



Mentrau Effaith Isel Lamas Cyf Lammas Low Impact Initiatives Ltd

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Lammas Statement on Building Regulations

Building regulations enforcement on the Lammas project at Tir-y-Gafel began approximately one year ago. To date nobody in the project has achieved compliance with the regulations despite significant efforts. Currently three families are undergoing prosecution proceedings despite having unresolved dispensation/ relaxation applications and associated appeals. Two of these cases are regarding temporary accommodation.

With the emergence of Pembrokeshire's LID (Low Impact Development) policy and the Welsh Governments OPD (One Planet Development), developments of this nature now have a place within the planning policy framework. Prior to this LID's generally attained planning permission as 'exceptions' through lengthy planning appeals and have not had building regulations applied to them. The vast majority of these LID's would not be compatible with the building regulations as we have experienced them. Tir y Gafel is the first LID project to be granted planning permission via the policy route and thus to encounter building regulations (with one or two exceptions).

Pembrokeshire County Council maintains that all LID's can fall within the Building Regulations framework. From our perspective we feel there is a need to question this.

If planning policies for LID and One Planet Development (OPD) are to be made workable and their full value is to be realised, there needs to be a coherent consideration of the application of building regulations to such projects. This consideration, through a working group or similar mechanism, needs to combine a thorough understanding of LID as well as the aims and practice of the building regulations. The outcome could be a shared policy framework or other robust mechanism to ensure appropriate and supportive practice for building control in relation to LID projects.