

Building For Tomorrow Today Supplementary Planning Document (“BfTT SPD”)

Update Note June 2020

Introduction

In 2011, Leeds City Council adopted the “Building for Tomorrow Today” – Sustainable Design and Construction ‘Building for Tomorrow Today’ Supplementary Planning Document (SPD) to help developers design and construct sustainable developments within Leeds.

The principles within Building for Tomorrow Today (BfTT) are still relevant and heightened by the Council’s declaration of a Climate Emergency in March 2019. However, to assist it applying the guide it is necessary to provide some further guidance..

This guidance remains relevant to development in Leeds and fits with statutory policy set out in the Adopted Development Plan (specifically saved policies in the Unitary Development Plan, the Core Strategy and Natural Resources and Waste Local Plan).

Purpose of this ‘Update’ Note

In light of the time that has elapsed since the SPD was adopted and pending any review of it, this Note provides further clarity and context to specific parts of the SPD to provide up to date referencing and signposting to the NPPF, 2019 and Policies in the Local Plan (noting that there is a separate exercise for Local Plan policies being considered for review).

The table below shows the policy and updated context/position since the adoption of the SPD and this Note should be read in conjunction with the SPD.

In addition this Note provides details of new links to documents where those in the adopted SPD are no longer valid.

The case studies in the document (to be read alongside the updated or disregarded text in the table below) show what can be achieved in development and provide a useful benchmark for proposals that help contribute to the Climate Emergency.

Note	Update	Pages
Code for Sustainable Homes	Code for Sustainable Homes now abolished. All references to the Code for Sustainable Homes should be disregarded Under the policy heading disregard the word ‘ voluntary ’. The introductory text is out of date. Instead please refer to Core Strategy EN2 (2019) which sets out current requirements	Contents table, 5, 18, 19, 20 5

	<p>POLICY EN2: SUSTAINABLE DESIGN AND CONSTRUCTION</p> <p><i>Non-residential developments of 1,000 or more square metres (including conversion) where feasible are required to meet the BREEAM standard of 'excellent'.</i></p> <p><i>Residential developments of 10 or more dwellings (including conversion) where feasible are required to meet a water standard of 110 litres per person per day.</i></p> <p>For residential development the tighter optional water standard in building regulations is required. The requirements for energy efficiency are contained within Policy EN1 of the Core Strategy.</p>	
Zero Carbon Homes	<p>The Ministry of Housing, Communities and Local Government (MHCLG) is consulting on new building control and planning regulations for 2025.</p> <p>Please note that the CIL regulations do not restrict the pooling of contributions for renewable energy because the pooling restrictions were removed from the CIL Regulations in amendments made in September 2019.</p> <p>Applicants are now required to submit an Energy Assessment with their application based on expected end user requirements to demonstrate compliance with Core Strategy Policies EN1 and EN2. Where end user requirements change significantly, an updated EA should be submitted prior to construction.</p>	5, 11, 20, 21 5
Paragraph 1.2	References to PPS1 and PPS6 should now be read as National Planning Policy Framework (NPPF) 2019	8
Paragraph 1.5	The Core Strategy has now been adopted 2019	8
Paragraph 3.3	Policy context has changed because PPSs have been replaced by NPPF.	10
UK Strategy for Sustainable Construction	Now refers to Construction 2025	11

Yorkshire Forward	Abolished and replaced by Leeds City Region Strategic Economic Plan 2016 -2036 The Leeds City Region is working to be net zero carbon by 2038, with significant progress by 2030. Current plans are outlined in the City Region's Energy Strategy and Delivery Plan and Green and Blue Infrastructure Strategy and Delivery Plan. These are being refreshed in 2020/21 to become a Tackling the Climate Emergency Delivery Plan.	12, 13,15
Regional Section	Little weight should be applied to this section as it is no longer up to date.	12
Government Office for Yorkshire and Humber	Abolished 2011 Replaced by LCR Strategic Economic Plan 2016 -2036	12, 13
Energy Research Building	Now certified as BREEAM Excellent	12
Innovate (now <u>The Green Building</u>)	Building name changed - <u>The Green Building</u> There are now higher Excellent rated buildings but at the time of certification it received the highest BREEAM Excellent rating (87.55%) ever given to a building in the UK."	13
Vision for Leeds 2004	Vision for Leeds 2011 -30	13
LCC Climate Change Strategy	Leeds City Council declared a 'Climate Emergency' in 2019 and Leeds Climate Commission report published April 2019 http://leeds.candocities.org/about-leeds-climate-commission	14, 29
Paragraphs 3.18 and 3.19	Paras. 3.18 and 3.19 are no longer relevant and should be disregarded. The Core Strategy is adopted now and policies carry full weight	14
York Environment Centre (now <u>St Nicks Environment Centre</u>)	Building name changed - <u>St Nicks Environment Centre</u>	14
Policy box next to paragraph 3.20	Disregard the reference to these being voluntary standards. The requirements for energy efficiency are contained within Policy EN1 of the Core Strategy.	15
Council Business Plan	Best Council Plan 2015-20	15
NI185, 186, 188	No longer reported on	15
Greenhouse	Now certified as BREEAM Excellent	16
Section 4 Code for Sustainable Homes (CSH)	Disregard references to CSH but examples of good practice in sustainability are still relevant.	18
Lifetime Homes Standards	Reviewed in 2010 update	19

