2.5 ACHIEVING HIGH QUALITY AND SUSTAINABILITY IN DESIGN

2.5.1 Good design has a fundamental influence on our environment, the way we live our lives and is essential to achieving the aims of sustainable development and resiliance to climate change. It makes places that are attractive, usable, durable and which can adapt to changing needs. It also shapes how we feel about a place and should make places special and unique – something that is often referred to as 'a sense of place'. The following principles of good design are relevant to both urban and rural settings.

QUALITY		DESIRED OUTCOME		PRINCIPLES OF GOOD DESIGN
PERMEABILITY	⇨	places are easy to get to and move around in.	⇨	the route network is designed to put people's comfort and convenience above vehicles
LEGIBILITY	⇨	the design makes it clear and simple for people to find their way around	⇨	places include landmarks, routes are aligned to key views and important views are safeguarded, buildings reflect their function and importance
VARIETY	⇨	they are interesting and not monotonous – there is variety and choice	⇨	places include a mix of building types, sizes, uses and/or architectural styles
LIVELY PUBLIC REALM	⇨	Appropriate levels of activity in the street so that places are attractive and inviting	⇨	public and private spaces , including linear routes, are clearly defined and with active uses promoted in public areas.
SAFETY AND SECURITY	⇨	people feel safe	⇨	there is activity in, and doors and windows overlooking, routes and spaces. There is a clear definition between public and private spaces.
ROBUSTNESS	⇨	places can adapt to the changing needs of the occupiers	⇨	places and buildings are adaptable
IDENTITY AND DISTINCTIVENESS	⇨	places have a distinct identity and reflect their history / local area	⇨	places and buildings use styles / building materials relevant and special to their local area
AMENITY	⇨	there is no friction between neighbouring land uses	⇨	there isn't excessive overshadowing, loss of privacy, noise or pollution in places people expect to enjoy.
FUNCTION	⇨	facilities are provided to a level and design to ensure places can function effectively	⇨	facilities such as bin stores, drying areas and sitting out spaces are provided to meet the needs of occupiers.
RESILIENCE		places can adapt and cope with the consequences of climate change		designs meet nationally recognised standards of Sustainable development and construction such as BREEAM

		Communities and Code for Sustainable Homes

2.5.2 In designing new development , consideration needs to be given to many issues, including

- understanding the landscape / townscape setting and what contributes to local distinctiveness,
- the importance of streets, spaces and routes,
- the form, scale and positioning of buildings,
- the detailed design and materials used,
- the environmental performance of places and individual buildingswhat uses may take place in these areas and how they may impact on the amenity and enjoyment of the place,
- how a place functions and what facilities are required.

2.5.3 Development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions will be refused.

THE LANDSCAPE AND TOWNSCAPE SETTING

2.5.4 New development should make a positive contribution to local distinctivess. Proposals should therefore be formulated with an appreciation of the built and natural context of the local area by recognising the features that collectively generate a sense of place. These can include landscape, townscape, street scene and routes through, views, the mix of uses, boundary treatments, locally recognised features etc. A detailed assessment of the site and its surroundings will be necessary to demonstrate how a proposal contributes to the local distinctiveness of that locality. The following is a checklist of matters that should form the basis of a site survey and be incorporated into supporting statements and Design and Access Statements where these are required:

- **Landform** – showing whether the site is level or how it slopes, and any specific features in terms of local geology
- **Microclimate** – such as the prevailing wind direction, shading from buildings and other features, and any other known factors that may influence design
- **Land uses** – in particular noting levels of activity they may generate and those that may be sensitive to noise, disturbance or overlooking
- **Key Views -** identifying important views both in and out of the site.
- **Routes** – existing and potential links to other sites and areas such as streets, footpaths, bridleways and cycleways,.
- **Built form, materials, traditions and architectural detailing** – the strength of local character and what aspects have influenced it, and the relationship of the site to existing surrounding development, in terms of plot size, building alignment, layout, uses and active frontages, massing, height, proportion, scale, building styles, materials and detailing
- **Nationally significant features,** such as national landscape designations, national and international nature conservation sites, historically and architecturally important 'heritage assets' which include Conservation Areas, Listed Buildings and Scheduled Monuments and Registered Parks and Gardens
- **Locally significant features**, such as local landmark buildings, key routes and stopping places, trees and hedgerows, streams or rivers, boundary features such as stone walls
- **Existing servicing / infrastructure** – such as cabling, street signage, kerbs, bollards etc

2.5.5 Conservation Area Appraisals, Urban and Landscape Character Assessments can help provide some understanding of how previous development and land uses have contributed to this sense of place. These are a material planning consideration.

