### **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 an	d 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?	Υ	+	+
5	Is there scope for road safety measures as part of the allocation?	Υ	+	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?	Υ	-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?	Υ	+	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 Enviro	onment 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
Biodivers	sity, 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?	Υ	-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	r, 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?	Υ	-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?	Υ	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Υ	+	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?	Υ	+	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?	Υ	-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 ar	nd 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 Asse	t 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 Envir	onment 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?	Z	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, so	oil 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?	Υ	+	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?	Υ	-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	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
			n/a	
Population ar	nd 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 Asse	t and Landscape	1	1	
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 Envir	onment 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?	Z	n/a	n/a
Biodivers	ity, 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?	Υ	-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?	Υ	+	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?	Υ	-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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or n/a	TO MITIGATE, IMPROVE OR N/A
Population ar	nd 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 Asse	t 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 Envir	onment 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, so	il 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?	Υ	-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?	Υ	+	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?	Υ	-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 a	nd 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 Asse	et 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 Envi	ronment 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, so	oil 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?	Υ	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Υ	+	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?	Υ	+	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?	Υ	-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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	nd Human Health			
	Will the allocation affect the provision of open			
1	space within the area?	Υ	+	Provision of amenity space within housing proposals
-	Will the allocation encourage walking, cycling and	-		g proposition
2	public transport use?	Υ	+	n/a
	Does the allocation provide an opportunity for			
	planning gain in terms of encouraging more			
3	sustainable travel patterns?	N	n/a	n/a
	Will the allocation involve "off-site" road			
4	improvements that will contribute to road safety?	N	n/a	n/a
	Is there scope for road safety measures as part of			
5	the allocation?	Υ	+	Appropriate street lighting to facilitate safe road usage.
	Is the allocation near any existing "bad neighbour"			
6	uses?	N	n/a	n/a
	Are there any contaminated land issues affecting			
7	the allocation?	N	n/a	n/a
Material Asse	t and Landscape	1	T	1
_	Will the allocation affect any landscape		,	
8	designation?	N	n/a	n/a
	Is the allocation on derelict, vacant or other		,	
9	brownfield land?	N	n/a	n/a
4.0	Is the allocation within the current settlement			
10	boundary?	Υ	+	n/a
4.4	Will the allocation affect the distinctiveness or the	l N	1	
11	enjoyment of the local landscape?	N	n/a	n/a
10	Will the allocation affect any remote landscape of	l NI	n/c	2/2
12	value for recreation (wild land)?	N	n/a	n/a
	onment and Cultural Heritage	NI	n/c	2/2
13 14	Will the allocation affect a Conservation Area?	N N	n/a	n/a
14	Will the allocation impact on any listed building? and/or its setting?	IN	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
Biodiversi	ty, 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?	Υ	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Υ	+	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?	Υ	+	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?	Υ	-	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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or n/a	TO MITIGATE, IMPROVE OR N/A
Population ar	d 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?	Υ	+	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 Asse	t 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 Envir	onment 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
Biodiversit	y, 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?	Υ	-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?	Υ	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Υ	+	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	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
			n/a	
Population ar	nd Human Health	1		
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 Asse	t 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?	Υ	+	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 Envir	onment 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
Biodiversi	ty, 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?	Υ	-ve	n/a
22	Will the allocation impact on ground water or surface water drainage, in the area?	Υ	-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?	Υ	+	Proximity to recycling facility
25	Can the allocation be connected to the public water and sewerage system?	Υ	+	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?	Υ	+	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?	Υ	-	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 an	nd Human Health			
1	Will the allocation affect the provision of open space within the area?	Υ	+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
<b>Material Asse</b>	t and Landscape	- L		•
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
	onment 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
Biodiversit	y, 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?	Υ	-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?	Υ	+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?	Υ	-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 an	nd 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 Asse	t and Landscape	1	•	
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
	onment 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
Biodiversi	ty, 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?	Υ	-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?	Υ	-ve	Low, downward emission design lights.

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or n/a	TO MITIGATE, IMPROVE OR N/A
Population an	nd Human Health	1	<b>'</b>	
1	Will the allocation affect the provision of open space within the area?	N	n/a	n/a
2	Will the allocation encourage walking, cycling and public transport use?	Y	+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 Asse	t and Landscape	•	- U	
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
	onment 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
Biodiversi	ty, 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	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
			n/a	
Population ar	nd Human Health	•	-1	
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?	Υ	+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 Asse	t 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
	onment 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
Biodiversi	ty, 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?	Υ	-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?	Υ	+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?	Υ	-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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES TO MITICATE IMPROVE OR NVA
NO.	CHECKLIST QUESTION		-ve or n/a	TO MITIGATE, IMPROVE OR N/A
Population ar	nd Human Health	- 1	-1	
1	Will the allocation affect the provision of open space within the area?	Υ	+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 Asse	t 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 Envir	onment 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
Biodiversi	y, 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?	Υ	+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?	Υ	-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 ar	nd Human Health			
1	Will the allocation affect the provision of open space within the area?	Υ	+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?	Υ	+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 Asse	t 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 Envir	onment 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
Biodiversi	ty, 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?	Υ	+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?	Υ	-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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	nd Human Health			
1	Will the allocation affect the provision of open	Υ	+ve	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	Low, downward emission design lights.
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?		<b>.</b>	
7	Are there any contaminated land issues affecting	N	n/a	n/a
Mataulal Assa	the allocation?			
	t and Landscape	T.N.I	11.	
8	Will the allocation affect any landscape	N	n/a	n/a
9	designation?  Is the allocation on derelict, vacant or other	N	n/a	n/a
9	brownfield land?	IN .	II/a	II/a
10	Is the allocation within the current settlement	N	-ve	n/a
10	boundary?	'	- ۷ 6	II/a
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
' '	enjoyment of the local landscape?	' '	11/4	174
12	Will the allocation affect any remote landscape of	N	n/a	n/a
_	value for recreation (wild land)?		1	
Historic Envir	onment and Cultural Heritage	1	- I	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?			
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, flo	ora 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.
	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?	Υ	-ve	However for amenity use.
22	Will the allocation impact on ground water or surface water drainage, in the area?	Υ	-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?	Υ	+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?	Υ	+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?	Υ	-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	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A				
			n/a					
Population and	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?	Υ	+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?	Υ	+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?	Υ	-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?	Υ	-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 Enviro	onment 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?			
Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
ora and fauna			
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.
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.
Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
Will the allocation impact on ground water or	Υ	-ve	Sustainable Urban Drainage System required.
Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
Will the allocation offer opportunities for sustainable waste management?	N	n/a	n/a
Can the allocation be connected to the public water and sewerage system?	Υ	+ve	n/a
Will the allocation have a significant impact on the local landform?	N	n/a	n/a
Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
Will the allocation have any impact upon local air quality?	N	n/a	n/a
Will the allocation have an impact on light pollution levels?	Υ	-ve	Low, downward emission design lights.
	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Tra and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Tota and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Total and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y -ve

