



Report of the Head of Sustainable Development

SCRUTINY BOARD (DEVELOPMENT)

Date: 20 March 2007

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. Scrutiny received a detailed report and presentation at the meeting in October 2006 on three ongoing pieces of work that the authority has recently commissioned. These are:-

- 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 be incorporated as part of the Householder Design Guide SPD.
- 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).

1.2. This report summarises the work that has been completed on these documents to date and explains the remainder of the adoption process and timetable.

2. Sustainable Construction SPD

2.1. A final draft of this document has been completed by the consultants following early external and internal consultation. The issues to be included in the document will cover the design and construction of buildings, once the location has been optimised. The current draft proposes a range of following standards for major developments which are summarised below:-

| AREA | 2007 STANDARD | | FUTURE UPDATE / HIGHER STANDARD FOR PRIORITY AREA |
|---|---|---|--|
| | Residential | Non-residential | |
| Overall | EcoHomes Very Good / Code for Sustainable Homes 3 star | BREEAM* Very Good | BREEAM Excellent EcoHomes Excellent /Code for Sustainable Homes 4-6 star |
| PRINCIPLES TO BE MET WITHIN THIS STANDARD | | | |
| Energy Efficiency / Carbon Emissions | <ul style="list-style-type: none"> Reduce energy demand, supply energy efficiently and incorporate at least 10% on-site renewable energy - altogether to reduce carbon emissions by 25% of Part L of 2006 building regulations. Submit an energy needs and supply assessment | | Carbon emissions reductions increase, renewables proportion increase |
| Water Efficiency | <ul style="list-style-type: none"> Achieve average water use in new dwellings of no more than 105 litres/person/day. Include water efficiency measures, water meters and rainwater/greywater feasibility study | <ul style="list-style-type: none"> Include water efficiency measures, water meters and rainwater/greywater feasibility study | Higher water efficiency measures and rainwater/greywater collection requirements |
| Buildings & Materials | <ul style="list-style-type: none"> Re-use existing buildings where appropriate Use reused, recycled, long life, low environmental impact and local materials. At least 10% of the total value of materials used should derive from recycled and reused content in the products and materials selected. At least 3 from roof, external walls, upper floor, internal walls, windows and doors must be BRE D rated. At least 50% of timber products must be certified | | Increasing proportions for reuse and recycling. Lower environmental impacts. |
| Drainage | <ul style="list-style-type: none"> Ensure that peak run-off rates and annual volumes of run-off will be no greater than the previous conditions for the development site. | | Further reductions in peak discharge and water quality targets introduced |
| Waste Management | <ul style="list-style-type: none"> Provide at least 60 litres per dwelling for internal storage of recyclable materials and sufficient external storage capacity to | <ul style="list-style-type: none"> Provision for storing a minimum of 40% of commercial waste for recycling or composting | Under review by Government and waste management authority.. |

| AREA | 2007 STANDARD | | FUTURE UPDATE / HIGHER STANDARD FOR PRIORITY AREA |
|------------------------------------|---|--|---|
| | Residential | Non-residential | |
| | conform with Leeds household waste recycling scheme. | | |
| Light pollution | <ul style="list-style-type: none"> Avoid light pollution | | More specific requirements depending on future revisions to PPS23 'Planning and Pollution Control.' |
| Ecology | <ul style="list-style-type: none"> Ecological appraisals and integration of biodiversity in built form. | | More specific requirements, depending on Leeds and UK Biodiversity Action Plan review |
| Movement | <ul style="list-style-type: none"> Provide facilities for teleworking, cycling and car sharing | | More specific requirements, depending on Local Transport Plan and success of Travel Plans |
| Accessibility and inclusion | <ul style="list-style-type: none"> Meet Lifetime Homes standards | <ul style="list-style-type: none"> Should seek to exceed Part M of the building regulations | More specific requirements, depending on review of Lifetime Homes and building regulations |
| Construction Practices | <ul style="list-style-type: none"> Operate using Considerate Constructors Scheme and Site Waste Management Plans | | Gold awards and higher reduction, reuse and recycling performance standards |

3. Minor Advisory Note

3.1. These issues are simplified for the Minor Advisory Note, providing advice to householders on 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.

The minor advisory note will be incorporated as part of the Householder design guide SPD (see below).

4. Sustainability Assessment SPD

4.1. Two versions of this SPD have been prepared (one for allocated and one for unallocated sites in the UDP), advising developers of major developments what should be contained within a Sustainability Assessment to demonstrate how a major application addresses sustainable development. The SPD requires developers to provide information on the range of issues within the Council's Sustainability Appraisal Framework which is then developed in greater detail at the detailed planning application stage.

5. Timetable

5.1. The latest report on the Local Development Scheme outlines the following timetable for the adoption of these projects.

| Document | Draft document | Sustainability Appraisal | External Consultation | Adoption |
|--------------------------------|-----------------------|---------------------------------|------------------------------|------------------|
| Sustainable Construction SPD | February 2007 | March 2007 | April – May 2007 | June – July 2007 |
| Sustainability Assessment SPD | February 2007 | March 2007 | April – May 2007 | June – July 2007 |
| Householder Design Guide SPD** | March 2007 | June 2007 | July – August 2007 | November 2007 |

6. Recommendation

6.1. Scrutiny Board are recommended to

- Note the contents of this report and the remainder of the project timetable;
- Note the draft content of the three guidance documents prepared to date and provide any comments at this stage.

* Building Research Establishment Environmental Assessment Method

** Copy attached