



Report of the Head of Sustainable Development

SCRUTINY BOARD (DEVELOPMENT)

Date: 10 October 2006

Subject: Sustainable Design and Construction and Sustainability Assessments

Electoral Wards Affected:

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1. Executive Summary

- 1.1. There is a clear need and opportunity to promote sustainable development as a strategic response to development pressures in Leeds. In addition, the Council wishes to encourage development that will be competitively advantageous in a future in which resource costs and pressures and the impact of issues such as climate change are likely to favour development that is resource efficient.
- 1.2. Leeds City Council revised Unitary Development Plan includes the revised policy GP11 "All development must ensure that it meets sustainable design principles". This revision was endorsed by the inspector's report on the revisions which stated that "*sustainable design principles are always applicable, even to small-scale development*".
- 1.3. A further revision (policy GP12) would have required a "sustainability assessment ... to accompany the submission of all applications for major development". This latter revision was not fully supported by the inspector who recommended that the Council should "encourage" rather than "require" such assessments and that this should be taken forward through a supplementary planning document.
- 1.4. This report provides some of the background to how these issues are being addressed and provides the context for a more detailed presentation to Scrutiny.

2. Background

- 2.1. Following the award of funding from the Renaissance Leeds partnership, Leeds City Council have commissioned EDAW consultants

- to replace and update existing Supplementary Planning Guidance (Sustainable Development Design Guide 1998 – www.leeds.gov.uk/sustain) in providing guidance to developers to encourage more sustainable buildings through the use of sustainable design and construction. This guidance will have the status of a Supplementary Planning Document (SPD) under the Council's Local Development Framework (LDF).
- to prepare a simplified version of this guidance suitable for minor planning applications, including small householder applications. This version of the guidance will have advisory status only and will hopefully be incorporated as part of the Householder advise guidance.
- to prepare guidance for developers on how to prepare a sustainability assessment for major developments. This guidance will have the status of a Supplementary Planning Document (SPD) under the Council's Local Development Framework (LDF).

2.2. The attached diagram outlines the project plan for these pieces of work and shows that it is hoped to have the SPDs completed by the end of the year when they will be subject to sustainability appraisal and formal consultation prior to adoption.

3. Sustainable Construction SPD

3.1. The document will refer to top level sources of further information, data on costs and benefits and case studies of successful developments. The advice will be robust and defensible, based on legislation and independent standards that are regularly updated, and percentage improvements above. Site location, including transport, flood and biodiversity issues, will be covered by core policies, spatial policies within Area Action Plans and existing SPG. The issues to be included in the document will cover the design and construction of buildings, once the location has been optimised.

3.2. Using the references above, the issues to be potentially covered by the sustainable construction guides include:-

- Carbon (energy efficiency, efficient energy supplies and renewable energy);
- Site Design (day-lighting, orientation, ventilation)
- Water (efficiency, collection, recycling);
- Drainage (source reduction, management);
- Biodiversity (on-site protection, enhancement, creation);
- Environmental Protection (external - light pollution, acoustics, internal – air quality)
- Waste (operational municipal storage, recycling and composting);
- Materials (lifecycle impact, refurbishment, reuse, specification);
- Accessibility and inclusion (design for all, private and public space, , security, Lifetime Homes);
- Construction site management issues (consideration, energy, water, waste, transport);
- Management, performance and monitoring (commissioning, information provision, revisiting, reporting);
- Universal standards (BREEAM versions, CSH, CCS).

3.3. Leeds City Council recognises that in setting standards for the development industry, there will be a need to look ahead to future, probably tighter standards in the years to come and so allow Leeds to remain competitive. An important element therefore of the guidance will be to give developers clear guidance on the standards that are expected now and also to give an indication of the 'direction of travel' of standards setting, and therefore, what standards may be set in the future.

4. Minor Advisory Note

4.1. These issues will be simplified for the Minor Advisory Note, reducing to the following issues:

- Energy efficiency, efficient energy supplies and renewable energy;
- Water efficiency, collection and recycling;
- Materials reuse and specification;
- Care during construction;
- Monitoring success.

5. Sustainability Assessment SPD

5.1. The purpose of this SPD will be to advise developers of major developments what should be contained within a Sustainability Assessment to demonstrate how a major application addresses all of the sustainable development objectives in the Council's Sustainability Appraisal Framework.

6. Recommendation

6.1. Scrutiny Board are recommended to

- Note the contents of this report;
- Note the content of the three guidance documents to be prepared by consultants and the accompanying project timetable;
- Receive the accompanying presentation from EDAW;
- Receive a further update on the project at a future Scrutiny meeting.