

Appendix 2 – Assessment of the options for the SPD

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
<p>1. To improve air quality to a standard that is acceptable for human and ecological health</p>	<p>Will it improve air quality?</p>	<p style="text-align: center;">+</p> <p>1) Provisions in the previous Planning Obligations SPG required contributions to air quality monitoring and modelling.</p> <p>2) There is also provision, in the Transport and Accessibility Paper, for planning obligations to address increases in congestion in areas where air quality is a concern.</p>	<p style="text-align: center;">++</p> <p>1) As transport, noise and air quality issues in the borough are often linked, an integrated approach is proposed to planning obligations to mitigate these issues. Obligations might take the form of:</p> <ul style="list-style-type: none"> - An integrated package which may address transport, accessibility, noise, pollution, safety, climate change and congestion - Access and highways works <p>2) There are also a number of robust proposals for planning obligations to address air quality impacts separate to transport generating developments.</p>	<p>1) The SPG did promote tackling congestion in areas where it is likely to contribute to air quality issues. However, air quality remains a significant sustainability issue. A more fully integrated approach is made explicit in the new SPD, recognising that transport, accessibility, noise and air quality issues in the Borough are often linked.</p> <p>2) There are also a number of robust proposals for planning obligations to address air quality impacts separate to transport generating developments. However, it is noted that one such proposal is the use of community heating. This approach may need some further clarification as biomass fuelled community heating would have the potential to affect poor local air quality (although air quality effects can be mitigated).</p> <p>Recommendation: Take account of Point 2 above.</p>

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
<p>2. To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those in decline</p>	<p>Will it maintain and enhance sites designated for their nature conservation interest?</p> <p>Will it conserve and enhance species diversity, and in particular avoid harm to protected species?</p>	<p style="text-align: center;">+</p> <p>1) The Environmental Improvements Paper of the SPG states that enhancement projects and measures will generally fall within the following:</p> <ul style="list-style-type: none"> - Landscaping and trees - Wildlife habitats, biodiversity and nature conservation - Areas of environmental opportunity. <p>Targeting obligations at identified areas of opportunity is thought to be a proactive approach.</p> <p>2) The Community Facilities Paper of the Planning Obligations SPG considers open space provision. Reference is made to</p>	<p style="text-align: center;">+</p> <p>1) In the Environmental Impacts Chapter of the Planning Obligations SPD there is good integration between the objectives of nature conservation at the site level and consideration of nature at the landscape level. Linked to this, there is also a useful consideration of how access to nature can be successfully integrated with conservation.</p> <p>2) It could be useful to better prioritise the types of obligation that could be required to ensure site level nature conservation. Species translocation is correctly identified as a last resort. However, there is no further prioritisation, and the wording could be interpreted as promoting habitat creation (which is less preferable to habitat protection, restoration or</p>	<p>1) The borough contains many designated sites of interest to nature conservation, and the new Planning Obligations SPD should be conducive with minimising direct impacts to these sites.</p> <p>Recommendation: It could be useful to further prioritise the types of obligation that could be required to ensure site level nature conservation.</p> <p>2) The protection of biodiversity in non-designated sites is included within the Hillingdon Biodiversity Action Plan (HBAP), and the value of these sites should be considered alongside those of SINCS. The SPD should go some way to promoting consideration of the biodiversity value of all land/landscapes, rather than just designated sites.</p> <p>Opportunities exist to promote biodiversity as part of new developments so that new development does not lead to a reduction in the ecological connectivity across the borough. It will be important that new development does not impact upon the existing functionality of whatever particular landscape it is part of, in terms of ecosystems and ecological connectivity.</p>

		<p>the ecological functions of open space, although this is not expanded upon.</p>	<p>enhancement in most cases).</p> <p>3) The consideration of habitat protection alongside landscape implies that an ecosystem approach is being taken to nature conservation, which is commendable. Furthermore, the ecological value of waterscapes is promoted, which will be important in the Hillingdon context.</p> <p>However, it is felt that there should be a clearer distinction made between planning obligations that will be important to secure strategic landscape character (including ecosystem functionality at the landscape scale), and more small scale 'landscaping', such as tree planting or pond creation.</p> <p>4) The open space and recreation chapter has no reference to biodiversity conservation.</p> <p>5) There is reference to</p>	<p>Recommendation: A clearer distinction should be made between planning obligations that will be important to ensure there is no significant impact to strategic landscape character (including ecosystem functionality at the landscape scale), and more small scale 'landscaping', such as tree planting or pond creation, which will not necessarily lead to targeted ecological benefit.</p> <p>3) The Open Space and Recreation Chapter makes no reference to biodiversity.</p> <p>Recommendation: It is recognised that the open space chapter was set up to primarily to address accessibility and quality impacts arising from population increase associated with development consents. However, it is felt that the biodiversity value of the open space network must also be maintained, and has the potential to be impacted as a result of new development. This is especially the case if community access to biodiversity rich open / green space is considered a part of 'biodiversity value'. A suitable level of access to biodiversity rich open / green space per head of population must be maintained.</p> <p>The current discussion surrounding the quality of open space could be expanded to also discuss biodiversity. This linkage could also be made clear in the Public Realm Chapter with regard to urban open space</p>
--	--	--	---	---

