

## Sustainability Statement Form – Notes for Guidance

These notes have been prepared to help you fill in the Sustainability Statement form.

### WHEN SHOULD YOU FILL OUT THIS FORM?

The Sustainability Statement should accompany all applications for new development apart from alterations and extensions to existing domestic properties.

- **Part A of this form should be completed for all applications apart from those identified above.**
- **Part B should only be completed for national and major applications only.**

See below for information on national major and local developments.

### HIERARCHY OF DEVELOPMENT

Whether a proposal is a national, major or a local development is dependant upon thresholds and criteria contained within the hierarchy.

The following categories of major developments should fill out both Part A and Part B of the form:

- All development under Schedule 1 of the EIA (Scotland) Regulations 2017.
- Housing proposals of 50 dwellings or more, or housing sites exceeding 2 hectares in area.
- Business & general industrial, storage and distribution with a gross floorspace of 10,000 sqm or a site exceeding 2 hectares in area.
- Other development not falling wholly within one of the above categories where the gross floor space created is or exceeds 5000 sqm or a site area exceeding 2ha.

### PART A – CARBON REDUCTION DECLARATION

Part A of the form should be completed for all applications apart from alterations and extensions to existing domestic properties.

All new developments apart from domestic alterations and extensions and changes of use falling un-der local developments need to provide a carbon reduction compliant with Section 6 (energy) of the current Building Standards as part of any application for a Building Warrant.

It is recommended that applicants discuss their proposals with a Building Standards officer to ensure they comply with current Building Standards prior to submission of a planning application. This will allow any requirements to meet current Building Standards to be identified.

Building Standards are located at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. Contact details can be found on the Council's website. If your development proposes to meet the Building Standards requirement through any externally housed low and zero carbon equipment this should be marked clearly on the plans submitted with the planning application in order for this equipment to be assessed in terms of design and amenity.

Low and zero carbon equipment includes:

- Solar panels (photovoltaic and solar water heating)
- Ground, air or water source heat pumps
- Wind turbines
- Biomass or combined heat and power boilers
- Micro-hydro
- Or fuel storage or pipes, flues or equipment for any of the above

**Please note that if such plans are not submitted with the current planning application, a further application, or a variation to your planning permission, may be required.**

## **PART B – SUSTAINABLE DEVELOPMENT**

Applications meeting or above the following thresholds should also 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.

Part B contains five Sustainability Sections which support the requirements of the development.

All developments must meet the ESSENTIAL criteria to comply with the Local Development Plan. If a development fails to address all of the essential requirements, planning permission may be refused.

Extra points can be achieved through the DESIRABLE criteria.

Applicants will either receive full points or zero points for each criterion, apart from criterion 1C which is on a sliding scale. There are 80 essential points to be achieved with a further 65 desirable points. Proposals can receive a maximum of 145 points.

## **HOW WILL THE SUSTAINABILITY STATEMENT FORM BE USED?**

We will use the form to determine whether your application conforms to the Edinburgh Standards for Sustainability. If it fails to meet the standards, this is a material planning consideration and we will work with you to discuss bringing the development up to the required standards. If this is not possible, a decision will be made on whether to support the application. In these cases, a Committee decision may be required.

## **FURTHER INFORMATION**

Further information on Sustainable Building is available on the Council's website at [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk) – search Sustainable Development.