

**THE ROYAL BOROUGH OF KENSINGTON AND
CHELSEA**

**SUSTAINABILITY APPRAISAL OF THE NOTTING
HILL GATE SUPPLEMENTARY PLANNING
DOCUMENT**

Nov 2013

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
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Non-technical summary

The document is supplementary to policies of the Core Strategy adopted on the 8th December 2010. It clarifies the application of these policies to Notting Hill Gate. The SPD has been designed to address the site specific issues that arise through any potential redevelopment.

In line with the requirements of the Planning and Compulsory Purchase Act (2004), the SPD was subject to a Sustainability Appraisal (SA). The SA examined the Brief's compatibility with the Borough's objectives for sustainable development (the SA Framework).

The proposals in the SPD are likely to affect 15 of the 16 SA objectives. The proposals are likely to have a positive effect on 13 of the objectives, an uncertain effect on 2 of the objectives and there is one objective which the SPD would not affect.

If the SPD were not adopted, there would be less certainty that the positives would be attained. The adoption of the SPD is therefore considered the preferred option.

Monitoring is important in order to identify any unforeseen adverse effects of adopting the SPD. The AMR has been identified as the most effective method of monitoring the effects of any redevelopment.

Statement on the difference the process has made to date

The Sustainability Appraisal has highlighted the likely effects of the adoption of the SPD. RBKC will be considering the report along with responses from the consultation on the draft SPD. The ultimate effectiveness of the SPD from the point of view of sustainable development will depend on an effective partnership between RBKC, prospective developers and the wider community.

How to comment on the report

To comment on this report please contact:

Neighbourhood Planning
The Royal Borough of Kensington and Chelsea
The Town Hall Hornton Street
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The consultation on the Draft SPD closes on 23 January 2014. Your comments would therefore be welcomed by this deadline.

1.0 Background

1.1 Purpose of the Sustainability Appraisal and the Sustainability Appraisal Report

- 1.1.1 The Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA) of the Notting Hill Gate Supplementary Planning Document (SPD) has been undertaken by the Planning and Borough Development Department of the Royal Borough of Kensington and Chelsea.
- 1.1.2 SEA involves the systematic identification and evaluation of the environmental impacts of a strategic nature (e.g. a plan or programme). In 2001, the EU legislated for SEA with the adoption of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive'). The Directive entered into force in the UK on 21 July 2004 and applies to a range of English plans and programmes including the soundness criteria of the Local Plan.
- 1.1.3 The UK Government has chosen to implement the SEA directive through 'Sustainability Appraisal' (SA), a method that fully encompasses economic and social concerns, as well as those of the environment. Under the Planning and Compulsory Purchase Act 2004 (PCPA), Local Authorities must undertake SA for each of their Development Plan Documents (DPDs). Although this is an SPD and therefore does not strictly require a sustainability appraisal, it comprises a large site on a major thoroughfare, and it is expected that it would have a significant impact. Therefore, it is considered prudent for an SA of this SPD to be carried out.
- 1.1.4. A sustainability framework has been prepared for the Royal Borough against which the Core Strategy was assessed. Subsequent documents are also assessed against this framework, and an addendum report prepared.
- 1.1.5 In October 2005, the Government published guidance on undertaking combined SEA / SA of planning documents ('the Guidance'¹). This guidance was followed in the production of the SA.
- 1.1.6 The SEA Directive sets out a statutory process that must be followed. The SEA Requirement Checklist (Table 1.1) and Quality Assurance checklist (Appendix V) have been used to ensure the requirements of the SEA Directive are met.
- 1.1.7 In addition to satisfying the requirements of the SEA Directive and government guidance, the SEA / SA process aims:
- To promote sustainable development;
 - To provide for a high level of protection for the environment;
 - To integrate sustainability and environmental considerations into the preparation of plans and programmes;
 - To take a long term view of whether and how the area covered by the plan is expected to develop, taking account of the social, environmental and economic effects of the proposed plan;

¹ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents.

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- To provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies;
- To reflect global, national, regional and local concerns;
- To provide an audit trail of how the plan has been revised to take into account the findings of the SA; and
- To form an integral part of all stages of the plan preparation.

1.1.8 The SA Report supports the public consultation on the Notting Hill Gate SPD, as required by Regulation 12 of the Town and Country Planning (Local Development) (England) Regulations, 2012. It is intended to inform decision makers at the Council, alongside public and stakeholder responses to the consultation, before the SPD is finalised. Issuing the SA Report alongside the SPD helps provide objective information for consultees, so that their responses can be made in full awareness of the predicted sustainability impacts. It also shows what information is being fed into the decision making process and how this was arrived at.

1.1.9 Table 1.1 below indicates where specific requirements of the SEA Directive can be found:

Table 1.1: SEA Directive requirements checklist

Environmental Report Requirements ²	Section of this report
(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	Chapter1 & Scoping Report Addendum
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Scoping Report Addendum
(c) the environmental characteristics of areas likely to be significantly affected;	Scoping Report Addendum
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (The Birds Directive) and 92/43/EEC (The Habitats Directive);	Scoping Report Addendum
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Scoping Report Addendum & Appendix I
(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Chapter 3
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant	Chapter 4

