

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA



SCOTT WILSON Planning, Environment and Landscape

**Sustainability Appraisal of Princess Louise Hospital
Planning Brief Supplementary Planning Document**

SUSTAINABILITY APPRAISAL REPORT



December 2006



Scott Wilson Planning, Environment and Landscape

Sustainability Appraisal of Princess Louise Hospital Planning Brief Supplementary Planning Document Sustainability Appraisal Report *April 2006*

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TABLE OF CONTENTS

NON-TECHNICAL SUMMARY.....	2
1 BACKGROUND.....	5
2 ASSESSMENT OF THE PLAN	9
3 MITIGATION AND MONITORING.....	17
APPENDIX I – SA OBJECTIVES	19
APPENDIX II – OTHER RELEVANT POLICIES IN THE UDP	23
APPENDIX III - ASSESSMENT OF OPTIONS.....	25
APPENDIX IV - PREDICTING THE EFFECTS OF THE PREFERRED OPTION	36
APPENDIX V – DEFINITIONS.....	44
APPENDIX VI - QUALITY ASSURANCE CHECKLIST	45

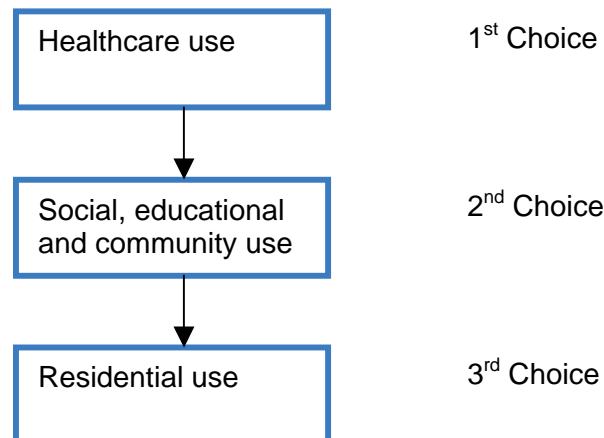
NON-TECHNICAL SUMMARY

Non-technical summary

The Princess Louise Hospital Planning Brief Supplementary Planning Document (SPD) was examined to assess its compatibility with the Royal Borough of Kensington and Chelsea's (RBKC) objectives for sustainable development. Its purpose is to assess how the SPD may be improved in light of a rigorous and transparent 'sustainability appraisal'.

The SPD has been developed to provide planning guidelines for a c. 3,395 sq.m site in the north of the Borough, on which the current hospital use is shortly to cease. The SPD sets out a hierarchy of preferred options for the future use of the site (figure 1).

Figure 1: Hierarchy of options



The preferred option for development of this site, is for the healthcare use to be retained. Redevelopment should be of high quality - not detracting from the amenity of adjoining properties and in keeping with the local area. If no need for healthcare facilities can be shown then social, educational and community uses are preferred. If no need for these uses can be shown then the preferred option is for residential use. If the site were to be used for residential purposes, the Council would require 50% of units to take the form of affordable housing.

The Sustainability Appraisal Scoping Report identifies both the important issues facing RBKC and the Council's SA Objectives (see Appendix I). It forms the framework by which the LDF will be assessed. It will also form the basis for the assessment of this SPD. The scoping report identifies the shortage of low cost housing and the lack of both healthcare facilities (especially GP surgeries) and of community facilities (especially elderly person care homes) as issues relevant throughout the Borough. These issues are particularly pertinent to this SPD.

This report assesses the hierarchy of preferred options for the future development of the site in addition to the likely outcomes if the SPD were not to be adopted. The adoption and implementation of the SPD should generate largely positive

effects however each option could not fully satisfy the Borough's health, social facilities and housing demands simultaneously. Less certain outcomes were evident if the SPD were not to be adopted as the development of the site would depend on the implementation of the Unitary Development Plan (UDP) policies and forthcoming LDF.

The effect of the implementation of the preferred option is likely to be generally positive in relation to the SA objectives: improvements to air quality in the Borough (SA Objective 7); protection and enhancement of the Boroughs parks and open spaces (SA Objective 8); prioritising development on previously developed land (SA Objective 9a); reduction of pollution of air, water and land (SA Objective 9); and in ensuring the provision of health care facilities for all (SA Objective 15). The preferred option performs less well in encouraging energy efficiency (SA Objective 14). The cumulative impacts of the option are generally positive although adverse secondary impacts of this option being selected above other needs in the Borough such as for educational or housing provision may arise.

The impacts of the SPD could be reduced through monitoring and assessment of the local needs in order to ensure that the appropriate use of the site is selected. The SPD could include guidance to incorporate energy efficiency measures into the design such as meeting BREEAM/EcoHomes 'Excellent' ratings. The SPD could also recommend that use of recycled materials be incorporated into the development and the re-use of demolition waste on site (The London Plan sets a target of 80% reuse of construction and demolition waste in policy 4A.4). In addition, the SPD could include guidance for minimising crime on the site as suggested in the forthcoming Designing Out Crime SPD.

Monitoring is important in order to identify any unforeseen adverse effects of adopting the SPD. Data collection on health deprivation, house price to income ratio, access to a GP and education, skills and training deprivation could help keep track of the local needs in the borough.

Statement on the difference the process has made to date

The Sustainability Appraisal makes a series of recommendations that might help to improve the Princess Louise Hospital Planning Brief SPD or its implementation in practice. These are listed in Section 3- Mitigation and Monitoring. RBKC will be considering these recommendations 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

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1 BACKGROUND

1.1 Purpose of the Sustainability Appraisal and the Sustainability Appraisal Report

- 1.1.1 Scott Wilson were commissioned to undertake the Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA) of the Princess Louise Hospital Planning Brief Supplementary Planning Document.
- 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). LDFs replace the current hierarchy of development plans (Unitary Development Plans, Structure Plans and Local Plans).
- 1.1.3 SA extends the concept of SEA to fully encompass economic and social concerns. 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. SA is therefore a statutory requirement for LDFs along with SEA.
- 1.1.4 The Government's approach is to combine SEA and SA into a single, unified assessment process and, in October 2005, it published guidance on undertaking combined SEA / SA of LDFs¹ ('the Guidance'). Scott Wilson is following this guidance.
- 1.1.5 The SEA Directive sets out a statutory process that must be followed. The SEA Requirement Checklist (Table 1) and Quality Assurance checklist (Appendix V) has been used to ensure the requirements of the SEA Directive are met.
- 1.1.6 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;
 - To provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies;
 - To reflect global, national, regional and local concerns;

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

- 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.

