

POLICY LP10: DESIGN

1. The Borough Council's overall approach in relation to design is as follows:
 - a) planning permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions;
 - b) new development should be well-designed to respect the character of the Borough's distinctive built and natural environment including its heritage assets and their setting;
 - c) historic assets should be conserved and where possible enhanced in a manner appropriate to their significance;
 - d) proposals for development must be based on sound supporting evidence.
2. Proposals will be permitted within the urban area as defined on the Policies Map, provided that:

Development form
 - a) it has a high quality appearance in terms of scale, setting, layout, massing, landscaping, and appearance including details and materials;
Public realm and open space
 - b) it provides, or is accessible to, high quality public spaces;
 - c) it incorporates measures to protect and enhance biodiversity and landscape features;
 - d) it will not significantly prejudice important townscape and landscape features;
 - e) it will protect public views of important landscape and townscape features;
Ease of movement
 - f) it ensures measures are incorporated that improve accessibility to all users;
 - g) it is accessible for pedestrians and cyclists and is well connected to local facilities via links with pedestrian and cycle routes;
 - h) it is well connected to public transport routes
 - i) it is easy to move through with safe and recognisable routes, intersections and landmarks;
Safe and high quality neighbourhoods
 - j) it creates a safe environment where crime and disorder and fear of crime does not undermine quality of life or community cohesion;
 - k) it does not cause harm by reason of:
 - i) loss of light, privacy or outlook;
 - ii) noise, light pollution, vibration, smell, or air pollution; or
 - iii) other adverse impacts;
Adaptability
 - l) it minimises its impact on climate change and is resilient and adaptable to its effects;
 - m) it meets nationally described standards for sustainable

- construction;**
n) in the case of residential development, it ensures a reasonable proportion of homes are adaptable to meet the changing needs of occupants over a lifetime;
o) it takes opportunities to promote flexibility to deal with future social, technological and economic requirements;

Comprehensive development

- p) it makes the most efficient use of the site and does not prevent the comprehensive development of that site and any adjoining land.**

EXPLANATION OF POLICY LP10

Overall approach (Point 1 of policy LP10)

- 8.12 The National Planning Policy Framework (NPPF) is very clear that poor design which fails to improve the character and quality of an area should be refused. It is important that new development promotes character in the townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture. This includes the Borough's maritime and military heritage associated with its waterfront location on Portsmouth Harbour and the Solent. The Council's understanding of local character will be informed by relevant studies and strategies included in Box 8.1 and any further relevant studies.
- 8.13 In relation to sound supporting evidence the Borough Council has produced a 'local list'¹¹⁹ of requirements to support various types of planning applications. It is a statutory requirement for major developments¹²⁰ and certain types of developments in Conservation Areas to include a Design and Access Statement with a development proposal. It will be necessary to ensure that the statement addresses the criteria set out in the above policy.
- 8.14 The Statements should provide a site analysis describing the concepts behind the proposal, how it has evolved, and how the proposal relates to its surroundings in both design and access terms. In preparing Design and Access Statements developers of residential schemes should have regard to the principles set out in the National Planning Practice Guidance.
- 8.15 On major development sites the Borough Council will work with developers and stakeholders to devise design principles to guide development either by agreeing design principles as part of an approved masterplan/development brief; or through the development of a Design Code. A Design Code is a set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such as a masterplan and development framework for a site or area.¹²¹
- 8.16 It will be a key priority for the design of new development to conserve the Borough's heritage assets and where possible enhance them (see Policies LP11-13). The term 'heritage assets' (see Box 8.3) embraces all features that contribute to creating the unique sense of place including Listed Buildings,

¹¹⁹ <http://www.gosport.gov.uk/sections/your-council/council-services/planning-section/pre-application-advice/>

¹²⁰ This is defined in the Town and Country Planning (Development Management Procedure)(England) Order 2010 as 10 or more dwellings or residential developments sites of 0.5 hectares or more; or buildings where the floorspace to be created by the development is 1,000 metres or more or development is carried out on a site of 1 hectare or more.

