



Planning shapes the places where people live and work and the country we live in. It plays a key role in supporting the Government's wider social, environmental and economic objectives and for sustainable communities.

Planning Policy Statement:

eco-towns

A supplement to Planning Policy Statement 1



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75% recycled paper

July 2009

Reference: 09SCG06036/pps

ISBN: 978-1-4098-1683-6

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Introduction

1. Planning Policy Statements (PPS) set out the Government's national policies on different aspects of spatial planning in England. PPS1 sets out the overarching planning policies on the delivery of sustainable development through the planning system. This PPS on eco-towns supplements PPS1, it does not seek to assemble all national planning policy relevant or applicable to designing new settlements and should be read alongside the national PPS/G series, in particular, Planning Policy Statement 3: Housing and those covering planning and environmental issues including Planning Policy Statement: *Planning and Climate Change*.
2. The policies set out in this PPS should be taken into account by regional planning bodies in the preparation of revisions to regional spatial strategies¹, by the Mayor of London in relation to the spatial development strategy for London, and by local planning authorities in the preparation of local development documents. The policies may also be material, depending on the particular circumstances of the case, to decisions on individual planning applications.
3. This PPS sets out a range of minimum standards which are more challenging and stretching than would normally be required for new development. Many of the principles and stretching standards required by this PPS could potentially be adopted by other developers as a way of meeting the wider objectives of the Planning Policy Statement on Climate Change planning policy. The standards act to ensure that eco-towns are exemplars of good practice and provide a showcase for sustainable living and allow Government, business and communities to work together to develop greener, low carbon living. The design of eco-towns should take full account of the impact on local eco-systems, mitigating negative impacts as far as possible and maximising opportunities to enhance their local environments.
4. The Town and Country Planning Association has worked closely with stakeholders to produce worksheets which set out principles, information and flexible models for best practice on a range of themes relevant to eco-towns. This series is being made available as a resource for planning and designing eco-towns.

¹ Note that the Local Democracy, Economic Development and Construction Bill, once enacted, is likely to amend the responsible regional authorities.

Government objectives

5. The Government is committed to ensuring that everyone has access to a decent home at a price they can afford, in a place where they want to live and work. The Government has set a target to build 240,000 new homes per annum by 2016 and to reduce CO₂ emissions by 80 per cent below 1990 levels by 2050. Plans for eco-towns should make a significant contribution to these targets and help address the serious threat of climate change. It is the Government's view that eco-towns should be exemplar projects that encourage and enable residents to live within managed environmental limits and in communities that are resilient to climate change.
6. To help address these challenges, the Government has identified locations with the potential to be eco-towns. The locations are identified in Annex A. Further proposals for eco-towns may come forward through the planning system as set out in paragraphs ET 3 and ET 4.
7. The Government's objectives for planning are set out in PPS 1 and include:
 - **to promote sustainable development by:**
 - ensuring that eco-towns achieve sustainability standards significantly above equivalent levels of development in existing towns and cities by setting out a range of challenging and stretching minimum standards for their development, in particular by:
 - providing a good quantity of green space of the highest quality in close proximity to the natural environment
 - offering opportunities for space within and around the dwellings
 - promoting healthy and sustainable environments through 'Active Design'² principles and healthy living choices
 - enabling opportunities for infrastructure that make best use of technologies in energy generation and conservation in ways that are not always practical or economic in other developments
 - delivering a locally appropriate mix of housing type and tenure to meet the needs of all income groups and household size, and
 - taking advantage of significant economies of scale and increases in land value to deliver new technology and infrastructure such as for transport, energy and community facilities.
 - **to reduce the carbon footprint of development by:**
 - ensuring that households and individuals in eco-towns are able to reduce their carbon footprint to a low level and achieve a more sustainable way of living.

² Active Design – www.sportengland.org/planning_active_design

Planning context

ET 1 Principles

- ET 1.1 Eco-towns should develop unique characteristics by responding to the opportunities and challenges of their location and community aspirations. Eco-town proposals should meet the standards as set out in this PPS or any standards in the development plan which are of a higher standard. Developers and local planning authorities will need to consider how they should be applied in practice, recognising the unique nature of each site.
- ET 1.2 Developers and local planning authorities developing proposals for eco-towns should take into consideration the Sustainability Appraisal and the Habitats Regulation Assessment undertaken for this PPS. See the provisions set out at ET 16.2. Proposals for new eco-towns should demonstrate evidence of sustainability and deliverability, including infrastructure.