1.1.7 The SA Report supports the public consultation on the Princess Louise Hospital Planning Brief SPD, as required by the 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.

1.1.8 Table 1 below indicates where specific requirements of the SEA Directive can be found:

Table 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;	<i>Chapter 2 & Scoping Report Addendum</i>
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	<i>Scoping Report Addendum</i>
(c) the environmental characteristics of areas likely to be significantly affected;	<i>Scoping Report Addendum</i>
(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);	<i>Scoping Report Addendum</i>
(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;	<i>Scoping Report Addendum & Appendix I</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;	<i>Chapter 3</i>
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	<i>Chapter 4</i>
(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;	<i>Chapter 3</i>

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)

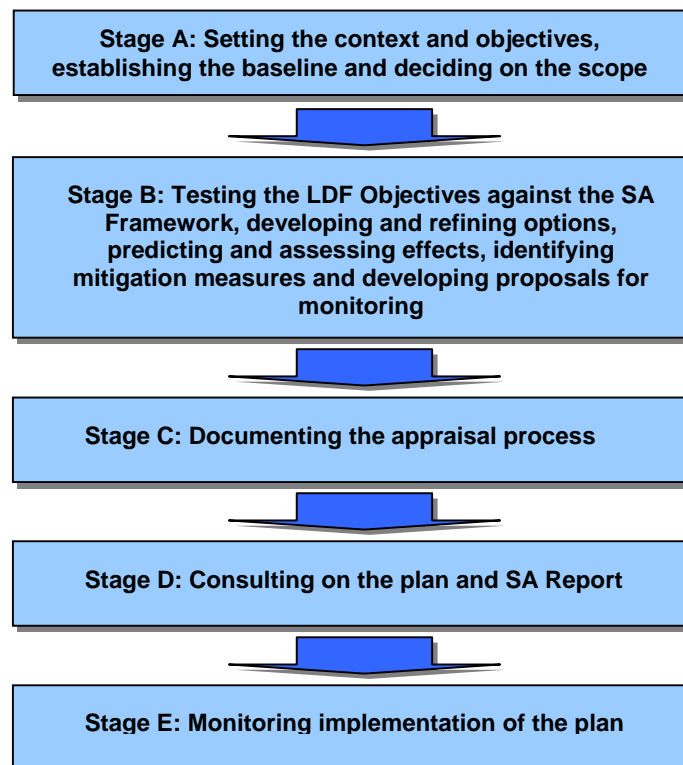
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	Chapter 4
(j) a non-technical summary of the information provided under the above headings.	Chapter 1

1.2 This Report

1.2.1 Figure 1, below, shows the five-stage approach of the SA/SEA process recommended in the Guidance³. Stage A was carried out and documented in the SA of RBKC Scoping Report Addendum. Consultation was carried out on the Scoping Report Addendum, in line with Regulation 17 of the Town and Country Planning (Local Development) Regulations, 2004 and responses were integrated into the report accordingly.

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.

Figure 1. Five stage approach to SA



³ ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents.

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

- 1.2.3 This report records Stages B and C of the SA process. The appraisal of the Princess Louise Hospital Planning Brief SPD was carried out from February - April 2006. The Council were closely liaised with during the process.
- 1.2.4 The Guidance splits Stage B is 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
 - 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 Princess Louise Hospital Planning Brief SPD

- 1.3.1 The Princess Louise Hospital Planning Brief SPD sets out RBKC's preferred approach to the redevelopment of the Princess Louise Hospital Site as its current use is due to cease. The brief outlines a hierarchy of preferred future uses of the site. The Council's preferred option is for the healthcare use to be retained. If it can be demonstrated that the site is surplus to healthcare requirements in the Borough, RBKC would prefer the site to be used for social or community use. Again, if it can be shown that there is no demonstrable need for social or community facilities, then residential use is preferred. The RBKC encourages the incorporation of social or community facilities into residential proposals and requires that at least 50% of the residential units provided be 'affordable'.
- 1.3.2 The brief also provides guidance for development proposals for the site. The mix, density and tenure suggestions, should the site be used for residential purposes, are set out as are townscape, context and detailed design considerations. The brief outlines the strategy for vehicular and pedestrian access, parking and issues relating to amenity both on the site and in the surrounding area. In addition, the SPD provides guidance relating to contamination, sustainability and refuse concerns. The SPD also notes that the Construction Training SPG will be relevant for the redevelopment of the site. This SPG sets out how the Council intends to secure construction training for local people from large-scale development sites.

2 ASSESSMENT OF THE PLAN

2.1 B1 - Testing the SPD objectives against the SA Objectives

- 2.1.1 The Princess Louise Hospital Planning Brief SPD does not contain objectives which can be assessed against the SA Objectives developed in the Scoping Report (see Appendix I). Objectives are a useful feature of a SPD as they outline what the SPD is intending to achieve in terms of spatial planning. Their inclusion into the SPD would therefore be a welcome addition, as they would also provide the context for the preferred development hierarchy for the site. In their absence, however, an assessment of the preferred development options for the site was undertaken and can be found in the following section.

B2 – Developing the SPD options

- 2.1.2 The Guidance advises that “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”.
- 2.1.3 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)).**
- 2.1.4 Three options for the future use of the site were identified in the SPD, which in order of preference are:
- Option A – Healthcare use
 - Option B – Social, educational or community use
 - Option C – Residential use
- 2.1.5 Given the duty under the Planning and Compulsory Purchase Act (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 option was therefore considered as Option D.
- 2.1.6 The four options represent different outcomes for the site and therefore, they are the alternative options for the SPD which have been appraised.

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

- 2.2.1 The four options were compared against the SA objectives (identified in the Scoping Report) and the anticipated effect was predicted alongside comments made on the likely impact on the objective. Appendix III shows the results of the appraisal of the options. The appraisal was carried out using information in the LDF Scoping Report and SPD Scoping Addendum in addition to expert judgement and the RBKC Unitary Development Plan (UDP) (Some of the key policies which relate to the SPD are listed below).
- 2.2.2 Appendix IV provides a detailed assessment of the predicted effects of the preferred option of the SPD. The scoring criteria in Appendix III are applicable for Appendices III and IV.
- 2.2.3 The RBKC Unitary Development Plan (UDP) was adopted in 2002. The key policies to which relate to this SPD are:
- STRAT 2: Increase in residential provision;
 - STRAT 44: Protect and encourage social and community facilities which are easily accessible and meet the needs of those in the local area;
 - CD60: Resist the demolition of buildings in conservation areas;
 - H2: Seek development for residential uses; and
 - SC2: Resist the loss of accommodation for social and community use.