¹²¹ The National Planning Practice Guidance provides further details on design codes and other circumstances where they may be applicable.

Conservation Areas, Registered Parks & Gardens, Scheduled Ancient Monuments, Locally Listed Buildings, Parks & Gardens of Local Historic Interest and areas of archaeological interest.

- 8.17 As historic buildings or sites are released for development it will be necessary to find viable uses for them that respect the historic/aesthetic value of the site and the wider neighbourhood. Where proposals affect historic assets it will be necessary for the applicant to produce a heritage statement. This should set out the impact of the development on historic assets, both known assets and currently unidentified heritage assets which might be predicted (such as archaeology).
- 8.18 The content of the heritage statement will vary depending on the significance of the heritage asset and the impact of development. It should include a consideration of the positive contribution of the development and the loss and harm caused by the development. In such cases it should include an appropriate mitigation of that loss and harm, including: design considerations; recording, where adverse impacts are unavoidable; and the promotion of knowledge such as interpretation and exhibitions. To produce a heritage statement it will be necessary to use a variety of evidence including the Archaeological and Historic Building Record (AHBR) and other evidence (see Box 8.1). Further guidance is provided on the Council's website.¹²²

Design considerations (Point 2 of policy LP10)

- 8.19 Whilst this policy primarily applies to proposals within the urban area there may be exceptions in line with policy LP3 that would allow some forms of development outside of the urban area. In these instances the criteria stated in policy LP10 would also apply.
- 8.20 It is considered important that new development contributes to, or creates, a sense of place, emphasising what makes that particular locality distinctive. The policy aims to ensure that all development has regard to key design principles in order to support the Borough Council's vision for high quality development which will assist the regeneration of the Borough including a vibrant waterfront. The Borough Council will apply this policy in conjunction with Government guidance including the National Planning Practice Guidance which includes a comprehensive section on design as well as relevant national and local guidance and best practice manuals¹²³ including:
- *Climate Change Adaptation By Design: A Guide for Sustainable Communities TCPA et al 2007*;
 - *Green Infrastructure Guidance (Natural England 2009)*;
 - *Manual for Streets (DoT 2007)*; and
 - *Manual for Street Companion Guide (HCC April 2010)*.
- 8.21 The detailed heritage and design policies (LP11-14) and the Borough Council's Design SPD provide more detailed guidance regarding the considerations outlined in Policy LP10 and specific design issues. In addition site specific SPDs will also set out design criteria to guide future development.
- 8.22 Brief details of each criterion (Points 2a-2p of LP10) are set out below and are expanded upon within the Borough Council's Design SPD. Elements outlined

¹²² <http://www.gosport.gov.uk/sections/your-council/council-services/planning-section/list-of-documents-required-by-gbc-lpa/>

¹²³ The guidance listed identify useful principles that a developer may wish to follow- they do not represent mandatory standards.

below are set out in the Government's National Planning Practice Guidance (NPPG). Each criterion (2a-p) should be addressed as part of a Design and Access Statement where required.

8.23 Development Form (2a of policy LP10): The layout, landscape, density, scale and appearance of new development are critical elements to ensure both the short and long term success of a development. Proposals for new development will therefore need to:

- Consider the site's landform and character;
- Ensure new development is integrated into the Borough's urban and landscape setting which reduces its impact on the natural environment and reinforces local distinctiveness;
- Consider the existing layout of buildings, streets and spaces to ensure adjacent buildings relate to one another; streets are connected; and spaces complement one another;
- Respond to local building forms and patterns of development in the detailed layout and design of development;
- Use local materials, building methods and details to enhance local distinctiveness where appropriate;
- Ensure the scale, massing and height of proposed development is considered in relation to adjoining buildings, the topography, the general patterns of heights in the area and views, vistas and landmarks;
- Ensure public and private spaces are clearly distinguished; and
- Resist the inappropriate development of residential gardens, for example where development would cause harm to the local area.

