



RTPI

mediation of space · making of place

Royal Town Planning Institute
41 Botolph Lane
London EC3R 8DL
Tel +44(0)20 7929 9494
Fax +44(0)20 7929 9490

Email online@rtpi.org.uk
Website: www.rtpi.org.uk

Registered Charity Numbers
England 262865
Scotland SC 037841

Patron HRH The Prince of Wales KG KT PC GCB

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Mary Edmead
Climate Change & Sustainable Development Team
Department for Communities and Local
Government
4th Floor, Eland House, Bressenden Place
London SW1E 5DU

Email response sent to: buildgreen@communities.gsi.gov.uk

Dear Mary Edmead,

RESPONSE TO THE DEFINITION OF ZERO CARBON HOMES AND NON-DOMESTIC BUILDINGS CONSULTATION

Thank you for the opportunity to respond to the above consultation. The RTPI is a membership organisation representing over 23,000 spatial planners. It exists to advance the science and art of town planning for the benefit of the public.

The RTPI welcomes the draft definition of zero carbon homes and non-domestic buildings to provide clarity for practitioners in understanding and implementing the emerging climate-related policy and practice. We support the definitions set out in this document to the extent that they support the Government commitment in the *2007 Building a Greener Future Policy Statement* that new homes will be zero carbon from 2016. To achieve this, we recognise the need to properly define, and consult on the definition of zero carbon homes and non-domestic buildings.

In addition, the RTPI supports Government's ambition to apply zero carbon measures to non-domestic buildings from 2019 (with earlier targets for schools and other public buildings). It will be important for stakeholders to be consulted on this more detailed paper later in the year on how to achieve this objective.

The RTPI looks forward to the release of a further policy statement on zero carbon homes in summer 2009 and the consultation on how to achieve the proposed zero carbon measures for new non-domestic buildings and the path for achieving these also.

The RTPI supports the position for the Government to delay developing national standards relating to 'embodied energy' expended in the construction of the home, and the manufacture and transportation of the materials used and the demolition and recycling of materials, until The EU has prepared new harmonised standards in this area.

While this consultation does not focus on transport emissions associated with new development, the RTPI supports presumption that the wider spatial planning framework adequately deals with the size, location and purpose of new development, including wider environmental impacts of potential transport activity that it may generate.

While the RTPI does not intend to formally respond to the questions set out in the consultation paper, we are confident that the measures proposed will support the long term goal of responding to climate change in the built environment. We also emphasise very strongly our view that the general approach developed in the paper represents a technically sound and widely applicable approach to reducing the carbon impact of development that is of far greater significance than (say) proposals for Eco Towns standards. We strongly urge the government to further prioritise the development of general standards for the delivery of green development (homes and non-domestic buildings) and to deliver the greening of the existing built stock and commend the work undertaken for this consultation paper as pointing the way forward in this regard.

If you require any further assistance, please contact Rebecca Coates, Planning Policy Officer on 0207 929 9494 or email england.policy@rtpi.org.uk .

Yours sincerely,

Rynd Smith
Director Policy and Partnerships