2.2.4 Other policies of particular relevance in the UDP are listed in Appendix II.

2.3 Summary of the options assessment

2.3.1 The effects on SA objectives 12, 13 and 15 vary depending on the option.

- SA objective 12: To 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;
- SA objective 13: To aim that the housing needs of the Royal Borough's residents are met; and
- SA objective 15: To ensure the provision of accessible health care for all Borough residents.

2.3.2 The preferred type of development is for healthcare facilities which has a positive effect on SA objective 15 but may have a negative effect on SA objective 13, as the site could also potentially be used for housing provision.

2.3.3 The second choice for the site is for educational, community or social uses which would have a beneficial effect on SA objective 12 but may not on SA objective 13. As the SPD suggests sufficient evidence should be provided that the need for a healthcare use of the site no longer exists, there is unlikely to be a negative impact of the second choice (social, educational or community) on SA objective 15.

2.3.4 Should options A and B be shown to be surplus to the Borough's needs, resulting residential development i.e. option C, may have a positive effect on SA objective 13, and if an element of social or community facilities are included as part of the development, possibly also on SA objective 12.

2.3.5 The impacts of the options A, B and C on many of the SA objectives are dependent on the extent to which the guidance in the SPD is followed. Additionally, detailed designs will enable a more useful assessment of the likely impacts on some of the SA Objectives. The impact on the following objectives will therefore be related more to the guidance in the SPD and specific design details rather than the eventual land use type on the site:

- Objective 1: To conserve and enhance the natural environment and biodiversity;
- Objective 2: Reduce crime and anti-social behaviour and the fear of crime;
- Objective 5. Minimise effects on climate change through reduction in emissions, energy efficiency and use of renewables;
- Objective 7: Improve air quality in the Royal Borough;
- Objective 8. Protect and enhance the Royal Borough's parks and open spaces;
- Objective 9: Reduce pollution of air, water and land;
- Objective 10: To promote traffic reduction and encourage more sustainable alternative forms of transport to reduce energy consumption and emissions from vehicular traffic;
- Objective 11: Reduce the amount of waste produced and maximise the amount of waste that is recycled;

- Objective 14: Encourage energy efficiency through building design to maximise the re-use of building's and the recycling of building materials; and
- Objective 16: To reinforce local distinctiveness, local environmental quality and amenity through the conservation and enhancement of cultural heritage.

2.3.6 The options are not expected to have an effect on the three objectives below as these are not applicable to this particular site.

- Objective 3: To support a diverse and vibrant local economy to foster sustainable economic growth; and
- Objective 6: Reduce the risk of flooding to current and future residents.

2.3.7 The effects of option D, i.e. no SPD, are more uncertain than the effects of options A to C. The effects would be dependent on the degree to which policies in the UDP were implemented and the preferences for the site held by the Council. Provided the policies in the UDP are followed, the option should not result in any effects that are dramatically worse than the other options but the application of UDP policies to the site remains more uncertain than if the SPD is adopted.

2.4 Conclusions

2.4.1 The adoption of the SPD is more likely to lead to more certain outcomes which would work towards sustainable development goals than if no SPD is adopted for the site.

2.4.2 The SPD aims to determine and meet local needs which will be essential in order to ensure that the most locally appropriate future use of the site is chosen.

2.4.3 Amending the SPD to incorporate measures to improve energy efficiency on the site, such as guidance to meet the BREEAM/Ecohomes 'Excellent' rating, would help work towards achieving SA objectives 5 and 14.

2.4.4 The SPD guidance could incorporate suggestions (further to the guidance for pedestrian safety and for high quality design) to incorporate measures to increase safety and security in the design of the development. The guidance in the forthcoming Designing Out Crime SPD and Urban Design Strategy SPDs, amongst others, should also be followed in the new development.

2.5 Predicting the effects of the preferred option

- 2.5.1 The Guidance 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 also be identified. Appendix IV predicts and evaluates the effects of the preferred option (for the site to be for healthcare use) for the Princess Louise Hospital Planning Brief, 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.
- 2.5.2 The assessment results are in Appendix IV and a summary is provided below.

2.6 Summary including Secondary, Cumulative, and Synergistic effects

- 2.6.1 For definitions of the terms Secondary, Cumulative and synergistic effects, see Appendix V.
- 2.6.2 Generally, the cumulative impacts of the SPD on RBKC are likely to be positive. In particular, the SPD performs well when compared to SA objectives:
- Objective 7: Improve air quality in the Royal Borough;
 - Objective 8: Protect and enhance the Royal Borough's parks and open spaces;
 - Objectives 9 and 9a: Reduce pollution of air, water and land and Prioritise development on previously developed land;
 - Objective 15: Ensure the provision of accessible health care for all Borough residents.
- 2.6.3 There are also likely to be some positive cumulative impacts on SA objectives 1 (To conserve and enhance the natural environment and biodiversity) and 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). These are less certain however, as they depend to a greater extent on the implementation of the SPD.
- 2.6.4 There could be secondary impacts on the provision of housing, social, educational and community facilities in the area if the preferred option of health care use is chosen. This represents a potential adverse impact on objectives 12 and 13.
- 2.6.5 Negative effects were identified when the option was compared to objectives 5 and 14. This was a result of the lack of guidance to incorporate energy efficiency measures or the use of renewables in the SPD.

2.7 Recommendations

- 2.7.1 The effects of the SPD on the two objectives below could be improved with changes to the SPD to address the issues of minimising negative effects on climate change and in encouraging energy efficiency.
- Objective 5: Minimise effects on climate change through reduction in emissions, energy efficiency and use of renewables.
 - Objective 14: Encourage energy efficiency through building design to maximise the re-use of buildings and the recycling of building materials.
- 2.7.2 The SPD could include guidance for the development to incorporate energy efficient measures, recycled materials and to maximise the re-use of the buildings already on the site. In particular, the SPD could necessitate the new development to meet BREEAM/EcoHomes 'Excellent' ratings.

- 2.7.3 It should be noted that implementing the guidance in the SPD to ensure that redevelopment will meet local needs will be important in order to resist inappropriate redevelopment.

3 MITIGATION AND MONITORING

3.1 B5 - Mitigation

- 3.1.1 A crucial mitigation measure is to ensure the policies in the UDP (and LDF once it is adopted and replaces the UDP) are followed where appropriate. The recommendations made, in this report, to mitigate any negative effects of the SPD are summarised below.