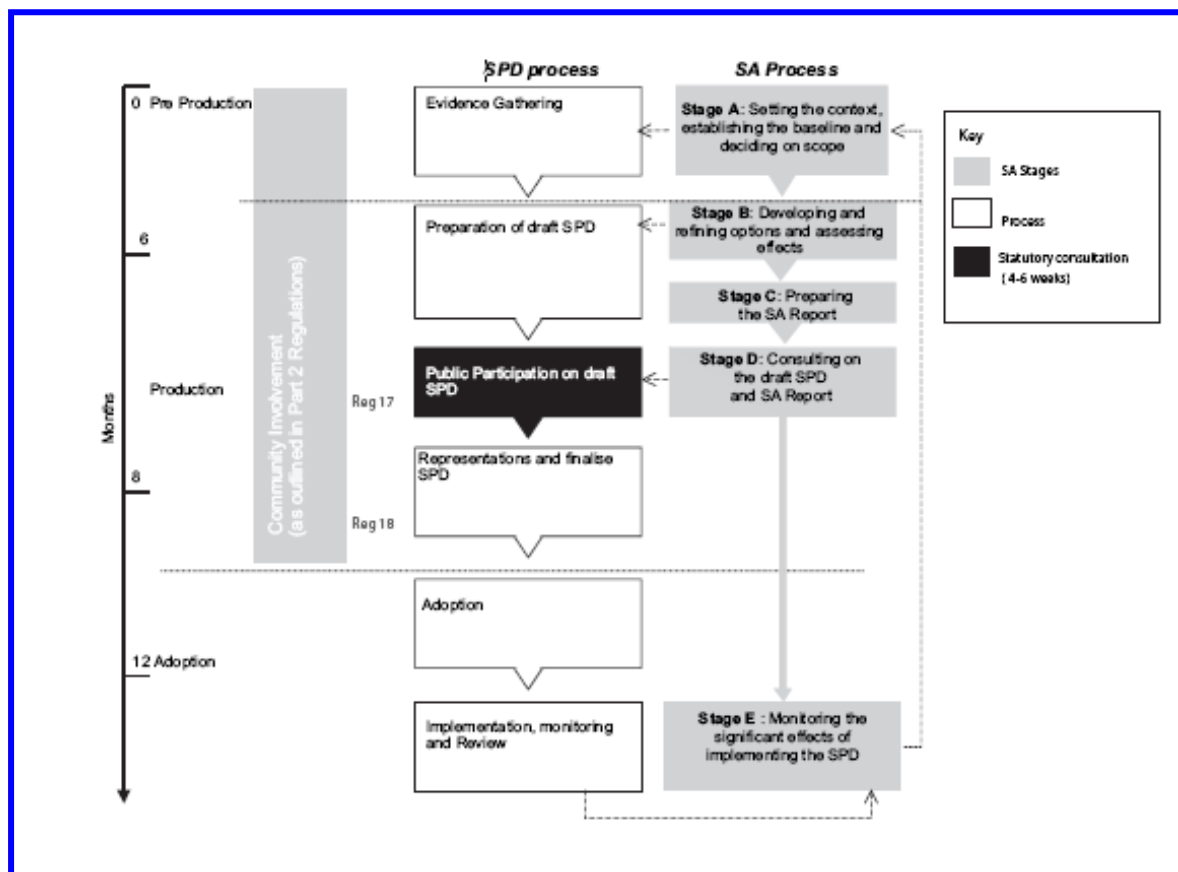
² As listed in Annex I of the SEA Directive (Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment)

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adverse effects on the environment of implementing the plan or programme;	
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 2
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	Chapter 4
(j) a non-technical summary of the information provided under the above headings.	See Non Technical Summary

1.2 This Report

1.2.1 Figure 1.1 shows the five-stage approach of the SA/SEA process recommended in the Guidance. Stage A was carried out and documented in an addendum to the SA Scoping Report for the LDF³. Consultation was carried out on the Scoping Report Addendum, in line with Regulation 17 of the Town and Country Planning (Local Development) Regulations, 2012 and responses were integrated into the report accordingly.



SPD preparation process and SA (ODPM, 2005 p.58)

Figure 1.1: Five Stages of SA

³<http://www.rbkc.gov.uk/planningandconservation/planningpolicy/localdevelopmentframework.aspx>

- 1.2.2 To examine the SA framework and other Sustainability Appraisal work conducted to date on the developing LDF, please refer to the “*Scoping Report*” and “*Interim Sustainability Appraisal Report*” for RBKC. These are available on the Council’s website⁴.
- 1.2.3 This report records Stages B and C of the SA process.
- 1.2.4 The Guidance splits Stage B into 6 tasks:
- B1: Testing the SPD objectives against the SA framework;
 - B2: Developing the SPD options;
 - B3: Predicting the effects of the draft SPD;
 - B4: Evaluating the effects of the draft SPD;
 - B5: Considering ways of mitigating adverse effects and maximising beneficial effects; and
 - B6: Proposing measures to monitor the significant effects of implementing the SPD.
- 1.2.5 Stage C involves the preparation of the SA report, which is documented here.

1.3 The Notting Hill Gate SPD

- 1.3.1 A vision for Notting Hill Gate is set out in Chapter 16 of Council’s Core Strategy, 2010 (see Policies CV16 and CP16). This, along with other policies in the Core Strategy, is the starting point for deciding planning applications. The Council is preparing this Supplementary Planning Document (hereby known as the SPD), which provides additional guidance for assessing planning applications around three main themes – **public realm, buildings and identity**. It also outlines development guidance specific to individual sites, which will ensure that development makes a positive contribution to the local area. The SPD will be used alongside the Development Plan to influence decisions on planning applications in Notting Hill Gate.
- 1.3.2 The purpose of the SPD is to clarify the application of the policies of the Core Strategy in how they apply to Notting Hill Gate. The high level of footfall at the station plus its location adjacent to two other acclaimed centres (in Portobello and Kensington High Street) may mean that some features may thus be required in Notting Hill Gate which would be atypical of a district-level centre, and instead would have more in common with a higher order major or metropolitan level centre under the London Plan’s Town Centre Network.
- 1.3.3 The document supports policy CP16 ‘Notting Hill Gate’ which states that “*The Council will require development to strengthen Notting Hill Gate’s role as a District Centre by supporting high trip generating uses; improving retail and restaurant provision including some anchor retail to serve the local catchment; and deliver new distinctive identity through high quality architecture and design of the public realm. The Council will also resist development which prejudices opportunities for wider regeneration of the area and compromises delivery of the vision.*”
- 1.3.4 The SPD does not establish new policies. Its purpose is to provide further guidance and explanation of policies which have been adopted in the Core Strategy and the London Plan. The SPD will be a material consideration in

⁴ http://www.rbkc.gov.uk/Planning/localdevelopmentframework/ldf_page4.asp

determining planning applications along Notting Hill Gate. It will help to ensure that the Council makes decisions transparently and will provide clarity for members of the public.

2.0 Assessment of the Plan

2.1 B1 - Testing the SPD objectives against the SA Objectives

2.1.1 The Guidance states that *“the objectives of the plan or programme will need to be tested against the SEA objectives to identify both potential synergies and inconsistencies... inconsistencies may give rise to adverse environmental effects”*.

