



# TN06 SUSTAINABILITY

Argyll and Bute Local  
Development Plan 2

## TN06 SUSTAINABILITY

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BrundtlandDefinition, as sourced in Appendix F of NPF4).

This technical note provides additional detail to policies 84 Sustainable Development  
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 15 tLocal Living and 20 Minute  
Neighbourhoods and 29 Rural Development. This technical note provides guidance on the wider

## 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 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 Development Impact on Habitats, Species and Biodiversity and the associated Biodiversity Checklist Technical Note TN04)

## 1.2 CHARACTER OF THE SITE AND WIDER AREA

### 1.2.1 NATURAL RESOURCES

- x Microclimate, prevailing winds, daylight/sunlight
- x Topography
- x Trees and planting
- x Key views in, from and across the site
- x Boundary

## 2.0 SUSTAINABLE SITING

### 2.0.1 LANDSCAPE CHARACTER

Landscape is about the relationship between people and place. The term does not mean just special or designated landscape and does not only apply to the countryside. It results from the way that different components of our environment both natural and cultural

combined with minor excavation works often provides a cheaper and more attractive design solution than underbuilding and can also give a house added shelter from prevailing winds. If a 1 ½ or 2 storey house is required, on a sloping site a split level solution could be designed, which will minimise both visual and physical impact.

- x The extent of any underbuilding or excavations should be clearly shown on submitted plans including the use of cross sections. Any waste material from excavations should be regraded, landscaped and utilised to backfill against areas of underbuilding that would otherwise remain exposed or alternatively be removed from the site, restoring the site to its natural condition.

### 2.0.3 INTEGRATION INTO THE BUILT LANDSCAPE

Development should respect existing development patterns and the amenity of other dwellings.

- x The layout of new development must reflect the local character and building patterns and be compatible with neighbouring uses.
- x New development must be sympathetic to traditional building forms as well as landmarks, historical features and key views.
- x New development must be compatible with, and consolidate, the existing settlement. The relationship with neighbouring properties is paramount, as issues such as loss of daylight

- 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

3.0

## 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 the 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

Where applicable, additional supporting information should be appended to this document and the relevant appendix numbers should be noted in the details column.

COMMUNITY/LIVEABLE PLACES	Give details
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Or does the proposal raise a redundant or unused building? If so, provide details.	
What measures are proposed to improve or restore the natural environment?	
Would the proposal involve the loss of trees and/or woodland? If so, provide details.  And would the proposal involve the loss of a protected open space? If so, provide details.	
Would the proposal disturb carbon rich soils such as peat? If so, provide details.	
Would the proposal result in the loss of an existing waste site? If so, provide details.	
Provide details of any specific measures in place to protect existing landscape and vegetation from damage or degradation during construction.  Provide details of any specific measures in place to protect the water environment during construction?	
Any other comments	

LANDSCAPE CHARACTER	Give Details
Is the proposed site in a settlement area or countryside area?	
Is the proposed site within a National Scenic Area (NSA) or Local Landscape Area (LLA)?	

<p>Describe the landscape character, referring to section 2.0.1 for examples of key characteristics that may need to be considered.</p> <p>Please identify any relevant landscape studies, conservation area appraisals etc that you have taken into consideration.</p> <p>Where appropriate, it is recommended that maps highlighting designations and sensitive non-designated receptors, as well as related photos, are appended to this document. Please note relevant appendix numbers within the details section.</p>	
<p>List any unimplemented but live planning consents in the vicinity of the site which will be considered in terms of cumulative effects.</p>	

## INTEGRATION OF THE BUILDING I



