

building on success



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Basements

Submission Planning Policy

PAS Soundness Self-Assessment Checklist

April 2014



Soundness Self-Assessment Checklist (March 2014)

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This note was prepared by AMEC on behalf of the Planning Advisory Service. It aims to help local authorities prepare their plans in advance of an examination, taking into account the requirements of the National Planning Policy Framework. A separate checklist looks at legal compliance.

In summary – the key requirements of plan preparation are:

- Has the plan been positively prepared i.e. based on a strategy which seeks to meet objectively assessed requirements?
- Is the plan justified?
- Is it based on robust and credible evidence?
- Is it the most appropriate strategy when considered against the alternatives?
- Is the document effective?
- Is it deliverable?
- Is it flexible?
- Will it be able to be monitored?
- Is it consistent with national policy?

The Tests of Soundness at Examination

The starting point for the examination is the assumption that the Council has submitted what it considers to be a sound plan. Those seeking changes should demonstrate why the plan is unsound by reference to one or more of the soundness criteria.

The tests of soundness are set out in the National Planning Policy Framework (NPPF) (para 182): “The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is ‘sound’”, namely that it is:

1. Positively Prepared: based on a strategy which seeks to meet objectively assessed development and infrastructure requirements

This means that the Development Plan Document (DPD) should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. The NPPF, together with the Marine Policy Statement (MPS) set out principles through which the Government expects sustainable development can be achieved.

2. Justified: the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

This means that the DPD should be based on a robust and credible evidence base involving:



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- Research/fact finding: the choices made in the plan are backed up by facts.
- Evidence of participation of the local community and others having a stake in the area; and

The DPD should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The DPD should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

3. Effective: deliverable over its period based on effective joint working on cross-boundary strategic priorities

This means the DPD should be deliverable, requiring evidence of:

- Sound infrastructure delivery planning;
- Having no regulatory or national planning barriers to delivery;
- Delivery partners who are signed up to it; and
- Coherence with the strategies of neighbouring authorities, including neighbouring marine planning authorities.
- The DPD should be flexible and able to be monitored.

The DPD should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen. The plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the DPD should make clear that major changes may require a formal review including public consultation. Any measures which the Council has included to make sure that targets are met should be clearly linked to an Annual Monitoring Report.

4. Consistent with national policy: enabling the delivery of sustainable development

The demonstration of this is a 'lead' policy on sustainable development which specifies how decisions are to be made against the sustainability criterion (see the Planning Portal for a model policy www.planningportal.gov.uk). If you are not using this model policy, the Council will need to provide clear and convincing reasons to justify its approach.

The following table sets out the requirements associated with these four tests of soundness. Suggestions for evidence which could be used to support these requirements are set out, although these have to be viewed in the context of the plan being prepared. Please don't assume that you have got to provide all of these, they are just suggestions of what could be relevant.

In addition, the Legal Compliance checklist (a separate document, see www.pas.gov.uk) should be completed to ensure that this aspect is covered.

The Duty to Co-operate will also be assessed as part of the examination process.



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<i>Positively Prepared: the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.</i>		



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<p><i>Vision and Objectives</i></p> <p>Has the LPA clearly identified what the issues are that the DPD is seeking to address? Have priorities been set so that it is clear what the DPD is seeking to achieve?</p> <p>Does the DPD contain clear vision(s) and objectives which are specific to the place? Is there a direct relationship between the identified issues, the vision(s) and the objectives?</p> <p>Is it clear how the policies will meet the objectives? Are there any obvious gaps in the policies, having regard to the objectives of the DPD?</p> <p>Have reasonable alternatives to the quantum of development and overall spatial strategy been considered?</p> <p>Are the policies internally consistent?</p> <p>Are there realistic timescales related to the objectives?</p> <p>Does the DPD explain how its key policy objectives will be achieved?</p>	<ul style="list-style-type: none"> • Sections of the DPD and other documents which set out (where applicable) the vision, strategic objectives, key outcomes expected, spatial portrait and issues to be addressed. • Relevant sections of the DPD which explain how policies derive from the objectives and are designed to meet them. • The strategic objectives of the DPD, and the commentary in the DPD of how they derive from the spatial portrait and vision, and how the objectives are consistent with one another. • Sections of the DPD which address delivery, the means of delivery and the timescales for key developments through evidenced infrastructure delivery planning. • Confirmation from the relevant agencies that they support the objectives and the identified means of delivery. • Information in the local development scheme, or provided separately, about the scope and content (actual and intended) of each DPD showing how they combine to provide a coherent policy structure. 	<p>The reasoned justification to the policy identifies the key issues that the draft policy is seeking to address.</p> <p>The basements policy forms part of the partial review of the Core Strategy. The vision and objectives set out in the Core Strategy are not subject to this review. The basements policy will help achieve the Core Strategy Strategic Objective CO5: ‘Renewing the Legacy’ <i>“Our strategic objective to renew the legacy is not simply to ensure no diminution in the excellence we have inherited, but to pass to the next generation a Borough that is better than today, of the highest quality and inclusive for all. This will be achieved by taking great care to maintain, conserve and enhance the glorious built heritage we have inherited and to ensure that where new development takes place it enhances the Borough.”</i></p> <p>The over arching basements policy objective is that <i>“all basements must be designed, constructed and completed to the highest standard and quality.”</i> This is clearly in-line with Core Strategy Strategic Objective CO5.</p> <p>The adopted objective to which the policy relates is distinctive to the Royal</p>



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		<p>Borough.</p> <p>The SA/SEA shows how different options were appraised. The Policy Formulation report also explains how different alternatives were examined and why the preferred policies were chosen. Given the issues the policy is seeking to address and the range of evidence, the submission policy strikes the most appropriate balance.</p> <p>The submission policy is internally consistent with other adopted policies in the Plan and will sit alongside them.</p> <p>The adopted Core Strategy Strategic Objectives will last for the lifetime of the Plan which is until 2028.</p> <p>It is clear that the basements policy will contribute towards meeting the strategic objective 'Renewing the Legacy'. The criteria set out in the submission policy and the supporting reasoned justification explains how the policy objective will be met.</p>
<p><i>The presumption in favour of sustainable development (NPPF paras 6-17)</i> Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for</p>	<ul style="list-style-type: none"> • An evidence base which establishes the development needs of the plan area (see Justified below) and includes a flexible approach to delivery (see 'Section 3 Effective', below). • An audit trail showing how and why the quantum of development, preferred overall strategy and plan area distribution of development were arrived at. 	<p>The policy is supported by the range of evidence base listed below. The evidence base demonstrates that there should be restriction on the size of basements in the Royal Borough:</p>



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<p>achieving sustainable development in different areas.</p> <p>Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:</p> <p>—any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or</p> <p>—specific policies in this Framework indicate development should be restricted.</p>	<ul style="list-style-type: none"> Evidence of responding to opportunities for achieving sustainable development in different areas (for example, the marine area) 	<ol style="list-style-type: none"> Policy Formulation Report, Feb 2014 Statement of Consultation (Reg 22), Apr 2014 Summary of Consultation, Feb 2014 Sustainability Appraisal (SA/SEA), Feb 2014 Habitats Directive Screening Assessment, Feb 2014 Equalities Impact Assessment Monitoring Report, 2013 (Extract Chapter 2) Population and Household Density, Feb 2014 Background Report 01 (Urban Design Strategy), Urban Initiatives, Jul 2006 Basements Development



