





Helpu Cymru i leihau
ei Hôl Troed Carbon
Help Wales reduce
its Carbon Footprint



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

Planning for Sustainable Buildings

The Welsh Assembly Government is committed to improving the sustainability of new buildings in Wales in order to reduce their impact on the environment and to tackle climate change. The Assembly Government published a new national planning policy that expects most new developments to meet a sustainable building standard as part of the planning application process. These standards are as follows:

Building Type	Policy	Assessment
New Homes	<p>From 1st September 2009 applications for 5 or more dwellings are expected to meet Level 3 of the Code for Sustainable Homes.</p> <p>They are also expected to reduce their Carbon Emissions by 31% above Building Regulations 2006.</p>	
New other buildings (offices, industrial, retail etc)	<p>From 1st September 2009 major non-residential applications will be expected to meet 'Very Good' under the Building Research Establishment Environmental Assessment Method scheme (BREEAM) (or equivalent).</p> <p>They are also expected to meet a higher 'Excellent' standard for reducing carbon emissions (a Carbon Index of 40).</p>	

Code for Sustainable Homes

The Code measures the sustainability performance of a home against nine design categories, rating it from one (★) to six (★★★★★★) stars.

The results of the Code assessment are recorded in a certificate assigned to the dwelling.

Assessment procedures depend on a network of specifically trained and accredited independent assessors. Currently BRE Global and Stroma Accreditation Limited can offer training and accreditation of Code assessors.

For more information please visit

<http://www.info4local.gov.uk/content-by-topic/the-code>

Categories

Energy/C02

Water

Materials

Surface water run-off

Waste

Pollution

Health & Well-being

Management

Ecology

The Building Research Establishment Environmental Assessment Method (BREEAM)

For non-residential buildings the policy uses the Building Research Establishment Environmental Assessment Method (or equivalent) to assess the environmental performance of new buildings.

The BREEAM method covers a range of common building types such as offices and retail units, and for building outside these types they can be assessed against tailored criteria using the bespoke BREEAM version.

The BREEAM scheme covers nine categories in total and scores them against 5 different ratings of Pass, Good, Very Good, Excellent and Outstanding.

For more information please visit www.breem.org

Categories

Management

Health & Wellbeing

Energy

Transport

Water

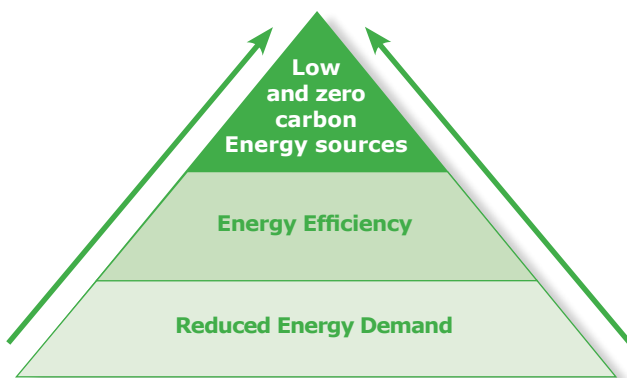
Materials

Waste

Land Use and Ecology

Pollution

Reducing Carbon Emissions



The policy expects a significant reduction in the amount of carbon emissions a new building generates.

In designing your buildings to do this you should apply the energy hierarchy by reducing energy demand (orientation etc) and improving energy efficiency (insulation etc) first before incorporating low and zero carbon energy sources such as solar panels and combined heat and power.

Key Actions for Developers and Agents

Be aware of the new national planning policy.

Check whether your proposal falls into the national planning policy threshold.

Consider at an early stage, the implications on the design of your proposal in meeting the standards.

Appoint an assessor and register your development with either Stroma Ltd (Code) or BRE Global Ltd (Code and BREEAM).

Demonstrate in the Design and Access Statement your approach to delivering sustainable buildings, including how carbon emissions have been minimised (see Technical Advice Note 12 'Design').

For more information and additional guidance on the new policy please visit www.wales.gov.uk/planning