

**Submission  
No 34**

**INQUIRY INTO PLANNING SYSTEM AND THE IMPACTS  
OF CLIMATE CHANGE ON THE ENVIRONMENT AND  
COMMUNITIES**

**Name:** Mrs Penny Smith

**Date Received:** 30 October 2023

---

# **Submission to Portfolio Committee No. 7 - Planning and Environment**

## **Planning system and the impacts of climate change on the environment and communities**

I appreciate the opportunity to contribute my views on revising the planning system to ensure that the impacts of climate change, environment and communities are given full consideration. There are many issues with the current planning approval system which sees inappropriate developments being approved.

To limit the impact of climate change the developments that meet the following criteria should be given priority.

1. High density developments on brown field sites - this utilises existing land and allows a large number of homes in a minimal area.
2. Developments committed to using “green” solutions e.g. green concrete, solar generation and battery storage, electrical car charges, double glazing, passive heating and cooling, rain water storage. This will be attractive to residents to ensure cheaper running costs of their home and will help reduce the green house gases produced.
3. The insurance industry needs to be included in any development assessment to ensure the development can be insured at a reasonable cost.
4. Developments need to be in areas close to existing work, public transport, schools and hospitals. Building in rural areas or areas where there is a large proportion of short term lets will not provide homes where people are needed to fill often low paid jobs.

Further Zombie development approvals granted over 10 years ago need to be reassessed to ensure they meet our current needs.

Many thanks for your consideration.

Penny Smith