



Energy in planning and building control - Milton Keynes, United Kingdom	
Keywords	Municipal Management and Organisation, Carbon Neutrality of New Buildings, Municipal Planning Policy, Carbon Offset Fund
Pictures	 
Objectives	<p>The overall goal of the action presented is to achieve carbon neutrality on all new development sites in Milton Keynes; that is to inhibit any net increase in carbon dioxide emissions as a result of energy used in newly constructed buildings. Emissions from developments are to be reduced by incorporating energy efficiency measures, renewable energy technologies and/or (as an interim measure) by making developers pay money into a carbon offset fund.</p>
Description	<p>In 2005, the Milton Keynes Council adopted a new Local Development Plan. Within this Plan a new planning policy (D4) was set up which calls for all new developments exceeding a specific size to include the following:</p> <ul style="list-style-type: none"> - Energy efficiency by siting, design, layout and buildings' orientation in order to maximise sun and daylight, to avoid overshadowing and to make use of passive ventilation systems - Grouped building forms in order to minimise external wall surface extent and exposure - Landscaping and planting design that optimises screening and improves individual buildings' thermal performance - Renewable energy technologies - Sustainable urban drainage systems including rainwater and waste water collection and recycling - Significant use of building materials that are sustainable or recycled - Waste reduction and recycling measures - Carbon neutrality or financial contributions to a carbon offset fund <p>There exists a potential element of flexibility in complying with the policy. For example, a strong emphasis on one policy element such as the incorporation of renewable energy technologies may result in relaxation of another policy element, e.g. the use of sustainable or recycled materials.</p> <p>Where developments do not meet the planning policy criteria, developers are obliged to pay money into a central carbon neutrality fund. The fund is managed by the Milton Keynes Energy Agency and will be used elsewhere in the municipality to reduce carbon emissions by supporting energy saving measures in already existing buildings or the installation of renewable energy. In doing so, the fund achieves reduction of carbon dioxide emissions at least overall costs. Additional benefits to be gained from the carbon offsets include the reduction of fuel poverty, local job creation and the funding of local expertise and technological innovation for low carbon technologies.</p>
Results / Achievements	<p>From all applications received in 2006, 94 percent satisfied the new planning policy with 78 percent incorporating renewable technologies. The policy will also generate about £800,000 in carbon offset payments per year which will finance other energy efficiency projects across the borough.</p>
Online information	<p>http://www.energysavingtrust.org.uk/housingbuildings/casestudies/index.cfm?mode=listing&adtype=2&casecat=74</p>
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