ET 2 Locational criteria

- ET 2.1 Eco-towns should have the functional characteristics of a new settlement; that is to be of sufficient size and have the necessary services to establish their own character and identity and so have the critical mass necessary to be capable of self containment whilst delivering much higher standards of sustainability.
- ET 2.2 In identifying suitable locations for eco-towns, consideration should be given to:
- (a) the area for development needed which should be able to make provision for a minimum of 5,000 homes. Planning on this scale allows the development to exploit a number of opportunities and benefits as set out in the Government's objectives for eco-towns. See paragraph 7 of this PPS
 - (b) the proximity of the proposed eco-town to a higher order centre(s) where there is clear capacity for public transport links and other sustainable access to that centre
 - (c) the proximity of the eco-town to existing and planned employment opportunities
 - (d) whether the eco-town can play an important role in delivering other planning, development and regeneration objectives, and
 - (e) the eco-towns locations set out in Annex A.

ET 3 Regional Spatial Strategies (RSS)

- ET 3.1 Eco-towns are one of a range of options regions should consider when determining the overall level and distribution of housing in future RSS reviews (see paragraph 37, PPS3). They will be particularly useful in areas experiencing high levels of need and demand for housing. Regions should consider how eco-towns can help deliver housing within the region and in particular housing market areas.

ET 4 Local Development Frameworks (LDF)

- ET 4.1 Eco-towns are one of a range of options local planning authorities should consider when determining how to meet their current or emerging housing requirements set out in the RSS. Eco-towns should be allocated as a strategic development option within the Core Strategy, but may also be considered as part of an Area Action Plan or Allocations DPD where the Core Strategy has already been adopted.
- ET 4.2 Local planning authorities who have within their area an eco-town location in Annex A should consider the eco-town as an option for the distribution of housing. There is no requirement to allocate an eco-town if a better way of meeting future needs exists. The Adopted Plan should set out the most appropriate strategy when considered against reasonable alternatives.

ET 5 Determining planning applications

- ET 5.1 Local planning authorities must determine planning applications in accordance with the statutory Development Plan³, unless material considerations indicate otherwise. This PPS including the list of locations set out in Annex A will be material considerations that should be given weight in determining planning applications for eco-towns.
- ET 5.2 Where the development plan is up-to-date⁴ (but has not allocated an eco-town) the local planning authority may refuse the application on the grounds that it had already provided for all the housing that is needed and that the plan was found 'sound' by an Inspector from the Planning Inspectorate. However, there are circumstances where local planning authorities can justify going against the plan, for example, where an emerging RSS indicates that the local planning authority would need to deliver higher levels of growth. Where this is the case, or where the plan is out of date⁵, an application for an eco-town should be considered on its merits, taking into account material considerations.

³ The development plan includes the Regional Spatial Strategy and Adopted Development Plan Documents (or any saved policies pursuant to section 38 and schedule 8 of the Planning and Compulsory Purchase Act 2004). Where there is a conflict between these documents, the most recent document takes precedence.

⁴ An up-to-date plan is one that complies with PPS3 and the relevant RSS. For example, this means that 5 years of deliverable land has been allocated and a further 10 years of broad locations has been identified.

⁵ An out-of-date plan is one that does not comply with PPS3 and the relevant RSS. For example it does not allocate enough land to meet RSS housing numbers.

ET 6 Monitoring

- ET 6.1 Eco-towns will need to be monitored through regional and local monitoring frameworks. Regional Planning Bodies and Local Planning Authorities will be required to monitor the implementation of their spatial policies as set out in the RSS and in development plan documents at the local level. Regional Planning Bodies and Local Planning Authorities should set out in their Annual Monitoring Reports indicators for monitoring the sustainability of eco-towns in their region/district. Arrangements should be put in place for the long-term monitoring of the standards set out for eco-towns as part of the requirements for community governance.
- ET 6.2 Where an eco-town is brought forward through a planning application, the monitoring requirements should be undertaken as if the proposal was brought forward through the plan making system, and subject to the monitoring of sustainability and any necessary mitigation.

