



CITY DEVELOPMENT PLAN 2017

SG6: Green Belt & Green Network

SUPPLEMENTARY GUIDANCE

Consultation Draft, April 2017

CITY DEVELOPMENT PLAN POLICIES	CITY DEVELOPMENT PLAN SUPPLEMENTARY GUIDANCE
CDP 1 The Placemaking Principle	SG 1 The Placemaking Principle
CDP 2 Sustainable Spatial Strategy	<i>SDF City Centre</i> <i>SDF Glasgow North</i> <i>SDF Govan Partick</i> <i>SDF Greater Easterhouse</i> <i>SDF Inner East</i> <i>SDF River</i> <i>LDF Drumchapel</i> <i>LDF Pollok</i> <i>LDF South Central</i>
CDP 3 Economic Development	SG 3 Economic Development
CDP 4 Network of Centres	SG 4 Network of Centres
CDP 5 Resource Management	SG 5 Resource Management
CDP 6 Green Belt and Green Network	SG 6 Green Belt and Green Network
CDP 7 Natural Environment	SG 7 Natural Environment
CDP 8 Water Environment	SG 8 Water Environment
CDP 9 Historic Environment	SG 9 Historic Environment
CDP 10 Meeting Housing Needs	SG 10 Meeting Housing Needs
CDP 11 Sustainable Transport	SG 11 Sustainable Transport
CDP 12 Delivering Development	SG 12 Delivering Development

Policies CDP 1 (The Placemaking Principle) and CDP 2 (Sustainable Spatial Strategy) are overarching policies which, together with their associated Supplementary Guidance, must be considered for all development proposals to help achieve the key aims of the City Development Plan.

Policies CDP 3 to CDP 12 (and associated Supplementary Guidance) provide more detail on specific land use elements which contribute to meeting the requirements of the overarching policies.

CONTENTS:

1. INTRODUCTION	4
2. THE GREEN NETWORK - PROTECTION AND ENHANCEMENT	5
3. GREEN BELT.....	10
4. PROTECTION AND PROVISION OF OPEN SPACE - OVERVIEW.....	12
5. OPEN SPACE PROTECTION	18
6. PUBLICLY USABLE OPEN SPACE - CITY CENTRE.....	22
7. PUBLICLY USABLE OPEN SPACE - REST OF THE CITY	25
8. DEMAND-LED OPEN SPACE.....	32
9. FINANCIAL CONTRIBUTIONS FOR THE PROVISION OF OPEN SPACE THROUGH SECTIONS 6, 7 AND 8.....	34
10. ON-SITE GREEN INFRASTRUCTURE	36
ANNEX 1: PROTECTION OF OPEN SPACE – DETAILED CONSIDERATIONS.....	39
ANNEX 2: PROTECTION OF OPEN SPACE – COMPENSATION FOR THE LOSS OF OPEN SPACE	41
ANNEX 3: OPEN SPACE ASSESSMENT	43
ANNEX 4: WHERE NEAREST SITE IS OVER 400M DISTANT OR IS NOT WITHIN COUNCIL CONTROL.....	45
ANNEX 5: QUALITY ASSESSMENT MATRIX.....	46
ANNEX 6: ON-SITE LANDSCAPING.....	54
ANNEX 7: LOCAL CONTEXT AREAS AND QUANTITY STANDARD	56
GLOSSARY:	58

1. INTRODUCTION

1.1 The Glasgow City Development Plan (CDP) aims to deliver a high quality, healthy and sustainable Glasgow through the creation of:

- **A vibrant place with a growing economy** - by providing the right environment for businesses to develop;
- **A thriving and sustainable place to live and work** – made up of sustainable, vibrant and distinctive places which are well designed, accessible, safe, healthy and inclusive, and which provide for the City’s growing and diverse population;
- **A connected place to move around and do business in** - by improving accessibility for all citizens to employment, education, healthcare, shopping and leisure destinations, providing more sustainable travel options and creating an integrated and efficient transport network; and
- **A green place** - by helping to care for Glasgow’s historic and green environments, increasing the City’s resilience to climate change, and reducing energy use.

