

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
SUSTAINABILITY APPRAISAL OF THE ROYAL BROMPTON HOSPITALSPD**

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

**SUSTAINABILITY APPRAISAL OF THE ROYAL BROMPTON HOSPITAL
SUPPLEMENTARY PLANNING DOCUMENT**

FEBRUARY 2014

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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 Royal Brompton Hospital. The SPD has been designed to address the site specific issues that arise through any potential redevelopment and to establish how the Royal Brompton's campus can be consolidated and what kind of place this part of Chelsea will become in the future prior to the submission of any planning applications. The document supports policies CK1, CH1, CH2, CF1, CF2, CF5, CL2, CL3 and CL4 of the Core Strategy.

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 SPD's compatibility with the Borough's objectives for sustainable development (the SA Framework), developed as part of the process of preparing the Local Development Framework (LDF).

A Scoping Report Addendum was produced to supplement the adopted Sustainability Appraisal Scoping Report to provide scope for the assessments of Royal Brompton Hospital SPD & to meet consultation requirements. This report assesses the effects of the aim of the SPD in addition to the likely outcomes if the SPD were not to be adopted – 'the business as usual scenario', on the SA objectives.

The proposals in the SPD are likely to affect 11 of the 16 SA objectives. The proposals are likely to have a positive effect on 8 of the objectives, an uncertain effect on 3 of the objectives and there are 5 objectives 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:

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1 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 Royal Brompton Hospital 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 action (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 Local Development Frameworks (LDFs). The LDF will replace the UDP in due course.
- 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) and **Supplementary Planning Documents (SPDs)** – the constituent parts of the LDF.
- 1.1.4. A sustainability framework has been prepared for all documents within the LDF. This is reviewed with each individual document, and an addendum scoping report prepared.
- 1.1.5 In October 2005, the Government published guidance on undertaking combined SEA / SA of LDFs ('the Guidance'¹). This guidance was followed to 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 Royal Brompton Hospital SPD, as required by Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations, 2004. 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 of different 'options'. 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:

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	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)

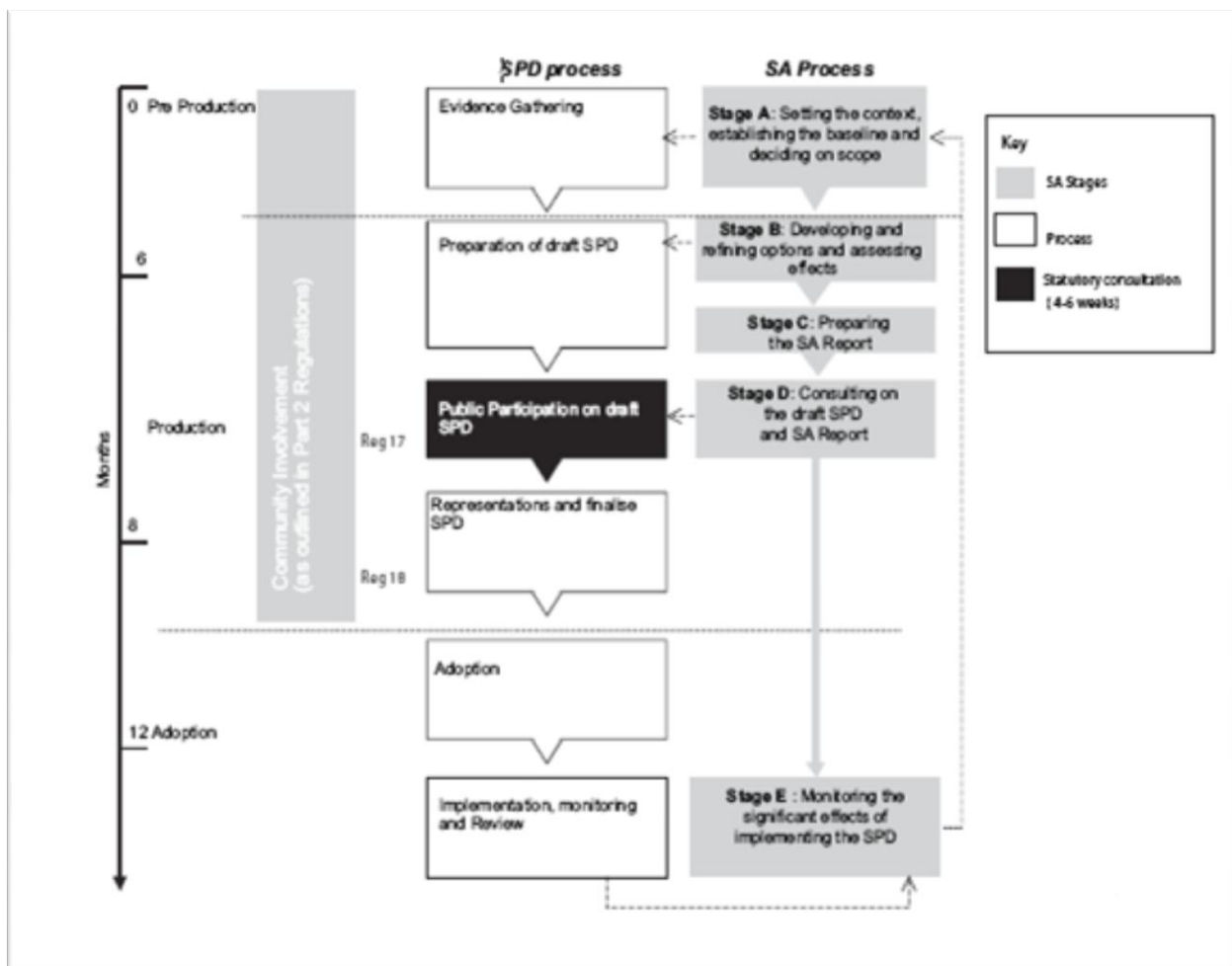
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fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including 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 NTS