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		<p>Data, Feb 2014</p> <p>11. Case Studies of Basement Excavation, Alan Baxter and Associates, Jan 2014</p> <p>12. Basement Works - Impact on Residents, Feb 2014</p> <p>13. Alan Baxter Associates Basements Report (Mar 2013)</p> <p>14. London Terrace Houses 1660 - 1860, English Heritage, 1996</p> <p>15. Basements in Gardens of Listed Buildings, Alan Baxter and Associates, Feb 2014</p> <p>16. Basements Visual Evidence, Feb 2014</p> <p>17. Basements Visual Evidence - External Manifestations, Feb 2014</p> <p>18. Trees and Basements, Feb 2014</p> <p>19. Impact of Basement</p>



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		<p>Development on Biodiversity, Feb 2014</p> <p>20. London: Garden City?, 1998 - 2008, London Wildlife Trust, 2011</p> <p>21. Life Cycle Carbon Analysis, Eight Associates, Feb 2014</p> <p>22. Evidence Base for Basements and Policy CE1: Climate Change, Eight Associates</p> <p>23. Carbon Offsetting, Feb 2014</p> <p>24. Basement Surveys (neighbours and residents) Responses, Aug/Sep 2012</p> <p>25. Various consultations (including public events) on the emerging basements policy.</p> <p>NPPF para 53 states <i>“Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example</i></p>



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		<p><i>where development would cause harm to the local area.” It is considered that basements underneath a large proportion of the garden such as the 85% allowed by existing policy is inappropriate development of residential gardens with impact on surface water drainage and character of the gardens.</i></p> <p>The policy is based on a range of considerations including surface water drainage, construction impacts on densely built up residential neighbourhoods, impact on carbon emissions, character of gardens and biodiversity, trees, context of the Royal Borough’s historic environment, impact on climate change and its mitigation and flooding. It is considered that the policy restricting the size of but not banning basements is the most appropriate sustainable policy given the evidence.</p>
<p>Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.</p>	<ul style="list-style-type: none"> A policy or policies which reflect the principles of the presumption in favour of sustainable development (see model policy at www.planningportal.gov.uk) 	<p>The policy contains clear criteria that indicate what would be considered sustainable development. Proposals that meet the policy criteria will be granted without delay. The presumption in favour of sustainable development is included in the Miscellaneous Matters, Submission document (RBKC, April 2014) at para</p>

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<p><i>Objectively assessed needs</i></p> <p>The economic, social and environmental needs of the authority area addressed and clearly presented in a fashion which makes effective use of land and specifically promotes mixed use development, and take account of cross-boundary and strategic issues.</p> <p>Note: Meeting these needs should be subject to the caveats specified in Paragraph 14 of the NPPF (see above).</p>	<ul style="list-style-type: none"> Background evidence papers demonstrating requirements based on population forecasts, employment projections and community needs. Technical papers demonstrating how the aspirations and objectives of the DPD are related to the evidence, and how these are to be met, including from consultation and associated with the Duty to Co-operate. 	<p>1.1.6.</p> <p>This is a development management policy and the issues relating to population forecasts and community needs are not relevant. Relevant evidence has been produced for the policy.</p> <p>Duty to co-operate is not considered relevant for this policy as this about a very local issue specific to the Royal Borough.</p>
NPPF Principles: Delivering sustainable development		
1. Building a strong, competitive economy (paras 18-22)		
<p>Set out a clear economic vision and strategy for the area which positively and proactively encourages sustainable economic growth (21),</p>	<ul style="list-style-type: none"> Articulation of a clear economic vision and strategy for the plan area linked to the Economic Strategy, LEP Strategy and marine policy documents where appropriate. 	<p>Not relevant to this policy. The policy does not ban basements allowing continuation of jobs in the construction economy.</p>
<p>Recognise and seek to address potential barriers to investment, including poor environment or any lack of infrastructure, services or housing (21)</p>	<ul style="list-style-type: none"> A criteria-based policy which meets identified needs and is positive and flexible in planning for specialist sectors, regeneration, infrastructure provision, environmental enhancement. An up-to-date assessment of the deliverability of allocated employment sites, to meet local needs, (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being used for that purpose) para (22) 	<p>Not relevant to this policy.</p>



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2. Ensuring the vitality of town centres (paras 23-37)		
Policies should be positive, promote competitive town centre environments, and set out policies for the management and growth of centres over the plan period (23)	<ul style="list-style-type: none"> The Plan and its policies may include such matters as: definition of networks and hierarchies; defining town centres; encouragement of residential development on appropriate sites; allocation of appropriate edge of centre sites where suitable and viable town centre sites are not available; consideration of retail and leisure proposals which cannot be accommodated in or adjacent to town centres. 	The strategic nature of the soundness test and possible evidence is not considered relevant to the basements policy but the policy has an exception for large comprehensively planned sites which include new developments located in a commercial setting (para 34.3.58 of the reasoned justification.
Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community services and residential development needed in town centres (23)	<ul style="list-style-type: none"> An assessment of the need to expand (the) town centre(s), considering the needs of town centre uses. Primary and secondary shopping frontages identified and allocated. 	Not relevant to this policy.
3. Supporting a prosperous rural economy (para 28)		
Support sustainable economic growth in rural areas. Planning strategies should promote a strong rural economy by taking a positive approach to new development. (28)	<ul style="list-style-type: none"> Where relevant include a policy or policies which support the sustainable growth of rural businesses; promote the development and diversification of agricultural businesses; support sustainable rural tourism and leisure developments, and support local services and facilities. 	Not relevant to this Borough.
4. Promoting sustainable transport (paras 29-41)		
Facilitate sustainable development whilst contributing to wider sustainability and health objectives. (29) Balance the transport system in favour of sustainable transport modes and give people a real choice about how they travel whilst recognising that different policies will be	<ul style="list-style-type: none"> Joint working with adjoining authorities, transport providers and Government Agencies on infrastructure provision in order to support sustainable economic growth with particular regard to the facilities referred to in paragraph 31. Policies encouraging development which facilitates the use of sustainable modes of transport and a range of transport choices where appropriate, particularly the criteria in paragraph 35. 	The policy recognises that basement construction requires consideration of construction traffic management (criteria (I)). Limiting the extent of basement development will also reduce the construction impact of



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<p>required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. (29)</p> <p>Encourage solutions which support reductions in greenhouse gas emissions and congestion (29) including supporting a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport. (30)</p> <p>Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development. (31)</p> <p>Opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure. (32)</p> <p>Ensure that developments which generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (34)</p> <p>Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. (35)</p> <p>Policies should aim for a balance of land uses so that people can be encouraged to minimize journey lengths for employment, shopping, leisure, education and other activities. (37)</p> <p>For larger scale residential developments in</p>	<ul style="list-style-type: none"> • A spatial strategy and policy which seeks to reduce the need to travel through balancing housing and employment provision. • Policy for major developments which promotes a mix of uses and access to key facilities by sustainable transport modes. • If local (car parking) standards have been prepared, are they justified and necessary? (39) • Identification and protection of sites and routes where infrastructure could be developed to widen transport choice linked to the Local Transport Plan. 	<p>these projects (para 34.3.53 of the reasoned justification).</p> <p>The relevant paragraphs of the NPPF stated in this soundness toolkit are about transport impacts related to completed development. Chapter 32 of the Core Strategy addresses these issues.</p>



