19.	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	-ve	Sensitive landscaping and design necessary and try to limit earthworks/blasting.
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	+ve	Make the most of its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Lochinver
SITE REFERENCE: 3 South of the Pottery (Housing)

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	+ve	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?	N	n/a	n/a
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	+ve	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes generic native biodiversity enhancement
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	A flood risk assessment in line with SPP 7 will be required.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	-ve	Avoid over-engineering of the coast line
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	-ve	Make the most of its southerly aspects and site housing for shelter.
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Lochinver
SITE REFERENCE: 7 Canisp Road/ Culag Bridge (Housing)

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?			
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?	N	n/a	n/a
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Retain as much woodland as possible with low density development.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes generic native biodiversity enhancement
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	At the western edge.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	+ve	Sensitive siting
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	+ve	Make the most of southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Stoer
SITE REFERENCE: 1 Stoer south (Housing)

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	+ve	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?	N	-ve	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes generic native biodiversity enhancement
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	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	-ve	Make the most of its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Stoer
SITE REFERENCE: 1R East of Loch Nan Cullach (Housing)

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	+ve	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?	N	-ve	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Not included within the landscape capacity study but development can be visually contained by rocky outcrop behind.
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?	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	Not listed but shieling settlement with associated enclosures, field systems and cultivation remains including numerous clearance cairns. Therefore it would be subject to fairly rigorous, extensive and expensive archaeological conditions.
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	Yes generic native biodiversity enhancement
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Stoer
SITE REFERENCE: 2R Drum Mhor (Housing)

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	+ve	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?	N	n/a	n/a
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	If the site was pulled closer to the road. There is a need to avoid sky lining development and this restricts opportunities
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	perhaps there is opportunity to join the small shared system at Lochend
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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Drumbeg
SITE REFERENCE: 2 South of B869 (Housing)

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	+ve	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	+ve	n/a
5	Is there scope for road safety measures as part of the allocation?	N	-ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	Sensitive siting and design
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	-ve	Minimise earthworks and carry out sensitive landscaping
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	-ve	Make the most its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Drumbeg
SITE REFERENCE: 1R East of Church (Housing)

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	+ve	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	+ve	n/a
5	Is there scope for road safety measures as part of the allocation?	N	-ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	Restrict capacity and appropriate siting.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	-ve	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	-ve	Make the most its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Drumbeg
SITE REFERENCE: 2R West of Loch Ruighean an Aitinn (Housing)

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	+ve	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	+ve	n/a
5	Is there scope for road safety measures as part of the allocation?	N	-ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	Contain development visually by rocky outcrop behind.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	n/a	It is not identified within 1 in 200 year risk due to catchment but development should be suitably set back from loch edge.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	-ve	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	-ve	Make the most its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Drumbeg
SITE REFERENCE: 3R South of Loch Ruighean an Aitinn (Housing)

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	+ve	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	+ve	n/a
5	Is there scope for road safety measures as part of the allocation?	N	-ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	None the impact would be unacceptable.
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	None the impact would be unacceptable.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	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	-ve	Make the most its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Drumbeg

SITE REFERENCE: 3 Southwest of Loch Ruighean an Aitinn (Housing)

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	+ve	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	+ve	n/a
5	Is there scope for road safety measures as part of the allocation?	N	-ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	n/a	sensitively sited/designed housing, given landscape factors
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	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	-ve	Make the most its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Culkein Drumbeg
SITE REFERENCE: 1R North of Achloist (Housing)

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?	N	-ve	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	+ve	The existing track would need to be brought up to adoptable standards if serving more than four houses
5	Is there scope for road safety measures as part of the allocation?	N	-ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and good design
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	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	-ve	Make the most its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Culkein Drumbeg
SITE REFERENCE: 2R North of Loch Drumbeg (Housing)

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?	N	-ve	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	+ve	n/a
5	Is there scope for road safety measures as part of the allocation?	N	-ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Visually contain within landscape.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	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	-ve	Make the most its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Culkein Drumbeg
SITE REFERENCE: 3R West of Loch Drumbeg (Housing)

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?	N	-ve	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	+ve	n/a
5	Is there scope for road safety measures as part of the allocation?	N	-ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive to level of development and siting and good design would be important.
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Proposals should avoid unnecessary felling however it lies within an area of relatively few trees.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	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	-ve	Make the most its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Scourie
SITE REFERENCE: 1 West of the caravan/ campsite (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	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	-ve	Make the most of the southerly aspects of the site
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Scourie
SITE REFERENCE: 2 South of the church (Housing)

