

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 relevant appendix number should be noted in the details column.

COMMUNITY – LIVEABLE PLACES	Give details
Demonstrate how the project contribute to the viability, sustainability and diversity of the community, including but not limited to the creation or diversification of businesses; essential community services; digital infrastructure skills training or education; healthcare or social support; play and recreation facilities; a district (renewable) heat network.	It is understood that there is sufficient capacity for the public services required, and the project will create local construction jobs.
Demonstrate how the project support new ways of working such as home working, remote working or community hubs.	Plan includes home office/study
Demonstrate how the proposal minimise the need for people to travel to access employment, food, education, recreation and other essential services.	N/A
Provide details of any existing public transport or active travel routes. Demonstrate how the proposal incorporates new active travel proposals.	N/A
Does the proposal involve the resettlement of previously inhabited areas?	No

Any other comments	No

ECONOMY – PRODUCTIVE PLACES	Give details
Demonstrate how this is considered an appropriate location for regeneration and growth. (refer to national and local spatial strategies and policies)	The site is currently unused, presenting a unique opportunity for development that aligns with the surrounding area. By integrating new structures thoughtfully, we can enhance Burg's architectural diversity while ensuring the new constructions harmonise with the existing landscape.
Provide details of how the project has any effect (positive or negative) on any existing organisations.	N/A
Demonstrate how the proposal maximises the use of existing infrastructure capacity or contributes towards new essential infrastructure.	N/A
Would the proposal result in the loss of agricultural land, or the fragmentation of farm units? If so, provide details.	No. Built within an existing disused sheep fank.
Any other comments	No

ENVIRONMENT – SUSTAINABLE PLACES <i>Additionally, a Biodiversity Checklist must be completed as required by Policy 73 and TN04, and/or a Flood Risk Assessment must be completed as required by SEPA or the Planning Authority</i>	Give details
Is the site brownfield? If so, what is the extent of naturalisation on the site?	Yes. Former sheep fank left to hill grass.
Or does the proposal re-use a redundant or unused building? If so, provide details.	No

What measures are proposed to improve or restore the natural environment?	Natural planting within garden with diverse native species.
Would the proposal involve the loss of trees and/or woodland? If so, provide details.	No
And would the proposal involve the loss of a protected open space? If so, provide details.	No
Would the proposal disturb carbon rich soils such as peat? If so, provide details.	No
Would the proposal result in the loss of an existing waste site? If so, provide details.	No
Provide details of any specific measures in place to protect existing landscape and vegetation from damage or degradation during construction.	Site access already in place. Walls will enclose the garden ground.
Provide details of any specific measures in place to protect the water environment during construction?	N/A
Any other comments	No

LANDSCAPE CHARACTER	Give Details
Is the proposed site in a settlement area or countryside area?	Countryside
Is the proposed site within a National Scenic Area (NSA) or Local Landscape Area (LLA)?	NSA
Describe the landscape character, referring to section 2.0.1 for examples of key characteristics that may need to be considered.	Open hillside.

<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>Landscape and Visual Impact Statement will be provided.</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>	<p>N/A</p>

<p>INTEGRATION OF THE BUILDING INTO THE NATURAL OR BUILT LANDSCAPE <i>It is recommended that this section is detailed more fully within a Design Statement</i></p>	<p>Give Details</p>
<p>Describe the number of units (plus ancillary buildings) proposed along with the proposed floor areas, heights (to ridge) and materials</p>	<p>Refer proposed plans</p>
<p>Outline how the building has been designed on the site to make the best use of solar gain, natural ventilation and shelter from the elements</p>	<p>The main living spaces have been orientated south to aid solar gain, with the glazed gable provided with an overhang to help prevent overheating. Opening windows and doors have been positioned to allow for cross ventilation.</p>
<p>Does the development avoid land engineering works such as cut and fill?</p> <p>How has the building been designed to integrate into the topography?</p>	<p>Yes</p>
<p>Are any trees or hedgerows to be removed to allow for the development and if so is there any compensatory tree planting proposed?</p>	<p>No</p>
<p>How has the character, form and design of any surrounding buildings</p>	

been taken into account in the design and siting of the building?	Yes
How has existing infrastructure been utilised?	Yes

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.

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