1.2 In support of these aims, policy CDP6 of the Plan aims to:

- protect and extend the Green Network and link habitat networks;
- provide for the delivery of multifunctional open space to support new development;
- protect the Green Belt; and
- support development proposals that safeguard and enhance the Green Network and Green Belt.

1.3 The Central Scotland Green Network (CSGN) is one of 14 national developments needed to deliver the Government’s spatial strategy, as set out in National Planning Framework 3, and the

Council is committed to ensuring that new development provides for enhancement of the Green Network wherever appropriate. This will include space for sustainable drainage (see CDP8/SG8), biodiversity (CDP7/SG7), walking and cycling routes (CDP11/SG11) and the well-located, good quality, multifunctional public open space required to make new development attractive, healthy and sustainable. This is particularly important where the projected growth in the City’s population is likely to increase the pressure on existing open spaces. Provision of additional open space/enhancements to existing open space and/or improved access to open space will normally be secured either through conditions or legal agreements (see SG12: Delivering Development).

What Is The Purpose of this Supplementary Guidance?

1.4 This SG is intended to provide further detailed guidance on policy CDP6 of the Local Development Plan. In doing so, it sets out how development should protect, and make provision for the enhancement of, the Green Network (Section 2 of this SG), including:

- a) how development proposals in the Green Belt should be considered, also covering how proposals for mineral extraction should be assessed (Section 3 of this SG);
- b) the protection of open space - how development proposals affecting open space should be assessed and how the loss of open space to development should be mitigated, including through compensatory sums (Section 5 of this SG); and
- c) the provision of open space in association with new development, including on-site green infrastructure and publicly usable open space (Sections 6 - 10 of this SG).

2. THE GREEN NETWORK - PROTECTION AND ENHANCEMENT

- 2.1 The Green Network is a multi-functional network of open spaces, green infrastructure and linking paths and corridors that allow people and species to move easily in the urban environment. It draws together open spaces and on-site green infrastructure, together with other linkages (paths, cycle routes, green corridors, etc), sites subject to environmental designations (see SG7) and much of the area designated as Green Belt, into a single, multifunctional resource for the City that can help deliver better places and a more successful, healthy and biodiverse Glasgow.
- 2.2 The CSGN is a national development, as set out in NPF 3. Amongst other things, it is intended to help:
- improve quality of place;
 - address environmental inequalities;
 - enhance health and well-being;
 - attract investment; and
 - sustain and enhance biodiversity, landscape quality and wider ecosystems
- 2.3 NPF 3 notes that the initiative is now well established and that, in the coming years, priorities should include promoting active travel, addressing vacant and derelict land and focusing action in disadvantaged areas to maximise community and health benefits.

2.4 The Strategic Development Plan (Clydeplan) identifies green infrastructure and the Green Network as key components of the Strategic Development Strategy, recognising that the Green Network is an initiative that will transform Glasgow and the Clyde Valley. [Advisory Guidance](#) has been produced by Clydeplan and the Glasgow and Clyde Valley Green Network Partnership (GCVGNP) to support local authorities in the delivery of the Green Network in their areas. It states that LDPs should set out how the Green Network will be protected and delivered.

2.5 The Advisory Guidance identifies 4 principles for planning the Green Network:

1. integrating it into the design process for new development (see SG1);
2. doing so on the basis of an understanding of place and need, informed by spatial analysis (see SG1 and Sections 6 – 10 of this SG);
3. not supporting developments that would result in the loss or fragmentation of the Green Network unless it would be appropriately mitigated (para 2.14); and
4. considering the quality and function of open space, and how it will be sustained, from the outset (see para 2.15).

The Council expects these principles to be addressed in development proposals.