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	+ve	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?	N	n/a	n/a
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
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	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	n/a
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Scourie
SITE REFERENCE: 3 West of Park Terrace (Housing)

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	+ve	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?	N	-ve	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Scourie
SITE REFERENCE: 6 East of the school (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and good design
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Scourie
SITE REFERENCE: 7 North of the Free Church (Housing)

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	+ve	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	+ve	Developer contributions required to bring back the 40 mph speed limit, widen the bellmouth junction and for structural improvements and passing places.
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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design
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?	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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	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	-ve	n/a
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Scourie
SITE REFERENCE: 8 South of the Free Church (Housing)

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?	N	-ve	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	+ve	Developer contributions required to bring back the 40 mph speed limit, widen the bellmouth junction and for structural improvements and passing places.
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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design
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?	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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	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	-ve	Make the most of the southerly aspects of the site
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Achfary
SITE REFERENCE: 1 Achfary North (Housing)

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	+ve	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?	N	n/a	n/a
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	n/a	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	-ve	n/a
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Achfary
SITE REFERENCE: 2 Achfary South (Housing)

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	+ve	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?	N	n/a	n/a
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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and design
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	n/a	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	-ve	n/a
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Kinlochbervie
SITE REFERENCE: 1 Manse road north (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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?	Y	+ve	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Sensitive siting and good design
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	Y	-ve	Set back any development from the edge of Loch Innis
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Kinlochbervie
SITE REFERENCE: 2 Manse road south (Housing)

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	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	+ve	Footpath linking to main road
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
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	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Particular care required because of run off from the hill Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Kinlochbervie
SITE REFERENCE: 4 Adjacent to the garage (Housing)

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	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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?	Y	-ve	An assessment of potential contamination issues would be required.
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	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	+ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Kinlochbervie

SITE REFERENCE: 6 Between Loch Bervie – and Loch Clash pier (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	n/a	Sensitive siting and good design
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	-ve	The Church (B) and its Manse (C) are listed and any development needs to be sensitive to them and the visual/physical link between them

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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Durness
SITE REFERENCE: 2 West of school road (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Careful siting and good design
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	+ve	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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Durness
SITE REFERENCE: 4 East Sangomore (Housing)

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?	N	n/a	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?	N	n/a	n/a
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Good standard of siting and design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?			
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	n/a	n/a
26	Will the allocation have a significant impact on the local landform?	Y	-ve	n/a
27	Will the allocation affect or be affected by coastal erosion?			
28	Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	n/a
29	Will the allocation have any impact upon local air quality?	N	-ve	n/a
30	Will the allocation have an impact on light pollution levels?	Y	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Durness
SITE REFERENCE: 5 North of Sangmore (Housing)

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	+ve	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	+ve	With further development the road would need to be brought up to adoptable standards
5	Is there scope for road safety measures as part of the allocation?	N	-ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Good siting and design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Good siting and design
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Y	-ve	Limited potential here - good siting will be important
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	-ve	Make the most of southerly aspects
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Durness
SITE REFERENCE: 6 West of Village Hall (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Good siting and design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Good siting and design
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?			
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N?	-ve	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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Durness
SITE REFERENCE: 7 Smoo - west of Smoo lodge (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Good siting and design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	-ve	Good siting and design
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	-ve	Good siting and design
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	Make the most of its southerly aspect
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Durness

SITE REFERENCE: 9 Smoo - south of Caberfeidh cottage (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	+ve
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Good siting and design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	+ve	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Durness

SITE REFERENCE: 10 Smoo - south east of Druim Bhlar (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Good siting and design
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	+ve	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Durness

SITE REFERENCE: 11 Smoo – south east of Pamukkale (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Good siting and design
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	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Good siting and design
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	+ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Balnakeil
SITE REFERENCE: 2R South of Balnakeil Manse (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	A design statement required.
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	A design statement required.
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	-ve	A design statement required taking this into account.
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	+ve	Sustainable Urban Drainage system required
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?	N	-ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	low numbers overall and low density development
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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Laid
SITE REFERENCE: 1 Extension to the south of Laid (Housing)

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?	N	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Good siting and design
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	+ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	low numbers overall and low density development
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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Tongue
SITE REFERENCE: 5 North of Kirkiboll burn (Housing)

