

POLICY D9: DESIGN

1. The Borough's overall approach to design is:

- a) proposals need to accord with the principles of the National Design Guide, Manual for Streets, Healthy Streets, the Council's Design SPD and other local design documents including those set out in Box 9.**
- b) development of poor design, that fails to improve the character, quality and function of the area, will be refused.**

2. All development in the Borough should be of a high standard and contribute towards sustainable development and local distinctiveness by addressing:

- a) Context: carefully considering the surrounding context, heritage and vernacular architecture and seeking to deliver enhancements;**
- b) Identity: having a high quality and attractive design which takes advantage of opportunities to improve the character, quality and function of an area;**
- c) Built form: having a high quality design in terms of scale, layout, setting, landscaping, massing, roof form, detail and materials and making efficient and effective use of land which does not prejudice the development potential of adjacent or nearby sites;**
- d) Movement: supporting improved accessibility for all users and prioritising walking, cycling and public transport;**
- e) Nature: conserving and enhancing biodiversity, green infrastructure and the Borough's distinctive landscapes. This includes a requirement of achieving at least 10% biodiversity net gain as detailed in Policy LE8;**
- f) Public space: improving the public realm and protecting public views of important landscape and townscape features;**
- g) Health: creating healthy communities, through design and layout of development and reduce the opportunities for crime and disorder (anti-social behaviour);**
- h) Quality of life: ensuring developments are functional, safe and comfortable, while protecting the amenity of future occupiers and surrounding existing residents and occupiers; and**
- i) Sustainability: delivering long-term sustainability and the transition to a zero-carbon economy as detailed in Policy DE1.**

EXPLANATION OF POLICY D9

National and local guidance (Point 1a of Policy D9)

- 2.268 With the publication of the NDG in 2021, the Government has placed an increased emphasis on the need for high quality design. This NDG compliments existing design guidance including Manual for Streets, Secured by Design, Healthy Streets, as well local guidance such as the Council's Design SPD (2014) and area-specific guides.
- 2.269 A full list of relevant guidance is shown in Box 9, including optional design guidance which developers may wish to follow. Proposals should use the most up-to-date design versions available.

Box 9: Design guidance

National design guidance

- National Design Guide
- National Planning Policy Framework
- Planning Practice Guidance
- Manual for Streets
- Secured by Design

Local design guidance

- Design SPD (GBC, 2014)
- Lee West Area of Special Character SPD (GBC, 2019)
- Marine Parade Area of Special Character SPD (GBC, 2014)
- Conservation Area Appraisals and Management Plans (GBC)
- Daedalus SPD (GBC, 2011)
- Gosport Waterfront and Town Centre SPD (GBC, 2018)
- Parking SPD (GBC, 2014)

Optional design guidance

- Healthy Streets (Healthy Streets, 2024)
- Manual for Streets 2: Wider Application of the Principles (CIHT, 2010)
- Building for Life 12 (Design Council Cabe, 2012)
- BREEAM Communities International (BRE, 2012)
- Home Quality Mark ONE (BRE, 2015)
- Residential developments and trees: a guide for planners and developers (TWT, 2019)
- Active Design: Planning for Health and Wellbeing through Sport and Physical Activity (Sport England 2015)

Requirement of good design (Point 1b of Policy D9)

- 2.270 The Council places a strong emphasis on the delivery of high quality design, which is integral to improving the character and function of the Borough. Good design enhances people's quality of life by creating better buildings, streets, spaces and neighbourhoods that function well, are healthier and safer, and have a stronger sense of community. High quality places also respect their immediate surroundings and the wider environment including its natural, cultural and historic assets. Poor design, on the other hand, can lead to low-quality surroundings which can have a multitude of other negative effects. The NPPF is clear that poor quality design, that fails to improve the character, quality and function of an area, should be refused.

