



## Executive summary

Planning obligations, also known as Section 106 agreements, are legal contracts between local planning authorities and property developers that are drafted as part of the process of an applicant obtaining planning permission. Section 106 agreements are a means of ensuring that developers contribute financially to the cost of providing the infrastructure and public services that are needed as a result of their development activity.

The purpose of this document is to provide advice and information to the public and to developers about the levels of Section 106 contributions that Barnet Council will require. Section 106 financial contributions will be required from every qualifying development project of whatever size as appropriate.

This supplementary planning document (SPD) has been prepared to supplement the policies and proposals of the London Borough of Barnet's *Unitary Development Plan*, adopted in 2006, and the Mayor of London's *London Plan* (2004), which together form the development plan for the area.

This document elaborates upon the following *Unitary Development Plan* policies:

- Policy CS2 – Community and Religious Facilities – Planning Obligations
- Policy IMP1 – Priorities for Planning Obligations.

The document covers the issues specifically relating to the provision by the London Borough of Barnet of library and related cultural/learning facilities and the role of Section 106 obligations in achieving this. Similar documents have been produced covering other areas of Barnet's Section 106 policy.

A summary of the financial contributions that will have to be paid by developers for each new unit of residential housing of various types, calculated using the formulae and costs described in detail in this SPD, is shown in the table below.

**Table E1: Monetary contribution per residential unit by dwelling type**

	Private House	Private Flat	Affordable House	Affordable Flat
Contribution	£244	£139	£310	£174

Alternatively, a fixed sum of £43 per employee will be required from all commercial property developments. The number of employees – and therefore the total contribution to be paid – will be estimated based on the floorspace of the development in square metres.

A supplementary addendum to this document will be published annually by the council updating the various data and cost indexes that make up the formulae for calculating planning obligations related to libraries. This will ensure that the level of financial contributions to be paid by property developers will always be as up to date as possible.

This supplementary planning document will be taken into account as a material consideration when planning applications are being assessed by the London Borough of Barnet.

This SPD has been prepared as part of the Local Development Framework. The Local Development Framework is made up of a 'folder' of separate documents that will together, in time, fully replace the *Unitary Development Plan*.

## Foreword

Planning obligations, created under the authority of Section 106 of the Town and Country Planning Act 1990, are an essential tool to allow local councils to offset or mitigate the impact on public services that arises when new property development takes place. Section 106 agreements are a means of ensuring that developers contribute to the cost of providing the additional infrastructure and services that are needed to meet the needs of an increased population.

Such increases in population resulting from development are expected to place serious pressures on libraries, which are already required to meet the requirements of Barnet's diverse community. One of the council's corporate priorities is to ensure Barnet remains a successful suburb, and central to this objective will be to deliver future housing and population growth in a sustainable way.

Government policy has created a tightly-drawn planning obligations regime, including a series of policy questions (known as 'the necessity test') which collectively require a local authority to be sure that the planning obligations it proposes are necessary, planning-related, specifically related to the particular development and reasonable.

The most important information in this document – describing the financial contributions that will have to be made towards library services by property developers, from the smallest residential scheme to the largest commercial developments – is contained in Chapter 3.

This document reflects Barnet's vision that it will provide library services which:

- **Are hubs of the community**, playing a strong role as 'civic spaces' which users are actively involved in running, with decisions being taken locally.
- **Increase customers' access to localisation and choice** – the borough will provide a network of 'leading' and 'local' libraries, with the former group, for example Hendon and Chipping Barnet, being main libraries that offer a breadth and depth of services and long opening hours.
- **Maximise the use of new technology**, in order to free staff from routine, transactional work and allow them to have more, direct customer interaction, while facilitating the use of libraries as 'touch-down work places' by customers through implementing wireless technology.
- **Are multi-functional in their ethos**, offering supported access to a wider range of council information, a range of community services and even the co-location of other public services.

This SPD has been subject to a sustainability appraisal which sets out the likely significant social, environmental and economic effects of the measures it is seeking to implement. The sustainability appraisal has appraised the SPD and any reasonable alternatives to it, providing the 'baseline' against which the effects of the SPD can be considered. The sustainability appraisal has also been subjected to public consultation.

