

10 The Public Realm

Introduction

10.1 The public realm comprises all parts of the environment that define the public spaces between buildings. It overlaps a great deal with the term public space. The quality and the condition of the public realm has a direct bearing on how Hillingdon is perceived. The Council is therefore committed to promoting the highest quality of the public realm and to seeking ways of improving the public realm to make it more attractive, accessible, safe, diverse and sustainable.

10.2 All uses can benefit directly or indirectly from a high quality public realm and many developments are likely to place increased pressure on the use and demand for public space. A key benefit of public realm improvements is to support the investment and value of developments by improving the setting of the site. The way a scheme is integrated into surrounding public areas, whether in a built-up urban setting or more rural, green environment, will determine how acceptable a proposal is likely to be. When a scheme is likely to have an adverse impact on the public realm, for example increase demands upon it, a planning obligation will be required in cases where it is possible to make the development acceptable, where the impacts cannot be addressed on-site by design, through condition or any other statutory means.

10.3 The following guidance outlines the circumstances in which planning obligations will be sought to help ensure the integration of development into the public realm. It refers to the public realm generally and also more specifically to town centres, public art and community safety. It should be read in conjunction with other relevant topic area chapters especially recreational open space, environmental impacts, transport and accessibility and community facilities.

Government Guidance

10.4 PPS1: Delivering Sustainable Development states that poor planning can result in a legacy for current and future generations of run-down town centres, unsafe and dilapidated housing, crime and disorder, and the loss of our finest countryside to development (para 1). It refers to a number of ways how planning should facilitate and promote sustainable and inclusive patterns of urban and rural development, including by ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community (para 5).

10.5 PPS6: Planning for Town Centres states that the planning system has a key role in facilitating and promoting sustainable and inclusive patterns of development, including the creation of vital and viable town centres. In paragraph 1.5, it states that a wider Government objective to promote high quality and inclusive design, improve the quality of the public realm and open spaces, protect and enhance the architectural and historic heritage of centres, provide a sense of place and a focus for the community and for civic activity and ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents.

10.6 PPS6 paragraph 3.22 states that local planning authorities should consider the impact of the development on the centre or centres likely to be affected, taking account of... potential changes to the quality, attractiveness, physical condition and character of the centre or centres and to its role in the economic and social life of the community...”

10.7 Good Practice Document - Safer Places: The Planning System and Crime Prevention (ODPM/Home Office, 2004) focuses on seven attributes of sustainability that are particularly relevant to crime prevention and suggests mechanisms to prompt innovative, flexible thinking and effective working between the developer, designers, police and local planning authority. It concentrates on design solutions and draws attention to the importance of good surveillance and lighting of public spaces such as pedestrian routes and subways.

Relevant London Plan Policies and Related Documents

10.8 Policy 4B.3 of the London Plan “Enhancing the quality of the public realm” states that the Mayor will, and boroughs should, work to ensure that the public realm is accessible, usable for all, meets the requirements of Policies 3A.17 and 4B.5, and that facilities such as public toilets are provided. Planning applications will be assessed in terms of their contribution to the enhancement of the public realm.

10.9 Policy 2A.8 states a that a priority for development is sustaining and enhancing the vitality and viability of town centres including community and civic activities and facilities.

10.10 Policy 3D.1 includes access, security and safety initiatives as measures to be sought by boroughs to help support town centres.

10.11 Policy 3D.4 addresses development and the promotion of arts and culture and states that boroughs should encourage ‘Percent for Art’ schemes and encourage arts and cultural facilities in major mixed-use developments.

10.12 Policy 4B.6 addresses safety security and crime prevention and protection and states that proposals should address the fear of crime as well as minimising potential crime itself through good design.

10.13 Policy 4C.11 addresses access alongside and to the Blue Ribbon Network and states that the Mayor will, and boroughs should, protect and improve existing access points to, alongside and over the Blue Ribbon Network. New sections to extend existing or create new walking and cycling routes alongside the Blue Ribbon Network as well as new access points should be provided as part of development proposals for Opportunity Areas and Areas for Intensification, especially in areas of deficiency.

10.14 The London Plan Sub-Regional Development Framework for West London (May 2006) states that funding and prioritisation for public realm improvements will be an important issue going forward. This could include contributions from those who benefit most from them, from new development, from Business Improvement Districts (BIDs) or on a more general basis. Best Practice Guidance on Urban Design Principles and the Public Realm is in preparation” (para 195). “Boroughs and other stakeholders

are asked to promote improvements to the public realm and emphasise increasing the quality of the environment for pedestrians and cyclists” (Action 4A).

10.15 The Mayor’s Best Practice Guidance Managing the Night Time Economy March 2007 promotes a proactive and strategic approach to the management of areas of night-time activity in order to reduce impacts such as anti social behaviour, noise, disturbance and cumulative impacts, and to ensure they are dealt with in an integrated manner.

10.16 The Mayor’s Best Practice Guidance Urban Design Principles and Public Realm Strategy proposes to develop a coherent and strategic approach to the public realm with draft Best Practice Guidance to be published shortly. The aim is that Boroughs should develop local objectives and implementation programmes for their public realm.

Local Policy Context

10.17 Hillingdon’s Community Strategy 2005-2015 priorities for action include:

- “Within 10 years Hillingdon will have clean and safe streets, parks, open spaces, and public places. Both the built and natural environments will have greater protection and improvements” (p.35)
- “All major development schemes accord with ‘Designing Out Crime’ best practice” (3 year objective p.34).
- “Demonstrable improvement and significant regeneration of Hayes Town Centre” (3 year objective p.42).

10.18 The relevant UDP 1998 saved policies (2007) include policy R7 (seeking facilities for art, culture & entertainment activities), policy R8 (loss of arts, cultural and entertainment facilities), policy R16 (town centre infrastructure to support development), policy BE18 (community safety by design) and policy AM11 (safety and security at public transport interchanges).

10.19 The following objective and policies in the Core Strategy Preferred Options (February 2007) are relevant for seeking contributions for the public realm:

Spatial objective S03 – To promote safe healthy and inclusive communities and respect the needs of the Borough’s diverse and multicultural communities

Cross cutting themes – Sustainable neighbourhoods:

- Preferred Option CP 4 – High quality design, inclusive access & the public realm
- Preferred Option DC1 – Design - new development

Cross-cutting theme – Community Cohesion (SO3):

- Preferred Option CP5B – Infrastructure to support development

- Preferred Option CP7B – Community Facilities
- Preferred Option CP7C – Meeting local community needs

10.20 Hillingdon Design and Accessibility Statement - The Public Realm (Draft for Consultation April 2006) aims to define principles and objectives for the design of Hillingdon's public realm to ensure that it is attractive, stimulating, safe, hospitable, well maintained and contributes to sustainable communities. Implementation of the guidance will be achieved by creating a cross-sector commitment to design quality of the urban realm, with the main outcome that the Borough should be able to offer a positive living, and working environment with a high quality, accessible public realm.

10.21 The Community Safety by Design SPG 2004 sets out the Council's secured by design principals in terms of criteria to be addressed by development proposals. It establishes principles for the design, layout and landscaping of the environment to create a safer and more secure environment that increases the risk of detection of criminal and anti-social behaviour and makes crime more difficult to commit.

Planning Obligation Requirements

10.22 The public realm includes the streetscape, footpaths and other public spaces that are publicly accessible. The quality of these areas are as important as the design of the buildings themselves. Major new developments and the cumulative effects of smaller developments place increased demands upon the public realm. Therefore it may be reasonable to require planning obligations to address these demands to ensure that the public realm is more attractive, accessible, safer and sustainable.

10.23 The Local Planning Authority will, where appropriate, seek to secure planning obligations, which are considered to be required as a result of a development and its impact on the public spaces in the vicinity of the development, which will vary from case to case.

10.24 Where a planning obligation is considered appropriate, the Local Planning Authority will specify the use of contributions to ensure that they are applied towards local public realm projects. Developer contributions will be directly related in scale and kind and the type and level of contribution will ultimately be based on the location, nature and scale of the proposal. It will also depend on a scheme's potential impact and the estimated cost of providing the requisite measure(s) identified in connection with the development to be implemented.

10.25 Depending on the scheme, the type of measures may include:

- *landscape works including the provision and maintenance of public space*
- *street furniture and lighting*
- *litter management and recycling (excluding general street cleaning activities)*
- *crime prevention and safety e.g. CCTV*
- *public transport infrastructure / measures to reduce reliance on the private vehicles*
- *accessibility measures*

- *signage*
- *off-site facilities e.g. toilets and crèches*
- *car parking improvements and management*
- *associated highways works*
- *landscape, accessibility and community safety projects on public spaces surrounding waterways*
- *works to mitigate impacts on the historic environment or compensation for loss of assets of heritage value such as historic squares and spaces, registered parks and gardens, streetscapes and views of historic value, historic pavement materials, street furniture, and lighting*

10.26 The Council will also encourage developers to help deliver more general improvements to the public realm through the planning application process including the creation of new public spaces, public art or town centre management initiatives such as promotion and marketing that may not be directly linked to the development but which could be beneficial to their proposal.

Town Centres

10.27 Town centres must provide a high quality environment if they are to continue to be places where people wish to come to work, shop and visit. In order to sustain the vitality and viability of town centres, it is necessary to be proactive in enhancing their attractiveness to shoppers, employees and other visitors. Major new development and the incremental but cumulative impact of smaller schemes have an impact on the way town centres look and function. Adequate funding is crucial for day-to-day management costs as well as large-scale capital projects. Significant physical enhancement and other improvements to town centres are expensive. Even after initial implementation there are considerable ongoing costs to be borne in maintaining those improvements.

