Strategy 38 - Sustainable Design and Construction: ® 6.178

Encouragement is given for Proposals for new commercial development and for refurbishment of, conversion or extensions to existing buildings for commercial purposes will be expected to demonstrate through a Design and Access Statement how:

a) sustainable design and construction methods will be incorporated, specifically, through the re-use of material derived from excavation and demolition, use of renewable energy technology, landform, layout, building orientation, massing, use of local materials and landscaping;

b) the development will be resilient to the impacts of climate change;

c) cumulative impacts of this, with other developments, will be addressed; and

d) potential adverse impacts, such as noise, smell, dust, arising from developments, both during and after construction, are to be mitigated.

e) biodiversity improvements are to be incorporated. This could include measures such as integrated bat and owl boxes, native planting or green roofs.

Until the adoption of nationally locally prescribed standards, developments of 10 or more dwellings or 1,000m2 or more of commercial floor space should be assessed using the CSH or BREEAM, with housing developments meeting at least CSH Level 4 from 2013. Smaller schemes will also be assessed where it is viable to do so. and other uses BREEAM of at least 'Very Good'.

Due to their scale, residential developments in the West End and developments over 4 ha or 200 dwellings elsewhere in East Devon should achieve high levels of sustainability in advance of those standards to be set out nationallylocally through a Supplementary Planning Document. The Council will wish to see homes built to Code for Sustainable Homes Level 4 and this will be a material consideration. as will incorporation of incorporate Proposals for water harvesting and sustainable waste management will be encouraged. In building refurbishments the Council will encourage and promote the integration of renewable energy into existing buildings.