Table 1.1: SEA Directive requirements checklist

1.2 This Report

1.2.1 Figure 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 and responses were integrated accordingly.



³http://www.rbkc.gov.uk/Planning/localdevelopmentframework/add_scoping_report.asp

Figure 1: Five Stages of SA

- 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 Royal Brompton Hospital SPD aims, issues and summary of the important points covered in the SPD**
- 1.3.1 The Royal Brompton Hospital’s holdings are primarily located between the Kings Road and Fulham Road, which form two major east-west axes in the heart of Chelsea. The Royal Brompton Hospital developed over more than 100 years and now occupies several different buildings adjacent to Fulham Road. This is not operationally satisfactory for the hospital as seriously ill patients have to be transferred between buildings for treatment by wheelchair, trolley or ambulance. In addition some of the hospital buildings no longer meet the requirements of a modern hospital. They date from a time when long hospital stays were normal requiring extensive inpatient wards. Now many more of the hospital’s services are delivered through outpatient clinics and the number of overnight stays has been significantly reduced. As a result, if the hospital is to retain its status as one of the world’s preeminent medical centres for lung and heart treatment it needs to consolidate and modernise its facilities.
- 1.3.2 The hospital had considered relocating out of the Royal Borough but has decided to stay and consolidate its activities into one hospital campus on Sydney Street. Retaining the hospital is of considerable social and community value to the Borough, London and the country’s position as a leader in their medical field and their decision to stay is welcomed. The hospital’s ambition to consolidate its activities is likely to result in some difficult planning decisions. In order to fund consolidation, the hospital will need to sell some buildings and redevelop other sites in its ownership. The sites currently identified for disposal are:
- 1-11 Foulis Terrace – a terrace of townhouses in HMO (houses in multiple occupation) use, located to the north of Fulham Road;

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

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- The Fulham Wing – one of the hospital’s ancillary wings facing onto Fulham Road;
- South Parade wing including the former Fire Station and Trafalgar Chambers – a series of multifunctional hospital buildings between South Parade and Dudmaston Mews;
- 117 to 151 Sydney Street and 250 King’s Road – a small terrace of Georgian houses, a series of single storey retail units known as Chelsea Farmers’ Market, and two imposing Edwardian buildings comprising offices and retail uses around a sunken courtyard.

1.3.3 Retaining the specialist heart and lung treatments the Royal Brompton Hospital within the Royal Borough will require changes to the Royal Brompton and Harefield NHS Foundation Trust’s (RBHT) sites in Chelsea. The purpose of this SPD is to establish how the Royal Brompton’s campus can be consolidated and what kind of place this part of Chelsea will become in the future. This will form the framework for which any future planning applications for the sites will be determined.