2.5.6 The design and layout of proposals should have regard to the landscape and townscape setting of the site and effectively integrate new development (including any servicing or infrastructure requirements) into its surroundings. Development proposals should provide for the retention of existing trees and any other features of merit where their removal would harm the character and enjoyment of the site or surrounding area. An allowance should be made for any likely future growth. To protect natural features in residential developments, these should be incorporated into the public domain rather than private gardens. Trees to be retained should be appropriately protected throughout construction. If the loss of trees is unavoidable , replacement trees of equivalent landscape, amenity and wildlife value should be planted and maintained. Where new planting is needed, native species that are indigenous to the locality are usually preferred, to be in keeping with the local landscape character and provide greater wildlife benefit. Any proposed planting schemes will be expected to commence no later than the next available planting season following implementation of the development. Details and method statements for achieving this should be submitted as part of a design statement or landscape plan.

ENV 10. THE LANDSCAPE AND TOWNSCAPE SETTING

i) All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. Development should be informed by the character of the site and its surroundings.

ii) Development will provide for the future retention and protection of trees and other features that contribute to an area's distinctive character. Such features may not always be designated or otherwise formally recognised. .

iii) Development should only be permitted where it provides sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area

iv) Opportunities to incorporate features that would enhance local character, including public art or that relate to the historical, ecological or geological interest of a site, should be taken where appropriate.

THE IMPORTANCE OF STREETS AND SPACES

2.5.7 In built up areas, proposals should create layouts of buildings and spaces with a clear identity. The design should be informed by the relationship with nearby buildings and the general pattern of development that contributes to the character of the area. Where development will alter the prevailing street pattern, this should be justified in terms of improved legibility, permeability or local character.

2.5.8 Streets and spaces should be easy to move around and well connected to the surrounding area. Streets should be designed as public spaces and places in their own right and include a network of interconnected spaces and routes for pedestrians and cyclists as well as vehicles. Well defined public and private areas, with active and overlooked public areas and secure private areas, create places that are safe and easily understood.

2.5.9 New developments should make provision for sustainable methods of transport including bus routes, footways, cycle routes and bridleways and proposals should not unduly limit opportunities for future connections and growth. Consideration should be given to how linkages relate to the wider route network in terms of an overall hierarchy, and how key routes and junctions are defined through their scale and enclosure, use of views, spaces

and stopping places, and local landmarks. In residential areas or where pedestrian activity is high, the design of new vehicle routes should aim to keep traffic speeds below 20mph. The road layout including any parking provision should be designed so as not to dominate the street scene.

2.5.10

2.5.11 Where a development would create a new public space, information should be provided on how the spaces are to be laid out, indicating:

- natural surveillance from development
- key routes and stopping places, and how these relate to local landmarks
- provision for recreation and social interaction in open spaces, including disabled users
- surface water run-off treatment
- lighting
- biodiversity benefits
- future management of the space

2.5.12 Proposed boundary treatments have an important influence on local character. Careful consideration needs to be given to the type, height and level of privacy required, how they define the street or space and maintain and enhance local character, and the potential impact of occupants' permitted development rights on the maintenance of these treatments.

2.5.13 How well a place functions is also a key determinant of good design. Consideration needs to be given to how functional elements (such as bin stores, recycling facilities, drying areas, cycle parking, mobility scooter storage and private amenity/garden space with associated storage and composting facilities) will be successfully accommodated, with regard to the uses proposed and character of the area. These facilities will also need to be provided to a level that is appropriate to the scale of development proposed. For example the amount of private garden space proposed for dwellings should reflect the scale of the property and provide enough useable space for the likely occupants. Specific provision for bins may need to be accommodated at the kerbside where groups of properties do not front onto a highway, to avoid obstruction and clutter of pavements.

