



## TN06 SUSTAINABILITY

Sustainable Development can be defined as being “development that meets the needs of the present without compromising the ability of future generations to meet their own needs” (The Brundtland Definition, as sourced in Appendix F of NPF4).

This technical note provides additional detail to policies 04 - Sustainable Development Design and Placemaking and 08 - Sustainable Siting of the adopted Argyll and Bute Local Development Plan 2 (LDP2), and NPF4 policies 14 - Design, Quality and Place, Local Living and 20 Minute Neighbourhoods and 29 Rural Development. This technical note provides guidance on the wider considerations of siting a development in the natural or built landscape as well as the impact of a development on the community, economy and environment.

Following this technical note is a Sustainability Checklist. It is mandatory that potential developers complete this for all applications for development, and it is recommended that this be completed at Pre-Application stage and updated as required should a planning application be made. In some cases a Visual Impact Illustration (VII) or Landscape and Visual Impact Assessment (LVIA) may be required under LDP2 policies 02, 70 and 71 as a separate, but related, assessment. To allow a proportionate approach this will not always be a full LVIA as set out by the Landscape Institute, but in appropriate cases will be a “light” version. This requirement will be decided by the Planning Authority on the basis of the information provided within the Sustainability Checklist and other relevant considerations.

### Related Issues

Technical Note TN07 Sustainable Buildings should be read in conjunction with TN06, which provides guidance on the sustainable design of the building itself.

Aesthetic design considerations will follow and compliment sustainable building considerations, and

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## 1.1 SUITABILITY OF THE SITE FOR COMMUNITY, ECONOMY AND ENVIRONMENT (LIVEABLE, PRODUCTIVE & SUSTAINABLE PLACES)

- x Development should maximise the opportunity for local community benefit
- x Development should maximise the use of existing infrastructure and services and minimise the need for people to travel for essential services. Where travel is required active travel routes or public transport should be available.
- x Most of the agricultural land in Argyll and Bute is of low quality, however agriculture remains an important part of Argyll and Bute's economy and provides continuous land management. Therefore countryside development should not result in the loss of better quality agricultural land or result in the fragmentation of field systems or the loss of access to better quality agricultural land.
- x Development will not be supported on land that is subject to flooding or land erosion
- x Landscape designations of the site itself or area around this must be considered and policies within the High Quality Environment section of the LDP2 taken into account
- x Historic Built Environment designations where applicable reference should be made to the Historic Built Environment policies within the LDP2 as well as Conservation Area Appraisals
- x Habitats and/or protected species The biodiversity within and adjacent to development sites should be maintained and improved where possible. Further detail can be found in LDP2 policy 73





- o The use of windows that are taller than they are wide can greatly reduce problems of overlooking in built up areas.
- x Existing infrastructure should be utilised where possible such as access roads and tracks as well as services. The remaining capacity of infrastructure such as private water supplies must be taken into account.

\*this may not be possible in densely built areas or “courtyard” schemes

### 3.0 PRESENTATION OF THE APPRAISAL AND THE DESIGN SOLUTION

A Sustainability [checklist](#) has been prepared as an Appendix to this Technical Note which be completed and submitted with all applications. It is recommended that this be completed at Pre-Application stage and updated as required should a planning application be made. Should the Planning Authority determine that a VII or LVIA (light or full) is required then this should form a separate but inter-related assessment.

Separately, a Sustainable Buildings Checklist (TN07) covering the design of the building itself must be completed.

Additionally, the Scottish Government Planning Advice Note [Design Statements](#) provides detailed advice on the presentation of the information gathered, considered and developed. Whilst Design Statements are only a requirement with certain categories of planning applications, it is advisable to include one with every application for new development as good practice. A Design Statement may either be integrated with the VII or LVIA (light) (where required) or submitted as an accompanying document. Due to the nature of a full LVIA in those limited cases they would require to be kept as separate documents.

## TN06: SUSTAINABILITY CHECKLIST

It is mandatory that potential developers complete this checklist for all applications for development. It is recommended that this be completed at Pre-Application stage and updated as required should a planning application be made.

It is intended that by completing the checklist the applicant could take the opportunity to review the sustainability of their project and make changes to their application, where appropriate and to ensure compliance with LDP policies. Not every criterion will be relevant for every development, for example extensions, in which case "not applicable" should be noted in the details column.

Where applicable, additional supporting information should be appended to this document and the





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| <p>Or does the proposal re-use a redundant or unused building? If so, provide details.</p>   |  |
| <p>What measures are proposed to improve or restore the natural environment?</p>   |  |
| <p>Would the proposal involve the loss of trees and/or woodland? If so, provide details.</p> <p>And would the proposal involve the loss of a protected open space? If so, provide details.</p> |  |
| <p>Would the proposal disturb carbon rich soils such as peat? If so, provide details.</p>  |  |

Would the proposal 98 77.64.6y-0.6 (o)-



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| development and if so is there any compensatory tree planting proposed?   |  |
| How has the character, form and design of any surrounding buildings been taken into account in the design and siting of the building? |  |
| How has existing infrastructure been utilised?  |  |

Should the Planning Authority determine that there is preliminary evidence that there may be adverse effects on landscape and visual amenity (in Countryside Areas) or the site is located in a National Scenic Area (NSA) or Local Landscape Area (LLA) then a VII or LVIA (light or full) will be required.

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| <b>TO BE COMPLETED BY THE PLANNING AUTHORITY</b>  |   |
| On the basis of the information provided in the Sustainability Checklist is further landscape and/or visual information required? | Nothing further •<br>VII •<br>LVIA (light) •<br>LVIA (full) • |
| Reason for decision   |   |