		<p>protecting species of conservation importance, which may be an important objective for some planning obligations, which seek to address direct impacts on an important species. However, in most circumstances planning obligations should be targeted at the habitat or ecosystem level.</p>	<p>and waterways. The SPD could consider the role of Planning Obligations in contributing to the strategic vision set out in the North London River Restoration Plan.</p>
--	--	--	---

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
<p>3. To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community</p>	<p>Will it reduce the amount of derelict, degraded and underused land?</p> <p>Will it protect and enhance sites, features and areas of archaeological and cultural value?</p>	<p style="text-align: center;">+</p> <p>1) Where land contamination objectives cannot be met by condition, the SPG promotes dealing with contamination (thus making the site suitable for new use) by way of planning obligations.</p> <p>2) The existing Planning Obligations SPG does not address specifically archaeology, conservation and listed buildings, being considered to be adequately covered under their own processes.</p>	<p style="text-align: center;">+</p> <p>1) Where land contamination objectives cannot be met by condition, the SPD promotes dealing with contamination (thus making the site suitable for new use) by way of planning obligations.</p> <p>2) The Public Realm chapter has a focus on contributions to promote landscape, accessibility and community safety projects on public spaces surrounding waterways.</p> <p>3) The new Planning Obligations SPD does not address specifically archaeology, conservation and listed buildings, being considered to be adequately covered under their own processes.</p>	<p>1) The new planning obligations SPD does not specifically address archaeology, conservation and listed buildings, these important topics being considered to be adequately covered separate processes.</p> <p>2) The Public Realm chapter has a focus on contributions related to landscape, accessibility and community safety projects on public spaces surrounding waterways. This is a proactive approach to the promotion of community interest in the history of the borough.</p> <p>Recommendation: No proposed changes</p>

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
<p>4. To avoid the adverse effects of activities and development on the natural functions of soil and water systems</p>	<p>Will it reduce water consumption?</p> <p>Will it improve the quality of water?</p> <p>Will it minimise the loss of soils to development?</p>	<p style="text-align: center;">+</p> <p>1) Making provision for SuDS to be provided as part of developments that might increase flood risk will also have the potential to reduce polluted surface water run-off reaching the river network.</p>	<p style="text-align: center;">+</p> <p>1) Making provision for SuDS to be provided as part of developments that might increase flood risk will also have the potential to reduce polluted surface water run-off reaching the river network.</p>	<p>1) The SPD makes provision for SuDS to be provided as part of developments that might increase flood risk. Well designed SuDS will also have the potential to reduce the amount of polluted surface water run-off reaching the river network.</p> <p>Recommendation: It could be stated that water quality can also be addressed through the use of SuDS.</p>

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
<p>5. To reduce contributions towards, and vulnerability to, the effects of climate change</p>	<p>Will the policy result in a decrease in green house gases?</p> <p>Will it lead to an increased proportion of energy needs being met by renewable sources?</p> <p>Will it reduce emissions of ozone depleting substances?</p>	<p style="text-align: center;">+</p> <p>1) It is felt that that planning obligations will promote a shift towards increased use of public transport and so will have an indirect positive effect on climate change mitigation.</p> <p>2) The potential for planning obligations to be used to increase the proportion of energy needs being met by renewable sources is not addressed.</p>	<p style="text-align: center;">+</p> <p>1) It is felt that that planning obligations will promote a shift towards increased use of public transport and so will have an indirect positive effect on climate change mitigation.</p> <p>2) The potential for planning obligations to be used to increase the proportion of energy needs being met by renewable sources is not addressed.</p>	<p>1) It is felt that that planning obligations will promote a shift towards increased use of public transport and so will have an indirect positive effect on climate change mitigation.</p> <p>2) The potential for planning obligations to be used to increase the proportion of energy needs being met by renewable sources is not addressed.</p> <p>It is recognised that Core Policy 9 of the emerging Core Strategy promotes an approach to responding to climate change whereby specific requirements for onsite renewable energy generation as part of development will be required as a planning condition. In some cases development will not be able to meet onsite renewable requirements, in which case there could be the possibility for a planning obligation to ensure that investment is then made in another local renewable energy scheme. However, we recognise that this may not be easy to implement and currently there is little precedent for such an approach.</p> <p>Recommendation: The Council may wish to comment further on Point 2 above.</p>

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
6. To minimise the hazard risk from flooding in Hillingdon	<p>Will it minimise the risk of flooding?</p> <p>Will it reduce threats to floodplains?</p> <p>Will development increase the amount of impermeable surfaces?</p>	<p style="text-align: center;">+</p> <p>1) The Planning Obligations SPG identifies that developers, through planning obligations may be required to contribute to construction and maintenance costs of flood defence and mitigation work where relevant.</p> <p>2) The Environmental Improvements Chapter promotes protection and enhancement of the ecological value of waterscapes. This wording implies a proactive approach to the management of floodplains to maintain a good degree of natural functioning.</p>	<p style="text-align: center;">+</p> <p>1) The Planning Obligations SPD identifies the same measures that may be required from developers as planning obligations.</p> <p>2) The new SPD omits a requirement for developers to contribute to construction and future maintenance costs of flood defense and mitigation works where it might be necessary to address cumulative flood risk.</p> <p>3) The Environmental Impacts Chapter promotes protection and enhancement of the ecological value of waterscapes. This wording implies a proactive approach to the management of floodplains to maintain a good degree of natural functioning.</p>	<p>1) It will be important that the cumulative increase in flood risk as a result of developments is taken account of. Planning obligations could be used to address increased cumulative flood risk.</p> <p>Recommendation: Address the Point 1 above.</p> <p>2) The Environmental Impacts Chapter promotes protection and enhancement of the ecological value of waterscapes. This wording implies a proactive approach to the management of floodplains to maintain a good degree of natural functioning.</p>

