

Planning Purbeck's Future

Purbeck Local Plan Part 1

Adopted November 2012



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Thriving communities in balance
with the natural environment

Policy D: Design

The Council will expect proposals for all development and other works to:

- Positively integrate with their surroundings;
- Reflect the diverse but localised traditions of building material usage found across the District;
- Avoid and mitigate effects of overshadowing, overlooking and other adverse impacts including light pollution from artificial light on local amenity;
- Demonstrate support for biodiversity through sensitive landscaping and through in-built features, which provide nesting and roosting facilities for bats and birds;
- Reflect the good practice advice, including appropriate densities, contained in District design guidance including townscape character assessments for Swanage, Wareham (and North Wareham), Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers and Wool;
- Reflect good practice guidance contained in the Dorset and New Forest Contaminated Land Consortium of Local Authorities' planning advice note 'Development on Land Affected by Contamination';
- Demonstrate a positive approach to delivery of sustainable development objectives through site layout and building design, which should be as comprehensive as other policies and criteria allow.

Where applicable:

- New homes must demonstrate compliance with Lifetime Homes standards where this would not have an adverse effect on townscape character;
- Development of more than 10 dwellings (net) or 1,000m² (net) of non-residential floor space should, having achieved a Part L of the Building Regulations pass, further reduce its regulated greenhouse gas emissions (as predicted by SAP/SBEM) either by 10% via the use of on-site renewable energy generation, or by 20% overall. Where viability constraints of the proposal would preclude the additional cost, the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council, the independent verification of which the applicant will be expected to fund). These requirements will be reviewed as further information becomes available about the changes to Part L of the Building Regulations.
- Demonstrate that every effort has been or will be made to achieve a significant carbon reduction in all new built development, at least matching the national targets set out in '*Building a Greener Future*' and by the Building Regulations;
- Achieve a score of at least 14 points ('gold' or 'silver' standard) measured against 'Building for Life' standards where development consists of ten or more dwellings;
- Achieve a BREEAM 'Very Good' rating or higher for new build non-domestic development up to 1,000m² (net) floor space, and as a minimum a BREEAM 'Excellent' rating for larger

developments. Where viability constraints of the proposal would preclude the additional costs of achieving an 'excellent' rating the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council, the independent verification of which the applicant will be expected to fund).

The Council supports energy efficiency improvements to existing buildings provided improvements are in accordance with national guidance and other policies in this plan.