



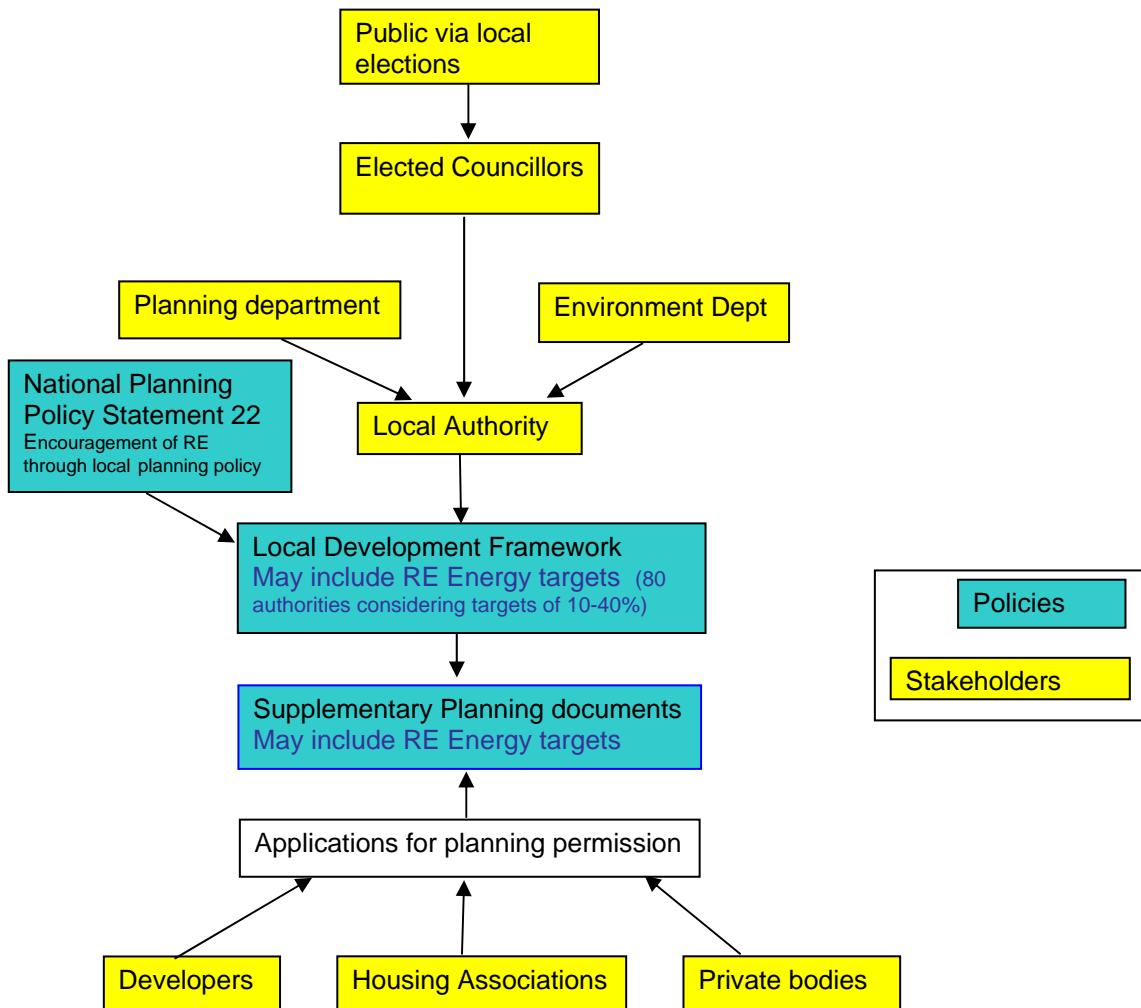
The UK Planning Process

Planning Policy

Planning Policy Statement 22 (PPS 22) specifies the encouragement of renewable energy (RE) at a local level. In response local authorities draw up policies which have to be approved by local elected councillors.

Local development frameworks (LDFs) are now being prepared by all authorities; these will come into force in 2007 and last for 10 years. Around 80 authorities are believed to be including renewable energy rules in their LDFs. A typical rule is that all new large developments (10 or more dwelling or > 2000m²) must generate a percentage of their energy requirements from on-site renewables, percentages range from 10% - 40%. The rules can either be written into the LDF (in which case they are fixed for 10 years) or may be written into supplementary planning guidance (SPG) in which case they can be modified more easily.

The schematic below shows stakeholders and policies relevant to BIPV in the UK.





Note: the remit of a UK planning department is often limited to assessing whether or not applications for planning permission meet various policies. They have limited scope for initiating developments but have to react to proposals submitted. Most developments are initiated by developers, housing associations, and building owners. In the case of major re-developments the local authorities planning department may have a more active role, as in the Barrow Port Case Study, to initiate the development and announce their preferred options. These may cover energy efficiency and renewable energy as well as topics such as housing densities and architectural styles.

Building Regulations and the Code for Sustainable Homes

Requirements for the design of individual buildings, which cover energy efficiency amongst other issues, are set out in the Building Regulations, which all new buildings are required to meet. The energy efficiency requirements have been rising steadily over the years.

There are also various voluntary codes which buildings may be assessed against. The main one relating to housing is the Code for Sustainable Homes. This has various levels, from level 1 to level 5, the most sustainable. More and more houses are being built to meet a Code for Sustainable Homes level. This may be for marketing purposes but it may also be a condition of funding or planning. Renewable energy is an important part of meeting the requirements of the higher levels of the Code.