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
7. To ensure efficient use of non renewable resources and minimise the production of waste	<p>Will it reduce consumption of materials and resources?</p> <p>Will it reduce household waste?</p> <p>Will it increase waste recovery and recycling?</p>	<p style="text-align: center;">+</p> <p>1) The Planning Obligations SPG states that planning obligations may be required for major developments to provide waste infrastructure.</p> <p>2) The SPG also makes provision for developers of residential sites to contribute to the additional costs of providing kerbside recycling and local recycling banks.</p>	<p style="text-align: center;">+</p> <p>1) The Planning Obligations SPD repeats much of what is promoted by the old SPG, however, it does not make reference to contributions to kerbside collection by residential developers.</p> <p>2) The Public Realm Chapter promotes litter management and recycling, although this is not expanded upon.</p>	<p>1) The SPD repeats much of what is promoted by the old SPG in terms of waste management and recycling.</p> <p>Recommendation: No proposed changes</p>

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
<p>8. To encourage efficient use of available land that will not foreclose on future options</p>	<p>Will it encourage the use of previously developed land?</p>	<p style="text-align: center;">+</p> <p>1) Where land contamination objectives cannot be met by condition, the SPG promotes dealing with contamination (thus making the site suitable for new use) by way of planning obligations.</p> <p>2) The SPG does not address planning obligations related to sand and gravel extraction.</p>	<p style="text-align: center;">+</p> <p>1) Where land contamination objectives cannot be met by condition, the SPD promotes dealing with contamination (thus making the site suitable for new use) by way of planning obligations.</p> <p>2) The SPD does not address planning obligations related to sand and gravel extraction.</p>	<p>1) The Planning Obligations SPD will not directly promote development on previously developed land. However, it does make provisions for reducing the amount of contaminated land, which should bring more previously developed land into use. It is not clear whether this will have a significant effect, as the precise amount of contaminated land in the borough is not known.</p> <p>2) Hillingdon contains deposits of sand and gravel, which will continue to be extracted from sites in the south of the borough in particular. Sand and gravel extraction can result in significant local sustainability impacts, although it is recognised that these should, in most cases, be addressed through planning conditions.</p> <p>Recommendation: No proposed up changes</p>

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
<p>9. To create a variety of high quality residential environments that provide everybody with the opportunity to live in a decent home</p>	<p>Will it increase the range and affordability of housing for all social groups?</p> <p>Will it reduce the number of unfit homes?</p> <p>Will it reduce homelessness?</p>	<p style="text-align: center;">+</p> <p>1) Changes within the new London Plan (2008) set a 10 unit minimum threshold (in terms of site capacity), above which development qualifies for planning obligations for affordable housing.</p>	<p style="text-align: center;">++</p> <p>1) The Affordable Housing Chapter of this SPD has been designed to allow successful implementation of affordable housing policy set out in the London Plan (2008), i.e. it is through planning obligations and/or conditions that the Council will secure affordable housing from private development.</p> <p>The Planning Obligations SPD performs several other roles:</p> <ul style="list-style-type: none"> - It gives detailed guidance on the acceptability and implementation of off-site provision and 'payments in lieu'. One form of payment in lieu that is specifically promoted is the contribution of money to the Council's 'First Time Buyer's Initiative' in place of contributing payment in kind for intermediate housing. - It gives further detail on the types of development that will be required to provide affordable housing, in order to ensure that 	<p>1) Together, the London Plan (2008) and the Planning Obligations SPD should ensure that ambitious affordable housing objectives are achieved in the borough. Policy in the Planning Obligations SPD will ensure that contributions are well targeted so that benefits in terms of this SA Objective are maximised. For example, in circumstances where payment in lieu is deemed to be acceptable in place of the provision of on-site intermediate housing the SPD promotes contributions to be directed towards the Council's 'First Time Buyers Initiative'. This is an example of a structured, strategic approach that should ensure contributions are well utilised.</p> <p>Recommendation: No proposed changes</p>

			<p>there are no loopholes in policy.</p> <ul style="list-style-type: none">- Planning Obligations will be used to ensure all affordable housing remains affordable in perpetuity to meet housing need. <p>2) The affordable housing section of the Planning Obligations SPD does not address further the quality of affordable housing as it is more focussed on clarifying issues of implementation.</p>	
--	--	--	---	--

