

**Non-Technical Summary
of the
Sustainable Appraisal Report**

**Marine Parade Area of Special Character
Supplementary Planning Document
May 2007**

Purpose of conducting a Sustainability Appraisal

- 1.1 The Government requires that all local planning authorities test their plans using the Sustainability Appraisal (SA) process to ensure that they promote **sustainable development** and that the proposals do not conflict with a range of environmental, economic and social sustainability objectives. The SA process ensures local authorities consider the likely effects of the contents of the plans they produce. The full assessment of the Marine Parade SPD is set out in the Sustainability Appraisal Report.
- 1.2 It is important to note that the Sustainability Appraisal process incorporates the requirements of the European Directive (2001/42/EC) on Strategic Environmental Assessment which makes it necessary for local authorities to assess the implications that a plan will have on the environment. The requirements of the SEA Directive and a demonstration of how the SA Report meet these requirements are signposted in the full SA Report.

Methodology

- 2.1 An assessment of the objectives and content of the Sustainability Appraisal has been conducted by members of the Planning Policy team at Gosport Borough Council, who were not involved in producing the Marine Parade SPD. The key tool for assessing the SPD is contained within the Sustainability Appraisal Framework which is included in the Council's Sustainability Appraisal Scoping Report Main Report (Dec 2006) and has been devised following Government Guidance, '*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*' (ODPM 2005).

Consultation

- 3.1 The draft SPD was made available for consultation in line with procedures outlined in the draft Statement of Community Involvement and Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004 for a period of six weeks ending 22 November 2006. The draft Sustainability Appraisal Report formed part of this consultation. A range of stakeholders were consulted including the statutory environmental bodies and local groups.
- 3.2 A number of representations were made about the draft SPD and the Sustainability Appraisal. A summary of the comments received and how the Borough Council have dealt with each comment is outlined in Appendix 1.
- 3.3 Following the consultation a small number of changes have been made to the SPD (as outlined in Appendix 1) however it is considered

that none of these changes will result in any amendments to the original appraisal included in Section 4 below.

- 3.4 In addition to the comments made to the SPD a number of comments were made regarding the draft Sustainability Appraisal Report. However for the reasons set out in Appendix 1 it is considered that in this instance it is not appropriate to amend the appraisal. It is important that the appraisal is focussed on the potential effects of the design guidance outlined in the Marine Parade SPD rather than assessing wider implications beyond the scope of the SPD.

Summary of findings

- 4.1 **Testing the SPD objectives against the sustainability appraisal framework:** The objectives of the SPD set out what it is aiming to achieve in spatial planning terms. In the Marine Parade SPD the objectives are not explicitly set out although it is possible to define the objectives from the first two paragraphs of Section 5 of the SPD. They can be determined as follows:
- to ensure detailed design elements are incorporated into proposals for development in the Marine Parade Area of Special Character;
 - to discourage a proliferation of an inappropriate scale and form of development that has begun to erode the Area's special character; and
 - to reinforce the established local distinctive character of the area.
- 4.2 The SPD is focussed on design issues in a limited geographical area and consequently its objectives are unlikely to have any influence on most of the defined environmental, economic and social sustainability objectives. However it is considered that the objectives of the SPD are positively compatible with the following sustainability objectives:
- To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.
 - To protect and enhance the Borough's distinctive built heritage.
- 4.3 It is also possible to consider that the SPD objectives also have a positive influence on the following sustainability objectives:
- To encourage a sense of community identity and improve the quality of where people live.
 - To ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour.
- 4.4 **Predicting likely effects of the SPD:** When fully assessing the contents of the SPD it is considered that the Marine Parade SPD will have a number of positive impacts on the sustainability objectives and that no negative impacts have been identified. It is clear from this assessment that the content of the SPD will primarily meet the sustainability objective to *'ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces'* and *'to protect and enhance the Borough's*

distinctive built heritage. It meets these objectives as the content of the SPD outlines key design principles for any future proposals along Marine Parade and aims to retain the character and quality of the existing townscape along Lee-on-the-Solent seafront.

