

Dorset Council Interim Guidance Note - Sustainability statement and checklist for planning applications

Draft version – March 2023

Contents

Dorset Council Interim Guidance Note - Sustainability statement and checklist for planning applications	1
Introduction	3
What does the checklist cover?	3
Who is the checklist for?	4
What are you expected to do?	5
1. Reducing energy consumption and carbon emissions	5
2. Maximising the use of sustainable materials	7
3. Minimising waste and increasing recycling.....	8
4. Conserving water resources	8
5. Incorporating green infrastructure	9
6. Sustainable drainage and minimising pollution.....	9
7. Adapting to climate change.....	10
The Sustainability Checklist.....	11
1. Reducing energy consumption and carbon emissions	11
2. Maximising the use of sustainable materials and methods.....	12
3. Minimising waste and increasing recycling.....	13
4. Conserving water resources	13
5. Incorporating green infrastructure	14
6. Sustainable drainage	14
7. Adaptation to climate change.....	14
Glossary (key definitions)	16

Introduction

Dorset Council declared a climate and ecological emergency in 2019 and adopted its Climate and Ecological Emergency Strategy in 2020 which recognised the importance of planning to achieve its ambition. The Council has prepared an Interim Guidance and Position Statement in relation to planning for climate change.

Paragraph 39 of the Dorset Council National and Local List of Requirements (adopted 1 October 2022)¹ (the 'Local List'), states that a Sustainability Statement is required to support planning applications to demonstrate how sustainable design and construction have been addressed in the proposal. This is to meet the requirements of policies relating to sustainable design and construction in the adopted local plans covering the Dorset Council area.

This guide sets out the requirements for the sustainability statement and includes a checklist to ensure all relevant matters are considered. Adopted policies relevant to the items within the checklist questions are referenced in the checklist itself. A table of the relevant adopted policies including commentary and application requirements in relation to each forms Appendix B of the Interim Guidance and Position Statement.

What does the checklist cover?

The checklist focuses on the following key areas where new development has an impact on the climate emergency, as set out in the Local List and reflecting adopted local policies:

1. reducing energy consumption and carbon emissions,
2. maximising the use of sustainable materials,
3. minimising waste and increasing recycling,
4. conserving water resources,
5. incorporating green infrastructure,
6. sustainable drainage and pollution, and
7. adaptation to climate change.

¹ <https://www.dorsetcouncil.gov.uk/documents/35024/282235/New+Validation+Checklist+-+V1.1+Final+-+1+October+2022.pdf/c281a77c-d6ae-991e-e90e-e535a0f9804a>

Buildings contribute to climate change through their construction, how they are used and where they are located. Managing the location of development is a key role of the Local Plan and is being considered through the preparation of the Dorset Council Local Plan. The focus of this checklist is on sustainable design and construction of buildings under the headings listed.

Transport clearly is a key contributor to climate change but is not included in the checklist and sustainability statement requirements. Existing planning policies and information requirements regarding sustainable transport are well established. Adopted local policies and the Local List require that planning applications should detail how proposals are maximising opportunities for sustainable transport modes (see paragraph 40 of the Local List). The inclusion of electric vehicle charging points in new development is an important issue and it should be noted that in June 2022 this requirement was incorporated into the Building Regulations.²

The Council has taken the decision not to include flood risk and ecological aspects within the checklist and sustainability statement requirements. This is not because these issues are any less significant; rather it is because regulations and adopted policy, and information requirements relating to these matters already comprehensively cover the issues for planning applications. For further information on assessments required in relation to flood risk, see paragraph 21 of the Local List and for further information on information required in relation to biodiversity, see paragraph 20 of the Local List and our Ecology Guidance for Planning Applications.³

Who is the checklist for?

In accordance with Paragraph 39 of the Local List, a sustainability statement should be prepared and this checklist should be completed for all applications for new residential (including replacement dwellings); mixed-use; new or replacement agricultural buildings; commercial, retail, industrial, waste community or leisure uses and educational development (including extensions of over 10% additional gross internal floorspace). Please refer to the [Dorset Council's Local List](#).

This requirement includes outline and reserved matter applications, and, in the case of applications for permission in principle, technical details consent. It should be noted that consideration of the checklist at an early stage can inform the design process by highlighting matters that are best considered at the outset of the process. This will be more cost effective and time efficient than addressing such matters later on. The checklist should be completed as fully as practicable at outline stage. Where further detail will be provided at the reserved matters stage, this should be noted and explained.