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	+ve	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?	N	n/a	n/a
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	n/a	Sensitive siting and design
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	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	n/a	Sensitive renovation and conversion of steadings into house
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	Y	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Tongue
SITE REFERENCE: 1R North of Varich Place (Housing)

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	+ve	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?	N	n/a	n/a
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Design brief required. Tree planting and housing layout and design of a high standard.
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	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	-ve	Design brief required. Tree planting and housing layout and design of a high standard.
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	n/a	Design brief required.
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	Y	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Y	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	n/a	n/a
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Bettyhill

SITE REFERENCE: 4 Farr Bay Road East of Farr Parish Church (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Good siting and design
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	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes generic native biodiversity enhancements
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	Make the most of southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Bettyhill

SITE REFERENCE: 5 Farr Bay Road, south of Farr Parish Church (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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?	Y	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes generic native biodiversity enhancements
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	+ve	Make the most of southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Bettyhill
SITE REFERENCE: 6 Farr Bay Road east of Dunollie (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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?	Y	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes generic native biodiversity enhancements
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	+ve	Make the most of Southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Bettyhill

SITE REFERENCE: 7 Farr Bay Road - south of the School House (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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?	Y	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes generic native biodiversity enhancements
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	+ve	Make the most of the southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Bettyhill
SITE REFERENCE: 8 Farr Bay Road north of Farr View (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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?	Y	n/a	n/a
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	N	+ve	Maintain public views to Farr Bay
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
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	Yes generic native biodiversity enhancements
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	+ve	Make the most of southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Strathy
SITE REFERENCE: 1 Below Steven Terrace (Housing)

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?	N	n/a	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-'ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-'ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	Y	-ve	n/a
24	Will the allocation offer opportunities for sustainable waste management?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	n/a
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Armadale
SITE REFERENCE: 1 South of new affordable homes (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design
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	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	n/a	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	-ve	n/a
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Armadale
SITE REFERENCE: 2 South of the village hall (Housing)

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	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?	N	n/a	n/a
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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-'ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-'ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	n/a	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	-ve	n/a
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Armadale
SITE REFERENCE: 3 North of the village hall (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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?			
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and good design
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	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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?	N	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	+ve	n/a
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?	N	n/a	n/a

SEA SITE ASSESSMENT MATRIX: Portskerra
SITE REFERENCE: 1 North of Mackay Terrace (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
Material Asset and Landscape				
8	Will the allocation affect any landscape designation?	Y	-ve	Sensitive siting and design
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	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-'ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-'ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	Make the most of southerly aspect
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Portskerra
SITE REFERENCE: 3 South of Sutherland House (Housing)

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	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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?	Y	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-'ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-'ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	Make the most of its southerly aspects
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Portskerra
SITE REFERENCE: 1R South of Portskerra shop (Housing)

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	+ve	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?	N	n/a	n/a
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
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?	Y	n/a	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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Y	+ve	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	-ve	Make the most of southerly aspect
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	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Melvich
SITE REFERENCE: 2R Halladale bridge (Housing)

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?	N	+ve	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?	N	n/a	n/a
5	Is there scope for road safety measures as part of the allocation?	Y	+ve	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
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	n/a	Should not be allocated as it would create new cluster, however a few houses would reflect the existing character of dispersed housing in Strath Halladale.
11	Will the allocation affect the distinctiveness or the enjoyment of the local landscape?	Y	n/a	A few houses would reflect the existing character of dispersed housing in Strath Halladale.
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?	N	n/a	n/a
15	Will the allocation affect a site identified in the	N	n/a	n/a

	Inventory of Gardens and Designed Landscapes?			
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
Biodiversity, flora and fauna				
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	-ve	Yes, generic native biodiversity enhancement.
19	Will the allocation affect any protected or priority habitat or species?	Y	-ve	See tables for EPS and UK protected species. Impacts likely to be minor, but difficult to mitigate due to habitat loss being the major cause. The UKBAP species not looked at the data available on their distribution is too difficult to access quickly.
Air, water, soil and climatic factors				
20	Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
21	Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Y	-ve	Sustainable Urban Drainage system required
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	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	N	-ve	Only appropriate for be small scale to reduce the possible impacts on the water environment.
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	-ve	Make the most of southerly aspect
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	-ve	Downward lighting emissions

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