White Willows	Now certified as BREEAM Excellent and the first Extra Care Housing scheme to be awarded the BREEAM Multi Residence Excellent rating.	22
City House (now <u>Platform</u>)	Building name changed – <u>Platform</u> . Now certified BREAAAM Excellent and architect changed to DLG Architects_	23
Carnegie Village	Now certified as BREEAM Excellent	25
Trinity Leeds	Now certified BREEAM Excellent_	27
Feed in tariffs	Now abolished 'Contract for Difference' still available for large scale renewables and smart export guarantee-paying for exported energy, not generated energy, has replaced it for smaller scale renewables.	27
Zero stamp duty for zero carbon homes	Updated guidance: Zero carbon homes relief-developers must meet certain standards and if so will be exempt from stamp duty if development cost is under£500,000, and reduced by £15,000 if over. https://www.gov.uk/hmrc-internal-manuals/stamp-duty-land-tax-manual/sdlm20700 updated July 2020	27
The Green Building	Never built so disregard this case study	28
Leeds Initiative	'Environment Leeds' is the name of the branch of Leeds Initiative that includes Leeds Climate Change Strategy Group. http://www.leedsinitiative.org/environment/	29
Neighbourhoods for Living (NFL) 2007	NFL Memorandum August 2015 https://www.leeds.gov.uk/docs/Neighbourhoods%20for%20Living%20Memorandum%20Aug%202015.pdf	34, 41
A Zero-Carbon Victorian Semi	Disregard the weblink (broken)	39
English heritage Climate South East	Replaced weblinks: English Heritage is now https://historicengland.org.uk/ https://historicengland.org.uk/content/heritage-counts/pub/previous/south-east/south-east-heritage-counts-2008-climate-change-pdf/	41
Chapter 9 Climate Change	9.1 -9.25 now updated with IPCC, CCC reports LCC's Climate Emergency and Clean Air Zone. Climate Change Act updated – 100% by 2025	43 -48
Leeds Arena (now <u>First Direct Arena</u>)	Building name changed – <u>First Direct Arena</u> . Now certified BREAAAM Very Good	45
Cockburn High School (now <u>Cockburn School</u>)	Building name changed – <u>Cockburn School</u> Designed by Zac Solomons and Nico Smith with Groundwork Leeds	48

Leeds Metropolitan University	Leeds Beckett University	52 case study
Moorgate Crofts Business Incubation Centre (now <u>Moorgate Crofts Business Centre</u>)	Building name changed – “ <u>Moorgate Crofts Business Centre</u> ”	57
Council Housing	Now built – new council houses made up 25 of the 47 sustainable homes built across three sites in West Leeds; Evelyn Place and Silver Royd Hill in Wortley, and Waterloo Road in Pudsey.	58
Council Housing case study	Now includes the Leeds Standard	58
Richmond Hill Primary (now <u>Richmond Hill Academy</u>)	Building name changed – “ <u>Richmond Hill Academy</u> ” Now certified BREEAM Very Good Designed by Space Architects for Leeds City Council	60
London Renewables TCPA Inland Waterways Renewable Energy Study TCPA Sustainable Design	New weblinks: Replaced by London Power https://mylondonpower.com/ https://www.tcpa.org.uk/planning-for-climate-change	65
Light pollution changed Car clubs	https://www.gov.uk/guidance/light-pollution https://www.nextgreencar.com/car-clubs/	65, 93 (all links)
Compare Renewables	New weblink: https://www.gov.uk/government/collections/renewables-statistics	
Envirowise	Abolished – now ‘wrap’ weblink: http://www.wrap.org.uk/	69, 89
Chapter 11 Materials	Site specific risk assessments for developments in flood risk 2 or 3 areas. Buildings should be protected from flooding using flood resilient and resistant construction e.g. buildings which are structurally sound to withstand flood events and/or by raising floor levels above the design flood level.. Relevant docs: Town and Country Planning (Development Management Procedure) (England) Order 2010, National Planning Practice Guidance 2014 Disregard specific WRAP pages, through general link still works. http://www.wrap.org.uk/	72 75, 89

