

Royal Borough of Kensington and Chelsea Basement Policy - Traffic & Highways Review

Executive Summary

- The purpose of this policy review is to make representations to The Planning Inspectorate about the draft policy produced by Royal Borough of Kensington and Chelsea (RBKC) regarding Basement Planning Policy, specifically relating to residential basement developments. In our view the draft policy is perverse.
- Traffic generated by construction is a temporary situation and has a negligible effect on the local highway network compared to the existing background traffic.
- In terms of construction traffic residential basement developments are no different from other types of residential development. Indeed it is very difficult to isolate those trips specifically related to basement construction from those associated with upper level development.
- In the vast majority of cases traffic that is mistakenly confused with Basement construction will often be related to upper level construction.
- There is currently extensive planning policy and guidance already in place which seeks to reduce the noise pollution and disruption associated with construction in general. Disruption arising from construction (e.g. noise, dust, construction vehicles, and hours of working) can be dealt with by means of suitable planning conditions.
- RBKC already has policies in place that have to be met prior to the commencement of any construction through the implementation of a 'Construction Traffic Management Plan'. This gives RBKC the opportunity to manage construction throughout the borough.
- The draft policy is considered to unfairly prejudice residential basement developments and construction related traffic should not be used as a reason, or referred to, within 'Basement Planning Policy February 2014' for restriction on the current adopted subterranean development policy.