2.6 The elements and links that constitute Glasgow's Green network are set out in Table 1, with the main elements being listed in parts 1-3 and shown [here](#). All elements of the Green Network require to be taken into account in the design of new development, as part of a wider placemaking approach.

Table 1: Glasgow’s Green Network

<p>1. The categories of open space protected by CDP6 and specified in Figure 14:</p>	<ul style="list-style-type: none"> • public parks and gardens • communal private gardens • amenity space • playspace for children and teenagers • sports areas (eg sports pitches, golf courses) • allotments and community growing spaces • green corridors • natural/semi natural greenspace • other functional greenspace • civic space
<p>2. Sites subject to environmental designations as protected by policy CDP7/SG7 (and CDP6 in relation to Green Corridors):</p>	<ul style="list-style-type: none"> • Sites of Special Scientific Interest (shown in SG7) • Ancient, long established or semi-natural woodland (shown in SG7) • Local Nature Reserves (shown in SG7) • Sites of Importance for Nature Conservation (Local and City-wide, shown in SG7 and proposed for review during the lifetime of the CDP) • Sites of special Landscape Importance (shown in SG 7 and proposed for review during the lifetime of the CDP) • Tree Preservation Orders (shown in SG7) • Green Corridors (protected by policy CDP6)*
<p>3. Those parts of the Green Belt (including the Pollok Country Park) that aren’t developed</p>	
<p>4. Smaller-scale green infrastructure elements/other Green Network links – eg green roofs and walls; rivers, burns, ponds, wetlands and other blue spaces such as SuDS features; off-road paths and cycle routes.</p>	

* In addition to the Green Corridors shown on the on-line mapping, Green Corridors also include: all rivers and other watercourses; all canals, active and disused**; all railway lines, active and disused**; all motorway corridors and trunk roads. Note that the Green Corridors protected through inclusion on the [Open Space Map](#) are not the same as those shown on the on-line mapping (previously shown on the City Plan 2 Environmental Designations Maps). Both are protected as elements of the Green Network.

** Unless de-designated through the development plan/management process

2.7 CDP Policy CDP1: The Placemaking Principle is one of two overarching policies that must be considered for all development proposals. It emphasises a design-led approach to new development, to contribute towards making the city a better and healthier environment in which to live. In this context, policy CDP6 seeks to ensure that new development will not adversely affect the existing Green Network, but will help deliver an enhanced/extended Green Network as an integral/functioning part of neighbourhoods, that can be sustained over time. How best to deliver Green Network enhancements in new development should be based on a good understanding of how the site sits and functions within its wider context.

2.8 The Green Network provides a common structure within which a number of CDP policy aims can be delivered. In designing new development, cognisance should be taken of the need to:

- provide a setting and an enhanced sense of place for urban environments – Policy CDP/SG 1;
- provide public open space and on-site green infrastructure/amenity space – Policy CDP/SG 6 (see Sections 5-10);
- protect and enhance landscape setting, geodiversity and nature conservation interests, including wider biodiversity and ecosystem services – Policy CDP/SG 7;
- incorporate sustainable drainage solutions (SuDS) – Policy CDP/SG 8; and
- deliver opportunities for movement on foot and by bike, both within a site and to destinations outwith it – Policy CDP/SG 11.

2.9 Where these elements can be brought together on-site as part of the wider Green Network, then the City and its neighbourhoods benefit from enhanced drainage, biodiversity, access and open space, and developers benefit from the economies of being able to address all of these requirements in one place.



2.10 The Council expects that:

- development proposals will not have an adverse effect on the [Green Network](#), including by fragmentation;
- new development will, as a minimum, deliver green infrastructure enhancements (eg landscaping, private amenity space (in residential developments), green roofs, green walls or SuDS solutions) as an integral part of their design (or contribute to the delivery of green infrastructure off-site where otherwise appropriate); and
- larger developments, including masterplans and Strategic and Local Development Frameworks, will address the

considerations in paragraph 2.8 in the form of a multifunctional Green Network that would deliver the best solution for people and the natural environment. This should be done as part of a placemaking approach in line with SG1: Placemaking.

