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**CASE STUDY:
Planning for Sustainable Buildings**






Andrew Charles
Welsh Government
FRESH project
Good transfer facilitation seminar

5th October 2011

Planning for Sustainable Buildings



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Type	Scheme	Minimum Standard	Additional Ene1 standard
 All new homes	 THE CODE FOR SUSTAINABLE HOMES™	 Level 3	+ 6 Credits (Version 2) 1 Credit (Version 3)
 Major non-residential developments		Outstanding Excellent Very Good Good Pass	+ 6 Credits (2008 Version)

Context

1998 Government of Wales Act 1998

1999 May – First Assembly - Labour and Liberal Democrat coalition

2003 May – Second Assembly – Labour

2006 Government of Wales Act 2006

2007 May – Third Assembly - Labour and Plaid Cymru coalition

2011 Referendum on further law making powers

2011 May – Fourth Assembly – Labour
July – Legislative programme



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02 Case Study: Planning for Sustainable Buildings

The Welsh Planning System

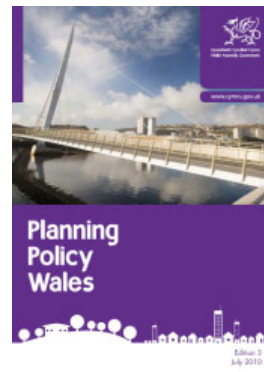
National Policy

- Planning Policy Series
 - National Planning Policy
 - Planning Policy Wales
 - Minerals Planning Policy Wales
 - Local Development Plans Wales
 - Technical Advice
 - 22 Technical Advice Notes
 - 2 Minerals Technical Advice Notes (Coal & Aggregates)
 - Procedural Guidance (e.g. Circulars)



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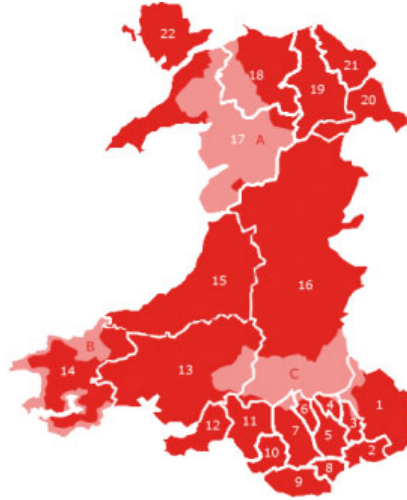
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03 Case Study: Planning for Sustainable Buildings

The Welsh Planning System

22 Local Planning Authorities



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Policy origins – climate change

- ▶ Environment Strategy for Wales
- ▶ Role of the planning system
- ▶ Planning for Climate Change consultation



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2006



2006

Proposals

- Planning Policy Wales
 - 10% policy approach
- Microgeneration
- Design policy
- Design and Access Statements

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Policy origins – ‘Merton Rule’

- ▶ London Borough of Merton [2003]
- ▶ England – PPS22
- ▶ Renewable energy focus
- ▶ Planning & Energy Act 2008
- ▶ Issues
 - ▶ Consistency
 - ▶ Energy hierarchy



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Policy evolution – Code/BREEAM

- Further consultation on Planning for Climate Change
- Sustainable Building Standard



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2008

- ▶ Code for Sustainable Homes
- ▶ BREEAM
- ▶ 10% renewable energy



2009

MIPPS
Ministerial Interim
Planning Policy
Statement (01/2009)
'Planning for Sustainable
Buildings'

07 Case Study: Planning for Sustainable Buildings

Published policy

1. Design
2. Sustainable Building Standard
3. Local sustainable standards on strategic sites



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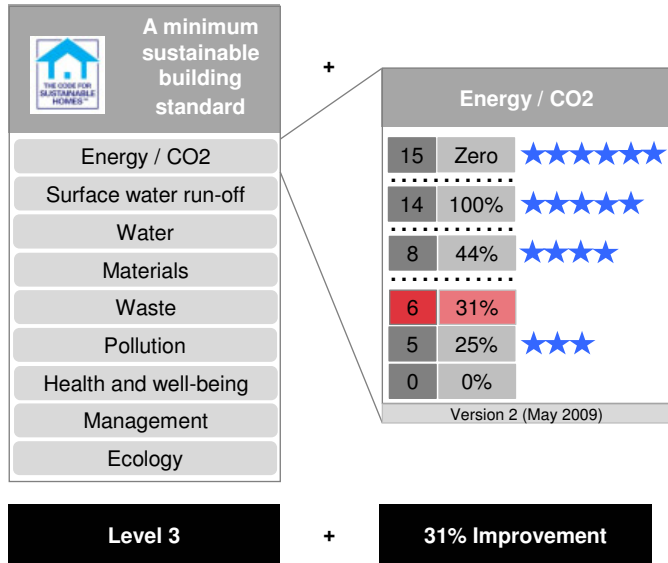
Published policy