2.1.2 The aims of The Notting Hill Gate SPD are the following:

- promote high quality development
- ensure a coordinated approach to building form, land use and public realm proposals
- provide certainty in the planning and development process and facilitate redevelopment of key sites
- identify a number of public benefits that the development could deliver for the area that would be paid for by the developers via s106 contributions

The objectives:

Streets and spaces

- Addressing traffic domination and creating a more pleasant environment for pedestrians, both in Notting Hill Gate itself, and to the rear of buildings
- Providing additional publicly accessible space
- Promoting sustainable travel
- Providing off-street servicing and managing servicing to ensure that it does not increase congestion on Notting Hill Gate or compromise quality.

Buildings and Architecture

- Raising the architectural quality of buildings, their contribution to the street and the overall townscape
- Enhancing key views and respecting heritage assets
- Delivering sustainable buildings and construction practices

Identity

- Maintaining and improving the mix of shops and businesses
- Developing Notting Hill Gate as a cultural hub
- Retaining and improving the quality of office space
- Providing additional housing, including affordable housing
- Providing new community facilities and events
- Reducing crime
- Embedding public art

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2.1.3 Table 2.2 below compares the key aims of the SPD with the SA objectives from the LDF Scoping report (See Appendix I). Table 2.1 shows the marking scheme used.

Table 2.1 Marking scheme used.

✓	Objectives are compatible
x	Objectives are conflicting
?	Objective correlation is unknown
-	No Objective correlation (i.e. unlikely to have a significant effect)

Table 2.2 Comparison of the SPD aims/objectives with the SA objectives.

SA OBJECTIVE	COMPATIBILITY	COMMENT
1. To conserve and enhance the natural environment and biodiversity.	-	No direct relationship
2. Reduce crime and anti-social behaviour and the fear of crime.	✓	Direct positive relationship as this is an objective under the Identity chapter.
3. To support a diverse and vibrant local economy to foster sustainable economic growth.	✓	Direct positive relationship. SPD seeks to retain and improving the office space, maintain and improve the mix of shops and businesses
4. Encourage social inclusion, equity, the promotion of equality and a respect for diversity.	✓/-	No direct relationship, however positive effects on this objective may be attached to developing Notting Hill Gate as a cultural hub and providing new community facilities and events.
5. Minimise effects on climate change through reduction in emissions, energy efficiency and use of renewables.	✓/?	Redevelopment could have a negative impact on this SA objective. However, the promotion of sustainable buildings and construction practices and sustainable travel could offset this in the long term. The Core Strategy identifies that major redevelopment of the centre will offer an opportunity for a district heat and energy source and this is referred to in the SPD. If this were made explicit in the SPD the relationship with this SA objective may be positive.

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6. Reduce the risk of flooding to current and future residents.	-	No direct relationship but sustainable building techniques could incorporate SUDS which would contribute to reducing the risk of flooding. It is recommended that the final SPD is more explicit about potential SUDS measures.
7. Improve air quality in the Royal Borough.	✓	Indirect relationship. Air quality in Notting Hill Gate is poor (amongst the 20% worst in London) as is common for much of the inner London area. Construction phase of development would have a negative impact. However, further opportunities to address air pollution through measures like the introduction of green and brown roofs and green walls that could form part of options for further intervention to improve the public realm. Similarly traffic reduction via promotion of sustainable travel and servicing arrangements could have a positive impact upon air quality.
8. Protect and enhance the Royal Borough's parks and open spaces.	-	No direct relationship
9. Reduce pollution of air, water and land. 9a. Prioritize development on previously developed land.	✓ ✓	Further opportunities to address air pollution through measures like the introduction of green and brown roofs and green walls that could form part of options for further intervention to improve the public realm. Similarly addressing the traffic situation could have a positive impact upon air quality. Positive relationship with 9a
10. To promote traffic reduction and encourage more sustainable alternative forms of transport to reduce energy consumption and emissions from vehicular traffic.	✓	Direct positive relationship. Promoting sustainable travel and providing off-street servicing and managing servicing to ensure that it does not increase congestion on Notting Hill Gate or compromise quality.
11. Reduce the amount of waste produced and maximise the amount of	x	Increased development would have a negative effect on this SA objective.

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waste that is recycled.		
12. Ensure that social and community uses and facilities which serve a local need are enhanced, protected, and to encourage the provision of new community facilities.	✓	Positive relationship. Providing new community facilities and events A new primary healthcare centre of 800 sq metres GIA will be provided as part of s106 requirements.
13. To aim that the housing needs of the Royal Borough's residents are met.	✓	Positive relationship. Providing additional housing, including affordable housing. There is an opportunity for landowners to work with Registered Social Landlords (RSLs) active in the Borough that may be able to bring additional investment so that more affordable housing can be provided than through s106 agreements. Apart from this the SPD does have a negligible relationship with this criterion.
14. Encourage energy efficiency through building design to maximise the re-use of buildings and the recycling of building materials.	✓/?	Potential positive relationship. The SPD provides detail on how the sites can be developed to a high quality which could potentially have a positive relationship with this criterion in terms of energy efficiency through the aim of delivering sustainable buildings and construction practices.
15. Ensure the provision of accessible health care for all Borough residents.	✓	Strong positive relationship. A new primary healthcare centre of 800 sq metres GIA will be provided as part of s106 requirements.
16. To reinforce local distinctiveness, local environmental quality and amenity through the conservation and enhancement of cultural heritage.	✓	Strong positive relationship. The SPD aims to strengthen the identity of Notting Hill Gate as a place, embed public art, raise the architectural quality of buildings and, their contribution to the street and the overall townscape, enhance key views and respect heritage assets, and conserve and enhance cultural heritage.

2.1.4 The SPD is likely to have a positive relationship with objectives 2 (crime), 3 (economy), 7 (air quality), 9 (pollution), 9a (previously developed land), 10

(traffic reduction), 12 (social and community uses), 13 (housing needs), 15 (health care) and 16 (heritage).

