

Purbeck District Council: Core Strategy  
Examination in Public  
Submission on behalf of ZBV (Winfrith) Ltd

Reference: 4953

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

**18.1: Is the overall approach to design appropriate and will it result in distinctive development that will add to the character of the District?**

18.1.1 ZVB (Winfrith) has no comment to make on matter 18.1 at this time.

**18.2: Is policy D consistent with the relevant national guidance, including in relation to climate change? Is the policy overly prescriptive?**

18.2.1 Policies S and SD set out requirement for high quality design and sustainability design standards. Dorset Green Masterplan would comply with or exceed these requirements.

18.2.2 Dorset Green Masterplan is considered a strategically sustainable location for mixed use development given that: the existing DGTP is a significant brownfield site; mixed use redevelopment would provide housing close to existing employment, thereby reducing the need to travel and the site is in proximity to Wool Railway Station and the proposals include for a shuttle bus between Wool and Wool Station; its proximity to other settlements allows for clustering to share services and facilities as well as being able to supporting public transport improvements, whilst ensuring the settlement do not coalesce and retain their own character; the consented biomass plant on the site will enable zero carbon homes to be delivered, and with the proposed biomass production area proposed in the Core Strategy to the north, fuel supply can be produced locally; and allowing housing development to come forward as part of a mixed use Masterplan will enable the existing employment uses to be regenerated, stimulating growth; and the Masterplan proposals show that SANGs and green infrastructure can be delivered on the site to provide mitigation for potential impacts on the nearby designated sites.

18.2.3 Sustainable design has been a key consideration in the evolution of the Masterplan proposals for the Dorset Green Site, which have included climate change mitigation and adaptation to ensure the proposals will be suitable for the future.

18.2.4 Sustainability have been an overarching principle in the design and the mixed use sustainable development will offer the opportunity for residents to live, work, learn and socialise in the same geographical area, thereby promoting a sense of community and improving wellbeing, with the supporting complementary uses promoting vibrancy for the new development and the existing surrounding settlements. The following specific sustainable design features and standards have also been incorporated in the masterplan proposals:

- Delivery of zero carbon homes in line with the Government's Zero Carbon Hub definition by incorporating a low carbon energy facility within which is a consented biomass plant;
- All new dwellings would achieve a Code for Sustainable Homes (Code) level 6 and all new commercial and industrial units would achieve a minimum BREEAM rating of Excellent;
- The neighbourhoods and houses will be desirable places to live, achieving the Building for Life 'Gold' standard, the Lifetime Homes standard for all dwellings and following Secure by Design principles;
- The Masterplan has been Green Travel Plan led and includes a range of measures to support sustainable modes of travel. The overarching principle is to provide homes close to employment thereby reducing the need to travel and maximising the potential for internalisation of trips. The Travel Plan measures include, but are not limited to: improvements to existing, and provision of new local pedestrian, cycle and public transport links; provision of a shuttle bus service between the Site, Wool and Wool Railway Station; electric car clubs; and a financial contribution towards re-signalisation of Wool Railway Station (including platform extension) to increase level crossing capacity;
- Provision of a network of Green Infrastructure across the Dorset Green Masterplan. This would include sustainable drainage, a range of formal

sports pitches and informal open space, heathland restoration, woodland planning and screening and cycle and pedestrian routes as well as the SANGs proposals. This will provide a range of benefits to the local area and new occupiers and residents. The SANGs and Heathland Support proposals have been designed to mitigate and offset any impacts on the nearby designated sites and are considered to be of high quality, viable and a suitable alternative to recreational activities on the heathlands;

- Inclusion of proposals to promote the countryside as a recreation resource whilst enhancing existing habitats and species. For example; construction of a visitor centre and ecology centre, restoration and enhancements to the heathland including habitat creation; the provision of green infrastructure and improvements to Site infrastructure including new roads and cycling and pedestrian routes that may improve accessibility to the countryside and the SANGs proposals. In addition, the Masterplan has been designed such that employment, services and facilities are within walking and cycling distance of the housing areas. These proposals will support and promote healthy lifestyles;
- The specific proposals to mitigate and adapt to climate change would include the design of a low carbon development through the use of the consented Biomass Waste CHP Plant located within the Site and a combination of other methods likely to solar photovoltaic modules and geothermal ground source heat pumps. Other measures that will reduce the carbon emissions include: measures to reduce energy demand; use of low embodied energy materials; reducing the need to travel; provision of sustainable transport infrastructure and encouraging modal shift; and tree planting in the open spaces and streets. The development would be designed to adapt to climate change by positioning buildings for maximum daylight, while reducing solar gain and buildings would be designed to adapt to and mitigate for the effects of the heat island through the use of green roofs and shading and blue infrastructure in the landscaping, and water efficiency

measures and flood mitigation to address the expected increases in hot dry summers and wet mild winters;

- Flood mitigation measures shall achieve a standard of protection of 1 in 100 years protection for residential dwellings on-site, taking into account a 30% increase in flows forecast due to climate change. A network of Sustainable Urban Drainage Systems (SuDs) will be incorporated as appropriate, to complement the strategic measures for flood risk mitigation;
- Water conservation design features would include water efficient fittings and fixtures to ensure that dwellings meet the 80 litres per person per day target for Code 6 and 25% improvement in water consumption compared to the notional baseline performance for BREEAM Excellent for non-domestic uses. Rainwater harvesting and grey water recycling systems will be installed throughout the development. Landscaped area would be designed to minimise water demand;
- The Masterplan proposals would deliver net biodiversity gain through the creation of a range of habitats including: protecting and creating new heathland and grasslands; enhancing existing woodland and planting new areas of woodland; reinforcing retained hedgerows; creating ponds, wetland and wet grassland, and wildflower meadows; and riverine enhancements to the River Win and wetlands. In addition, the proposals include a visitor centre to provide educational opportunities to enhance appreciation and understanding of the natural environment, the Jurassic Coast and biodiversity.

18.2.5 The Dorset Green proposals can therefore comply with, and exceed, the requirements of Policy D and SD.

18.2.6 The Core Strategy includes site allocations capable of delivering a total of 570 dwellings through settlement extensions across the District. These settlement extensions are proposed at Wareham, Lytchett Matravers, Upton and Swanage and represent only 30% of the Council's housing needs targets (2,400 homes) and 15% of the Government's 4,000 housing forecast – thus indicating a reliance on the delivery of a number of smaller-scale (infill) and windfall housing developments (which may/may not be delivered within the

Core Strategy plan period). As the proposed allocated sites are predominantly small and medium sites, the ability for these sites to deliver the required affordable housing levels as well as services and facilities and public transport improvements to support additional housing is also questioned. Further, these sites are unlikely to be able to deliver the desired sustainability performance envisaged in Policy SD. For example, on smaller sites it may not be financially viable to achieve the 10% of total energy requirements from decentralised or renewable / low carbon sources). These smaller sites would not be able to deliver the sustainability benefits which Dorset Green Masterplan can achieve.

18.2.7 The Dorset Green proposals can deliver a sustainable mixed use development in accordance with the principles of sustainable development, which far exceed that which could be achieved on other proposed housing allocations or that proposed on windfall sites within the Core Strategy.