Householder applications, alterations, extensions to existing non-residential buildings that fall under the 10% threshold and applications for change of use where there is no increase in floorspace are not required to submit a completed checklist. Such applications are however

² Requirement S1 of Schedule 1 and Regulation 44D of the Building Regulations 2010.

³ <https://www.dorsetcouncil.gov.uk/documents/35024/0/Ecology+guidance+for+planning+applications.pdf/342fdc7f-e963-1b2b-51f6-4a95a9fcb7f>

encouraged to consider relevant parts of the checklist and submit either a completed checklist or include within their planning statement information to demonstrate how climate change has been taken into consideration. For proposals relating to listed buildings, please refer to the council's additional guidance: 'Listed Buildings - What you can and can't do for climate change', which explains what can be achieved to save energy and at the same time conserve the special interest of a listed building in the context of climate change. The document sets out what retrofitting and sustainable construction measures may or may not be appropriate for a listed building, as well as providing potentially suitable alternatives, and giving an overview of relevant case studies.

What are you expected to do?

Applicants should prepare:

- A completed checklist coversheet to indicate which sustainability standards your development complies with - answering the Yes/No column as well as the reasoning column where relevant.
- A sustainability statement detailing the required information in relation to each of the checklist questions, cross referencing other assessments where appropriate.

If answering Yes to a Checklist question, a full explanation should be provided and/or a signpost to other relevant application documents (such as the Design & Access Statement) should be provided within the sustainability statement. If answering No to a checklist question, brief reasoning should be outlined in the subsequent column and a full explanation provided in the sustainability statement.

1. Reducing energy consumption and carbon emissions

Adopted local plans all seek improvements in the energy performance of new buildings with an emphasis on delivering the best standards for energy performance, and with renewable energy being encouraged to provide for energy used during the building's operation. Until recently the emphasis at the national level has been on building regulations rather than through planning policy. However, there remains a need and a desire for new buildings to be built at the highest energy performance standards and, where possible, achieve net zero.

Generally, net zero means achieving a balance between the greenhouse gases put into the atmosphere and those taken out. In the context of new buildings this means zero fossil fuel generated operational energy (in part achieved by reducing demand through energy efficiency measures) and meeting best practice for embodied carbon (including from the building materials and methods used during construction). As standard, Building Regulations (Part L) require the energy and carbon intensity of buildings to be measured through specific calculations⁴, and whilst there are some benefits to this approach in that they set clear requirements which are not overly onerous, there are some limitations in

⁴ Standard Assessment Procedure (SAP) and Simplified Building Energy Model (SBEM)

terms of achieving the lowest levels of energy demand and reaching net zero carbon emissions⁵. Recent Building Regulations changes (in 2021) for improved ventilation and a new overheating requirement⁶ have provided benefits, but do not result in ultra-low energy performance. Indications are that the Future Buildings Standard 2025 will provide further uplifts in the energy performance of buildings but will likely continue with similar methods of calculation, meaning that resulting buildings are unlikely to be net zero carbon.

The London Energy Transformation Initiative (LETI) have published guidance⁷ on alternative metrics for driving net-zero carbon design, which have been recognised by local planning authorities as an approach that would be resilient to changes in national policy.⁸ The metrics help to ensure that all energy use is considered, and when addressed together, they allow all resulting buildings to be truly net zero in their carbon emissions. The main targets set out by LETI's guidance are those relating to:

- Ultra-low operational energy use⁹ of buildings (for example less than or equal to 35 kWh/m²/yr for residential buildings)
- Building fabric, in the form of space heating demand metrics such as 15kWh/m²/yr for all building types
- Reduction of construction impacts through assessment and reduction of embodied carbon in developments
- Low carbon energy supply through no use of fossil fuels for heating and hot water
- Zero fossil fuel generated energy through use of on-site or off-site renewable energy technologies¹⁰ to match a building's energy use. In this regard it is important that factors such as the orientation of buildings are considered, to maximise opportunities for solar.

Additionally, the risk of overheating is an important issue¹¹. The appropriate passive ventilation of buildings¹², the orientation of buildings to allow for passive (solar) shading, glazing ratios, and the provision/appropriate siting of green infrastructure can help to address this issue.