Planning obligation requirements

10.28 The Local Planning Authority will, where appropriate, seek to secure contributions towards town centre schemes or other requisite measures through planning obligations, which are considered to be required as a direct result of a development and its impact on the local area, which will vary from case to case. Depending on the scheme, the type of enhancement projects and measures will generally fall within the broad areas identified in paragraph 10.23 above.

10.29 Larger developments, e.g. at least 2500 sq. m, will generally be expected to have greater impacts than small schemes and the nature of requirements may vary accordingly. In general whether contributions are sought and their type and scale will depend on the following:

- *the proposed use and its likely impact on the town centre*
- *the total floorspace and likely level of activity and trip movements*
- *the location in terms of public transport and accessibility*
- *the physical and design impact on the immediate area*

- *the existing character and local environment and scope for additional enhancement*
- *other infrastructure requirements e.g. car parks, open spaces, pedestrian routes, CCTV*

10.30 In certain cases, where contributions are secured through planning obligations towards the provision of facilities, which are predominantly for the benefit of the users of the associated development, the Local Planning Authority will seek, in accordance with OPDM Circular 05/2005, commuted sums to make provision for subsequent maintenance (i.e. physical upkeep). Such provision may be required in perpetuity.

10.31 Where contributions to the initial support (“pump priming”) of new facilities are necessary, these should reflect the time lag between the provision of the new facility and its inclusion in public sector funding streams, or its ability to recover its own costs. Pump priming maintenance payments should be time-limited and not be required in perpetuity by planning obligations.

10.32 Depending on the anticipated impact and local circumstances, contributions will generally be sought from schemes located in town centres and local centres as defined in the LDF which fall within the following categories:

- **New Schemes / Extensions /Changes of Use over 200 square metres:** In general these will be commercial in nature (A1; A2; A3; B1 and possibly D1 and D2). New development in the town centres may create additional needs in terms of lighting; street furniture; hard and soft landscaping; litter management and CCTV. There may also be requirements in respect of parking, accessibility and public transport.
- **A3/D2 uses over 100 square metres e.g. pubs, restaurants, take-aways and night clubs:** These can present particular concerns in relation to litter management, security and safety, additional street lighting and furniture, and safe transport to and from the town centre.
- **Residential Development for sites capable of accommodating 10 or more homes:** New residential development, dependent on the size of the scheme may create additional needs; for example for links from housing to shops and facilities, including pedestrian and cycle way improvements, signage, landscaping, lighting and furniture improvements.

10.33 These thresholds are indicative and provide a guideline as to the scale of development that is likely to have sufficient impact to consider whether planning obligations may be required but each proposal will have different impacts and will be considered on a case specific basis. The delivery of public art, the creation of new public space, contributions to town centre management initiatives and other benefits to town centres may also be sought from generally larger scale development within or around those town centres. Details of planning obligation considerations for public art are provided below.

Public Art

10.34 The Council is committed to the delivery of its emerging Public Art Strategy which sets out its vision and strategy for public art to 2015. Public art refers to any contribution by artists in a public accessible location providing features such as painting, sculpture, landscape design, building material treatments, lighting, banners, audio-visual, graphics and banners. Public art has benefits that can be felt by the community as a whole including landowners and developers and makes development more marketable. Benefits include:

- the generation of pride in an area
- an increased sense of ownership
- the development of cultural identity
- a change in image
- engagement with local communities
- the creation of distinction, character and identity
- a positive contribution to the quality of life, through good design and high quality surroundings
- the attraction of people to public places and facilities.
- can help re-vitalise an area and boost viability of local businesses.

10.35 It is through these shared benefits that opportunities exist to realise the delivery of public art. The Council seeks a partnership approach with developers capitalising on local expertise to deliver high quality public art as part of the development of major sites using planning obligations where appropriate.

Planning obligation requirements

10.36 The Council will expect developers of major sites including those identified in emerging DPD documents (Site Allocations DPD, Southern Hillingdon Area Action Plan) to agree to contribute to Public Art initiatives such as those identified in the Council's emerging Public Art Strategy (yet to be adopted).

10.37 In the first instance the contribution that will be sought from developers will be in-kind. Such contributions may include the commission of public art expertise (with preference where appropriate to local artists) to ensure the delivery of public art in the public realm on-site or within the immediate geographic or functional vicinity of the site. Developers are encouraged to utilise the Council's expertise from the inception stage of development through implementation to completion of the public art feature. With the assistance of this expertise, developers will be asked to submit a public art statement alongside their application which will form the basis for the preparation of a project plan to be agreed with the Council to set out the detailed requirements for the provision of public art.

10.38 Legal agreements may require periodic progress reports of implementation to be submitted and approved by the Council with trigger points referring to stages of the development before which key tasks identified within the project plan will be required to be performed and discharged. Where appropriate, the developer will also be asked

to agree terms to which the maintenance of the public art facility is secured for an initial period or in-perpetuity.

10.39 In-lieu of providing public art in-kind, an applicant may agree to make a financial contribution to local public art initiatives. Where a developer agrees to make a financial contribution, this will generally be calculated against the cost of public art initiatives in the area identified within the Council's Public Art Strategy (currently being prepared). Where initiatives have not been specifically costed, negotiations will start with a contribution calculated as 0.5% of construction costs of the development.

Community Safety

10.40 Consultations have shown that feeling safe is one of the public's top priorities and 'a safe borough' is one of the seven goals of the Boroughs Community Strategy 2005-2015. High quality and well thought out design will create and improve public spaces and streets that are overlooked, well-used and maintained and that are therefore more likely to be safe and perceived as safe environments. However new development and uses can have a variety of impacts beyond the immediate site and generate concerns about safety in the local area. There is a need to ensure that new schemes tackle resultant impacts such as, surveillance black spots created by development that cannot be resolved through better design, increased visitor numbers and traffic, late night activity, noise and other environmental effects. It will therefore be reasonable to look to developers to contribute to community safety schemes if they are considered essential to offset those impacts and make a scheme acceptable in planning and safety terms.

Planning obligation requirements

10.41 Developments including entertainment and leisure uses, supermarkets and larger housing and commercial schemes are likely to have impacts on community safety beyond the immediate site. Such developments can also benefit from enhanced perceptions arising from safety schemes such as CCTV and lighting in the immediate area. They can also benefit from other environmental safety measures along routes used by residents, visitors, customers and employees travelling to and from those developments. Local open spaces, parks and other community facilities such as health centres and libraries are also likely to be used by new residents, customers and employees and could similarly benefit from community safety initiatives as would the routes linking them with a new development.

10.42 Supermarkets, petrol-filling stations, hotels, recreation and leisure establishments including gyms, restaurants and take-aways, cinemas, public houses, clubs and bars remain open and may be well patronised long into the hours of night. This is when customer and employee safety is an even greater issue. Local residents can be significantly affected by the impact of late night uses including noise and rowdy behaviour, and more serious criminal activity and vandalism, all of which add to the fear of crime and require preventative measures.

10.43 Development, particularly large single uses, that are proposed in especially isolated or poorly served locations may be more vulnerable to, or be more likely to

attract, criminal activity. Associated accesses and routes used by potential customers, employees and/or visitors may be correspondingly underused and therefore vulnerable.

10.44 There are a number of design objectives which can ensure new development contributes to attractive and well used, and therefore more secure and safer, public spaces and street environments some of which are:

- to ensure that adjoining uses and design of new buildings do not detract from the safety and security of public spaces and ensure public spaces and streets are well lit, maintained and regularly cleaned.
- security measures should be integrated and carefully designed (the right balance needs to be struck between conspicuous measures and appropriate design).
- opportunities for the observation of criminal and anti-social behaviour should be maximized through the use of 'active' frontages and fenestration to assist informal surveillance and avoidance of excessive blank elevations and high, solid walls that attract graffiti and billposting.
- to maintain and create direct, well-used and legible routes with clear signposting and footpaths, cycle ways and towpaths that are designed to encourage use and prevent opportunities for concealment.

10.45 Many of these objectives will be achieved through high quality design approaches and can be covered by relevant conditions attached to planning permissions. However, where these objectives are to be achieved outside the immediate boundaries of a site and are necessary to make a scheme acceptable in planning and safety terms, developers will be required to enter into a planning agreement to deliver certain prescribed safety measures.

10.46 Where a planning obligation is considered appropriate, the Local Planning Authority will specify the use of contributions to ensure that they are applied towards specific local community safety needs, for example:

- CCTV, whether providing linkages to existing systems or new schemes, including as appropriate commuted sums for management and maintenance (see para. 50)
- provision of lighting particularly to established or proposed pedestrian and/or cycle routes serving the development and those linking it to nearby residential areas and facilities
- rerouting or closure/gating of underused and potentially dangerous paths and links such as subways and alleyways which serve a limited purpose
- safety improvements to existing or proposed public transport interchanges, facilities and car parks where new developments may be located
- environmental projects that contribute towards safer town centres and other areas affected by a development, e.g. landscaping works to improve visibility and remove areas of concealment (balanced with protection of valuable trees and shrubs), works on adjacent waterways and towpaths
- enhanced night bus networks or specially created services to provide alternative safe forms of travel to and from major new facilities and leisure uses (particularly those highly dependent on shift workers and/or open beyond the hours of regular day time services)

10.47 The type and level of contribution will ultimately be based on the location, nature and scale of the proposal. It will also depend on a schemes potential impact and the estimated cost of providing the requisite package of community safety measures. In general whether contributions are sought and their scale will depend on the:

- proposed use and its likely impact on community safety
- hours of use
- total floorspace and likely level of activity and trip movements
- location in terms of public transport and accessibility
- physical and design impact on the immediate area
- existing safety measures in place
- other infrastructure requirements e.g. car parks, open spaces

10.48 When appropriate, contributions may be sought from:

- all new major proposals for leisure and entertainment facilities and venues including uses such as gyms, leisure centres and cinemas that are likely to operate beyond 8.00 p.m.
- all late night cafes/restaurants, public houses and night clubs which can accommodate 40 or more people and that seek to attract clientele beyond 8.00 p.m.
- retail, hotel, office and other developments that incorporate the above uses or in themselves are substantial enough to generate significant increases in visitor numbers and trip movements.
- all major town centre developments that will generate significant increases in visitor numbers, trip movements and use of public transport facilities.
- developments such as supermarkets and petrol-filling stations that operate late at night and in some cases 24 hours per day.
- all major development proposals resulting in intensification of uses and activity in isolated areas, e.g. industrial estates, canal towpaths and Green Belt, that are more likely to be relatively poorly located in terms of safe, well-lit and used routes and transport facilities.
- all major residential developments e.g. 10 or more units
- residential developments that suffer from a more inaccessible location, deficient public transport facilities and/or poor linkages to local shops and community facilities (e.g. over 800m away), and that are particularly not conducive to encouraging access by means other than by car.