Chapter 14 Pollution	<p>Refer to Policy AIR 1 from the Natural Resources and Waste Local Plan 2013.</p> <p>AIR 1 THE MANAGEMENT OF AIR QUALITY THROUGH DEVELOPMENT All applications for major development will be required to incorporate low emission measures to ensure that the overall impact of proposals on air quality (including unpleasant odours) is mitigated.</p> <p>Refer to updated air quality guidance: www.leeds.gov.uk/airquality</p>	<p>90</p> <p>93</p>
LILAC	Now built	95
Wellington Place	No longer exists (temporary allotments now a car park)	97
Lifetime homes and Electric Charging Points	<p>Refer to Policy EN8 from the Core Strategy 2019 :</p> <p>POLICY EN8: ELECTRIC VEHICLE CHARGING INFRASTRUCTURE</p> <p>All applications for new development which include provision of parking spaces will be required to meet the minimum standard of provision of electric vehicle charging points. This requires:</p> <p>i) Residential: 1 charging point per parking space and 1 charging point per 10 visitor spaces</p> <p>ii) Office/Retail/Industrial/Education: charging points for 10% of parking spaces ensuring that electricity infrastructure is sufficient to enable further points to be added at a later stage.</p> <p>iii) Motorway Service Stations: charging points for 10% of parking spaces ensuring that electricity infrastructure is sufficient to enable further points to be added at a later stage</p> <p>iv) Petrol Filling Stations: provision of fast charge facilities.</p> <p>Disregard 'Car parking distance from home' Updated guidance on parking: https://www.leeds.gov.uk/docs/Leeds%20Parking%20SPD%20Jan%202016.pdf</p>	98
Leeds Sustainable Schools Framework	Now the 'Sustainable Education Travel Strategy': https://www.leeds.gov.uk/docs/Sustainable%20Education%20Travel%20Strategy%202017-21.pdf	100
16.4	Disregard reference to Environment Leeds which no longer exists	100

Leeds Voice	New weblink: https://doinggoodleeds.org.uk/leeds-voices	103
Leeds initiative	http://www.leedsinitiative.org/	
Secured by Design	New weblink: https://www.securedbydesign.com/	
London Best Practice	No longer available. Now specific guidance on reducing transport emissions: https://www.london.gov.uk/sites/default/files/mts_chapter_5	
LDF	Now the Leeds Local Plan made up of CS, SAP, NRWLP, AVLAAP and all made neighbourhood plans	104
Biodiversity	Government currently consulting on how planning law can be changed to support net biodiversity gain of 10% (exploring use of Biodiversity Metrics to measure impact)	104
https://www.tcpa.org.uk/biodiversitybydesign.html	New weblink: https://www.tcpa.org.uk/fact-sheet-green-infrastructure-and-biodiversity	106
www.ciria.org/Shared_Content/404.aspx?aspxerrorpath=/imis_live/404.aspx	New weblink: https://www.ciria.org/Resources/Biodiversity_Net_Gain.aspx?WebsiteKey=3f18c87a-d62b-4eca-8ef4-9b09309c1c91	
http://www.d4b.org.uk/policiesAndGuidance/index.asp	New weblink: https://lbp.org.uk/guidancelinks.html	106
Planning for biodiversity RIPA www.hampshirebiodiversity.org.uk	New weblink: https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre	107
Aire Valley Leeds	Aire Valley Leeds Area Action Plan adopted 2017	107
Glossary DCLG FIT Feed in Tariff	Now: MHCLG Ended March 2019, replaced Jan 2020 with smart export guarantee https://www.ofgem.gov.uk/environmental-programmes/smart-export-guarantee-seg/about-smart-export-guarantee-seg	110 111 114
ODPM	Refer to MHCLG link : https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government	
References	Some have now been updated	118-19
Contact details	9 West Merrion House, 110 Merrion Centre, Leeds LS2 8BB	122