Through their sustainability statement, applicants are encouraged to take account of these targets and ensure schemes are designed accordingly to maximise the potential for achieving net zero development. Standards for operational energy use and heating demand should be

⁵ For example, the SAP/SBEM calculations used in this process do not calculate real life energy (i.e., unregulated energy from ICT equipment, lifts, refrigeration systems, cooking equipment etc.) and can be inaccurate in terms of a building's heating demand

⁶ [New Approved Documents and new compliance guides supporting Part L: circular 04/13 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/new-approved-documents-and-new-compliance-guides-supporting-part-l-circular-0413)

⁷ <https://www.leti.uk/one-pager>

⁸ See Cornwall Council, Somerset West & Taunton Council, Bath and North East Somerset, and West Oxfordshire Council

⁹ Ultra-low levels of energy performance are considered to be the lowest possible to enable a development to be net-zero in its operation, and are reflected in the Energy Use Intensity and space heating demand metrics we are recommending

¹⁰ The main renewable energy technologies include the use of solar panels as a form of low carbon energy generation, or air source heat pumps as a form of low carbon energy supply for heating. The distinction between these technologies should be noted. Other technologies may also be relevant.

¹¹ See the Climate Change Commission's report on the risks to health, wellbeing, and productivity from overheating in buildings - <https://www.theccc.org.uk/publication/addressing-overheating-risk-in-existing-uk-homes-arup/>

¹² Passive ventilation is the process of supplying air to and removing air from an indoor space without using mechanical systems

included in sustainability statements, as well as details on how energy supply, embodied carbon, renewable energy provision, and managing risk of overheating have been considered. Applicants may wish to note whether a proposed development is 'net zero ready', meaning that it will achieve net zero without further retrofitting once the grid is fully decarbonised.

Some work on the costs associated with implementing the measures recommended by LETI (for residential development) has been undertaken by Cornwall Council as part of the preparation of the adopted Cornwall Council Climate Emergency Change DPD.¹³ The work highlighted that space heating target of 15 kWh/m²/year and an energy use target of 35 kWh/m²/year would be viable in most cases, albeit there is acknowledgement the situation may vary by region in terms of local requirements, and labour/ material costs.

Building to BREEAM standards¹⁴ for non-residential development can provide benefits for the energy performance of buildings, and these standards are widely used. Where these standards are applicable, the proposed standard (i.e. Excellent or Outstanding) and relevant calculations should be provided within the sustainability statement.

Modelling tools such as the Passive House Planning Package, or CIBSE TM54 can be used to calculate energy use figures for proposed development. Further information and guidance on these requirements can be found in [LETI's Climate Emergency Design Guide](#), and the [Net Zero Carbon Toolkit](#) has been published for use nationally to provide best practice design advice.

2. Maximising the use of sustainable materials

Using renewable and low impact materials has been an integral part of sustainable construction for some time, with the BREEAM Green Guide having first been published in 1996 to provide a tool to consider the environmental impacts of building materials. Applicants are encouraged to use materials that will not deplete non-renewable resources wherever possible, and therefore reduce the level of embodied carbon associated with developments. Use of recycled materials is also encouraged, as is using local materials.¹⁵ Within their sustainability statement applicants should state the credentials and origins of materials used.

For proposals constituting demolition and rebuild, applicants should provide details of embodied carbon and waste in comparison to renovation/conversion, and consideration should be given to the fact that reuse of materials can save a significant proportion of the embodied carbon emissions of buying a new product.

¹³ A summary of this work is presented in guidance produced by the South West Energy Hub (in section 6) - <https://www.swenergyhub.org.uk/wp-content/uploads/2021/12/WoE-net-zero-new-build-policy-evidence-1.3.pdf> and the evidence itself can be found on the Cornwall Council website - [Climate Emergency Development Plan Document \(DPD\) - Cornwall Council](#).

¹⁴ <https://bregroup.com/products/breeam/breeam-technical-standards/>

¹⁵ As advocated by the National Design Guide

In order to encourage greater water efficiency in new homes and to demonstrate compliance with adopted local plan policies requiring water efficiency (i.e. Policy ME3 of the Christchurch and East Dorset Core Strategy and Policy 3 of the North Dorset Local Plan), applicants should include in their sustainability statement calculations of water efficiency together with an explanation of the technologies to be implemented, demonstrating that water consumption will be limited to 110 litres per person per day wherever practicable.