### 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 an	d 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 Asse	t 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 Envir	onment 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?			
Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
ora and fauna			
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.
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.
Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
Will the allocation impact on ground water or	Υ	-ve	Sustainable Urban Drainage System required
Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
Will the allocation offer opportunities for sustainable waste management?	N	n/a	n/a
Can the allocation be connected to the public water and sewerage system?	Υ	+ve	n/a
Will the allocation have a significant impact on the local landform?	N	n/a	n/a
Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
Will the allocation have any impact upon local air quality?	N	n/a	n/a
Will the allocation have an impact on light pollution levels?	Υ	-ve	Low, downward emission design lights
	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Tra and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Tota and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Total and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y -ve

#### 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 an	nd 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?	Υ	+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 Asse	t 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
	onment 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
Biodiversit	y, 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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	-ve	Low, downward emission design lights

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	.,	-ve or	TO MITIGATE, IMPROVE OR N/A
1101	onzerter dezerren		n/a	
Population ar	ud Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?	'`	11/4	11/4
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?	1	,	
4	Will the allocation involve "off-site" road	N	n/a	n/a
<i>-</i>	improvements that will contribute to road safety?	Υ	11/0	Low downward aminaian daaina linkta
5	Is there scope for road safety measures as part of the allocation?	ľ	+ve	Low, downward emission design lights
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?	'	TI/A	11/4
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape	•	1	
8	Will the allocation affect any landscape	Υ	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
4.4	boundary?  Will the allocation affect the distinctiveness or the	NI NI	/	
11		N	n/a	n/a
12	enjoyment of the local landscape?  Will the allocation affect any remote landscape of	N	n/a	n/a
12	value for recreation (wild land)?		11/4	11/4
Historic Envir	ronment and Cultural Heritage	_1	_1	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?	1		
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, flo	ora 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.
	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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	-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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	.,	-ve or	TO MITIGATE, IMPROVE OR N/A
1101	onzerter dezerren		n/a	10 mm (0 12 of 147)
Population an	nd Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?	'	,	.,,
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	Low, downward emission design lights
	the allocation?	1	,	
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
-	uses?	N.1	,	
7	Are there any contaminated land issues affecting	N	n/a	n/a
Motorial Assa	the allocation?			
8	t and Landscape  Will the allocation affect any landscape	Υ	n/a	n/a
0	designation?	ľ	n/a	II/a
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
9	brownfield land?	'	II/a	II/a
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?	'`	1,,,	174
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Sensitive siting and design required.
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?	1		
Historic Envir	onment 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?	N	n/a	n/a
	and/or its setting?			
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, flo	ora 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.
	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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	-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 an	d 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 Asse	t 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 Envir	onment 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, flo	ora 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.
	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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	-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 ar	d Human Health			
1	Will the allocation affect the provision of open space within the area?	Υ	+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 Asse	t 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?	Υ	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 Envir	onment 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?	Υ	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	y, flora and fauna			
18	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Z	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.
	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 requried
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?	Υ	-ve	Low, downward emission design lights

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
	01,201,201, 40201,011		n/a	
Population ar	d Human Health		<u> </u>	
1	Will the allocation affect the provision of open	Υ	+ve	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	Low, downward emission design lights
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape			
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?	1		
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	1 ,	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	Υ	-ve	Be aware of proximity to Invercassley House (B listed
	and/or its setting?	1		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	y, 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.
	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?	Υ	+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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	nd Human Health		1	
1	Will the allocation affect the provision of open	Υ	+ve	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	Low, downward emission design lights
	the allocation?	1		
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?	4	,	
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	T	1 ,	
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?		,	
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
40	brownfield land?	<b>.</b>	,	
10	Is the allocation within the current settlement	N	n/a	n/a
44	boundary?	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		O and the solition and decimal and are selected
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Sensitive siting and design required
40	enjoyment of the local landscape?	N.I.	/	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
Historia Emilia	value for recreation (wild land)?			
	onment and Cultural Heritage Will the allocation affect a Conservation Area?	NI.	n/o	2/2
13 14		N N	n/a	n/a n/a
14	Will the allocation impact on any listed building?	IN	n/a	IVa
15	and/or its setting?  Will the allocation affect a site identified in the	N	n/a	n/a
່າວ	vviii the allocation affect a site identified in the	IN	11/a	11/d

Inventory of Gardens and Designed Landscapes?			
Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
ora and fauna			
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.
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.
Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
Will the allocation impact on ground water or surface water drainage, in the area?	Υ	-ve	Sustainable Urban Drainage System required
Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
Will the allocation offer opportunities for sustainable waste management?	Υ	+ve	n/a
Can the allocation be connected to the public water and sewerage system?	Υ	+ve	n/a
Will the allocation have a significant impact on the local landform?	N	n/a	n/a
Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Υ	+ve	n/a
Will the allocation have any impact upon local air quality?	N	n/a	n/a
Will the allocation have an impact on light pollution levels?	Υ	-ve	Low, downward emission design lights
	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Tra and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Tota and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Total and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for yesustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation have any impact upon local air quality?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution yes.