Recommendations for changes to the SPD

- 1) The SPD should include guidance to incorporate energy efficiency measures into the design such as meeting BREEAM/EcoHomes 'Excellent' ratings. Designs incorporating measures such as solar power or other renewable energy generation could be favoured.
- 2) The SPD should recommend that use of recycled materials in the development and the re-use of demolition waste on site.
- 3) The SPD should include guidance for minimising crime on the site.
- 4) Biodiversity enhancements such as bird and bat boxes and green or brown roofs should be considered where possible.

3.2 B6 - Monitoring

- 3.2.1 The significant sustainability effects of implementing the plan must be monitored to identify '**unforeseen adverse effects and to be able to undertake appropriate remedial action**' (SEA Directive, Article 10(1)).
- 3.2.2 A monitoring framework is being developed for the LDF as a whole but sufficient information about effects relating to the Princess Louise Hospital Planning Brief SPD need to be provided for.
- 3.2.3 The following data might be collected to assist with monitoring the local need for the different land use options for the site, this in turn will help determine the performance of the SPD. Some of these indicators were proposed in the SA Scoping Report.

Table 2: Proposed Monitoring Data

Indicators
Health Deprivation
Education, Skills and Training Deprivation
Barriers to housing and services
Active community participation
Index of Multiple Deprivation
Social Investment as per cent of GDP
House price to income ratio
Housing Conditions
Homelessness
Access to a GP
General Health

3.3 Difficulties encountered in compiling information or carrying out the assessment

- 3.3.1 Some of the impacts of the SPD would be more successfully appraised once proposals for development have been produced. Effects on crime, noise, air pollution and traffic for example should be better examined through an EIA or an environmental appraisal where appropriate. The SA highlights important issues for consideration when proposals are submitted for planning permission but is not able to provide a more detailed assessment at this stage. The level of detail required for an EIA may therefore be more appropriate.
- 3.3.2 The limited data available relating to the facilities and services in the area also restricted the potential to be able to make robust predictions of the effects of the SPD. Data collection for the indicators suggested in the Monitoring chapter could greatly improve this situation and the SA could be updated accordingly.

3.4 Next steps

- 3.4.1 Upon the completion of the SA Report, the Guidance recommends the report be submitted for consultation along side 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 (SEA Directive Article 8).

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	<p>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.</p> <p>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.</p>
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 plan-makers 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)	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 objectives
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 buildings 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 – Other relevant policies in the UDP

- STRAT 1: Protect and enhance the residential character of the Borough;
- STRAT 8: To conserve and enhance the environmental quality of the Royal Borough;
- STRAT 9: Preserve the residential character;
- STRAT 10: Protect, preserve and enhance Locally Listed Buildings and Conservation Areas;
- STRAT 11: To promote high quality environment and architectural design standards;
- STRAT 12: To protect London's skyline and strategic views;
- STRAT 16: Increase the dwelling stock of Greater London wherever possible;
- STRAT 17: To maximize the residential capacity of the Borough;
- STRAT 18: To encourage supply of new land for housing from previously developed sites;
- STRAT 19: Increase the range and type of housing;
- STRAT 25: To promote walking and improve the pedestrian environment;
- STRAT 26: Promote cycling
- STRAT 30: Support and improve bus services
- STRAT 50: Have regard to air quality and land contamination issues;
- CD26: Improve land which is environmentally poor and the buildings are in poor condition;
- CD27: Ensure development is to a high design standard and is in keeping with the local area;
- CD28: Development should be integrated into the surroundings;
- CD33: Support the maintenance of the strategic road network;
- CD34: Implement traffic programmes;
- CD35: Control nighttime and weekend lorry movement;
- CD57: Preserve conservation areas;
- CD90: Planning brief preparation;
- H7: Provide open space in new development;
- H16: To encourage the use of publicly owned land for housing;
- H18: Seek smaller and larger units into residential schemes;
- H19: To seek an appropriate mix of dwellings within a scheme;
- H21: Affordable housing;
- H22: Provide affordable housing on sites of 15+ dwellings;
- TR4: Protect footpaths and encourage pedestrian access;
- TR8: Provide cycle routes where necessary;
- TR9: Encourage the provision of cycle parking facilities;
- TR14: Improve and enhance bus services;
- TR35: Assess the impact of new development on public transport;
- TR36: Resist development which would have adverse effects of resultant traffic;
- TR37: Developer contributions to improvements in transport services;
- TR42: New residential development should include off street parking;
- SC3: Planning obligations to be negotiated to replace social or community facilities lost to development;
- SC4: Encourage the provision of new social and community facilities which meet local needs;
- SC5: Permit social and community development to meet local need
- SC11: Balance development needs of healthcare facilities with the needs of the surrounding area;

- LR13: Retain Public Rights of Way
- LR14: Include open space in developments;
- LR15: Provide amenity house with family housing;
- LR26: Consider the impact of development on nature conservation;
- LR36: Where appropriate incorporate public art in development;
- PU1 & PU 2: Resist development which would have an adverse effect on air quality or would lead to pollution;
- PU 3: Requirement to provide assessment and remediation of contaminated land;
- PU4: Protect future users of sites with contaminated land; and
- Development should conform to the Planning Standards (chapter 13).

APPENDIX III - ASSESSMENT OF OPTIONS

SA scoring criteria

Symbol	Likely effect against the SA Objective
++	Very beneficial
+	Beneficial
0	None
?	Uncertain or insufficient information on which to determine
-	Negative
--	Major Negative

SA Objective	Option A – Healthcare use		Option B – Social, Educational, or community use		Option C – Residential use		Option D – No SPD	
	Performance	Commentary / Explanation	Performance	Commentary / Explanation	Performance	Commentary / Explanation	Performance	Commentary / Explanation

SA of Princess Louise Hospital Planning Brief SPD
SA REPORT – FINAL

<p>1. To conserve and enhance the natural environment and biodiversity.</p>	<p>?/+</p>	<p>The recommendations in the SPD for soft landscaping, sensitivity to the local park and tree planting to be included in the new development could help improve the natural environment and biodiversity. The effect will depend on the implementation of the SPD. Additional features could be included in the development such as bird and bat boxes or green/brown roofs.</p>	<p>?/+</p>	<p>The recommendations in the SPD for soft landscaping, sensitivity to the local park and tree planting to be included in the new development could help improve the natural environment and biodiversity. The effect will depend on the implementation of the SPD. Additional features could be included in the development such as bird and bat boxes or green/brown roofs.</p>	<p>?/+</p>	<p>The recommendations in the SPD for soft landscaping, sensitivity to the local park and tree planting to be included in the new development could help improve the natural environment and biodiversity. The effect will depend on the implementation of the SPD. Additional features could be included in the development such as bird and bat boxes or green/brown roofs.</p>	<p>?</p>	<p>The local plan policies (such as STRAT 8, CD27 and LR26) are likely to help ensure that the natural environment and biodiversity is conserved. The impacts will depend on the development that is granted on the site.</p>
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SA of Princess Louise Hospital Planning Brief SPD
SA REPORT – FINAL