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
10. To provide environments that promote healthy and safe living and reduce anti social behaviour	<p>Will it promote safer environments?</p> <p>Will it reduce illness and death rates?</p> <p>Will it reduce actual levels of crime?</p> <p>Will it reduce noise levels and concerns?</p>	<p style="text-align: center;">+</p> <p>1) The SPG promotes an integrated approach to community safety, recognising that 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. There is an important link made to good design objectives.</p> <p>2) The Educational Facilities paper promotes contributions to security and safety measures to minimise vandalism and deter</p>	<p style="text-align: center;">++</p> <p>1) The Community Safety Section of the Public Realm Chapter in the new SPD promotes an almost identical approach to community safety as the previous SPG. However, reference to seeking contributions for community initiatives linked to crime prevention e.g. youth projects, has been removed.</p> <p>2) The Education Chapter does not promote contributions to security and safety measures.</p> <p>3) The Public Realm Chapter has a focus on contributions to promote landscape, accessibility and community safety projects on public spaces surrounding waterways.</p> <p>4) The Planning Obligations SPD includes a chapter devoted to provision of health facilities. It</p>	<p>1) Safety in the borough is addressed in a number of ways. The Community Safety Section of the Public Realm Chapter in the new SPD promotes an almost identical approach to community safety as the previous SPG. However, reference to seeking contributions for community initiatives linked to crime prevention e.g. youth projects, has been removed. It is recognised that it will be difficult for such contributions to community initiatives to be identified as material planning considerations, and hence might not be suitably addressed through the use of planning obligations.</p> <p>Following consultation, the SPD now promotes ‘Policing Facilities’, with contributions or on-site provision to be negotiated on a case by case basis on very large residential,</p>

		<p>crime generally.</p> <p>3) A separate Health Facilities Paper was adopted in December 2004. It includes a detailed formula for calculating contributions that should be made to health facilities.</p> <p>4) The Town Centres Paper of the old SPG promotes contributions aimed at addressing crime prevention and safety in town centre e.g. CCTV.</p> <p>5) The SPG promotes a long list of specific measures, particularly mitigation measures, to offset the impact of a development on noise.</p>	<p>states that accessible health facilities are one of the key supporting infrastructure requirements for new and existing communities.</p> <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 facilities. The SPD is detailed and prescriptive in its consideration of what developments qualify for healthcare contributions. It also adds detail regarding the form that planning obligations should take. The SPD makes provision for use of the 'HUDU' model as a sophisticated tool for calculating the level of investment in healthcare that is required as a result of a development.</p> <p>5) The Public Realm Chapter promotes measures aimed at crime prevention and safety e.g. CCTV.</p> <p>6) The SPD promotes integrated packages which address</p>	<p>mixed-use or town centre expansion developments that generate a significant increase in strain on policing and where community safety issues can not be adequately addressed through design ('designing out crime') or other impact mitigation measures (such as contributions towards lighting and/or CCTV).</p> <p>Recommendation: No proposed changes.</p> <p>2) The new SPD has a proactive focus on contributions to promote landscape, accessibility and community safety projects on public spaces surrounding waterways. Furthermore, there is a detailed consideration of when and where contributions towards CCTV should be promoted.</p> <p>3) Both the old SPG and the new SPD promote integration with the Noise SPD, which sets out requirements to be considered in the assessment of noise. Both the SPG and the SPD propose to use conditions</p>
--	--	---	---	---

			<p>transport, accessibility, noise, pollution control, safety, climate change and congestion.</p> <p>The SPD also promotes specific measures such as:</p> <ul style="list-style-type: none"> - Measures to reduce noise at source - Mitigation measures such as noise barriers- off-site landscaped buffers - Road and other surfaces incorporating provision of quieter surfaces - Noise management plans <p>7) Following consultation, the SPD now promotes 'Policing Facilities', with contributions or on-site provision to be negotiated on a case by case basis on very large residential, mixed-use or town centre expansion developments that generate a significant increase in strain on policing and where community safety issues can not be adequately addressed through design ('designing out crime') or other impact mitigation measures (such as contributions</p>	<p>and obligations to control noise where adequate separation cannot be achieved through strategic land use planning. Measures promoted in the new SPD are similar to those promoted in the old SPG. However, the new SPD more explicitly promotes integrated packages which address transport, accessibility, noise, pollution control, safety, climate change and congestion. It is felt that this is a proactive approach.</p> <p>4) The Planning Obligations SPD includes a Chapter devoted to provision of health facilities. It states that accessible health facilities are one of the key supporting infrastructure requirements for new and existing communities.</p> <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 facilities. The SPD is detailed and prescriptive in its consideration of what developments qualify for</p>
--	--	--	---	---

			towards lighting and/or CCTV).	healthcare contributions. It also adds detail regarding the form that planning obligations should take. It also adds detail regarding the form that planning obligations should take. The SPD makes provision for use of the 'HUDU' model as a sophisticated tool for calculating the level of investment in healthcare that is required as a result of a development.
--	--	--	--------------------------------	--