Context (Point 2a of Policy D9)

- 2.271 Where appropriate development should reinforce locally distinctive patterns of development, enhance key landscape features, and be responsive to local history, culture and heritage. In particular, this includes Gosport's maritime and military heritage which has played a significant role in shaping the Borough and is a key asset in its commercial and visitor economy. The Council's understanding of local character will be informed by the relevant studies and strategies included in Box 10 and any further studies.
- 2.272 The NDG and the Design SPD provide further guidance on considering context, while Policy D10 provides guidance on how proposals should design for the Borough's heritage assets.
- 2.273 The Council supports the development of tall buildings within the Borough, in appropriate locations. Only a few areas of the Borough currently contain tall buildings, most notably the waterfront, while the rest of the Borough is relatively low-lying in terms of development. The inclusion of tall buildings may therefore have a large impact upon the townscape and its heritage. Careful consideration should therefore be made towards the Borough's townscape assessment, and impacts on the significance of heritage assets, such as conservation areas and listed buildings. Due to their high visibility, the Council would expect a high standard of design in tall buildings, including utilising suitable weatherproof materials. Further guidance is included in supplementary planning documents (including the Gosport Waterfront and Town Centre SPD) and conservation area appraisals.

Box 10: Local character and heritage studies

Hampshire Integrated Character Assessment

www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment

Gosport Borough Townscape Assessment

An appraisal of the Borough's character, including its history, character areas and key characteristics and special features.

www.gosport.gov.uk/media/1361/LP-E3-2-Gosport-Townscape-Assessment-GBC-2013/pdf/LP_E3_2_Gosport_Townscape_Assessment_-_May_2013.pdf?m=1561992186753

Historic Environment Record

This is the Historic Environment Record (HER) for Hampshire. It is an index to the known archaeological sites and finds, historic buildings, designed and historic landscapes, parks and gardens, and industrial monuments in the county.

www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord

National Heitage List for England

The National Heritage List for England (NHLE) is the official register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields.

<https://historicengland.org.uk/listing/the-list>

Conservation Area Appraisals

Produced by Gosport Borough Council for various Conservation Areas in the Borough.

www.gosport.gov.uk/conservation-area-appraisals

Area of Special Character SPDs

www.gosport.gov.uk/article/1240/Supplementary-Planning-Documents-SPD

The Local List of Heritage Assets

Includes buildings of local interest and locally important parks and gardens.

www.gosport.gov.uk/conservation

Identity (Point 2b of Policy D9)

- 2.274 High quality design should be visually attractive, unique and bring delight. Numerous architectural styles can be utilised to achieve this, however all proposals should consider the context and seek to take advantage of opportunities to improve the character, quality and function of an area. This includes contributing to, or creating a 'sense of place', emphasising what makes the particular locality distinctive. Place making may include adopting

typical building forms, composition, articulation, proportions, features, materials, details, patterns and colours of an area, or creating a new and positive character in areas with limited attractive qualities.

Built form (Point 2c of Policy D9)

- 2.275 The delivery of high quality proposals requires careful consideration of a number of key features including its scale, layout, setting and landscaping in relation to its wider context, particularly where heritage and landscape assets are present. The scale of development should feel appropriate to the surroundings and for the proposed uses.
- 2.276 Massing, roof form, detail and materials are further key considerations and should take into account the surrounding context and the local vernacular. The proposed materials should be appropriate for the way they will be used, be durable and sustainably produced, and be easy to clean and maintain. This will be particularly important for developments near the Borough's coastline where increased weathering may occur. Good detailing should complement the overall design and chosen materials.
- 2.277 In most built-up parts of the Borough compact urban layouts would be expected, which displays a tight urban grain and medium to high densities with a suitable mix of uses. Not only will this help to make efficient use of land, it will also increase the viability of sustainable travel and local shops and services.
- 2.278 To make the efficient use of land, it will be important to ensure that development proposals do not prejudice the comprehensive development of a site or an adjoining site. This should be reflected in the Design and Access Statement, where appropriate.

Movement (Point 2d of Policy D9)

- 2.279 Well-designed places should provide a choice of travel modes for all users, including disabled and older persons. Active travel and access to public transport should be prioritised through safe, convenient and well-maintained routes that link to the wider network. Wherever possible, routes should follow desire lines and include good signage and attractive planting to create 'urban greenways'.
- 2.280 To enhance the Borough's overall accessibility, it is important that accessibility is improved both from the development and through the development, unless a justified reason can be provided.
- 2.281 Streets should follow a hierarchy, with quieter local roads and wider main roads which make navigation quick and intuitive. Cycle infrastructure should be designed in accordance with the latest Government design guidelines¹²².

¹²² Including: www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120

Car and cycle parking should be provided to the latest Council standards and be conveniently located, but not be visually dominant. Further guidance on access and parking can be found in Policy D12 and DE3, the Design SPD, the National Design Guide and Manual for Streets.