10.49 These type of proposals and thresholds are not an exhaustive list but they will generally be expected to contribute to introducing or improving existing safety measures as identified in conjunction with the local crime prevention officer and community safety team and the level of contribution will be weighted accordingly. The thresholds outlined above are indicative and provide a guideline as to the scale of development that is likely to have sufficient impact to consider whether planning obligations may be required but each case will have different impacts and will be considered on their own merits.

CCTV

10.50 The Council has already invested in systems in Uxbridge, Hayes, Ruislip and Yiewsley/West Drayton/Northwood and Harefield town centres utilising a range of sources including planning obligation contributions to address potential safety issues arising because of new developments, although there is the potential to extend and enhance the systems. There are several elements to a CCTV scheme and the Council will seek contributions towards the full or partial costs for the provision of additional cameras and link(s) to the civic centre (where the pictures will be monitored) from relevant developments depending on the scale, location and nature of those schemes. One-off commuted sum payments will also be sought for revenue costs for up to 7 years to support the rental and maintenance costs of the equipment.

10.51 Based on the technology and approximate costs as at September 2006 the elements and costs of one camera plus link back to the Civic Centre would be as follows:

Capital costs, associated project design and initial maintenance costs

- cost of camera and associated above ground equipment £9,000
- fibre / transmission links between £6,000 and £10,000 (this is variable as it is dependent upon distance to control room)
- additional central equipment (includes monitors, matrix configurations) £2,000
- design and management £1,250
- others (such as fees and software) up to £1,550

Revenue support

- annual fibre rental £1,500 (generally between 10% and 17% of capital cost, dependant upon supplier),
- annual maintenance £900

Note that costs may vary from site to site.

10.52 In some circumstance other measures may be more appropriate, such as rapid deployment cameras, audio-deterrents such as 'mosquito nets' and stand alone cameras. The level of contribution sought will be dependant on the type of development scheme and the cost of the specific measures required.

11 Training and Employment

Introduction

11.1 Hillingdon attracts a variety of new companies to the benefit of the local economy and many existing businesses may wish to expand. It has a number of sites and premises for a variety of employment generating uses and the local authority welcomes well-designed schemes in appropriate locations that create job opportunities. There is however a need to ensure that appropriate skills are developed and that local people (with relatively short commuting distances), particularly the unemployed and socially excluded, have the ability to access the new jobs being created by new development and as a consequence, help to minimise the impact on the climate.

11.2 The following guidance summarises the circumstances in which the Council will use planning obligations in respect training and employment. It is intended that it will be applied to most planning applications for significant employment generating development. Any funding secured will be used either to build upon existing initiatives to tackle unemployment and improve skills or those tailored to suit the particular needs of companies moving to the Borough or the needs of specific areas or sectors.

Government Guidance

11.3 PPS: Planning and Climate Change Supplement to PPS1 (December 2007) includes planning obligations as an option for mitigating impacts of development on the climate.

11.4 The London Plan identifies the need to improve London's skills base, improve employment opportunities for London and remove barriers to employment and within policy 6A.4 identifies learning and skills as two key priorities for planning obligations.

11.5 The London Plan Sub-Regional Development Framework for West London states that "Boroughs (primarily through LDFs and Community Strategies), Local Strategic Partnerships (LSPs), the LDA and other key partners are invited to consider the linkages between disadvantaged communities, areas of deprivation and access to labour markets. This may include working with TfL and other partners to identify a package of measures to improve the situation (Action 3B)."

11.6 The West London Economic Development Strategy 2004 explains, with respect to the situation in West London, the relationship between employment and unsustainable commuting, and observes existing skills gaps and social exclusion. It also sets the challenge to West London employers to provide skills and training. Regarding the relationship between employment travel and the environment it states that "Encouraging and increasing the number of local people employed within the West London sub-region has positive benefits not just for the economy but also the environment, and should increase the quality of life for those residents in West London" (para 4.8).

11.7 With respect to skills and social exclusion the Strategy states that "The skills base of West London residents is relatively polarized in nature with a relatively high

proportion of individuals qualified to level 4 or above accompanied by a relatively large proportion of individuals with low-level skills and / or basic skill difficulties. This to a large extent creates a dual economy; the high-skill, high-pay economy and the lowskill, low-pay economy. However the proportion of residents with low skill levels is not evenly distributed across West London, indeed areas such as Hammersmith and Fulham for example have the eighth lowest proportion of residents with low qualifications in England. On the other hand the highest incidence of low qualifications in West London occurs chiefly in South Hillingdon and West Hounslow. In eight wards across West London over half the adults have no qualifications above level 1” (para 4.6). It goes on to state that “Low skill levels and basic skill difficulties not only create barriers to employment for those currently unemployed or inactive, but also create potential progression barriers for those currently in employment” (para 4.9).

11.8 In terms of the future and changing skill requirements of emerging growth sectors within the West London area the strategy states that “The London West LSC identifies in its first Local Strategic Plan a number of sectors that are particularly important in the West London area. They are:

- hospitality and leisure
- engineering
- construction
- retail
- health and social care
- media
- transport and logistics
- information technology (cross sectoral)” (para 4.29).

11.9 An objective of the Strategy with regards skills is to “Focus skills provision based on identified skills gaps and needs of key and emerging sectors in West London.” The rationale for this objective is that “The Government advocates a demand-led approach to skills provision. Skills provision should be targeted at local skills shortages in West London’s key sectors” (Section 4.4, Objective).

11.10 With respect to the challenge to employers to provide skills and training the Strategy states that “Developing good pathways to employment for those currently unemployed or inactive to some degree goes hand in hand with achieving equality in accessing opportunities and achieving a more even distribution of prosperity” (para 4.17).

11.11 A further objective of the Strategy is to “help foster a culture of workforce development within the private, public and voluntary sector in West London. It is generally accepted that providing skills and training for employees will lead to increases in productivity. Workforce development also fits into the wider ‘lifelong learning’ agenda. Workforce development also improves employer’s reputation and demonstrates that they are socially responsible” (Section 4.4, Objective 6).

11.12 The emerging Implementation Plan expands on the objectives agreed in the Strategy, setting out actions for delivery. This document is to be revised in light of revised evidence base.

Local Policy Context

11.13 Hillingdon's Community Strategy 2005 – 2015 includes two key areas that can be supported by developers in the provision of employment and/or training through planning obligations. They are as follows:

- “By 2015, we want to make Hillingdon a borough of learning and culture where residents can develop their skills, broaden their knowledge and embrace new leisure pursuits” (p.13).
- “By 2015 we will... ensure that Hillingdon sets the pace for London in adopting environmentally-friendly policies and practices” (p.16).

11.14 The Community Strategy also states that “We also value the importance of the right vocational training for our young people, matching the skills we teach them to the needs of local firms; where Hillingdon's businesses have a skills gap, it should be filled with local workers” (p.20). It includes the following three year objectives:

- for a borough of learning and culture: “increase the number of adult learners and families participating in learning opportunities by 650 continuing with specific efforts to include learners from traditionally hard to reach areas and those without level 2 qualifications” (p.28)
- for improving the skills of the workforce: “complete programme with hotels and construction industries, identify future skills needs and create a direct link between the aspirations, training and employment opportunities of local people” (p.43)

11.15 The relevant UDP 1998 save policies (2007) are policy R17 (provision of facilities through planning obligations), LE3 (small units in Industrial and business areas), LE6 (mix of units in town centres) and LE7 (planning obligations for industrial, warehousing and business uses).

11.16 The following objective and policies in the Core Strategy Preferred Options (February 2007) are relevant for seeking contributions for training and employment:

Spatial objective SO8 – To promote Hillingdon's economy through a planning framework for sustainable and competitive economic growth which promotes employment creation, leisure facilities and the role of town centres.

Cross-cutting theme – Hillingdon's Prosperous Living and Working Communities

- Preferred option CP13 – Delivering economic growth and prosperity
- Implementation paragraph 12.21

Training And Recruitment In Hillingdon

11.17 The April 2006 Local Authority GIS Update produced by Jobcentre Plus showed Hillingdon having the highest overall percentage of West London Boroughs of the population aged 16-74 with no qualification at 25%.

11.18 According to the Council's Skills Review Final Report (2006/07) - Hillingdon's Strategy for a Sustainable Economy Focussing on Skills and Training, the highest incidence of low qualifications of the working age population in West London occurs chiefly in South Hillingdon. Five of the top 11 wards in London West (out of 123 wards) with the highest proportion of now/low-qualified adults are in Hillingdon. The wards of Botwell (31.17%), Pinkwell (29.48%), Townfield (33.23%) West Drayton (32.43%) & Yiewsley (29.57%) have the highest proportion of residents with no qualifications. Within all these wards over 29% of residents aged 16-74 have no qualifications, higher than the borough average of 25%.