8.24 Public Realm¹²⁴ and Open Space (2b-e of policy LP10): Issues to consider include the need to:

- Incorporate and link to a network of accessible open and green spaces that respect natural features and protect and enhance biodiversity;
- Ensure that well-designed public space relates to the buildings around it;
- Ensure that streets and spaces are overlooked which improves natural surveillance and can make an area safer as well as reduce the fear of crime;
- Take into account the micro-climate and the predicted effects of climate change; and
- Demonstrate that the proposed development does not have a detrimental impact on important public views of landscape and townscape features and where possible opportunities are taken to create new attractive public vistas.

8.25 It is important to recognise that the protection of views only relates to those which are enjoyed by the general public in the interests of protecting important features of the wider landscape and townscape. The policy does not protect private views per se from a private property such as a dwelling unless there are wider public benefits.

8.26 Ease of movement (2f-i of policy LP10): The convenience, safety and comfort with which people go to, and pass through buildings and spaces play a large part in determining how successful a place will be. Important considerations when assessing new development include the need to ensure:

¹²⁴ See Glossary.

- The development has, and/or is connected to, a network of well-designed spaces and routes for pedestrians, cyclists and vehicles;
- Transport routes reflect urban design qualities and not just traffic considerations;
- The development's access and circulation contribute to a network of direct and connected routes within and beyond the site;
- The development is laid out to encourage appropriate and safe traffic speeds;
- The layout of the development helps increase accessibility to public transport;
- The development is legible with appropriate focal points to help people find their way: This could include views and vista, memorable buildings or landscape features; and
- The development is laid out to make it accessible for all including people with disabilities, elderly persons and those using pushchairs.

8.27 Safe and quality neighbourhoods (2j-k of policy LP10): It is important that the design of new development preserves and enhances the overall environmental quality of the area and that the amenities¹²⁵ of existing and future residents are respected. Key considerations include the need to ensure:

- Development proposals are designed to minimise the potential for criminal activity and anti-social behaviour including creating defensible spaces and facilitating natural surveillance;
- Residential development has regard to the guidance that is set out in the Design SPD relating to space standards for residential development both within and outside the home;
- Issues of loss of light (such as through overshadowing), privacy, and outlook (where a development could be overbearing) are considered in relation to local amenities; and
- Noise, light pollution, vibration smell and air pollution is fully considered (see also Policy LP46).

8.28 Adaptability (Point 2l-o): New development should be adaptable at every scale from the individual building to the whole development and it is important to consider how the proposal can deal with major trends such as climate change, an ageing population, restructuring of the economy, reduced public expenditure, advances in new technology and reduced supplies of fossil fuels. These challenges will require a holistic approach to design.

8.29 Adaptability- climate change and sustainable construction (Point 2l-m of policy LP10): Development proposals should therefore adapt to the potential impacts of climate change and mitigate against its effects. This includes the use of green infrastructure within new developments to deal with issues such as increased surface water run-off (caused by heavier storms), increased incidence of tidal flooding (caused by stormier conditions and sea-level rise) and the need to provide more street trees and other planting (to ameliorate the effects of hotter summer temperatures).¹²⁶

8.30 The design of new houses and other buildings need to maximise energy efficiency and take account of landform, layout, building orientation, massing

¹²⁵ See Glossary.

¹²⁶ <http://publications.naturalengland.org.uk/publication/35033?category=49002>

and landscaping to minimise energy consumption and CO2 emissions (see Policy LP38). Developments should incorporate principles of solar passive design and maximise the use of renewable energy and low carbon technology where possible, as well as consider the suitability of green roofs and walls. Proposals should incorporate water efficiency measures (see Policy LP39) as well as other sustainable construction measures such as the use of environmentally friendly materials, satisfactory levels of noise insulation and sustainable drainage systems where appropriate.