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<p>particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties. (38)</p> <p>The setting of car parking standards including provision for town centres. (39-40)</p> <p>Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice. (41)</p>		
<p>5. Supporting high quality communications infrastructure (paras 42-46)</p>		
<p>Support the expansion of the electronic communications networks, including telecommunications' masts and high speed broadband. (43)</p> <p>Local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development. (44)</p>	<ul style="list-style-type: none"> Policy supporting the expansion of electronic communications networks, including telecommunications and high speed broadband, noting the caveats in para 44. 	<p>Not relevant to this policy.</p>
<p>6. Delivering a wide choice of high quality housing (paras 47-55)</p>		
<p>Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years'</p>	<ul style="list-style-type: none"> Identification of: 	<p>Not relevant to this policy.</p>



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worth of housing against their housing requirements; this should include an additional buffer of 5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land. 20% buffer applies where there has been persistent under delivery of housing(47)	<ul style="list-style-type: none"> a) five years or more supply of specific deliverable sites; plus the buffer as appropriate • Where this element of housing supply includes windfall sites, inclusion of ‘compelling evidence’ to justify their inclusion (48) • A SHLAA 	
Identify a supply of developable sites or broad locations for years 6-10 and, where possible, years 11-15 (47).	<ul style="list-style-type: none"> • Identification of a supply of developable sites or broad locations for: a) years 6-10; b) years 11-15 	Not relevant to this policy.
Illustrate the expected rate of housing delivery through a trajectory; and set out a housing implementation strategy describing how a five year supply will be maintained. (47)	<ul style="list-style-type: none"> • A housing trajectory • Monitoring of completions and permissions (47) • Updated and managed SHLAA. (47) 	Not relevant to this policy.
Set out the authority’s approach to housing density to reflect local circumstances (47).	<ul style="list-style-type: none"> • Policy on the density of development. 	Not relevant to this policy.
Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (50) and caters for housing demand and the scale of housing supply to meet this demand. (para 159)	<ul style="list-style-type: none"> • Policy on planning for a mix of housing (including self-build, and housing for older people • SHMA • Identification of the size, type, tenure and range of housing) required in particular locations, reflecting local demand. (50) • Evidence for housing provision based on up to date, objectively assessed needs. (50) • Policy on affordable housing and consideration for the need for on-site provision or if off-site provision or financial contributions are sought, where these can these be justified and to what extent do they contribute to the objective of creating mixed and balanced communities. (50) 	Not relevant to this policy.
In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable	<ul style="list-style-type: none"> • Consideration of allowing some market housing to facilitate the provision of significant additional affordable housing to meet local needs. 	This test relates to rural areas.

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<p>housing, including through rural exception sites where appropriate (54).</p> <p>In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.</p>	<ul style="list-style-type: none"> • Consideration of the case for resisting inappropriate development of residential gardens. (This is discretionary)(para 53) • Examples of special circumstances to allow new isolated homes listed at para 55. 	<p>However, para 53 of the NPPF is relevant not just to rural but also to urban areas. The basement policy considers developing in a substantial portion of back gardens to be inappropriate as demonstrated in the Basements Visual Evidence report. Therefore the policy precludes basements in up to 50% of each garden.</p>
<p>7. Requiring good design (paras 56-68)</p>		
<p>Develop robust and comprehensive policies that set out the quality of development that will be expected for the area (58).</p>	<ul style="list-style-type: none"> • Inclusion of policy or policies which seek to increase the quality of development through the principles set out at para 58 and approaches in paras 59-61, linked to the vision for the area and specific local issues 	<p>The overarching policy objective is as stated that “all basements must be designed, constructed and completed to the highest standard and quality”. The policy criteria sets out what would be required to achieve this.</p> <p>Para 61 of the NPPF is considered particularly relevant to the basement policy which states that “....<i>high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.</i>” The emerging basement policy does go beyond aesthetic considerations and includes environmental, economic and</p>



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		<p>social issues such as the impact of basement development on the living conditions of people who live, work and visit densely built up residential neighbourhoods.</p> <p>Para 66 is also considered relevant which states that <i>“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.”</i> Para 34.3.73 of the Basements Publication Policy tailors this approach to the specific issues in relation to basements.</p>
<p>8. Promoting healthy communities (paras 69-77)</p>		
<p>Policies should aim to design places which: promote community interaction, including through mixed-use development; are safe and accessible environments; and are accessible developments (69).</p>	<ul style="list-style-type: none"> • Inclusion of a policy or policies on inclusive communities. • Promotion of opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments which bring together those who work, live and play in the vicinity; safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas. (69) 	<p>Not relevant to this policy.</p>

Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
Policies should plan positively for the provision and use of shared space, community facilities and other local services (70).	<ul style="list-style-type: none"> • Inclusion of a policy or policies addressing community facilities and local service. • Positive planning for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure. 	Not relevant to this policy.
Identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities; and set locally derived standards to provide these (73).	<ul style="list-style-type: none"> • Identification of specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. (73) • A policy protecting existing open space, sports and recreational buildings and land from development, with specific exceptions. (74) • Protection and enhancement of rights of way and access. (75) 	Not relevant to this policy.
Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – ‘Local Green Space’ (76-78).	<ul style="list-style-type: none"> • Policy enabling the protection of Local Green Spaces. (Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used when it accords with the criteria in para 77). Policy for managing development within a local green space should be consistent with policy for Green Belts. (78) 	Not relevant to this policy.
9. Protecting Green Belt land (paras 79-92)		
Local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and	<ul style="list-style-type: none"> • Where Green Belt policies are included, these should reflect the need to: <ul style="list-style-type: none"> ○ Enhance the beneficial use of the Green Belt. (81) ○ Accord with criteria on boundary setting, and the need for clarity on the status of safeguarded land, in particular. (85) 	Not relevant to this policy.



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<p>biodiversity; or to improve damaged and derelict land. (81)</p> <p>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. (83)</p> <p>When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. (84)</p> <p>Boundaries should be set using 'physical features likely to be permanent' amongst other things (85)</p>	<ul style="list-style-type: none"> ○ Specify that inappropriate development should not be approved except in very special circumstances. (87) ○ Specify the exceptions to inappropriate development (89-90) ○ Identify where very special circumstances might apply to renewable energy development. (91) 	
<p>10. Meeting the challenge of climate change, flooding and coastal change (paras 93-108)</p>		
<p>Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations. (94)</p>	<ul style="list-style-type: none"> ● Planning of new development in locations and ways which reduce greenhouse gas emissions. ● Support for energy efficiency improvements to existing building. ● Local requirements for a building's sustainability which are consistent with the Government's zero carbon buildings policy . (95)) 	<p>In accordance with para 94 of the NPPF, the emerging basements policy proactively seeks to mitigate and adapt to climate change by - (1) restricting the size of basements resulting in a reduction in carbon emissions. This is because basements have a very high carbon embodiment (Life Cycle Carbon Analysis, Eight Associates, Feb 2014) (2) The policy requires the property to which the basement relates to be upgraded to BREEAM domestic refurbishment 'very good' standards (Policy CL 7(k) and 34.3.68). Thus improving the efficiency of buildings in the long-term</p>