11.19 Throughout the review the witnesses have identified a number of skills and training needs in Hillingdon. The following areas were identified:

- Basic skills in literacy and numeracy
- IT skills
- Construction
- Retail

11.20 Employment generating development in the Borough coupled with the situation as evidenced by the above statistics is expected to contribute to a future skills shortage that does not match job requirements in the borough. This, in turn, would result in the continuation of in-migration of labour. The likelihood is that Hillingdon would be an economically successful borough but one with increasing social deprivation as well as high levels of traffic generation and carbon emissions caused by greater numbers of employees commuting into the Borough.

Qualification standards

11.21 When setting essential minimum qualifications required for certain types of jobs the recruitment industry adopt National Vocational Qualification (NVQ) standards described below:

- NVQ1 is equivalent to a GCSE low level grade D-G
- NVQ2 is equivalent to GCSE grade A-C
- NVQ3 is equivalent to an A level
- NVQ4 is equivalent to a degree
- NVQ5 is equivalent to a postgraduate degree

11.22 For them to gain access to jobs offered by employment generating development skill levels of local benefit claimants and potential claimants would need to be raised to at least NVQ2.

11.23 It is important to increase the opportunities for people from many sectors of the community who may currently find it difficult to access employment, e.g. those requiring

retraining or improved language skills, people with disabilities, parents of pre-school age children and people with learning difficulties.

11.24 For example, in certain areas of the borough with higher than average levels of lone parents, there are needs such as employment support such as basic skills training, affordable childcare, promote flexible working opportunities etc. Some areas have high levels of ethnic minority residents claiming unemployment benefits who may need to attend a ESOL (English for Speakers of Other Languages) course in order to access and retain employment.

Employment in the construction industry

11.25 The consequences of the amount of major new development in London and skill shortages indicate a need to tackle a recruitment problem in the construction industry. This is exacerbated by further new development, new construction methods and increasingly unsustainable reliance on workers from wider catchment areas. For employment in the construction industry the essential basic entry level qualification is NVQ2. For higher skilled bricklaying, electrician, plumbing NVQ3 to 4 is the essential qualification level required to access employment in those fields.

Skills and training initiatives

11.26 Training has an essential role in reducing unemployment and in ensuring that local people are prepared for and able to secure new jobs being created in the local economy. Training for local people brings benefits to the local economy in terms of economic sustainability by helping businesses to have access to an appropriately skilled workforce. It has the added benefit of minimising the number and length of journeys to work thereby reducing congestion and pollution on the Borough's roads and helps minimise the Borough's contribution to climate change.

11.27 Details of the types of skills training initiatives are provided in the Council's Skills Review Final Report (2006/07) – Hillingdon's Strategy for a Sustainable Economy Focusing on Skills and Training.

Training and recruitment in other specialist areas

11.28 There are other areas of employment which require specific skills that may require specialist qualifications e.g. IT or involve establishing modern apprenticeships e.g. engineering. There may also be opportunities to work with schools and colleges to provide work placements and work experience and encourage interest in certain sectors, which have seen a decline in entrants to the workplace.

Triggering Developments

11.29 It is intended that the policy will be applied to most planning applications for employment generating development (normally those generating at least 50 full-time equivalent jobs) in the Borough and/or where a proposal results in a loss of employment floorspace. In the case of construction training this may extend to larger residential schemes. The requirement and scope of provision or contributions for training and recruitment measures will be determined by a number of factors such as:

- the nature and scale of the development (including likely employment generation)
- the location of the development in terms of accessibility and an identifiable need for training schemes / measures
- the number of jobs and gross floorspace to be lost or replaced
- the nature and number of existing jobs affected by proposals
- in the case of vacant sites or premises, the previous uses and job creating potential / employment levels based on worker to floorspace ratios for those uses
- identified recruitment and training issues or problems related to specific uses and local areas in general e.g. higher than Borough average levels of unemployment, regeneration areas
- whether occupiers have established or propose to establish training and recruitment programmes and initiatives in the area

Types of Planning Obligations

Employment strategy

11.30 In the first instance where a planning obligation is required following consideration of the above criteria the Council will seek a developer to submit an employment strategy as part of the application. The employment strategy should address the specific local employment issue that has been identified by ensuring the recruitment, training and employment at the development or by a business operating out of the application site, focussing on local people who are unemployed or who do not have the necessary skills to ensure longer term employment.

11.31 For particular development in areas of higher levels of lone parents an employment strategy would provide the mechanisms to support them into employment including basic skills training, affordable childcare, and promote flexible working opportunities. In some areas the high levels of unemployment claimants of an ethnic minority would require specialist support such as access to an ESOL (English for Speakers of an Other Language) course.

11.32 The employment strategy is to be agreed by the Council in writing prior to the Council's Planning Committee's consideration of the planning application. Where the Planning Authority considers that an employment strategy can be secured through a planning condition, a planning obligation will not be required. Employment strategies may also include monitoring and review mechanisms which may be linked to the s.106 legal agreement to secure its ongoing compliance.

Financial contributions to training schemes

11.33 If it is not possible to secure an employment strategy that meets the requirements above or the employment strategy is not acceptable, then as a compensatory measure the developer should provide a financial contribution to a training course to serve under-skilled or unemployed people in the area.

11.34 It is unlikely that development which involves the creation of up to 50 additional or new jobs, i.e. equivalent to a small and medium sized enterprise (SME), will be subject

of these guidelines even though their recruitment and training requirements are obviously of importance.

Other types of planning obligations

11.35 Where a scheme is of strategic importance, the Local Planning Authority may consider further obligations in order to maximise employment opportunities for local residents such as:

- local employment brokerage /job fairs
- initiatives providing or contributing to training, employment and recruitment related services and projects

Construction Training and Recruitment

11.36 The requirement and scope of provision of or contributions to construction training and recruitment measures will be determined by a number of factors such as the size of the scheme, size of construction contract and length of development programme. Indicative benchmarks, which would create the potential for a planning obligation for construction training, include:

- developments with estimated construction costs of over £2 million and a construction period of three months or more
- housing developments on sites capable of accommodating 10 or more homes
- commercial developments over 3000 sq. metres
- schemes of strategic importance as defined by the Mayor of London's planning powers

Employment strategy

11.37 As stated above, in the first instance the Council will seek to secure employment strategies with developers to maximise employment opportunities for local residents. In addition to appropriate general considerations for employment strategies stated earlier in this chapter, where an obligation for construction training or recruitment may be triggered employment strategies will require developers to offer specified numbers of construction waged training placements / apprenticeships. The developer may provide a construction work placement coordinator to arrange the required training placements. The number of waged training placements will be calculated in a similar way to the contribution for construction training detailed below i.e., at least forty weeks of waged construction training places should be provided for every £1 million of construction costs. The waged placement should be with either the developer, contractor or sub-contractor.

Financial contributions

11.38 Alternatively, it may be viable for the developer to make a payment to the Council of the equivalent costs to provide a construction work placement coordinator. One full time post, estimated at £71,675 p.a. (based on typical salary with on-costs, admin support and promotion at the time of writing) would be required for commercial schemes of 7,500 square metres or residential developments of 160 units or more. At the time

of writing one construction workplace coordinator would facilitate 35 people into a waged training placement or apprenticeship each year. A contribution for placements to courses will also be requested calculated on the basis of the "Training Costs" indicated below. Details of up to date costs for the post can be requested from the Local Authority.

11.39 The main purpose of the construction work place coordinator role would be to liaise with construction businesses in the area to secure waged work placements for local residents. The post holder will seek to:

- develop NVQ and apprenticeship opportunities in the businesses as possible routes for those involved in the programme
- develop NVQ and apprenticeship opportunities in the businesses for local residents and businesses' existing workforce

The coordinator's role would therefore encompass two main functions:

- i. To liaise with employers to source work-based learning opportunities.
- ii. To secure suitable applicants for the opportunities and to oversee the programme in partnership with employers.

11.40 If it is not possible to secure an employment strategy or a contribution to the Council to cover the costs of providing a construction work placement coordinator and associated training placements as above, then as a compensatory measure the developer will be asked to make a financial contribution to a training course and/or work-placement coordinator valued in proportion to the size of the development. Contributions will be applied by the Council towards the costs of construction training delivered by recognised providers and where appropriate providing a construction work placement coordinator. It is proposed to adopt a formula for calculating the value of the contribution as follows:

10

CONSTRUCTION TRAINING FORMULA**Training Costs + Coordinator Costs = Total Contribution**

Whereby:

“Training Costs” is assumed as £2500 for every £1m worth of construction costs. Based on average cost of training, one person on an NVQ construction course at college.

“Coordinator Costs” is assumed as size of development as a % of work placement coordinator threshold size x total cost of work place coordinator. One full time post, estimated at £71,675 p.a. (based on typical salary with on-costs, admin support and promotion) would be required for commercial schemes of 7,500 square metres or residential developments of 160 units or more. The length of the post would depend on the length of period that placements would be required to the development.

Worked Example:

“Training Costs” for a residential scheme costing £5m will generate $£2500 \times 5 = £12,500$

“Coordinator Costs” for the scheme assuming 30 unit scheme and placements over a one year period generates $30/160$ or 18.75% x £71,675 x 1 = £ 13,439.06

$£12,500 + 13,439.06 = £25,939.06$ contribution

Hotel / Leisure Industry Contributions

11.41 The requirement and scope of provision or contributions to hotel / leisure industry training and recruitment measures will be determined by a number of factors such as whether hotel / leisure industry expansion or new developments are likely to generate 50 or more extra or new jobs. If an employment strategy cannot be secured then as a compensatory measure the developer will be required to make a financial contribution to a training course to serve under-skilled or unemployed people in the area. The level of contribution is likely to be £400 for every one in three jobs e.g. a scheme that can create 75 jobs may be required to contribute £10,000.