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## 1 Introduction

- 1.1 Significant numbers of new homes are likely to be built in Barnet in the coming years. The Mayor of London's *London Plan* sets a target of 20,550 additional homes to be created in the borough between 2007/8 and 2016/17, an annual target of 2,055 new homes. To accommodate these new homes, whilst maintaining and improving the area as a successful suburb, will require significant investment in our 'social infrastructure'.
- 1.2 The increase in population resulting from development is expected to place serious pressures on libraries, which are already required to meet all the requirements of Barnet's diverse community. Whilst the ongoing cost of serving new residents should in principle be met from the additional revenues collected through council tax, the initial, one-off costs cannot be met in this way. Developers' contributions are therefore needed to ensure service provision mitigates the impact of their property development activity.
- 1.3 Barnet Council has high aspirations for the provision and delivery of a comprehensive and efficient library service. Its aim is to open up the world of learning to the whole community using all media – including books but also encompassing new information and communications technology (ICT) – to support people's educational, recreational, cultural and information needs.
- 1.4 Barnet has a network of 16 fixed-site libraries, which cover a spectrum from small, local outlets through to large 'leading' libraries serving a wide catchment area, with commensurately increasing facilities. Together, they deliver a comprehensive range of services, with some opening seven days per week, including evenings. In addition there is a purpose built, fully-accessible mobile library which visits street sites, schools and sheltered housing across the borough every week and which is focused on areas that are relatively isolated and not within the vicinity of a fixed-site library. Furthermore, under the Home Library Service initiative, the library service reaches out to those who are unable to travel from home unaided. Some libraries provide a variety of other community services: in Grahame Park and East Barnet, training is available for computer and other learning skills to everyone over 16 years. Grahame Park also has a Family Learning Centre and a Homework Centre where help is on hand to parents to assist children with their school work.
- 1.5 Barnet Council is planning to transform its approach in order to provide a wider range of services in the 'leading' libraries whilst maintaining the current level of provision in the 'local' libraries. Further details are contained in the council's new *Library Strategy* (available at <http://committeepapers.barnet.gov.uk/democracy/reports/reportdetail.asp?ReportID=5782>), produced in July 2007.
- 1.6 The focus in Barnet will be on the breadth, depth and quality of the services that libraries provide. Many of our libraries are in sound buildings in good locations, but some are not, and these will be addressed over time and as opportunities arise. This strategy will position the council to develop a network of libraries differentiated according to local need.
- 1.7 This supplementary planning document (SPD) sets out in detail the council's expectations of how planning applicants for housing and commercial development will be able to contribute to the achievement of these objectives, and how they can assist the borough to help the increasing population fulfil its potential. The council's broad aim is to promote improvement through learning – giving children an excellent start in education, enabling young people to equip themselves with life and work skills and encouraging adults to achieve their full potential through continuing study.

## 2 Legislative framework and policy context

### Planning

- 2.1 The statutory basis for contributions from development towards the provision of community facilities is set out in Section 106 of the Town and Country Planning Act 1990 (as substituted by the Planning and Compensation Act 1991), and Circular 05/2005 – *Planning Obligations*.
- 2.2 The circular explicitly highlights the use of developers' contributions to mitigate the impacts of new development where "...it would give rise to a need for additional or expanded community infrastructure"; outlines the need to look at the impacts from development cumulatively and the potential for the pooling of contributions; and encourages the development of "formulaic and standard charges" to assess the extent of contributions from developers. It also advises local authorities to lay out in their development plan documents (DPDs) and supplementary planning documents (SPDs) their generic and detailed planning contributions policies.
- 2.3 The *London Plan* (2004) and the *Sub-Regional Development Framework for North London* (2006) both point out the need for the provision of 'social infrastructure' to meet needs arising from new housing development. The London Borough of Barnet's *Unitary Development Plan*, adopted in May 2006, includes reference to the requirement for financial contributions to be made to provide for such services. The council adopted an overarching SPD on *Planning Obligations* in 2006, which further elaborated upon this policy (for further policy guidance, please refer to **Appendix 2**).
- 2.4 The industry organisation for libraries, Museums, Libraries and Archives South East (MLA South East)<sup>1</sup> suggests local planning and library authorities adopt a **minimum** library tariff of £92.13 per person in new housing as a starting point for their negotiations with developers.