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	.,	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	CHECKER QUESTION		n/a	TO WITTO/TTE, IIVII TO VE OTT 1//
Daniel diaman	A Harman Haalde		Ι ι // α	
Population an	nd Human Health			
1	Will the allocation affect the provision of open	Υ	+ve	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	Low, downward emission design lights
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment 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?	N	n/a	n/a
	and/or its setting?	1		
15	Will the allocation affect a site identified in the	N	n/a	n/a

Inventory of Gardens and Designed Landscapes?			
Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
ora and fauna			
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.
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.
Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
Will the allocation impact on ground water or	Υ	-ve	Provide Sustainable Urban Drainage System.
Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
Will the allocation offer opportunities for sustainable waste management?	Υ	n/a	n/a
Can the allocation be connected to the public water and sewerage system?	Υ	+ve	n/a
Will the allocation have a significant impact on the local landform?	N	n/a	n/a
Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
Will the allocation have any impact upon local air quality?	N	n/a	n/a
Will the allocation have an impact on light pollution levels?	Υ	-ve	Low, downward emission design
	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Pra and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Total and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Total and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y -ve

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	nd Human Health		1	
1	Will the allocation affect the provision of open	Υ	+ve	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	Low, downward emission design lights
_	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	Υ	-ve	An assessment of potential contamination issues would be
	the allocation?			required.
	t and Landscape	T	1 ,	T ,
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?		,	
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
4.0	brownfield land?	<b>.</b>	,	
10	Is the allocation within the current settlement	N	n/a	n/a
4.4	boundary?	N.I.	1	
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
40	enjoyment of the local landscape?	N.I.	/	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
Historia Francis	value for recreation (wild land)?			
	onment and Cultural Heritage Will the allocation affect a Conservation Area?	NI	n/c	n/o
13 14		N N	n/a	n/a n/a
14	Will the allocation impact on any listed building?	IN	n/a	n/a
15	and/or its setting?  Will the allocation affect a site identified in the	N	n/a	n/a
່າວ	vviii trie allocation affect a site identified in the	IN	11/a	II/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	y, 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?	Υ	-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.
	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?	Υ	-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?	Υ	n/a	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	-ve	Low, downward emission design

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	.,	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	ONE ONE OF GOE OTHER		n/a	TO WITTO/TTE, IIVII TO VE OTT 1//
Demulation on	ad Humana Haalth		1.,, $\alpha$	
Population an	nd Human Health			
1	Will the allocation affect the provision of open	Υ	+ve	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	Low, downward emission design lights.
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?	1		
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment 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?	N	n/a	n/a
	and/or its setting?			
15	Will the allocation affect a site identified in the	N	n/a	n/a

Inventory of Gardens and Designed Landscapes?			
Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
ora and fauna			
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.
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.
and climatic factors			
Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
Will the allocation impact on ground water or surface water drainage, in the area?	Υ	-ve	Provide Sustainable Urban Drainage System.
Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
Will the allocation offer opportunities for sustainable waste management?	Υ	n/a	n/a
Can the allocation be connected to the public water and sewerage system?	Υ	+ve	n/a
Will the allocation have a significant impact on the local landform?	N	n/a	n/a
Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
Will the allocation have any impact upon local air quality?	N	n/a	n/a
Will the allocation have an impact on light pollution levels?	Υ	-ve	Low, downward emission design lights.
	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Fra and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Is and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Ta and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y -ve

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	.,	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	CHECKEIOT QUEUTION		n/a	TO WITTO/TTE, IIVII TO VE OTT 1//
Demulation on	A Human Haalth		1.,, $\alpha$	
Population an	nd Human Health			
1	Will the allocation affect the provision of open	Υ	+ve	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	Υ	+ve	Extend speed restriction
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	Low, downward emission design lights
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	n/a
	enjoyment of the local landscape?	1		
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment 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?	N	n/a	n/a
	and/or its setting?			
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
	y, 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?	Υ	-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.
	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?	Υ	-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?	Υ	+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?	Υ	-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 an	nd 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?	Υ	+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?	Υ	n/a	An assessment of potential contamination issues would be required.
Material Asse	t 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 Envir	onment 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?			
Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
ora and fauna			
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.
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.
Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
Will the allocation impact on ground water or surface water drainage, in the area?	Υ	-ve	Provide Sustainable Urban Drainage System.
Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
Will the allocation offer opportunities for sustainable waste management?	Υ	+ve	n/a
Can the allocation be connected to the public water and sewerage system?	Υ	+ve	n/a
Will the allocation have a significant impact on the local landform?	N	n/a	n/a
Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	Υ	+ve	n/a
Will the allocation have any impact upon local air quality?	N	n/a	n/a
Will the allocation have an impact on light pollution levels?	Υ	-ve	Low, downward emission design.
	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Tra and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Total and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Total and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution  Y -ve

#### SEA SITE ASSESSMENT MATRIX: Lairg SITE REFERENCE: Site 13 Opposite fire station (Housing/Business 0.5 ha)

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population ar	nd Human Health		1	
1	Will the allocation affect the provision of open	Υ	+ve	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	Υ	+ve	Access onto Main Street would need to be improved
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	Low, downward emission design lights
	the allocation?		<u> </u>	
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
_	uses?	<b>.</b>	1	
7	Are there any contaminated land issues affecting	N	n/a	n/a
Matarial Assa	the allocation?			
	et and Landscape	T.N.I	1 1	
8	Will the allocation affect any landscape	N	n/a	n/a
0	designation?	N.I	/	
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement	N	n/a	n/a
10	boundary?	IN	n/a	II/a
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
11	enjoyment of the local landscape?	IN .	II/a	11/a
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?		11/4	11/4
Historic Envi	ronment and Cultural Heritage		1	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?			
15	Will the allocation affect a site identified in the	N	n/a	n/a

Inventory of Gardens and Designed Landscapes?			
Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
ora and fauna			
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.
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.
and climatic factors			
Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	- n/a
Is the allocation at risk from fluvial or coastal flooding?	N	n/a	n/a
Will the allocation impact on ground water or	Υ	-ve	Provide Sustainable Urban Drainage System.
Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
Will the allocation offer opportunities for sustainable waste management?	Υ	+ve	n/a
Can the allocation be connected to the public water and sewerage system?	Υ	+ve	n/a
Will the allocation have a significant impact on the local landform?	N	n/a	n/a
Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	n/a	n/a
Will the allocation have any impact upon local air quality?	N	n/a	n/a
Will the allocation have an impact on light pollution levels?	Υ	-ve	Low, downward emission design
	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Tra and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Tota and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Total and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y -ve

