

## Design and Heritage

### Introduction

- 8.1 With the publication of the National Design Guide in 2021, there is an increasing emphasis on higher design quality from development. The achievement of high quality design is integral to delivering many of the Council's objectives including creating well-designed places, tackling climate change, and improving health and wellbeing. The policies in this section seek to address a number of key design issues set out in Box 18.

#### Box 18: Summary of key design issues

- The Borough has a rich design heritage which needs to be protected and enhanced.
- High quality design is integral to achieving many Council objectives including carbon reduction, heritage protection and enhancement, and improved health and wellbeing.
- Exemplary design standards are expected within the Borough's Regeneration Areas.
- Sustainable design and construction can help to deliver local and national commitments to reduce carbon emissions to net zero by 2050.
- It is important that homes provide high quality living spaces and outdoor amenity space.
- Proposals in areas at risk from flooding should be designed to be adaptable, taking climate change into account, to ensure developments remain safe throughout their design life.

### Policy DE1: Sustainable Construction

#### POLICY DE1: SUSTAINABLE CONSTRUCTION

1. **The design, construction and lifecycle of all development must contribute to the preservation of resources and the mitigation of, and adaptation to, climate change. This includes, but is not limited to, improving energy performance, minimising material use, reducing water use, and requiring all development to be zero carbon when Government policy allows. The use of recognised assessment tools or aiming for quality/exemplar standards is encouraged.**
2. **All residential development are encouraged to incorporate Passivhaus principles (or equivalent) to maximise the use of insulation, natural sunlight, solar gain and cooling, and natural ventilation.**

**3. All non-residential development over 500 sqm will need to achieve a BREEAM standard of at least 'Very Good' (or equivalent).**

**If the required BREEAM rating is considered to be financially unviable or technically unfeasible, this will need to be demonstrated with appropriate evidence in support of a planning application. In this instance, the applicant will be expected to meet the highest BREEAM score that is viable and feasible. An alternative certification process may also be acceptable where it can be shown to be approximately equivalent in outcomes.**

**4. Retrofit and renovation schemes are encouraged to achieve a BREEAM standard of 'Very Good' (or equivalent).**

**5. Heritage proposals are encouraged to use a 'whole building approach'<sup>257</sup> to sustainable construction.**

## **EXPLANATION OF POLICY DE1**

### **Overall approach (Point 1 of Policy DE1)**

- 8.2 This policy applies to all development including extensions. The application of sustainable construction methods should be a holistic approach that considers all aspects of a building's design, construction and lifecycle and takes advantage of opportunities to reduce environmental impacts, in line with the concept of a circular economy. As a starting position this should include a consideration of whether the development can be incorporated into an existing structure through refurbishment, reducing the need for construction waste. Flexibility should be designed into all proposals, allowing buildings to adapt to changing needs.
- 8.3 Proposals will need to demonstrate how they have sought to improve a building's energy performance, such as through maximising the use of natural light, heat and ventilation, integrating high quality insulation and providing on-site renewables generation, where appropriate. The energy hierarchy should be applied to all developments, starting with:
1. Reducing the need for energy;
  2. Maximising energy efficiency;
  3. Maximising the potential for energy supply from decentralised, low carbon and renewable energy sources, including community-led initiatives;
  4. Efficient use of fossil fuels from clean technologies.
- 8.4 The Future Homes Standard, which will be applied to all new homes through an uplift to building regulations, will require dwellings to be 'net-zero ready',

<sup>257</sup> <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/whole-building-approach-for-historic-buildings/>

with super-efficient insulation, low-carbon heating and renewable ready systems, delivering up to an 80% reduction in carbon emissions<sup>258</sup>.

