

3/ The Design Guide:

vii) Sustainable Features

Well-designed balconies and buildings should reduce the need for energy, be energy efficient, use fossil fuels efficiently and maximise the potential for low carbon energy supplies. They should conserve natural resources including land, water, energy and materials whilst responding to the impacts of climate change through their design.

A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being. It uses land efficiently so helps adaptation by increasing the ability for CO₂ absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution.

Buildings should be fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste.

Materials and technologies used should minimise their environmental impact by reducing running costs and use of fossil fuels. This can be by sourcing locally or by utilising energy efficient products.

ILMINSTER DESIGN PRINCIPLE 7:

Buildings and development schemes should be adaptable, built to last and minimise their environmental impact. Throughout both the outline and detailed design stages developments must demonstrate how homes are energy efficient and minimise their use of natural resources through:

- walkable neighbourhoods and reducing car reliance
- improve biodiversity of habitats
- rainwater harvesting and efficient use of water resources
- adaptation to climate change and flood resilience
- passive solar gain
- energy efficient building fabric
- renewable technologies
- reduce waste in building through reuse and recycling
- adaptable lifetime homes standards

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Developments must be able to demonstrate in their design and access statement how a development has been designed to be sustainable under each of the following categories:

Walkable neighbourhoods: In larger housing developments schemes should be permeable to pedestrians and cyclists to minimise the use of the car. The provision for more sustainable forms of transport should be encouraged. Infrastructure for electric cars should be considered for use in the future.



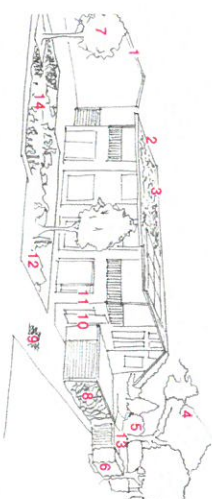
Poundbury, Dorset - Permeable streets designed for pedestrian as well as the car

Biodiversity: Proposals should seek enhancements, retention of existing habitats and the creation of new ones. Boundary treatments and domestic planting should allow movement for wildlife and provide new habitat, e.g. through the provision of hedgerows. Varieties and species chosen should be native and/or to provide improvement to wildlife habitats.

Water efficiency: Rain water harvesting should be included in development schemes, to take the pressure off existing water supplies. Developers should include technologies that recycle grey water for watering gardens/use in toilets. Sustainable Drainage System (SUDS) for surface water should be included wherever possible.

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Water efficiency and biodiversity



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|---------------------------------------|-------------------------------|
| 1. Bird Boxes | 8. Climbing Plants |
| 2. Green Roof | 9. Permeable Paving |
| 3. Integrated Bat box (in Green roof) | 10. Habitat walls |
| 4. Tree clusters | 11. Planters and Baskets |
| 5. Hedgerow Passages | 12. Rain Garden |
| 6. Hedgerows | 13. Wild life pond |
| 7. Standard Trees | 14. Unsmooth edges and verges |