The impact on the historic interest and architectural character and appearance of the Royal Brompton’s sites and their surroundings will be an important consideration for any future consolidation of the hospital. The Royal Brompton Hospital’s sites span four conservation areas and include a number of unlisted heritage assets. The Council will require any development to preserve and to take opportunities to enhance the character or appearance of conservation areas in which it is sited. The main hospital building on Sydney Street sits adjacent to the grade one listed St. Luke’s Church. The Council will require development to preserve or enhance the special architectural or historic interest of a listed building and its setting.

1.3.4 The purpose of the SPD is to:

- To plan positively for the area
- To provide more detailed design guidance
- To promote high quality sustainable development.
- Establish guidance on the application of policies within the London Plan and the Council’s Core Strategy that will be used to assess any future planning applications for the Royal Brompton Hospital Site.
- To provide greater certainty in the planning and development process and facilitate the retention of The Royal Brompton Hospital’s medical uses within the Royal Borough.

2 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 SPD does, does not set out objectives but the aims for each individual site are set out in the dedicated section of the SPD.

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

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

Table 2.1 Marking scheme used.

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.	-	No direct relationship
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
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 and the relationship with this SA objective may be positive.
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.
7. Improve air quality in the Royal Borough.	✓	Indirect relationship. 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

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		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.
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. The SPD aims for a significant improvement in hospital facilities
16. To reinforce local distinctiveness, local environmental quality and amenity through the conservation and enhancement of cultural heritage.	✓	Strong positive relationship. One of the aims is raising the architectural quality of buildings, their contribution to the street and the overall townscape. Enhancing key views and respecting designated and undesignated heritage assets.

Table 2.2 Comparison of the key aim of the SPD with the SA objectives.

- 2.1.4 There is no direct relationship with objectives 1 (biodiversity), 2 (crime), 4 (social inclusion), 6 (flooding), 8 (parks and open spaces).
- 2.1.5 The SPD is likely to have a positive relationship with objectives 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 (local distinctiveness and heritage).
- 2.1.6 There is a questionable relationship between the SPD and objectives 5 (climate change), 11 (waste), and 14 (energy efficiency). The uncertain nature of the relationship is dependent on the extent of redevelopment that does

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occur, the nature of the planning applications, the implementation of the SPD and the application of, and adherence to the relevant planning policies.

2.2 B2 – Developing the SPD options

2.2.1 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)).

2.2.2 However, given the duty under the PCPA 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.

2.2.3 Distinct options have not been decided upon for each site in terms of the built form except for the case with the Fulham Wing. Here, an opportunity has been identified to create a building of exceptional design quality. This could be achieved in a number of different ways. Two options are favoured by the Council. The facade of the building is of architectural and historical interest and as such could be retained together with the facade of building. The difficulties presented by *facade retention* must also be acknowledged. Any future planning application will need to carefully consider the visual impact of new floor levels on the existing window openings. In particular, visual disruption of the elongated windows of the front facade will not be welcome. Alternatively the current building could be *replaced* with an entirely new building. Given the location of the building on the fringe of the conservation area, there is potential to create a new building that reflects the character of the area whilst making a significant improvement to the townscape.

2.2.4 With regard to this SA, it is not considered that the options for the Fulham wing are sufficiently different in terms of their relationship with the SA objectives to warrant a comparison.

2.3 B3 & B4 – Predicting and evaluating the effects of the SPD options

2.3.1 The Guidance says that “...*the likely significant social, environmental and economic effects of the...saved policy*” will need to be set out. This does not mean that the effects of the saved Plan of DPD will need to be assessed.

2.3.2 The Council currently has a number of policies within the Core Strategy (adopted 8th December 2010) which would be applied to future development at Royal Brompton Hospital. The policies to which the SPD is directly supplementary are:

Policies:

C1 Planning Obligations

CH2 Housing

CK 1 Social and community uses

CT 1 Improving alternatives to car use

CL3 Heritage

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CL4 Heritage
CF1 Retail
CF2 Retail
CF 5 Location of Business Uses

2.3.3 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.

2.3.4 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.