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		and reducing carbon emissions. (3) The policy includes a requirement to provide SUDs to reduce the flow and volume of surface water run-off. This includes 1m of permeable soil on top of the basement.
Help increase the use and supply of renewable and low carbon energy through a strategy, policies maximising renewable and low carbon energy, and identification of key energy sources. (97)	<ul style="list-style-type: none"> • A strategy and policies to promote and maximise energy from renewable and low carbon sources, • Identification of suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources (see also NPPF footnote 17) • Identification of where development can draw its energy supply from decentralised, renewable or low carbon supply systems and for co-locating potential heat customers and suppliers. (97) 	The policy requires the property to which the basement relates to be upgraded to BREEAM domestic refurbishment ‘very good’ standards (Policy CL 7(k) and 34.3.68). Thus improving the efficiency of buildings in the long-term and reducing carbon emissions.
Minimise vulnerability to climate change and manage the risk of flooding (99)	<ul style="list-style-type: none"> • Account taken of the impacts of climate change. (99) • Allocate, and where necessary re-locate, development away from flood risk areas through a sequential test, based on a SFRA. (100) • Policies to manage risk, from a range of impacts, through suitable adaptation measures 	The emerging basement policy cross refers to Core Strategy policy CE2: Flooding. Policy CE2 precludes self contained basements in flood risk zone 3. It requires site specific flood risk assessments including an ‘Exceptions Test’ for development in flood risk zones 2 and 3 and in critical drainage areas and for all sites greater than 1 hectare. It also requires undertaking a sequential test for all planning applications within flood risk zones 2 and 3 and in critical drainage areas. It require development at risk from flooding in Flood Risk Zones 2 and 3, in areas with critical drainage



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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
		<p>problems, or sites greater than 1ha to incorporate suitable flood defence or flood mitigation measures in accordance with the recommendations of the site specific Flood Risk Assessment. The policy further requires provision of SUDs in-line with the hierarchy in the London Plan.</p> <p>One of the reasons for restricting basements in gardens in the emerging basements policy is linked with surface water drainage. This is supported in the study of residential basements undertaken by Alan Baxter and Associates (March 2013) which recommends that a proportion of the garden should be left free of development to allow surface water drainage. The submission basement policy has a specific requirement for SuDs (CL7 j) including the provision of 1m permeable soil above any part of the basement beneath the garden. CL7 (o) requires that all basements are fitted with a positively pumped device to protect against sewer flooding.</p>
Take account of marine planning (105)	<ul style="list-style-type: none"> • Ensure early and close co-operation on relevant economic, social and environmental policies with the Marine Management Organisation • Review the aims and objectives of the Marine Policy Statement, including local potential for marine-related economic 	Not relevant to this policy.

Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
	<p>development</p> <ul style="list-style-type: none"> Integrate as appropriate marine policy objectives into emerging policy Support of integrated coastal management (ICM) in coastal areas in line with the requirements of the MPS 	
Manage risk from coastal change (106)	<ul style="list-style-type: none"> Identification of where the coast is likely to experience physical changes and identify Coastal Change Management Areas, and clarity on what development will be allowed in such areas. Provision for development and infrastructure that needs to be re-located from such areas, based on SMPs and Marine Plans, where appropriate. 	Not relevant to this policy.
11. Conserving and enhancing the natural environment (paras 109-125)		
Protect valued landscapes (109)	<ul style="list-style-type: none"> A strategy and policy or policies to create, protect, enhance and manage networks of biodiversity and green infrastructure. Policy which seeks to minimise the loss of higher quality agricultural land and give great weight to protecting the landscape and scenic beauty of National Parks, the Broads and AONBs. 	The emerging basement policy requires that the unaffected garden must be in a single area and where relevant should form a continuous area with other neighbouring gardens. This is considered to benefit biodiversity by allowing a continuity in large scale planting.
Prevent unacceptable risks from pollution and land instability (109)	<ul style="list-style-type: none"> Policy which seeks development which is appropriate for its location having regard to the effects of pollution on health, the natural environment or general amenity. 	Para 109 (penultimate bullet) of the NPPF is considered particularly relevant in relation to preventing both new and existing development from contributing to or being put at unacceptable risk fromland instability". Para 120 of the NPPF is

Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
		<p>also relevant for the same reason.</p> <p>The basements policy requires at CL7 (n) for basements to be designed to safeguard the structural stability of the application building, nearby buildings and other infrastructure including London Underground tunnels and the highway.</p>
<p>Planning policies should minimise impacts on biodiversity and geodiversity (117)</p> <p>Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (117)</p>	<ul style="list-style-type: none"> • Identification and mapping of local ecological networks and geological conservation interests. • Policies to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the recovery of priority species 	<p>Restricting the extent of basements will be beneficial for biodiversity in private gardens. Whilst the biodiversity in individual gardens may not be of strategic borough wide importance, cumulatively it is considered that the impact on the biodiversity in gardens should be minimised by restricting the extent of development in gardens.</p>
<p>12. Conserving and enhancing the historic environment (paras 126-141)</p>		
<p>Include a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk (126)</p>	<ul style="list-style-type: none"> • A strategy for the historic environment based on a clear understanding of the cultural assets in the plan area, including assets most at risk. • A map/register of historic assets • A policy or policies which promote new development that will make a positive contribution to character and distinctiveness. (126) 	<p>The overall policy objective is that all basements must be designed, constructed and completed to the highest standard and quality. Specific policy criteria (e) requires that basements should not cause harm to the significance of historic assets. Policy CL7(f) requires that basement development should demonstrate</p>



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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
		<p>there is no harm to the special architectural and historic interest of listed buildings when proposed in the garden. Criteria (h) and (i) deal with design issues related to the external manifestations of basements and seeks opportunities to improve the character or appearance of the building, garden or wider area.</p> <p>The Core Strategy also includes specific policies on conservation and design.</p>
<p>13. Facilitating the sustainable use of minerals (paras 142-149)</p>		
<p>It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (142)</p> <p>Minerals planning authorities should plan for a steady and adequate supply of industrial materials (146)</p>	<p>Account taken of the matters raised in relation to paragraph 143 and 145, including matters in relation to land in national / international designations; landbanks; the defining of Minerals Safeguarding Areas; wider matters relating to safeguarding; approaches if non-mineral development is necessary within Minerals Safeguarding Areas; the setting of environmental criteria; development of noise limits; reclamation of land; plan for a steady and adequate supply of aggregates. This could include evidence of co-operation with neighbouring and more distant authorities.</p>	<p>Not relevant to this policy.</p>
<p>Justified: <i>The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.</i></p> <p>To be 'justified' a DPD needs to be:</p> <ul style="list-style-type: none"> • Founded on a robust and credible evidence base involving: research / fact finding demonstrating how the choices made in the plan are backed up by facts; and evidence of participation of the local community and others having a stake in the area. • The most appropriate strategy when considered against reasonable alternatives. 		



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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
<p><i>Participation</i></p> <p>Has the consultation process allowed for effective engagement of all interested parties?</p>	<p>The consultation statement. This should set out what consultation was undertaken, when, with whom and how it has influenced the plan. The statement should show that efforts have been made to consult hard to reach groups, key stakeholders etc. Reference SCI</p>	<p>A Consultation Statement has been produced and demonstrates the range of consultation has been undertaken throughout the preparation of the policy. It sets what consultation was undertaken, when, with whom and how it has influenced the plan</p>
<p><i>Research / fact finding</i></p> <p>Is the plan justified by a sound and credible evidence base? What are the sources of evidence? How up to date, and how convincing is it?</p> <p>What assumptions were made in preparing the DPD? Were they reasonable and justified?</p>	<ul style="list-style-type: none"> • The studies, reports and technical papers that provide the evidence for the policies set out in the DPD, the date of preparation and who they were produced by. <p>AND</p> <ul style="list-style-type: none"> • Sections of the DPD (at various stages of development) and SA Report which illustrate how evidence supports the strategy, policies and proposals, including key assumptions. <p>OR</p> <ul style="list-style-type: none"> • A very brief statement of how the main findings of consultation support the policies, with reference to: reports to the council on the issues raised during participation, covering both the front-loading and formulation phases; and any other information on community views and preferences. <p>OR</p> <ul style="list-style-type: none"> • For each policy (or group of policies dealing with the same issue), a very brief statement of the evidence documents relied upon and how they support the policy (where this is not already clear in the reasoned justification in the DPD). 	<p>The Policy Formulation Report, RBKC, (March 2014) sets out how the evidence supports the policy. It includes a summary of the SA process in formulating the policy. The following documents support the policy -</p> <ol style="list-style-type: none"> 1. Policy Formulation Report, Feb 2014 2. Statement of Consultation (Reg 22), Apr 2014 3. Summary of Consultation, Feb 2014 4. Sustainability Appraisal (SA/SEA), Feb 2014 5. Habitats Directive Screening