<p>2. Reduce crime and anti-social behaviour and the fear of crime.</p>	<p>0</p>	<p>Depends on the design of the development. Guidance to incorporate safety considerations in design e.g. passive surveillance could be included in the SPD and guidance set out in other SPDs, such as the forthcoming Designing Out Crime SPD, should be followed.</p>	<p>0</p>	<p>Depends on the design of the development. Guidance to incorporate safety considerations in design e.g. passive surveillance could be included in the SPD and guidance set out in other SPDs such as the forthcoming Designing Out Crime SPD, should be followed.</p>	<p>0</p>	<p>Depends on the design of the development. Guidance to incorporate safety considerations in design e.g. passive surveillance could be included in the SPD and guidance set out in other SPDs, such as the forthcoming Designing Out Crime SPD should be followed.</p>	<p>0</p>	<p>Depends on the type of development that is granted planning permission. The forthcoming SPD on Designing Out Crime is expected to help reduce crime and the fear of crime.</p>
<p>3. To support a diverse and vibrant local economy to foster sustainable economic growth.</p>	<p>NA</p>	<p>NA</p>	<p>NA</p>	<p>NA</p>	<p>NA</p>	<p>NA</p>	<p>?</p>	<p>Owing to the site being in a predominantly residential area it is perhaps less likely that the site would be used for business uses (STRAT 20).</p>

SA of Princess Louise Hospital Planning Brief SPD
SA REPORT – FINAL

<p>4. Encourage social inclusion, equity, the promotion of equality and a respect for diversity.</p>	<p>+</p>	<p>The option for the provision of health care facilities should help promote equity and access to health care therefore social inclusion particularly as the use will serve a local need.</p> <p>The Scoping Report Addendum, for example, identified a lack of GP Doctors surgeries in the Borough.</p>	<p>+</p>	<p>The provision of educational, social or community facilities should encourage social inclusion particularly as the precise mix should be decided by identified need. The Scoping Report Addendum, for example, identified a shortage of elderly person homes.</p>	<p>0/+</p>	<p>The provision of housing could help contribute to the housing stock of the Borough but house prices were identified as a priority for action so additional open market homes will not necessarily help encourage social inclusion. However, the SPD guidance for affordable housing allocation of approximately 50% of new dwellings to be affordable should also help encourage social inclusion. The effect is likely to be dependent on the implementation of the SPD.</p>	<p>?</p>	<p>Depends on the development that is permitted. Provided the local plan policies are followed, development should meet local needs.</p>
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<p>5. Minimise effects on climate change through reduction in emissions, energy efficiency and use of renewables.</p>	<p>?</p>	<p>Guidance for energy efficiency and the use of renewables could be included into the SPD.</p> <p>The SPD does set out that development 'must demonstrate that it does not have any adverse impact on the Borough's air quality'.</p> <p>Provided the policies in the UDP and other forthcoming SPDs are followed the impact should not be negative.</p>	<p>?</p>	<p>Guidance for energy efficiency and the use of renewables could be included into the SPD.</p> <p>The SPD does set out that development 'must demonstrate that it does not have any adverse impact on the Borough's air quality'.</p> <p>Provided the policies in the UDP and other forthcoming SPDs are followed the impact should not be negative.</p>	<p>?</p>	<p>Guidance for energy efficiency and the use of renewables could be included into the SPD.</p> <p>The SPD does set out that development 'must demonstrate that it does not have any adverse impact on the Borough's air quality'.</p> <p>Provided the policies in the UDP and other forthcoming SPDs are followed the impact should not be negative.</p>	<p>?/+</p>	<p>Depends on the development that is granted permission. Policies in the UDP, such as to resist development which would have an adverse effect on air pollution or would have adverse effects on resultant traffic (TR36, PU1 and PU2) should mean that development does not have an adverse effect on this objective. In addition, policy CD29 encourages the incorporation of energy efficient design into new developments. The impact will therefore depend on the extent to which the policies are followed.</p>
<p>6. Reduce the risk of flooding to current and future residents</p>	<p>NA</p>	<p>NA – Site not in the flood plain (See Scoping Report Vol. III, Figure 6.1)</p>	<p>NA</p>	<p>NA - Site not in the flood plain (See Scoping Report Vol. III, Figure 6.1)</p>	<p>NA</p>	<p>NA - Site not in the flood plain (See Scoping Report Vol. III, Figure 6.1)</p>	<p>NA</p>	<p>Policy PU10 encourages the use of sustainable urban drainage in appropriate developments.</p>

7. Improve air quality in the Royal Borough.	?/+	Development is recommended to not reduce the air quality of the Borough so, the effect should not be negative. The impact will depend on the changes in traffic generation from the new use of the site. Cycling and pedestrian access and PT infrastructure are all encouraged to be improved which could help reduce emissions from traffic.	?/+	Development is recommended to not reduce the air quality of the Borough so, the effect should not be negative. The impact will depend on the changes in traffic generation from the new use of the site. Cycling and pedestrian access and PT infrastructure are all encouraged to be improved which could help reduce emissions from traffic.	?/+	Development is recommended to not reduce the air quality of the Borough so, the effect should not be negative. The impact will depend on the changes in traffic generation from the new use of the site. Cycling and pedestrian access and PT infrastructure are all encouraged to be improved which could help reduce emissions from traffic.	?/0	UDP policies PU1 and PU2 recommend development which would have an adverse effect on air quality or would lead to pollution, be resisted. Policy TR 36 also recommends the resistance of development which would have an adverse effect on traffic generation. Other policies also encourage the improvements to PT, cycling and pedestrian networks. Outcome will therefore depend on the degree to which UDP policies are followed.
8. Protect and enhance the Royal Borough's parks and open spaces	?	Provided the suggestions of the SPD are adhered to the effect should not be negative.	?	Provided the suggestions of the SPD are adhered to the effect should not be negative.	?	Provided the suggestions of the SPD are adhered to the effect should not be negative.	?	Provided STRAT 47, LR16, LR17 and LR14 in the UDP are followed the effect should not be negative.