SEA SITE ASSESSMENT MATRIX: Lochinver

**SITE REFERENCE: 1 North of Filin Baddidarrach (Housing)** 

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population ar	nd Human Health		-1	•
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	N	-ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	N	-ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	Υ	-ve	Protect woodland setting as much as possible.
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	The loss of woodland should be limited and setting protect as
	enjoyment of the local landscape?			much as possible.
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment 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?	N	n/a	n/a
	and/or its setting?			
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
Biodiversit	y, 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?	Υ	-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
	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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Υ	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?	Υ	-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 an	d 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 Envir	onment 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
Biodiversit	y, 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
	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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Υ	-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?	Υ	+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?	Υ	-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 an	d 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 Asse	t 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 Envir	onment 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
	oil 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?	Υ	-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?	Υ	+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?	Υ	-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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population ar	Human Health		I.	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and			
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	N	n/a	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	et and Landscape			
8	Will the allocation affect any landscape	Υ	-ve	Sensitive siting and good design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Retain as much woodland as possible with low density
	enjoyment of the local landscape?			development.
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	ronment 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?	N	n/a	n/a
	and/or its setting?			
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	r, 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
	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?	Υ	-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?	Υ	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Υ	+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?	Υ	+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?	Υ	-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 an	d 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	t and Landscape			
8	Will the allocation affect any landscape designation?	Υ	-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 Envir	onment 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
Biodiversit	y, 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?	Υ	-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
	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?	Υ	-ve	Downward lighting emissions

**SITE REFERENCE: 1R East of Loch Nan Cullach (Housing)** 

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
	01,201,201, 40201,011		n/a	
Population an	nd Human Health	1	· L	
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?	Υ	+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 Asse	t 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
	onment 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
Biodiversit	y, 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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	1,,,,	-ve or	TO MITIGATE, IMPROVE OR N/A
140.	OTTEORET QUESTION		n/a	TO WITTO/TTE, IIVII TO VE OTTIV/T
Population ar	nd Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Ν	n/a	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1	1	Te
8	Will the allocation affect any landscape	Υ	-ve	Sensitive siting and design
	designation?		,	
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
4.0	brownfield land?	<b>.</b>	,	
10	Is the allocation within the current settlement	N	n/a	n/a
4.4	boundary?	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		Make alternate will adolescents the mond. There is a mond to
11	Will the allocation affect the distinctiveness or the	Υ	-ve	If the site was pulled closer to the road. There is a need to
10	enjoyment of the local landscape?	N.I.	n/o	avoid sky lining development and this restricts opportunities
12	Will the allocation affect any remote landscape of	N	n/a	n/a
Historia Englis	value for recreation (wild land)?			
	<u></u>	NI	n/c	n/o
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
15	and/or its setting?	NI	n/c	n/o
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	y, 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, s	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?	Υ	-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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	1	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	Υ	+ve	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	N	-ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	Υ	-ve	Sensitive siting and good design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	Sensitive siting and design
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	T	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?			
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
Biodiversit	y, 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.
	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?	Υ	-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?	Υ	-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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	nd Human Health		-1	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	Υ	+ve	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	N	-ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	Υ	-ve	Sensitive siting and deisgn
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	Restrict capacity and appropriate siting.
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?	]		
	onment 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?	N	n/a	n/a
	and/or its setting?			
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
Biodiversit	y, 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?	Υ	-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.
	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?	Υ	-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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	1,,,,	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	CHECKEIOT QUESTION		n/a	TO WITTO/TTE, IIVII TO VE OTTIV/T
Population ar	nd Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	Υ	+ve	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	N	-ve	n/a
	the allocation?	1	1	
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
_	uses?		,	
7	Are there any contaminated land issues affecting	N	n/a	n/a
Matarial Assa	the allocation?			
	et and Landscape	1.77		10 11 11 1
8	Will the allocation affect any landscape	Υ	-ve	Sensitive siting and good design
0	designation?	N.I	/	
9	Is the allocation on derelict, vacant or other brownfield land?	N	n/a	n/a
10	Is the allocation within the current settlement	N	n/a	n/a
10	boundary?	IN	II/a	11/d
11	Will the allocation affect the distinctiveness or the	N	n/a	Contain development visually by rocky outcrop behind.
11	enjoyment of the local landscape?	IN .	II/a	Contain development visually by rocky outcrop bening.
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?		.,, 🔾	
Historic Envi	ronment and Cultural Heritage	1	1	1
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?			
15	Will the allocation affect a site identified in the	N	n/a	n/a

Inventory of Gardens and Designed Landscapes?			
Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?	N	n/a	n/a
Will the allocation impact on any Scheduled Ancient Monument and /or its setting?	N	n/a	n/a
ora and fauna			
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.
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.
Is the allocation likely to provide or use energy from a local, renewable source?	N	n/a	n/a
Is the allocation at risk from fluvial or coastal flooding?	Υ	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.
Will the allocation impact on ground water or surface water drainage, in the area?	Υ	-ve	Sustainable Urban Drainage system required
Will the allocation have a physical impact on existing watercourses?	N	n/a	n/a
Will the allocation offer opportunities for sustainable waste management?	N	n/a	n/a
Can the allocation be connected to the public water and sewerage system?	N	-ve	n/a
Will the allocation have a significant impact on the local landform?	Υ	-ve	n/a
Will the allocation affect or be affected by coastal erosion?	N	n/a	n/a
Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?	N	-ve	Make the most its southerly aspects
Will the allocation have any impact upon local air quality?	N	n/a	n/a
Will the allocation have an impact on light pollution levels?	Υ	-ve	Downward lighting emissions
	archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Dra and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Dra and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation offer opportunities for shelter from the prevailing wind and for solar gain?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y	Will the allocation affect any locally important archaeological site identified in the Sites and Monuments Record?  Will the allocation impact on any Scheduled Ancient Monument and /or its setting?  Ora and fauna  Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?  Will the allocation affect any protected or priority habitat or species?  Is the allocation likely to provide or use energy from a local, renewable source?  Is the allocation at risk from fluvial or coastal flooding?  Will the allocation impact on ground water or surface water drainage, in the area?  Will the allocation have a physical impact on existing watercourses?  Will the allocation offer opportunities for sustainable waste management?  Can the allocation be connected to the public water and sewerage system?  Will the allocation have a significant impact on the local landform?  Will the allocation affect or be affected by coastal erosion?  Does the allocation have any impact upon local air quality?  Will the allocation have any impact upon local air quality?  Will the allocation have an impact on light pollution Y -ve