Soundness Self-Assessment Checklist (March 2014)

Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
		<p>Assessment, Feb 2014</p> <ol style="list-style-type: none">6. Equalities Impact Assessment7. Monitoring Report, 2013 (Extract Chapter 2)8. Population and Household Density, Feb 20149. Background Report 01 (Urban Design Strategy), Urban Initiatives, Jul 200610. Basements Development Data, Feb 201411. Case Studies of Basement Excavation, Alan Baxter and Associates, Jan 201412. Basement Works - Impact on Residents, Feb 201413. Alan Baxter Associates Basements Report (Mar 2013)14. London Terrace Houses 1660 - 1860, English Heritage, 1996



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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
		<ul style="list-style-type: none"><li data-bbox="1700 272 2092 384">15. Basements in Gardens of Listed Buildings, Alan Baxter and Associates, Feb 2014<li data-bbox="1700 424 2092 496">16. Basements Visual Evidence, Feb 2014<li data-bbox="1700 536 2092 647">17. Basements Visual Evidence - External Manifestations, Feb 2014<li data-bbox="1700 687 2092 759">18. Trees and Basements, Feb 2014<li data-bbox="1700 799 2092 911">19. Impact of Basement Development on Biodiversity, Feb 2014<li data-bbox="1700 951 2092 1062">20. London: Garden City?, 1998 - 2008, London Wildlife Trust, 2011<li data-bbox="1700 1102 2092 1182">21. Life Cycle Carbon Analysis, Eight Associates, Feb 2014<li data-bbox="1700 1222 2092 1334">22. Evidence Base for Basements and Policy CE1: Climate Change, Eight Associates



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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
		<p>23. Carbon Offsetting, Feb 2014</p> <p>24. Basement Surveys (neighbours and residents) Responses, Aug/Sep 2012</p> <p>25. Various consultations (including public events) on the emerging basements policy.</p>
<p><i>Alternatives</i></p> <p>Can it be shown that the LPA's chosen approach is the most appropriate given the reasonable alternatives? Have the reasonable alternatives been considered and is there a clear audit trail showing how and why the preferred approach was arrived at? Where a balance had to be struck in taking decisions between competing alternatives, is it clear how and why the decisions were taken?</p> <p>Does the sustainability appraisal show how the different options perform and is it clear that sustainability considerations informed the content of the DPD from the start?</p>	<ul style="list-style-type: none"> • Reports and consultation documents produced in the early stages setting out how alternatives were developed and evaluated, and the reasons for selecting the preferred strategy, and reasons for rejecting the alternatives. This should include options covering not just the spatial strategy, but also the quantum of development, strategic policies and development management policies. • An audit trail of how the evidence base, consultation and SA have influenced the plan. • Sections of the SA Report showing the assessment of options and alternatives. • Reports on how decisions on the inclusion of policy were made. • Sections of the consultation document demonstrating how options were developed and appraised. • Any other documentation showing how alternatives were developed and evaluated, including a report on how sustainability appraisal has influenced the choice of strategy and the content of 	<p>The Policy Formulation report, RBKC, (March 2014) sets out how alternatives were considered and evaluated in the SA. These alternatives were presented in Appendix B of the Draft Policy Consultation undertaken in December 2012 – January 2013.</p>

Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
	policies.	
<p>Effective: <i>the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.</i></p> <p>To be 'effective' a DPD needs to:</p> <ul style="list-style-type: none"> • Be deliverable • Demonstrate sound infrastructure delivery planning • Have no regulatory or national planning barriers to its delivery • Have delivery partners who are signed up to it • Be coherent with the strategies of neighbouring authorities • Demonstrate how the Duty to Co-operate has been fulfilled • Be flexible • Be able to be monitored 		
<p><i>Deliverable and Coherent</i></p> <ul style="list-style-type: none"> • Is it clear how the policies will meet the Plan's vision and objectives? Are there any obvious gaps in the policies, having regard to the objectives of the DPD? • Are the policies internally consistent? • Are there realistic timescales related to the objectives? • Does the DPD explain how its key policy objectives will be achieved? 	<ul style="list-style-type: none"> • Sections of the DPD which address delivery, the means of delivery and the timescales for key developments and initiatives. • Confirmation from the relevant agencies that they support the objectives and the identified means of delivery, such as evidence that the plans and programmes of other bodies have been taken into account (e.g. Water Resources Management Plans and Marine Plans). • Information in the local development scheme, or provided separately, about the scope and content (actual and intended) of each DPD showing how they combine to provide a coherent policy structure. • Section in the DPD that shows the linkages between the objectives and the corresponding policies, and consistency between policies (such as through a matrix). 	<p>The basements policy forms part of the partial review of the Core Strategy. The vision and objectives set out in the Core Strategy are not subject to this review. The basements policy will help achieve the Core Strategy Strategic Objective CO5: 'Renewing the Legacy' <i>"Our strategic objective to renew the legacy is not simply to ensure no diminution in the excellence we have inherited, but to pass to the next generation a Borough that is better than today, of the highest quality and inclusive for all. This will be achieved by taking great care to maintain, conserve and enhance the glorious built heritage we have inherited and to ensure that</i></p>



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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
		<p><i>where new development takes place it enhances the Borough.</i></p> <p>The over arching basements policy objective is that <i>“all basements must be designed, constructed and completed to the highest standard and quality.”</i> This is clearly in-line with Core Strategy Strategic Objective CO5.</p> <p>The emerging basement policy with the overarching objective of <i>“all basements must be designed, constructed and completed to the highest standard and quality”</i> is internally consistent with other policies in the Core Strategy. In particular it is consistent with policies CR6: Trees, CL1: Context and Character, CL2: New Buildings, Extensions and Modifications to Existing Buildings, CL3: Heritage Assets – Conservation Areas and Historic Spaces, CL4: Heritage Assets – Listed Buildings, Scheduled Ancient Monuments and Archaeology, CL5: Amenity, CL6: Small-scale Alterations and Additions, CE1: Climate Change, CE2: Flooding, CE3: Waste, CE4: Biodiversity, CE5: Air Quality, CE6: Noise and Vibration</p>
<p><i>Infrastructure Delivery</i></p> <ul style="list-style-type: none"> • Have the infrastructure implications of the 	<ul style="list-style-type: none"> • A section or sections of the DPD where infrastructure needs are identified and the proposed solutions put forward. 	<p>Not relevant to this policy. Other parts of the Core Strategy deal with these</p>