The checklist provides an interpretation as to what would constitute a water efficient development. Although West Dorset and Weymouth & Portland, and Purbeck do not specifically state water efficiency in Policy ENV13 and Policy D respectively, applications in these areas are also encouraged to address this through the checklist to demonstrate best practice.

5. Incorporating green infrastructure

Green infrastructure ranges from the provision of trees, landscaping, and residential gardens; to local greenspaces and community spaces such as parks, play parks, and allotments; and also larger strategic spaces such as country parks, green corridors, and environmentally designated sites.²¹ Natural England's [Green Infrastructure Framework](#) provides guidance on the principles and standards for green infrastructure in England.

In the context of climate change, it is important that development proposals incorporate green infrastructure on a range of scales (relevant to the proposal) to provide wide ranging benefits. Within their sustainability statement, applicants should demonstrate compliance with adopted policies by demonstrating that sufficient green infrastructure has been incorporated into their proposal to serve the development site, and in order to:

- Provide shading and cooling effects, therefore minimising the overheating of buildings through tree planting and landscaping
- Help to absorb carbon dioxide through provision of appropriate amounts of vegetation
- Provide effective surface water management through sustainable drainage provision
- Link to existing green infrastructure networks to maximise environmental benefits of wildlife green corridors and sustainable travel

6. Sustainable drainage and minimising pollution

Delivering sustainable drainage systems (SuDS) as part of a development has many benefits including mitigating and adapting to climate change, as well as managing flood risk, contributing to green infrastructure and ecological networks and helping to prevent new development from contributing to water pollution. National policy requires that SuDS are incorporated into major developments unless there is clear evidence that this would be inappropriate.²² For the purposes of the checklist it should be demonstrated that an appropriate and deliverable SuDS

²¹ <http://publications.naturalengland.org.uk/publication/35033>

²² National Planning Policy Framework (Paragraph 169)

scheme has been incorporated into the development proposal with appropriate accompanying plans and assessments within the application signposted.

7. Adapting to climate change

Adapting to climate change in respect of built development is about reducing the risks posed by climate change through the construction of climate resilient buildings and developments. Adaptation is wide ranging and is already included above in respect of green infrastructure, SuDS and building to avoid overheating. Additional adaptation measures might include green roofs, increased trees and vegetation, cool/white roofs, triple glazing and raised floor levels. Such measures are encouraged where appropriate and should be noted in the sustainability statement.

The Sustainability Checklist

Sustainability Standards	Compliance	Relevant policies	Have you complied with the stated standards? (Yes/No)	If you haven't complied with the stated standards, please summarise the reasoning (full explanation should be provided within the Sustainability Statement)	Industry guidance, good practice and case studies
1. Reducing energy consumption and carbon emissions					
Have you designed the fabric of the development to maximise energy efficiency?	<p>Explain in the Sustainability Statement how the proposal intends to maximise energy efficiency and reduce energy demand, including by settling out relevant calculations.</p> <p>Demonstrate whether the proposal achieves ultra-low energy demand, for example through meeting the standards below:</p> <p>Residential buildings For residential development, to achieve ultra-low energy demand through design, predicted energy modelling should demonstrate a target of <35kwh/m2.yr</p> <p>Non-residential buildings For non-residential development the following energy use targets are recommended:</p> <ul style="list-style-type: none"> • Office/retail <55kwh/m2.yr • Light industrial – 110 kWh/m2/yr. • Community space (e.g. health care) <100 kwh/m2.yr • Sports and Leisure <80kwh/m2.yr • School <65kwh/m2.yr <p>Alternatively, BREEAM standards may be provided for non-residential development. Please indicate the relevant level which applies to the proposed development.</p> <p>All buildings For all building types a space heating demand of less than 15 kWh/m2 /yr should be aimed for.²³</p> <p>Predictive energy modelling should be used, for example through undertaking a BREL²⁴ report, using the Passive House Planning Package, CIBSE TM54 or equivalent, and carried out with the intention of meeting the target energy use.</p>	<p>WDWP – Policy ENV13</p> <p>North Dorset – Policy 3</p> <p>Purbeck – Policy D</p> <p>East Dorset - Policy ME3</p> <p>Purbeck Emerging Policy E12</p>			<p>LETI Climate emergency Design Guide (January 2020) - 252d09_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf (leti.uk)</p> <p>SW Energy Hub - Net Zero New Buildings - WoE-net-zero-new-build-policy-evidence- 1.3.pdf (swenergyhub.org.uk)</p>
Will the operational energy use of the resultant development be, or be capable of, being 100% renewable?	<p>Explain in the Sustainability Statement whether the resultant development's energy use will be 100% renewable, or capable of being so without further retrofitting once the grid fully decarbonises.</p> <p>Include the total kWh/yr of energy consumption of the buildings, accounting for both regulated and unregulated energy, on the site, and the total kWh/yr of energy generation by renewables to show that the zero-carbon operational balance is or is not met.</p>	<p>WDWP – Policy ENV13</p> <p>North Dorset – Policy 3</p> <p>Purbeck – Policy D</p>			<p>Useful information for connecting low carbon technologies to the electricity network - https://www.energynetworks.org/operating-the-networks/connecting-to-the-networks/</p>

