

**KINTYRE SEASPORTS
PROPOSED BOAT PARK
LOW ASKOMIL WALK
CAMPBELTOWN**

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.	The proposed development will contribute to the future viability and sustainability of Kintyre Seasports by improving the functionality and robustness of its existing facilities.
Demonstrate how the project support new ways of working such as home working, remote working or community hubs.	The proposed development will also provide more suitable and efficient facilities to provide safe access for All to the water which is a fundamental requirement for the sustainability of the proposed community sea sports activity hub. The proposed hub will provide new opportunities for the local community and visitors to Campbeltown to participate in water sports and physical activities which can improve physical and mental wellbeing.
Demonstrate how the proposal minimise the need for people to travel to access employment, food, education, recreation and other essential services.	The proposals will help to protect existing jobs in Campbeltown and provide more opportunities for leisure, recreation and training of the highest quality for the local community.

Provide details of any existing public transport or active travel routes. Demonstrate how the proposal incorporates new active travel proposals.	The development will be located at one end of a walking route from x to x. Campbeltown Kintyre Way.
Does the proposal involve the resettlement of previously inhabited areas?	Not applicable.
Any other comments	

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 proposed development is site specific in providing and improving facilities which are fundamental to the operation of Kintyre Seasports and the Campbeltown Sailing Club.
Provide details of how the project has any effect (positive or negative) on any existing organisations.	The proposed development will have a positive effect on the Kintyre Seasports and the Campbeltown Sailing Club and will also bring many benefits to the local community including employment opportunities and attracting visitor.
Demonstrate how the proposal maximises the use of existing infrastructure capacity or contributes towards new essential infrastructure.	The proposed development will have a positive effect on the operation of Kintyre Seasports and which provides many benefits to the local community including employment opportunities and attracting visitor
Would the proposal result in the loss of agricultural land, or the fragmentation of farm units? If so, provide details.	No, not applicable.
Any other comments	

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
<p>Is the site brownfield? If so, what is the extent of naturalisation on the site?</p> <p>Or does the proposal re-use a redundant or unused building? If so, provide details.</p>	<p>The proposed development comprises an area of land reclamation to extend the existing foreshore.</p> <p>Not relevant.</p>
<p>What measures are proposed to improve or restore the natural environment?</p>	<p>The proposed development comprises a small area of land reclamation to provide accommodation for the storage of dinghies and kayaks adjacent to the existing slipway.</p> <p>Not relevant.</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>The proposed development will not result in the loss of any trees or woodland.</p> <p>The development will not result in the loss of a protected open space. The design has been developed to ensure access from Dalintober beach at xxx is still maintained.</p>
<p>Would the proposal disturb carbon rich soils such as peat? If so, provide details.</p>	<p>The proposed development will not disturb or damage any carbon rich soil.</p>
<p>Would the proposal result in the loss of an existing waste site? If so, provide details.</p>	<p>The proposed development will not cause the loss of an existing waste site.</p>

<p>Provide details of any specific measures in place to protect existing landscape and vegetation from damage or degradation during construction.</p> <p>Provide details of any specific measures in place to protect the water environment during construction?</p>	<ol style="list-style-type: none"> 1. The Contractor shall develop and implement as necessary any contingency measures for the control of spillages of hazardous substances either on the land or into the waterbody. Preventative measures to avoid any such spillages shall be reviewed to avoid any recurrences. 2. In executing the works, precautions shall be taken to secure the complete protection of the waterbody, against silting, erosion, or pollution. If notwithstanding these precautions, such silting, erosion, or pollution does take place then the Scottish Environment Protection Agency (SEPA) should be advised immediately, and immediate action should be taken to minimise the effect on the waterbody. 3. No material intended for or arising from the Works and no equipment or other items for use in executing the Works shall be disposed or stored in a position where it may fall or be washed into the waterbody. Any such material or equipment that gets into a waterbody shall be removed immediately. 4. Wash waters from mobile pressure washers and detergents shall not be discharged to the waterbody, surface water drains, watercourses, or soakaways. Where possible washing activities shall be carried out in a designated area draining to the foul sewer or contained within a sealed drainage system or catchpit for offsite disposal by a licensed waste Contractor. It is the responsibility of the Contractor to obtain authorisation to discharge to the foul sewer from the sewerage undertaker. 5. The Contractor shall obtain approval for all temporary discharges to and abstractions from the waterbody or any other sources from the appropriate Agency and other appropriate bodies and shall comply in all respects with their requirements. 6. The Contractor shall use bio-degradable hydraulic oils in equipment working over or adjacent to water.
Any other comments	

LANDSCAPE CHARACTER	Give Details
Is the proposed site in a settlement area or countryside area?	The proposed development is located on the foreshore on Campbeltown Loch. It is situated within the settlement area of Campbeltown.

Is the proposed site within a National Scenic Area (NSA) or Local Landscape Area (LLA)?	The proposed development is located in the settlement area of Campbeltown and is not within either a National Scenic Area nor a Local Landscape Area.
Describe the landscape character, referring to section 2.0.1 for examples of key characteristics that may need to be considered. Please identify any relevant landscape studies, conservation area appraisals etc that you have taken into consideration. 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.	The proposed development site The Campbeltown Conservation Appraisal xxxxx. Refer to terrestrial and intertidal surveys and biodiversity statements by Transtech Ltd dated 3rd April 2026. Not relevant.
List any unimplemented but live planning consents in the vicinity of the site which will be considered in terms of cumulative effects.	

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>	Give Details
Describe the number of units (plus ancillary buildings) proposed along with the proposed floor areas, heights (to ridge) and materials	Not relevant.
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	N/a.
Does the development avoid land engineering works such as cut and fill? How has the building been designed to integrate into the topography?	N/a.

Are any trees or hedgerows to be removed to allow for the development and if so is there any compensatory tree planting proposed?	N/a.
How has the character, form and design of any surrounding buildings been taken into account in the design and siting of the building?	N/a.
How has existing infrastructure been utilised?	N/a.

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?	<div>Nothing further ☐</div> <div>VII ☐</div> <div>LVIA (light) ☐</div> <div>LVIA (full) ☐</div>
Reason for decision	