

[FutureBuildingsStandardConsultation@communities.gov.uk](https://www.futurebuildingsstandardconsultation@communities.gov.uk)

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13 April 2021

Dear Sirs,

The Future Building Standard; POS response

Thank you for the opportunity to respond to your, Future Building Standard consultation. The Planning Officers Society represents the most senior professionals and managers of planning functions in the English Local Authorities. We set out to:

- Act as an advocate and promoter of Local Government planning
- Assist and advise the Government and the Local Government Association on planning matters and related issues
- Act as a centre of excellence, undertake research and promote best practice in planning matters
- Promote all aspects of the built and green environment by working closely with other organisations and profession

The Society's aim is to ensure that planning makes a major contribution to achieving sustainable developments, from national to local level, in ways, which are fair and equitable and achieve the social economic and environmental aspirations of all sectors of the community.

POS does not feel it is best placed to answer the technical questions posed in your consultation document. However, we did want to make a few points which we have listed below.

- The approach outlined relies on the continuing decarbonisation of the national grid which is not in the gift of developers. The Future Building Standard should give more emphasis to the technologies used and methods of construction, rather than relying on a lower carbon electricity grid. This of course should be happening as well as developments lowering their carbon footprint.
- POS would urge government to review the roll out of district heating networks as many possible locations identified in Local Plans are not delivered, for a variety of reasons.
- We are concerned that the speed of change suggested in the consultation document is at risk of being insufficient to deliver on the 2050 net zero targets. For example, we would urge government to be sure the suggestions in questions 21 - 23 go far enough.
- We are keen to be sure that the final regulations are clear on what should be considered in a planning application and what should be considered at the building regulations stage. This should not be a grey area. For example, question 81 we agree should be in the building regulations but government need to be careful that some matters such as air quality and daylight and sunlight are planning considerations. All requirements in planning and building regulations should compliment and support each other.
- In answer to question 82, 125 and 126 POS urges government to see an intent to extend the guidance to include existing homes, as this would start to pick up and mitigate serious overheating risk in the existing building stock; and to all new buildings as overheating is not limited to homes, with permitted development, the future use of any building is uncertain and could include conversion to homes.
- Question 130 should take account of some LA who have outsourced their Building Regulation function.

We wish you luck with your consultation please do not hesitate to contact us if you require any further information.

Yours faithfully

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