

FOR OFFICIAL USE ONLY

Reference No:

Registration Date:

Sustainability Statement Form

**To: City of Edinburgh Council, City Development Department, Panning & Strategy,
Waverly Court, 4 East Market Street, Edinburgh, EH8 8BG**

Proposed Development	Edinburgh Harbour, Leith, Edinburgh Site Area: 52.3 Hectares (nearly 25 hectares of which is water) Gross external area (sq.m): 520,414 Gross internal area (sq.m): 414,332 No. of residential units: 1870
Applicants Details	Forth Properties Ltd 1 Prince of Wales Dock, Leith, Edinburgh, EH6 7DX Tel No: 0131 555 8700 Fax: 0131 553 7462
Pre-Application Details	Have there been Pre-Application Discussions with Planning Type (letter/meeting): Multiple meetings held including: 17/07/07, 26/06/08, 23/07/08, 06/08/08, 21/08/08, 30/10/08. Officers Name: Kevin Ryan, John Rosser, Janice Pauwels, Jenny Feausset

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.....

CHECKLIST I enclose 4 copies of this form <input type="checkbox"/>	For official use only <input type="checkbox"/>
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To be completed by Planning

Associated Planning Application No.

Site Planning Designations.....

The Edinburgh Harbour sustainability strategy builds upon the Leith Docks Sustainability Statement, outlining the mechanisms to deliver the sustainability targets outlined in the Leith Docks Development Framework (LDDF). This form accompanies the sustainability strategy for the Edinburgh Harbour masterplan, identifying those points achievable at the outline planning application stage and those at the reserved matters stage for plot developers. For example, points under material selection will be attained during the detailed design, as this information is provided at a later stage. Those points achieved at this stage of the design have been highlighted in red and those achievable at a later stage, highlighted in blue to ascertain the overall potential sustainability of the Edinburgh Harbour development. Through the design guidelines, sustainability strategy and this sustainability form, those points achievable at a later stage by developers are identified.

Principle 1					
Quality In Layout, Building and Landscaping Design:					
The Prerequisite For Sustainability			Details	Points Applicable	Points Scored
Sustainability Statement or BRE / other system submitted	1	Yes	A Sustainability Strategy has been submitted to accompany the Outline Planning Application for Edinburgh Harbour.	1	1
Design Statement submitted	1	Yes	A Design Statement has been submitted to accompany the Outline Planning Application.	1	1
EIA/Landscape Strategy/EBAP Natural Heritage analysis submitted as required	1	Yes	An Environmental Statement (ES) has been produced to accompany the Outline Planning Application, following on from the EIA for the Leith Docks Outline Planning Application.	1	1
Mix of uses/house types provided. In major regeneration schemes/AMC's					
1) 30% will be family houses	1	No	Edinburgh Harbour provides a mixed use development incorporating services that includes retail. Family housing less than 30% but part of the wider Leith Docks area.	-	-
2) A range of shops and services will be within 500m	1	Yes		1	1
Does the proposal reuse brownfield land	1	Yes	The development is on a brownfield site.	1	1
Are existing buildings reused	2	Yes	The proposed development incorporates Ocean Terminal, extending the retail / café space and the listed buildings at Prince of Wales Dock.	2	2
Are buildings designed for flexibility of uses, especially at GF level with 3metre plus floor to ceiling height	1	Yes	All ground floors in Britannia Quay facing onto esplanade and within Waterfront Plaza.	1	1

	Max Pts	Threshold	Points Achievable (Forth Properties)	Points Achievable (RMA Plot Developers)
Basic Scale - Residential (n/a)	7	4		
Basic Scale – Other (n/a)	7	4		
Large Scale - Residential	9	5		
Large Scale - Other	9	5	7	1
Total Score			8	

Principle 2					
Design Inclusive, Healthy And Safe Environments					
			Details	Points Applicable	Points Scored
Carry out local public consultation exercise	1	Yes	This has been carried out. This included a community Masterplanning Workshop on the 17th March 2007, Feedback Event on the 24th October 2007 and Common Purpose Edinburgh 'Your Turn' 2007 Event on the 28th November 2007. Additionally, following the submission of the Leith Docks OPA the public exhibition for the LD OPA was held in September 2007, which included proposals for Edinburgh Harbour. A further public exhibition will be held on submission of this application.	1	1
Is an Access Statement provided	1	Yes	An Access Statement has been produced to accompany the Outline Planning Application.	1	1
Do All homes meet LTH with 10% wheel chair accessible and another 10% suitable for older people	1	Yes	This will be part of the Reserved Matters Applications, outlined in the Design Guidelines for developers, with the potential to achieve the maximum points.	1	1
20% wheelchair / 20% suitable	2	Yes		2	
Good pedestrian / cycle access to structural open spaces and public transport	2	Yes	Pedestrian and cycle access has been provided along the esplanade linking the open spaces at Western Harbour. Routes have been provided along Lindsay Road and Ocean Drive creating a link to Ocean Terminal Tram Plaza that provides access to public transport.	2	2
Provide Car Club parking in residential development			The City Car Club (CCC) can be accommodated in the proposed development providing 6 car spaces.		
Less than 5 spaces	2	N/A		2	-
More than 5 spaces	3	Yes		3	3
Provide Amenity Space			Private/semi-private spaces are to be provided as courtyards within the residential development on Britannia Quay.		
Private spaces	1	Yes		1	1
Semi private amenity spaces	1	Yes		1	1

