

The Royal Borough of Kensington and Chelsea

The Princess Louise Hospital Site Planning Brief

Sustainability Statement

The Council adopted the Supplementary Planning Document known as the Princess Louise Hospital Site Planning Brief (the SPD) on Wednesday 29 December 2006. A Sustainability Appraisal was prepared alongside the SPD in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment (SEA) requirements under the SEA Directive.

This statement;

- explains how environmental considerations have been integrated into the SPD;
- explains how the environmental report has been taken into account;
- explains how the opinions of consultees have been taken into account;
- gives reasons for choosing the SPD as adopted over other alternatives; and
- explains what measures are to be taken to monitor the significant environmental impacts of the SPD.

How environmental considerations have been integrated into the plan or programme;

Environmental issues are not one of the main areas covered by the SPD as it mainly focuses on the most appropriate land uses for the site. Section 11 of the SPD deals however with the requirements for the investigation and remediation of any contamination prior to development taking place, measures to deal with waste management and recycling, the location of refuse storage and collection areas to minimise impact on residential amenity, pollution controls and the requirement for development not to have an adverse impact on air quality. Measures would need to be taken by the developer to comply with waste management, recycling, pollution control, air quality and sustainability indicators and policies in both construction and management stages.

How the environmental report has been taken into account;

The Sustainability Appraisal recommended four changes in section 3 of the SPD to mitigate any negative effects of the SPD (see below), which the Council responded to.

Comments		Council's Response
The SPD should include guidance for minimising crime on the site	Agreed	Additional paragraph to be numbered 6.11 "The scheme should be created with the concept of minimising crime through physical design in mind in compliance with UDP Policy CD39. An SPD Designing Out Crime is to be consulted on and adopted in the near future and will provide more guidance on this issue".
Comments		Council's Response
The SPD should include guidance to incorporate energy efficiency measures into the design such as meeting BREEAM/EcoHomes 'Excellent' ratings. Design incorporating measures such as solar power or other renewable energy generation could be favoured.	Agreed	Insert into section 6.0 Detailed Design, which will be renumbered 7.0: "7.5. The developer should make use of the landscaping, design, the use of materials and the orientation and lighting of the buildings to encourage energy efficiency in line with UDP Policy CD29. Additionally London Plan Policies 4A.9 and 4A.10 support the provision of renewable energy on major development sites".
The SPD should recommend that the use of recycled materials in the development and the re-use of demolition waste on site.	Agreed	It is considered this recommendation is covered in the response above.
Biodiversity enhancements such as bird and bat boxes and green or brown roofs should be considered where possible.	Noted	Green and brown roofs form an integral part of the design of the building and as such must be assessed against the policies of the plan and in particular, the policies within chapter 4 of the UDP. Therefore it is not considered appropriate to amend the Brief.

Source: The Princess Louise Hospital site Planning Brief, Statement of Consultation

How opinions expressed in response to the consultation were taken into account;

Consultation on the draft SPD ran from Monday 3rd July to Monday 14th August and the Sustainability Appraisal document was made available alongside the SPD. No comments were received on the Sustainability Appraisal and the comments received on the draft SPD and the Council's responses are detailed in the SPD's Statement of Consultation. The Statement of Consultation and the SPD are available for viewing on the Council's website, in the Planning Information Office and the libraries.

The reasons for choosing the plan as adopted, in light of the other reasonable alternatives dealt with;

The SPD takes into account Government policy guidance, the London Plan, current UDP policies and the guidance and the objectives of the RBKC Sustainability Appraisal. There were two options; draft and adopt an SPD for the site, expressing the Council's preferred options for the site in light of it becoming surplus to requirements, or to not produce an SPD and allow for

less certain development outcomes, relying on the UDP and emerging LDF policies which are not specific to the site.

The land use options for the future of the site are, in order:

Option A – Healthcare use

Option B – Social, educational or community use

Option C – Residential use

The preferred uses were sustainability appraised against the objectives of the Sustainability Appraisal and the assessment found that the SPD aims to determine the local need in order to obtain the future use most appropriate to the site. The Sustainability Appraisal concluded that the adoption and implementation of the SPD should generate largely positive effects.

The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan;

The Sustainability Appraisal recommends data collection on local socio-economic factors to keep track of local needs in the borough. The Sustainability Appraisal concludes that environmental monitoring would be best carried out when development proposals have come forward and best examined through an Environmental Impact Assessment (EIA), if the development is of the size and type which may cause a significant environmental impact. The Council's existing monitoring framework will analyse details and progress of planning applications on the site.