

# Sustainable design and construction supplementary planning document

## Consultation Statement (appendix A)

1. This statement sets out who the city council consulted when preparing the Sustainable Design and Construction Supplementary Planning Document (SPD), a summary of the responses raised and how those issues have been addressed in the final SPD. Preparation of this statement is a requirement of Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. The draft SPD was approved for consultation on 16 October 2012<sup>1</sup>. Following this, a targeted consultation took place focussed mostly on the development industry at a local and national level with a total of 254 companies and organisations contacted by letter or email. This included all of the required specific consultation bodies. The draft SPD was made available on the city council's website, at the Civic Offices main reception and in libraries.
3. A total of six representations were received. One further response was received from the Highways Agency stating that they do not have any comments to make. No representations were made on the Strategic Environmental Assessment & Sustainability Appraisal draft screening statement. The issues which were raised by the respondents and the consequent changes to the SPD are set out in the table below.

| Respondent                   | Comment made   | Response in the SPD  |
|------------------------------|--|--|
| Natural England              | <p>Satisfied with the guidance in the SPD. It is broadly positive and in line with the local plan.</p> <p>Would like the importance of green infrastructure as part of new construction (e.g. green roofs, walls and gardens) highlighted and its potential to improve the local environment.</p>                      | <p>Support noted.</p> <p>Living surfaces can make a positive contribution to the built environment, help break up the urban form and improve biodiversity. Policy PCS13 states that the city council will encourage their use in new development. A paragraph will be added to sections 3 and 4 highlighting the positive impacts living surfaces can have and how it can contribute to achieving credits in issues Sur 1 and Eco 4 of the Code for Sustainable Homes.</p> |
| Environment Agency           | Supportive of the work in the SPD - shows a positive commitment to implement policy PCS15 and gives practical advice on how it can be achieved in practice.  |  |
| English Heritage             | Regrettable that policy PCS15 does not make reference to historic buildings, but pleased to see reference to older buildings and conservation areas in the SPD. Satisfied with the requirements for heritage assets.   |  |
| Portsmouth Society           | Endorses the content of the SPD.   |  |
| Sainsbury's Supermarkets Ltd | Section 4 should recognise the flexibility in policy PCS15 as it provides some room for negotiation between developers and the city council. The SPD makes no mention of this flexibility. As the SPD is to support and supplement the adopted plan it should acknowledge and reiterate the flexibility in the policy. | The draft SPD contains extensive guidance on how a flexible approach will be taken when meeting the standards is not feasible or viable on a development site. It is better located in section 2 compared to section 4 as it   |

<sup>1</sup> <http://www.portsmouth.gov.uk/yourcouncil/27476.html>

|                                     |   |  |
|-------------------------------------|---|--|
| <p>MW Morrison Supermarkets Plc</p> | <p>Accepts that BREEAM ratings are an appropriate measure of a building performance in terms of sustainability. However concerned that setting stringent and overly prescriptive requirements could be an unreasonable burden on companies and stifle development coming forward. Particularly concerning in current economic climate and the Government's renewed emphasis on promoting economic growth. A flexible and pragmatic approach needs to be adopted. Section 4.3 should be amended to allow some flexibility.</p> | <p>applies to both residential and non-residential development.</p> <p>It is considered that the negotiation framework already in the SPD contains the flexibility that is being sought and so no change is necessary.</p> |
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