2.1.5 The SPD could have a potentially positive relationship with SA objective 5 (climate change), 6 (flooding) and 14 (energy efficiency), subject to re-wording of the SPD.

2.1.6 The SPD would likely have a negative relationship with SA objective 11 (waste) but this is dependent on implementation.

2.2 B2 – Developing the SPD options

2.2.1 Given the duty under the Planning and Compulsory Purchase Act, on those preparing a SPD to contribute to sustainable development, it is essential for the SPD to set out to improve on the situation which would exist if there were no SPD. The no SPD (business as usual) option was therefore considered as an alternative option to the SPD.

2.2.2 Under the SEA Directive, plan and programme, proponents should ensure that: “reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5(1)) and the Environmental Report should include “an outline of the reasons for selecting the alternatives dealt with” (Annex I (h)).

2.2.3 Within the SPD there options are proposed for a number of sites in terms of the built form. The most distinct option is that for the Newcombe house sites. This site includes; Newcombe House and Kensington Church Street, David Game House, Hobson House and Jameson Street substation. This site has an important part to play in the future of Notting Hill Gate. Two options are presented for this site.

2.2.4 Option 1- focus on Newcombe House

The first, focusing on Newcombe House, works within the site constraints. This would mean a tall building on Newcombe House, and only internal refurbishment on David Game House / Hobson House, and no change with the sub-station. Its strategic position means it must fulfil a variety of roles if it is to become a new focal point for the area. On the Newcombe House site the Council will seek the provision of public space on either; on the Notting Hill Gate frontage in the form of a winter garden, as a light-weight largely glazed enclosure; or on the area to the rear of Newcombe House provided that a number of criteria in which would help achieve the aims and objectives for the building, architecture and identity are met.

2.2.5 Option 2- A Comprehensive Approach

A comprehensive approach releases more development potential and represents a significant opportunity to correct past mistakes and reintegrate Notting Hill Gate with its hinterland. This is a more comprehensive approach, in which increased height on David Game House/ Hobson House and the sub-station may create value to allow the buildings to be redeveloped. This

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would allow a pedestrian connection from Jameson Street to Notting Hill Gate to be introduced, reflecting the historic street pattern.

The options are appraised in the table below.

Table 2.3 Comparing Newcombe House site options with SA objectives

SA OBJECTIVE	Option 1	Option 2	COMMENT
1. To conserve and enhance the natural environment and biodiversity.	-	-	No relationship between either option and this objective.
2. Reduce crime and anti-social behaviour and the fear of crime.	✓	✓	The improvement to public realm and creation of active frontages encouraged by both options has a positive relationship with this objective.
3. To support a diverse and vibrant local economy to foster sustainable economic growth.	✓	✓/✓✓	Both options have a positive relationship with this objective. Option 2 has more scope for new retail/office space and so potentially could have a slightly stronger relationship with this objective.
4. Encourage social inclusion, equity, the promotion of equality and a respect for diversity.	✓	✓	Both options have a positive relationship with this objective.
5. Minimise effects on climate change through reduction in emissions, energy efficiency and use of renewables.	✓/?	✓/?	Redevelopment could have a negative impact on this SA objective. However, the promotion of sustainable buildings and construction practices and sustainable travel could offset this in the long term. The Core Strategy identifies that major redevelopment of the centre will offer an opportunity for a district heat and energy source and this is referred to in the SPD. If this were made explicit in the SPD the relationship with this SA objective may be positive.
6. Reduce the risk of flooding to current and future residents.	-	-	No direct relationship
7. Improve air quality in the Royal Borough.	-	-	No direct relationship
8. Protect and enhance the Royal Borough's parks and open spaces.	-	-	No direct relationship

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9. Reduce pollution of air, water and land. 9a. Prioritize development on previously developed land.	- ✓	✓ ✓	No direct relationship with 9, but option 2 could have a long term positive impact in terms of traffic reduction via improvements to public transport. Both have a positive relationship with 9a.
10. To promote traffic reduction and encourage more sustainable alternative forms of transport to reduce energy consumption and emissions from vehicular traffic.	-	✓	Option 2 has a positive relationship here as it proposes improvements to public transport.
11. Reduce the amount of waste produced and maximise the amount of waste that is recycled.	-	-	No relationship
12. Ensure that social and community uses and facilities which serve a local need are enhanced, protected, and to encourage the provision of new community facilities.	-	✓	Positive relationship with Option 2, as it will encourage the provision of a primary healthcare centre of 800m ² , working in partnership with local health providers.
13. To aim that the housing needs of the Royal Borough's residents are met.	✓	✓✓	Both have a positive relationship here, but Option 2 is potentially of a scale which has more scope for the provision of housing.
14. Encourage energy efficiency through building design to maximise the re-use of buildings and the recycling of building materials.	✓	✓✓	More opportunity for energy efficient buildings is offered through option 2 as it would be a comprehensive redevelopment.
15. Ensure the provision of accessible health care for all Borough residents.	-	✓	Positive relationship with Option 2, as it will encourage the provision of a primary healthcare centre of 800m ² , working in partnership with local health providers.
16. To reinforce local distinctiveness, local environmental quality and amenity through the conservation and enhancement of cultural heritage.	✓	✓	Generally a positive relationship with both options. However if carried out successfully, there is potential for a strong positive relationship with option 2, in terms of reinforcing local distinctiveness.

2.2.6 There are no significant negative effects arising from either option. Option 1 has a positive relationship with 7 out of the 16 objectives. Option 2 has a

positive relationship with 10 of the 16 objectives. Option 2 does appear to have a stronger positive relationship with 3 of these objectives.

- 2.2.7 There is uncertainty regarding the relationship of both options with SA objective 5. This will depend on the wording of the final SPD with regard to the requirement for a district heating network and the proper application of existing development plan policies. There is also an uncertainty with regard to the relationship of option 2 with SA objective 16. The true relationship cannot be predicted until details are provided.
- 2.2.8 Unlike the Newcombe House site, no distinct alternative options are presented by the SPD for the remaining sites, Astley House, The Gate Cinema, West Block, Ivy Lodge to United House and 66-74 Notting Hill Gate (Book Warehouse site).

2.3 B3 & B4 – Predicting and evaluating the effects of the preferred policy option against the business as usual scenario.

