

Technical Advice Note 6



Planning for Sustainable Rural Communities

July 2010

4.15 One Planet Development

4.15.1 The Sustainable Development Scheme, "One Wales: One Planet" includes an objective that within the lifetime of a generation, Wales should use only its fair share of the earth's resources, and our ecological footprint be reduced to the global average availability of resources - 1.88 global hectares per person in 2003. One Planet Developments take forward Low Impact Development (LID) principles in the Welsh context. One Planet Development is development that through its low impact either enhances or does not significantly diminish environmental quality. One Planet Development is potentially an exemplar type of sustainable development. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectare target over time. They should also be zero carbon in both construction and use.

4.15.2 One Planet Developments may take a number of forms. They can either be single homes, co-operative communities or larger settlements. They may be located within or adjacent to existing settlements, or be situated in the open countryside.

Where One Planet Developments involve members of more than one family, the proposal should be managed and controlled by a trust, co-operative or other similar mechanism in which the occupiers have an interest. Land based One Planet Developments located in the

open countryside should, over a reasonable length of time (no more than 5 years), provide for the minimum needs of the inhabitants' in terms of income, food, energy and waste assimilation. Where this cannot be demonstrated, they should be considered against policies which seek to control development in the open countryside.



Cob Cottage of Cae Mabon, Llanberis. Courtesy of E Maddern

4.16 Management plans

4.16.1 Planning applications for **land based One Planet Developments located in the open countryside** need to be supported by robust evidence. A management plan, produced by a competent person(s), must accompany planning applications for this type of development. The management plan should set out the objectives of the proposal, timetable for development of the site and timescale for review. It should be used as the basis of a legal agreement relating to the occupation of the site, should planning consent be granted. The management plan should cover the following areas:

- *Business and Improvement plan* to identify whether there is a need to live on the site and establish the level of the inhabitants' requirements in terms of income, food energy and waste assimilation that can be obtained directly from the site (See paragraph 4.17.1);
- *Ecological footprint analysis* of the development (See paragraph 4.18.1);
- *Carbon analysis* of the development (See paragraphs 4.19.1 - 4.19.2);
- *Biodiversity and landscape assessment* (See paragraph 4.20.1);
- *Community impact assessment* to identify potential impacts on the host community (both positive and negative) and provide a basis to identify and implement any mitigation measures that may be necessary (See paragraph 4.21.1), and;
- *Transport assessment and travel plan* to identify the transport needs of the inhabitants and propose sustainable travel solutions. (See paragraph 4.22.1).

4.16.2 Where planning applications for One Planet Developments located in the open countryside are not accompanied by the information identified in paragraph 4.16.1, the planning authority should first seek the necessary information from the applicant. Should this not be provided they would be entitled to refuse the application on the grounds of lack of proper justification for the scheme.

4.17 Business and improvement plan

4.17.1 Planning applications for One Planet Developments in the open countryside must justify the need to live on the site and quantify how the inhabitants' requirements in terms of income, food, energy and waste assimilation can be obtained directly from the site. The land use activities proposed must be capable of supporting the needs of the occupants, even on a low income or subsistence basis, within a reasonable period of time (no more than 5 years). It will also be necessary to identify a clear relationship between the use of the land and projects proposed and the number of occupants to be sustained on the site in terms of the need for them to work the land or ensure the smooth running of the venture and the return that is gained. The business plan should include a statement that the development will be the sole residence for the proposed occupants.

4.18 Ecological footprint analysis

4.18.1 Ecological footprint analysis measures the impact of human activity upon the environment. The footprint provides a notional figure for the land area required to support an individual, a family or a community in terms of food, resources, energy, waste assimilation, and greenhouse gases mitigation. In 2006 the ecological footprint for each Welsh citizen was 4.41 global hectares with a long term target to reduce the ecological footprint to the global average availability of resources - 1.88 global hectares per person within a generation. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectare target over time.

4.19 Zero carbon analysis

4.19.1 One Planet Developments should be exemplars of the Welsh Assembly Government's zero carbon aspiration and achieve zero carbon status in terms of the construction and use of the development³⁰. There is also the potential to have wider community carbon reduction benefits through the export of any surplus electricity to the grid.

4.19.2 Planning applications should be accompanied by supporting information confirming that the development will be zero carbon in construction and use. Plans should be monitored as part of the annual monitoring report prepared by the applicants.

4.20 Biodiversity and landscape assessment

4.20.1 A baseline assessment of biodiversity and landscape character should be undertaken and a management plan to enhance features of importance prepared.

4.21 Community impact assessment

4.21.1 A community impact assessment should be undertaken to assess any potential impacts (positive and negative) on the host community and provide a basis to identify and implement any mitigation measures that may be necessary.

4.22 Transport assessment and travel plans

4.22.1 Planning applications should be accompanied by an assessment of the traffic generated from the use of the site by its residents and visitors. The travel plan accompanying the planning application should clearly identify a preference for low or zero carbon modes of transport including walking, cycling and car sharing schemes. Where proposals are distant from larger towns and villages they should be located near public transport routes to minimise use of the private car.

4.23 Planning obligations and conditions

4.23.1 Where planning consent is granted for One Planet Developments it will be necessary to tie the management plan directly to a planning condition or S106 agreement. This will provide control over all of the activities agreed in the permission. A S106 agreement should also be used to tie the dwellings to the land which justified the grant of planning consent. Where there is a change in ownership of the One Planet Development or any individual holding within larger schemes, a new management plan should be submitted to the planning authority for approval.

4.23.2 An annual monitoring report should be submitted to the planning authority to evidence compliance with the management plan by identifying activities carried out during the previous twelve months. Failure to meet the terms of the management plan could result in enforcement proceedings in respect of a breach of condition subject to which planning permission was granted.