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 1 and CF 2 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 policies which this SPD directly supplements do not have a direct relationship with this objective. However, adopted policy CE1, has a positive relationship with this objective.
6. Reduce the risk of flooding to current and future residents.	-/✓	The adopted policies which this SPD directly supplements do not have a direct relationship with this objective. However, adopted policy CE2 has a

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		positive relationship with this objective.
7. Improve air quality in the Royal Borough.	-/✓	The adopted policies which this SPD directly supplements do not have a direct relationship with this objective. However, the adopted policy CE5, has 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 policies which this SPD directly supplements do not have a direct relationship with this objective. However the adopted policy CE3 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 policies which this SPD directly supplements do not have a direct relationship with this objective. However, adopted policy CT1 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 policies which this SPD directly supplements do not have a direct relationship with this objective. However, the adopted policy CE3 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	✓	The adopted policies CH1 and CH2, which this SPD

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residents are met.		directly supplements, have a positive relationship with this objective.
14. Encourage energy efficiency through building design to maximise the re-use of buildings and the recycling of building materials.	-/✓	The adopted policies which this SPD directly supplements do not have a direct relationship with this objective. However, the adopted policy CE1 has 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 environmental quality and amenity through the conservation and enhancement of cultural heritage.	✓	The adopted policies CL3 and CL4, which this SPD directly supplements, have a positive relationship with this objective.

Table 2.3: Testing the existing CS policies against the SA Objectives

2.3.5 The CS policies to which the SPD is directly 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. However, the adopted CS policies which must be taken into consideration for any redevelopment proposals in the future ,are likely to have a positive relationship with the remaining 16 SA objectives. These include

- C1 Planning Obligations
- CH2 Housing
- CK 1 Social and community uses
- CR1 Street Network
- 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

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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.

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.	-	-	No relationship between either option and this objective
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 redevelopment of the area. 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.	-	-	No relationship between either option and this objective.
5. Minimise effects on climate change through reduction in emissions, energy efficiency and use of renewables.	✓/?	✓	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. BAU scenario will not have as negative an effect as policy CE1 addresses climate change.
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. The final SPD should be more explicit about potential SUDS measures. The adopted policy CE2, which this SPD directly supplements, has

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			a positive relationship with this objective.
7. Improve air quality in the Royal Borough.	✓	✓	The adoption of the SPD will have short term negative effects on the air quality during the construction/development phase but any traffic reduction measures will have a significant positive impact. BAU scenario also has a positive effect via CE5.
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.	✓✓	✓	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 positive impact on air quality. BAU scenario has a positive effect via CE5. The SPD guides development to take place on previously development land, having a positive effect on objective 9a.
10. To promote traffic reduction and encourage more sustainable alternative forms of transport to reduce energy consumption and emissions from vehicular traffic.	✓	✓	One of the aims of the SPD is to address traffic and congestion, and so there is a positive relationship with this SA objective. BAU scenario will also have a positive an effect via CT1.
11. Reduce the amount of waste produced and maximise the amount of waste that is recycled.	x	✓	The redevelopment will result in a greater number of residential units. This has the potential to result in higher levels of waste being produced having therefore an overall negative impact on objective 11. If policy CE3 is applied during the consideration of any planning application, then this negative impact may be slightly mitigated.

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			BAU scenario with policy CE3 would have a positive effect.
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 of the area via the development of the Royal Brompton Hospital sites, safeguarding the existing uses for the future. 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 but would still be delivered via the application of policy CK1.</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 but still deliverable via CH1 and CH2.</p>
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 positive an effect but as policy CE1 addresses climate change, the relationship is still likely to be positive.</p>
15. Ensure the provision of accessible health care for all Borough residents.	✓✓	✓	<p>The SPD would provide a coordinated approach to the future healthcare needs of the area via the development of the Royal Brompton Hospital sites, safeguarding the existing medical uses for the future. The adoption of the SPD would therefore have a positive effect on the provision of health care facilities.</p> <p>CK1 protects social and</p>

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			community uses but doesn't specify Royal Brompton Hospital.
16. To reinforce local distinctiveness, local environmental quality and amenity through the conservation and enhancement of cultural heritage.	✓✓	✓	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.

Table 2.4 Option Assessment summary

- 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.
- 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 adoption of the SPD is recommended as the preferred option as it provides more up to date and clear detailed guidance regarding future development of the Royal Brompton Hospital. No significant negative impacts should arise as a consequence of following the SPD guidance.
- 2.5.2 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.