2.11 The design process should look beyond the boundaries of the site to consider the broader spatial context in identifying opportunities for enhancing/extending the Green Network. ***This should ensure that the matters set out in Table 2 have been considered, from the outset, as part of the development design,*** and that opportunities have been taken to deliver Green Network enhancements that accommodate a range of functions.

2.12 In addition, the [Green Network Opportunities Mapping](#) prepared for Clydeplan 2 identifies the key areas where investment in the Green Network could provide multiple benefits. It identifies 6 locations in Glasgow (Yoker/Whitecrock; Glasgow West End; Govan/Ibrox; Toryglen; Clyde Gateway (partly in SLC area); and Gartloch/Gartcosh (partly in NLC area)). Masterplans, LDFs or SDFs in these areas of the City should have a particular focus on the Green Network. Of particular importance is the Gartloch/Gartcosh area, where the Council and its partners are taking forward the Seven Lochs Wetland Park. The Park will demonstrate how new green infrastructure can be integrated into development to protect and enhance the Green Network and support the creation of a major new visitor attraction. All opportunities should be taken to enhance the Green Network through new development in these priority areas, particularly, in Gartloch/Gartcosh, in the form of the Seven Lochs Wetland Park.

2.13 Development proposals that affect Country Parks must have regard to their statutory purpose of providing recreational access

to the countryside close to centres of population, and should take account of their wider objectives as set out in their management plans and strategies.

2.14 New development should not have an adverse impact on the Green Network. However, there may be instances when the social or economic benefits to be gained from a development affecting the Green Network would clearly outweigh the benefits of the Green Network as it currently exists. In such circumstances, it is important that suitable mitigation is provided to compensate for the impact of the development on the Green Network. This should ensure that the key Green Network functions of the development site are not lost, but are replicated and enhanced, either through direct provision elsewhere on the site (eg by maintaining continuity of habitat corridors), in the vicinity of the site (where this can be appropriately controlled), or through a developer contribution, to be used by the Council for such purposes. The calculation of any contributions should, where appropriate, take cognisance of Annex 2 with regard to development affecting open space.

2.15 To adequately address the need to maintain quality over the long term, new development should, to the satisfaction of the Council, make provision for future open space/green network management and maintenance. This may be, for example, through including open space in factoring arrangements or making a financial contribution to the ongoing maintenance of the Green Network (including publicly usable open space and on-site green infrastructure). Open space should be designed to minimise on-going maintenance burdens through the incorporation of design components which require lower intensity maintenance.