DESIGNING OUT CRIME

2.5.14 The layout and design of buildings should take into account the need to create a sense of safety and security. Development should normally have the main access to a building at the front, facing the street. Doors and windows should provide surveillance onto public areas; blank facades should be avoided. Private areas should be clearly defined through appropriate boundary treatment, and care taken to limit opportunities for the criminal to gain easy access to the rear of buildings and other private spaces.

2.5.15 Secured by Design is a set of design principles devised by the Police to promote safe design and layouts. Compliance with this standard should be considered where it does not compromise the quality of design.

ENV 11. THE PATTERN OF STREETS AND SPACES

i) Within and adjoining existing settlements, development should ensure that:

- **streets and spaces are well-defined, safe and pleasant to use, with active and overlooked public areas and secure private areas. In residential areas, or where pedestrian activity is high, the design of new vehicular routes should aim to keep traffic speed below 20mph.**

- **Places are designed to be clear and simple for people to find their way around, and not dominated by the road layout and parking.places are well-connected throughout the site andwith the surrounding area and do not unduly limit opportunities for future growth. Bus routes and bus stops, and strategic cycle and pedestrian routes, should be planned for the design of routes reflects the likely levels of use, and key routes will be easily identifiable through their scale, alignment and use of vistas**
- **provision is made for bin stores, recycling facilities, drying areas, cycle parking, mobility scooter storage and private amenity/garden space (and associated storage and composting facilities) appropriate to the uses proposed and character of the area.**

ii) places should be designed to reduce opportunities for, and fear of, crime. Major development should achieve full Secured by Design certification unless this would conflict with other planning policies.

THE DESIGN AND POSITIONING OF BUILDINGS

FORM, SCALE AND POSITIONING

2.5.16 The form, scale and positioning of buildings, and how they relate to their surrounds, has a bearing on the character of an area and how it functions. Historically, the scale of individual buildings reflected their public function or importance, with more important buildings (such as town halls and places of worship) built at larger scales than other uses. Such buildings might deviate from the general building line to emphasise their importance, either to dominate the street scene or stand apart in a defined space. Corner plots (where roads or pathways meet) are often key sites which, if developed close to the front of the plot, help visually define the layout of an area. Buildings on such plots are usually visible from a number of vantage points and provide good sites for landmark buildings, especially where such buildings perform an important function. Sites that terminate a view also need careful consideration and may provide a good location for landmark buildings. Different uses, functions, scale, detailing and positioning of buildings and spaces can bring variety and vibrancy to an area, contributing to the local distinctiveness of a place.

2.5.17 Applications for new development should include information on how its form, scale and positioning relates to its surroundings. Where development would differ from this, it should only be justified in terms of improved legibility or local character.

2.5.18 The scale and design of extensions can have a negative impact on the individual character of a building and how it relates to its surroundings. This is particularly noticeable in the roof form, as this reflects the shape and symmetry of the entire building. In general, the extension should be visually subsidiary to the original building if it is to avoid overwhelming the original character of the building and the pitch of any extension should reflect the pitch of the original building. In some cases proposals that are not subservient to the host building may be acceptable if they achieve visual enhancement to both the building and surrounding area.

DETAILED DESIGN AND USE OF MATERIALS

2.5.19 In many Dorset settlements there has been a subtle, localised, historic evolution of building types and use of materials as a result of the use of local skills, crafts, traditions and materials. This led to locally distinctive development that can be seen in older settlements. Exceptions were sometimes made for more important buildings, with the use of more elaborate designs and less common building materials brought in from greater distances.

However, with volume building providing economies of scale, the close association of local builders with suppliers of local materials has been lost. This has produced "placeless" buildings and estates which have no connection to the local area and use the same, repeated designs over large sites. This has resulted in areas which provide little visual interest or real sense of place and fail to integrate well into the local landscape

2.5.20 The type and variety of designs and materials used, the amount and type of decoration and functional elements such as the position and type of doors and windows, flues, chimneys, gutters and flashings all influence local identity in an area. All new development should respond to its local context and be visually attractive as a result of good architecture and appropriate landscaping.