²³ These best-practice targets reflect those recommended in the LETI Climate Emergency design guide - <https://www.leti.uk/cedg>

²⁴ Building Regulations England Part L report -

		<p>East Dorset - Policy ME3</p> <p>Purbeck Emerging Policy E12</p>			<p>networks/connecting-electric-vehicles-and-heat-pumps</p> <p>LETI Climate emergency Design Guide (January 2020) - 252d09_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf (leti.uk)</p> <p>SW Energy Hub - Net Zero New Buildings - WoE-net-zero-new-build-policy-evidence- 1.3.pdf (swenergyhub.org.uk)</p>
Has the risk of overheating been considered in the design of the development?	Explain in the Sustainability Statement how the development reduces the risk of overheating, for example through adequate passive ventilation, passive shading, and green infrastructure provision. If the development intends to use active ventilation methods, please explain the compatibility of this with EUI targets.	<p>WDWP – Policy ENV13</p> <p>North Dorset – Policy 3</p> <p>Purbeck – Policy D</p> <p>East Dorset - Policy ME3</p> <p>Purbeck Emerging Policy E12</p>			<p>CIBSE TM59 - Technical Memorandum 59: Design methodology for the assessment of overheating risk in homes CIBSE</p>
2. Maximising the use of sustainable materials and methods					
Will the development use sustainable materials and methods in its construction, and have embodied carbon emissions been considered?	<p>Explain in the Sustainability Statement how the development makes use of sustainable construction materials and minimises embodied carbon emissions.</p> <p>Provide a schedule of materials and construction technologies proposed to be used with details of:</p> <ul style="list-style-type: none"> - Sustainability credentials - Locally produced and sourced materials - Confirmation of reuse of onsite materials where relevant (or link to site waste management plan); or explanation of why this is not possible. <p>Explain in the Sustainability Statement how the BRE Green Guide Specification has informed design decisions, where applicable.</p> <p>Use of lifecycle modelling to assess embodied carbon.</p> <p>For demolition and rebuild proposals, comparison of embodied carbon against renovation/conversion of the existing building.</p>	<p>WDWP – Policy ENV13</p> <p>North Dorset – Policy 3</p> <p>Purbeck – Policy D</p> <p>East Dorset - Policy ME3</p> <p>Purbeck Emerging Policy E12</p>			<p>LETI Climate emergency Design Guide (January 2020) - 252d09_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf (leti.uk)</p> <p>Embodied and whole life carbon assessment for architects - 11241WholeLifeCarbonGuidancev7pdf.pdf</p> <p>BRE Green Guide to Specification: https://www.bregroup.com/greenguide/podpage.jsp?id=2126</p>