### Other statutory requirements

- 2.5 As a library authority, Barnet Council has a statutory duty to provide a public library service and to ensure that it is "comprehensive and efficient". The public library standards which came into force on 1 April 2001, define nationally what a comprehensive and efficient library service should be. They establish an entitlement to a minimum level of library provision which is accessible to every person who lives, works or studies within the area of a library authority.<sup>2</sup> They also provide a widely recognised benchmark against which individual service users and communities can measure their needs and expectations (see **Appendix 1** for full details of the public library standards).

<sup>1</sup> Formerly the South East Museum, Library and Archive Council (SEMLAC).

<sup>2</sup> Although the council's obligation to lend materials extends only to those who live, work or study full-time in Barnet, it has a statutory duty to allow access to its libraries to everyone.

### 3 The level and form of contributions required

#### Financial contributions

- 3.1 The council is required, therefore, by law to provide a minimum level of library provision.
- 3.2 Where new development is likely to increase the demand for these services, the council will, through the use of its planning powers, require property developers to provide financial contributions (or otherwise help) to secure sufficient service provision to meet identified needs. The level of contributions will be based on the extent of development and the additional usage of services that is generated (assessed on the basis of the extra population that results).

#### Residential development

- 3.3 The value of Section 106 financial contributions for libraries that will be required from residential schemes for each new unit of housing is shown in Table 1.

**Table 1: Monetary contribution per residential unit by dwelling type**

	Private House	Private Flat	Affordable House	Affordable Flat
Contribution	£244	£139	£310	£174

- 3.4 Contributions will be required from:
- All housing sites of one new unit or more.
  - All residential homes and sheltered housing, the residents of which will also make use of public libraries. However, the requirement for financial contributions from students' halls of residence will be abated by 50 per cent to reflect the existence of college or other dedicated library facilities and the effect on municipal library usage.
- 3.5 Individual schemes creating up to 1,000 dwelling units will normally not be likely to generate sufficient demand to require substantial investment into new library services, but will be required to contribute towards improving existing provision.
- 3.6 The council recognises the need to ensure that financial contributions are reasonable. In some circumstances, it may accept variations in contributions for major schemes if the proposed development is required to make significant financial contributions to, or investment in, other public infrastructure provision, affordable housing and/or other requirements which meet the council's wider planning and regeneration objectives.
- 3.7 Similarly, the council will exempt residential applications made up entirely of affordable housing from the need to make planning obligations towards libraries.

#### Commercial development

- 3.8 Contributions will also be expected from commercial and mixed use development, given that library authorities are obliged to serve those who work in their area. The larger the development, the more employees there will be and the greater the planning contribution.
- 3.9 A fixed sum of **£43 per employee** will be required from all commercial developments.

- 3.10 The number of employees (and therefore the total contribution to be paid) will be estimated based on the floorspace of the development in square metres. Because different industries need different amounts of floorspace for each employee, the calculation will vary slightly for different types of commercial development, as shown below in Table 2.<sup>3</sup>

**Table 2: Floorspace ratios for various commercial use classes**

Description of Development	Use Class	Floorspace per Employee Ratio
General retail and shops; food superstores	A1	20m <sup>2</sup> per employee
Other superstores; retail warehousing including wholesale warehousing	A1	90m <sup>2</sup> per employee
Financial and professional services premises	A2	20m <sup>2</sup> per employee
Restaurants, cafes, drinking establishments and takeaways	A3 – A5	20m <sup>2</sup> per employee
Offices other than Class A2; business parks; call centres	B1	22m <sup>2</sup> per employee
General industry	B2	20m <sup>2</sup> per employee
Storage and distribution industries	B8	80m <sup>2</sup> per employee
Leisure facilities; cinemas; sports centres	D2	90m <sup>2</sup> per employee
Hotels	C1	1 employee per 2 bedrooms

- 3.11 Using the information in Table 2, applicants would be able to perform a simple calculation to work out their total planning contribution. More information on the process of calculation is given in paragraph 4.16.

