

Appendix 1

Checklist for developers

The measures recommended in this SPD do not guarantee compliance with the Code for Sustainable Homes or BREEAM. They are a menu of good practice options that need to be considered for each development on its merits alongside other design principles and guidance set out in other SPD documents. Developers are encouraged to complete this checklist and follow the BRE methodology to demonstrate how their development fulfils the aim and objectives of this SPD by taking a consistent approach to sustainable design and construction. The checklist can be used as a tool to help aid discussions with the planning authority and can also form the basis of a sustainability assessment for the development.

Leeds City Council policy on Sustainable Design and Construction

The Council encourages developments of 1000 or more square metres or 10 or more dwellings (either new build or conversion if feasible) to meet at least the standard set by the Code for Sustainable Homes (for residential development) or BREEAM (for non-residential development) as shown in the table below. A post construction review certificate will also be required.

| Date | 2010 | 2013 | 2016 |
|---|--------------|--------------|--------------|
| Leeds Code for Sustainable Homes requirement | Code level 3 | Code level 4 | Code level 6 |
| Leeds BREEAM standard for non-residential buildings requirement | Very Good | Excellent | Excellent |

Leeds City Council policy on Climate Change – CO₂ Reduction

The Council encourages developments of 10 dwellings or more or over 1,000 square metres of floorspace, whether new-build or conversion, to:

- reduce total predicted carbon dioxide emissions to 20% less than the Building Regulation Target Emission Rate until 2016 when all development will be expected to be zero carbon; and
- provide a minimum of 10% of the predicted energy needs of the development from decentralised, renewable or low carbon energy.

Carbon dioxide reductions achieved in meeting policy (b) will contribute to meeting policy (a).

The required percentage reduction may increase as advances in technology enable higher levels of carbon

reduction. Details of this will be provided in future versions of this SPD.

If it can be demonstrated that decentralised, renewable or low carbon energy generation is not practical on or near the proposed development, it may be acceptable to provide a contribution equivalent to the cost of providing the 10% which the Council will use towards an off-site renewable energy scheme.

The renewable or low carbon energy technologies must be operational before any new or converted buildings are occupied.

Policy Compliance (see Section 3 pages 8-9)

- What standard of sustainable construction (Code for Sustainable homes, BREEAM, etc.) does the development achieve?
- Does the development reduce total predicted CO₂ emissions to 20% less than the Building Regulation Target Emission Rate?
- Does the development provide a minimum of 10% of the predicted energy needs of the development from decentralised, renewable or low carbon energy?

Site Appraisal (see Section 7 pages 21-23)

- Has a comprehensive site appraisal been completed for the development?

Design Considerations (see Section 8 pages 24-31)

- Have the 10 Urban Design Principles been followed?
- Has re-use of existing buildings been considered?

Energy and CO₂ Emissions (see Section 9 pages 32-52)

- What measures have been included to limit emissions of CO₂
 - arising from the operation of the building and its services?
 - by limiting heat losses across the building envelope?
 - by providing local energy generation and generation from renewable energy?
 - from appliances?
 - by providing reduced energy means of drying clothes?
 - from lighting?
 - by encouraging cycling?
 - by reducing the need to commute to work?
 - by providing units that show how much energy is being used?

Water (see Section 10 pages 53-56)

- What measures have been included to reduce
 - internal water use?
 - external water use?

Materials (see Section 11 pages 57-62)

- What measures have been included to
 - make use of materials with low environmental impacts and
 - specify responsibly sourced materials for basic building and finishing elements?

Surface water run-off (see Section 12 pages 63-70)

- What measures have been included to
 - avoid, reduce and delay the discharge of rainfall to public sewers and watercourses?
 - avoid or reduce the risk of flooding?

Waste (see Section 13 pages 71-74)

- What measures have been included to
 - provide adequate indoor and outdoor storage for non-recyclable and recyclable waste?
 - provide facilities for composting waste?
- Does the development have a Site Waste Management Plan?

Pollution (see Section 14 pages 75-80)

- What measures have been included to reduce
 - global warming from insulation materials?
 - the emission of nitrogen dioxides (NO_x) into the atmosphere?

Health and well-being (see Section 15 pages 81-86)

- What measures have been included to
 - ensure good daylighting and reduce the need for artificial lighting?
 - improve sound insulation?
 - provide private outdoor space?
 - construct life-time developments?

Management (see Section 16 pages 87-90)

- Does the development include a user guide?
- Will the development operate under the considerate constructors scheme?
- What measures have been included to
 - mitigate against construction site environmental impacts?
 - design the development so that people feel safe and secure?

Ecology (see Section 17 pages 91-93)

- What measures have been included to
 - enhance the ecological value of the site?
 - encourage development on land with limited wildlife value and avoid development on ecologically valuable sites?
 - protect existing ecological features?
 - encourage an improvement in ecological value?
 - make most efficient use of land and materials?

Climate change resilience

- How has the effect of climate change been taken into account in the
 - site appraisal (see page 22)
 - overall design of the building (see page 31)
 - energy efficiency of the building (see pages 38, 42, 43, 44, 49)
 - water efficiency of the building (see page 55)
 - use of materials in the building (see page 58, 60)
 - management of surface water run-off (see pages 68, 69)
 - management of waste (see page 73)
 - use of solar gain from daylighting (see page 83)
 - management of private space (see page 84)
 - layout of and services to the development (see page 84)
 - ecology of the development (see page 92)