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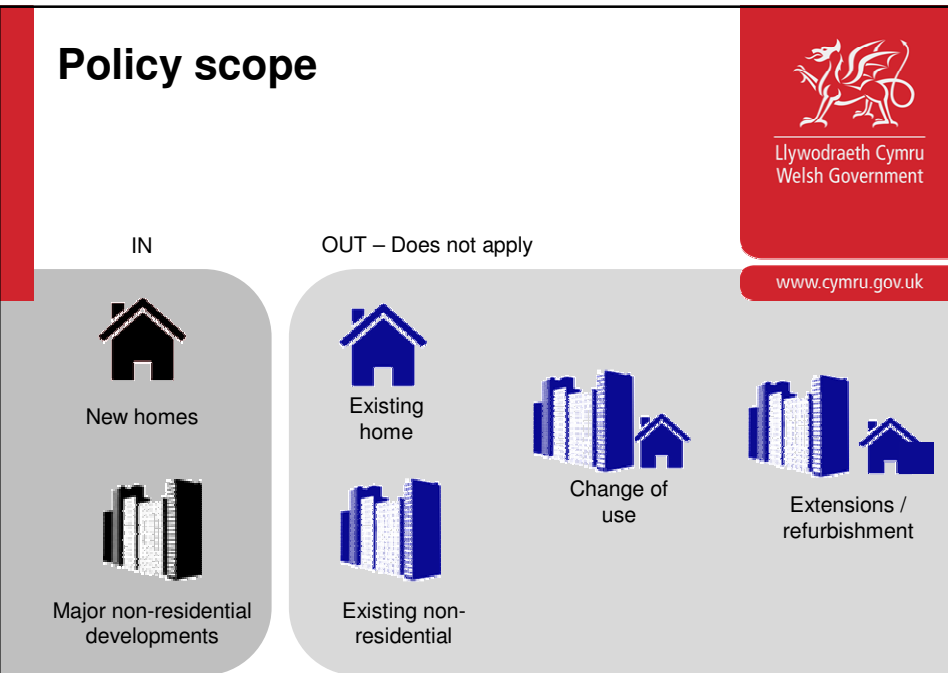
Policy detail



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Policy scope



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Why the Code/BREEAM

- ▶ Certainty
- ▶ Consistency
- ▶ Marketing
- ▶ Priority
- ▶ Reward
- ▶ Exemplar



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Guidance - TAN22

- ▶ Transitional arrangements
- ▶ Introduction to standards
- ▶ 'Design Solutions'
- ▶ 'Low and Zero Carbon Design Solutions'
- ▶ Implementation Map
- ▶ Planning Conditions