Eco-town standards

ET 7 Zero carbon in eco-towns

- ET 7.1 The definition of zero carbon in eco-towns is that over a year the net carbon dioxide emissions from all energy use within the buildings on the eco-town development as a whole are zero or below⁶. The initial planning application and all subsequent planning applications for the development of the eco-town should demonstrate how this will be achieved.
- ET 7.2 The health and social care needs of residents, and the resulting energy demand, should be taken into account when demonstrating how this standard will be met.
- ET 7.3 This standard will take effect in accordance with a phased programme to be submitted with the planning application. It excludes embodied carbon⁷ and emissions from transport but includes all buildings – not just houses but also commercial and public sector buildings which are built as part of the eco-town development. The calculation of net emissions will take account of:
- (a) emissions associated with the use of locally produced energy
 - (b) emissions associated with production of energy imported from centralised energy networks, taking account of the carbon intensity of those imports as set out in the Government's Standard Assessment Procedure, and
 - (c) emissions displaced by exports of locally produced energy to centralised energy networks where that energy is produced from a plant (1) whose primary purpose is to support the needs of the eco town and (2) has a production capacity reasonably related to the overall energy requirement of the eco town.
- ET 7.4 This standard attempts to ensure that energy emissions related to the built environment in eco-towns are zero or below. Standards applicable to individual homes are set out in policy ET 9.

ET 8 Climate change adaptation

- ET 8.1 Eco-towns should be sustainable communities that are resilient to and appropriate for the climate change now accepted as inevitable. They should be planned to minimise future vulnerability in a changing climate, and with both mitigation and adaptation in mind.⁸

⁶ This definition of zero carbon applies solely in the context of eco-towns, and applies to the whole development rather than to individual buildings.

⁷ i.e. carbon emissions resulting from the construction process – see ET19.1.

⁸ In line with Planning Policy Statement: Planning and Climate Change (supplement to PPS 1) and supporting practice guidance.

ET 8.2 Developments should be designed to take account of the climate they are likely to experience, using, for example, the most recent climate change scenarios available from the UK Climate Change Impacts Programme. Eco-towns should deliver a high quality local environment and meet the standards on water, flooding, green infrastructure and biodiversity set out in this PPS, taking into account a changing climate for these, as well incorporating wider best practice on tackling overheating and impacts of a changing climate for the natural and built environment.

ET 9 Homes

- ET 9.1 As well as being zero carbon as part of the whole built environment, homes in eco-towns should:
- (a) achieve Building for Life⁹ Silver Standard and Level 4 of the Code for Sustainable Homes¹⁰ at a minimum (unless higher standards are set elsewhere in this Planning Policy Statement)
 - (b) meet lifetime homes standards and space standards¹¹
 - (c) have real time energy monitoring systems; real time public transport information and high speed broadband access, including next generation broadband where possible. Consideration should also be given to the potential use of digital access to support assisted living and smart energy management systems
 - (d) provide for at least 30 per cent affordable housing (which includes social-rented and intermediate housing)¹²
 - (e) demonstrate high levels of energy efficiency in the fabric of the building, having regard to proposals for standards to be incorporated into changes to the Building Regulations between now and 2016 (including the consultation on planned changes for 2010 issued in June 2009 and future announcements on the definition of zero carbon homes), and
 - (f) achieve, through a combination of energy efficiency and low and zero carbon energy generation on the site of the housing development and any heat supplied from low and zero carbon heat systems directly connected to the development, carbon reductions (from space heating, ventilation, hot water and fixed lighting) of at least 70 per cent relative to current Building Regulations (Part L 2006).

⁹ Building for Life – www.buildingforlife.org/

¹⁰ Code Level 4 contains within it standards to be achieved for: household waste recycling, construction waste, composting facilities, water efficiency measures, surface water management, use of materials, energy & CO₂, pollution, health & well-being, ecology & ongoing management of the development.