Table 2: Considerations for Development Design

	Development design should consider and reflect (to be considered with SG1):	Resources to Inform Design
Open Spaces/Green Network (to be considered with SG7)	<ul style="list-style-type: none"> whether there are other open spaces or Green Network elements on, or surrounding the site, that can be extended/enhanced how and where requirements for open space set out in this SG are to be met options for linking elements of the Green Network or, if this is not possible, providing a Green Network stepping stone 	<ul style="list-style-type: none"> Open Space Map Open Space Strategy Landscape and Nature Conservation designations (SG7) OSS Local Contexts
Enhancing Biodiversity (to be with alongside SG7)	<ul style="list-style-type: none"> whether there are protected/LBAP species or habitats on, or in near vicinity of, the site and how they can be protected and encouraged to thrive whether there are other habitats/species important for the delivery of ecosystem services on/near the site and opportunities for their retention/enhancement/extension what nature conservation designations may exist on, or close to, the site, and how they can be protected/ enhanced/extended whether other biodiversity features (eg green roofs, street trees) can be accommodated within the built form of the development 	<ul style="list-style-type: none"> Local Biodiversity Action Plan Biological Records Nature Conservation designations (SG7) SNH's Integrated Habitat Network Maps and Integrated Habitat Network User Tool
Landscape and orientation (to be considered alongside SG7 and section 10 of this SG re on-site landscaping)	<ul style="list-style-type: none"> whether there are important landscapes which require to be protected, or whether views to or from them require protection/enhancement orientation in respect of the sun and wind, and the implications this may have for the functionality of the site where landscaping will be required to provide setting/amenity for the new development or to enhance the setting/amenity of the existing built form, and whether it can be designed to be easy and cost-effective to maintain in future 	<ul style="list-style-type: none"> Landscape designations (SG7)
Topography and Drainage (to be considered alongside SG8)	<ul style="list-style-type: none"> how water might move, both within and outwith the site, how it can be accommodated and its potential impacts mitigated whether there are opportunities for naturalising/daylighting existing watercourses and enhancing their biodiversity and delivering natural flood management opportunities how open water can be accommodated to allow public access with minimum risk 	<ul style="list-style-type: none"> Surface Water Management Plans Surface Water Drainage Strategy for the development
Access (to be considered alongside SG11)	<ul style="list-style-type: none"> whether there are walking/cycling and/or other access routes running through the site, or in its vicinity, and how the development might play a role in extending them, enhancing their attractiveness (inc biodiversity value) or linking to them what routes might be required to provide direct and safe access to local facilities, including the public transport network, open space, shops and services and local schools and nurseries 	<ul style="list-style-type: none"> Core Paths Plan The Council's Strategic Plan for Cycling
Other considerations	<ul style="list-style-type: none"> whether there opportunities for enhancing the setting of the existing/proposed place how the development can facilitate informal recreation eg dog walking, engaging with nature 	

3. GREEN BELT

3.1 The Glasgow [Green Belt](#) is a key strategic policy tool that, in recent decades, has helped direct most new investment to brownfield sites within the urban area. The area of Green Belt within the City has always been relatively limited in extent, and its area has shrunk further in recent years (by almost 600ha in the last decade) with the release of Green Belt land to meet housing demand identified through the Structure Plan.

3.2 As such, it is important that the Council continues to exercise a strong presumption against development that would adversely affect the function and integrity of the remaining [Green Belt](#), as set out in policy CDP6 of the CDP. Exceptions to this general presumption will be considered where the proposal:

- a) supports the Plan's Development Strategy and is promoted through the Strategic Development Plan;
- b) is directly associated with, and required for, agriculture, horticulture or forestry;
- c) is for leisure or recreational development, of a scale and form appropriate to a countryside location, or other development previously accepted as consistent with a green belt location (such as dog or cat kennels);
- d) is for a dwelling house to replace an occupied or recently vacated dwelling house;
- e) is directly associated with telecommunications;
- f) is required for existing approved uses;
- g) is related to the generation of renewable energy and/or heat; or
- h) is for the extraction of minerals, including coal.

3.3 Exceptions, where considered acceptable in principle, will also require to meet all of the following applicable criteria:

- a) it should be justifiable against CDPs/SGs 7: [Natural Environment](#) and 9: [Historic Environment](#) in terms of its impact on environmental designations and on wider biodiversity, and should not have an adverse impact on the functionality of the [Green Network](#) (see Section 2);
- b) In relation to 3.2 g), it should be considered acceptable when assessed against policy CDP5: Resource Management of the LDP and associated [SG5](#);
- c) it should be designed to a high standard, should integrate with the landscape and should be finished in materials appropriate to the location, without detriment to the visual amenity of the area (see SG1: Placemaking and SG7: Natural Environment);
- d) it should have no adverse impact on the residential amenity of neighbours, landscape character, local distinctiveness, visual amenity or the enjoyment and recreational use of the countryside (including access – see [SG 11: Sustainable Transport](#));
- e) it should not have a negative impact on water courses, water supply, traffic, transport or access requirements nor increase the risk of pollution;
- f) In relation to 3.2 d), a completed conversion or redevelopment should be contained substantially within the footprint of the original dwelling(s) and not compromise the character or appearance of the green belt. The curtilage of any such development should not exceed that of the original dwelling(s); and

