



The Planning Inspectorate  
Yr Arolygiaeth Gynllunio

## PINS NOTE 27/2012

To: All Inspectors

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### ONE PLANET DEVELOPMENT: TAN6 – Planning for Sustainable Rural Communities Practice Guidance

#### Background

1. The Welsh Government (WG) have recently published practice guidance<sup>1</sup> on 'One Planet Development'<sup>2</sup> as a companion document for *Technical Advice Note 6 – Planning for Sustainable Rural Communities* (TAN 6)<sup>3</sup>, published by the Welsh Assembly Government in July 2010. The guidance describes the planning requirements for One Planet Development (OPD) in the open countryside. *Planning Policy Wales* (PPW)<sup>4</sup> states that development in the countryside should be located within and adjoining settlements and new development in open countryside should be strictly controlled.
2. PPW and TAN 6 contain the policy for OPD in the open countryside. The guidance is a companion to TAN 6 and covers the requirements for a planning application for OPD. It introduces and sets out the details of the Management Plan that must be submitted with all OPD applications and the Ecological Footprint Analysis (EFA) that should be submitted with the Management Plan. The Management Plan should provide the evidence that the proposals meet the exceptional nature of OPD in the open countryside. The EFA is an indicator tool of the sustainability of human activities in terms of their impact on the carrying capacity of the planet and provides a measure of the impact's of a persons activities in terms of the 'global hectares' needed to support them, based on an assessment of household consumption.

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<sup>1</sup> Practice Guidance, One Planet Development: Technical Advice Note 6 – Planning for Sustainable Rural Communities (WG, October 2012).

<sup>2</sup> Defined in para. 9.3.1 of PPW as – development that through its low impact either enhances or does not significantly diminish environmental quality. OPD 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 hectares over time (the global average availability of resources in 2003). They should also be zero carbon in both construction and use.

<sup>3</sup> Technical Advice Note 6 – Planning for Sustainable Rural Communities (WAG, July 2010)

<sup>4</sup> Planning Policy Wales – Edition 4 (WAG, February 2011)

3. The types of One Planet Development are:

- i) Single dwelling: self-sufficiency based;
- ii) Land based enterprise: agricultural holding; strong self-sufficiency and market-facing;
- iii) Small group of dwellings: self-sufficiency based; limited shared facilities/activities;
- iv) Small planned community: self-sufficiency based; organised around shared facilities/activities; economies of scale and cooperation;
- v) Ecovillage: strong self-sufficiency; planned around shared facilities/activities; economies of scale and cooperation; greater diversity of residents.

**Action**

- 4. Inspectors should be aware of this guidance as it contains useful information in relation to sustainable housing development in the open countryside, especially when called upon to conduct cases in Wales.
- 5. Whilst the guidance applies to Wales and cannot therefore be used as a material consideration in English casework, there may be similar developments in England that could seek to rely on this guidance in the absence of any comparable advice applicable to England.
- 6. Please contact XXXX if you have any queries on this Note.

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Chief Planning Inspector