

Notting Hill Gate Planning Brief: Policy and Guidance Impact Assessment.

It is important new guidance helps to deliver development, and does not frustrate development or add unnecessary financial burdens.¹

The Notting Hill Gate Planning Brief, which will be adopted as an SPD, will help to deliver development in a number of ways.

- The Core Strategy contains both borough-wide and site specific policies. The SPD will set out how these should be applied to the specific circumstances of Notting Hill Gate. The SPD will therefore provide a clear set of expectations for any developments that are to be brought forward, on a site by site basis.
- The priorities and expectations of the SPD have been tested in terms of financial viability to ensure that they are reasonable.
- The Brief provides for public engagement early on in developing proposals. Developers are therefore aware of issues of public concern before they might otherwise engage the public through the application process, allowing them to be addressed sooner in their development process.
- The Brief sets out clear expectations in terms of planning gain, both on-site and in kind.

The alternative was to not prepare an SPD. It is considered that this approach would have left considerable uncertainty for landowners for a number of reasons.

- The views of the public would not clearly have been articulated and considered, leaving risks to the development programme, as concerns may only have been identified late in the process
- It would not have been possible to consider the different site opportunities in a co-ordinated fashion
- Planning gain contributions would not have been considered as a whole, adding greater uncertainty as to how the objectives of the plan would be met.
- The application of the existing policy framework in the Core Strategy, that apply borough wide and those that are site specific, need to be considered as a whole, and the relative weight to be attached in the light of the specific circumstances of Notting Hill Gate set out. This would not be possible without an SPD.

For these reasons it is considered that the preparation of the SPD facilitates development and does not place unnecessary financial burdens on the development.

¹ Paragraph 153 of the NPPF states “Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.”

Paragraph 174 of the NPPF states that local planning authorities “should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle.”