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
11. To improve the ready access to essential services and facilities for all residents	Will it improve accessibility to key local services?	+	+	<p>1) The SPD promotes integrated packages that address accessibility of new development (to services/facilities) alongside noise, pollution control and safety, climate change issues and congestion.</p> <p>2) The SPD separately promotes providing and maintaining community facilities at a local level in convenient locations so as to make them more accessible to users and reduce travel distances. For example, the SPD takes on board the London Plan's recommendation that town centres are appropriate locations for healthcare facilities.</p> <p>Accessibility to existing local services and facilities is a key determinant in the assessment of whether direct provision or a contribution towards local provision is required from</p>
	Will it improve investment in key community services?	<p>1) The Town Centre Paper of the old SPG promotes:</p> <ul style="list-style-type: none"> - Improved public transport- Accessibility measures - Facilities e.g. toilets - Car parking improvements 	<p>1) The SPD promotes integrated packages which address accessibility of new development (to services/facilities) alongside noise, pollution control and safety, climate change issues and congestion.</p> <p>Transport and accessibility will be jointly addressed through the requirement to provide contributions to Travel Plans, highways improvements or improved public transport and infrastructure, cycleways and pedestrian walkways</p>	
	Will it make access easier for those without a car?	<p>This provision should be conducive with improved accessibility to key local services.</p>	<p>2) The SPD separately promotes providing and maintaining community facilities at a local level in convenient locations so as to make them more accessible to users and reduce travel distances. For example, the SPD takes on board the London Plan's recommendation that town centres are appropriate locations for healthcare facilities. Accessibility to existing local services and facilities is a key determinant in the assessment of whether direct provision or a contribution towards local provision is required from new development</p>	
	Will it improve access for those with disabilities?	<p>2) The Planning Obligations SPG considers the provision of the following community facilities:</p> <ul style="list-style-type: none"> - Open spaces - Health and social services - Recreation, leisure and cultural facilities - Community centres, youth centres, halls and places of worship. 	<p>3) The Community Facilities Chapter of the Planning Obligations SPD considers the provision of the following community facilities:</p>	

		<p>Recreation, leisure and cultural facilities refers to leisure and sports facilities</p> <p>3) The Town Centre Paper of the old SPG promotes contributions that will lead to improved public transport in Town Centres.</p> <p>4) The Affordable Homes SPD, adopted in May 2006, promotes the Lifetime Homes Standard, as well as ensuring that 10% of affordable homes are wheelchair accessible.</p>	<ul style="list-style-type: none"> - Libraries - Multipurpose community facilities - Childcare facilities - Cultural facilities <p>Open space and recreational facilities are covered in a separate chapter in the new SPD.</p> <p>4) The SPD promotes integrated packages which address accessibility of new development (to services/facilities) alongside noise, pollution control and safety, climate change issues and congestion.</p> <p>5) Public transport infrastructure, cycle and pedestrian way improvements may be required as planning obligations. The SPD describes how pedestrian facilities can be taken to refer also to disabled access.</p> <p>6) The SPD states that contributions may be required where existing premises are inadequate to cope with additional users e.g. poor access for people with disabilities</p>	<p>new development.</p> <p>3) The Community Facilities Chapter of the Planning Obligations SPD considers the provision of the following community facilities:</p> <ul style="list-style-type: none"> - Libraries - Multipurpose community facilities - Childcare facilities - Cultural facilities <p>Open space and recreational facilities are covered in a separate chapter in the new SPD.</p> <p>Recommendation: No proposed changes</p>
--	--	--	---	---

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
12. To promote methods to reduce dependence on private transport and manage the effects of traffic on the environment	<p>Will it help reduce traffic volumes?</p> <p>Will it provide mixed-use development?</p> <p>Will it provide enhanced public transport?</p> <p>Will it reduce the length of trips?</p> <p>Will it increase the proportion of journeys using modes other than the car?</p>	<p style="text-align: center;">+</p> <p>1) The Planning Obligations SPG outlines that new development would be expected to alleviate any impact likely to arise as a result of proposals. However, it is not clear that, where this principle is invoked, it will lead to reductions in traffic.</p> <p>2) The SPG promotes securing public transport infrastructure and services for major development through planning obligations. It is proposed that public transport measures be brought about in combination, along with some restraint on car use.</p> <p>3) The Planning Obligation SPG recognises that there</p>	<p style="text-align: center;">+</p> <p>1) The Planning Obligations SPD outlines that new development would be expected to alleviate any impact likely to arise as a result of proposals. However, it is not clear that, where this principle is invoked, it will lead to reductions in traffic.</p> <p>2) Transport and accessibility will be jointly addressed through the requirement to provide contributions to Travel Plans, highways improvements or improved public transport and infrastructure, cycleways and pedestrian walkways.</p> <p>3) The consultation draft of the SPD promoted a 30 unit minimum qualifying threshold for residential travel planning. However, subsequent to consultation, TfL Guidance for Travel Planning (March 2008) was adopted, and changes have been made to the plan to account for the recommendations set out in this document. In particular, the minimum qualifying threshold has</p>	<p>1) The Planning Obligations SPD promotes transport and accessibility to be jointly addressed through the requirement to provide contributions to Travel Plans, highways improvements or improved public transport and infrastructure, cycleways and pedestrian walkways. It is felt that this degree of integration is a proactive approach. However, the Planning Obligation SPG recognises that there are important links between land use planning and transport policies, and that planning obligations can contribute to strengthening this link. This link is not explicitly made in the transport section of the new SPD.</p> <p>In general, however, this Planning Obligations SPD should be conducive with promoting sustainable transport in the borough, rather than contributing to expansion of road capacity as a reaction to new development.</p> <p>Recommendation: Address point 1 above.</p> <p>2) The consultation draft of the SPD</p>