- 2.3.1 The Council currently has a number of policies within the Core Strategy (adopted 8th December 2010) which relate to future development at Notting Hill Gate. The policies to which the SPD is supplementary are:

Vision:

CV16: Vision for Notting Hill Gate in 2028

CP16: Notting Hill Gate

Strategic Objectives

CO1 Strategic Objective for Keeping Life Local

CO2 Strategic Objective for Fostering Vitality

CO 3 Strategic Objective for Better Travel Choices

CO 4 Strategic Objective for an Engaging Public Realm

CO 5 Strategic Objective for Renewing the Legacy

CO 7 Strategic Objective for Respecting Environmental Limits

Policies:

C1 Planning Obligations

CH2 Housing

CK 1 Social and community uses

CR1 Street Network

CR 2 Three-dimensional Street Form

CR 3 Street and Outdoor Life

CR 4 Streetscape

CR 7 Servicing

CT 1 Improving alternatives to car use

CL 2 New Buildings, Extensions and Modifications to Existing Buildings

CE 1 Climate Change

CE 2 Flooding

CE 3 Waste

CE 5 Air Quality

CE 6 Noise and Vibration

CF 3 Diversity of uses within Town Centres

CF 4 Street Markets

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CF 5 Location of Business Uses
CF 6 Creative and Cultural Businesses
CF 7 Arts and Cultural Uses

- 2.3.2 The purpose of this section is to compare the preferred option and the “business as usual option”, (the policies which currently exist), against the SA Objectives. This exercise is set out in table 4.5 below.
- 2.3.3 Table 2.1 sets out the scoring criteria for the assessment of the CS policies; table 2.4 compares the existing CS policy with the SA objectives from the LDF Scoping report (See Appendix I). This provides an indication of the sustainability of the existing key policies to which the SPD will be supplementary, and other key policies in the CS

Table 2.4: Testing the existing Core Strategy policies against the SA Objectives

SA OBJECTIVE	COMPATIBILITY	COMMENT
1. To conserve and enhance the natural environment and biodiversity.	-	The adopted policies which this SPD directly supplements do not have a direct relationship with this objective.
2. Reduce crime and anti-social behaviour and the fear of crime.	-	None of the adopted policies which this SPD directly supplements have a direct relationship with this objective.
3. To support a diverse and vibrant local economy to foster sustainable economic growth.	✓	CF 3, CF 4, CF 5, CF 6 and CF 7 all have positive relationships with this objective.
4. Encourage social inclusion, equity, the promotion of equality and a respect for diversity.	-	The adopted policies which this SPD supplements do not have a direct relationship with this objective.
5. Minimise effects on climate change through reduction in emissions, energy efficiency and use of renewables.	✓	The adopted policy CE1, which this SPD directly supplements have a positive relationship with this objective.
6. Reduce the risk of flooding to current and future residents.	✓	The adopted policy CE2, which this SPD directly supplements, has a positive relationship with this objective.
7. Improve air quality in the Royal	✓	The adopted policy CE5,

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Borough.		which this SPD directly supplements have a positive relationship with this objective.
8. Protect and enhance the Royal Borough's parks and open spaces.	-	The adopted policies which this SPD directly supplements do not have a direct relationship with this objective.
9. Reduce pollution of air, water and land. 9a. Prioritize development on previously developed land.	✓	The adopted policy CE3, which this SPD directly supplements, has a positive relationship with this objective.
10. To promote traffic reduction and encourage more sustainable alternative forms of transport to reduce energy consumption and emissions from vehicular traffic.	✓	The adopted policy CT1, which this SPD directly supplements, has a positive relationship with this objective.
11. Reduce the amount of waste produced and maximise the amount of waste that is recycled.	✓	The adopted policy CE3, which this SPD directly supplements, has a positive relationship with this objective.
12. Ensure that social and community uses and facilities which serve a local need are enhanced, protected, and to encourage the provision of new community facilities.	✓	The adopted policy CK1, which this SPD directly supplements, has a positive relationship with this objective.
13. To aim that the housing needs of the Royal Borough's residents are met.	✓	The adopted policy CH2, which this SPD directly supplements has a positive relationship with this objective.
14. Encourage energy efficiency through building design to maximise the re-use of building's and the recycling of building materials.	✓	The adopted policy CE1, which this SPD directly supplements have a positive relationship with this objective.
15. Ensure the provision of accessible health care for all Borough residents.	✓	The adopted policy CK1, which this SPD directly supplements has a positive relationship with this objective.
16. To reinforce local distinctiveness, local	✓	The adopted policy CL2, which this SPD directly

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environmental quality and amenity through the conservation and enhancement of cultural heritage.		supplements, has a positive relationship with this objective.
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2.3.4 The CS policies to which the SPD are supplementary are unlikely to significantly affect 4 of the 16 SA Objectives (1, 2, 4 and 8). This is due to the specific focus of the policies.

2.3.5 The CS policies are likely to have a positive relationship with the remaining 12 objectives.

2.4 Option Assessment

2.4.1 The two options (business as usual and adopting the SPD) were compared against the SA objectives and the anticipated effect was predicted alongside comments made on the likely impact on the objective. Table 2.4 shows the results of the appraisal. The appraisal was carried out using information in the LDF Scoping Report and SPD Scoping Report Addendum in addition to expert judgement and the RBKC Core Strategy.

Table 2.5 Option Assessment summary

SA OBJECTIVE	Adoption of SPD	No adoption of SPD (Business as usual BAU)	COMMENT
1. To conserve and enhance the natural environment and biodiversity.	-	-	No relationship between either option and this objective.
2. Reduce crime and anti-social behaviour and the fear of crime.	✓✓	✓/?	Adopting the SPD will have overall positive effects in reducing the fear of crime as it is one of the SPD's specific aims. BAU scenario will have a neutral/slightly positive effect.
3. To support a diverse and vibrant local economy to foster sustainable economic growth.	✓✓	✓	The overall effect of adopting the SPD will be very positive as it will encourage a site specific coordinated approach towards the provision of office, retail and restaurant uses in the area.