#### **Non-financial contributions**

- 3.12 For larger-scale developments of over 1,000 residential units, or mixed use schemes involving a significant amount of housing, a substantial investment in new library services will be required. The type and form of such new provision will depend upon the nature and the scale of the development, and will be discussed by the council with the planning applicant. (This issue is addressed further in paragraph 5.3.)
- 3.13 In some circumstances, especially where the pressure from development necessitates the acquisition of land for a new or relocated public library, a developer's planning obligations might entail the provision of a land parcel for the siting of the library.
- 3.14 If the council considers the best means of delivering services to new, larger-scale developments is a mobile library, a landowner/property developer will be required:

<sup>3</sup> The information in Table 2 comes from research conducted by English Partnerships and Arup Economics into the 'employment densities' of different types of commercial premises (2001).

- To provide an area of land (of a sufficient size to fit the turning circle of a long vehicle) that is suitable for the hard-standing of a mobile library, with access to a power supply and telecommunications network.
- To provide a proportionate financial contribution towards the costs of providing the mobile library.

## 4 The derivation of contribution figures

### The contribution formula for residential developments

- 4.1 The levels of financial contribution for residential developments shown in Table 1 have been calculated according to the following formula:

$$\text{Contribution required} = C \times Y$$

Where:

C = Cost per person of new/extra library services

Y = Average demand generated by a dwelling unit

- 4.2 When suitable data on the cost per person and the average demand generated by a unit of housing (the 'occupancy rate') are put into the formula, the result is a fixed monetary value per dwelling unit, for each of the different types of unit (as shown in Table 1).

### Key cost drivers

- 4.3 The cost of provision of new and extra library services has been estimated at £97 per person as a minimum.
- 4.4 This figure is composed of a space standard, which determines how much library 'space' is needed for each extra person, and the cost of building that library space. The figure excludes land costs.

The space standard

- 4.5 Various studies show between 23m<sup>2</sup> and 38m<sup>2</sup> of library facilities are required for every 1,000 of the population. There has been a tendency for the figure to rise through time, not least because libraries are acquiring more functions, often at the behest of central government. For the purpose of this SPD, it has been decided to opt for the average of 30m<sup>2</sup> per 1,000 population as being the requirement.

Building costs

- 4.6 The starting point for the calculation of the cost of constructing a new library is the building cost data derived from the quarterly Building Costs Information Service (BCIS) survey by the Royal Institution of Chartered Surveyors. The figures below are based on the costs of accepted tenders for 97 public library schemes across England over recent years.<sup>4</sup> They do not include the cost of land.

**Table 3: Construction costs of a library as of second quarter 2006**

Aspect of Work	Cost	Running Total
BCIS modal building cost for public library	£1,206 per metre <sup>2</sup>	£1,206 per metre <sup>2</sup>
South East regional adjustor [x 1.08]	£96 per metre <sup>2</sup>	£1,302 per metre <sup>2</sup>
External works, car parking, hard	£195 per metre <sup>2</sup>	£1,497 per metre <sup>2</sup>

<sup>4</sup> The figures relate to the second quarter of 2006, and would be updated to account for inflation using the All-items Retail Price Index (RPI).

standing, landscaping, security fencing, signage [assume 15%]		
Design costs [assume 15%]	£225 per metre <sup>2</sup>	£1,722 per metre <sup>2</sup>
Fitting out, including initial book costs etc. and provision of ITC [88% of capital costs of £1,497]	£1,318 per metre <sup>2</sup>	£3,040 per metre <sup>2</sup>
<b>Total</b>		<b>£3,040 per metre<sup>2</sup></b>

- 4.7 Once inflation has been accounted for, the cost of building a library will amount to £3,228 per metre<sup>2</sup> as of February 2008. The cost of 30m<sup>2</sup> of library provision at £3,228 per metre<sup>2</sup> = £96,831.
- 4.8 The cost per person would therefore be £96,831 divided by 1,000 persons = £96.83 per person, rounded to **£97 per person** for 2008/09.
- 4.9 This figure will be reviewed on an annual basis and planning applicants will be informed of the prevailing level.