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health		•	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	Υ	+ve	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	N	-ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	Ν	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1	1	The second secon
8	Will the allocation affect any landscape	Υ	-ve	None the impact would be unacceptable.
	designation?	<del> </del>	,	
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
40	brownfield land?	<b>_</b>	,	
10	Is the allocation within the current settlement	N	n/a	n/a
4.4	boundary?	1		N. d. '. d. III.
11	Will the allocation affect the distinctiveness or the	Υ	-ve	None the impact would be unacceptable.
12	enjoyment of the local landscape?	N	n/o	n/a
12	Will the allocation affect any remote landscape of	IN	n/a	II/a
Historia Envir	value for recreation (wild land)? onment and Cultural Heritage			
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14		N	_	n/a
14	Will the allocation impact on any listed building? and/or its setting?	IN	n/a	II/a
15	Will the allocation affect a site identified in the	N	n/a	n/a
10	TYTH GIV AHOUATION AND A SILE INCHAINED IN THE	114	I I / U	11/4

	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	y, 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?	Υ	-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.
	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?	Υ	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?	Υ	-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 an	d 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?	Υ	+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	t 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 Envir	onment 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
Biodiversit	y, 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?	Υ	-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.
	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?	Υ	-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?	Υ	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Υ	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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	1,,,,	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	CHECKER QUESTION		n/a	TO WITTO/CTE, IIVII TO VE OTCT//C
Population ar	nd Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	N	-ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	Υ	+ve	The existing track would need to be brought up to adoptable
	improvements that will contribute to road safety?			standards if serving more than four houses
5	Is there scope for road safety measures as part of	N	-ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	T	1	1
8	Will the allocation affect any landscape	Υ	-ve	Sensitive siting and good design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Sensitive siting and good design
	enjoyment of the local landscape?	<b>_</b>	<b>.</b>	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	L	1 ,	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
4.5	and/or its setting?	<b>_</b>		1
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	y, 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?	Υ	-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.
	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?	Υ	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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	•
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	N	-ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	Υ	+ve	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	N	-ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1		1 -
8	Will the allocation affect any landscape	Υ	-ve	Sensitive siting and good design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Visually contain within landscape.
	enjoyment of the local landscape?		ļ.,	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1		1 ,
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?	1	,	
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
Biodiversit	y, 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.
	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?	Υ	-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?	Υ	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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or n/a	TO MITIGATE, IMPROVE OR N/A
Population ar	nd 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 Asse	t 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 Envir	onment 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
Biodiversit	y, 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.
	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?	Υ	-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?	Υ	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?	Υ	-ve	Downward lighting emissions

SITE REFERENCE: 1 West of the caravan/ campsite (Housing)

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	'''	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	OFFICIALIST QUESTION		n/a	TO WITHOUTE, IIVII NOVE ON WA
			TI/A	
Population ar	nd Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	et and Landscape			
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?	]		
	ronment 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?	N	n/a	n/a
	and/or its setting?			
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	y, 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?	Υ	-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.
	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?	Υ	+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?	Υ	-ve	Downward lighting emissions

**SITE REFERENCE: 2 South of the church (Housing)** 

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population ar	nd Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	N	n/a	n/a
	the allocation?		,	
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
7	uses?	N.I.	1	
7	Are there any contaminated land issues affecting the allocation?	N	n/a	n/a
Motorial Asse	the allocation?			
8	Will the allocation affect any landscape	N	n/a	n/a
0	designation?	IN	II/a	II/a
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
9	brownfield land?	IN .	11/4	IVa
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?	1	11/4	170
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?	' '	1,,,	1.74
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
Historic Envi	ronment 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?	N	n/a	n/a
	and/or its setting?			
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, s	oil 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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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

**SITE REFERENCE: 3 West of Park Terrace (Housing)** 

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	•
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	Ν	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	-ve	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	,		
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Sensitive siting and design
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	1 ,	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?	1		
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
Biodiversit	y, 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?	Υ	+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?	Υ	-ve	Downward lighting emissions

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 an	d 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?	Υ	+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	t 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 Envir	onment 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
Biodiversit	y, 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?	Υ	-'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?	Υ	+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?	Υ	-ve	Downward lighting emissions

SITE REFERENCE: 7 North of the Free Church (Housing)

QUESTION NO.	SEA ISSUES: REGULATIONS CATEGORY: CHECKLIST QUESTION	Y/N	+ve -ve or	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
			n/a	
Population ar	nd Human Health	•	1	•
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 Asse	t 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 Envir	onment 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
Biodivers	ity, 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?	Υ	-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?	Υ	+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

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 an	nd 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 Asse	t 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 Envir	onment 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
Biodiversi	ty, 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?	Υ	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Υ	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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	N	n/a	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1		
8	Will the allocation affect any landscape	Υ	-ve	Sensitive siting and good design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?	<b> </b>	,	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	1 ,	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?	1		
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, so	oil 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?	Υ	-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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	N	n/a	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1		1 .
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Sensitive siting and design
	enjoyment of the local landscape?		ļ.,	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1		1 ,
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?	1	,	
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, s	oil 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?	Υ	-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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1	T .	1 .
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	+ve	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Sensitive siting and good design
	enjoyment of the local landscape?		ļ.,	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1		1 ,
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?	1	,	
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	y, 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?	Υ	-'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, s	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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	1,,,,	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	OTTEORET QUESTION		n/a	TO WITTO/CTE, IIVII TO VE OTCTV/C
Population ar	ud Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?		.,,	
2	Will the allocation encourage walking, cycling and	Υ	n/a	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	Υ	+ve	Footpath linking to main road
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	N	n/a	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1	1 ,	
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?	4	,	
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?		,	
10	Is the allocation within the current settlement	N	n/a	n/a
4.4	boundary?	<b>.</b>	,	
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
40	enjoyment of the local landscape?	N.I.	/-	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
Historia Card	value for recreation (wild land)?			
	onment and Cultural Heritage	NI.	n/o	2/2
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
15	and/or its setting?  Will the allocation affect a site identified in the	N	n/c	n/o
15	vviii the allocation affect a site identified in the	IN	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
Biodiversit	y, 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?	Υ	-'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?	Υ	-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?	Υ	-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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population ar	nd Human Health	·I	1	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	n/a	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	Υ	-ve	An assessment of potential contamination issues would be
	the allocation?			required.
	et and Landscape	1	1	
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?		,	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	ronment and Cultural Heritage	1		
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, s	oil 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?	Υ	+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?	Υ	+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?	Υ	-ve	Downward lighting emissions