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			The BAU scenario has a neutral/slightly positive effect as it does not imply any changes in the economy.
4. Encourage social inclusion, equity, the promotion of equality and a respect for diversity.	✓	✓	Both scenarios have the same positive relationship with the SA objective.
5. Minimise effects on climate change through reduction in emissions, energy efficiency and use of renewables.	✓/?	✓	<p>Large scale redevelopment could have a negative impact on this SA objective. However, the promotion of sustainable buildings and construction practices and sustainable travel could offset this. If explicit reference is made to a district heating centre in the SPD the relationship would be more positive.</p> <p>BAU scenario will not have as negative an effect as policy CE1 addresses climate change.</p>
6. Reduce the risk of flooding to current and future residents.	-	✓	<p>No direct relationship but sustainable building techniques could incorporate SUDS which would contribute to reducing the risk of flooding. The final SPD should be more explicit about potential SUDS measures.</p> <p>The adopted policy CE2, which this SPD directly supplements, has a positive relationship with this objective.</p>
7. Improve air quality in the Royal Borough.	✓	✓	<p>The adoption of the SPD will have short term negative effects on the air quality during the construction/development phase but the traffic reduction measures will have a significant positive impact.</p> <p>BAU scenario also has a positive effect via CE5.</p>
8. Protect and enhance the Royal Borough's parks and open spaces.	-	-	No direct relationship
9. Reduce pollution of air, water and land. 9a. Prioritize development	✓✓	✓	The adoption of the SPD will have short term negative effects on the air quality during the

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on previously developed land.			<p>construction/development phase but the traffic reduction measures will have a positive impact on air quality.</p> <p>BAU scenario has a positive effect via CE5.</p> <p>The SPD guides development to take place on previously development land, having a positive effect on objective 9a.</p>
10. To promote traffic reduction and encourage more sustainable alternative forms of transport to reduce energy consumption and emissions from vehicular traffic.	✓✓	✓	<p>One of the aims of the SPD is to reduce the traffic dominance; and promote sustainable travel - therefore there is a strong positive relationship with this SA objective.</p> <p>BAU scenario will not have as positive an effect.</p>
11. Reduce the amount of waste produced and maximise the amount of waste that is recycled.	x	✓	<p>A greater number of residents and businesses will result in higher levels of waste being produced having therefore an overall negative impact on objective 11.</p> <p>BAS scenario with policy CE3 would have a positive effect.</p>
12. Ensure that social and community uses and facilities which serve a local need are enhanced, protected, and to encourage the provision of new community facilities.	✓✓	✓	<p>The SPD would provide a coordinated approach to the future social and community uses needs and development of NHG. The adoption of the SPD would therefore have a positive effect on the provision of social and community facilities.</p> <p>BAU scenario would have a less positive.</p>
13. To aim that the housing needs of the Royal Borough's residents are met.	✓✓	✓	<p>The provision of further market housing as part of any redevelopment will help to address the housing needs of the borough. There is also scope for the provision of affordable housing products secured via s106 agreements. It will depend on implementation.</p> <p>Less positive relationship with Core Strategy policy.</p>

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14. Encourage energy efficiency through building design to maximise the re-use of buildings and the recycling of building materials.	✓✓	✓	<p>The SPD aims to raise the architectural quality of buildings and deliver sustainable buildings and construction practices</p> <p>BAU scenario will not have as negative an effect as policy CE1 addresses climate change.</p>
15. Ensure the provision of accessible health care for all Borough residents.	✓✓	✓	<p>Very positive relationship with this objective as one of the aims is to provide new community facilities and events</p> <p>The GP surgery has been lost recently and needs to be replaced with a primary healthcare centre, which would also provide additional capacity and introduce innovative health service provision. This is set out in the SPD. A new primary healthcare centre of 800 sq metres GIA will be provided as part of s106 requirements</p> <p>CK1 protects social and community uses but doesn't specify Notting Hill Gate</p>
16. To reinforce local distinctiveness, local environmental quality and amenity through the conservation and enhancement of cultural heritage.	✓✓	✓	<p>Both scenarios take into account the importance of preserving heritage. However, the guidance in the SPD will be more effective as it is specific to the area.</p>

2.4.2 The existing policies have a positive relationship with the relevant SA objectives, however as they do not go into the same degree of detail as is in the SPD, which means the positive effects are less certain than if the SPD was not adopted.

- 2.4.3 The additional guidance in the SPD highlights the need to ensure effective and coordinated management of development to minimise the impact on residents, workers and visitors. Without the guidance in the SPD, we may not be able to require that construction management plans and delivery and servicing plans are put in place for development.
- 2.4.5 Additional guidance on large scale redevelopment, increased floorspace and associated inhabitants were identified as potentially having minor negative impact on the SA objectives relating to waste and climate change. The reason for the negative impacts is that the quantum of new development could result in increased waste and have a detrimental impact upon climate change. The wording of the SPD should be updated to make specific reference to a district heating network and SUDS measures in order to achieve a stronger positive relationship with these SA objectives.
- 2.4.6 In any case, it is felt that the negative impacts can be resolved through appropriate mitigation measures, in particular the application of Core Strategy policies CE1 and CE3. The London Plan and the GLA's Sustainable Design and Construction SPD will provide further details to applicants on the type of measures that should be introduced in order to mitigate the environmental impacts of development.

2.5 Conclusions

- 2.5.1 The strong positive impact of adopting the SPD outweighs the negative impacts when assessed across the whole range of sustainability objectives. In the majority of cases the additional guidance has no anticipated negative impacts against the sustainable objectives. It can therefore be seen that the SPD introduces greater certainty that a development that is more sustainable will be achieved.
- 2.5.2 The adoption of the SPD is recommended as the preferred option as it provides more up to date and clear detailed guidance regarding future development at Notting Hill Gate. No significant negative impacts should arise as a consequence of following the SPD guidance.

