



SUSTAINABLE DEVELOPMENT ADVISORY PANEL - 6TH NOVEMBER 2014

**SUBJECT: ONE PLANET DEVELOPMENT – PLANNING FOR SUSTAINABLE
RURAL COMMUNITIES**

REPORT BY: ACTING DEPUTY CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 To make members of the Panel aware of the content of the Planning Policy Wales, Technical Advice Note 6, “One Planet Development, Planning for Sustainable Rural Communities”.

2. SUMMARY

- 2.1 In 2010, the Welsh Government published Technical Advice Note 6, “One Planet Development, Planning for Sustainable Rural Communities”, as part of its commitment in “One Wales: One Planet”, that: “within the lifetime of a generation, Wales should use only its fair share of the earth’s resources”
- 2.2 TAN 6 states that One Planet Development in the open countryside should provide for the minimum needs of the inhabitants in terms of income, food, energy and waste assimilation over a period of no more than five years from the commencement of work on the site.
- 2.3 Any development must have an initial ecological footprint of 2.4 global hectares per person or less with a clear potential to move to 1.88 global hectares per person over time.
- 2.4 It requires that a management plan, produced by a competent person, should accompany applications and that this should be the basis of a legal agreement relating to the occupation of the site.

3. LINKS TO STRATEGY

- 3.1 The Planning Policy Wales, Technical Advice Note 6, “One Planet Development, Planning for Sustainable Rural Communities” links to the following strategies:
- Caerphilly Local Development Plan.
 - “Living Better, Using Less”, Sustainable Development Strategy, 2008.
 - “Caerphilly Delivers” Single Integrated Plan, 2013 – 2017.

4. THE REPORT

- 4.1 In 2010, the Welsh Government published Technical Advice Note 6, “One Planet Development, Planning for Sustainable Rural Communities”.

- 4.2 The One Planet Development policy stems from Wales' Sustainable Development Scheme, "One Wales: One Planet", which 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. In 2006 the ecological footprint for each Welsh citizen was 4.41 global hectares.
- 4.3 Planning Policy Wales states that "land based One Planet Development in the open countryside should provide for the minimum needs of the inhabitants in terms of income, food, energy and waste assimilation over a period of no more than five years from the commencement of work on the site.
- 4.4 TAN 6, reflecting Planning Policy Wales, lays out a set of essential characteristics that all One Planet Developments in the open countryside must have. These are that One Planet Developments must:
- Have a light touch on the environment – positively enhancing the environment wherever possible through activities on the site.
 - Be land based – the development must provide for the minimum needs of residents in terms of food, income, energy and waste assimilation in no more than five years.
 - Have a low ecological footprint – the development must have an initial ecological footprint of 2.4 global hectares per person or less with a clear potential to move to 1.88 global hectares per person over time.
 - Have very low carbon buildings – these are stringent requirements, requiring that buildings are low in carbon in both construction and use.
 - Be defined and controlled by a binding management plan which is reviewed and updated every five years.
 - Be bound by a clear statement that the development will be the sole residence for the proposed occupants.
- 4.5 **Minimum Needs.** One Planet Development in the open countryside is required to meet the minimum needs of residents in terms of food, income, energy and waste assimilation from the site. This means that One Planet Development should be broadly self-sufficient, in ways, which have a low environmental impact.
- For food, this means that at least 65% of all occupants food needs are met from produce grown and reared on the site or purchased using income derived from other products grown and reared on the site.
 - For income it means that the site needs to generate enough income to pay for the basic requirements of all the residents on the site, which the site is unable to provide directly. These are clothes, travel, IT / communications, Council Tax and the food needs not covered above.
 - For energy and waste assimilation it means that the site should produce all of the energy needed by the residents of the site (including that needed for any processing) and should assimilate all of the waste the site produces other than very small amounts of either non-biodegradable or hazardous wastes (such as batteries) where alternatives are justified on grounds of greater sustainability. The majority of water needs should also be met from the site. The minimisation of energy and water use, and the minimisation of waste, which cannot be assimilated on the site is a pre-requisite to minimising needs and achieving a low Ecological Footprint.

4.6 **Management Plan.** The policy requires that a management plan, produced by a competent person, should accompany applications and that this should be the basis of a legal agreement relating to the occupation of the site. It also states that the management plan should cover the following areas; a business and improvement plan, ecological footprint analysis, carbon analysis, biodiversity and landscape assessment, a community impact assessment, and a transport assessment and travel plan. The management plan should also provide the evidence that the proposals meet the exceptional nature of One Planet Development in the open countryside. It should:

- Set out the objectives and defines the design strategy / proposals for the site and how people will live there.
- Assess, in association with the Ecological Footprint Analysis, whether or not the essential characteristics and qualifying criteria are met.
- Identify how the development will be phased, when habitation of the site will start, and whether temporary accommodation will be required at the outset.
- Provide the basis for on-going monitoring and review of the development to ensure that it continues to meet all necessary criteria and fulfils its original objectives.

4.7 **Ecological Footprint Analysis.** Ecological Footprint Analysis (EFA) is a relatively well-developed indicator tool of the sustainability of human activities in terms of their impact on the carrying capacity of the planet. It provides a simple measure of the impacts of a person's activities measured as the 'global hectares' needed to support them, based on an assessment of household consumption.

In 2007 there were 1.88 global hectares (gha) available to each person on earth. In the western world personal footprints far exceed this figure. Reflecting that 1.88 global hectares per person is exceptionally hard to achieve in the developed world, TAN 6 requires that the initial footprint of residents of One Planet Developments in the open countryside is set at 2.4 global hectares per person, with clear potential to move towards 1.88 global hectares over time.

4.8 Annual monitoring reports on progress are required, and a full review after five years needs to be undertaken as part of the planning condition. Ultimately failures to fulfil the management plan, if not corrected as the management plan envisages, can be addressed by planning enforcement measures.

5. EQUALITIES IMPLICATIONS

5.1 No Equalities Impact Assessment has been done on this report, however Sustainable Development and Equalities interact on many levels and work done in one area often supports the other. Creating sustainable communities, employment and transport for example, is of benefit to all the residents of Caerphilly county borough, regardless of their individual circumstances or backgrounds.

6. FINANCIAL IMPLICATIONS

6.1 There are no financial implications associated with this report.

7. PERSONNEL IMPLICATIONS

7.1 There are no financial implications associated with this report.

8. CONSULTATIONS

8.1 There are no consultation responses, which have not been incorporated into this report.

9. RECOMMENDATIONS

9.1 That the Panel note the content of the Planning Policy Wales, Technical Advice Note 6, “One Planet Development, Planning for Sustainable Rural Communities”.

10. REASONS FOR THE RECOMMENDATIONS

10.1 For the reasons set out in the report.

11. STATUTORY POWER

11.1 Town & Country Planning Act 1990.

Author: Wayne Grimstead – Area Principal Enforcement Officer
Consultees: Cllr Ken James - Cabinet Member for Regeneration, Planning and Sustainable Development
Sandra Aspinall – Acting Deputy Chief Executive
Pauline Elliott – Head of Regeneration & Planning
Tim Stephens – Development Control Manager
Paul Cooke – Team Leader, Sustainable Development & Living Environment
Rhian Kyte - Team Leader, Strategic & Development Planning