3 Predicting the effects of the preferred option

- 3.1.1 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.
- 3.1.2 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.
- 3.1.3 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 Predicted Effects

- 3.2.1 The impacts of the SPD are largely positive though the technical 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 show in the table on the next page:

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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 traffic congestion 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.	

Table 3.1 Sustainability objectives with uncertain effects

- 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 Royal Brompton Hospital 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 B5 - Mitigation

- 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

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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 Royal Brompton Hospital 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.

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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.

Anti-Social Behaviour (ASB)

Anti-social behaviour covers a wide range of activities, from boundary disputes and verbal harassment through to vandalism and intimidation. It is any kind of repeated behaviour which is likely to cause you alarm or distress and is often carried out by individuals who live in close proximity to you. Broadly, it is a quality of life issue.

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

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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.

PPS11

Planning Policy Statement 11: Regional Spatial Strategies

PPS12

Planning Policy Statement 12: Local Development Frameworks

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)

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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.

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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".

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Appendix III

Quality Assurance checklist

Quality assurance is an important element of the appraisal exercise. It helps to ensure that the requirements of the SEA Directive are met, and show how effectively the appraisal has integrated sustainability considerations into the plan-making process.

Guidance Checklist	Section	Carried out by	When
Objectives and Context			
The plan's purpose and objectives are made clear.	Scoping Report & Section 1 & 2	RBKC	Spring 2012
Sustainability issues, including international and EC objectives, are considered in developing objectives and targets.	Scoping Report	RBKC	Spring 2012
SA objectives are clearly set out and linked to indicators and targets where appropriate.	Scoping Report & Appendix I	RBKC	Spring 2012
Links with other related plans, programmes and policies are identified and explained.	Scoping Report	RBKC	Spring 2012
Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described.	Section 2	RBKC	Spring 2012
Scoping			
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report.	Scoping Report & SA Report	RBKC	Spring 2012
The appraisal focuses on significant issues.	Section 2	RBKC	Spring 2012
Technical, procedural and other difficulties encountered are	Section 4	RBKC	Spring 2012

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discussed; assumptions and uncertainties are made explicit.			
Reasons are given for eliminating issues from further consideration.	Scoping Report and Section 2	RBKC	Spring 2012
Options/Alternatives			
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	Section 2	RBKC	Spring 2012
Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant	Section 2	RBKC	Spring 2012
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared	Section 2	RBKC	Spring 2012
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	Section 2	RBKC	Spring 2012
Reasons are given for selection or elimination of alternatives.	Section 2	RBKC	Spring 2012
Baseline information			
Relevant aspects of the current state of the environment and their likely evolution without the plan are described.	Core Strategy Scoping Report Addendum / Public Houses Scoping Report	RBKC	Jan 2006/ Spring 2012
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable.	Core Strategy Scoping Report Addendum / Public Houses Scoping Report	RBKC	Jan 2006/ Spring 2012
Difficulties such as	Core Strategy	RBKC	Jan 2006-

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deficiencies in information or methods are explained.	Scoping Report Addendum / Public Houses Scoping Report / Section 3 of SA/SEA		March 2007/ Spring 2012
Prediction and evaluation of likely significant effects			
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant.	Section 2	RBKC	Spring 2012
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed.	Section 2	RBKC	Spring 2012
Likely secondary, cumulative and synergistic effects are identified where practicable.	Section 2	RBKC	Spring 2012
Inter-relationships between effects are considered where practicable.	Section 2	RBKC	Spring 2012
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds.	Section 2	RBKC	Spring 2012
Methods used to evaluate the effects are described.	Section 1	RBKC	Spring 2012
Mitigation measures			
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan	Section 3	RBKC	Spring 2012

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are indicated			
Issues to be taken into account in development consents are identified	Section 3	RBKC	NA
The Sustainability Appraisal Report			
Is clear and concise in its layout and presentation	This report		Spring 2012
Uses simple, clear language and avoids or explains technical terms.	This report		Spring 2012
Uses maps and other illustrations where appropriate	Scoping Report and this report		Spring 2012
Explains the methodology used	Section 1		Spring 2012
Explains who was consulted and what methods of consultation were used	Scoping Report and this report	RBKC	Spring 2012
Identifies sources of information, including expert judgement and matters of opinion	Section 1	RBKC	Spring 2012
Contains a non technical summary	NTS	RBKC	Spring 2012
Consultation			
The SA is consulted on as an integral part of the plan-making process	Scoping Report and this report	RBKC	Spring 2012
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA report	Scoping Report and this report	RBKC	Spring 2012
Decision making and information on the decision			
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan	Forthcoming	RBKC	Spring- Summer 2012