11.42 Contributions received will be applied to assist relevant hotel and leisure industry related training offered by recognised and accredited organisations such as Uxbridge College or other training providers.

12 Environmental Impacts

Introduction

12.1 The Council as local planning authority has a duty under European, national, regional and local directives, policies and guidance to protect the local environment from development and seek sustainable development.

12.2 New development can have both a minor or major impact on the local environment. The way a scheme minimises or off-sets its impact and contributes positively to its surroundings, whether in an urban setting or more rural, green environment, will determine how acceptable a proposal is likely to be. As a first priority adverse environmental impacts should always be avoided. Only where there are no suitable alternatives, and reasons for the development that outweigh any avoidance of damage should planning obligations be considered. The means by which a scheme can reduce its effect may have to be achieved through a planning obligation where it cannot be dealt with on-site by design, through condition or any other statutory means.

12.3 The following guidance outlines the circumstances in which planning obligations will be sought to offset the potential adverse impacts in relation to the areas listed below. It should be read in conjunction with other relevant topics especially the public realm, recreational open space, transportation, accessibility, air quality and noise, and community facilities.

- Biodiversity and Nature Conservation
- Landscape and Trees
- Land Contamination
- Recycling and Waste Management
- Flooding.

Biodiversity and Nature Conservation

12.4 Development, which would cause unacceptable harm to nature conservation or biodiversity assets, will normally be refused. For assets of local or regional importance, where the benefits of development (in delivering the objectives of the development plan) outweigh any unavoidable residual impact upon these assets, on-site mitigation or compensation in the form of on or off-site provision of replacement habitat provision may be an acceptable alternative to refusing planning permission.

12.5 For SSSIs, where an adverse effect on the site's notified special interest features is likely, mitigation or compensation should only be considered where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.

Government guidance and the London Plan

12.6 Circular 05/05 states in para. B16 that "Planning obligations might be used, when appropriate, to offset through substitution, replacement or regeneration the loss of, or damage to, a feature or resource present or nearby, for example, a landscape feature of biodiversity value, open space or right of way. A reasonable obligation will seek to restore facilities, resources and amenities to a quality equivalent to that existing before the development".

12.7 Planning Policy Statement 1 (PPS1) on Sustainable Development (paras 17 & 18) relates to the protection and enhancement of the environment, including landscapes, wildlife habitats and natural resources. PPS9 on Biodiversity and Geological Conservation (paras 1, 7, 8 and 16) and the related document, Planning for Biodiversity and Geological Conservation: A Guide to Good Practice (paras 5.24, 5.28 and 5.29) provide further guidance on biodiversity issues.

12.8 The London Plan policy 3D.14 states that where it is not possible to avoid impacts, minimisation or mitigation measures may be sought, or where development is permitted because of the reasons for it are judged to outweigh significant harm to nature conservation, appropriate compensation should be sought.

Local policy context

12.9 UDP 1998 saved policy (2007) EC5 relates to the requirement for on-site ecological features to be retained in new developments and to enhance or create new habitats through the use of planning conditions or through planning agreements. Saved policy EC6 relates to the nature conservation opportunities that disused land can offer.

12.10 The following objective and policies in the Core Strategy Preferred Options (February 2007) are relevant bio-diversity and nature conservation:

Spatial objective S06 – To safeguard and enhance the Borough's rural and urban heritage environment

Cross cutting themes – Sustainable neighbourhoods

- Preferred Option CP 11B – Natural environmental factors
- Preferred Option DC18 – Sites of nature conservation

Planning obligation requirements

12.11 On-site provision, protection or management of habitats will be sought where there are features of nature conservation value within the site. Habitats, and species of international importance for nature conservation and biodiversity are protected from harmful development through relevant legislation and policies. However detailed site surveys and ecological assessment will be sought from developers to establish the quantity and quality of these existing natural features and wildlife in order to inform

decisions on the preservation or conservation of the local environment and any potential arising planning obligations.

12.12 A planning obligation may be sought where a development has a potentially damaging impact on the nature conservation or biodiversity value of a SSSI, species, habitat, site or area of regional or local importance and this impact cannot be satisfactorily mitigated by design or on-site measures covered by planning conditions or other controls. Planning obligations will be used where appropriate to:

- restrict uses so as not to damage or harm existing features or assets or visual amenity
- secure works necessary to protect and enhance existing features and ensure necessary works to create new compensatory features or other mitigation measures are implemented
- secure contributions for works and mitigation measures necessary to protect and enhance existing features of nature conservation or biological importance and existing landscape feature and ensure necessary works to create replacement compensatory features.
- support requisite land management and maintenance plans
- address public accessibility

12.13 New habitats can be created to help achieve the protection and encouragement of habitat and species under threat. In such cases The North London River Restoration Plan, the emerging Hillingdon Biodiversity Action Plan and Strategic Flood Risk Assessment (SFRA), and other emerging LDF Documents should be referred to for opportunities for the creation of new habitats. Examples of areas where obligations may be required are:

- resolution of land management issues
- arrangements for the monitoring of the effectiveness of mitigation measures and remedial measures when necessary
- provision of hydrological or other offsite surveys / monitoring
- provision of land to be used as a nature reserve
- new habitat creation schemes
- the preservation or creation of buffer zones free from built development between watercourses and development
- provision of information or interpretive facilities and access
- financial provisions for ongoing management and revenue costs
- only in exceptional circumstances will habitat or species translocation schemes be considered

12.14 Some developments may result in increased activity and affect the value of both designated and non-designated nature conservation areas. In these circumstances where appropriate, in addition to the provision of information or interpretive facilities and access management routes, the developer will be expected to contribute towards the management and maintenance of these areas in order to minimise adverse impacts. Developers will be required to make proper provision for the long-term future and maintenance of the site and this will be secured through a planning obligation.

12.15 The Council will, therefore, seek a contractual arrangement possibly supported by a commuted payment prior to the grant of an associated planning permission. A management plan or any other obligation involving landscape or nature conservation, may also require the involvement of, and consultation with, the appropriate agency, such as the Environment Agency, English Nature, the Countryside Agency and London or Herts and Middlesex Wildlife Trust or Local Nature Reserve management groups.

Landscape and Trees

12.16 Landscaping can contribute to ensuring that the quality of local areas, countryside conservation areas, metropolitan open land, green chains and green belt is protected and enhanced in terms of character, environmental quality, landscape, topography and heritage. In many cases, it will be sufficient for developers through design or the use of planning conditions to carry out specified works and/or minimise the impact of new development. On larger developments a comprehensive landscape scheme, including a full tree survey, details of planting and long term maintenance, will generally be required when planning applications are submitted. This should include the management objectives of the site in terms of landscape and biodiversity that will assist the process of implementation.

12.17 In certain cases an Environmental Statement in accordance with Environmental Impact Assessment Regulations (1999) or a landscape and/or design appraisal may be required to demonstrate that a scheme will not have a detrimental impact on sensitive landscapes and trees within, in the immediate vicinity of the site and further away and from the sensitive areas that may be affected. In certain cases off-site landscaping works including planting may resolve any potential impacts (sometimes achieved through s.142 of the 1980 Highways Act). Without such measures or contributions towards relevant and related mitigation measures, a proposal is likely to be contrary to policy and will therefore be refused.

Government guidance and the London Plan

12.18 As stated above, para. B16 in Circular 05/05 and paras 17 and 18 of PPS1: Sustainable Development relate to protection and enhancement of landscapes.

12.19 The London Plan policy 3D.15 states that the Mayor will and boroughs should protect, maintain and enhance trees and woodland in support of the London Tree and Woodland Framework.

Local policy context

12.20 UDP 1998 saved policy (2007) BE38 relates to the retention of natural features that are worthy of retention and providing new planting and landscaping wherever possible. Policy BE39 relates to the importance of tree preservation orders.

12.21 The following objective and policies in the Core Strategy Preferred Options (February 2007) are relevant for seeking contributions for landscape and trees:

Spatial objective S06 –To safeguard and enhance the Borough's rural and urban heritage environment

Cross cutting themes – Sustainable neighbourhoods:

- Preferred Option CP 11B – Natural environmental factors
- Preferred Option DC19 – Trees and Landscaping

Planning obligation requirements

12.22 The nature of impacts and the required mitigation or compensation measures will depend on the nature and scale of proposals and the character of areas that are affected but they will need to meet the following objectives:

- maintain and enhance landscapes and waterscapes in terms of their ecological, conservation, amenity and historic value
- improve the integration, relationship and visual impact of new development to areas of acknowledged importance and environmental sensitivity
- safeguard existing areas of landscape, nature conservation or historic interest from inappropriate and poorly designed development
- preserve nature conservation assets through the protection and management of habitats and geological features
- provide accessible facilities and opportunities for recreation and passive enjoyment which do not compromise the protection of habitats of acknowledged importance and environmental sensitivity.

12.23 In certain circumstances, where landscape requirements cannot be achieved or trees retained on site through design or conditions, planning obligations could be required to ensure the provision of compensatory landscape or replacement trees off-site, but in close proximity to the scheme e.g. a local park or nature reserve that could benefit from improvement. Replacement planting must be of suitable species (ideally of locally native species), size and density to the local context and character.

