



Planning Policies for Sustainable Building - Guidance for LDFs

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Introduction

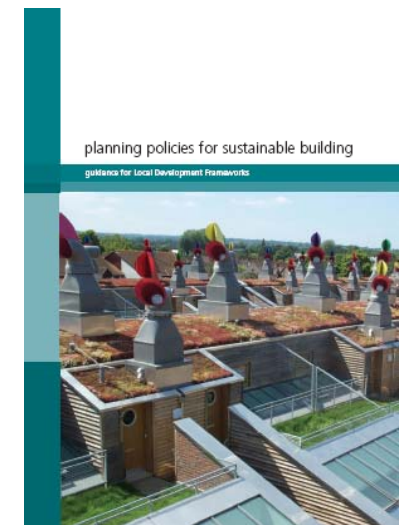
- This 2006 Guide provides a set of suggestions and guidance which reflects (then) emerging and current good practice
 - POS encouraged local planning authorities to use them as a common starting point, adapting them according to the local and regional context
 - This was intended to help to deliver key policy objectives in areas such as energy, water and the use of materials
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- The **Best Practice Note** was prepared on behalf of and endorsed by POS, Planning Advisory Service, Local Government Association, Enfield LBC, Constructing Excellence in the Built Environment and WRAP
- The approach is simple and practical, and well-founded on current understanding of what is achievable and affordable





Summary of the Guidance

- Recommends ways of integrating benchmarks for sustainable building into LDFs
 - Some of the approaches are the vanguard of planning policy and practice - intended to be inspirational and aspirational, and as such some will require developing and testing in practice
 - Working boundary is the environmental issues related to the design and construction of the building and site
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- After explaining the policy context and providing advice on implementation, the report suggests a range of text, providing input to development control and area action plan DPDs
 - Further information is given to provide content to potential SPDs
 - The policy approaches were devised to address environmental concerns and influence design at an early stage in the planning process - to incorporate various low cost and low technology approaches to reducing the environmental impact of the built environment
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Who is it For?

- The chief planner, asking “why do I need to do this?”
 - The policy planner, asking “what can I write?”
 - The development control officer, asking “how can I advise on, enforce and monitor these
 - matters?”
 - The developer, asking “what planning requirements can I expect for sustainable building?”
 - The architect or designer, asking “how do I design to satisfy planning requirements?”
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The Planning and Building Regulations Interface

- PPS1 (para 30) states “Planning policies should not replicate, cut across, or detrimentally affect matters within the scope of other legislative requirement, such as those set out in building regulations for energy efficiency”
- The Guide suggested that whether planning policies requiring performance above building regulation is “replication, cutting across or detrimental” remained open to testing



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- The Guide defined planning and building regulation areas and the ill-defined area in between for the areas covered by the Guide

Table 2: edge fit between planning and building regulations

issues	planning	potential overlap to grey area	building regulations
1. design and construction practice	PPS1	construction site practices	
2. carbon emissions	PPS1 PPS2: renewables intention for climate change PPS orientation of building and layout, efficient supply eg CHP	going above part L	part F (ventilation) part J (heat producing appliances) part L (conservation of fuel and power)
3. water	PPS23: SUDS PPG25/PPS25: flooding	water efficiency	part H (drainage and disposal) intention to include water efficiency standards
4. materials efficiency in construction	PPS1	construction site waste management	
5. household and commercial recycling	waste collection	recycling storage and facilities	part H (drainage and waste disposal) - only provides guidance for recycling storage
6. environmental protection and enhancement	PPS1, PPS 7, PPS9 PPS23	building integrated biodiversity construction site related issues	
7. adaptation to climate change	PPS1 intention for climate change PPS	flexible building performance	part F (ventilation)



Implementation Context Explained

- Critical success factors for adoption of policies
 - Critical success factors for implementation
 - Enforcement
 - London Borough of Enfield: “The development shall be carried out in accordance with the measures identified in the sustainability assessment form submitted on [date], [and amendments received on [date]]. Before the development is first occupied, the developer shall submit to the LPA a statement confirming that the development hereby approved has been so carried out.”
 - Monitoring
 - Potential impact of implementation
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Policy Coverage

- Design and construction practice
- Carbon emissions
- Water
- Materials efficiency in construction
- Domestic and commercial recycling
- Environmental protection and enhancement
- Adaptation to climate change





Example Policies: carbon emissions

- The council will require that all developments reduce predicted CO₂ emissions using a combination of building performance improvements, on-site renewable energy and/or efficient supply of heat, cooling and power. The percentage reduction shall be at least 10 percent for developments over 1000 m², and 25 per cent for all housing developments.
 - The council will require development proposals to demonstrate how carbon emissions have been reduced. Information on these measures must be submitted with an application.
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Example Policies: light pollution

- The council will require development proposals to demonstrate how it is intended to contribute towards reducing light pollution. Information on these measures must be submitted with an application.
 - The council will require that all developments over 1000m² or residential dwellings either numbering 10 or more or being developed on a site having an area of 0.5 hectares or more provide lighting schemes that are designed to reduce the occurrence of light pollution and will expect such schemes to employ energy-efficient forms of lighting that also reduce light scatter.
 - Further guidance on reducing light pollution is included in the SPD.
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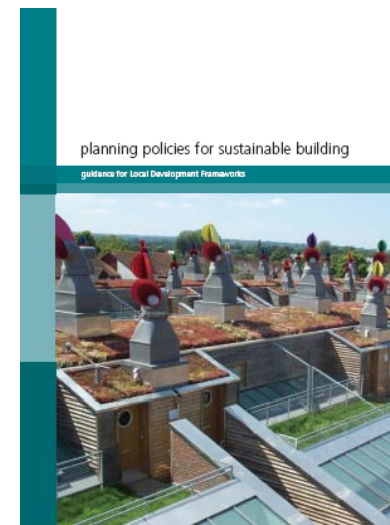
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Source

- http://www.planningofficers.org.uk/POS-Library/POS-Good-Practices/Planning-Policies-for-Sustainable-Buildings---Guidance-for-LDFs_195.htm



planning policies for sustainable building
guidance for Local Development Frameworks

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Questions

