

Foreword

Leeds is committed to becoming a more sustainable, resource efficient city, resilient to the changes in climate that are predicted for the future. The sustainable design and construction of new buildings throughout the city will be a crucial part of how we maintain Leeds' quality of life for our residents and competitive edge for our businesses.

Working with our partners in the private, public and voluntary sectors, we hope that this document will provide helpful, practical guidance for everyone to play their part in making new developments more sustainable. Applying this guidance will result in buildings that provide healthy, comfortable places to live and work in while minimising their impact on the environment.

Applying this guidance in conjunction with other advice, we are confident that we can maintain Leeds' reputation for high quality sustainable design that will leave a legacy that future generations will thank us for. Local examples and case studies of good practice are used throughout the document to inspire others and we look forward to working with all developers to help us build for tomorrow today.



Cllr Richard Lewis
Executive Member, Development
and Regeneration



Cllr Mark Dobson
Executive Member,
Environmental Services

Summary

This Supplementary Planning Document (SPD) on sustainable design and construction encourages developers to support the following aim and objectives:

Aim

- To provide practical guidance for design and construction projects within Leeds aiming to achieve the highest possible levels of sustainability to support the city in achieving its social, economic and environmental goals.

Objectives

To support developers in realising projects that:

- Reduce greenhouse gas emissions;
- Successfully adapt to climate change;
- Have a minimal impact on overall environmental quality;
- Provide inclusive development to all users.

Status

The information contained in this document provides guidance for applicants for major development proposals. The adoption of this guidance means that sustainable design and construction are material considerations to be given weight in considering development proposals and can be the subject of planning conditions and/or obligations in respect of appropriate development. Applicants for planning permission will be expected to have demonstrated that they have considered this SPD and in so doing to have focused on its aims and objectives. Completion of the Checklist for Developers can be used to show how this has been achieved.

Policy

This SPD summarises the current policy context and establishes the following voluntary standards which are consistent with the policies in the emerging Core Strategy:

Leeds City Council Voluntary Standards on Sustainable Design and Construction

The council encourages developments of 1,000 or more square metres of floorspace 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 Voluntary Standard on Climate Change – CO₂ Reduction

The council encourages developments of 10 dwellings or more or over 1,000m² of floorspace, whether new build or conversion, to:

- a) 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
- b) 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 voluntary standard (b) will contribute to meeting voluntary standard (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.

Guidance

The document gives guidance to developers on the following topics, based on the categories and environmental issues covered by the Code for Sustainable Homes and BREEAM:

Site appraisal (See section 7)

Design considerations
(See section 8)

Energy & CO₂ emissions
(See section 9)

Water (See section 10)

Materials (See section 11)

Surface water run-off
(See section 12)

Waste (See section 13)

Pollution (See section 14)

Health & wellbeing
(See section 15)

Management (See section 16)

Ecology (See section 17)

The guidance in each of these sections is based on local evidence, existing good practice and includes top tips, a number of local case studies and sources of further information. Where appropriate, each section also highlights the opportunity to adapt development to future climate change, thereby increasing the resilience of Leeds to unavoidable climate change.