12.24 In order to safeguard the sustainability of development, obligations may be sought to cover the provision of additional landscape including natural landscape features such as trees, hedgerows and ponds and where appropriate, the Council will seek to secure their administration through management agreements.

12.25 Developers may be required to enter into a planning obligation to safeguard provision of landscape or replacement planting and its subsequent maintenance, security and insurance. In some cases, where the measures secured are predominantly for the benefit of the users of the associated development it may be appropriate for developers to make a commuted sum payment for maintenance in perpetuity.

12.26 Where such enhancement cannot be carried out on Council owned land, the developer will be expected to provide both the land and commuted payments for landscape planting and longer-term maintenance (e.g. 10 - 15 years or in perpetuity). In instances where it is not feasible to transfer the land to the Council the developer will be required to enter into a management agreement to ensure the on-going maintenance of the landscape asset.

Land Contamination

12.27 Land affected by contamination due to the presence of metals, liquid chemicals and vapours and/or air may give rise to hazards that put at risk occupiers or other users of the land, and may cause damage to buildings and infrastructure. The contaminants may also migrate to and affect nearby land by polluting surface and ground waters and/or having a detrimental impact on ecological systems. Land affected by contamination that remains untreated can therefore restrict development potential in the developed area of the Borough or prevent the introduction of uses involving public access e.g. open-air recreation in the green belt.

12.28 The Borough has a number of former industrial sites and landfill sites that are potentially contaminated. Land can also become contaminated as a result of accidental spills and leaks, unauthorised disposal of contaminated wastes and offsite migration and atmospheric deposition of contaminants. Historically land affected by contamination risks have mostly been dealt with through the planning redevelopment process using a 'suitable for use' approach. This continues to be the Government's preferred policy. Land affected by contamination is a material planning consideration. There are also a number of statutory pollution control regimes enforced mainly by the Environment Agency for preventing new contamination.

12.29 A regime under Part IIA to the Environmental Protection Act 1990 was introduced in 2000 for the identification and remediation of contaminated land. This regime deals with land where there are unacceptable risks to human health or the environment and not all land affected by contamination will be 'Contaminated Land' under Part IIA. The Council has the sole duty to identify 'Contaminated Land' as a Part IIA Authority. How the Council carry out this work is outlined in the Contaminated Land Inspection Strategy, which is implemented by the Environmental Protection Unit (EPU) within the Council. The Environment Agency provides advice to the Council and regulates some Part IIA sites called 'Special Sites'.

Government guidance and the London Plan

12.30 Planning Policy Statement 23 (PPS23) Planning and Pollution Control recognises that any consideration of the quality of land, air and water and potential impacts arising from development is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use. Annex 2: Development on Land Affected by Contamination clarifies requirements to be addressed through development control are wider than under Part IIA of the Environmental Protection Act 1990, however the basis for contamination assessment follow the same principles as Part IIA and expert advice should be sought with regard to this.

12.31 The London Plan (policy 4A.33) aims to bring contaminated sites into beneficial use where practicable and notes the requirement for remediation measures to enable this to occur. Paragraph 4.94 also states: "any land which is affected by contamination, whether or not identified under the regulations, may require measures to prevent contamination being activated and spread when building takes place".

Local policy context

12.32 The following objective and policies in the Core Strategy Preferred Options (February 2007) are relevant for seeking contributions for land affected by contamination:

Spatial objective S05 – To enhance the environment in Hillingdon by addressing local causes of pollution and climate change

Cross cutting themes – Climate change and Environmental Management:

- Preferred Option DC39 – Development and Pollution

Planning obligation requirements

12.33 In line with PPS23, the Local Planning Authority will seek measures to remove unacceptable risk from land contamination and thus make the site suitable for its new use by way of planning conditions. For those developments in or adjacent to areas where objectives for land affected by contamination are unlikely to be met by condition (i.e. where there is still a residual impact), the Local Planning Authority will seek a planning obligation. The planning obligation will be directed towards measures designed to deal with the contamination, including during construction works and to make the site suitable for its intended use. Similarly contamination testing and remedial requirements may also be considered in relation to any off site green spaces provision such as open spaces and allotments to ensure the site is suitable for use. In the absence of adequate mitigation and/or a planning obligation that offsets the risk of land contamination, the Local Planning Authority may refuse planning permission.

12.34 In light of the above, where a planning obligation is considered appropriate, the Local Planning Authority will seek to secure measures or contributions towards site investigation and/or remediation works on land affected by contamination. In particular these could include the following:

- review / verification of such works carried out at the development site under condition, where necessary
- site investigation and remediation works for other affected land related to the development
- monitoring works following the completion of the development. Examples include measuring gas and/or water contamination in boreholes and/or installing permanent monitoring equipment.
- the management of contaminated land, including a requirement for certain operations and activities to be carried out, such as the maintenance of remedial works. Examples include landscaping improvements and maintenance, gas protection and/or leachate treatment facilities (e.g. water treatment barriers).
- restrictions on the development or use of the land

- any other measures deemed appropriate, for example independent monitoring / investigation during remediation works to ensure there are no off-site effects as a result of contamination
- performance bonds (surety) to ensure the implementation of obligations

12.35 While most contamination affects the immediate site area, contaminants may also move off a site, e.g. soluble substances may leach through the soil into groundwater, gases from landfill may migrate through the ground to adjacent areas and air-borne pollutants may land outside the site. Therefore, land contamination issues must be sufficiently addressed in any environmental assessment to accompany a planning application, including consideration of the fact that contamination may have spread beyond the development site boundary and that a wider area may require monitoring and/or treatment. Due consideration of contamination must also be given in any environmental statement where one is required. The Supplementary Planning Guidance on Land Contamination (and forthcoming SPD) provides advice on planning requirements for dealing with actual or suspected contaminated sites.

Recycling and Waste Management

12.36 European and Government policy and directives require both substantial reductions in the use of landfill and increases in recycling and composting. The relevant landfill directive targets are statutory and must be met. The Council aims to encourage the recycling of waste materials by providing a range of both local and major recycling facilities and services. Additional provision may have to be made where the existing recycling facilities cannot meet the demands for waste disposal and recycling requirements of new development. As more development takes place and the need to improve recycling performance arises, additional facilities will be needed. These include facilities for materials recycling, inert waste recycling, composting, waste treatment and energy recovery, and reprocessing of recyclables.

Government guidance and the London Plan

12.37 Planning Policy Statement (PPS10) on Planning for Sustainable Waste Management (para 2) states that 'Positive planning has an important role in delivering sustainable waste management through the development of appropriate strategies for growth, regeneration and the prudent use of resources; and by providing sufficient opportunities for new waste management facilities of the right type, in the right place and at the right time.'

12.38 The London Plan policies 4A.21 and 4A.22 aim to minimise the level of waste generated and to ensure that most waste is treated or disposed of within the region in which it is produced. The London Plan Sub-Regional Framework for West London (May 2006) (paragraphs 91 and 101) provides further guidance with regard to recycling and waste management.

Local policy context

12.39 Hillingdon's Community Strategy 2005-2015 states that Hillingdon's Partners will develop environmentally sustainable principles including waste minimisation, energy

efficiency and the reduction of carbon emissions, which will underpin the decision-making processes of the Hillingdon Partners and meet the Government's 33% recycling target by 2015 (p.36). The Council by means of the agreed Joint Municipal Waste Management Strategy, is now working towards 40% and 50% recycling by 2010 and 2020.

12.40 The following objective and policies in the Core Strategy Preferred Options (February 2007) are relevant for seeking contributions for recycling and waste management:

Spatial objective S03 –To promote safe, healthy and inclusive communities and respect the needs of the Borough's diverse and multi-cultural communities.

Spatial objective S05 –To enhance the environment in Hillingdon by addressing local causes of pollution and climate change

Cross cutting theme – Social cohesion:

- Preferred Option CP5B – Infrastructure to support development

Cross cutting themes – Climate change and Environmental Management:

- Preferred Option CP9A – Sustainable waste management
- Preferred Option DC40 – Recycling

Planning obligation requirements

12.41 In the majority of development proposals, it will be possible to deal with the issue of waste disposal management on-site through design or planning conditions. Where special or additional facilities are required to meet new demands generated by a proposed development, e.g. a new shopping centre or large housing scheme, a planning obligation may be required for land and infrastructure for waste collection and management (including recycling facilities such as collection points for glass, cans, paper and textiles).

12.42 Where a need is identified and where design and planning conditions will not suffice, planning obligations will be sought to:

- secure contributions towards the provision of additional local recycling facilities and services;
- secure contributions towards major recycling facilities; and, encourage large employers to make provision for recycling facilities within their development.

12.43 Where a need is identified for new facilities there will also generally be a requirement for payment of a commuted sum towards the maintenance of the facility or service for a specified period, usually five years.

Flooding

12.44 Although existing river and flood defences protect extensive areas, they cannot be guaranteed to protect against the most extreme flooding events. In order that the risk of flooding is not increased elsewhere, it is important that development within the floodplain is controlled, and that the capacity of the available floodplain is not reduced. Having regard to the flood risk and drainage implications of a new development are imperative and the Local Planning Authority will liaise with the Environment Agency to ensure proper assessment and controls are put in place. The Agency considers a number of issues on development proposals including the risk of flooding to additional people and property, the impact of climate change, the impact on flood flow routes and flood storage capacity. While it is not possible to eliminate the risk of flooding altogether, as its causes and impacts are subject to many variables and external circumstances, many practical steps can be taken to minimise the risks and the costs of flood damage and speed up recovery times.