- 8.31 **Adaptability- adaptable homes over a lifetime** (Point 2n of policy LP10): The Borough Council considers that it is important that new residential development incorporate design principles to ensure dwellings can be adaptable to meet the changing needs of occupants over a lifetime.¹²⁷ The range of measures incorporated in the development and the proportion of dwellings which include these measures should be identified by the developer in any planning application setting out what is considered to be a reasonable level for the proposed development.
- 8.32 **Adaptability- promoting flexibility to deal with future social, technological and economic requirements** (Point 2o of policy LP10): It is important to ensure buildings are designed to allow flexibility for a variety of possible future uses to adapt to some of the changing economic, technological and social trends identified above. This could include adaptable ground floors on busy streets to allow for different uses to be accommodated over time or allow for greater opportunities for multiple uses and shared floorspace. Similarly developments should incorporate infrastructure¹²⁸ which takes account of potential changes in demand as well as being adaptable to technological changes.
- 8.33 **Comprehensive development** (Point 3p of policy LP10): It will continue to be important to ensure that development proposals do not prejudice the comprehensive development of a site or adjoining land to make the most efficient use of land. It will also be important to ensure opportunities for creating viable well-planned sustainability developments are taken. Development proposals should be prepared on a comprehensive and co-ordinated basis and this should be reflected in the Design and Access Statement, where required.

HERITAGE ASSETS

- 8.34 Box 8.3 lists the various types of heritage assets having regard to the Government's definition of 'designated heritage assets'. These features are key elements which contribute to a unique sense of place and are an irreplaceable resource. It is therefore necessary to conserve them in a manner appropriate to their significance.
- 8.35 Heritage assets are a finite and valuable resource and the presumption will remain in favour of conserving or enhancing a heritage asset. Some assets should be conserved due to their unique interest and value nationally and/or their value to Gosport. By their very nature some 'redundant' features, including for example areas of historic defences, may not have obvious

¹²⁷ These principles may be those set out in nationally described standards still to be determined by Government or it may be useful to refer to the Lifetime Homes guidance. It is important to note that the Lifetime Homes guidance are not used as prescribed standards by the Borough Council.

¹²⁸ Including water supply, sewerage, drainage, gas, electricity, cable, telephone, road/footpaths/cycleways, and open spaces.

economic value but will be of significant historic value to the area and the sense of place.

Box 8.3: What are heritage assets?

The NPPF defines a heritage asset as a ‘building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.’ Heritage assets comprise of the following:

Designated Heritage Assets

- Listed Buildings
- Conservation Areas
- Scheduled Ancient Monuments
- Registered Parks & Gardens
- Protected Wrecks
- World Heritage Sites

Locally Important Heritage Assets

- Locally Listed Buildings
- Parks & Gardens of Local Historic Interest
- Sites of Archaeological Interest
- Wrecks of local historic interest
- Historic landscapes

Unidentified Heritage assets

- Heritage assets yet to be identified which could become ‘Designated’ or ‘Locally important’ as a result of further assessment.

Local Context

- 8.36 The Borough has approximately 540 Listed Buildings and approximately 100 Locally Listed buildings. There are 16 Conservation Areas, which are designated to conserve and enhance the special character of the area. There are 14 Scheduled Ancient Monuments, the majority of which are related to Gosport’s military fortifications. The grounds of Royal Hospital Haslar are a Grade II Registered Historic Park of National Importance (23ha). There are also seven Parks & Gardens of Local Historic Interest (33.1ha).
- 8.37 It is a key priority for the Borough to conserve and enhance its heritage assets. The Borough has numerous potential development sites that are of significant heritage value including many former and existing MoD sites. As sites are released, the buildings, landscape and setting are potentially at risk. It is important to find viable uses for historic buildings, which are appropriate to the site’s character and respect the wider historic and aesthetic value of the site and area.
- 8.38 The Local Plan area contains a number of important and distinctive archaeological sites, many reflecting the area’s military, particularly naval, heritage spanning hundreds of years. As well as above ground features, there are a number of below ground remains which may be of local or national importance. However, only a small proportion of these sites are protected as Scheduled Ancient Monuments (these being Designated Heritage Assets). The Archaeological and Historic Buildings Record (AHBR)¹²⁹ maintained by Hampshire County Council is a useful source of information. In liaison with the County Council an ‘Archaeological Alert Map’¹³⁰ has been prepared and identifies areas in the Borough most likely to contain archaeological remains.

¹²⁹ <http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-buildings-register.htm>

¹³⁰ See Hampshire CC for further details.