

RESOURCES

- 12.6 Key issues regarding the use of resources associated with new development are set out below.

Box 12.1: Summary of key issues relating to the use of resources

- Whilst Gosport has one of the lowest CO₂ emissions per person in the country there is significant scope to reduce this through a range of measures including greater energy efficiency, use of renewable energy and less use of private cars;
- There is a need to reduce water consumption in South Hampshire to safeguard water levels in local rivers which are important habitats;
- There is a need to improve water treatment capacity in the sub-region to safeguard river and coastal water quality;
- There is a need to reduce the amount of waste including the amount that goes to landfill;
- Sustainable construction techniques need to incorporate measures which improve energy efficiency and deal with the consequences of climate change;
- The quality of the environment needs to be protected by reducing various forms of pollution.

POLICY LP38: ENERGY RESOURCES

- 1. The Borough Council will work with partners to improve the energy efficiency of existing buildings.**
- 2. New development will be required to meet at least the relevant national standards for energy use and CO₂ reduction. This includes measures set out in the zero carbon hierarchy as follows:**
 - a) be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings;
 - b) connect to existing combined heat and power (CHP) and District Heating/Cooling networks or contribute to their future development;
 - c) use renewable energy technologies to produce required energy on-site; and
 - d) make use of 'Allowable Solutions' to deal with any remaining CO₂ emissions.
- 3. Planning permission will be granted for proposals for renewable energy, low carbon and combined heat and power installations provided that:**
 - a) There will be no adverse impact to local amenities; and
 - b) There will be no adverse impact on heritage assets, landscape or biodiversity interests.

EXPLANATION OF POLICY LP38

Improving energy efficiency of existing stock (Point 1 of policy LP38)

- 12.7 New development built each year contributes a very small percentage of the total urban area, for example it has been estimated that new dwellings built

each year represent just 1-2% of the total housing stock²¹⁶. Consequently if the Borough Council is to make significant strides to reduce carbon emissions in the Borough, improving the efficiency of existing stock needs to be taken into account. The Borough Council currently works with a number of partners to improve energy efficiency of existing properties and will continue to explore ways to enhance this role.

- 12.8 The Borough Council will explore ways through the 'allowable solutions' method to retro-fit existing homes to improve energy efficiency. This is a particular issue in Gosport where 11.7% of households are classified as experiencing fuel poverty where more than 10% of household income is used to maintain an adequate level of warmth²¹⁷.
- 12.9 In most instances the incorporation of energy efficiency measures will not require planning permission. However in relation to Listed Buildings or the small number of properties covered by an article (4) consent will be required.

Energy associated with new developments (Point 2 of policy LP38)

- 12.10 The use of renewable energy to serve existing and new development will be critical to reduce the Borough's dependency on fossil fuels such as oil, gas and coal and thereby reduce the production of CO₂ emissions which is contributing to climate change.
- 12.11 Developers will be required to demonstrate how their development contributes towards achieving carbon neutrality within the Borough. This will largely be assessed through the Building Regulations process including the requirement for zero carbon homes from 2016 which incorporates the 'Allowable Solutions' component.
- 12.12 There are a number of measures that can be taken to improve the energy efficiency of new development including designs which incorporate passive solar heat gain, natural daylight, natural ventilation and high standards of insulation.
- 12.13 On larger sites it may be appropriate for development to link to existing renewable supplies or produce its own. PUSH defines major areas of development as 250 dwellings or more, or at least 5,000 sq.m of non-residential development. Smaller development should consider what viable opportunities are available.

New renewable energy resources, low carbon and CHP (Point 3 of policy LP38)

- 12.14 The South Hampshire Strategy (Policy 18) states that PUSH and its partners should seek 20% of all electricity to be generated to be derived from renewable sources by 2020 across South Hampshire as a whole by encouraging renewable energy installations and projects.
- 12.15 Proposals for renewable energy will need to be considered in the light of other policies in the Local Plan including the impact on residential amenity, areas of historic character and important habitats. Evidence suggests that there is little scope for major renewable energy schemes in the Borough²¹⁸ given its built-

²¹⁶ Energy Policy 36 (HMSO 2008).

²¹⁷ Annual Fuel Poverty Statistics, 2011.

²¹⁸ See Sustainability and Climate Change Background Paper which summaries the findings of the PUSH Study Feasibility of an Energy and Climate Change Strategy.

up character, nature conservation designations and aviation and defence constraints as well as the presence of more viable opportunities located elsewhere in the sub-region and beyond. However scope does exist for micro-generation schemes in the Borough including small scale wind turbines, photovoltaic solar systems and ground source heat pumps.

- 12.16 Schemes associated with individual domestic dwellings would in most cases be deemed as permitted development by the Town and Country Planning (General Permitted Development) Order 1995, as amended (GPDO), and not require planning permission²¹⁹ subject to specific criteria relevant to each type of technology. Proposals associated with Listed Buildings and Scheduled Monuments are not afforded permitted development rights and in Conservation Areas such rights will be more limited than other areas. Such proposals would also not be classed as permitted development if they would affect the integrity of internationally important habitats.
- 12.17 In relation to proposals connected to non-residential properties and larger community schemes, they may or may not require planning permission depending on the type and nature of the micro-generation scheme proposed (as set out in the GPDO). Those proposals which require planning permission together with proposals affecting relevant designations will be assessed with the criteria in LP38 and other relevant policies.
- 12.18 The Borough Council considers that there are opportunities in the Borough for the use of combined heat and power (CHP). This includes district heating in large scale developments and mini and micro CHP in all developments. CHP is most effective where the generation plant is relatively close to the users of the heat, where this includes a mix of uses to even out the pattern of demand for electricity and heat through the day and where the density and layout of development reduces cost of installation. CHP is particular appropriate for Gosport Borough given its built-up nature and the characteristics of the proposed regeneration sites with opportunities for a mix of uses. Schemes will be assessed against the above criteria.

POLICY LP39: WATER RESOURCES

The Borough Council together with its partners will seek to manage the use of water resources through the following measures.

- 1. Development proposals which would have an adverse effect on the quality of surface, ground or coastal water will not be permitted in accordance with the Water Framework Directive. New development should take opportunities to enhance these resources.**
- 2. Development proposals will be permitted provided that the necessary water resources are already available. New residential development proposals should include measures that will reduce the consumption of water equivalent to 110 litres per person per day (including external water use).**
- 3. Development proposals will be permitted provided that they**

²¹⁹ Full details in the Town and Country Planning (General Permitted Development) Order 1995, as amended and additional proposed permitted development rights are contained in 'permitted development rights for small scale and low carbon energy technologies and electric vehicle charging infrastructure consultation': Government Response (DCLG March 2012).