¹¹ Space standards refer to the Space Standards published by English Partnerships which are now encapsulated in the HCA's Design Quality Standards.

¹² See PPS 3 for definition and policy approach.

ET 9.2 The intent of the energy efficiency and on-site carbon reduction standards is to ensure that, without being too prescriptive as to the means employed to achieve the overall zero carbon standard, reasonable opportunities for energy efficiency and on-site carbon mitigation (including directly connected heat systems) are utilised.

ET 10 Employment

ET 10.1 It is important to ensure that eco-towns are genuine mixed-use communities and that unsustainable commuter trips are kept to a minimum. An economic strategy should be produced to accompany planning applications for eco-towns that demonstrate how access to work will be achieved. The strategy should also set out facilities to support job creation in the town and as a minimum there should be access to one employment opportunity per new dwelling that is easily reached by walking, cycling and/or public transport.

ET 11 Transport

ET 11.1 Travel in eco-towns should support people's desire for mobility whilst achieving the goal of low carbon living. The town should be designed so that access to it and through it gives priority to options such as walking, cycling, public transport and other sustainable options, thereby reducing residents' reliance on private cars, including techniques such as filtered permeability. To achieve this, homes should be within ten minutes' walk of (a) frequent public transport and (b) neighbourhood services¹³. The provision of services within the eco-town may be co-located to reduce the need for individuals to travel by private car and encourage the efficient use of the sustainable transport options available.

ET 11.2 Planning applications should include travel plans which demonstrate:

- (a) how the town's design will enable at least 50 per cent of trips originating in eco-towns to be made by non-car means, with the potential for this to increase over time to at least 60 per cent
- (b) good design principles, drawing from Manual for Streets¹⁴, Building for Life¹⁵, and community travel planning principles¹⁶
- (c) how transport choice messages, infrastructure and services will be provided from 'day one' of residential occupation, and

¹³ Specific proposals for the location of health and social care services should reflect the particular local circumstances and be made following discussions with the Primary Care Trust.

¹⁴ Manual for Streets – Department of Transport – <http://www.dft.gov.uk/pgr/sustainable/manforstreets/>

¹⁵ Building for Life – <http://www.buildingforlife.org/>

¹⁶ See Building Sustainable Transport into New Developments (DfT 2008) and Good Practice Guidelines: Delivering Travel Plans through the Planning Process (DfT/CLG 2009)

- (d) how the carbon impact of transport in the eco-town will be monitored, as part of embedding a long term low-carbon approach to travel within plans for community governance.

ET 11.3 Where an eco-town is close to an existing higher order settlement, planning applications should also demonstrate:

- (a) options for ensuring that key connections around the eco-town do not become congested as a result of the development, for example by extending some aspects of the travel plan beyond the immediate boundaries of the town, and
- (b) significantly more ambitious targets for modal share than the 50 per cent (increasing to 60 per cent over time) mentioned above and for the use of sustainable transport.

ET 11.4 Where eco-town plans intend to incorporate ultra low carbon vehicle options, including electric car schemes to help achieve a sustainable transport system, planning applications should demonstrate that:

- (a) there will be sufficient energy headroom to meet the higher demand for electricity, and
- (b) the scheme will not add so many additional private vehicles to the local road network that these will cause congestion.

ET 11.5 Eco-towns should be designed in a way that supports children walking or cycling to school safely and easily. There should be a maximum walking distance of 800m¹⁷ from homes to the nearest school for children aged under 11, except where this is not a viable option due to natural water features or other physical landscape restrictions.

ET 12 Healthy lifestyles

ET 12.1 The built and natural environments are an important component in improving the health and well-being of people. Well designed development and good urban planning can also contribute to promoting and supporting healthier and more active living and reduce health inequalities¹⁸. Eco-towns should be designed and planned to support healthy and sustainable environments and enable residents to make healthy choices easily.

¹⁷ The distance should be measured by the shortest route along which a child may walk in reasonable safety.

¹⁸ See also – Promoting and creating built or natural environments that encourage and support physical activity. – National Institute for Health and Clinical Excellence – Nice Public Health Guidance 8

ET 13 Local services

ET 13.1 Building sustainable communities is about providing facilities which contribute to the well-being, enjoyment and health of people. Planning applications should include a good level of provision of services within the eco-town that is proportionate to the size of the development. This should include leisure, health and social care, education, retail, arts and culture, library services, sport and play facilities and community and voluntary sector facilities.

