



SUPPLEMENTARY PLANNING DOCUMENT (SPD) ARCHITECTURAL FEATURES

STATEMENT OF SUSTAINABILITY ISSUES

This statement has been published in order to comply with the guidance given in paragraphs 4.5.5 and 4.5.6 of 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' (ODPM, November 2005)

How Sustainability Issues have been integrated into the SPD

- The Introduction to the SPD notes the importance of historic buildings to the local economy, through their contribution to the cultural offer of the Brighton & Hove and therefore to visitor numbers.
- The SPD also makes clear that the careful repair and re-use of historic buildings and their features (as opposed to removal and replacement) make a significant contribution to sustainable development.
- The Introduction specifically raises the issue of embodied energy and notes that historic buildings of traditional construction tend to have a significantly lower embodied energy than later buildings as they were generally built with more local and natural materials and using local labour. Demolition or part demolition of, or removal of features from, a historic building therefore not only means that the original embodied energy is lost but that a much greater amount of embodied energy is needed to replace it.
- Further the Introduction points out that demolition or removal contributes to the total waste materials that the construction and demolition industry produces every year.
- The section on General Conservation Principles states that wherever possible, sources of reclaimed or recycled materials should be investigated to see whether a suitable match can be found, so limiting the demand for manufacture of new materials.
- The policy guidance on Windows has specific paragraphs on Environmental Sustainability and Energy Conservation and this part of the SPD seeks to take a holistic approach to environmental sustainability and to strike an appropriate balance between aesthetic consideration and energy conservation.
- The Further Information section at the end of the SPD includes links to further sources of information on sustainable and recycled materials and on energy efficiency.

How the Sustainability Appraisal and consultation has been taken into account

At first draft stage the Sustainability Appraisal made three suggestions for inclusion within the SPD, as follows:

- Section on 'Roofs' – encourage the use of slate sourced from within the UK.
- Section on 'Windows' – have a section containing all the measures to reduce the amount of energy lost through windows appropriate for historic buildings.
- Section on 'Doors' – recommend the use of FSC certified timber.

All of these recommendations were accepted and were incorporated into the consultation draft of the SPD and then into the final SPD.

Comments were received from three groups or individuals on the draft Sustainability Appraisal during the formal consultation period but no significant changes were made to the final Sustainability Appraisal as a result of these comments and none that influenced the final SPD.

The reasons for choosing the SPD as adopted

The Sustainability Appraisal considered the adoption of the SPD in the light of other reasonable alternatives and concluded that the option of producing an SPD was the preferred choice of the three possible options put forward, as it performs most positively against the relevant sustainability objectives.

Monitoring arrangements

The two agreed monitoring indicators for the Architectural Features SPD are:

1. The number of conservation areas de-designated, or parts of conservation areas de-designated, as a result of loss of historic and architectural detail. To be monitored annually.
2. Percentage of conservation area where the loss of historic or architectural detail is considered to be a 'significant' or 'very significant' problem. To be monitored every five years. The starting baseline figure is 33%.

The above indicators will be included in the council's Annual Monitoring Report of the Local Development Framework.

Jenny Rowlands
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