3 Predicting the effects of the preferred option

- 3.1. The Guidance advises *"the LPA appraises in broad terms the effects of strategic options and then in more detail the effects of the preferred options when these have been selected"*. The preferred option is the adoption of the SPD.
- 3.2 The Guidance also recommends that in predicting and evaluating the effects of a SPD it is useful to examine *"whether the effect will be permanent rather than temporary, and the time scale over which the effect is likely to be observed"*. In addition, the Guidance suggests that the uncertainty surrounding predictions should be identified.
- 3.3 Appendix IV shows the table recording the prediction and evaluation of the effects of the SPD, incorporating the likely temporal effects and uncertainty of

the effects of the option on the SA objectives. Suggestions for mitigation measures are also put forward where relevant.

3.2 Predicting and evaluating the effects

- 3.2.1 The impacts of the SPD are largely positive though the site specific nature of the SPD means that there are no expected impacts on some of the SA objectives.
- 3.2.2 Owing to the anticipated positive impacts of adopting the SPD the recommendations for improvements are limited.
- 3.2.3 It is important to ensure the high quality environment and cultural heritage of the Borough is not undermined by any redevelopment. This should be followed when the SPD is implemented. To maximise the benefit of this SPD, it needs to be delivered in combination with adopted policies, and other relevant guidance.

3.3 Summary including Secondary, Cumulative, and Synergistic effects

- 3.3.1 There is a relatively high degree of certainty over the predicted effects of a development that takes place with the SPD adopted. Those over which there is less certainty are:

Table 3.1

Sustainability objective with uncertain effects	Commentary
5 – Minimise effects on climate change through reduction in emissions, energy efficiency and use of renewables.	There could potentially be indirect beneficial effects on reducing effects of climate change, and reducing waste and pollution as the guidance seeks development to be of high quality which would have to comply with policy CE1 in some cases. However this is uncertain and dependent on implementation. The potential reduction in the dominance of traffic in this area potentially may have a positive impact long term on climate change. The impact will depend on the implementation of the SPD and is likely to take time to become evident.
11- Reduce the amount of waste produced and maximise the amount of waste that is recycled.	

- 3.3.2 The SEA Directive requires an assessment of secondary, cumulative, and synergistic effects, which should be incorporated in the SA. Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects (e.g. noise, dust and visual) have a combined effect.
- 3.3.3 Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats,

resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.

- 3.3.4 The appraisal process has helped to identify the potential cumulative impact of the additional guidance in the SPD. The cumulative impact of future redevelopment at Notting Hill Gate could result in a minor negative impact in relation to sustainability objectives 5 and 11.
- 3.3.5 It is difficult to assess the extent of such impacts at this stage in the process. Providing that suitable mitigation measures are applied to individual proposals it is considered that the potential negative impacts will remain minor and, with the development of new technologies and regulations, could even be reduced further over time. The cumulative effects of the SPD are positive and in conjunction with relevant Core Strategy policies and other guidance, the impacts of the SPD should be beneficial.

4 Mitigation and Monitoring

- 4.1.1 Where the SA identified potential shortcomings of a particular section of the SPD, mitigation measures are proposed to help off-set the negative or uncertain impacts. The proposed guidance on increased floorspace and built form and heritage gives rise to potential negative and uncertain impacts; however, the guidance in the SPD is intended to mitigate negative impacts. Through considering planning applications for redevelopment alongside the guidance set out in the SPD, we should have a framework for securing more sustainable development, than if we did not have this guidance.
- 4.1.2 Ultimately, the potential impacts on local character and vitality of the area will need to be considered in detail as part of the consideration of planning applications as part of the development management process. For example, the quantum of new development proposed at Notting Hill Gate will have a negative impact on contributions to climate change. However, all new development must meet the policy requirements in the London Plan and Core Strategy for reduction in CO2 emissions and to meet high environmental and building standards.
- 4.1.3 Similarly the quantum of new development could lead to an increase in waste during construction and in operation. Any impacts will need to be mitigated by suitable waste management techniques and recycling facilities.
- 4.1.4 Many of these mitigation measures are policy requirements in either the Core Strategy or Supplementary Planning Documents (SPD). Similarly, other policies in our adopted planning documents will contain guidance that aims to mitigate potential negative impacts of development.

4.2 B6 – Monitoring

- 4.2.1 The significant sustainability effects of implementing the SPD must be monitored to identify unforeseen adverse effects and to be able to undertake appropriate remedial action (SEA Directive, Article 10(1)).
- 4.2.2 It is important that the SPD is monitored to keep track of whether it is working in the way it should. Due to the broad spectrum of aims of the SPD the most appropriate way to monitor the SPD is through the Authority's Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of the council's planning policies and guidance and what effects this development is having in terms of sustainability.

4.3 Difficulties encountered in compiling information or carrying out the assessment

- 4.3.1 The site specific nature of the SPD meant that the assessment was a relatively straightforward process.

4.4 Uncertainties and risks

- 4.4.1 The conclusions that were reached by undertaking the SA were a result of qualitative (i.e. subjective) judgement by planning professionals within the Council. Where possible, the quantitative impacts of the additional guidance in the SPD will be considered in the Authority's Monitoring Report.
- 4.4.2 In addition, predicting the outcome of a potentially complex mix of social, economic and environmental factors is an inherently difficult task to undertake, and can only be undertaken on the basis of the background data that is available. Consequently, there may be some questions about the way some of the guidance was ranked against particular sustainability objectives. However, whilst some individual rankings may possibly be challenged at this level, it is the overall performance of an SPD against the Sustainability Framework taken as a whole that is the most important element to consider.

5 Next steps

- 5.1.1 Upon the completion of the SA report, the Guidance recommends the report be submitted for consultation alongside the draft SPD to the statutory consultees and to other stakeholders (SEA Directive Article 6 (2)). The comments are then to be integrated into the report accordingly (SA Directive Article 8).
- 5.2.2 Comments on this document to be sent to:
Neighbourhood Planning
The Royal Borough of Kensington and Chelsea
The Town Hall Hornton Street
LONDON
W8 7NX
Email: neighbourhoodplanning@rbkc.gov.uk
Tel: 020 73613012

Glossary

Alternative See 'options'.

Area Action Plan (AAP)

A type of Development Plan Document focusing on implementation, providing an important mechanism for ensuring development of an appropriate scale, mix and quality for key areas of opportunity, change or conservation.