Principle 2

Design Inclusive, Healthy And Safe Environments

			Details	Points Applicable	Points Scored
For regeneration schemes a public realm strategy must be agreed in advance	1	Yes	This is achieved through the Masterplan and landscape strategy.	1	1
Ensure 'Secured by Design' where no conflict with the ESUD	1	Yes	This will be part of the Reserved Matters Applications, outlined in the Design Guidelines for developers, with the potential to achieve the maximum points.	1	1

	Max Pts	Threshold	Points Achievable (Forth Properties)	Points Achievable (RMA Plot Developers)
Basic Scale - Residential (n/a)	12	8		
Basic Scale - Other (n/a)	9	6		
Large Scale - Residential	13	8		3
Large Scale - Other	10	6	8	2
Total Score			13	

Principle 3					
Reduce Climate Change Impacts and Increase Renewable Energy Generation					
			Details	Points Applicable	Points Scored
Maximise passive design through best use of site layout & hi perform insulation/ glazing subject to ESUD constraints	2	Yes	This will be part of the Reserved Matters Applications, outlined in the Design Guidelines for developers, with the potential to achieve the maximum points.	2	2
“The Council will require all new build developments with floor space of 1000sq m or more, or ten residential units or more, or a site area of 0.5 ha or more, to reduce predicted CO2 emission by a Buildings Emissions Rating (BER) which attains a Target Emissions Rating (TER) minus 5%”. (Equivalents to be explored in the case of conversions). This applies to large scale developments	4	Yes	This will form part of the Reserved Matters Applications, with the potential to achieve the maximum points.	4	4
Achieve zero carbon emission status	10	Yes	Forth Ports are committed to exploring practical ways of moving towards carbon neutrality within the lifetime of the development. As an initial step, in seeking to achieve this objective, a specialist carbon consultant has been engaged by Forth Ports. This will enable the analysis and development of appropriate policies that will seek to define and how to achieve the most practicable solutions for the development.	10	
“The Council will require in all developments, either new build or conversion, with floor space of 1000sq m or more, or ten residential units or more, or a site area of 0.5 ha or more, a minimum of 10% (20% in Areas of Major Change developments of 2000 sqm or 20 residential units or more) of its remaining energy requirements to be supplied by on site renewable energy generation. This on-site renewable energy generation must provide at least a further 10% (20%		Yes	This will form part of the Reserved Matters Applications, with the potential to achieve the maximum points. A Multi-Utilities Infrastructure has been incorporated. The requirements will be met through building specific options, site wide options and potentially two energy centres.		

Principle 3

Reduce Climate Change Impacts and Increase Renewable Energy Generation

		Details	Points Applicable	Points Scored
in AMC’s) reduction in the development’s CO2 emissions. (This CO2 reduction is further to that achieved through the improved efficiency priority standard)”	Achieve 10%		6	-
	Achieve 20%		8	8
Provision for excess energy generation to be supplied to the national grid	10	Yes This will form part of the Reserved Matters Applications with the potential to achieve the maximum points.	10	10

	Max Pts	Threshold	Points Achievable (Forth Properties)	Points Achievable (RMA Plot Developers)
Basic Scale - Residential (n/a)	32	12		
Basic Scale – Other (n/a)	32	12		
Large Scale - Residential	34	14		
Large Scale - Other	34	14	18	6
Total Score			18	6
			24	

