

# Sustainability Statement Form

To accompany all applications for planning permission apart from alterations and extensions to existing domestic properties.

## PLEASE REFER TO NOTES FOR GUIDANCE

**Part A – must be completed for all applications for new development (pages 1 & 2)**

**Part B – Major applications only**

### 1 APPLICANT'S DETAILS

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

\_\_\_\_\_

POSTCODE \_\_\_\_\_

### 2 AGENT'S DETAILS

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

\_\_\_\_\_

POSTCODE \_\_\_\_\_

### 3 CONTACT DETAILS

NAME \_\_\_\_\_

TELEPHONE \_\_\_\_\_ E-MAIL \_\_\_\_\_

### 4 DESCRIPTION OF PROPOSED DEVELOPMENT *please specify what is being proposed*

#### DECLARATION

I hereby certify that the information given by me in this form is true and accurate to the best of my knowledge.

Signature of Applicant / Agent (delete as appropriate) .....

Date .....

**Part A – Carbon Reduction Declaration (all new developments apart from domestic alterations and extensions and change of use for local developments)**

**All new** developments must comply with Section 6 (energy) of the current Building Standards **apart from domestic alterations and extensions**.

If your development proposes to meet this requirement through any externally housed low carbon equipment (such as solar panels) please ensure that this is marked clearly on plans and submitted with the planning application. Please note that if such plans are not submitted with the current planning application, a further application for planning permission may be required.

<p>Q1: Does the proposal include any Low and Zero Carbon Equipment to meet the current requirements of Section 6 (energy) of the Building Standards.</p>	<p align="center">Yes/No</p>	<p align="center">(if no, please explain)</p>
<p>Q2: Has the proposed equipment been clearly marked on plans submitted with the planning application?</p>	<p align="center">Yes/No</p>	<p align="center">(if no, please explain)</p>
<p>Please describe the type of Low and Zero Carbon equipment that the application includes</p>		

## Part B – Sustainable Development (Major Developments only)

Applications meeting or above the following thresholds should complete Part B – Sections 1 -5.

- All development under Schedule 1 of the EIA (Scotland) Regulations 2017.
- Housing proposals of 50 dwellings or more, or housing sites exceeding 2 hectares (ha).
- Business and general industrial, storage and distribution with a gross floorspace of 10,000m<sup>2</sup> or a site exceeding 2 ha.
- Other Development not falling wholly within one of the above classes where the gross floor space is or exceeds 5,000m<sup>2</sup> or a site area exceeding 2 ha.

Notes:

- Applicants either receive full points or zero points for each element, apart from Section 1C which is on a sliding scale.
- All developments must meet the ESSENTIAL requirements to comply with this policy. If the proposal fails to meet the essential elements planning permission may be refused.
- Extra points can be achieved through the DESIRABLE elements.

### Section 1

Energy needs have been minimised through a combination of design for energy efficiency and the incorporation of low or zero carbon equipment

### ESSENTIAL REQUIREMENTS

Principle	Notes	Points available	Evidence submitted	Points achieved
A) Achieving carbon reduction	The proposed development must meet the requirements of Section 6 of the Building Standards	10		
B) Developing in sustainable locations	The proposed development should be located on brownfield land, be allocated within the Local Development Plan or be covered by an approved Masterplan, development brief or framework.	10		
Total points achieved A-B				<b>/20</b>

## DESIRABLE REQUIREMENTS

Principle	Notes	Points available	Evidence submitted	Points achieved
C) Working towards net zero carbon emissions	Developments that go beyond the carbon reduction requirements within the Building Standards will be rewarded for doing so on a sliding scale	For each 10% over the Building Standards award 2 points to a maximum of 10 points		
D) Utilising low and zero carbon technologies	Developments that include low and zero carbon technologies to meet or go beyond the carbon reduction requirements with the Building Standards will be rewarded.	5		
E) Achieving sustainability accreditation/ award	Development scores very good or equivalent	5		
F) Promoting passive design	Has the design of the site been evaluated for passive gain? Eg solar, layout, access.	5		
G) Supporting decentralised and renewable energy for excess energy generation to be supplied to the national grid	Has provision been made for excess energy generation to be supplied to the national grid? This can include making allowances for householders / occupants to install microgeneration technologies or connect to a CHP system.	5		
H) Support sustainable transport	Does the development provide city car club spaces, bus stops, contribute to public transport or provide electric car hook ups?	5		
Total points achieved C - H				<b>/35</b>

