



# ONE PLANET DEVELOPMENT

*A uniquely Welsh initiative, One Planet Development (OPD) offers a transition to a more sustainable way of life, by providing a way for people to live and work on their own land, with measurable social, economic and environmental benefits. It's beneficial for the rural and urban communities of Wales, and can serve as an inspiration to the rest of the world.*

## ***Here's how...***

### SUSTAINABLE, CHEAP LOW IMPACT HOMES

One Planet homes are required to be zero carbon over their entire life. They must be constructed from sustainable materials that are in practice frequently recycled or locally sourced. They are typically self-built, often using some volunteer labour, so are lower cost and educational. Buildings must be energy efficient and generate their own renewable electricity and heat. There can be new and different building styles as long as they comply with the stringent planning standards and meet building regulations.

### CREATING SUSTAINABLE LIVELIHOODS

OPD residents are required to meet their basic household needs (food, energy, water, waste assimilation, IT/communications, council tax, clothing, and transport) from their land-based activity within 5 years. A robust management plan is required at planning application stage to show how these needs will be met and how residents will make a living. Annual monitoring reports must be sent to the Planning Department. OPD residents must work towards achieving a 'One Planet' eco-footprint, which is measured and verifiable.

### GOOD FOR PRODUCTIVITY, GOOD FOR BIODIVERSITY

OPDs are labour-intensive, producing food and craft for themselves and the market from small-holdings and silviculture, avoiding artificial pesticides and nitrate fertilisers, and avoiding or minimising the use of heavy machinery. The existing ecology is carefully preserved and enhanced as appropriate to the location, by increasing the variety and amount of species. Agro-ecological methods such as companion planting, soil care and encouraging natural predators of pests are amongst the techniques used. Water is sourced on site where possible, with wastewater processed to reclaim nutrients that are used to enrich biodiversity and fertility. Waste is composted, reused or recycled.

### GOOD FOR COMMUNITY

OPD supports Welsh language and culture, and residents play an active role in local communities. OPD regenerates local economies with employment, fresh food and crafts, education about sustainable living, and apprenticeships. This forward-looking policy helps make Wales an inspiration around the world with its commitment to a sustainable way of life for now and the future.





## *How the OPD policy can reach and benefit more people:*

### LOCAL AUTHORITIES

- » Commit to promoting and supporting OPD projects in their area. This presents a particular opportunity for counties in West Wales, which host the largest concentration of OPDs.
- » Identify land in public ownership and make it available on sensible terms for OPDs (perhaps working with the Welsh Local Government Authority and Public Service Boards).
- » Commit to training both planning officers and elected representatives about OPD.

### WELSH GOVERNMENT

- » Commit to telling everyone in Wales that OPD exists and that pioneers are now demonstrating that it can provide right livelihood and affordable homes.
- » TAN 6, which prescribes OPD, allows for it in the open countryside as well as within or adjacent to existing settlements. Up until now only open countryside OPD has been legislated for. The One Planet Council would like to see Supplementary Planning Guidance created for urban and peri-urban areas. This is an unexplored policy area with huge potential for progress towards sustainability.
- » Identify land in public ownership (WG, HMG, NRW, plus remaining quangos etc.) and make it available on sensible terms for OPDs.
- » Provide support to LPAs for monitoring existing OPDs.
- » Fund independent research into the many benefits of OPD.

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**One Planet Development** is a forward-thinking planning policy adopted by the Welsh Government in 2011 as part of its One Wales: One Planet scheme. It provides a genuinely affordable and sustainable way for people to live and work on their own land, bringing social, economic and environmental benefits.

The **One Planet Council** is an independent voluntary body providing a bridge between applicants and local planning authorities, with guidance and tools to support practitioners and professionals. The aim of the **One Planet Council** is to enable a broad range of exemplar One Planet Development projects throughout Wales, comprised of people from all walks of life. And to see these sites serve as an inspiration to the people of Wales and beyond.