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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
<p>policies clearly been identified?</p> <ul style="list-style-type: none"> • Are the delivery mechanisms and timescales for implementation of the policies clearly identified? • Is it clear who is going to deliver the required infrastructure and does the timing of the provision complement the timescale of the policies? 	<ul style="list-style-type: none"> • A schedule setting out responsibilities for delivery, mechanisms and timescales, and related to a CIL schedule where appropriate. • Confirmation from infrastructure providers that they support the solutions proposed and the identified means and timescales for their delivery, or a plan for resolving issues. • Demonstrable plan-wide viability, particularly in relation to the delivery of affordable housing and the role of a CIL schedule. 	<p>issues more appropriately.</p>
<p><i>Co-ordinated Planning</i></p> <p>Does the DPD reflect the concept of spatial planning? Does it go beyond traditional land use planning by bringing together and integrating policies for the development and use of land with other policies and programmes from a variety of agencies / organisations that influence the nature of places and how they function?</p>	<ul style="list-style-type: none"> • Sections of the DPD that reflect the plans or strategies of the local authority and other bodies • Policies which seek to pull together different policy objectives • Expressions of support/representations from bodies responsible for other strategies affecting the area 	<p>The policy brings together a number of strands. These include reducing construction impacts, ensuring appropriate surface water drainage, protecting trees, protecting the significance of heritage assets, protecting application building and nearby buildings from damage, flooding issues including fitting positive pumped devices to protect basements from sewer flooding.</p>
<p><i>Flexibility</i></p> <ul style="list-style-type: none"> • Is the DPD flexible enough to respond to a variety of, or unexpected changes in, circumstances? • Does the DPD include the remedial actions that will be taken if the policies need adjustment? 	<ul style="list-style-type: none"> • Sections of the DPD setting out the assumptions of the plan and identifying the circumstances when policies might need to be reviewed. • Sections of the annual monitoring report and sustainability appraisal report describing how the council will monitor: <ul style="list-style-type: none"> a. the effectiveness of policies and what evidence is being collected to undertake this b. changes affecting the baseline information and any information on trends on which the DPD is based • Risk analysis of the strategy and policies to demonstrate robustness and how the plan could cope with changing circumstances 	<p>The DPD is flexible –</p> <ol style="list-style-type: none"> The limit is to a maximum of 50% allowing flexibility for proposals to have a smaller extent depending on site circumstances. The policy includes an exception for large sites. Policy criteria (k) refers to

Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
	<ul style="list-style-type: none"> Sections within the DPD dealing with possible change areas and how they would be dealt with, including mechanisms for the rate of development to be increased or slowed and how that would impact on other aspects of the strategy and on infrastructure provision Sections of the DPD identifying the key indicators of success of the strategy, and the remedial actions which will be taken if adjustment is required. 	<p>buildings to be “adapted to a high level of performance in respect of energy, waste and water to be verified at pre-assessment stage and after construction has been completed.” This allows the policy to be up to date in requiring the latest relevant standards.</p> <p>iv. Criteria (o) requires basement development to be “protected from sewer flooding through the installation of a suitable pumped device”. Reasoned justification (para 34.3.72 clarifies that an equivalent device reflecting technological advances can be used).</p> <p>v. A monitoring framework has been prepared for the policy.</p>
<p><i>Co-operation</i></p> <ul style="list-style-type: none"> Is there sufficient evidence to demonstrate that the Duty to Co-operate has been undertaken appropriately for the plan being examined? Is it clear who is intended to implement each part of the DPD? Where the actions required are outside the direct control of the LPA, is there evidence that there is the necessary 	<ul style="list-style-type: none"> A succinct Duty to Co-operate Statement which flows from the strategic issues that have been addressed jointly. A ‘tick box’ approach or a collection of correspondence is not sufficient, and it needs to be shown (where appropriate) if joint plan-making arrangements have been considered, what decisions were reached and why. The Duty to Co-operate Statement could highlight: the sharing of ideas, evidence and pooling of resources; the practical policy outcomes of co-operation; how decisions were reached and why; 	<p>Duty to co-operate is not relevant to the emerging basement policy as this is distinctive local issue specific to the Royal Borough.</p>



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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
<p>commitment from the relevant organisation to the implementation of the policies?</p>	<p>and evidence of having effectively co-operated to plan for issues which need other organisations to deliver on, common objectives for elements of strategy and policy; a memorandum of understanding; aligned or joint core strategies and liaison with other consultees as appropriate.</p>	
<p><i>Monitoring</i></p> <ul style="list-style-type: none"> • Does the DPD contain targets, and milestones which relate to the delivery of the policies, (including housing trajectories where the DPD contains housing allocations)? • Is it clear how targets are to be measured (by when, how and by whom) and are these linked to the production of the annual monitoring report? • Is it clear how the significant effects identified in the sustainability appraisal report will be taken forward in the ongoing monitoring of the implementation of the plan, through the annual monitoring report? 	<ul style="list-style-type: none"> • Sections of the DPD setting out indicators, targets and milestones • Sections of the current annual monitoring report which report on indicators, targets, milestones and trajectories • Reference to any other reports or technical documents which contain information on the delivery of policies • Sections of the current annual monitoring report and the sustainability appraisal report setting out the framework for monitoring, including monitoring the effects of the DPD against the sustainability appraisal 	<p>Discuss monitoring framework with JW</p>
<p><i>Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.</i></p>		
<p>The DPD should not contradict or ignore national policy. Where there is a departure, there must be clear and convincing reasoning to justify the approach taken.</p>		
<ul style="list-style-type: none"> • Does the DPD contain any policies or proposals which are not consistent with national policy and, if so, is there local justification? • Does the DPD contain policies that do not add anything to existing national guidance? If so, why have these been included? 	<ul style="list-style-type: none"> • Sections of the DPD which explain where and how national policy has been elaborated upon and the reasons. • Studies forming evidence for the DPD or, where appropriate, other information which provides the rationale for departing from national policy. • Evidence provided from the sustainability appraisal (including reference to the sustainability report) and/or from the results of 	<p>The policy is in conformity with national policy and supports sustainable development. Section 2 of the Policy Formulation report sets out how the policy complies with the NPPF.</p>



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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
	<p>community involvement.</p> <ul style="list-style-type: none">• Where appropriate, evidence of consistency with national marine policy as articulated in the UK Marine Policy Statement• Reports or copies of correspondence as to how representations have been considered and dealt with.	



Soundness Self-Assessment Checklist (March 2014)

Planning policy for traveller sites

Planning Policy for Traveller Sites was published in 23 March 2012 and came into effect on 27 March 2012. Circular 01/06: Planning for Gypsy and Traveller Caravan Sites and Circular 04/07: Planning for Travelling Showpeople have been cancelled. Planning Policy for Traveller Sites should be read in conjunction with the National Planning Policy Framework, including the implementation policies of that document.

The government's aim in relation to planning for traveller sites is:

'To ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic life of travellers whilst respecting the interests of the settled community'.

Government's aims in respect of traveller sites are:

- That local planning authorities (LPAs) make their own assessment of need for the purposes of planning
- That LPAs work collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
- Plan for sites over a reasonable timescale
- Plan-making should protect green belt land from inappropriate development
- Promote more private traveller site provision whilst recognising that there will always be those travellers who cannot provide their own sites
- Aim to reduce the number of unauthorised developments and encampments and make enforcement more effective.