		<p>are important links between land use planning and transport policies, and that planning obligations can contribute to strengthening this link.</p> <p>4) Where a development is likely to lead to increased car use there is provision for this effect to be alleviated through means other than increased capacity on the road network e.g.</p> <ul style="list-style-type: none"> - Traffic management measures - Public transport accessibility - Design for improved walking a cycling access <p>This principle will be important in creating alternatives to the car, which will be important in lessening dependency on cars.</p>	<p>been increased to 80 residential units minimum</p> <p>4) The Planning Obligations SPD promotes transport and accessibility to be jointly addressed through the requirement to provide contributions to Travel Plans, highways improvements or improved public transport and infrastructure, cycleways and pedestrian walkways. However, it is not clear that accessibility in this sense can be taken to mean promoting the location of services and facilities close to residential areas so as to reduce trip lengths.</p> <p>5) Where a development is likely to lead to increased car use there is provision for this effect to be alleviated through means other than increased capacity on the road network e.g.</p> <ul style="list-style-type: none"> - Traffic management measures - Public transport accessibility - Design for improved walking a cycling access <p>This principle will be important in creating alternatives to the car, which will be important in lessening dependency on cars.</p>	<p>promoted a 30 unit minimum qualifying threshold for residential travel planning. However, subsequent to consultation, TfL Guidance for Travel Planning (March 2008) was adopted, and changes have been made to the plan to account for the recommendations set out in this document. In particular, the minimum qualifying threshold has been increased to 80 residential units minimum</p>
--	--	---	---	--

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
<p>13.To provide residents of all ages with the option to access education and skills based enhancement</p>	<p>Will it improve the qualifications and skills of young people?</p> <p>Will it improve the qualifications and skills of adults?</p>	<p style="text-align: center;">+</p> <p>1) The Educational Facilities Paper in the Planning Obligations SPG sets out in detail the contributions for education required as a result of new development.</p> <p>2) The Educational Facilities paper in the Planning Obligations SPG does not refer to adult education.</p> <p>3) The Economic Development, Training and Employment paper of the old SPG states the intension that most planning applications for significant employment generating development should contribute to meeting this need. It also considers the contribution that should be made by Small and Medium Sized businesses</p> <p>Any funding secured will be used either to build upon existing initiatives to tackle unemployment and improve</p>	<p style="text-align: center;">++</p> <p>1) The increased detail contained in the new SPD, should ensure that implementation of education related planning obligations is more effective.</p> <p>2) Contribution to adult education is encouraged, but not promoted as a planning obligation in the Education Chapter.</p> <p>3) The Training and Recruitment Section of the Training and Employment Chapter states the intension that most planning applications for significant employment generating development should contribute to meeting training and recruitment need.</p> <p>However, where as the previous Planning obligations SPG considers (though sets no definite requirements for) planning obligations required</p>	<p>1) The new planning Obligations SPD should result in significant improvements to the way that planning obligations contribute to education in the borough. Although many of the principles and proposals are the same as those included in the previous SPG, the new SPD includes greater detail regarding implementation.</p> <p>2) The new SPD retains a similar focus on ensuring beneficial training and recruitment to that in the previous SPG. Training will be targeted so that it is most effective, bearing in mind the current levels of skills amongst Hillingdon residents. Improved training opportunities should also be supported by requirements for contributions for childcare provision, which can assist carers' access to jobs, training and other facilities.</p> <p>3) The Planning Obligations SPD does not include any consideration of what level of contribution might be required from smaller businesses.</p> <p>Recommendation: Address Point 3 above.</p>

		<p>skills or those tailored to suit the particular needs of companies moving to the Borough or the needs of specific areas or sectors.</p> <p>In particular the SPG focuses on contributions for:</p> <ul style="list-style-type: none"> - Construction training - Hotel/leisure industry training - Small unit provision 	<p>from Small and Medium Sized businesses, this is omitted from the text of the new SPD.</p> <p>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.</p> <p>Specifically, funding will be required to provide:</p> <ul style="list-style-type: none"> - Employment Strategies, which will ensure the recruitment, training and employment of local people who are unemployed or who don't have the necessary skills to ensure longer term employment. - Financial contributions to training schemes where an employment strategy would not be sufficient to meet requirements <p>4) The SPD states that the Local Authority will encourage childcare as provision can assist carers' access to jobs, training and other facilities.</p>	
--	--	--	--	--

