

Ministerial Interim Planning  
Policy Statement 01/2009



Llywodraeth Cynulliad Cymru  
Welsh Assembly Government

# Planning for Sustainable Buildings



May 2009

**This Ministerial Interim Planning Policy Statement provides a new section 2.12 of Planning Policy Wales. This section should be read alongside MIPPS (01/08) Planning for Good Design that provides a revised section 2.9 (Promoting sustainability through good design).**

**The amendments will be incorporated into the consolidation of Planning Policy Wales.**

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## Section 2.12: Planning for Sustainable Buildings

2.12.1 Climate responsive developments are those that tackle the causes of climate change and adapt to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures<sup>1</sup>.

2.12.2 Development proposals should **mitigate** the causes of climate change by minimising carbon and other greenhouse gas emissions, associated with their design, construction, use and eventual demolition. The overall aspiration is to secure zero carbon buildings (see 2.3.2 and 2.9.4) while continuing to promote a range of low and zero carbon (LZC) technologies as a means to achieve this.

2.12.3 Development proposals should also include features that provide effective **adaptation** to and resilience against the current and predicted future effects of climate change, for example by incorporating green space to provide shading, sustainable drainage systems to reduce run-off<sup>2</sup>, and are designed to prevent overheating and to avoid the need for artificial cooling of buildings.

2.12.4 To move towards more sustainable and zero carbon buildings in Wales, the Assembly Government expects that the following standards will be met<sup>3</sup>:-

- Applications for 5 or more dwellings received on or after **1 September 2009** to meet Code for Sustainable Homes Level 3 and obtain 6 credits under issue *Ene1 - Dwelling Emission Rate*<sup>4</sup>.
- Applications for 1 or more dwellings received on or after **1 September 2010** to meet Code for Sustainable Homes Level 3 and obtain 6 credits under issue *Ene1 - Dwelling Emission Rate*<sup>4</sup>.
- Applications received on or after **1st September 2009** for non-residential development which will either have a floorspace of 1,000 sqm or more, or will be carried out on a site having an area of one hectare or more<sup>5</sup>, to meet the Building Research Establishment Environmental Assessment Method (BREEAM)<sup>6</sup> 'Very Good' standard and achieve the mandatory credits for 'Excellent' under issue *Ene1 - Reduction of CO2 Emissions*<sup>7</sup>.

### Local Development Plan

2.12.5 Local planning authorities should assess strategic sites to identify opportunities for higher sustainable building standards (including zero carbon) to be required. In bringing forward standards higher than the national minimum (para 2.12.4) local planning authorities should ensure that what is proposed is evidence-based and viable. Such policies should be progressed through the Local Development Plan process in accordance with relevant requirements of legislation and national policy.

## References

<sup>1</sup> Technical Advice Note 12: Design (TAN12)

<sup>2</sup> Technical Advice Note 15 : Development and Flood Risk (TAN15)

<sup>3</sup> Draft Technical Advice Note 22: Planning for Sustainable Buildings (TAN22)

<sup>4</sup> Code for Sustainable Homes - Technical Guidance, Communities and Local Government, <http://www.communities.gov.uk/publications/planningandbuilding/codeguide>

<sup>5</sup> This corresponds to parts (d) and (e) of the current definition of "major development" at Article 8, paragraph 7, of the Town and Country Planning (General Development Procedure) Order 1995 (SI 1995/419): development involving either "the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or development carried out on a site having an area of 1 hectare or more".

<sup>6</sup> or an equivalent quality assured scheme

<sup>7</sup> BREEAM 2008 Assessor Manual, BREEAM, [www.breeam.org](http://www.breeam.org)

**2.12.6** Applications that reflect the key principles of climate responsive developments and meet or exceed the standards set out in para 2.12.4 should be encouraged.

**2.12.7** Particular attention should be given to opportunities for minimising carbon emissions associated with the heating, cooling and power systems for new developments. This can include utilising existing or proposed local and low and zero carbon energy supply systems (including district heating systems), encouraging the development of new opportunities to supply proposed and existing development, and maximising opportunities to co-locate potential heat customers and suppliers.