In addition local planning authorities should:

- Include fair, realistic and inclusive policies
- Increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- Reduce tensions between settled and traveller communities in plan-making and decision-taking
- Enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- Have due regard to protection of local amenity and local environment



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Policy Expectations	Possible Evidence	Evidence Provided
Policy A: Using evidence to plan positively and manage development (para 6)		
Early and effective community engagement with both settled and traveller communities.	<ul style="list-style-type: none"> • Early and effective engagement undertaken, including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups. 	Not relevant to basements policy.
Co-operate with travellers, their representative bodies and local support groups, other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of likely permanent and transit accommodation needs of their areas.	<ul style="list-style-type: none"> • Demonstration of a clear understanding of the needs of the traveller community over the lifespan of your development plan. • Collaborative working with neighbouring local planning authorities. • A robust evidence base to establish accommodation needs to inform the preparation of your local plan and make planning decisions. 	Not relevant to basements policy.
Policy B: Planning for traveller sites (paras 7-11)		
<p>Set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in your area, working collaboratively with neighbouring LPAs.</p> <p>Set criteria to guide land supply allocations where there is identified need.</p>	<ul style="list-style-type: none"> • Identification, and annual update, of a supply of specific, deliverable sites sufficient to provide 5 years worth of sites against locally set target. Identification of a supply of specific, developable sites or broad locations for growth for years 6-10, and, where possible, for years 11-15. • An assessment of the need for traveller sites, and where an unmet need has been demonstrated a supply of specific, deliverable sites been identified. 	Not relevant to basements policy.



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Policy Expectations	Possible Evidence	Evidence Provided
Ensure that traveller sites are sustainable economically, socially and environmentally.	<ul style="list-style-type: none"> Policy which takes into account criteria a-h of para 11 	
Policy C: Sites in rural areas and the countryside (para 12)		
When assessing the suitability of sites in rural or semi-rural settings LPAs should ensure that the scale of such sites do not dominate the nearest settled community.		Not relevant to basements policy.
Policy D: Rural exception sites (para 13)		
If there is a lack of affordable land to meet local traveller needs, LPAs in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable travellers' sites.	<ul style="list-style-type: none"> If a rural exception site policy is used, and if so clarity that such sites shall be used for affordable traveller sites in perpetuity. 	Not relevant to basements policy.
Policy E: Traveller sites in Green Belt (paras 14-15)		
<p>Traveller sites (both permanent and temporary) in the Green Belt are inappropriate development.</p> <p>Exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site ... should be done only through</p>	<ul style="list-style-type: none"> Green Belt boundary revisions made in response to a specific identified need for a traveller site, undertaken through the plan making process. 	Not relevant to basements policy.



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Policy Expectations	Possible Evidence	Evidence Provided
the plan-making process.		
Policy F: Mixed planning use traveller sites (paras 16-18)		
Local planning authorities should consider, wherever possible, including traveller sites suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and neighbouring residents.	<ul style="list-style-type: none"> • Consideration of the need for sites for mixed residential and business use (having regard to safety and amenity of the occupants and neighbouring residents), or separate sites in close proximity to one another. • N.B. Mixed use should not be permitted on rural exception sites 	Not relevant to basements policy.
Policy G: Major development projects (para 19)		
Local planning authorities should work with the planning applicant and the affected traveller community to identify a site or sites suitable for relocation of the community if a major development proposal requires the permanent or temporary relocation of a traveller site.	<ul style="list-style-type: none"> • Where a major development proposal requires the permanent or temporary relocation of a traveller site, the identification of a site or sites suitable for re-location of the community. 	Not relevant to basements policy.

Soundness Self-Assessment Checklist

Integration of marine and terrestrial planning

As the UK marine area and marine plan area boundaries extend up to the level of mean high water spring tides while terrestrial planning boundaries generally extend to mean low water spring tides (including estuaries), the marine plan area will physically overlap with that of some terrestrial plan. Local authorities with any tidal frontage, even if far inland and not conventionally regarded as coastal, must therefore take full account of the MMO, the MPS and marine plans under S.58 of the Marine and Coastal Access Act and the Duty to Co-operate in Section 110 of the Localism Act 2011. A full list of the local planning authorities whose areas overlap with the UK marine area appears in Appendix One.

Furthermore, the Duty to Co-Operate requires all local planning authorities, even if landlocked, to take account, where relevant, of the MMO's plans and activities when preparing their Local Plans. Finally, the NPPF requires LPAs to take the MPS into account under the tests of soundness (specifically, to test if an emerging DPD is consistent with national policy, which includes the MPS).

The Marine and Coastal Access Act 2009 (the Act) provided for the introduction of a marine planning system for England's inshore and offshore marine area, establishing the Secretary of State as the Marine Planning Authority for these areas. The Act also provided for the establishment of the Marine Management Organisation (MMO) and for the Secretary of State to delegate various planning functions. The planning functions including preparation and review were delegated to the MMO in 2010. The Act also provided for the adoption of the UK Marine Policy Statement (MPS). The MPS was adopted on 18 March 2011 and provides the policy framework for marine planning and for all decisions likely to affect the marine area.

There are eleven plan areas in English waters, for each of which a Marine Plan will be prepared by the MMO and adopted by the Secretary of State for the Environment, Food and Rural Affairs.

In practical terms, all activities undertaken in the marine area require land based infrastructure, without which our ability to benefit economically and socially from activities in the marine area would be extremely limited.

The UK Government's vision for the marine environment, as articulated in the MPS, is:

'clean, healthy, safe, productive and biologically diverse oceans and seas'.



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In the absence of a marine plan prepared by the MMO and adopted by the Secretary of State the MPS is the relevant marine policy document. Where a marine plan has been adopted both the MPS and the Marine Plan are relevant marine policy documents for the marine plan area.

As articulated in the Marine and Coastal Act and the MPS, the Government aims for the MPS and marine planning systems to sit alongside and interact with existing planning regimes across the UK. Specifically, s.58 of the Marine and Coastal Access Act requires all¹ public bodies to:

- take authorisation or enforcement decisions that affect or might affect the UK marine area in accordance with the MPS and relevant Marine Plans, unless relevant considerations indicate otherwise
- state their reasons where authorisation or enforcement decisions are not taken in accordance with the MPS and relevant Marine Plans
- have regard to the MPS and relevant Marine Plans when taking decisions that affect or might affect the UK marine area which are not authorisation or enforcement decisions²

In addition, the MPS seeks integration of marine planning and the terrestrial planning system through:

- Consistency between marine and terrestrial policy documents and guidance
- Liaison between respective responsible authorities for terrestrial and marine planning, including in plan development, implementation and review stages
- Sharing the evidence base and data where relevant and appropriate so as to achieve consistency in the data used in plan making and decisions

These aims are further supported by footnote 36 in the NPPF.

¹ Like the Duty to Co-Operate, no distinction is made by the Marine and Coastal Access Act between public authorities with a tidal frontage and those without. Emphasis is placed on the likelihood of the decision being made affecting the marine area.

² For example, decisions about what representations they should make as a consultee or about what action they should carry out themselves.

Soundness Self-Assessment Checklist (March 2014)

Policy Expectations	Possible Evidence	Evidence Provided
Key requirements under the Duty to Co-Operate		
Consistency between marine and terrestrial policy documents and guidance	<ul style="list-style-type: none"> • Demonstration of consistency of aim between relevant local plan policies and marine policy documents (i.e. the MPS and any relevant adopted marine plans) • Proof of collaborative working with the MMO and that the MPS has been taken into account. 	Not relevant to basements policy.
Liaison between respective authorities responsible for terrestrial and marine planning, including in plan development, implementation and review stages	<ul style="list-style-type: none"> • Early and effective policy development engagement undertaken, including discussions with the MMO • Evidence of iteration of policies and plans as a result of engagement with the MMO • Evidence of engagement with the MMO in relation to monitoring, implementation and throughout the policy cycle • Support of integrated coastal management (ICM) in coastal areas in line with the requirements of the MPS 	Not relevant to basements policy.
Sharing the evidence base and data where relevant and appropriate so as to achieve consistency in the data used in plan making and decisions	<ul style="list-style-type: none"> • Evidence that the LPA has shared or provided relevant data to the MMO that can help inform Marine Plans or MPS review • Demonstration that local plan policy has been underpinned by data provided by the MMO or the MPS • Explicit cross-referencing in local plan to MPS, the MMO, their 	Not relevant to basements policy.