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
14.To encourage built environments of high quality urban design that assists in enhancing areas amenity value and promote community sense of place	<p>Will it create places and spaces that will enhance community ownership?</p> <p>Will it improve the visual amenity of the area?</p>	<p style="text-align: center;">+</p> <p>1) The proposals in the Town Centre and Community Facilities Papers of the Planning Obligations SPG should lead to an enhanced sense of community ownership amongst Hillingdon’s residents.</p> <p>2) The Town Centres Paper in the old SPG makes provision for contributions towards</p> <ul style="list-style-type: none"> - Landscaping/open space- Street furniture and lighting - litter management. <p>This provision should be conducive with improved visual amenity in town centres.</p>	<p style="text-align: center;">++</p> <p>1) The SPD states the council’s commitment to promoting improvements to the public realm to make it more attractive, accessible, safe, diverse and sustainable. The public realm is defined as including the streetscape, footpaths and other public spaces that are publicly accessible. However, the Public Realm Chapter refers more specifically to town centres, public art and community safety. Increased access to the public realm in town centre, in particular, should be conducive with enhanced community ownership.</p> <p>2) The Public Realm chapter has a focus on contributions to promote landscape, accessibility and community safety projects on public spaces surrounding waterways. Well maintained waterways in Hillingdon have the potential to</p>	<p>1) The SPD states the council’s commitment to ensuring that contributions to the public realm are conducive with making it more attractive, accessible, safe, diverse and sustainable. The public realm is defined as including the streetscape, footpaths and other public spaces that are publicly accessible. Increased access to the public realm in town centres, in particular, should be conducive with enhanced sense of place in the borough.</p> <p>2) There is also recognition in the SPD of the importance of waterscapes. Well managed and maintained canals and rivers have the potential to be valuable community features in Hillingdon.</p> <p>3) The new SPD includes measures that should ensure that there is an adequate quantity of open space, as well as addressing the quality and accessibility of open space and recreational facilities. This is viewed as being a sustainable approach. This should be conducive with ensuring that open spaces and recreational facilities are places are</p>

		<p>be a focus for community pride in Hillingdon.</p> <p>3) The Community Facilities Chapter has a specific focus on the adequate and local provision of multi-purpose community halls. Facilities such as these (as well as high quality open space) have the potential to bring communities together and foster sense of place.</p> <p>4) The new SPD benefits from explicitly promoting contributions that enhance the quality and accessibility of open space and recreational facilities, as well as the quantity of open space. This should be conducive with ensuring that open spaces and recreational facilities are places are well used and contribute positively to sense of place.5) The Authority will look to developers of major sites including those identified in DPD documents (Site Allocations DPD, Southern Hillingdon AAP) to agree to contribute to Public Art initiatives such as those identified in the Council's Public Art Strategy</p>	<p>well used and contribute positively to sense of place.</p> <p>Recommendation: No proposed changes</p>
--	--	--	---

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
<p>15.To promote growth in the economy whilst improving its environmental and social performance</p>	<p>Will it encourage good employee relations and management practices?</p> <p>Will it promote growth?</p>	<p style="text-align: center;">+</p> <p>1) The Economic Development, Training and Employment Paper of the old SPG sets out the circumstances in which planning obligations will be required in respect of economic development. It is intended that it will be applied to most planning applications for significant employment generating development.</p> <p>2) There is also some provision for requiring contributions from Small and Medium Size businesses. However, this requirement is not expanded upon. It is expected that this will rarely be employed, and therefore the establishment and growth of SMEs will not be adversely affected.</p>	<p style="text-align: center;">+</p> <p>1) It is not felt that any of the planning obligations will necessarily hinder economic growth in the borough.</p>	<p>1) It is not felt that any of the planning obligations are likely to hinder economic growth in the borough.</p> <p>Recommendation: No proposed changes</p>

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
16.To enhance the image of the borough as a location for new business	<p>Will it attract new investment to the borough?</p> <p>Will it attract skilled workers to the area?</p>	<p style="text-align: center;">+</p> <p>1) The Town Centre Paper of the Planning Obligations SPG includes a range of measures which should enhance town centres, therefore also enhancing the image of Hillingdon as a attractive area for investment.</p> <p>2) There is provision for training opportunities to be tailored to suit the particular needs of companies moving to the borough or the needs of specific areas or sectors.</p>	<p style="text-align: center;">+</p> <p>1) The Public Realm Chapter outlines the circumstances in which planning obligations will be sought to help ensure the integration of development into the public realm. This will be important for the sustainable integration of new business into the area in a way that does not impact upon image. Without this strategic consideration of the public realm there would be potential for cumulative impacts.</p> <p>2) There is provision for training opportunities to be tailored to suit the particular needs of companies moving to the borough or the needs of specific areas or sectors.</p>	<p>1) In general it is felt that there is provision for targeting planning obligations in town centres in such a way that the image of the borough as a place for business will be enhanced as a secondary effect.</p> <p>2) There is provision for training opportunities to be tailored to suit the particular needs of companies moving to the borough or the needs of specific areas or sectors. This should mean that there is potential for planning obligations to contribute to attracting skilled workers to borough. However, it is also stated that training will be focused on the unemployed and socially excluded which is a sustainable approach.</p> <p>Recommendation: No proposed changes</p>

SA Objective	Supplementary Question(s)	Alternative 1 – Business as Usual	Alternative 2 – Planning Obligations SPD	Comments and Recommendations
<p>17. To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas</p>	<p>Will it encourage new and innovative business? Will it diversify the employment market?</p>	<p style="text-align: center;">+</p> <p>1) The existing SPG aims to facilitate the provision of a range of small business premises.</p>	<p style="text-align: center;">0</p> <p>1) The new SPD does not consider the provision of small business units through planning contributions.</p> <p>However, it is recognised that this omission may be justified by the focus of Core Policy 13 of the emerging Core Strategy on promoting small and new enterprises. Furthermore, it is recognised that provision of small-scale employment premises might not be considered a reasonable planning obligation.</p>	<p>1) In order to provide a mix of business and job opportunities it is important to maintain business units for a variety of employment generating uses. Market forces may result in a decline in the number of thriving small businesses, and therefore the local economy can become less diverse. The new SPD has removed reference to promoting small business units through planning obligations.</p> <p>Recommendation: Consider planning obligations to provide premises suitable for small businesses.</p>