#### SEA SITE ASSESSMENT MATRIX: Kinlochbervie SITE REFERENCE: 6 Between Loch Bervie – and Loch Clash pier (Housing)

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or n/a	TO MITIGATE, IMPROVE OR N/A
Population an	nd Human Health		<u> </u>	
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 Asse	t 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 Envir	onment 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
Biodiversi	ty, 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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	-ve	Downward lighting emissions

SITE REFERENCE: 2 West of school road (Housing)

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Careful siting and good design
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1		
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?			
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
Biodiversit	y, 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.
	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?	Υ	+ve	n/a
26	Will the allocation have a significant impact on the local landform?	Υ	+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?	Υ	-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 an	d 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 Asse	t 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 Envir	onment 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	y, 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.
	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?	Υ	-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?	Υ	+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?	Υ	-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?	Υ	-ve	Downward lighting emissions

SITE REFERENCE: 5 North of Sangmore (Housing)

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	<u>I</u>	-1	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	Υ	+ve	With further development the road would need to be brought
	improvements that will contribute to road safety?			up to adoptable standards
5	Is there scope for road safety measures as part of	N	-ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	Υ	-ve	Good siting and design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Good siting and design
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	T	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?			
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.
	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?	Υ	-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

SITE REFERENCE: 6 West of Village Hall (Housing)

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1		1 -
8	Will the allocation affect any landscape	Υ	-ve	Good siting and design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Good siting and design
	enjoyment of the local landscape?		ļ.,	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1		1 ,
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?	1	,	
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
Biodiversit	y, 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.
	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?	Υ	-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?	Υ	+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?	Υ	-ve	Downward lighting emissions

SITE REFERENCE: 7 Smoo - west of Smoo lodge (Housing)

SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
	.,	_	TO MITIGATE, IMPROVE OR N/A
ONE ONE IO TO GOE ON TO TO			TO WITTO/CTE, IIVII TO VE OTCT//C
 nd Human Health		1.,, \( \alpha \)	
	T	, , , , , , , , , , , , , , , , , , ,	Т.,
	N	n/a	n/a
1	1.,		
	Y	+ve	n/a
• • • • • • • • • • • • • • • • • • • •	N	n/a	n/a
	N	n/a	n/a
	Υ	+ve	n/a
, , ,	N	n/a	n/a
Are there any contaminated land issues affecting	N	n/a	n/a
the allocation?			
et and Landscape			
Will the allocation affect any landscape	Υ	-ve	Good siting and design
designation?			
Is the allocation on derelict, vacant or other	N	n/a	n/a
brownfield land?			
Is the allocation within the current settlement	N	n/a	n/a
boundary?			
Will the allocation affect the distinctiveness or the	N	-ve	Good siting and design
enjoyment of the local landscape?			
Will the allocation affect any remote landscape of	N	n/a	n/a
value for recreation (wild land)?			
ronment and Cultural Heritage	•	•	•
Will the allocation affect a Conservation Area?	N	n/a	n/a
	Υ	-ve	Good siting and design
	N	n/a	n/a
	Will the allocation affect any landscape designation?  Is the allocation on derelict, vacant or other brownfield land?  Is the allocation within the current settlement boundary?  Will the allocation affect the distinctiveness or the enjoyment of the local landscape?  Will the allocation affect any remote landscape of value for recreation (wild land)?	CHECKLIST QUESTION  Ind Human Health  Will the allocation affect the provision of open space within the area?  Will the allocation encourage walking, cycling and public transport use?  Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?  Will the allocation involve "off-site" road improvements that will contribute to road safety?  Is there scope for road safety measures as part of the allocation?  Is the allocation near any existing "bad neighbour" uses?  Are there any contaminated land issues affecting the allocation?  Is the allocation?  Is the allocation affect any landscape designation?  Is the allocation on derelict, vacant or other brownfield land?  Is the allocation within the current settlement boundary?  Will the allocation affect the distinctiveness or the enjoyment of the local landscape?  Will the allocation affect any remote landscape of value for recreation (wild land)?  ronment and Cultural Heritage  Will the allocation impact on any listed building? and/or its setting?	CHECKLIST QUESTION  -ve or n/a  nd Human Health  Will the allocation affect the provision of open space within the area?  Will the allocation encourage walking, cycling and public transport use?  Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?  Will the allocation involve "off-site" road improvements that will contribute to road safety?  Is there scope for road safety measures as part of the allocation?  Is the allocation near any existing "bad neighbour" N n/a uses?  Are there any contaminated land issues affecting the allocation?  Will the allocation affect any landscape designation?  Is the allocation on derelict, vacant or other brownfield land?  Is the allocation within the current settlement boundary?  Will the allocation affect the distinctiveness or the enjoyment of the local landscape?  Will the allocation affect any remote landscape of value for recreation (wild land)?  ronment and Cultural Heritage  Will the allocation impact on any listed building? Y -ve and/or its setting?