#### Measuring demand generated by housing development

- 4.10 The cost figure detailed in paragraph 4.3 and following (£97 per person) must be applied to the occupancy rate generated by different types of residential dwelling units, and the size of a development, in order to determine the total financial contribution required.
- 4.11 The demand generated by different types of dwelling units (the 'occupancy rate') is summarised in Table 4 below.

**Table 4: Demand generated by types of dwelling unit**

	Private House	Private Flat	Affordable House	Affordable Flat
Number of Persons	2.5	1.4	3.2	1.8

- 4.12 For student and other halls of residence, hostels and sheltered housing developments, the number of persons will be assessed as one person per room.

#### The contribution formula for commercial developments

- 4.13 Any property development, be it residential or commercial, that increases the potential number of library users will impose an additional financial burden on the council.
- 4.14 The fixed financial contribution for commercial developments used in Table 2, £43 per employee, was calculated according to the following formula:

$$\text{Contribution Per Employee} = C \times N$$

Where:

C = Cost per person of new/extra library services

N = Proportion of workers in Barnet from outside the borough

- 4.15 The cost of extra library provision is £97 per person (see paragraph 4.8). Using information

from the 2001 national census, it is known that the proportion of people who work in Barnet but live outside the borough is 44 per cent. Multiplying the two figures gives the fixed financial contribution of £43 per employee.

- 4.16 To estimate the number of employees that will be generated by a new commercial development, the following formula is used.

$$\text{Number of Employees} = \frac{S}{F}$$

Where:

S = Size of the development in square metres

F = Floorspace ratio by type of use

- 4.17 The size of a proposed development can be straightforwardly measured as its 'net internal floorspace' in square metres.
- 4.18 The floorspace ratio, 'F', is an estimate of the average space needed for each employee. This varies according to the type of building (see Table 2 above). For example, the best available evidence is that an office development (Use Class B1) requires on average 22m<sup>2</sup> of space per employee – offices tend to be more densely occupied by employees than warehouse space, for example. Therefore, a 100m<sup>2</sup> office development would generate '4.5 employees'.
- 4.19 Multiplying the contribution per employee by the number of employees would allow a developer to calculate the total S.106 obligation that will be payable. Again using the example of a property developer bringing forward an office development of 100m<sup>2</sup>, the total planning contribution would be calculated as:

$$\text{Total Contribution} = [\text{£43 per employee}] \times [4.5 \text{ employees}] = \text{£194}$$

## 5 The use of funds

5.1 Financial contributions will be used for a variety of service modifications, to maintain the library authority's existing performance and ensure that progress is made towards full compliance with national standards. Contributions will be expended on capital investment and to ensure there is sufficient and extra capacity – this might include, for example, but is not limited to:

- Feasibility studies and design work.
- Adapting and extending buildings and facilities.
- Providing new or relocated, fixed-site or mobile libraries, or more mobile library stops.
- Purchasing new books, ICT equipment and other materials required as a direct result of the additional demand.

5.2 The cumulative impact of small and incremental development will always result in additional demands being placed on library services and facilities and therefore contributions might be pooled to address these needs.

### **Fixed-site libraries and multi-purpose buildings**

5.3 As noted in paragraph 3.12, there are likely to be instances where development pressures are significant enough to require the provision of new or reconfigured library services. In some circumstances, the council might elect to 'co-locate' a library with other public services or even private sector partners.

5.4 To benefit from economies of scale and to achieve greater social integration, it is now considered highly desirable to include library facilities with other community resources such as educational facilities, health services and recreational facilities. The provision of well-designed and a well-equipped multi-purpose buildings or building complexes, with shared facilities and staff to carry out multi-purpose duties, can also achieve significant savings for private sector property developers. Commonly, such co-location of facilities also decreases the running costs of such establishments to the public purse over the long-term.