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An explanation is given of how they have been taken into account	Forthcoming	RBKC	Spring- Summer 2012
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered	Forthcoming	RBKC	Spring- Summer 2012
Monitoring measures			
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA	Section 3	RBKC	Spring 2012
Monitoring is used where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA	Forthcoming	RBKC	
Monitoring enables unforeseen adverse effects to be identified at an early stage(These effects may include predictions which prove to be incorrect	Forthcoming	RBKC	
Proposals are made for action in response to significant adverse effects			

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Appendix IV - Predicting the effects of the Preferred Option

SA Objective	Effects over time			Uncertainty
	Short (Development mid-way)	Medium (Development finished)	Long (10 years after finish)	
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.	The construction process is likely to have a negative effect on the area in the short term	The physical development is likely to have a strong positive effect on this objective	A greater population density should support a greater range of local shops and businesses	Fairly certain
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.	Construction will require considerable energy and water. Some new development with reduced demand will have been built	The high standard expected of the new development will mean that the water and energy demands of the new development are significantly reduced	Renewal of any combined heat and power or similar plant will depend on the right partnership and business structure being entered into	Certain
6 Reduce the risk of flooding to	-	-	-	-

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SA Objective	Effects over time			Uncertainty
	Short (Development mid-way)	Medium (Development finished)	Long (10 years after finish)	
current and future residents.				
7 Improve air quality in the Royal Borough.	Construction will need to be managed to reduce air pollution	Increased population is likely to lead to overall increase in car use, but measures to improve parking and congestion could counter this somewhat.	Any reduction in car use will be due to wider societal changes and not a direct consequence of this redevelopment	Fairly certain
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.	Construction will need to be managed to reduce air pollution	Increased population is likely to lead to overall increase in car use, but measures to improve parking and congestion could counter this somewhat.	No change from medium term	Fairly certain
10 To promote traffic reduction and encourage more sustainable alternative forms of transport to reduce energy consumption and emissions from vehicular traffic.	Unclear until phasing is known what the mid-development impact of parking will be	Increased population is likely to lead to overall increase in car use, but measures to improve parking and congestion could counter this somewhat.	Any reduction in car use will be due to wider societal changes and not a direct consequence of the policies guiding this	Fairly certain

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SA Objective	Effects over time			Uncertainty
	Short (Development mid-way)	Medium (Development finished)	Long (10 years after finish)	
			redevelopment	
11 Reduce the amount of waste produced and maximise the amount of waste that is recycled.	There will be considerable volumes of construction waste	A greater number of households will produce a greater volume of household waste	Any reduction in waste will be due to wider societal changes and not a direct consequence of the policies guiding this redevelopment	Certain
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.	Potential for disruption to the operation of the hospital during the construction, dependent on phasing.	Medium term effect is positive as the aim of the SPD is to consolidate and improve the hospital operations within the borough. .	Same as medium.	Fairly certain
13 To aim that the housing needs of the Royal Borough's residents are met.	There will be disruption to existing residents' during construction-dependent on phasing.	Positive	Positive	Certain
14 Encourage energy efficiency through building design to maximise the re-use of building's and the	There will be considerable volumes of construction waste	Subject to the redeveloped buildings complying with	No change from medium	Fairly certain

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SA Objective	Effects over time			Uncertainty
	Short (Development mid-way)	Medium (Development finished)	Long (10 years after finish)	
recycling of building materials		council's policies relating to climate change, (and building regs), they should present an improvement on the performance of the existing buildings.		
15 Ensure the provision of accessible health care for all Borough residents.	Potential disruption in short term	Improvement and enhancement	Improvement and enhancement	Certain
16 To reinforce local distinctiveness, local environmental quality and amenity through the conservation and enhancement of cultural heritage.	The construction process will be disruptive to local distinctiveness	This objective should be achieved if the standards of design sought in the brief are delivered	As the area establishes over time its sense of local identity should develop and become stronger	Fairly certain