- 8.5 Well-insulated buildings will help meet the Government's aspirations of all homes having an Energy Performance Certificate of at least C standard by 2035<sup>259</sup>. It is important that insulation is installed appropriately as there is the risk of overheating, which is a particular concern for older persons and can have a negative impact upon productivity levels. This could require costly and carbon-intensive retrofits such as the installation of air-conditioning units so should be avoided. The Chartered Institution of Building Services Engineers (CIBSE) provides guidance on how to assess the risk of overheating in a development, as well as examples on how to reduce its impact<sup>260</sup>.
- 8.6 Reducing resource use, especially those from non-renewable sources, will be another key consideration. Materials should be sought which are robust, recycled or recyclable and can be easily maintained. The BRE 'Green Guide' provides further guidance on selecting sustainable construction materials<sup>261</sup>. Most forms of developments are required to prepare Site Waste Management Plans (SWMP) to ensure construction waste is reduced and these can be enforced through suitable planning conditions.
- 8.7 Water resilience is a major national concern and one which is likely to be exacerbated by climate change. Like much of the South East, Gosport is already classified as an area of 'moderate' to 'serious'<sup>262</sup> water stress, with some future scenarios putting the area in 'serious' water stress by 2050<sup>263</sup>. The Environment Agency supports the use of higher water efficiency measures in new build developments in water stress areas (see Policy LE13 for mandatory standards).
- 8.8 As described below, the Council encourages developments to use recognised assessment tools such as Passivhaus or BREEAM to demonstrate a proposal's application of sustainable construction principles. Alternative or equivalent assessment tools may also be supported, however developers are recommended to consult the Council's Planning Policy section as early as possible on the acceptability of this approach. Planning conditions and/or obligations will be used to secure the standard and performance ratings as appropriate.

### **Incorporating Passivhaus principles (Point 2 of Policy DE1)**

- 8.9 Passivhaus is an internationally recognised standard for constructing high-efficiency, low-energy buildings. This is achieved through utilising high-

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<sup>258</sup> <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>

<sup>259</sup> [www.gov.uk/government/publications/clean-growth-strategy](http://www.gov.uk/government/publications/clean-growth-strategy)

<sup>260</sup> [www.cibse.org/knowledge/knowledge-items/detail?id=a0q0O00000DVrTdQAL](http://www.cibse.org/knowledge/knowledge-items/detail?id=a0q0O00000DVrTdQAL)

<sup>261</sup> [www.bregroup.com/greenguide/podpage.jsp?id=2126](http://www.bregroup.com/greenguide/podpage.jsp?id=2126)

<sup>262</sup> Portsmouth Water is classified as being under 'moderate' stress while Southern Water is under 'serious' stress. Portsmouth Water supply Gosport but Southern Water supplies much of the South East.

<sup>263</sup> [www.gov.uk/government/publications/water-stressed-areas-2013-classification](http://www.gov.uk/government/publications/water-stressed-areas-2013-classification)

performance insulation and windows, having no air leakages or thermal bridges, and orientating buildings to maximise the use of natural daylight and natural ventilation systems, while allowing for summer shade. This is often supplemented with mechanical ventilation with heat recovery<sup>264</sup>.

- 8.10 The design and orientation of a building can increase the comfort of future occupiers and significantly reduce heating and cooling bills. New developments should aim to incorporate the following Passivhaus principles<sup>265</sup> into their designs, with proposals that achieve the Passivhaus Standard (see Box 19) being considered favourably:
- accurate design modelling using the Passive House Planning Package (PHPP);
  - very high levels of insulation;
  - extremely high-performance windows with insulated frames;
  - airtight building fabric;
  - 'thermal bridge free' construction;
  - a mechanical ventilation system with highly efficient heat recovery.
- 8.11 The Council has undertaken a Whole Plan Viability Assessment (WPVA) as required by national policy and guidance which informs the requirements in Policy DE1 and consequently the Council can only encourage the use of these standards rather than require them for residential development. The Council will encourage all residential development to aim to incorporate Passivhaus principles (or equivalent).

#### **Achieve a BREEAM standard (Points 3 and 4 of Policy DE1)**

- 8.12 The Building Research Establishment Environment Assessment Method (BREEAM) provides a range of technical standards<sup>266</sup> to help assess developments in terms of their environmental impacts, comfort levels and health benefits (see Box 19).
- 8.13 All **non-residential** will be expected to use the most up-to-date and relevant BREEAM technical standard and achieve a rating of at least 'Very Good' (or equivalent) which has been supported by the WPVR. Developments that exceed this rating will be considered favourably.
- 8.14 Independent assessors licenced by BRE and funded by the developer must be used to assess the proposal. It will be necessary for planning applications to submit a pre-assessment estimator, an interim (design stage) and final (post-completion stage) certificate. Planning conditions and/or obligations will be used to secure the certificate rating issued at the pre-construction and post-occupation stages.