ET 14 Green infrastructure

ET 14.1 Forty per cent of the eco-town's total area should be allocated to green space, of which at least half should be public and consist of a network of well managed, high quality green/open spaces which are linked to the wider countryside. Planning applications should demonstrate a range of types of green space, for example community forests, wetland areas and public parks. The space should be multifunctional, e.g. accessible for play and recreation, walking or cycling safely, and support wildlife, urban cooling and flood management.

ET 14.2 Particular attention should be given to land to allow the local production of food from community, allotment and/or commercial gardens.

ET 15 Landscape and historic environment

ET 15.1 Planning applications for eco-towns should demonstrate that they have adequately considered the implications for the local landscape and historic environment. This evidence, in particular that gained from landscape character assessments and historic landscape characterisation should be used to ensure that development complements and enhances the existing landscape character. Furthermore, evidence contained in relevant Historic Environment Records, should be used to assess the extent, significance and condition of known heritage assets (and the potential for the discovery of unknown heritage assets) and the contribution that they may make to the eco-town and surrounding area. Eco-town proposals should set out measures to conserve and, where appropriate, enhance heritage both assets and their settings through the proposed development.

ET 16 Biodiversity

- ET 16.1 Eco-towns should demonstrate a net gain in local biodiversity and planning permission may not be granted for eco town proposals which have a significant adverse effect on internationally designated nature conservation sites¹⁹ or Sites of Special Scientific Interest.
- ET 16.2 If after completing an appropriate assessment of a plan or project local planning authorities are unable to conclude that there will be no adverse effects on the integrity of any European sites, the plan or project will not be approved, irrespective of conformity with other policies. It is unlikely that proposals for eco-towns will meet the requirements of Article 6(4) of the Habitats Directive. In appropriate cases, local planning authorities may consider the scale and mass of the eco-town necessary to avoid adversely affecting the integrity of European sites. In the event that the authority concludes that it cannot allocate an eco-town of the minimum 5,000 dwellings or otherwise avoid or adequately mitigate any adverse effect, it should make provision up to the closest to the minimum size for which it can be concluded that it does not affect the integrity of any European sites.
- ET 16.3 A strategy for conserving and enhancing local biodiversity should be produced to accompany planning applications for eco-towns. This should be based on up-to-date information about the biodiversity of the area including proposals for the management of local ecosystems and where appropriate, the restoration of degraded habitats or the creation of replacement habitats. It should set out priority actions in line with the England Biodiversity Strategy and Local Biodiversity Action Plans, including appropriate mitigation and/or compensation measures, required to minimise adverse effects on individual species and habitats of principal importance and to enhance local biodiversity overall. Developers should seek the advice of Natural England and other relevant statutory advisers when developing their strategies and decision making authorities should also consult those bodies as to the adequacy of such strategies. Delivery bodies should be identified in the strategy and its implementation should proceed in parallel with the development.

¹⁹ These sites, which in Great Britain, are also referred to as European sites consist of Special Areas of Conservation (SACs) and European Offshore Marine Sites (EOMS) designated under the EC Habitats Directive and Special Protection Areas (SPAs) classified under the Birds Directive. The Government expects public authorities to treat all Ramsar sites as if they are fully designated European Sites, for the purpose of considering development proposals that may affect them.

ET 17 Water

ET 17.1 Eco-towns should be ambitious in terms of water efficiency across the whole development, particularly in areas of serious water stress²⁰, and should contribute, where existing water quality leaves scope for further improvement, towards improving water quality in their localities.

ET 17.2 Planning applications for all eco-towns should be accompanied by a water cycle strategy that provides a plan for the necessary water services infrastructure improvements. The water cycle strategy should have been developed in partnership with interested parties, including the local planning authority, the Environment Agency²¹, and the relevant water and sewerage companies through a water cycle study. The strategy should:

- (a) assess the impact that the proposed development will have on water demand within the framework of the water companies' water resource management plans and set out the proposed measures which will limit additional water demand from both new housing and new non-domestic buildings
- (b) demonstrate that the development will not result in a deterioration in the status²² of any surface waters or ground-waters affected by the eco-town; and
- (c) set out proposed measures for improving water quality and avoiding surface water flooding from surface water, groundwater and local watercourses.