Adoption statement

A statement prepared by the Local Planning Authority notifying the public that the Development Plan Document or Supplementary Planning Document has been adopted. This is required by Regulation 36 for Development Plan Documents and Regulation 19 for Supplementary Planning Document in the Town and Country Planning (Local Development) (England) Regulations 2004. A statement on the main issues raised during the consultation on the sustainability appraisal and how these were taken into account in the development of the Development Plan Documents or Supplementary Planning Documents as required by the Strategic Environmental Assessment Directive, is recommended to be included in the Adoption Statement.

Annual Monitoring Report (AMR)

Assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved.

Consultation Body

An authority which because of its environmental responsibilities is likely to be concerned by the effects of implementing plans and programmes and must be consulted under the SEA Directive. The Consultation Bodies in England are the Countryside Agency, English Heritage, English Nature and the Environment Agency.

Consultation Statement

A statement prepared by a Local Planning Authority for a Supplementary Planning Document under regulation 17 (1) of the Town and Country Planning (Local Development) (England) Regulations 2004.

Core Strategy

Should set out the key elements of the planning framework for the area. It should comprise: a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery.

Development Plan Documents (DPD)

A type of Local Development Document. DPDs include the Core Strategy, site specific allocations of land and Area Action Plans (where needed).

Environmental Impact Assessment (EIA)

A generic term used to describe environmental assessment as applied to projects. In this guide 'EIA' is used to refer to the type of assessment required under the European Directive 337/85/EEC.

Indicator

A measure of variables over time, often used to measure achievement of objectives.

Output indicator

An indicator that measures the direct output of the plan or programme. These indicators measure progress in achieving a plan objective, targets and policies.

Significant effects indicator

An indicator that measures the significant effects of the plan.

Contextual indicator

An indicator used in monitoring that measures changes in the context within which a plan is being implemented.

Local Development Document (LDD)

There are two types of Local Development Document: Development Plan Documents and Supplementary Planning Documents.

Local Development Framework (LDF)

Sets out, in the form of a 'portfolio', the Local Development Documents which collectively deliver the spatial planning strategy for the area in question. The LDF also includes the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

Local Development Scheme (LDS)

Sets out the local authority's programme for preparing the Local Development Documents.

Local Development Regulations

Town and Country Planning (Local Development) (England) Regulations 2004.
Town and Country Planning (Transitional Arrangements) (England) Regulations 2004.

Mitigation

Used in this guidance to refer to measures to avoid, reduce or offset significant adverse effects on the environment.

Objective

A statement of what is intended, specifying the desired direction of change in trends.

Option

The range of rational choices open to planmakers for delivering the plan objectives. For the purposes of this guidance 'option' is synonymous with 'alternative' in the SEA Directive.

Plan

For the purposes of the SEA Directive this is used to refer to all of the documents to which this guidance applies, including Regional Spatial Strategy revisions and Development Plan Documents. Supplementary Planning Documents are not part of the statutory Development Plan but are required to have a sustainability appraisal.

Pre-submission consultation statement

A statement prepared by a Local Planning Authority for a Development Plan Document pursuant to regulation 28(1)(c) of the Town and Country Planning (Local Development) (England) Regulations 2004.

Scoping

The process of deciding the scope and level of detail of a Sustainability Appraisal.

Screening

The process of deciding whether a document requires a SA.

SEA Directive

European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment

SEA Regulations

The Environmental Assessment of Plans and Programmes Regulations 2004 (which transposed the SEA Directive into law).

Statement of Community Involvement (SCI)

A statement setting out the consultation procedures for a Local Planning Authority. Explains to stakeholders and the community how and when they will be involved in the preparation of the Local Development Framework, and the steps that will be taken to facilitate this involvement.

Strategic Environmental Assessment (SEA)

Generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. In the UK, SEA is increasingly used to refer to an environmental assessment in compliance with the 'SEA Directive'.

Supplementary Planning Document (SPD)

A type of Local Development Document. Supplementary Planning Documents are intended to elaborate on DPD policies and proposals but do not have their statutory status.

Sustainability Appraisal (SA)

Generic term used to describe a form of assessment which considers the economic, social and environmental effects of an initiative. SA, as applied to Local Development Documents, incorporates the requirements of the SEA Directive.

Sustainability issues

The full cross-section of sustainability issues, including social, environmental and economic factors.

APPENDIX I: SA OBJECTIVES

SA OBJECTIVE
1. To conserve and enhance the natural environment and biodiversity.
2. Reduce crime and anti-social behaviour and the fear of crime.
3. To support a diverse and vibrant local economy to foster sustainable economic growth.
4. Encourage social inclusion, equity, the promotion of equality and a respect for diversity.
5. Minimise effects on climate change through reduction in emissions, energy efficiency and use of renewables.
6. Reduce the risk of flooding to current and future residents.
7. Improve air quality in the Royal Borough.
8. Protect and enhance the Royal Borough's parks and open spaces.
9. Reduce pollution of air, water and land. 9a. Prioritize development on previously developed land.
10. To promote traffic reduction and encourage more sustainable alternative forms of transport to reduce energy consumption and emissions from vehicular traffic.
11. Reduce the amount of waste produced and maximise the amount of waste that is recycled.
12. Ensure that social and community uses and facilities which serve a local need are enhanced, protected, and to encourage the provision of new community facilities.
13. To aim that the housing needs of the Royal Borough's residents are met.
14. Encourage energy efficiency through building design to maximise the re-use of building's and the recycling of building materials.
15. Ensure the provision of accessible health care for all Borough residents.
16. To reinforce local distinctiveness, local environmental quality and amenity through the conservation and enhancement of cultural heritage.

Appendix II – Definitions

The SA guidance provides definitions for what is meant by the terms ‘secondary’, ‘cumulative’ and ‘synergistic’:

“Secondary or Indirect effects are effects that are not a direct result of the SPD, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments. Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the SPD (e.g. noise, dust and visual) have a combined effect.

Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all. On the other hand, beneficial synergistic effects may occur when a series of major transport, housing and employment developments in a sub-region, each with their own effects, collectively reach a critical threshold so that both the developments as a whole and the community benefiting from them become more sustainable. The terms are not mutually exclusive. Often the term ‘cumulative effects’ is taken to include secondary and synergistic effects”.