**Section 2**  
Measures to promote water conservation

**ESSENTIAL REQUIREMENTS**

Principle	Notes	Points available	Evidence submitted	Points achieved
A) Reduce water use	100% of devices must be water saving, i.e dual flush toilets	10		
Total points achieved A				/10

**DESIRABLE REQUIREMENTS**

Principle	Notes	Points available	Evidence submitted	Points achieved
B) Conserve and re-use water	Rainwater harvesting for use on site.	5		
Total points achieved B				/5

**Section 3**  
Measures that will ensure that there will be no increase in rate of surface water run-off in peak conditions

**ESSENTIAL REQUIREMENTS**

Principle	Notes	Points available	Evidence submitted	Points achieved
A) Providing attenuation of surface water	A SUDs system or a Surface Water Management Plan must be submitted.	10		
Total points achieved A				/10

**DESIRABLE REQUIREMENTS**

Principle	Notes	Points available	Evidence submitted	Points achieved
B) Supporting innovation in surface run off design	Inclusion of green roofs or living walls	5		
Total points achieved B				/5

**Section 4**  
Provision of facilities to encourage recycling

**ESSENTIAL REQUIREMENTS**

Principle	Notes	Points available	Evidence submitted	Points achieved
A) Reduce, reuse, recycle	a) Domestic – Provide internal dedicated storage space to accommodate at least 3 55 litre storage boxes for recycling. Consultation with Waste Services must be carried out in all cases; OR, b) Domestic – Provide for communal waste collection facilities, including the full range of recycling services as directed by Waste and Cleansing Services; OR, c) Commercial – include waste management plan or confirm commitment to recycling as directed by Waste and Cleansing Services.	10		
Total points achieved A				/10

**DESIRABLE REQUIREMENTS**

Principle	Notes	Points available	Evidence submitted	Points achieved
B) Provide facilities to compost household waste	Provide facilities to home compost household waste by means of separated dedicated storage space.	5		
C) Neighbourhood recycling	Provide one local communal recycling point per 100 properties in consultation with Waste and Cleansing Services.	5		
Total points achieved B - C				/10

## Section 5

Maximum use of materials from local and/or sustainable sources.

### ESSENTIAL REQUIREMENTS

Principle	Notes	Points available	Evidence submitted	Points achieved
A) Use of sustainable materials	Materials selected must be sustainable and evidence provided. For example, all timber must be FSC labelled or certified alternative.	10		
B) Reducing the use of uPVC	An alternative to uPVC must be used for all windows	10		
C) Promoting recycled materials and reducing site waste	At least 10% of materials come from a recycled source. This can include reuse of buildings on site for construction purposes	10		
Total points achieved A - C				<b>/30</b>

### DESIRABLE REQUIREMENTS

Principle	Notes	Points available	Evidence submitted	Points achieved
D) Use of sustainable timber	No tropical hardwood used on site; and, or All timber is from a local source	5 for each		
Total points achieved D				<b>/10</b>

## TOTAL SCORING

<b>Total points achieved Section 1</b>	
ESSENTIAL	/ 20
DESIRABLE	/ 35
<b>Total points achieved Section 2</b>	
ESSENTIAL	/ 10
DESIRABLE	/ 5
<b>Total points achieved Section 3</b>	
ESSENTIAL	/ 10
DESIRABLE	/ 5
<b>Total points achieved Section 4</b>	
ESSENTIAL	/10
DESIRABLE	/10
<b>Total points achieved Section 5</b>	
ESSENTIAL	/30
DESIRABLE	/10
<b>Total points achieved</b>	
ESSENTIAL	<b>/80</b>
DESIRABLE	<b>/65</b>
TOTAL	<b>/145</b>

Place - Planning & Transport  
Waverley Court  
4 East Market Street  
Edinburgh  
EH8 8BG

Telephone - 0131 529 3550, E-mail - [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk)  
Web site - [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk)