

From: roger saunders [REDACTED]
Sent: 15 August 2021 17:35
To: Planning Policy
Subject: Net zero carbon development plan document

Dear Sir/Madam,

I wish to comment on this document.

There is a great deal of damage to undo and past squandering of mistakes to make up for, not least the arrogant and deeply narrow minded revocation in 2016 of the previous central Government's policy of requiring net zero new builds before now.

It is now imperative that all new builds are net zero, and not just in their design and operation/use but in their construction as well. Current general practice in construction is far from net zero and must move to net zero with urgency.

What sanctions/penalties will be applied to those developments that fall short of standards that will be agreed at planning permission? Hopefully they will be obliged to fund and perform works necessary to bring such developments to the agreed standards.

I am concerned that NZCZ (B) and (C) provide potential loopholes and therefore need to be both rigorously enforced and resourced to ensure they are enforced. Equally the certification of compliance post-construction must be properly resourced to ensure its effectiveness.

Finally, I certainly welcome this initiative but remain deeply concerned on the lack of concrete policies to address the existing housing stock.

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