- 4.5 The proposals in the design guidance will also meet the objective '*to ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour*', by aiming to protect the quality of Lee seafront. It can potentially contribute to the positive image of Lee-on-the-Solent as a destination for day-trippers and longer term visitors and thereby help to meet the sustainability objective '*to encourage the development of a buoyant, sustainable tourism sector*' by improving, or at least maintaining the image of Lee-on-the-Solent as a destination. Maintaining local distinctiveness can make an important contribution to a local economy.
- 4.6 The SPD has a positive influence on the objective, '*to encourage a sense of community identity and improve the quality of where people live*', as the guidance aims to maintain an attractive seafront and ensure that it is not dominated by inappropriately designed buildings. Consequently the SPD will maintain the local character with the potential to improve it and thereby at least maintain the satisfaction people have with their neighbourhood as a place to live. It can also be argued that the way in which the principles of protecting the Area of Special Character has evolved over a number of years is a good example of how the community's aspirations for the need to safeguard what is of value to them has been recognised.
- 4.7 The assessment has raised one uncertain aspect in relation to the objective, '*to improve efficiency in land use through the re-use of previously developed land and existing buildings*': It is considered that design principles set out in the guidance will restrict the heights of buildings on the frontage and therefore will potentially reduce the potential density that could be developed in this area. However it is considered that the need to safeguard the local character of the sea frontage outweighs the need to increase building heights and consequently higher densities in this area.
- 4.8 **Considering ways of mitigating adverse effects and maximising beneficial effects.** From the assessment it is considered that the guidance contained in the Marine Parade SPD will not have any adverse effects in terms of the sustainability objectives. The only issue raised in terms of maximising beneficial effects relates to the potential to strengthen the guidance to 'require' proposals for new housing development over 10 units to provide at least 10% of their energy demand from renewable energy, in accordance with Policy SH14 of the draft South East Plan. The text in the SPD only 'encourages' developers to provide this level from renewable energy sources.
- 4.9 Whilst this issue has been highlighted, the Borough Council considers that at this time the emerging South East Plan has not sufficient weight to provide the necessary support for the SPD to 'require' a proportion of renewable energy, particularly as the 'saved' Gosport Borough Local Plan Review does not require developers to provide

renewable energy as part of their proposals. It is considered that this issue should be dealt with in the Local Development Framework as part of the forthcoming Core Strategy to cover proposals across the whole Borough.

- 4.10 **Considering measures to monitor any significant effects of implementing the SPD.** From the assessment carried out it is considered that there are no adverse effects of the SPD that require monitoring. However it is considered necessary to evaluate the performance of the SPD within five years of adoption in order to consider whether the design guidance has been successful in maintaining the character of Lee seafront and ensuring that good quality development has been constructed. It will also be necessary to ensure the guidance is in accordance with the latest national guidance and adopted regional and local planning policies including those set out in the Core Strategy DPD of the Gosport Local Development Framework.

Appendix 1: Summary of Representations and the Council's Considerations of Representations

Comments on the draft Sustainability Appraisal (Marine Parade SPD)

Ref. No.	Name of Individual/Organisation	Summary of Comments on SA	Consideration of Representations/Action taken by Gosport Borough Council.
1/4	Lee Residents' Association.	Paragraph 3.2 of non technical summary. Add phrase 'including houses to the rear' after 'surrounding spaces' at end of first bullet point.	The statement in paragraph 3.2 is a key sustainability objective that is not specific to Lee-on-the-Solent. It is implicit that properties to the rear would be included in the phrase 'surrounding space'.
1/5	Lee Residents' Association.	Paragraph 3.3 of Non technical summary suggests including after 'where people live' the words 'including houses to the rear.	The statement in paragraph 3.3 is a key sustainability objective that is not specific to Lee-on-the-Solent. It is implicit that properties to the rear would be included in the phrase 'where people live'
1/6	Lee Residents' Association.	Paragraph 3.8 Concern that any measures for renewable energy should not have an adverse affect on the area.	SPD will seek to provide design guidance. Paragraph 5.3 of SPD deals with this issue.
1/7	Lee Residents' Association.	Paragraph 3.5. Existing tourist facilities should be protected.	Policy R/CF10 of the Gosport Borough Local Plan Review addresses the protection of tourism facilities. Policy R/S10 particularly refers the retention of commercial and leisure uses in Marine Parade.
6/4	Environment Agency.	Table 1 of the full sustainability appraisal. Reference to the following documents could be included; <ul style="list-style-type: none"> • Landfill Directive • PPS 10 • Waste Strategy 2000/ Review of England's Waste Strategy • RPG9 	No change proposed. Many of these documents have been included in Annex A of the full Sustainability Appraisal Scoping Report. However it is not considered appropriate to include all these documents in the Sustainability Appraisal Report for an SPD which focuses on design issues. Paragraph 4.1.9 of the Government's guidance on Sustainability Appraisal of Local Development Documents states