This does not mean that all buildings should replicate past designs. Original and innovative designs that reinforce the sense of place and help raise the standard of design will be encouraged. In all cases, the quality of the architecture should be appropriate to the type of building and style. Buildings should have an appropriate solid to void ratio, a sense of proportion, elegance, scale, symmetry and rhythm and should incorporate an appropriate richness of detail (without clutter). Using local stone is particularly important in preserving local historic character and ensuring high quality and sustainable design

2.5.21

2.5.22

ENV 12. THE DESIGN AND POSITIONING OF BUILDINGS

i) Development will achieve a high quality of design. It will only be permitted where the siting, alignment, design, scale, mass and materials used complements and respects the character of the surrounding area or would actively improve legibility or reinforce the sense of place. This means that:

- **The general design should be in harmony with the adjoining buildings and the area as a whole**
- **The position of the building on its site should relate positively to adjoining buildings, routes, open areas, rivers, streams and other features that contribute to the character of the area.**
- **The scale, mass and positioning of the building should reflect the purpose for which the building is proposed.**
- **The quality of the architecture is appropriate to the type of building with particular regard to its architectural elegance, symmetry and rhythm, and richness of detail**
- **Materials are sympathetic to the natural and built surroundings and where practical sourced locallyAny alterations to or extensions of buildings should be well related to, and not overpower, the original building or neighbouringproperties, unless they achieve significant visual enhancement to both the building and surrounding area.**

HIGH STANDARDS OF ENVIRONMENTAL PERFORMANCE

2.5.23 Ensuring development has a high standard of environmental performance is an essential part of achieving sustainable development and often starts at the much broader site selection and master plan stage. The councils will therefore require a nationally recognised assessment (such as BREEAM Communities) to be carried out for the larger developments where masterplans are to be prepared. Like BREEAM Communities, such an assessment

will be a measure of sustainable development that can be used for new mixed-use communities, or single-use developments of a significant size. It should be capable of raising sustainable design solutions when there is still ample opportunity to influence the planning process. This should in turn, reduce costs by avoiding the need to rework designs and plans at later stages.

2.5.24 At the more detailed level the construction, subsequent use and maintenance of individual buildings represent a major use of resources and materials. The energy used in the construction and use of buildings is estimated to account for about 50% of greenhouse gas emissions in the UK. The landform, layout and landscaping, building orientation, massing and design can all have a bearing on energy consumption. Building to a good standard of environmental performance is much more cost-effective and achievable if considered as part of the building design and layout.

2.5.25 New development will be expected to contribute toward the cutting of carbon emissions through sustainable design and construction methods. These should be at least in line with the most up-to-date national targets. Building Regulations will play a major role in securing the more demanding standards in environmental performance in particular Part L addressing energy use and Part G on water efficiency. The Code for Sustainable Homes is a national standard framework for measuring the environmental performance of new homes (refurbishments and non-domestic buildings are assessed by the Building Research Establishment Environmental Assessment Method (BREEAM)). The code covers energy and CO_2 emissions, water, materials, surface water runoff, waste, pollution, heath and wellbeing, management and ecology.

2.5.26 Part L of the Building Regulations requires that all new residential development complies with the energy requirements of the code over a phased period, so that by 2016 all new homes will reach zero carbon. For domestic buildings this will be achieved through a combination of carbon compliance and 'allowable solutions', a mechanism for investment in carbon saving infrastructure and community projects. A similar mechanism is expected to be introduced for non domestic buildings to reach zero carbon by 2019.

2.5.27 Lifetime homes is a standard which relates to the design of adaptable and inclusive homes. Part M of the Building Regs includes requirements aimed in a similar direction to the Lifetime Homes Standards,however they do not generally go quite as far. As the plan area will be home to an increasingly older population, it is important that new homes can adapt to the changing needs of the occupiers and they should be built to the Lifetime Homes standard.

2.5.28 New development, conversions and changes of use will be expected to comply with the relevant Code for Sustainable Homes or BREEAM targets in line with Building Regulation requirements, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. In such cases a Sustainable Design and Construction Statement should be submitted clearly explaining the reason why such targets cannot be achieved and what measures have been incorporated to contribute to the sustainability of the design.