3. Minimising waste and increasing recycling					
Will the construction company that you use be registered with the Considerate Construction Scheme?	Confirm in the Sustainability Statement whether the construction company used will be registered with the Considerate Construction Scheme	BCPD Waste Plan Policy 22			Considerate Constructors Scheme: https://www.ccscheme.org.uk/
Will you be preparing and adhering to a Site Waste Management Plan (SWMP) as a way of reducing and managing construction waste?	Confirm in the Sustainability Statement that a SWMP will be prepared and adhered to and if this is part of the Construction / Site Management Plan. Include information on: <ul style="list-style-type: none"> Sustainable procurement measures used to minimise the generation of waste during the construction process The types and quantities of waste that will be generated during the demolition and construction phases and the measures to ensure that the waste is managed in accordance with the waste hierarchy 	BCPD Waste Plan Policy 22			Wrap: http://www.wrap.org.uk
Have you provided sufficient space and safe and convenient access for waste recycling?	Provide details of space within the development for recycling/waste sorting and storage and details of safe and convenient access for waste recycling in the Sustainability Statement. Cross reference layout plans.	BCPD Waste Plan Policy 22			Dorset Council Guidance notes for residential developments (May 2020) 2b837431-3a24-17f5-2d40-dcff0aa6652b (dorsetcouncil.gov.uk)
Have choices of appliances or furnishings considered their repairability?	Provide details of whether your choices of appliances or furnishings have considered their durability, repairability or reuse.	BCPD Waste Plan Objective 1 and Policy 1			
4. Conserving water resources					
Can you demonstrate that water consumption will be minimised?	Explain in the Sustainability Statement how water consumption will be minimised. Include relevant water efficiency calculations, with an explanation of the technologies used to achieve this, reflecting Government guidance of reducing from 125 litres to 110 litres per person per day for dwellings.	WDWP – Policy ENV13 North Dorset – Policy 3 East Dorset - Policy ME3 NPPF – Para 154			The water calculator: http://www.thewatercalculator.org.uk/ Sanitation, hot water safety and water efficiency: Approved Document G: https://www.gov.uk/government/publications/sanitation-hot-watersafety-and-water-efficiency-approved-document-g BREEAM Non-domestic Buildings Technical Manual: https://www.breeam.com/NC2018
Do you include measures to conserve water through rainwater	Describe water conservation measures in the Sustainability Statement.	WDWP – Policy ENV13 North Dorset – Policy 3			RHS Guidance on water collecting, storage and re-using -

harvesting and/or water recycling?		East Dorset - Policy ME3 NPPF – Para 154			https://www.rhs.org.uk/garden-jobs/water-collecting-storing-and-using
5. Incorporating green infrastructure					
Do you incorporate green infrastructure as part of the proposal?	Describe what level and types of green infrastructure are provided and how this is incorporated into the proposal. Include details of on-site and off-site provision and any information about how this contributes towards addressing climate change (both adaptation and mitigation). Confirm that appropriate levels of green infrastructure are provided to serve the site itself (relative to the scale of the proposal).	WDWP Policy ENV3 North Dorset Policy 15 East Dorset Policy HE4 Purbeck Policy GI Purbeck Emerging Policy I3 NPPF – Para 154			Investing in Green places – South East Dorset Green Infrastructure Strategy (2011) https://www.dorsetcouncil.gov.uk/w/south-east-dorset-green-infrastructure-strategy Natural England's Green Infrastructure Framework - https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx
6. Sustainable drainage					
Do you include sustainable drainage measures as part of the proposal?	Within the Sustainability Statement, detail the approach to SuDS incorporated within the site in accordance with the hierarchy of drainage options.	WDWP – Policy ENV5, ENV13 East Dorset - Policy ME3; Policy ME6 North Dorset – Policy 13 Purbeck – Policy FR: Flood Risk Purbeck Emerging Policy E5			Dorset Council – Surface Water Planning web page - https://www.dorsetcouncil.gov.uk/w/surface-water-planning?p_l_back_url=%2Fsearch%3Fq%3Dsustainable%2Bdrainage
7. Adaptation to climate change					
Have you incorporated any specific climate change adaptation measures into the proposal?	Describe any specific measures incorporated to address this issue and/or cross refer to other relevant application documents.	WDWP – Policies ENV3, ENV5, ENV7, ENV13 East Dorset - Policy ME3, ME6, HE2, HE4 North Dorset – Policy 3, Policy 13, Policy 15, Policy 24			National Design Guide - https://www.gov.uk/government/publications/national-design-guide

		Purbeck – Policy FR, Policy D, Policy GI			
		Purbeck Emerging Policies E5, E6, E12, I3			
		NPPF – Para 154			

Glossary (key definitions)

Biodiversity: Biological diversity among and within plant and animal species in an environment.