12.45 Applicants for planning permission in areas potentially subject to flooding should assess the risk posed by the development at the pre-application stage in accordance with PPS25 and emerging Hillingdon Strategic Flood Risk Assessment (SFRA). (It should be noted though that even in areas that are at high risk of flooding certain types of development, e.g. essential utilities infrastructure, may be allowed). Developers should consult the Environment Agency on flood risks at the site itself, on the likely effects of the proposal on flood risk to others and on whether mitigation would be likely to be both effective and acceptable. If agreement cannot be reached on the requisite works and/or provision of an appropriate contribution, the application will be refused.

Government guidance and the London Plan

12.46 Planning Policy Statement (PPS) 25 on Flood Risk aims to steer new development to areas at the lowest probability of flooding and states that "all forms of flooding and their impact on the natural and built environment are material planning considerations". PPS1: Delivering Sustainable Development sets out the Government's objectives for the planning system, and how planning should facilitate and promote sustainable patterns of development, avoiding flood risk and accommodating the impacts of climate change.

12.47 The Environment Agency's Standing Advice, (2004) including the Flood Risk Matrix provides further guidance on flooding.

12.48 The relevant London Plan policies with respect to flooding are policies 4A.12 to 4A.14.

Local policy context

12.49 The following objective and policies in the Core Strategy Preferred Options (February 2007) are relevant for seeking contributions for flooding:

Spatial objective S03 – To promote safe, healthy and inclusive communities and respect the needs of the Borough's diverse and multi-cultural communities.

Spatial objective S05 – To enhance the environment in Hillingdon by addressing local causes of pollution and climate change

Cross cutting theme – Social cohesion

- Preferred Option CP5B – Infrastructure to support development

12.50 The emerging Hillingdon Strategic Flood Risk Assessment (SFRA) identifies areas of the Borough at risk of flooding which are ranked according to their probability of flooding. It refers to considerations for different types of development seeking planning permission within these areas.

Planning obligation requirements

12.51 If having taken advice from the Environment Agency and any other relevant operating authority, flooding engineering works are required and these cannot be appropriately secured through planning conditions or other controls, a planning obligation will be sought for:

- works or contributions towards improving flood defences and mitigation works such as works to river banks, bridge / culvert widening, improving watercourse bed gradients or general widening of watercourses as appropriate
- sustainable drainage systems (SUDS) or other measures to reduce surface water run-off
- contributions towards monitoring
- commuted sums towards subsequent maintenance
- implementation of future flood alleviation schemes and making space for water. For more information please refer the emerging SFRA

12.52 Flooding must be fully assessed within a Flood Risk Assessment in any environmental assessment or statement to accompany a planning application for development with flooding implications. Even smaller schemes, which may fall outside the thresholds of the Environmental Impact Assessment Regulations, can generate impacts beyond its immediate site and may require the implementation of measures to off set those impacts.

13 Summary of Requirements

Summary of Requirements

The following table is provided as a quick reference summary of the types of planning obligations which may be sought. Reference should be made to the relevant sections in the main document for full details.

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|---|--|---|--|
| All | Major Development | Educational Facilities (Adult Education) | To contribute to Adult Education facilities and services | No formal requirement. Contact the Planning and Community Services Directorate for more information |
| All | <ul style="list-style-type: none"> • developments with estimated construction costs of over £2m and a construction period of three months or more • housing developments on sites capable of accommodating 10 or more homes • commercial developments over 3000 sq. metres | Training and Recruitment (Construction Training) | <p>Promote the employment and skilling of local people in jobs within the construction industry.</p> <p>or/and</p> <p>Where a development would not be acceptable in sustainability and planning terms due to distance travelled by construction workers to the development and failure to address social inclusion objectives arising out of inequalities in the distribution of skills.</p> | <p>An employment strategy to be submitted with the application.</p> <p>or</p> <p>Construction Training Contribution as follows: Training Costs + Co-ordinator Costs = Total Contribution</p> <p>Whereby: “Training Costs” is assumed as £2500 for every £1m worth of construction costs. Based on average cost of training, one person on an NVQ construction course at college.</p> |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|---|--|---|---|
| | | | | <p>“Co-ordinator Costs” is assumed as size of development as a % of work placement co-ordinator threshold size x total cost of work place co-ordinator. One full time post, estimated at £71,675 p.a. (based on typical salary with on-costs, admin support and promotion) would be required for commercial schemes of 7,500 square metres or residential developments of 160 units or more. The length of the post would depend on the length of period that placements would be required to the development.</p> <p>See formula box within topic area chapter for a worked example.</p> |
| All | Developments requiring a Transport Assessment | Transportation, Accessibility, Air Quality and Noise | Development with transport, accessibility, air quality or noise impacts or travel demand management issues where those impacts/issues can not be dealt with adequately as part of the application or via condition. | <p>Case by case.</p> <p>Measures may include:</p> <p>Site Specific highways works, Travel Plans (including payment of costs incurred by the Council or other third party for monitoring and implementation of Travel Plan), Car Clubs, Public Transport Improvements</p> |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|---|--|--|---|
| All | Noise Assessment determined | Transportation, Accessibility, Air Quality and Noise (Noise) | Where specific noise impact mitigation measures are identified as necessary through the noise assessment. | <ul style="list-style-type: none"> Travel Plan. Payment of costs incurred by the Council or other third party for monitoring and implementation of Travel Plan. Off-site noise barrier. Payment of costs incurred by the Council or other third party for monitoring and implementation of other noise limitation measures |
| All | Air Quality Impact Assessment determined | Transportation, Accessibility, Air Quality and Noise (Air Quality) | Where specific air quality impact mitigation measures are identified as necessary through the air quality impact assessment. | <ul style="list-style-type: none"> Travel Plan. Payment of costs incurred by the Council or other third party for monitoring and implementation of Travel Plan. Payment of costs incurred by the Council or other third party for monitoring and implementation of other on-site air quality management measures. |
| All | Generally major development, especially: <ul style="list-style-type: none"> Transport Interchanges | The Public Realm | Development impacting upon the public realm and/or creating new public spaces or/and linkages to existing public spaces | <p>Case by case</p> <p>Measures may include:</p> <ul style="list-style-type: none"> Public Art Furniture |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|---|---------------------------------|---|--|
| | <ul style="list-style-type: none"> • Canal-side development • Major industrial, commercial or residential development | | | Lighting CCTV Landscaping Access measures |
| All | Town centre development | The Public Realm (Town Centres) | Development impacting/ placing demands upon the town centre and/or creating new public spaces or/and linkages to existing public spaces | Case by case Measures may include: Public Art Furniture Lighting CCTV Landscaping Access measures |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|---|-------------------------------------|--|--|
| All | Major development | The Public Realm (Public Art) | Promote public art within Hillingdon's public realm to be provided in partnership with developers. | <p>Encourage public art to be provided in-kind on site or in the immediate vicinity of the site.</p> <p>Or</p> <p>A contribution (calculated as 0.5% of construction costs) to be applied towards public art initiatives in the area.</p> <p>Not a formal requirement</p> |
| All | <ul style="list-style-type: none"> • Major residential development • Developments which are likely to generate activity beyond 8.00pm at night. | The Public Realm (Community Safety) | Development where community safety issues are created which can't be resolved on site through design or via condition. | <p>Measures may include:</p> <ul style="list-style-type: none"> • CCTV • lighting • rerouting or closure/gating of subways and alleyways • safety improvements to existing or proposed public transport interchanges, facilities and car parks • landscaping works to improve visibility • enhanced night bus networks <p>CCTV standard charges (Sep 2006):</p> <p>The capital costs, associated project design and initial maintenance costs:</p> |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|-------------------------------|--|--|--|
| | | | | <ul style="list-style-type: none"> cost of camera and associated above ground equipment £9,000 fibre/transmission links between £6,000 and £10,000 (this is variable as it is dependent upon distance to control room) additional central equipment (includes monitors, matrix configurations) £2,000 |
| | | | | <ul style="list-style-type: none"> design and management £1,250 others (such as fees and software) up to £1,550 Up to 7 years revenue support: annual fibre rental £1,500 (generally between 10% and 17% of capital cost, dependant upon supplier), annual maintenance £900 |
| All | Any | Environmental Impacts (Biodiversity and Nature Conservation) | Impact mitigation or replacement where appropriate in accordance with Relevant LDF, Mayor of London, Government policies and guidelines, and statutory requirements, any development which would adversely affect an identified Site of Importance for | Case by case |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|--|---|---|---|
| All | Any development where a requirement for landscape provision/planting is identified as being necessary and where this cannot be adequately dealt with as part of the application or by planning condition | Environmental Impacts (Landscape and Trees) | Nature Conservation (SINC) and where required works can not be secured as part of the application or via planning condition. See topic area chapter. | Case by case |
| All | Any development where a measure to address contamination is identified as being necessary and where this cannot be adequately dealt | Environmental Impacts (Land Contamination) | See topic area chapter. Obligations are likely to specifically apply to off-site contamination issues associated with the development. | Works in-kind in order to address the issue identified on case by case basis with performance bonds (surety) to ensure implementation of obligations where appropriate. Payments for any costs to the Council and third parties (such as the Environment |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|--|----------------------------------|---|---|
| | with as part of the application or by planning condition | | | Agency), to be valued according to specific need assessed on a case by case basis. |
| All | Any | Environmental Impacts (Waste) | Any development where a requirement for waste management is identified as being necessary and where this cannot be adequately dealt with as part of the application or by planning condition | Case by case |
| All | Any | Environmental Impacts (Flooding) | Site located in an identified Area at Risk from Flooding on the Environment Agency's "Flood Map", within the emerging SFRA, or where it is considered that the impact of a proposal will result in increased flood risk downstream. To address any potential flooding impact of development. See: PPS25 Flood Risk | Works in-kind in order to address the issue identified on case by case basis. Payments for any costs to the Council and third parties (such as the Environment Agency) Measures may include: <ul style="list-style-type: none"> • works or contributions towards improving flood defences and mitigation works such as works to river banks, bridge/culvert widening, improving watercourse bed gradients or general widening of watercourses as appropriate |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|--|---------------------------------|--|---|
| Residential | Net increase of 6 or more habitable rooms in units of two or more bedrooms (generally three or more rooms) | Educational Facilities | <p>The Environment Agency's Standing Advice, (2004) including the Flood Risk Matrix</p> <p>All children of new development should have access to nursery (3-4), primary and secondary (including 16-18) education.</p> | <ul style="list-style-type: none"> sustainable drainage systems (SUDS), naturalisation of the watercourse or other measures to reduce surface water run-off contributions towards monitoring commuted sums towards subsequent maintenance <p>Formula for contributions: (Number of Dwellings x A) x B = C where: A = child yield* by dwelling type for each school sector B = build costs for each school sector. C = £ Contribution for each school sector</p> <p>Build Costs per child yield as at October 06: Primary & Nursery facilities = £10,372 Secondary facilities = £15,848 Post 16 facilities= £18,884</p> |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|---|---|---------------------------------|---|--|
| | | | | <p>*To calculate child yield refer to the topic area chapter.</p> <p>Note: Where appropriate a discounting mechanism may be applied where there may be capacity in existing schools (see topic area chapter for more details).</p> |
| Residential (may include both Classes C2, C3 and HMOs) | <p>For Class C3: Sites capable of accommodating 10 or more homes</p> <p>For Class C2: 10 or more beds</p> | Health Facilities | <p>Where there is an identified local need for health facilities as a result of a development, the Council will seek contributions for provision of health facilities (and potentially supporting services for up to an initial 3 year period).</p> | <p>Onsite facility where viable</p> <p>Or</p> <p>Contribution for a GP calculated according to the following formula:</p> <p>$C = \text{£ cost per person} \times \text{No. of new population}$</p> <p>Where:</p> <p>C = per capita contribution towards healthcare facilities</p> <p>£ cost per person = based on Gross Internal Areas and National Building Cost Allowances to calculate the cost of provision of additional floor space.</p> |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|---|---------------------------------|---|---|
| Residential | Class C3: sites capable of accommodating 10 or more homes Class C2, HMOs | Open Space and Recreation | <ul style="list-style-type: none"> • Developments which fail to meet the on-site amenity space requirements as set out in HDAS • Developments which cause the loss of recreational open space or recreational facilities and none or inadequate provision is proposed. • If the existing development has inadequate access to open space or recreational facilities • If the existing facilities are inadequate to accommodate the new development • If there are any deficiencies in of open space provision or recreational facilities, in terms | <p>No. of New population = based on occupancy rates for the new development (see topic chapter)</p> <p>At Dec 2006 the cost range per person for: GP scheme = £183.33 to £216.67</p> <p>Types of measures:</p> <ul style="list-style-type: none"> • publicly accessible open space (outdoor sports, informal recreation) • facilities for Children and Young People's Play and Informal Recreation • sports halls • swimming pools <p>Provision on-site (transfer of space/facilities provided on-site may be requested together with a commuted sum for maintenance) or where this is not viable a contribution using the following formula:</p> <p>Contribution = (Build Costs + On-costs) x ([Standard Provision per person x Occupancy of Development] - Existing Capacity)</p> |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|---|---------------------------------|--|--|
| Residential | Sites capable of accommodating 10 or more homes | Affordable Housing | <p>of quantity, quality or accessibility to the subject development and these will be exacerbated by the development.</p> <p>See chapter for relevant standards.</p> <p>50% of habitable rooms Affordable Housing. Lifetime Homes.</p> <p>Or</p> <p>Financial Viability Appraisal to demonstrate the maximum amount of affordable housing that can be generated by development of the site. The onus is on the applicant to demonstrate that levels alternative to the above requirements will achieve the objectives of the development plan. Viability appraisal together with supporting information should be discussed at a pre-application</p> | <p>See chapter for explanation of formula inputs</p> <p>Affordable Housing to be provided on-site except in exceptional circumstances specified within the affordable housing chapter.</p> <p>Formula for Off-site provision: $100 \times (a/(100-b)) - a=c$ where: a = total capacity of the application site in terms of market housing b = indicative affordable housing target as %. (This will usually be 50% but may alter as a result of any financial appraisal)</p> |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|-------------------------------|--|--|---|
| Residential | | | stage and submitted with the planning application. | <p>c = number of affordable units to be provided off-site</p> <p>Payments in-lieu to be calculated using the above formula and application of costs and revenue factors as appropriate with reference to the Affordable Housing chapter. Financial appraisal can be used to justify revision of output figure.</p> |
| | Major Development | Community Facilities (multipurpose community facility) | <p><u>The provision of an on-site community facility</u> the needs for which has arisen or exacerbated by the development. The nature of the community facility would be subject to a needs assessment to be performed by the developer.</p> <p>Or</p> <p><u>Contribution towards off-site provision</u></p> <p>If it is not possible to secure the community facility on site to then a contribution to provide or improve off-site community facility.</p> | <p>Obligations facilitating the provision and operation of on-site community facility such as management company or trust, hours of operation including payments to cover any Council or other third party costs.</p> <p>or</p> <p>Off site contributions to be valued according to specific need assessed on a case by case basis.</p> |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|----------------------|--|----------------------------------|--|--|
| Residential | <p>Sites capable of accommodating 10 or more homes</p> <p>May include HMOs</p> | Community Facilities (Libraries) | Standard requirement of 30 square metres of fit for purpose library floorspace per 1,000 population. | <p>YSQM x CIEC</p> <p>Whereby:</p> <p>YSQM (yield in square metres) = No of persons generated by the development x 30/1000 assuming 30 sq m of gross library space per £1,000 additional population.</p> <p>CIEC = construction and initial equipment cost calculated as $MBC \times 1.04 \times 1.15 \times 1.88 + MBC \times 1.04 \times 0.15$</p> <p>Whereby:</p> <p>MBC = Mean Building Cost per sq m for public library building (BCIS)</p> <p>1.04 = Regional adjutor</p> <p>1.15 = External works, car parking, landscaping, security fencing, signage (15%)</p> <p>0.15 = Design costs (15%)</p> <p>1.88 = Fitting out costs, including initial book etc stock and IT (88% of capital costs)</p> |