Principle 4					
Encourage Use of Sustainable Resources and Materials					
			Details	Points Applicable	Points Scored
80% by area of each building element to achieve 'A' rating as set out by the Green Specification Guide	4	Yes	This will be part of the Reserved Matters Applications, outlined in the Design Guidelines for developers, with the potential to achieve the maximum points.	4	4
Timber products should be from FSC source and balance from a temperate source					
75%	2	Yes	The WRAP tool kit will be used to achieve these points. This will be part of the Reserved Matters Applications, outlined in the Design Guidelines for developers, with the potential to achieve the maximum points.	2	-
100%	4	Yes	This will be part of the Reserved Matters Applications, outlined in the Design Guidelines for developers, with the potential to achieve the maximum points.	4	4
Amount of materials from recycled source					
10% by value	2	Yes	The WRAP tool kit will be used to outline the materials from recycled sources to achieve the points.	2	-
20% by value	4	Yes		4	4
Have uPVC free alternatives been used for windows & doors	2	Yes	This will be part of the Reserved Matters Applications, outlined in the Design Guidelines for developers, with the potential to achieve the maximum points.	2	2
Provision of					
100% inclusion of water saving devices	2	Yes	This will be outlined as part of the Reserved Matters Application, outlined in the Design Guidelines for developers, with the potential to achieve the maximum points.	2	2
Rainwater harvesting for use in gardens	1	Yes		1	1

	Max Pts	Threshold	Points Achievable (Forth Properties)	Points Achievable (RMA Plot Developers)
Basic Scale - Residential (n/a)	17	8		
Basic Scale - Other (n/a)	16	8		
Large Scale - Residential	17	10		1
Large Scale - Other	16	10		16
Total Score			17	

Principle 5

Reduce Pollution and Improve Re-cycling

			Details	Points Applicable	Points Scored
Provide surface water run off through SUDS to comply with The Water Environment (Controlled Activities) (Scotland) Regulations 2006					
Partial System	1	Yes	SUDS attenuation is considered to be neither necessary nor a carbon neutral solution to the unique location of the Edinburgh Harbour site, with attenuation achieved through the Leith Docks. SUDS will be provided where practical.	1	-
Full SUDS and gravity collection drainage design	2	Yes		2	2
Achieve 50% attenuation of water run off at peak times	1	Yes	As the site is located close to the final outfall, in which levels are controlled, attenuation is achieved through Leith Docks.	1	1
Provide facilities to compost household waste by means of separated dedicated storage space. At least 35% by volume	1	Yes	Courtyards are provided within the residential areas of Britannia Quay with the potential to include community composting facilities.	1	1
Provide internal dedicated storage space for 2 recycling bins of 55 litre capacity each	1	Yes	This will be part of the Reserved Matters Applications, outlined in the Design Guidelines for developers, with the potential to achieve the maximum points.	1	1
Provide for local shared recycling facilities, one site per 100 residential units to be in easy reach, as well as facilities for kerb side collection	1	Yes	This has been provided, in Britannia Quay underground domestic resource recovery sites (RSS) have been incorporated in the proposals.	1	1

	Max Pts	Threshold	Points Achievable (Forth Properties)	Points Achievable (RMA Plot Developers)
Basic Scale - Residential (n/a)	6	4		
Basic Scale - Other (n/a)	3	2		
Large Scale - Residential	6	5	1	2
Large Scale - Other	3	2	3	
Total Score			6	

Principle 6

Encourage Sustainable Construction and Operation

			Details	Points Applicable	Points Scored
Strive to use contractors with Constructing Excellence / Considerate Constructors accreditation	1	Yes	Forth Properties Ltd. to select contractors with constructing excellence / considerate constructors accreditation at the appropriate stage.	1	1
Confirm Site Waste Management Planning processes, using DTI standards, will be required / in place in the contract period	1	Yes	A site waste management plan will be produced at a later stage that will incorporate DTI standards.	1	1
Min. disturbance of top soil	1	Yes	This will be part of the Reserved Matters Applications, outlined in the Design Guidelines for developers, with the potential to achieve the maximum points.	1	1
Store contaminated soils on site where possible	2	Yes		2	2
Submit Operation Manual	1	Yes	This will be part of the Reserved Matters Applications, outlined in the Design Guidelines for developers, with the potential to achieve the maximum points.	1	1
Developments fully e-enabled	2	Yes		2	2

Max Pts	Threshold	Points Achievable (Forth Properties)	Points Achievable (RMA Plot Developers)
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Basic Scale - Residential (n/a)	8	3		
Basic Scale - Other (n/a)	8	3		
Large Scale - Residential	8	4		
Large Scale - Other	8	4	5	3
Total Score			8	

Sustainability Officer To Complete
Comments

	Points Applicable	Points Scored (Forth Properties)	Points Scored (RMA Plot Developer)
Principle 1: Design Quality		7	1
Principle 2: Inclusion, Health		8	5
Principle 3: Renewable Energy		18	6
Principle 4: Sustainable Resources		-	17
Principle 5: Improving Recycling		4	2
Principle 6: Sustainable Operations		5	3
Other Special Features / Measures			
<hr style="border-top: 3px double #000;"/>			
Total Score	76	<b style="color: red;">42	<b style="color: blue;">34
Award Rating			