

1. Background

- 1.1 This Supplementary Planning Document (SPD) replaces the Sustainable Development Design Guide (Leeds City Council 1998). Under the new planning system for England and Wales that introduces Local Development Frameworks (LDF), SPDs provide further detail to policies in a Development Plan Document (DPD). The requirements for new plan-making have provided the council with the opportunity to work with its partners, the development industry and wider community to strengthen its sustainability policies.
- 1.2 This document does not cover the spatial issues of sustainable development which are covered by government guidance such as PPS1 and PPS6, policies in the Core Strategy and existing SPDs. The issues included in the document cover the design and construction of buildings, once the location has been optimised. Poor location cannot be overcome or mitigated by a development that fully implements the principles of sustainable design and construction. Conversely a well-located development should not ignore the sustainable design and construction principles in this SPD.

- 1.3 Leeds City Council is committed to ensuring inclusion and equality of access for all users. With this in mind, issues for disabled people, older people and all other users are a key consideration within the design and construction process.
- 1.4 The preparation of this SPD has been informed by consultation with the statutory consultees and other stakeholders.
- 1.5 Pending adoption of the Core Strategy, this SPD is supplementary to Unitary Development Plan (UDP) policy GP11: *“Where applicable development must ensure it meets sustainable development principles”* (Leeds City Council 2006c). On adoption of the Core Strategy, this SPD will be supplementary to the relevant Core Strategy policy on sustainable design and construction and may be amended as appropriate.

1.6 Aims and objectives

- 1.7 This 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.



Bywater Court, Allerton Bywater, Leeds

2. How to use this document

Upton eco-housing designed by Gale and Snowdon Architects for Zero C



2.1 Developers are encouraged to support and follow the guidance within this SPD and demonstrate how the aims and objectives have been incorporated into proposals. The sooner that sustainable design and construction principles are incorporated in the design of a development the more successful it is likely to be, with success likely to be further assured through consideration of this guidance at the site appraisal, design, planning and construction phases of the project. Completion of the checklist (see Summary) will help with discussions at pre-application stage.

2.2 Status

2.3 The information contained in this document provides guidance for any applicants for major development proposals. It is not intended to be prescriptive nor to restrain the design of development. The adoption of this guidance has been developed in accordance with local, regional and national planning policy. 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 are expected to demonstrate that they have considered this SPD and in so doing to have focused on its aim and

objectives. Completion of the Checklist for Developers (see Summary) can be used to show how this has been achieved.

2.4 This SPD adopts the standards set out in the national schemes (Code for Sustainable Homes and BREEAM). Developers should note that it is their responsibility to obtain the appropriate post-construction review certificate from a licensed and accredited assessor to demonstrate how the development complies with the requirements of the national schemes.

2.5 Checklist for developers

2.6 Developers are encouraged to complete the checklist in the Summary to demonstrate how their development fulfils the aim and objectives of this SPD. 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.