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		<ul style="list-style-type: none"> • Hampshire, Portsmouth, and Southampton Minerals and Waste Local Plan • Hampshire Minerals and Waste Development Framework. • Joint Municipal Waste Management Strategy. 	that a relatively flexible approach is required for Sustainability Appraisals for a Supplementary Planning Document to ensure that it is appropriate and relevant.
6/5	Environment Agency.	Table 4. The following further criteria for waste management options should be included; will it reuse/recycle/compost/recover household/construction demolition/commercial and industrial waste?	The decision making criteria of the Sustainability Appraisal Framework (Objective 29) covers these issues.
6/6	Environment Agency.	Table 4. Failing to address waste management issues will not allow reduction of future waste arisings.	This SPD focuses on design issues and the use of this document will not have any positive or negative impact on reducing waste generation and disposal. Policies in the Local Plan Review address this issue and emerging DPD Documents of the LDF will also consider waste management.
6/7	Environment Agency.	Table 5. The SPD addresses waste management issues such as using recycled material and the sustainability appraisal should be reviewed to take into account of the impact on the SPD.	This SPD focuses on design issues and the use of this document will not have any positive or negative impact on reducing waste generation and disposal. Policies in the Local Plan Review address this issue and emerging DPD Documents of the LDF will also consider waste management.

Comments on the draft Marine Parade SPD

Ref. No.	Name of Individual/ Organisation	Summary of Comments on SPD	Consideration of Representations/Action taken by Gosport Borough Council
1/1	Lee Residents' Association.	Paragraph 3.7 Penultimate sentence which refers to locality should be expanded to include Cambridge Road, High Street, and Monserrat Road.	This Paragraph sets out how the policy evolved and the reference to locality is a direct quote from the local plan inspector and therefore it is not appropriate to change the sentence.
1/2	Lee Residents' Association.	Paragraph 4.6 Support	N/A
1/3	Lee Residents' Association.	Paragraph 5.2(ii) Insert the phrase, 'including houses to the rear', after neighbouring properties.	Amend paragraph 5.2(ii) to include the phrase, 'including houses to the rear'.
2/1	Gosport Society	Perfectly satisfied with the document however, the 1930's buildings should be given more emphasis.	Add to end of Paragraph 2.5 'It is important to emphasise that the inter-war scale and external appearance of buildings defined the style of development for many years and best represents the historic and architectural character of the seafront. Proposals that enhance this character, and follow the guidelines detailed within this document, will be welcomed.'
3/1	Hampshire County Council	No Comment.	N/A
4/1	Theatres Trust	No Comment.	N/A
5/1	SEEDA	No Comment.	N/A
6/1	Environment Agency.	Paragraph 5.2 Bullet (xi). Suggest that this volume guide is added to end of sentence. 'The layout and design of new development should provide adequate space to facilitate sorting and storage of waste	Amend paragraph 5.2 (xi) to add phrase to end of sentence 'with a minimum storage capacity 2 x 240 litre wheeled bins externally, or provision for an equivalent capacity for a flatted development'.

		materials prior to collection <u>with a minimum storage capacity of 2 x 20 litre containers internally, and 2 x 240 litre wheeled bins externally.</u>	The provision of internal waste bins is not a planning matter and cannot be enforced
6/2	Environment Agency.	Paragraph 5.4 With regard to water efficiency the Environment Agency recommend that a per capita consumption of 120 litres a day for new homes is feasible.	Amend paragraph 5.4 and insert after second sentence. 'The Environment Agency suggest that a per capita consumption of 120 litres is feasible for new homes.'
6/3	Environment Agency.	Paragraph 5.6 Support this Paragraph but suggest rewording the phrase; 'Development proposals should ensure that where practicable, the reuse of construction and demolition materials <u>from secondary and recycled sources</u> within the proposed scheme can be maximised.	Insert phrase 'secondary and recycled sources' as suggested.