Nature (Point 2e of Policy D9)

- 2.282 Integrating nature with the built environment is a key feature of well-designed places and can deliver multiple benefits for health, wellbeing, biodiversity, landscapes, and climate change and flood risk mitigation. Integrating nature can be achieved through the inclusion of a network of multifunctional green infrastructure, which can include open space, attractive landscaping and ecological enhancements (see Policies D4 and LE1). Where new links are provided planting can be included to create urban greenways and green corridors for wildlife. The inclusion of on-site Sustainable Drainage Systems can also help provide a variety of benefits including no net surface run off, nutrient mitigation, biodiversity, and landscape enhancements (see Policy D7 and LE13).
- 2.283 As part of the Environment Act certain developments will be expected to provide at least a 10% biodiversity net gain, which can be delivered through a variety of approaches (see Policy LE8).

Public spaces (Point 2f of Policy D9)

- 2.284 The provision of attractive, safe and functional public space is essential to good design. Public spaces should aim to be inclusive to all users and support social interaction, civic inclusion and a range of associated activities. Appropriate street furniture, artwork and planting should be designed-in at the earliest stage, however excessive street clutter should be avoided.
- 2.285 Buildings that front public space should be of a scale, style and mass to complement the space, with active frontages, clearly delineated public, shared and private spaces, and high levels of natural surveillance. Active travel links should be provided to surrounding areas to ensure the space is accessible and vibrant, while busy public spaces should consider the need for additional security measures which should be integrated as positive features.
- 2.286 Developments should demonstrate that they will not have a detrimental impact on important public views of key landscape and townscape features, and where possible ensure opportunities are taken to create new attractive public vistas. This will help ensure that developments are legible with appropriate views, vistas, focal points and memorable buildings to help people find their way. It is important to recognise that the protection of views only relates to those which are enjoyed by the general public. The policy does not protect private views from a private property such as a dwelling

unless there are wider public benefits. Further information regarding what may constitute an important public view is contained within the Council's townscape assessment, strategic/settlement gap study, conservation area appraisals, supplementary planning documents, and site-specific masterplans.

Health (Point 2g of Policy D9)

- 2.287 Improving health outcomes is a key priority for the Council and design can take a leading role in creating healthier communities. As a starting point, this includes designing dwellings which have sufficient levels of natural light, ventilation and outdoor amenity space.
- 2.288 At a community level it involves integrating active travel modes and providing high quality areas of open space within which different forms of recreation are supported. This could include children's play parks, an area to play sports, and paths which support walking and cycling. Further details can be found in Policies D8 and LE1.
- 2.289 The provision of green infrastructure supports healthy communities by improving air and water quality, and mental wellbeing. Opportunities to include green infrastructure should therefore be maximised, such as through the provision of outdoor amenity space, attractive landscaping, generous planting in parks and verges, and the inclusion of street trees. See also Policy D4.
- 2.290 Healthy Streets is a holistic approach to street design which aims to balance 10 'indicators' of human experiences (see Figure 2) to improve the social, economic and environmental sustainability of the way our streets are designed and managed. This approach is recommended by the Council and HCC and further information can be found on the scheme's website¹²³.

¹²³ www.healthystreets.com

Figure 2: Healthy Street indicators



2.291 Crime is a material planning consideration and the design and layout of proposals should help to minimise the potential for criminal activity, the fear of crime and anti-social behaviour. Key considerations to address include:

- natural surveillance of the public realm from the overlooking buildings;
- provision of defensible space about dwellings and other buildings, with clear delineation between private, shared and public spaces;
- providing a mix of dwelling types in residential schemes to increase the likelihood of community activity throughout the day;
- minimising windowless elevations and blank walls. Where such features are necessary buffer planting should be included;
- provision of appropriately placed public open space with good natural surveillance;
- careful consideration of the position of furniture within the public realm so as to minimise the opportunities for crime and disorder;
- providing wide, well-lit and overlooked pedestrian and cycle routes;
- provision of appropriate safe connectivity and permeability that minimises the use of subways;
- designing entrances, doors, windows and walls, to achieve the latest Secured by Design standard;
- high-quality lighting to the latest British Standards, where it does not cause significant adverse impacts upon the environment or local amenity (see Policy LE9);
- larger developments should incorporate wider security measures to protect the community against potential natural hazards and malicious threats.

- 2.292 Further details on design and security can be found in the suite of guidance documents Secured by Design (UK Police Service). Other key considerations which affect health, such as noise, light and other pollutants are considered in more detail in Policy LE9.

Quality of life (Point 2h of Policy D9)

- 2.293 Good design should promote quality of life. For users this includes functional and easy to use homes and buildings which integrate comfort, safety, security, amenity, privacy, accessibility and adaptability. Proposals should include adequate floor-to-ceiling heights, space standards, storage spaces, heat, sound and fire insulation, and air and light quality to serve their expected uses. Ease of access for deliveries, waste collection, utilities and emergency services should be demonstrated, with integrated facilities to reduce visual impacts and street clutter.
- 2.294 All developments must protect the amenity of future occupiers and surrounding existing residents and occupiers. Conserving privacy and reducing overlooking, particularly on sensitive residential spaces such as gardens, bathrooms, living spaces and bedrooms will be key considerations. The installation of windows, balconies and platforms in locations which would harm the privacy of surrounding occupiers should be avoided. The use of opaque glass and screens should be used where appropriate, to mitigate these concerns. Light and outlook are also key considerations in the design of development.
- 2.295 Detailed guidance on addressing amenity can be found in Policy DE2. The use of optional design standards (see Box 9) such as the Home Quality Mark, Building for a Healthy Life and BREEAM are encouraged to demonstrate a development's quality of life to both the Council and future occupiers.

Sustainability (Point 2i of Policy D9)

- 2.296 Sustainable development and the transition to a low-carbon economy are core principles of the NPPF and this Local Plan (see Policy D1).
- 2.297 Development contributes towards sustainability in a multitude of ways from land use and green infrastructure provision, to energy use and renewables generation. High quality buildings and places conserve natural resources including land, water, energy and materials, and are built to last with spaces which are fit for purpose and can be easily adapted to changing needs.
- 2.298 Construction materials should be carefully selected, utilising sustainably sourced and recycled or recyclable materials wherever possible, which are robust, easily maintained, and have low embodied energy and water. Where sustainable, the sourcing of local materials is also encouraged. Suitable management plans are required to ensure that buildings and spaces have

ongoing and viable management and maintenance regimes which maximise their use, lifespan and enjoyment, and lower future running costs.

- 2.299 All proposals are expected to achieve high standards of sustainable design and construction as set out in Policy DE1, as well as delivering sustainable neighbourhoods with efficient land use and integrated active travel, as required in Policies H1 and D12.

Policy D10: Historic Environment

Introduction

- 2.300 Gosport has an exceptional historical legacy which is visible through its built environment and contributes to its unique sense of place. Indeed, it is ranked within the top 10 nationally in the Royal Society's Heritage index¹²⁴. Key historic sites that have or in the process of being redeveloped include Daedalus, the former Royal Haslar Hospital, Priddy's Hard, St George Barracks, Royal Clarence Yard, and the former Gosport Railway Station. Further sites include Blockhouse 1.
- 2.301 Military heritage has played a particularly significant role in the shaping of the Borough, including the first purpose-built naval hospital in England, the oldest fortified position in the UK still in active use, a series of monumental 19th century Palmerston Forts, and the Grade I listed Haslar Gunboat Sheds. These heritage assets together with those in Portsmouth and further afield, form a very distinct collection of national and international importance in relation to that period when Britain's global maritime power was at its apex.
- 2.302 The Borough has a number of museums celebrating Gosport's history including the Submarine Museum, Explosion Museum of Naval Firepower and the Coastal Forces Museum which form part of the National Museum of the Royal Navy, as well as the Diving Museum and Hovercraft Museum which all utilise various historic buildings. A number of these have bid successfully to the Heritage Lottery for funding to restore historic buildings.
- 2.303 In 2019, Gosport received funding via Historic England's 'Heritage Action Zone' (HAZ) programme. This recognised the Borough's rich heritage strengths and challenges, and provided opportunities for additional conservation advice and funding. The Borough-wide HAZ programme ran until 2024 and consisted of 21 varied projects funded by Gosport Borough Council, with supporting grants from Historic England, the Coastal Communities Fund and National Lottery Heritage Fund. Alongside this, a 'High Street HAZ' scheme ran from 2020-2024, with £1.8m of funding from Historic England and Government funds. The programme delivered built

¹²⁴ www.thersa.org/reports/heritage-index-2020