2.5.29 New buildings which promote high levels of sustainability should not be incompatible with an existing character, if they have been designed with both objectives in mind. In considering improvements for energy conservation it is important to remember that many traditional (historic) buildings perform very differently from modern buildings. The types of improvement that are most likely to be effective and compatible with a Listed Building include:

- improved draught proofing

- increased roof insulation
- installation of secondary glazing
- installation of an energy efficient boiler
- installation of a ground heat source pump

The installation of solar panels or photovoltaics within the curtilage of a Listed Building may also be possible, provided that these would not irreversibly damage the historic fabric of the building, and that the impact on the listed building, including views of the building, would be limited. The roofscape, together with the location and design of the panels, including choice of materials, colours, specification etc, will all have a bearing on the potential impact. Anyone considering how best to improve their Listed Building is advised to obtain expert advice from a suitably qualified architect or surveyor.

ENV 13. ACHIEVING HIGH LEVELS OF ENVIRONMENTAL PERFORMANCE

i) New buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance, unless it is demonstrated that this would not be viable or significantly compromise other policies in this plan. The expected standards are:

- **New homes to be delivered in the period 2013 – 2015 should meet Code for Sustainable Homes level 4, and those delivered from 2016 onwards should meet level 5.**
- **Non domestic development should be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) standard of at least 'very good'.**

ii) Where these standards are not achievable, applicants will need to show that reasonable steps have been taken to ensure that:

- **opportunities for the passive solar heating of buildings and the spaces between and around them are optimised,**
- **southerly facing roof slopes are used for solar thermal and/or photovoltaic installations, which where possible should be integrated into the roof design**
- **opportunities for natural lighting and ventilation to buildings are maximised,**
- **the amount of unnecessary overshadowing is minimised, including impact on existing renewable energy generators dependent on sunlight**
- **systems are in place to collect rainwater for use**
- **those materials that are the most harmful to the environment are not used**
- **Sustainable Urban Drainage principles have been employed**

iii) All new homes should be built to Lifetime Homes Standard.

Monitoring indicator: percentage of new homes constructed achieving Code for Sustainable Homes level 4 or above.
Monitoring indicator: percentage of new homes constructed achieving Code for Sustainable Homes level 5 or 6.
Monitoring indicator: percentage of new non domestic buildings achieving BREEAM very good or above.

SHOP FRONTS AND ADVERTISEMENTS

2.5.30 Shop fronts and advertisements are essential to commercial activities. They affect the appearance of the building or area, and can contribute positively to the street scene. However they can also have an adverse impact if they are visually intrusive through their design, colour, materials and/or degree of illumination. Their impacts can be particularly noticeable in historic settlements, and in the countryside (especially those areas recognised for their unspoilt natural character). The cumulative impact of such development will also be considered.

2.5.31 The Councils will encourage high quality design and materials in shop front development. In some cases it may be desirable to reinstate traditional shop fronts or features. Good quality contemporary shop fronts can have a positive effect where these relate to modern buildings or would otherwise improve the character of the area. Standardised "off the shelf" designs can be harmful if they lack detail, are of inappropriate materials or detract from the character of the building or area.

ENV 14. SHOP FRONTS AND ADVERTISEMENTS

i) High quality design and materials in shop front development are encouraged. Proposals for new or replacement shop fronts, including associated features such as shutters, canopies, awnings, grilles, advertisements and means of illumination, will normally be permitted if:

- **they are compatible with and respect the character, appearance and scale of the building, and do not result in the loss of historic fabric in the case of a heritage asset;**
- **they are compatible with and respect the building's surroundings in terms of size, proportions, form, design, materials, and use of colour and level of illumination;**
- **any security shutters are designed as open grilles or are placed behind the window and their housing box is set behind the existing fascia; and**
- **any advertisement associated with the shop front does not visually dominate the individual building or street scene.**

ii) Decisions controlling advertisements will be made with regard to amenity (including its impact on the local landscape, wildlife and historic character) and public safety (including its impact on road safety).

EFFICIENT AND APPROPRIATE USE OF LAND

2.5.32 Development should make efficient use of land, and not create wasted or leftover land that has no real function. However this does not mean that every private garden should be developed, as large gardens may be an important characteristic of an area and provide local wildlife and landscape benefit. The re-use of previously developed (brownfield) land will be encouraged provided it is not of high environmental value.