5.5 Planning contributions might also be used alongside other resources to provide multi-purpose facilities.

### **Contributions towards mobile library services**

5.6 Where new development includes the provision of sheltered housing units, old people's homes or day centres, planning contributions may particularly take the form of the extension of the mobile library service to the elderly (especially if such developments are not within the vicinity of a fixed-site library).

5.7 Occasionally, more than one way of meeting the mandatory standards of service provision will be identified; for example, the improvement of the mobile library in combination with an enhancement of facilities at fixed-site library nearby. Therefore, where the needs generated by a particular development proposal can be satisfied equally well by one or more alternatives, financial contributions will be sought towards the solution preferred by the council.

## 6 Practical arrangements

### Timing of provision of financial contributions

- 6.1 The council will ensure that appropriate triggers are in place in any legal agreements to ensure that new or additional library provision is available on a timescale that realistically reflects the needs generated by development – in general, services should be in place upon the first occupation of new housing units.
- 6.2 Unless phased development is involved, all financial contributions should be provided on the commencement of development. In the case of phased development, the council will seek agreement to payments being made by the property developer in instalments (each instalment being due on the commencement of the construction of an agreed number of dwellings). On such major schemes, the developer will also be obliged to contribute to a feasibility study at a very early stage of the proposals, and to pay for the design work for any new facility. These costs will form part of the overall funding to be provided through a Section 106 agreement.
- 6.3 When a developer, in addition to financial contributions, is required to provide enhanced or expanded facilities or to transfer land to the council, it will be obliged to make the transfer at no charge to the council and ensure that it is free from financial ties for a specified period.<sup>5</sup>

### Monitoring and project management

- 6.4 All Section 106 agreements will be logged and monitored and managed from the date of agreement until the full realisation of the funds owed. Developers should also note that there will be an additional contribution that will be required for this project management aspect of planning contributions administration (as described in the council's adopted Supplementary Planning Document on *Planning Obligations*).
- 6.5 Particularly on large schemes, the council advises potential planning applicants to initiate early discussions about planning contribution issues as part of the pre-application process.
- 6.6 The council will revise this supplementary planning document as and when necessary.

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<sup>5</sup> The land, with planning permission for library services or unrestricted Class D1 use, must be fully serviced, and with access provided to the boundary to a standard specified by the council.

## Appendix 1

**Table A1: Public library standards (PLSS)**

Criterion/Factor	Standard to be Achieved
PLSS 1 – Proportion of households living within specified distance of a static library <sup>6</sup>	Standard for Outer London is 99% of population within 1 mile.
PLSS 2 – Aggregate opening hours per 1,000 population for all libraries	Standard is 128 annual hours per 1,000 population
PLSS 3 – Percentage of these libraries open more than 10 hours a week that have access to the internet (and online catalogues)	Standard is 100%
PLSS 4 – Total number of electronic workstations available to users per 10,000 population	Standard is six electronic workstations per 10,000 population
PLSS 5(i) – Percentage of requests for books met within 7 days	Standard is 50%
PLSS 5(ii) – Percentage of requests for books met within 15 days	Standard is 70%
PLSS 5(iii) – Percentage of requests <sup>6</sup> for books met within 30 days	Standard is 85%
PLSS 6 – Number of library visits per 1,000 population	Standard for Outer London is 8,600
PLSS 7 – Overall adult user satisfaction taken from PLUS Survey	Standard is 94%
PLSS 8 – Overall children’s user satisfaction taken from the PLUS Survey (this is also a Young People’s Plan target)	Standard is 77%
PLSS 9 – Annual items added through purchase per 1,000 population	Standard is 216
PLSS 10 – Time taken to replenish the lending stock on open access or available for loan	Standard is 6.7 years

<sup>6</sup> Proportion of households living within a specified distance of a library, including those within ¼ of a mile of a mobile stop or one mile of “other service outlets”.