	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	y, 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.
	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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	•
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	+ve
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1	1	1
8	Will the allocation affect any landscape	Υ	-ve	Good siting and design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	+ve	n/a
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	1 ,	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?	1		
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	y, 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, s	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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1	1	1
8	Will the allocation affect any landscape	Υ	-ve	Good siting and design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	+ve	n/a
	enjoyment of the local landscape?	<b> </b>	,	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	1 ,	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?	1		
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, s	oil 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?	Υ	-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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	Ν	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	Υ	-ve	Good siting and design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	Good siting and design
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	T	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?			
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	y, 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.
	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?	Υ	+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?	Υ	+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?	Υ	-ve	Downward lighting emissions

### SEA SITE ASSESSMENT MATRIX: Balnakeil

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	•
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	Υ	-ve	A design statement required.
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	Υ	-ve	A design statement required.
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	T	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	Υ	-ve	A design statement required taking this into account.
	and/or its setting?			
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, s	oil 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?	Υ	+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?	Υ	-ve	Downward lighting emissions

SEA SITE ASSESSMENT MATRIX: Laid

**SITE REFERENCE: 1 Extension to the south of Laid (Housing)** 

SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
	17.1		TO MITIGATE, IMPROVE OR N/A
OFFICIALIST QUESTION			TO WITTO/TTE, IIVII TO VE OTT 1//
nd Human Health		1.,, \( \alpha \)	
	1	, , , , , , , , , , , , , , , , , , ,	Т.,
	N	n/a	n/a
l l	1		
	N	+ve	n/a
• • • • • • • • • • • • • • • • • • • •	N	n/a	n/a
	N	n/a	n/a
	Υ	+ve	n/a
Is the allocation near any existing "bad neighbour"	N	n/a	n/a
uses?			
Are there any contaminated land issues affecting	N	n/a	n/a
the allocation?			
et and Landscape			
Will the allocation affect any landscape	N	n/a	n/a
designation?			
Is the allocation on derelict, vacant or other	N	n/a	n/a
brownfield land?			
Is the allocation within the current settlement	N	n/a	n/a
boundary?			
Will the allocation affect the distinctiveness or the	Υ	-ve	Good siting and design
enjoyment of the local landscape?			
	N	n/a	n/a
ronment and Cultural Heritage		ı	•
Will the allocation affect a Conservation Area?	N	n/a	n/a
	N	n/a	n/a
	N	n/a	n/a
	Are there any contaminated land issues affecting the allocation?  et and Landscape  Will the allocation affect any landscape designation?  Is the allocation on derelict, vacant or other brownfield land?  Is the allocation within the current settlement boundary?  Will the allocation affect the distinctiveness or the enjoyment of the local landscape?  Will the allocation affect any remote landscape of value for recreation (wild land)?  ronment and Cultural Heritage	CHECKLIST QUESTION  Ind Human Health  Will the allocation affect the provision of open space within the area?  Will the allocation encourage walking, cycling and public transport use?  Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?  Will the allocation involve "off-site" road improvements that will contribute to road safety?  Is there scope for road safety measures as part of the allocation?  Is the allocation near any existing "bad neighbour" uses?  Are there any contaminated land issues affecting the allocation?  Is the allocation?  Is the allocation affect any landscape designation?  Is the allocation on derelict, vacant or other brownfield land?  Is the allocation within the current settlement boundary?  Will the allocation affect the distinctiveness or the enjoyment of the local landscape?  Will the allocation affect any remote landscape of value for recreation (wild land)?  ronment and Cultural Heritage  Will the allocation impact on any listed building? and/or its setting?	CHECKLIST QUESTION  -ve or n/a  nd Human Health  Will the allocation affect the provision of open space within the area?  Will the allocation encourage walking, cycling and public transport use?  Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?  Will the allocation involve "off-site" road improvements that will contribute to road safety?  Is there scope for road safety measures as part of the allocation?  Is the allocation near any existing "bad neighbour" N n/a uses?  Are there any contaminated land issues affecting the allocation?  Will the allocation affect any landscape designation?  Is the allocation on derelict, vacant or other brownfield land?  Is the allocation within the current settlement boundary?  Will the allocation affect the distinctiveness or the enjoyment of the local landscape?  Will the allocation affect any remote landscape of value for recreation (wild land)?  ronment and Cultural Heritage  Will the allocation impact on any listed building? N n/a and/or its setting?

	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	y, 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?	Υ	-'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.
	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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	.,	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	OTILOTICIO I QUESTION		n/a	TO WITTO/CTE, IIVII TO VE OTCT//C
Population an	nd Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Ν	n/a	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1	<del> </del>	
8	Will the allocation affect any landscape	Υ	n/a	Sensitive siting and design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
	boundary?	1	,	
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
10	enjoyment of the local landscape?		,	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
Illiatari E :	value for recreation (wild land)?			
	onment and Cultural Heritage	LAI		
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	Υ	n/a	Sensitive renovation and conversion of steadings into house
45	and/or its setting?	1	,	
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, s	oil 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?	Υ	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	Υ	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Υ	+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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or n/a	TO MITIGATE, IMPROVE OR N/A
Population ar	nd 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 Asse	t 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?	Υ	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 Envir	onment 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, s	oil 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?	Υ	-ve	Sustainable Urban Drainage system required
23	Will the allocation have a physical impact on existing watercourses?	Υ	n/a	n/a
24	Will the allocation offer opportunities for sustainable waste management?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	'''	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	OFFICIALION QUEUTION		n/a	TO WITHOUTE, IIVII NOVE ON WA
			TI/A	
Population ar	nd Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	et and Landscape			
8	Will the allocation affect any landscape	Υ	-ve	Good siting and design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	ronment 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?	N	n/a	n/a
	and/or its setting?			
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
Biodiversit	y, 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.
	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?	Υ	+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?	Υ	-ve	Downward lighting emissions

# SEA SITE ASSESSMENT MATRIX: Bettyhill SITE REFERENCE: 5 Farr Bay Road, south of Farr Parish Church (Housing)

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	<u>I</u>		
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	Ν	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1		
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?			
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	y, 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.
	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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	+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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	1	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	1	1 ,	
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?	1	,	
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
40	brownfield land?	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	,	
10	Is the allocation within the current settlement	Υ	n/a	n/a
4.4	boundary?	<b>.</b>	,	
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
12	enjoyment of the local landscape?	N	n/a	n/a
12	Will the allocation affect any remote landscape of	IN	n/a	IVa
Historia Envir	value for recreation (wild land)? onment and Cultural Heritage			
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14		N	n/a n/a	n/a n/a
14	Will the allocation impact on any listed building? and/or its setting?	IN IN	II/a	IVa
15	Will the allocation affect a site identified in the	N	n/a	n/a
10	will the anotation affect a site fuertilied in the	IN	11/a	ΙΙ/α

	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
Biodiversit	y, 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?	Υ	-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.
	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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	+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?	Υ	-ve	Downward lighting emissions