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<sup>264</sup> [www.passivhaustrust.org.uk/what\\_is\\_passivhaus.php](http://www.passivhaustrust.org.uk/what_is_passivhaus.php)

<sup>265</sup> [www.passivhaustrust.org.uk/what\\_is\\_passivhaus.php](http://www.passivhaustrust.org.uk/what_is_passivhaus.php)

<sup>266</sup> <https://breeam.com/standards>

- 8.15 If the required BREEAM rating is considered to be financially unviable or technically unfeasible for non-residential, this should be demonstrated with appropriate evidence in support of a planning application. In this instance, the applicant will be expected to meet the highest BREEAM score that is viable. An alternative certification process may also be acceptable, where it can be shown to be approximately equivalent in outcomes.
- 8.16 The annual new build housing rate in the UK equates to approximately 1% of the housing stock, with many existing buildings being desirable to retain on design and heritage grounds. Therefore in order to achieve national carbon reduction targets, the refurbishment and retrofitting of existing buildings with sustainable technologies, materials and designs will be an essential step. Such schemes should make use of the most up-to-date and relevant BREEAM technical standard for refurbishment and retrofit and achieve a rating of at least 'Very Good'. Developments that exceed this rating will be considered favourably. Refurbishment and retrofit schemes should accord with other policies in this Local Plan, such as Policy D9 and D10.

#### **Heritage proposals (Point 5 of Policy DE1)**

- 8.17 Heritage proposals should take a 'whole building approach'<sup>267</sup> to sustainable construction, prioritising the long-term health of the building and its occupants. This approach should seek to achieve environmental improvements that are proportionate, sensitive to heritage significance and demonstrably 'best for building'. Further advice on retrofit and energy efficiency in historic buildings can be found on the Historic England website<sup>268</sup>.

#### **Box 19: Sustainable construction standards**

##### **What is the Passivhaus Standard?**

A Passivhaus is a building in which thermal comfort can be achieved solely by post-heating or post-cooling the fresh air flow required for a good indoor air quality, without the need for additional recirculation of air. (Passivhaus Institut)

##### **What is BREEAM?**

BREEAM technical standards are an environmental assessment method devised by the Building Research Establishment (BRE) for non-residential developments and include BREEAM UK New Construction, BREEAM UK Refurbishment and Fit-out, and BREEAM Communities. Performance is measured across a range of criteria including Management, Health and

<sup>267</sup> <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/whole-building-approach-for-historic-buildings/>

<sup>268</sup> <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/>

Wellbeing, Energy, Transport, Water, Materials, Waste, Land Use and Ecology, Pollution, and Innovation. Developments receive a BREEAM rating based on the score they achieve from mandatory and optional credits.

### Further information

Passivhaus Trust  
[www.passivhaustrust.org.uk](http://www.passivhaustrust.org.uk)

Green Guide to Specification  
[www.bregroup.com/greenguide/podpage.jsp?id=2126](http://www.bregroup.com/greenguide/podpage.jsp?id=2126)

The Clean Growth Strategy (HM Government, 2017)  
[www.gov.uk/government/publications/clean-growth-strategy](http://www.gov.uk/government/publications/clean-growth-strategy)

BREEAM Technical Standards  
<https://breeam.com/standards>

## Policy DE2: Residential Design

### POLICY DE2: RESIDENTIAL DESIGN

- 1. All residential development should provide a high quality living environment for occupiers and neighbouring residents by:**
  - a) meeting or exceeding the nationally described space standards<sup>269</sup>;**
  - b) ensuring the attributes set out in Policy D9 are achieved;**
  - c) providing each dwelling with suitable private outdoor amenity space, outlook and light; and**
  - d) building in adaptability for changing future needs by having:**
    - i. spaces which are designed to be flexible and adaptable;**
    - ii. at least 15% of all new dwellings achieve Category 2 standard of Part M of the Building Regulations<sup>270</sup>;**
    - iii. on schemes of over 100 dwellings (gross), at least 2% of market housing and 5% of affordable housing achieve wheelchair accessible Category 3 standard of Part M of the Building Regulations.**

<sup>269</sup> Technical housing standards – nationally described space standard (MHCLG, 2015):  
[www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard](http://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard)

<sup>270</sup> [www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m](http://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m)