

SD FOUNDATION RESPONSE TO ODPM CONSULTATION: PLANNING POLICY STATEMENT 3 (PPS3) HOUSING

Background:

The Government has a major opportunity to secure a step change in the environmental performance of housing by reducing greenhouse gas emissions and delivering low carbon and sustainable communities. This will be essential for economic as well as social and environmental reasons.

It is therefore disappointing that PPS3 (Housing) provides only the weakest incentive to Local Authorities to 'encourage' the use of a Code for Sustainable Housing, and then only on large strategic sites.

Fear of increased costs appears to be one reason for not going further in requiring more homes to a better environmental standard. However:

- 1) retrofitting homes will be more expensive than building in low energy features.
- 2) Increased demand will lead to lower costs.
- 3) Running costs are becoming more significant as energy prices rise.
- 4) Extreme weather is already costing tens of billions of pounds for drought and flood in Europe.

Proposal:

The planning system can secure more sustainable development simply by amending paragraph 39, "Greening the Residential Development" which currently states:

'Local Authorities should **encourage** developers to apply the principles of sustainable and environment-friendly design and construction to new developments. Local Planning Authorities should in particular **encourage** applications to apply the new Code for Sustainable Homes for **strategic sites that deliver a large number of new homes** to improve resource efficiency and give purchasers and tenants information on the running costs and sustainability of their new home'.

We request that the Government:

- 1) Replaces the word "**encourage**" with "**require**"
Removes "**for strategic sites that deliver a large number of new homes**" and replaces with "**for all developments**".
- 2) includes a statement in PPS3 that **Local Authorities should encourage developers to deliver zero carbon communities** and rapidly increase the number of these built by 2010.

These measures are necessary if we are to avoid further deterioration in carbon concentrations and to meet the Governments own Energy White Paper policy commitments on Climate Change emissions (20% reduction by 2010 and 60% by 2050).