# SEA SITE ASSESSMENT MATRIX: Bettyhill SITE REFERENCE: 7 Farr Bay Road - south of the School House (Housing)

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	'''	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	OFFICIALIST GOLOTION		n/a	TO WITHOUTE, IIVII NOVE ON WA
			TI/A	
Population ar	nd Human Health			
1	Will the allocation affect the provision of open	Ν	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	et and Landscape			
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	Ν	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	ronment 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?	N	n/a	n/a
	and/or its setting?			
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	y, 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?	Υ	-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.
	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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	+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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	.,	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	CHECKEIOT QUESTION		n/a	TO WITTO/(TE, IIVII TOVE OTCT)//
Population or	 nd Human Health		11/04	
Population at				<u></u>
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	et and Landscape			
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	+ve	Maintain public views to Farr Bay
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	ronment 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?	N	n/a	n/a
	and/or its setting?			
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
Biodiversit	y, 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?	Υ	-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.
	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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	+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?	Υ	-ve	Downward lighting emissions

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

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	•
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	N	n/a	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
	t and Landscape	_	1	1 .
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	N	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?	1	ļ.,	
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1		1 ,
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?	1	,	
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	r, 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, s	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?	Υ	+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?	Υ	-ve	Downward lighting emissions

#### **SEA SITE ASSESSMENT MATRIX: Armadale**

SITE REFERENCE: 1 South of new affordable homes (Housing)

QUESTION	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	·I	•	
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	Υ	-ve	Sensitive siting and design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	T	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?			
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, s	oil 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?	Υ	-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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	1,,,,	-ve or	TO MITIGATE, IMPROVE OR N/A
110.	CHECKER GOESTION		n/a	TO WITTO/(TE, IIVII TO VE OKTO//
Population an	_		1.,,	
		l NI	/-	
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?	Υ	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 Asse	t 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 Envir	onment 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, s	oil 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?	Υ	-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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	'/'	-ve or	TO MITIGATE, IMPROVE OR N/A
INO.	CHECKLIOT QUESTION		n/a	TO WITTOATE, IIWII NOVE ON TWA
			11/a	
Population ar	nd Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	Ν	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting			
	the allocation?			
	t and Landscape	1	1	
8	Will the allocation affect any landscape	Υ	-ve	Sensitive siting and good design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	Т .	1
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?			
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, s	oil 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?	Υ	-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?	Υ	+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?	Υ	+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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION	1719		TO MITIGATE, IMPROVE OR N/A
NO.	CHECKLIST QUESTION		-ve or	TO WITIGATE, IMPROVE OR IN/A
			n/a	
Population ar	nd Human Health			
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	N	n/a	n/a
	planning gain in terms of encouraging more		1.,, 4.	
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
•	improvements that will contribute to road safety?	' '	1.,, 4	1.74
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?		''	174
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?	' '	1.,, 4	1.74
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?		1.,, 4.	
Material Asse	t and Landscape	I	L	
8	Will the allocation affect any landscape	Υ	-ve	Sensitive siting and design
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?	1		
	onment 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?	N	n/a	n/a
	and/or its setting?	1		
15	Will the allocation affect a site identified in the	N	n/a	n/a
i .	<u> </u>			1 1 2 2

	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
	ity, 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?	Υ	-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?	Υ	+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	SEA ISSUES: REGULATIONS CATEGORY:	Y/N	+ve	OPPORTUNITIES
NO.	CHECKLIST QUESTION		-ve or	TO MITIGATE, IMPROVE OR N/A
			n/a	
Population an	d Human Health	<u>I</u>	-1	•
1	Will the allocation affect the provision of open	N	n/a	n/a
	space within the area?			
2	Will the allocation encourage walking, cycling and	Υ	+ve	n/a
	public transport use?			
3	Does the allocation provide an opportunity for	Ν	n/a	n/a
	planning gain in terms of encouraging more			
	sustainable travel patterns?			
4	Will the allocation involve "off-site" road	N	n/a	n/a
	improvements that will contribute to road safety?			
5	Is there scope for road safety measures as part of	Υ	+ve	n/a
	the allocation?			
6	Is the allocation near any existing "bad neighbour"	N	n/a	n/a
	uses?			
7	Are there any contaminated land issues affecting	N	n/a	n/a
	the allocation?			
Material Asse	t and Landscape			
8	Will the allocation affect any landscape	N	n/a	n/a
	designation?			
9	Is the allocation on derelict, vacant or other	N	n/a	n/a
	brownfield land?			
10	Is the allocation within the current settlement	Υ	n/a	n/a
	boundary?			
11	Will the allocation affect the distinctiveness or the	N	n/a	n/a
	enjoyment of the local landscape?			
12	Will the allocation affect any remote landscape of	N	n/a	n/a
	value for recreation (wild land)?			
	onment and Cultural Heritage	1	T	
13	Will the allocation affect a Conservation Area?	N	n/a	n/a
14	Will the allocation impact on any listed building?	N	n/a	n/a
	and/or its setting?			
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
Biodiversit	y, 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?	Υ	-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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	-ve	Downward lighting emissions

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

-ve or n/a n/a +ve	TO MITIGATE, IMPROVE OR N/A
n/a	
+ve	
+ve	
	n/a
-	
n/a	n/a
,	
n/a	n/a
1	
n/a	n/a
n/a	n/a
n/a	n/a
n/a	n/a
n/a	n/a
1	
n/a	n/a
,	
n/a	n/a
n/o	n/o
11/a	n/a
n/a	n/a
	n/a
11/4	11/4
n/a	n/a
	n/a n/a 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
Biodiversit	y, 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.
	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?	Υ	+ve	n/a
25	Can the allocation be connected to the public water and sewerage system?	Υ	+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?	Υ	-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	OPPORTUNITIES TO MITIGATE, IMPROVE OR N/A
110.	SHESKEIST QUESTION		n/a	TO MITTO/CTE, MITTOVE OTCTV/C
Population and I	Human Health	1	•	
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?	Υ	+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 a	nd 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?	Υ	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
	ment 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
Biodivers	sity, 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	r, 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?	Υ	-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?	Υ	+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?	Υ	-ve	Downward lighting emissions

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