| Class of Development | Size/ Examples of Development | Topic Area Chapter (Subsection) | Criteria/Standards/Objectives | Summary of Planning obligation requirements |
|---|---|---|---|---|
| | <p>Sites capable of accommodating 10 or more homes</p> <p>May include HMOs</p> | <p>Community Facilities (Libraries)</p> | <p>For all residential developments on sites capable of accommodating 10 or more homes that are not subject to the above</p> | <p>£23 per person based on occupancy rates in Table 7.5 (para 7.40)</p> |
| <p>Hospitality, Hotel, Leisure related development</p> | <p>Development generating at least 50 full-time equivalent jobs in hospitality.</p> | <p>Training and Recruitment (Hotel and Leisure)</p> | <p>Where a development would not be acceptable in sustainability and planning terms due to distance travelled by workers to the development and failure to address social inclusion objectives arising out of inequalities in the distribution of skills.</p> | <p>Employment Strategy</p> <p>or</p> <p>If an employment strategy cannot be secured to the Council's satisfaction then a compensatory contribution to an appropriate training scheme as follows:</p> <p>£400 for every one in three jobs e.g. a scheme that can create 75 jobs may be required to contribute £10,000.</p> |

A Contact Details

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| | |
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Obtaining information in your language

If you would like information about Hillingdon Council's services in your own language please ask an English speaker to phone 01895 250111 on your behalf.

Albanian

Ne se kerkoni informacion ne gjuhen tuaj rreth sherbimeve qe ofron Keshilli i Hillington-it, ju lutem kerkojini dikujt qe flet anglisht te telefonoje ne emrin tuaj ne numrin 01895 250111.

Bengali

আপনি যদি হিলিংডন কাউন্সিলের সেবাসমূহের ব্যাপারে আপনার নিজের ভাষায় তথ্য পেতে চান, তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে আপনার পক্ষ থেকে 01895 250111 নম্বরে টেলিফোন করার জন্য দয়া করে অনুরোধ করুন।

Chinese

如果你想得到以你说用的语言供给有关希灵顿市议会提供服务的信息请托一名能说英语的人替你打电话提出要求，号码 01895 250111。

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਹਿਲਿੰਗਡਨ ਕਾਉਂਸਿਲ ਵਲੋਂ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ ਬਾਰੇ ਜਾਣਕਾਰੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਕਹੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵਲੋਂ ਇਸ ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੇ - 01895 250111

Somali

Haddii aad jeclaanlahayd wararka ku saabsan adeegyada Hillingdon Council in aad ku heshid Luqaddaada, fadlan waydiiso qof ku hadlo luqada af ingiriiska in u ku diro Telefoonkan 01895 250111.

Tamil

உங்கள் சொந்த மொழியில் ஹிலிங்டன் உள்ளூராட்சி மன்றத்தின் சேவைகளைப் பற்றி நீங்கள் அறிய வேண்டுமானால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுபவரை 01895 250111 தொலைபேசியில் அழைக்கச் செய்யவும்.

Urdu

اگر آپ ہلنگڈن کونسل کی خدمات کے بارے میں، اپنی زبان میں معلومات حاصل کرنا چاہتے ہیں تو براہ کرم انگریزی بولنے والے کسی فرد سے گزارش کیجئے کہ وہ آپ کی طرف سے 01895 250111 پر ٹیلیفون کریں۔

This information is also available in large print, Braille and on audio tape.