## Appendix 2 – Key elements of *Circular 02/05* relevant to social infrastructure

The draft circular greatly strengthens the opportunity to argue for the provision of additional educational facilities or other community facilities related to new developments. Paragraph B15 states:

If a proposed development would give rise to the need for additional or expanded community infrastructure, for example, a new school classroom, which is necessary in planning terms and not provided for in an application, it might be acceptable for contributions to be sought towards this additional provision through a planning obligation.

Maintenance payments are now explicitly acceptable:

Where justified, payment for the maintenance costs of providing services are now acceptable as part of S.106 funding. Paragraph B20 states:

...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...Pump priming maintenance payments should be time limited and not be required in perpetuity by planning obligations.

Pooled contributions and the cumulative effect of a number of schemes can be taken into account:

It is not just one-off, big developments that can have an effect on the delivery of services. A number of smaller schemes, when taken together, can have a significant effect upon the delivery of various elements of public sector services. Paragraph B22 states that:

...in some cases, individual developments will have some impact although insufficient to justify the need for a discrete piece of infrastructure. In these instances, local planning authorities may wish to consider whether it is appropriate to seek contributions to specific future provision...In these cases, spare capacity in existing infrastructure provision should not be credited to earlier developers.

### Key elements of the *London Plan* relevant to social infrastructure

The Mayor’s *London Plan* regards communal and cultural facilities as key elements in making a successful, sustainable community function. Policy 3A.15 on the protection and enhancement of social infrastructure and community facilities explains that:

- UDP policies should assess the need for social infrastructure and community facilities in their area, including children’s play and recreation facilities, services for young people, older people and disabled people, as well as libraries, community halls, meeting rooms, places of worship and public toilets.
- Adequate provision for these facilities is particularly important in major areas of new development and regeneration - policies should seek to ensure that facilities are provided within easy reach by walking and public transport of the population that uses them. Indeed, the net loss of such facilities should be resisted.

Further, in paragraph 3.235, it goes on to state “Cultural facilities such as local theatres, tourist attractions and libraries are vitally important to all London’s town centres and central London”. Such facilities are especially valuable as a means of engaging younger people in wider community activities.

## Barnet Council's UDP

The council's key priorities for planning obligations are as set out in Policy IMP1.

### **Policy IMP1 – Priorities for Planning Obligations**

The council's key priorities for planning obligations will be for the provision of:

- Residential Development:
  - Improvements to public transport infrastructure, systems and services.
  - Educational provision in areas with existing shortages of school places or where the development will create such a shortage.
  - Affordable or special needs housing to meet identified local needs.
  - Where appropriate; highway improvements (including benefits for pedestrians and cyclists), environmental improvements; the provision of open space; and other community facilities.

In applying Policy IMP1, the range of planning obligations will be a matter for negotiation between the council and the developer. The guiding principle in this respect is set out in policy IMP2 – Use of Planning Obligations.

### **Policy IMP2 – Use of Planning Obligations**

In order to secure the best use of land, the council will seek to ensure through the use of conditions or planning obligations attached to planning permissions, that new development provides for the infrastructure, facilities, amenities and other planning benefits which are necessary to support and serve it, and which are necessary to offset any consequential planning loss which may result from the development.

Policy CS2 of the UDP explains:

### **Policy CS2 – Community and Religious Facilities – Planning Obligations**

The council will seek to enter into planning obligations, where appropriate, in conjunction with new developments, to secure the provision of community and religious facilities.

The commentary notes to the policy states:

Community and religious facilities are an important local resource which supports the development of communities. Facilities include community centres, places of worship, meeting halls and club houses for youth and social groups. School halls may also be used out of school hours for community purposes, as addressed by Policy CS5 in this chapter.

The council recognises that there is a need for a range of community and religious facilities in Barnet to support the requirements of different ethnic, religious, social and interest groups in the borough. The council will monitor and review provision of community and religious facilities in the borough, and will encourage proposals for such facilities that meet identified needs.

[...]

Where new housing development creates a demand, where appropriate the council, will seek to enter into planning obligations with developers to secure the provision of community and religious facilities, or contributions towards their provision. Such

opportunities are likely to arise in connection with large housing or mixed use commercial development schemes.

## Appendix 3 – Bibliography

### Background documents and legislation

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