ET 17.3 Eco-towns should:

- (a) incorporate measures in the water cycle strategy for improving water quality and managing surface water, groundwater and local watercourses to prevent surface water flooding from those sources; and
- (b) incorporate sustainable drainage systems (SUDS) and, except where this is not feasible, as identified within a relevant Surface Water Management Plan²³, avoid connection of surface water run-off into sewers.

ET 17.4 Planning applications for all eco-towns should include a strategy for the long term maintenance, management and adoption of the SUDS.

²⁰ As designated by the Water Industry (Prescribed Conditions) Amendment Regulations 2007 (S.I. 2007/2457) – map to illustrate extent of water stress can be obtained from the Environment Agency.

²¹ See also Environment Agency guidance (January 09) on water cycle studies <http://publications.environment-agency.gov.uk/pdf/GEHO0109BPFF-e-e.pdf>

²² Information on status can be obtained from the Environment Agency – in the case of water bodies, this information will be reported in the River Basin Management Plan.

²³ All eco-towns must be covered by a Strategic Flood Risk Assessment (SFRA), as defined in PPS25, Development and Flood Risk, and the PPS25 Practice Guide. A Surface Water Management Plan for the eco-town should form part of the SFRA.

- ET 17.5 Eco-towns in areas of serious water stress should aspire to water neutrality, ie achieving development without increasing overall water use across a wider area²⁴ and this is further explained in Annex B of this PPS. In particular, the water cycle strategy should set out how:
- (a) the development would be designed and delivered to limit the impact of the new development on water use, and any plans for additional measures, e.g. within the existing building stock of the wider designated area, that would contribute towards water neutrality
 - (b) new homes will be equipped to meet the water consumption requirement of Level 5 of the Code for Sustainable Homes; and
 - (c) new non-domestic buildings will be equipped to meet similar high standards of water efficiency with respect to their domestic water use.

ET 18 Flood risk management

ET 18.1 The location, layout and construction of eco-towns should reduce and avoid flood risk wherever practicable. Eco-towns should not increase the risk of flooding elsewhere and should use opportunities to address and reduce existing flooding problems.

ET 18.2 There is a strong expectation that all of the built-up areas of an eco-town (including housing, other public buildings and infrastructure) will be fully within Flood Zone 1 – the lowest risk²⁵. Flood Zone 2 (medium risk) should, as far as possible, be used for open spaces and informal recreational areas that can serve as multi-functional spaces, for example, those used for flood storage. There should be no built-up development in Flood Zone 3, with the exception of water-compatible development and, where absolutely necessary, essential infrastructure as defined in Table D.2 of PPS25: Development and Flood Risk.

²⁴ Wider area to be determined by water cycle study normally by reference to the water company water resource zone in which the development is to be located

²⁵ Flood Zones as described in PPS25, Development and Flood Risk

ET 19 Waste

- ET 19.1 Eco-town planning applications should include a sustainable waste and resources plan, covering both domestic and non-domestic waste²⁶, which:
- (a) sets targets for residual waste levels, recycling levels and landfill diversion, all of which should be substantially more ambitious than the 2007 national Waste Strategy targets for 2020²⁷; it should be demonstrated how these targets will be achieved, monitored and maintained
 - (b) establishes how all development will be designed so as to facilitate the achievement of these targets, including the provision of waste storage arrangements which allow for the separate collection of each of the seven priority waste materials as identified in the Waste Strategy for England 2007
 - (c) provides evidence that consideration has been given to the use of locally generated waste as a fuel source for combined heat and power (CHP) generation for the eco-town, and
 - (d) sets out how developers will ensure that no construction, demolition and excavation waste is sent to landfill, except for those types of waste where landfill is the least environmentally damaging option.