Soundness Self-Assessment Checklist (March 2014)

Policy Expectations	Possible Evidence	Evidence Provided
	roles, and relevant marine plans	
Marine Policy Statement- Chapter 2: General Principles for Decision-Making³		
Sections 2.1 -2.2: The UK vision for the marine environment		
<p>The UK vision for the marine environment ('clean, healthy, safe, productive and biologically diverse oceans and seas')</p> <p>Achieving the vision through marine planning</p>	<ul style="list-style-type: none"> Reference in DPD where appropriate to UK vision for the marine environment Contribution to the vision through local plan policies and supporting text 	Not relevant to basements policy.
Section 2.4: Considering benefits and adverse effects in marine planning		
Consider benefits and adverse effects of plan policies	<ul style="list-style-type: none"> Consideration of benefits and adverse effects of policy on the marine area as appropriate within the DPD's sustainability appraisal 	Not relevant to basements policy.
Section 2.5: Economic, social and environmental considerations	<ul style="list-style-type: none"> 	
Contribute to the objectives of relevant	<ul style="list-style-type: none"> Reference to relevant EU Directives in DPD and sustainability 	Not relevant to basements

³ As the Marine Policy Statement was not targeted specifically at terrestrial planning authorities, some of its sections are, in practice, relevant to marine planning authorities only and/or there is already a comprehensive policy framework governing terrestrial development (e.g. energy infrastructure), Where this is considered to be the case, i.e. where it is considered likely that a terrestrial planning DPD would be found sound without referencing that section, the section in question has been omitted from this checklist.



Soundness Self-Assessment Checklist (March 2014)

Policy Expectations	Possible Evidence	Evidence Provided
EU Directives (Marine Strategy Framework Directive and Water Framework Directive)	appraisal <ul style="list-style-type: none"> Consideration of contribution of DPD policies to the objectives of relevant EU Directives 	policy. A separate document titled Miscellaneous Matters, Conservation and Design and Basements Addendum to Core Strategy SA/SEA, RBKC, April 2014 has been produced.
Marine Policy Statement- Chapter 3: Policy Objectives for Key Activities		
3.1 Marine Protected Areas		
Incorporate identified areas and features of importance for nature conservation Activities or developments that may result in adverse impacts on biodiversity should be designed or located to avoid such impacts	<ul style="list-style-type: none"> Identification of relevant areas and features of importance for nature conservation within relevant marine plan area(s) Consideration of impacts of policy and/or terrestrial development on those areas and features of importance Measures to mitigate, monitor and manage negative impacts on those areas and features of importance 	Not relevant to basements policy.
3.4 Ports and shipping		
Take into account and seek to minimise any negative impacts on shipping activity, freedom of navigation and navigational safety Protect the efficiency and resilience of continuing port operations	<ul style="list-style-type: none"> Evidence that policy with potential impact on ports and shipping minimises negative impacts on sector Where relevant, evidence that economic, employment and transport policies are protective of ports and shipping sector 	Not relevant to basements policy.
3.8 Fisheries		



Soundness Self-Assessment Checklist (March 2014)

Policy Expectations	Possible Evidence	Evidence Provided
Consider potential economic, social and environmental impacts of other developments on fishing activity	<ul style="list-style-type: none"> Where relevant, evidence that other policies minimise negative impacts on fishing activity and/or aquaculture 	Not relevant to basements policy.
3.9 Aquaculture		
Consider the benefits of encouraging the development of efficient, competitive and sustainable aquaculture industries	<ul style="list-style-type: none"> Where relevant, evidence that the benefits of aquaculture industry development have been considered 	Not relevant to basements policy.
3.10 Surface water management and waste water treatment and disposal		
Maximise opportunities for co-existence of waste water infrastructure with other activities in the marine environment	<ul style="list-style-type: none"> Reference to and consideration of the co-existence of waste water infrastructure with other marine activities, including the potential for waste water infrastructure to mitigate marine impacts through design or location 	Not relevant to basements policy.
3.11 Tourism and recreation		
Consider the potential for tourism and recreation in the marine environment and the benefits this will bring to the economy and local communities	<ul style="list-style-type: none"> Where relevant, reference to marine tourism and recreation Evidence that the potential for marine tourism and recreation has been recognised in plan-making 	Not relevant to basements policy.

Appendix One

This is an alphabetical list of all local planning authorities in England whose area overlaps with the UK marine area.

Soundness Self-Assessment Checklist (March 2014)

Adur	Cornwall	Isle of Wight	Richmond upon Thames
Allerdale	County Durham	Isles of Scilly	Rochford
Arun	Dartford	Kensington and Chelsea	Rother
Babergh	Doncaster	King's Lynn and West Norfolk	Scarborough
Barking and Dagenham	Dover	Lake District National Park	Sedgemoor
Barrow-in-Furness	East Cambridgeshire	Lambeth	Sefton
Basildon	East Devon	Lancaster	Selby
Bassetlaw	East Lindsey	Lewes	Shepway
Bexley	East Riding of Yorkshire	Lewisham	South Cambridgeshire
Blackpool	Eastbourne	Liverpool	South Downs National Park
Boston	Eastleigh	Maidstone	South Gloucestershire
Bournemouth	Exeter	Maldon	South Hams
Broadland	Exmoor National Park	Medway	South Holland
Broads Authority	Fareham	Middlesbrough	South Lakeland
Canterbury	Fenland	New Forest	South Norfolk
Carlisle	Fylde	New Forest National Park	South Ribble
Castle Point	Gateshead	Newark and Sherwood	South Somerset
Chelmsford	Gloucester	Newcastle upon Tyne	South Tyneside
Cheshire West and Chester	Gosport	Newham	Southend-on-Sea
Chichester	Gravesham	North Devon	Southwark
Chorley	Great Yarmouth	North East Lincolnshire	Stockton-on-Tees
Christchurch	Greenwich	North Lincolnshire	Stroud
City of London	Halton	North Norfolk	Suffolk Coastal
City of Brighton and Hove	Hambleton	North Somerset	Sunderland
City of Bristol	Hammersmith and Fulham	North Tyneside	Swale
City of Kingston upon Hull	Hartlepool	North York Moors National Park	Taunton Deane
City of Peterborough	Hastings	Northumberland	Teignbridge
City of Plymouth	Havant	Norwich	Tendring
City of Portsmouth	Havering	Poole	Test Valley
City of Southampton	Horsham	Preston	Thanet
City of Westminster	Hounslow	Purbeck	Thurrock
Colchester	Huntingdonshire	Redcar and Cleveland	Tonbridge and Malling
Copeland	Ipswich		Torbay



Soundness Self-Assessment Checklist (March 2014)

Torridge advisory service

Tower Hamlets

Wandsworth

Warrington

Waveney

Wealden

West Devon

West Dorset

West Lancashire

West Lindsey

West Somerset

Weymouth and Portland

Winchester

Wirral

Worthing

Wyre

York