

Agenda item:

Decision maker: Cabinet Member for Planning, Regeneration and Economic Development, 25 January 2013

Subject: Sustainable Design and Construction Supplementary Planning Document

Report by: Assistant Head of Planning Services

Wards affected: All

Key decision (over £250k): No

1. Purpose of report

- 1.1 To approve the Sustainable Design and Construction Supplementary Planning Document (SPD) for adoption.

2. Recommendations

The Cabinet Member is recommended to:

1. **Note the results of the consultation on the draft Supplementary Planning Document and approve the Consultation Statement (appendix A);**
2. **Adopt the Sustainable Design and Construction Supplementary Planning Document (appendix B);**
3. **Authorise the Assistant Head of Planning Services to make editorial amendments to the draft SPD prior to publication, in consultation with the Cabinet Member for Planning, Regeneration and Economic Development. These changes will not alter the meaning of the document and will be restricted to grammatical and typographical errors.**

3. Background

- 3.1 The Portsmouth Plan¹ was adopted on 24th January 2012. The plan contains a policy (PCS15) which requires certain sustainable design and construction standards to be met in new development.
- 3.2 As this is a relatively new area of planning practice, the Portsmouth Plan committed the city council to produce an SPD on this topic (see paragraph 4.95 of the Portsmouth Plan). The SPD is intended to be a guide for developers, explaining the standards, how they can be complied with and the information required to be submitted with planning applications to show that the standards have been met.

¹ <http://www.portsmouth.gov.uk/living/7923.html>

Consultation

- 3.3 A draft SPD was approved for consultation in October 2012². Following this, a targeted consultation took place with the development industry at a local and national level with a total of 254 companies and organisations contacted by letter or email. The draft SPD was made available on the city council's website, at the Civic Offices main reception and in libraries.
- 3.4 A total of six representations were received, four of which offered support to the SPD and two of which put forward suggested changes. An analysis of the representations is included as appendix A of this report.
- 3.5 Overall, the consultation responses suggest that only minor changes should be made to the SPD. These are included in the final version of the SPD along with changes made as a result of further refinement and advice. The final version of the SPD is at appendix B of this report and changes are highlighted in blue.

4. Reasons for recommendations

- 4.1 So as to receive full weight in planning decisions, the SPD needs to be adopted by the city council.

5. Equality impact assessment (EIA)

- 5.1 The Portsmouth Plan was subject to a full Equalities Impact Assessment. As the SPD simply expands on Portsmouth Plan policies and provides details on how they will be implemented, it is not necessary to conduct a separate assessment of the SPD.

6. Legal Services comments

- 7.1 The process by which the city council prepares and adopts supplementary planning documents, including public consultation, is regulated by the provisions of The Town and Country Planning (Local Planning) (England) Regulations 2012 ("the Regulations").
- 7.2 The city council has undertaken a public consultation on the draft SPD in line with the requirements of the Regulations. A summary of responses to the consultation is included at Appendix A as part of the consultation statement.
- 7.3 The city council is required by the Regulations to prepare a consultation statement and adoption statement which must include certain information prescribed by the Regulations.

² <http://www.portsmouth.gov.uk/yourcouncil/27476.html>

- 7.4 The report and recommendations support compliance with the council’s statutory obligations as local planning authority.
- 7.5 The Cabinet Member has authority pursuant to Part 2 Section 2 of the city council’s Constitution to approve the report’s recommendations as set out above.

8. Head of finance’s comments

- 8.1 The purpose of this report is to seek approval to adopt the Design and Construction Supplementary Planning Document (SPD).
- 8.2 It is not anticipated that this new guidance will have an adverse impact on the amount of planning applications that the City Council receives. The new supplementary guidance should improve the quality of applications resulting in a reduction in the number of queries received, thus making the whole planning application process more efficient.

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Signed by Assistant Head of Planning Services:

Appendices

- Appendix A (Consultation Statement)
- Appendix B (Sustainable Design and Construction SPD)

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
None.	

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

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Signed by: