

# APPENDIX 3 – SUSTAINABILITY STATEMENT TEMPLATE

A sustainability statement should accompany all applications for new development apart from alterations and extensions to existing domestic properties. The scale of the development should consider the proportionate response to the requirements of addressing climate adaptation, embodied carbon and sustainable travel. The Edinburgh Design Guidance provides further details on the interpretation of the implementation of Policies ENV 7 and ENV 8 of Cityplan 2030.

It is considered that the Sustainability Statement should address the topic areas set out below. These points represent a guide to inclusion and should not be used as a checklist for compliance. Site characteristics will determine the appropriate information and should be informed by a holistic approach to sustainability.

## 1. Climate Adaptation

- That the flood risk assessment and surface water management plan has accounted for higher volumes and greater intensities due to climate change.
- The sustainable drainage measures and extent of nature-based solutions implemented.
- How the thermal comfort and risk of overheating has been assessed and takes into consideration the higher risk of heatwave due to climate change.
- How the design responds to site specific risks (e.g. landslip risk, river/coastal flooding)
- The extent of green, brown and/or blue roofs included in the design including any maintenance requirements

Refer to:

[Flood Risk and Surface Water Management Plan Guidance](#)

[Sustainable Rainwater Management Guidance](#)

[Vision for Water Management \(2020\)](#)

[Climate Ready Edinburgh Plan \(2024\)](#)

[ESRMG Factsheet W6 - Living Roofs](#)

## 2. Sustainable Travel & Accessibility

- How walking, wheeling, cycling and public transport will be prioritised over road users.
- The inclusion of shared transport options (e.g. car club parking, mobility hubs)
- How the development active travel network connects to the surrounding area.
- The design and location of cycle parking.
- How the development is designed to be accessible for all users, including how the specific needs of different ages, mobilities and disability have been responded to (e.g. step free access, circulation)
- Considerations of community safety (e.g. the design of lighting and passive surveillance)

Cross reference to Transport Statements and Assessments, where applicable.

Refer to:

[City Mobility Plan](#)

[Edinburgh Street Design Guidance](#)

[Inclusive Mobility. A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure](#)

[Scottish Government Planning Guidance: Local living and 20-minute neighbourhoods \(2024\)](#)

[Housing for Varying Needs: A Design Guide](#)

## 3. Minimising Embodied Energy

- The extent to which the layout is optimised for spatial efficiency (e.g. inclusion of flexible, multi-use spaces)
- Measures taken to reduce the embodied energy of material choices using natural / renewable materials.
- The extraction/manufacturing locations of proposed materials and methods to reduce the energy involved in transporting materials to site.
- The extent to which the design is optimised for construction efficiency (e.g. design for manufacture and assembly)

Refer to:

[LETI Embodied Carbon Primer \(2020\)](#)

#### 4. Building Adaptability & Maintenance

- How the design maximises future adaptability (e.g. potential repurposing of spaces)
- How the design allows for maintenance of the building (e.g. repair and replacement strategy of individual components)

Refer to:

[UKGBC – Circular Economy Guidance for Construction Clients \(2019\)](#)

#### 5. End-of-life Emissions

- Measures to reduce the end-of-life emissions of the building, including the extent that the materials and components can be re-used, reclaimed or recycled.

Refer to:

[Zero Waste Scotland – Designing Out Construction Waste](#)

#### 6. Minimising Operational Energy

- Measures to minimise the energy demand of the building (e.g. passive heating, ventilation and cooling, ultra-high fabric efficiency)
- Inclusion of low and zero carbon generating technologies.
- Connections to existing and new heat networks.

Refer to:

[Scottish Government - New Build Heat Standard](#)

[LETI - Climate Emergency Design Guide](#)

[UKGBC – Net Zero Carbon Buildings Framework](#)

#### 7. Recycling & Food Waste

- Space allocated for recyclable and food waste, including details of access, safety and sufficiency.

Refer to:

[Waste and Recycling Instructions for Architects and Developers](#)

#### 8. Whole-Life Carbon Assessment

For proposals involving the replacement of existing buildings the proposals should be accompanied by a carbon assessment setting out the ‘whole-life’ carbon footprint of the proposed development compared to the option of re-using the existing building to accommodate the proposed use. Where this comparative assessment fails to show an overall lower carbon footprint then it must be set out why the developer considers the proposal justified.

[RICS – Whole Life Carbon Assessment for the Built Environment](#)

#### Change of Use

Where a change of use involves significant physical external alterations or extensions a sustainability statement will be required.