ET 20 Master planning

- ET 20.1 All eco-town planning applications should include an overall master plan and supporting documentation to demonstrate how the eco-town standards set out above will be achieved and it is vital to the long-term success of eco-towns that the standards are sustained. Local Authorities should consider the use of design codes²⁸ to facilitate efficient delivery of high quality development. In developing the master plan, there should be a high level of engagement and consultation with prospective and neighbouring communities.
- ET 20.2 There should be a presumption in favour of the original; that is the first permitted master-plan. Any subsequent planning applications that would materially alter and negatively impact on the integrity of the original master-plan should be refused consent.

²⁶ This standard does not apply to health and social care services' medium and high risk waste, such as clinical and hazardous waste; these are covered by national regulations.

²⁷ The Waste strategy 2007 proposes national targets for waste for 2020 as follows:

- Residual waste reduction per person (amount left after reuse, recycling and composting) – from 370 kg in 2005 to 225 kg in 2020
- Household re-use, recycling and composting – from 27% in 2005 to 50% in 2020
- Residual waste recovery (recycling, composting and energy recovery) from 38% in 2005 to 75% in 2020.

²⁸ Preparing Design Codes: A Practice Manual; DCLG/CABE (2006).

ET 21 Transition

ET 21.1 To support the transition process, planning applications should set out:

- (a) the detailed timetable of delivery of neighbourhoods, employment and community facilities and services – such as public transport, schools, health and social care services, community centres, public spaces, parks and green spaces including biodiversity etc
- (b) plans for operational delivery of priority core services to underpin the low level of carbon emissions, such as public transport infrastructure and services, for when the first residents move in
- (c) progress in and plans for working with Primary Care Trusts and Local Authorities to address the provision of health and social care
- (d) how developers will support the initial formation and growth of communities, through investment in community development and third-sector support, which enhance well-being and provide social structures through which issues can be addressed
- (e) how developers will provide information and resources to encourage environmentally responsible behaviour, especially as new residents move in
- (f) the specific metrics which will be collected and summarised annually to monitor, support and evaluate progress in low carbon living, including those on zero carbon, transport and waste
- (g) a governance transition plan from developer to community, and
- (h) how carbon emissions resulting from the construction of the development will be limited, managed and monitored.

ET 22 Community and governance

ET 22.1 A long term approach is necessary to ensure a new town retains its integrity as an eco-town, and is able to manage change in a planned way. Planning applications should be accompanied by long term governance structures for the development to ensure that:

- (a) appropriate governance structures are in place to ensure that standards are met, maintained and evolved to meet future needs
- (b) there is continued community involvement and engagement, to develop social capital
- (c) sustainability metrics, including those on zero carbon, transport, water and waste are agreed and monitored
- (d) future development continues to meet the eco-town standards, and
- (e) community assets are maintained.

ET 22.2 The governance proposals should be appropriate to the scale and complexity of the development, and should complement existing democratic arrangements for parish and local governance. They should set out the proposed financial, management and legal structures (including arrangements for the transfer of land, buildings or endowment funds to resident-led community organisations for community use and development, including cultural, worship and income-generating purposes). Where appropriate, proposals for establishing new parish arrangements should be considered as part of the longer term governance arrangements for the eco-town. Governance structures will need to be designed so that they can reflect the composition and unique needs of the local community, so that they have potential to bring different groups together to resolve any differences and avoid tensions, and to create a sense of belonging for residents.

Annex A – Eco-towns locations

Whitehill-Bordon

Rackheath

North-West Bicester

St Austell (China Clay Community)

Annex B – Water neutrality

Water neutrality is the concept where the total water used after a new development is no more than the total water used before the development. This requires meeting the new demand through improving the efficiency of use of the existing water resources. Water neutrality needs to be assessed within a defined area, normally the water company's water resource zone.

Water neutrality is a demanding level of ambition which is only likely to be achieved through a combination of measures. A key component is to make the new development water efficient, through utilising the most water efficient products and where appropriate looking at water reuse options. Other measures involve the existing building stock and would need to be explored in partnership with the water companies. These may include extending the extent of metering, introducing variable tariffs to encourage water efficiency, retrofitting existing buildings with water efficient products and reducing demand from non-households.

ISBN: 978-1-4098-1683-6

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