Glossary

Alternative	See 'options'.
Area Action Plan (AAP)	A type of Development Plan Document focusing on implementation, providing an important mechanism for ensuring development of an appropriate scale, mix and quality for key areas of opportunity, change or conservation.
Adoption statement	<p>A statement prepared by the Local Planning Authority notifying the public that the Development Plan Document or Supplementary Planning Document has been adopted. This is required by Regulation 36 for Development Plan Documents and Regulation 19 for Supplementary Planning Document in the Town and Country Planning (Local Development) (England) Regulations 2004.</p> <p>A statement on the main issues raised during the consultation on the sustainability appraisal and how these were taken into account in the development of the Development Plan Documents or Supplementary Planning Documents as required by the Strategic Environmental Assessment Directive, is recommended to be included in the Adoption Statement.</p>
Annual Monitoring Report (AMR)	Assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved.
Consultation Body	An authority which because of its environmental responsibilities is likely to be concerned by the effects of implementing plans and programmes and must be consulted under the SEA Directive. The Consultation Bodies in England are English Heritage, Natural England and the Environment Agency.
Consultation Statement	A statement prepared by a Local Planning Authority for a Supplementary Planning Document under regulation 17 (1) of the Town and Country Planning (Local Development) (England) Regulations 2004.
Core Strategy	Should set out the key elements of the planning framework for the area. It should comprise: a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and

implementation framework with clear objectives for achieving delivery.

Development Plan Documents (DPD)	A type of Local Development Document. DPDs include the Core Strategy, site-specific allocations of land and Area Action Plans (where needed).
Environmental Impact Assessment (EIA)	A generic term used to describe environmental assessment as applied to projects. In this guide 'EIA' is used to refer to the type of assessment required under the European Directive 337/85/EEC.
Indicator	A measure of variables over time, often used to measure achievement of objectives.
Output indicator	An indicator that measures the direct output of the plan or programme. These indicators measure progress in achieving a plan objective, targets and policies.
Significant effects indicator	An indicator that measures the significant effects of the plan.
Contextual indicator	An indicator used in monitoring that measures changes in the context within which a plan is being implemented.
Local Development Document (LDD)	There are two types of Local Development Document: Development Plan Documents and Supplementary Planning Documents.
Local Development Framework (LDF)	Sets out, in the form of a 'portfolio', the Local Development Documents which collectively deliver the spatial planning strategy for the area in question. The LDF also includes the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.
Local Development Scheme (LDS)	Sets out the local authority's programme for preparing the Local Development Documents.
Local Development Regulations	Town and Country Planning (Local Development) (England) Regulations 2004. Town and Country Planning (Transitional Arrangements) (England) Regulations 2004.
Mitigation	Used to refer to measures to avoid, reduce or offset significant adverse effects on the environment.

Objective	A statement of what is intended, specifying the desired direction of change in trends.
Option	The range of rational choices open to plan-makers for delivering the plan objectives. 'Option' is taken to be synonymous with 'alternative' in the SEA Directive.
Plan	For the purposes of the SEA Directive this is used to refer to all of the documents to which this guidance applies, including Regional Spatial Strategy revisions and Development Plan Documents. Supplementary Planning Documents are not part of the statutory Development Plan but are required to have a sustainability appraisal.
PPS11	Planning Policy Statement 11: Regional Spatial Strategies
PPS12	Planning Policy Statement 12: Local Development Frameworks
Pre-submission consultation statement	A statement prepared by a Local Planning Authority for a Development Plan Document pursuant to regulation 28(1)(c) of the Town and Country Planning (Local Development) (England) Regulations 2004.
Scoping	The process of deciding the scope and level of detail of a Sustainability Appraisal.
Screening	The process of deciding whether a document requires a SA.
SEA Directive	European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment
SEA Regulations	The Environmental Assessment of Plans and Programmes Regulations 2004 (which transposed the SEA Directive into law).
Statement of Community Involvement (SCI)	A statement setting out the consultation procedures for a Local Planning Authority. Explains to stakeholders and the community how and when they will be involved in the preparation of the Local Development Framework, and the steps that will be taken to facilitate this involvement.

Strategic Environmental Assessment (SEA)	Generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. In the UK, SEA is increasingly used to refer to an environmental assessment in compliance with the 'SEA Directive'.
Supplementary Planning Document (SPD)	A type of Local Development Document. Supplementary Planning Documents are intended to elaborate on DPD policies and proposals but do not have their statutory status.
Sustainability Appraisal (SA)	Generic term used to describe a form of assessment which considers the economic, social and environmental effects of an initiative. SA, as applied to Local Development Documents, incorporates the requirements of the SEA Directive.
Sustainability issues	The full cross-section of sustainability issues, including social, environmental and economic factors.

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 dikuajt 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.