- g) In relation to 3.2 h), and in addition to the applicable criteria of paragraph 3.3 above, the proposal:
- should not have an unacceptable impact in terms of disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air or water;
 - should provide benefits to the local and national economy;
 - should not have unacceptable cumulative impacts when considered alongside other mineral and landfill sites in the area; and
 - should provide for sustainable restoration and aftercare to return the land in question to its former status, or an enhanced status on previously degraded/brownfield sites.

3.4 Proposals for the extraction of minerals (including coal) are most likely to arise in the Green Belt. Regardless of location, proposals for the extraction of minerals or coal should be assessed against the relevant criteria set out in paragraph 3.3 and have regard to the provisions of paragraph 244 of Scottish Planning Policy ([SPP 2014](#)), or any subsequent replacement.



4. PROTECTION AND PROVISION OF OPEN SPACE - OVERVIEW

4.1 The CDP recognises the role of open space as part of the wider Green Network and policy CDP1: The Placemaking Principle recognises the role of integrated green infrastructure and open space in influencing health. Ensuring open spaces are designed and maintained to deliver a multitude of functions (including helping the City adapt to a changing climate) is important to help promote the long term health and sustainability of the city and its residents, in addition to making best use of limited financial resources.

4.2 As a result, policy CDP6 deals with both:

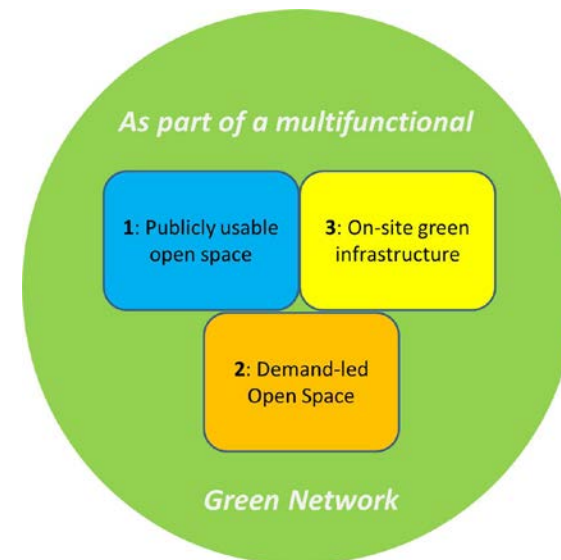
- the protection of open space and mitigation for its loss (Section 5 of this SG); and
- the provision of new/enhancement of existing open space to support the needs of new development (Sections 6 - 10 of this SG).

4.3 In essence, new development requires to be supported by 3 types of open space:

- 1 **Publicly Usable Open Space** - good quality, well-located, multi-functional and publicly accessible and usable open space is a requirement of larger residential developments throughout the City and, in the City Centre, of some commercial developments;
- 2 **Demand-led Open Space** - well-located open spaces that meet demand for formal outdoor sports and for community growing are a requirement of larger residential developments throughout the City; and

3 **On-site Green Infrastructure** - in the form of open space for sustainable drainage (see CDP8/SG8), biodiversity (CDP7/SG7), walking and cycling routes (CDP11/SG11), landscaping and private amenity space appropriate for the development in question (residential development, in particular, will require private amenity space (see Section 10)) – this is a general requirement of *all* new development.

Figure 1: Open Space Requirements



4.4 Sections 6, 7, 8 and 9 of this SG set out when contributions towards publicly usable open space and demand-led open space will be required, and in what form. Section 10 deals with On-site Green Infrastructure and Section 2 sets out how these considerations can be delivered as part of a wider Green Network.

