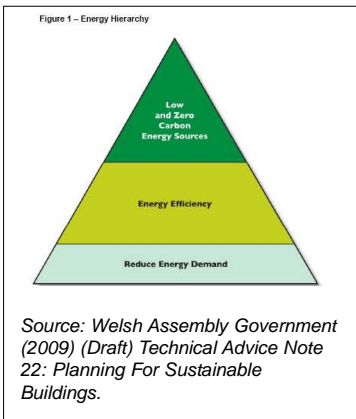




Available in accessible formats on request



'The Code for Sustainable Homes' guidance can be downloaded from: www.communities.gov.uk

Code for Sustainable Homes

National Planning Policy now requires that new developments of **5 or more dwellings** meet **Level 3 of the Code for Sustainable Homes** (a recognised standard designed to improve the overall sustainability of new homes under a single framework), and to **reduce Carbon Emissions by 31% above current Building Regulations requirements**. These requirements will extend to all residential developments of 1 or more dwellings from 01 September 2010.

The points below expand on the Welsh Assembly Government's requirements to move towards more sustainable and Zero Carbon buildings in Wales as required by (Draft) Technical Advice Note (TAN) 22 and Ministerial Interim Planning Policy Statement (MIPPS) 01/09 'Planning for Sustainable Buildings'.

This note is intended to be read in conjunction with Section 2 'Environmental Sustainability' of the Council's Information Sheet on Design and Access Statements (DAS). The following sets out the minimum level of information required as part of a valid DAS in the submission of a formal application or pre-application discussions.

Code for Sustainable Homes

The Code measures the sustainability performance of a home against the 9 design categories detailed below:

- 1 Energy/CO2
- 2 Water
- 3 Materials
- 4 Surface water run-off
- 5 Waste
- 6 Pollution
- 7 Health and Wellbeing
- 8 Management
- 9 Ecology

Credits are awarded under subheadings in each design category and it is the total number of credits achieved that provide the final score. To achieve Level 3 of the Code a minimum of 57 credits is required.

Reduction in Carbon Emissions

In addition to this, MIPPS 01/09 has increased the minimum reduction in carbon emissions to 31% in excess of the reduction required by current Building Regulations. This element is assessed through the Code under the Energy/CO2 design category subheading ENE1. To achieve a reduction in carbon emissions the design should look to implement the energy hierarchy (see fig 1). This

approach can assist in achieving Low and Zero Carbon (LZC) energy sources.

Application Requirements - What your Design and Access Statement must include:

Pre-application discussion stage:

- *It is recommended that a potential development site be registered and that a Code assessor is appointed;*
 - *A pre-assessment summary. The pre-assessment summary should provide detail on how credits will be achieved under each of the 9 Code design categories;**
 - *Detail within preliminary DAS describing how meeting the Code requirements has affected the potential layout and design;*
 - *Initial details/information on how the design will achieve a 31% reduction in carbon emissions in excess of that reduction required by current Building Regulations taking into account the principles of the energy hierarchy.***
- Outline Applications:**
- *Code assessor details and the site registration number;*
 - *A detailed pre-assessment summary. Although matters relating to layout and appearance may be reserved, the pre-assessment summary is required to demonstrate that achieving Level 3 of the Code for the site and scheme is feasible; **
 - *Detail within DAS describing how meeting the Code requirements has*

affected the potential siting, design, scale, layout etc;

● A statement within the DAS on how the design will achieve a 31% reduction in carbon emissions in excess of that reduction required by current Building Regulations. This statement should take into account the principles of the energy hierarchy. If LZC energy sources are proposed a summary of the LZC feasibility study should be submitted.
**

*It is expected that some elements of the pre-assessment may change from the pre-application and outline stage to the reserved matters/full application stage and any changes should be charted within the DAS.

** If Low and Zero Carbon energies are to be used, a LZC Energy Feasibility Study should be conducted as it can score additional credits within the Code. The feasibility study should be prepared by an independent energy specialist and be carried out at the earliest stage prior to submission of an application. A summary of the study is required as part of the DAS for an outline, full and reserved matters

application (depending on when the study was conducted).

Reserved Matters (where outline permission was granted on or after 1 September 2009) and Full applications:

- Code assessor details and the site registration number;
- A detailed pre-assessment summary that demonstrates how the required standards of level 3 of the Code have been met or exceeded;
- A clear statement within the DAS on the approach taken to reduce carbon emissions through the implementation of the energy hierarchy: This statement should include:
 - A commitment to a preferred solution,
 - Summary of the results from Low and Zero Carbon energy feasibility study - If Low and Zero carbon options are not proposed then explanation as to why,

- Measures taken to use energy more efficiently,
- Measures taken to reduce energy use, and
- Linkages to the drawings/plans that indicate how and where the solutions have been incorporated.

The Code for Sustainable Homes helps to reduce environmental damage through promoting more sustainable methods of construction and subsequently more sustainable lifestyles. To achieve Level 3 of the Code means sustainability will be designed into the scheme and this should be evident within the Design and Access Statement.

Following the grant of planning permission the Local Planning Authority will require by means of planning conditions the submission of an 'Interim Certificate' (design stage) **prior to the commencement** of development; and a 'Final Certificate' (post-construction stage) will be required **prior to the first occupation of a Code home.**

Further information

Code for Sustainable Homes

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

<http://www.communities.gov.uk/planningandbuilding/theenvironment/codesustainable1>

<http://www.planningportal.gov.uk/england/professionals/en/1115314116927.html>

The Code for Sustainable Homes - Setting the Standard in Sustainability for New Homes. Communities and Local Government (2008)

The Code for Sustainable Homes - Technical Guide May 2009. Communities and Local Government (2009)

Welsh Assembly Government
www.wales.gov.uk/planning

National Home Energy Rating
<http://www.nher.co.uk/index.php>

Energy Saving Trust - Code for Sustainable Homes Guidance
www.est.org.uk
<http://www.energysavingtrust.org.uk/business/Business/Building-Professionals/New-housing/A-history-of-our-new-build-standards>

Constructing Excellence
www.constructingexcellence.org.uk



For further information contact:

Planning Department,
Guildhall, Lambpit Street,
Wrexham, LL11 1AR.
Telephone: (01978) 292017
Fax: (01978) 292502
e-mail: planning@wrexham.gov.uk
www.wrexham.gov.uk

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