

Mr B J Harmer
Directorate of Environment and Transport
Portsmouth City Council
Civic Offices, Guildhall Square
Portsmouth, Hampshire
PO1 2AU

19 February 2008

Dear Mr Harmer,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION UNDER SCHEDULE 1, PARAGRAPH 7(3)**

**RE: PLANNING APPLICATION 08/00099/REM – LAND FRONTING
CASCADES SHOPPING CENTRE (SOUTH), MARKET WAY (WEST),
ANDREW BELL STREET (NORTH) AND COMMERCIAL ROAD
(EAST), FORMING PART OF THE NORTHERN QUARTER
REDEVELOPMENT SITE IN PORTSMOUTH.**

OUR REFERENCE: A/08/009

Thank you for your consultation on the above planning application.

On the basis that the principle of this proposed development has been established through an existing planning permission for the site, the South East England Regional Assembly has no substantive comments to make on the planning application.

However, in order to ensure that the proposed development does not prejudice or materially conflict with the Regional Spatial Strategy (RPG9 and Alterations) and the draft South East Plan (March 2006), the city council should:

- Secure the phasing and delivery of new or improved infrastructure to meet the needs of the new development in accordance with Policy CC5 of the draft South East Plan;
- Secure appropriate types and sizes of housing, reflecting the aims of Policy H4 of RPG9 and Policy H6 of the draft South East Plan;
- Secure the incorporation of energy efficiency measures and renewable energy sources, in accordance with Policy INF4 and INF5 of RPG9 (as altered) and Policies CC2, CC3 EN1, EN2 and SH14 of the draft South East Plan;

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- Secure the incorporation of measures to achieve high levels of water efficiency in accordance with Policy INF2 of RPG9 and Policies CC2, CC3, NRM1 and SH14 of the draft South East Plan;
- Secure the use of sustainable construction methods in accordance with Policies CC4, H5, W2, MI and SH14 of the draft South East Plan;
- Ensure the incorporation of flood risk mitigation measures, such as sustainable drainage systems and other measures where appropriate, in accordance with Policy NRM3 of the draft South East Plan;
- Secure mitigation measures in relation to noise and air quality, impacts on groundwater and rivers and measures to enhance biodiversity of the site in accordance with Policies E2 and INF2 of RPG9 and Policies NRM1, NRM4, NRM7 and NRM8 of the draft South East Plan;
- Secure high quality design to enhance local character and sense of place in accordance with Policy Q2 of RPG9; and Policies CC8a, CC12, H5 and BE1 of the draft South East Plan;
- Ensure a high quality public realm reflecting and enhancing local character and distinctiveness, in accordance with Policy Q5 of RPG9 and Policies CC8a, CC12, BE1, TCI and TC3 of the draft South East Plan;
- Ensure an appropriate package of measures to secure the conservation and enhancement of the historic environment in line with Policy BE7 of the draft South East Plan;
- Secure an appropriate package of transport infrastructure and other measures, including an agreed transport plan, to promote alternatives to the car and encourage walking cycling and the use of public transport, reflecting the principles set out in Policies T1, T10 and T13 of RPG9 (as altered) and Policies T1, T5 and T8 of the draft South East Plan;
- Secure an appropriate level of car and cycle parking to comply with Policy T12 of RPG9 (as altered) and Policy T7 of the draft South East Plan.

If you wish to discuss any aspect of our response, please contact Sue Janota on 01483 555224 or suejanota@southeast-ra.gov.uk.

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I would be grateful if I could be informed of the decision in due course and, when available, be forwarded copies of the Decision Notice and Committee Report.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Bevan', written in a cursive style.

Paul Bevan
Chief Executive