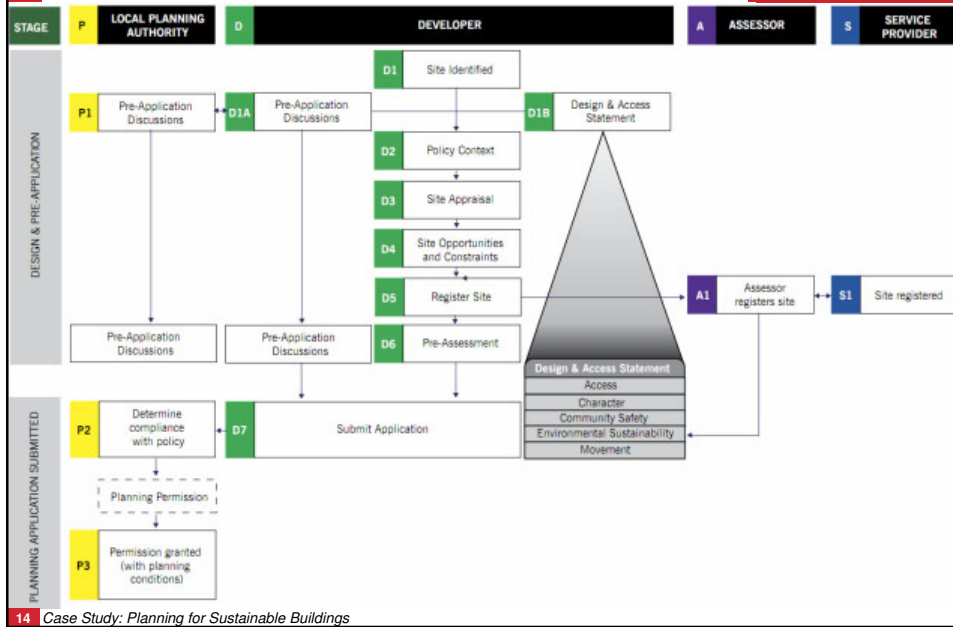
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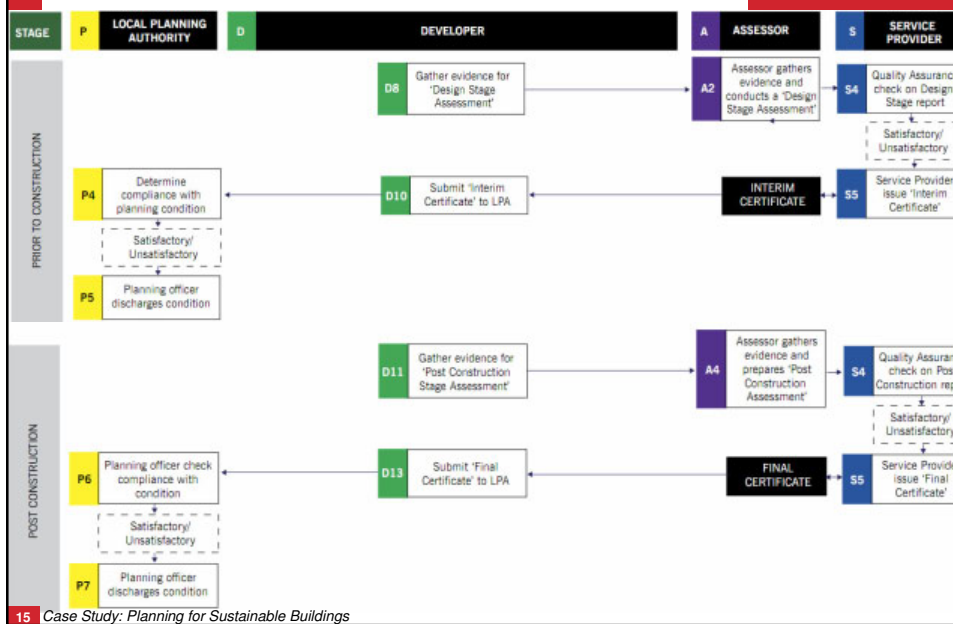


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Guidance - TAN22



Guidance - TAN22



Training

- ▶ Local Planning Officers / Members
- ▶ Partners
- ▶ 4 x 2-day training events
- ▶ Design and Access Statements
- ▶ Available online



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RTPI
mediation of space · making of place

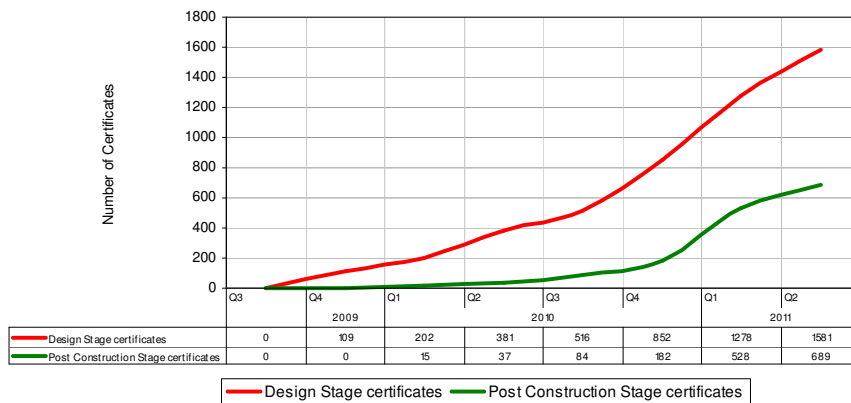


Statistics

- ▶ Code for Sustainable Homes in Wales
- ▶ BREEAM statistics also available



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Key issues

- ▶ Status of standards – equivalents
- ▶ Coverage of standards
- ▶ Costs
- ▶ Threshold / phasing
- ▶ Transitional arrangements
- ▶ Training
- ▶ Flexible guidance
- ▶ Local discretion



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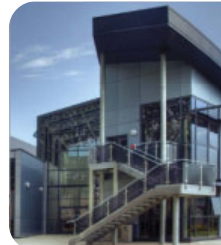
Future Look

- ▶ Zero Carbon – Low Carbon Hub
- ▶ Local Development Plans
- ▶ Future changes to the Code
- ▶ Welsh Building Regulations
- ▶ Review of policy - 2012



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Thank you

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