SA of Princess Louise Hospital Planning Brief SPD
SA REPORT – FINAL

9. Reduce pollution of air, water and land.	?	Provided the suggestions of the SPD are adhered to the effect should not be negative.	?	Provided the suggestions of the SPD are adhered to the effect should not be negative.	?	Provided the suggestions of the SPD are adhered to the effect should not be negative.	?	Provided the policies (e.g.PU10, PU1, PU2, PU3, TR36 and STRAT 8) in the UDP are followed the effect should not be negative. The residential setting of the site suggests that polluting uses such as light industry are unlikely to be permitted following the UDP policies.
9a Prioritize development on previously developed land	++	The SPD is for the redevelopment of the Princess Louise Hospital site therefore the SPD has a positive effect on this objective.	++	The SPD is for the redevelopment of the Princess Louise Hospital site therefore the SPD has a positive effect on this objective.	++	The SPD is for the redevelopment of the Princess Louise Hospital site therefore the SPD has a positive effect on this objective.	?	The site would become available for re-development which would have a positive effect on this objective, unless it was to remain derelict. The policies in the UDP however recommend that vacant and underused land are used e.g. for housing (STRAT 18). Outcome is dependent on the degree to which policies are followed.

SA of Princess Louise Hospital Planning Brief SPD
SA REPORT – FINAL

<p>10. To promote traffic reduction and encourage more sustainable alternative forms of transport to reduce energy consumption and emissions from vehicular traffic.</p>	<p>?</p>	<p>Provided the guidance in the SPD relating to vehicular access and parking is followed the effect should not be negative.</p>	<p>?</p>	<p>Provided the guidance in the SPD relating to vehicular and pedestrian access and parking is followed the effect should not be negative.</p>	<p>?</p>	<p>Provided the guidance in the SPD relating to vehicular and pedestrian access and parking is followed the effect should not be negative.</p>	<p>?</p>	<p>Provided policies in the UDP are followed, the effect should not be negative.</p>
<p>11. Reduce the amount of waste produced and maximise the amount of waste that is recycled.</p>	<p>?</p>	<p>Provided the guidance in the SPD relating to contamination and refuse is followed the effect should not be negative.</p>	<p>?</p>	<p>Provided the guidance in the SPD relating to contamination and refuse is followed the effect should not be negative.</p>	<p>?</p>	<p>Provided the guidance in the SPD relating to contamination and refuse is followed the effect should not be negative.</p>	<p>?</p>	<p>Provided policies in the UDP are followed the impact should not be negative.</p>

SA of Princess Louise Hospital Planning Brief SPD
SA REPORT – FINAL

<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>	<p>++</p>	<p>This option would enable healthcare facilities to be provided for the local community which are to meet a local need. The Scoping Report Addendum, for example, identified the need for more GP Doctor's surgeries in the Borough.</p>	<p>++</p>	<p>This option would enable educational, social and community uses to be provided for the local community which are to meet local needs. The Scoping Report Addendum, for example, identified the need for elderly person care homes in the Borough.</p>	<p>?/-</p>	<p>This option would result in the loss of health care facilities without the necessary replacement of these services. However this is to occur provided no need can be shown for health care uses. To some extent the effect of this option is dependent on the proposal as if a social or community facility was incorporated into the residential development, the impact would be less negative than without one.</p>	<p>?</p>	<p>This option would not guarantee social, educational or community uses of the site would be realised. Policies in the UDP do encourage development to meet local needs and for planning obligations to be negotiated where social or community facilities are lost. The impact will depend on the implementation of the UDP policies.</p>
<p>13. To aim that the housing needs of the Royal Borough's residents are met</p>	<p>--</p>	<p>This option would use the site for healthcare uses and not for housing provision.</p>	<p>--</p>	<p>This option would use the site for educational, social and community and not for housing provision.</p>	<p>++</p>	<p>This option helps to increase the dwelling stock in the borough and to provide affordable housing on site. The Scoping Report Addendum identified the need for low cost housing.</p>	<p>?</p>	<p>This option would not guarantee that the site would be used for residential uses. Policies in the UDP encourage the provision of housing particularly on vacant or underused land (STRAT 18) but there may be competition to use the site for social and community uses. The impact is therefore dependent on the implementation of the UDP.</p>

<p>14. Encourage energy efficiency through building design to maximise the re-use of buildings and the recycling of building materials.</p>	<p>?</p>	<p>Depends on the design of the healthcare facilities and implementation of the SPD. The SPD could be amended to include provisions for increasing energy efficiency e.g. meeting EcoHomes 'Excellent' rating. Re-use of materials could also be encouraged in the SPD.</p>	<p>?</p>	<p>Depends on the design of the healthcare facilities and implementation of the SPD. The SPD could be amended to include provisions for increasing energy efficiency e.g. meeting EcoHomes 'Excellent' rating. Re-use of materials could also be encouraged in the SPD.</p>	<p>?</p>	<p>Depends on the design of the healthcare facilities and implementation of the SPD. The SPD could be amended to include provisions for increasing energy efficiency e.g. meeting EcoHomes 'Excellent' rating. Re-use of materials could also be encouraged in the SPD.</p>	<p>?</p>	<p>Policy CD29 encourages energy efficiency in buildings. The impact will depend on the type and design of the development permitted and the implementation of the UDP policies.</p>
<p>15. Ensure the provision of accessible health care for all Borough residents.</p>	<p>++</p>	<p>Health care provision is the preferred option therefore the effect on this objective would be positive. The Scoping Report Addendum identified a need for more GP Doctor's surgeries in the Borough – this could potentially be worked towards by the SPD.</p>	<p>0</p>	<p>This option would result in the loss of health care facilities. However, this option is only permitted provided it can be demonstrated that there is no need for healthcare facilities on the site.</p>	<p>0</p>	<p>This option would result in the loss of health care facilities. However, this option is only permitted provided it can be demonstrated that there is no need for healthcare facilities on the site.</p>	<p>?</p>	<p>This option would not guarantee the site would be used for healthcare. Policies in the UDP encourage that development meets local needs and that if a loss is experienced, planning negotiations are encouraged to reduce the effects of this loss. The outcome will depend on the implementation of the UDP policies.</p>

