

The Purbeck Core Strategy Development Plan Document

Written Statement on behalf of Bloor Homes Limited

Respondent reference number: 4951

Matter 18: Design, Sustainable Design and Renewable Energy (Policies D, SD and REN)

- 1 **Matter 18.2: Is policy D consistent with the relevant national guidance, including in relation to climate change? Is the policy overly prescriptive?**
 - 1.1 Bullet point 3 of Policy SD: *Sustainable Design* (of the Core Strategy – Proposed changes to the Pre-submission 2011 SD13 or as set out in bullet point 8 of Policy D: Design in the Minor Changes Schedule SD 26) requires development to achieve 10% of the energy demand from renewable or decentralised sources subject to viability. However, in the interests of mitigating climate change in the long term, the incorporation of renewable energy technologies within an energy inefficient building is counter-intuitive, and so for a more sustainable solution, greater effort should be placed on encouraging developers to maximise the energy efficiency of new developments in the first place.
 - 1.2 In line with the policies being adopted by other South East Dorset local authorities on the back of the regional spatial strategy evidence base, we consider that the policy should give developers the option to maximise the potential of energy efficiency measures before having to consider renewable energy technologies. We consider that this could be achieved by making the following amendment to bullet point 8:

“either demonstrate that at least 10% of the total of the total energy use requirements in new development of more than 10 dwellings or 1,000m2 (net) of non-residential floor space comes from decentralised and renewable or low carbon sources or demonstrate an equivalent reduction in energy use. Where viability or feasibility constraints would preclude the additional cost either option the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council).”
 - 1.3 We consider that this amendment would make Policy D more consistent with national policy, more flexible and more effective in its approach to delivering sustainable development objectives.