Planning for Zero Carbon

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- Independent design, environment, energy and infrastructure consultancy
- Committed to creating great places that deliver commercial value and stand the test of time
- Our services include:
  - Landscape architecture
  - Feasibility studies
  - Delivery frameworks
  - Specialist energy, climate change and sustainable development team
  - Offices in London, Oxford, Exeter, Peterborough and Glasgow
  - Urban design
  - Policy and strategy
  - Planning and EIA
Challenging times

- Need to balance sustainability and viability
- Challenging economic times, but improving
- Development cannot always afford highest standards and a long list of infrastructure
- Lack of public sector funding
- Temptation to pare back aspirations
- This might be cheaper in short term, but society and the environment face on-going costs

\[
\text{Market value} = \text{Land value} + \text{Build costs} + \text{Site preparation and infrastructure} + \text{Fees} + \text{Planning obligations} + \text{Profit}
\]
Changing policies

- Housing Standards Review:
  - Energy efficiency standards only in Building Regulations
  - Renewable/low carbon energy targets still allowed in planning policy
  - Code for Sustainable Homes to be ‘wound down’
- Simplified framework, greater consistency
- Some local influence over balance between renewables and other Allowable Solutions
- *But* Building Regulations are minimum which all development can meet
- Loss of encouragement and recognition for developments which achieve more
Planning to deliver

– Planning still has an important role to play
– Taking a creative approach to it will help to deliver high standards
– Focus on overall sustainability and viability, not just low/zero carbon design
– This should include…
1. Collaboration

North Yate New Neighbourhood Masterplan
2. Understanding of local context

Cheshire East Climate Change and Sustainable Energy Planning Study
3. Clear vision

“Outstanding natural environment at the heart of the regeneration”

“A model sustainable community”

Whitehill & Bordon Masterplan (2012)
4. Focus on adding value
5. Efficient layout and design

Before

After

Wichelstowe Masterplan
6. Careful phasing

Chard Masterplan
7. Innovation

Whitehill & Bordon Cost Research
8. Alternative sources of finance
Conclusions

– Need to achieve a balance between sustainability and viability
– Changes to policy and regulation, but planning still important
– Taking a creative, collaborative approach can help to deliver high standards and add value
– Think holistically about the whole development, rather than ‘add-ons’ to achieve zero carbon
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