<p>16. To reinforce local distinctiveness, local environmental quality and amenity through the conservation and enhancement of cultural heritage.</p>	<p>?</p>	<p>Depends on whether the existing building is retained and on the design of the new healthcare facilities. The guidance in the SPD to protect the conservation area should mean the impacts are not negative.</p>	<p>?</p>	<p>Depends on whether the existing building is retained and on the designs of the new educational, social or community uses. The guidance in the SPD to protect the conservation area should mean the impacts are not negative.</p>	<p>?</p>	<p>Depends on whether the existing building is retained and on the designs of the new residential development. The guidance in the SPD to protect the conservation area should mean the impacts are not negative.</p>	<p>?</p>	<p>UDP policies encourage the protection, preservation and enhancement of the character of the Borough including cultural heritage e.g. listed buildings and conservation areas. The outcome will depend on the extent to which the policies are followed.</p>
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APPENDIX IV - PREDICTING THE EFFECTS OF THE PREFERRED OPTION

Preferred Option – Healthcare use for the Princess Louise Hospital Site						
SA Objective (17)	Temporal Effects			Uncertainty (1-3) 1 - lowest, 3 - greatest uncertainty	Comments	Mitigation / Recommendations
	Short 2007	Medium (2012)	Long (2017)			
1. To conserve and enhance the natural environment and biodiversity.	+	+	+	2	The SPD recommends that the development should be landscaped including tree planting and soft landscaping, include open space, remediate contamination and should not reduce air quality.	Bird and bat boxes could be included on the site and the possibility for green or brown roofs also be considered.
2. Reduce crime and anti-social behaviour and the fear of crime.	0	0	0	2	The SPD encourages pedestrian access to the site should be designed as safely as possible with two access routes as a minimum. The SPD also suggests that a layout which lacks coherence and integrity should be avoided which could help to improve passive	More explicit guidance for minimising crime on the site could be included in the SPD.

					surveillance.	
3. To support a diverse and vibrant local economy to foster sustainable economic growth.	NA	NA	NA	NA	NA	NA
4. Encourage social inclusion, equity, the promotion of equality and a respect for diversity.	+/?	+/?	+/?	1	<p>The preferred land use types set out in the SPD are for healthcare then social and community uses which meet local needs. It is likely that this will help reduce social exclusion, e.g. to services but the degree that this is likely to occur will depend on the landuse type which will be selected for the site.</p> <p>If it is shown health, social, educational or community uses are not needed the provision of affordable housing and a range of unit sizes should help to promote social inclusion and equity.</p>	The provision of community or social services to meet the needs of local people should be emphasised.
5. Minimise effects on climate change through reduction in emissions, energy efficiency and use of				2	Energy efficiency measures or the use of renewables is not included in the SPD.	<p>Energy efficiency measures could be incorporated into the design of new developments. Guidance to meet EcoHomes 'Excellent' ratings could be included into the SPD for example.</p> <p>Designs incorporating measures such as</p>

renewables.						solar power or other renewable energy generation could be favoured.
6. Reduce the risk of flooding to current and future residents	NA	NA	NA	NA	NA	NA
7. Improve air quality in the Royal Borough.	++	++	++	2	<p>Development on the site is likely to lead to increased car use which would increase emissions.</p> <p>Suggestions to provide a contribution towards the London City Car Club or 'pay as you drive' car schemes to help reduce the need for on site parking are included in the SPD.</p> <p>'Attention is also drawn to the possibility of car free development' in the SPD.</p> <p>Cycle and pedestrian access is suggested to also be considered on the site.</p> <p>The SPD states that air quality is a material planning consideration and proposals must show that they do not have any adverse impact on the borough's air quality.</p>	Suggestions for Green Travel Plans could be included in the SPD.

<p>8. Protect and enhance the Royal Borough's parks and open spaces.</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>2</p>	<p>The SPD recommends developments to include open space which is to be landscaped (including trees and soft landscaping) to provide visual amenity. Development is also to 'exploit the qualities and sense of space of the site' and fit in with the local surroundings which includes the Memorial Gardens. Development should respect the quality of the park and 'add interest to views from within it'.</p>	
<p>9. Reduce pollution of air, water and land. 9a Prioritize development on previously developed land</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>2</p>	<p>The site is previously developed therefore 9a is satisfied.</p> <p>The SPD suggests that any contaminated land that is established on the site is to be assessed and properly remediated by the developer before development can begin.</p> <p>The SPD recommends that development is not to reduce the air quality of the borough.</p> <p>In addition development should conform to pollution</p>	

					control and air quality strategies and policies in the UDP. Recycling facilities and refuse bins must be provided on site.	
10. To promote traffic reduction and encourage more sustainable alternative forms of transport to reduce energy consumption and emissions from vehicular traffic.	+	+	+	2	<p>A traffic impact assessment is suggested to be carried out in the SPD.</p> <p>The possibility of car free development is suggested as is providing a contribution for the London City Car Scheme or 'pay as you drive' schemes. Pedestrian and cycle access are encouraged.</p> <p>A maximum of one parking space per dwelling is recommended per smaller dwelling to two per family sized dwelling.</p> <p>Contributions to enhancements to the public transport network are a possibility suggested in the SPD.</p> <p>Transport issues raised by community and social uses must be addressed.</p>	

11. Reduce the amount of waste produced and maximise the amount of waste that is recycled.	0	0	0	1	<p>The SPD highlights that redevelopment should conform to waste management policies and strategies in the UDP. Adequate and appropriately sites recycling and waste storage facilities are to be provided on site.</p> <p>Schemes which incorporate good waste management practices e.g. reuse schemes are to be encouraged.</p> <p>To a certain degree the nature of the land use will determine the volumes of waste generated.</p> <p>Demolition will create waste.</p>	<p>Demolition waste should be sought to be incorporated into the redevelopment of the site.</p> <p>The London Plan policy 4A.4 seeks to achieve a target of 80% re-use of construction and demolition waste.</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.	++	++	++	2	<p>The preferred use of the site is to be for healthcare or other social and community uses and only if no need is identified will residential use be favoured.</p>	<p>Monitoring and assessment of the local needs will be essential in order to ensure that the appropriate use of the site is selected.</p>
13. To aim that	?/-	?/-	?/-	1	If housing is to be provided	

the housing needs of the Royal Borough's residents are met					<p>on the site as it can be shown that there is not the need for social or community facilities esp. healthcare, then there is to be affordable housing included in the development in addition to a mix of dwelling types.</p> <p>However, the preferred redevelopment to social and community uses, particularly healthcare, does not work towards meeting the housing needs of the local population and this is in conflict with the objective. The outcome will depend on the implementation of the SPD.</p>	
14. Encourage energy efficiency through building design to maximise the re-use of buildings and the recycling of building materials.	-	-	-	2	<p>Other than being guided to conform to the policies and strategies in the UDP, there is no reference to encouraging energy efficient measures.</p>	<p>The SPD could specify that use of recycled materials is preferred as is the re-use of demolition waste on site.</p> <p>The SPD could also include the suggestions to incorporate energy efficiency measures into the design and to meet EcoHomes 'Very good' or 'Excellent' ratings.</p>
15. Ensure the provision of accessible health care for all Borough	+	+	+	2	<p>The loss of the hospital might represent a loss to the Borough of health care facilities. The SPD states</p>	