2.5.33 Proposals for development of new buildings or change of use within settlements should, where practicable, contribute towards an appropriate mix of uses, aimed at increasing the level of self-containment, reducing the need for car-based travel and contributing to biodiversitythrough a balance of homes, open spaces, local services, community facilities and employment workspace. In this mix, uses that will generate a comparatively high degree of pedestrian activity should normally be clustered together, in or close to local centres, to ensure that trips can be shared and public transport can be effectively routed. Open spaces within new developments will be expected, where practicable, to perform a

number of functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).

2.5.34 The density of development will differ across the plan area, as the scale and positioning of buildings should be in harmony with the local character of the area (see Policy ENV 13).

ENV 15. EFFICIENT AND APPROPRIATE USE OF LAND

i) Development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character

AMENITY

2.5.35 Impact on amenity is one of the most important determining considerations within the planning application process, as it can impact greatly on the quality of life for those affected. Noise, light and overlooking are key factors affecting amenity, together with issues such as disturbance and pollution.

2.5.36 Design can have a direct influence on the relationship between new and existing development, and the distribution of activities within a development. In some cases amenity reasons will rule out the provision of a development at a particular location either through the impact of the proposed development on existing residents or the impact on future occupants from existing lawful uses; in others, it may be possible for the impact on amenity to be made acceptable through appropriate design, layout and distribution of uses within the development. A basic level of privacy at the rear of homes can normally be provided through either sufficient rear garden depth or orientation and screening to prevent direct overlooking.

2.5.37 While recognising that many developments will create some noise, the level of noise should not give rise to significant adverse impacts on health and quality of life. Acceptable noise levels will vary according to the noise source, receptor and time, and the policy is not intended to unduly restrict existing, established businesses that may need to develop. Planning conditions may be used to reduce adverse impacts. In countryside areas particularly valued for their tranquillity, no significant increase will be allowed.

2.5.38 There are certain impacts on amenity that renewable energy schemes can generate such as flicker, vibration and shadowing and these will need to be considered carefully when making decisions on the acceptability of such schemes.

2.5.39 Air pollution may be caused by industrial processes (including the use of biomass boilers and combined heat and power plants) or through local traffic generation, and may be exacerbated by local microclimatic factors. The councils may ask for an air quality assessment if there is reason to believe that the development would give rise to a significant change in air quality (either individually or cumulatively with other planned development). Particular caution will be exercised in or close to designated Air Quality Management Areas, and due regard had to any air quality action plan. For example, the action plan for Chideock AQMA suggests that further development within the designated area should be limited.

2.5.40 The potential pollution of bathing water will be considered under this policy.

2.5.41 Lighting schemes can affect the amenities of occupiers and have wider impacts on a landscape scale through increasing light pollution loss of ‘dark skies’ (particularly in more rural areas), and tranquillity. The glare from lighting schemes can also have an adverse effect on local residents, vehicle users, cyclists, equestrians, pedestrians and some wildlife, such as bats. Not all lighting proposals require planning consent, but potential light

pollution should be addressed at the planning application stage, when details of any external lighting schemes should be submitted. Applicants will be expected to demonstrate that any lighting scheme proposed is the minimum needed for security and working purposes and minimises potential light pollution from glare and spillage. Where such schemes are likely to have a significant adverse impact on local landscape character, policy ENV 1 will apply.

ENV 16. AMENITY

i) Proposals for development should be designed to minimize their impact on the amenity and quiet enjoyment of both existing residents and future residents within the development and close to it. As such, development proposals will only be permitted provided:

- **They do not have a significant adverse effect on the amenity of occupiers of residential properties through loss of privacy;**
- **They do not have a significant adverse effect on the amenity of the occupiers of properties through inadequate daylight or excessive overshadowing, flicker or diminished outlook;**
- **They do not generate a level of activity or noise that will detract significantly from the character and amenity of the area or the quiet enjoyment of residential properties; and**
- **They do not generate significant pollution, vibration or detrimental emissions unless it can be demonstrated that the effects on amenity, health and the natural environment will be made acceptable.**

ii) Development which is sensitive to noise or unpleasant odour emissions will not be permitted in close proximity to existing sources where it would adversely affect future occupants.

iii) Proposals for external lighting schemes (including illuminated advertisement schemes) should be clearly justified and designed to minimize potential pollution from glare or spillage of light. The intensity of lighting should be the minimum necessary to achieve its purpose, and the benefits of the lighting scheme must be shown to outweigh any adverse effects.