BREEAM standards: A technical standard which enables consistent and comparable assessment and verification across the entire built environment lifecycle.

BREL report: A report that will be produced for building projects, using SAP assessments to show if buildings use less energy and produce lower carbon emissions.

Building fabric: Refers to the roof, walls, windows, floors and doors.

Carbon emissions: A term used to refer to both carbon dioxide (CO₂) emissions released into the atmosphere from burning fossil fuels (coal, oil, natural gas) and other greenhouse gas emissions. The full term is carbon dioxide equivalent emissions (CO₂e).

Carbon intensity: The carbon intensity of electricity is a measure of how much CO₂ emissions are produced per kilowatt hour of electricity consumed.

Climate change: The long-term change of climate typically measured over decades or longer.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Change of use: A change in the way that land or buildings are used. Planning permission is usually necessary in order to change from one 'use class' to another – as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Conversions: This generally means the physical work necessary to change the use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.

Ecological network: A system of core areas connected by ecological corridors, of existing and future habitat needed to allow populations of species and habitats to survive in fluctuating conditions.

Electric vehicle charging point: A charging socket which is connected to an electric vehicle via a charging cable to allow the battery to be recharged with electricity.

Embodied carbon: Embodied carbon is the carbon dioxide (CO₂) emissions associated with materials and construction processes throughout the whole lifecycle of a building or infrastructure. The embodied carbon of a building can include all the emissions from the construction materials, the building process, all the fixtures and fittings inside, as well as from deconstructing and disposing of it at the end of its lifetime.

Energy consumption: All the energy used to perform an action, manufacture something or simply used to inhabit a building.

Energy performance: Summary of the energy efficiency of buildings.

Fossil fuel generated operational energy: Energy produced from carbon-rich fuel (coal, oil and natural gas) formed from the remains of ancient animals and plants, such as using a gas cooker or gas-fired boiler/heating system. Their combustion is considered to contribute to the 'greenhouse effect'.

Future buildings standard: A policy document that sets out proposed changes to Building Regulations (Part L and Part F) to provide a pathway to highly efficient non-domestic buildings which are zero carbon ready, better for the environment and fit for the future.

Greenhouse gas: A layer of gases in the atmosphere which absorb and release heat and maintain the Earth's temperature. Naturally occurring examples include water vapour, carbon dioxide, methane, nitrous oxide and ozone. Some human activities increase these gases, including fossil fuel combustion within motor vehicles and some power stations.

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Householder application: An application for planning permission used for proposals to alter or enlarge a single house, including works within the boundary and garden of a house.

Local list: A list of local information requirements necessary to determine a planning application before it can be registered as a valid application. See: [Dorset Council's Local List](#)

Net zero: When the UK's total greenhouse gas emissions are equal to or less than the emissions the UK removes from the environment.

Operational energy usage: The energy needed to run buildings.

Passive solar shading: A technique for shading a building leading to natural cooling and energy conservation, by blocking the sun from the building. For example, an overhanging roof or appropriately located trees/planting.

Passive ventilation: The process of supplying air to and removing air from an indoor space without using mechanical systems.

Rainwater harvesting: The collection and storage of rainwater, rather than allowing it to run off. For example collecting rainwater from a rooftop into a water butt or surface run-off into a reservoir.

Renewable Energy: Covers energy which occur naturally and repeatedly in the environment - from wind, the fall of water, the movement of the oceans, from the sun, and also from biomass and deep geothermal heat.

SAP calculations: Standard Assessment Procedure calculations assess and compare the energy and environmental performance of dwellings

Sustainable design: An environmentally responsible and resource-efficient building design approach encompassing, construction, maintenance, renovation, and reuse.

Sustainable drainage systems (SuDS): Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as far as possible. The measures for managing the rainwater aim to:-

- Reduce the causes & impacts of flooding,
- Remove Pollutants from surface water runoff at source,
- Combine water management with green space with benefits for amenity, recreation and wildlife.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport.

Sustainability statement: A report for planning which details a proposed buildings commitment and strategy to address climate change as set out in its local authority planning policy.

Ultra low energy demand/performance: To maximise the energy efficiency potential of a building to be the lowest possible to enable it to be net-zero in its operation.

Wildlife green corridors: Areas of habitat connecting wildlife populations.