residents.					that the preferred use is for healthcare uses and that a justification must be provided that shows evidence that the site is not needed for health facilities which protects provision of adequate services.	
16. To reinforce local distinctiveness, local environmental quality and amenity through the conservation and enhancement of cultural heritage.	++	++	++	2	<p>The SPD suggests that innovative design will be considered provided it does not detract from the conservation area.</p> <p>The SPD recommends development to be of high quality and appropriate design and should respect the character, appearance, setting and views into, and out of, the conservation area.</p> <p>The roof and skyline of new buildings are encouraged to be in keeping with the surrounding area.</p>	

APPENDIX V – 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”.

APPENDIX VI - 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			
<ul style="list-style-type: none"> The plan's purpose and objectives are made clear. 	Scoping Report Addendum & Chapter 2	Scott Wilson	January 2006
<ul style="list-style-type: none"> Sustainability issues, including international and EC objectives, are considered in developing objectives and targets. 	Scoping Report Addendum	Scott Wilson	January 2006
<ul style="list-style-type: none"> SA objectives are clearly set out and linked to indicators and targets where appropriate. 	Scoping Report Addendum & Appendix I	Scott Wilson	January 2006
<ul style="list-style-type: none"> Links with other related plans, programmes and policies are identified and explained. 	Scoping Report Addendum	Scott Wilson	January 2006
<ul style="list-style-type: none"> Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described. 	NA	Scott Wilson	April 2006
Scoping			
<ul style="list-style-type: none"> The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report. 	Scoping Report Addendum	Scott Wilson	January 2006
<ul style="list-style-type: none"> The appraisal focuses on significant issues. 	Chapter 3	Scott Wilson	April 2006
<ul style="list-style-type: none"> Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit. 	Chapter 4	Scott Wilson	April 2006
<ul style="list-style-type: none"> Reasons are given for eliminating issues from further consideration. 	NA	Scott Wilson	April 2006
Options/Alternatives			
<ul style="list-style-type: none"> Realistic alternatives are considered for key issues, and the reasons for choosing them are documented. 	Chapter 3	Scott Wilson	April 2006
<ul style="list-style-type: none"> Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant 	Chapter 3	Scott Wilson	April 2006
<ul style="list-style-type: none"> The sustainability effects (both adverse and beneficial) of each alternative are identified and 	Chapter 3	Scott Wilson	April 2006

compared			
<ul style="list-style-type: none"> Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained. 	Chapter 3	Scott Wilson	April 2006
<ul style="list-style-type: none"> Reasons are given for selection or elimination of alternatives. 	Chapter 3	Scott Wilson	April 2006
Baseline information			
<ul style="list-style-type: none"> Relevant aspects of the current state of the environment and their likely evolution without the plan are described. 	Scoping Report Addendum	Scott Wilson	January 2006
<ul style="list-style-type: none"> 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. 	Scoping Report Addendum	Scott Wilson	January 2006
<ul style="list-style-type: none"> Difficulties such as deficiencies in information or methods are explained. 	Scoping Report Addendum & Chapter 4	Scott Wilson	January 2006
Prediction and evaluation of likely significant effects			
<ul style="list-style-type: none"> 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. 	Chapter 3	Scott Wilson	April 2006
<ul style="list-style-type: none"> Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed. 	Chapter 3	Scott Wilson	April 2006
<ul style="list-style-type: none"> Likely secondary, cumulative and synergistic effects are identified where practicable. 	Chapter 3	Scott Wilson	April 2006
<ul style="list-style-type: none"> Inter-relationships between effects are considered where practicable. 	Chapter 3	Scott Wilson	April 2006
<ul style="list-style-type: none"> Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds. 	Chapter 3	Scott Wilson	April 2006
<ul style="list-style-type: none"> Methods used to evaluate the effects are described. 	Section 3.2 and Appendices III and IV of this report	Scott Wilson	April 2006
Mitigation measures			
<ul style="list-style-type: none"> Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated. 	Chapter 4	Scott Wilson	April 2006
<ul style="list-style-type: none"> Issues to be taken into account in development consents are identified. 	NA	Scott Wilson	
The Sustainability Appraisal Report			

<ul style="list-style-type: none"> Is clear and concise in its layout and presentation. 	This report	Scott Wilson	April 2006
<ul style="list-style-type: none"> Uses simple, clear language and avoids or explains technical terms. 	This report	Scott Wilson	April 2006
<ul style="list-style-type: none"> Uses maps and other illustrations where appropriate. 	Scoping Report Addendum & this report	Scott Wilson	January 2006, April 2006
<ul style="list-style-type: none"> Explains the methodology used. 	Chapter 3	Scott Wilson	April 2006
<ul style="list-style-type: none"> Explains who was consulted and what methods of consultation were used. 	Scoping Report Addendum & Chapter 4	Scott Wilson	January 2006
<ul style="list-style-type: none"> Identifies sources of information, including expert judgement and matters of opinion. 	Chapter 3	Scott Wilson	April 2006
<ul style="list-style-type: none"> Contains a non-technical summary. 	Chapter 1	Scott Wilson	April 2006
Consultation			
<ul style="list-style-type: none"> The SA is consulted on as an integral part of the plan-making process. 	Scoping Report Addendum & this report	Scott Wilson, RBKC	January 2006, April 2006
<ul style="list-style-type: none"> 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 Addendum & this report	Scott Wilson, RBKC	January 2006, April 2006
Decision-making and information on the decision			
<ul style="list-style-type: none"> The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan. 	Forthcoming		
<ul style="list-style-type: none"> An explanation is given of how they have been taken into account. 	Forthcoming		
<ul style="list-style-type: none"> Reasons are given for choices in the adopted plan, in the light of other reasonable options considered. 	Forthcoming		
Monitoring measures			
<ul style="list-style-type: none"> Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA. 	Chapter 4		April 2006
<ul style="list-style-type: none"> Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA. 	Forthcoming		
<ul style="list-style-type: none"> Monitoring enables unforeseen adverse effects to be identified at an early stage (These effects may include predictions which prove to be incorrect.) 	Forthcoming		
<ul style="list-style-type: none"> Proposals are made for action in response to significant adverse effects. 	NA		