4.5 It is the Council’s objective to ensure that Glasgow has enough open space to meet the City’s needs, that it is distributed throughout the City and that it is of good quality. Where appropriate, the Council will expect new development to:

- include open space; or
- contribute to the provision of new spaces; or
- contribute to the enhancement of existing spaces; and/or
- contribute to the improvement of access to existing spaces to support the needs of that development.

The following Sections set out how such requirements will be assessed and implemented.

4.6 In some instances, new development might be expected to contribute to the provision of demand-led and publicly usable open space. Where that is the case, this SG sets out how contributions will be calculated to ensure that individual developments aren’t overly burdened by the need to contribute to both types. A [Technical Note](#) has been produced that sets out the background analysis undertaken to develop these approaches and associated developer contributions.

4.7 Where publicly usable open space is being delivered on-site, it may be possible to incorporate much of the on-site green infrastructure requirement (although not landscaping/private amenity space) on that space, if this provides for a better design solution and green infrastructure benefits.

4.8 However, where publicly usable open space is being delivered off-site, it is less likely that it will satisfactorily deliver on-site green infrastructure requirements (eg SUDS or biodiversity

enhancement), meaning these will require to be delivered separately, on-site. Exceptions may be made where:

- a) there are design, placemaking or other factors that would make provision of *on-site* green infrastructure less desirable or technically problematic; or
- b) there would be greater benefits to be derived from addressing the green infrastructure requirements at an off-site location – e.g. a SUDS solution that might serve a number of developments and offer greater benefits for surface water management, the Green Network, biodiversity and placemaking, than individual development solutions would provide.

4.9 Where such circumstances apply, and on-site green infrastructure solutions are not being pursued, developer obligations are likely to be required to help deliver similar benefits in an off-site location. These will be determined on a case-by-case basis, taking account of site-specific circumstances.

4.10 Table 3 identifies the type and scale of developments that will be expected to contribute to the delivery/enhancement of open space of these 3 types. This includes conversions, changes of use and refurbishments that will result in the creation of new or replacement floorspace or residential units in excess of the specified thresholds. It does not apply to extensions to existing development where the additional floorspace is less than the specified thresholds.

4.11 Any new open spaces created through application of this SG will be shown on the [Open Space Map](#) and protected through Policy CDP6 of the City Development Plan.

Table 3: Development Expected to Contribute to Open Space

Open Space Type	SG Section	Type and Scale of Development	Spatial Applicability
a) PUBLICLY USABLE OPEN SPACE - CITY CENTRE	6	<ul style="list-style-type: none"> • Class 1: Retail (greater than 2000 sqm gross floor area) • Class 4: Business (greater than 2000 sqm gross floor area) • Class 10: Non-Residential Institutions (greater than 2000 sqm gross floor area) • Class 11: Assembly and Leisure (greater than 2000 sqm gross floor area) • New residential developments over 10 units in size, including purpose built student accommodation of 20 bedrooms or more. 	City Centre
b) PUBLICLY USABLE OPEN SPACE - REST OF THE CITY	7	<ul style="list-style-type: none"> • New residential developments over 10 units in size, including purpose built student accommodation of 20 bedrooms or more. 	Rest of City
c) DEMAND-LED OPEN SPACE	8	<ul style="list-style-type: none"> • New residential developments over 10 units in size, including purpose built student accommodation of 20 bedrooms or more 	City-wide (though implementation may be outwith City Centre)
d) ON-SITE GREEN INFRASTRUCTURE	10	<ul style="list-style-type: none"> • All new developments as part of a placemaking approach 	City-wide

Note: Extensions to existing development where the additional floorspace is less than the specified thresholds will not be expected to contribute to open space.

Publicly Usable Open Space

The extent to which publicly usable open space *in the City Centre* should be provided or enhanced is *dependent on the opportunities for doing so* in an area where the urban form is generally well established and delivering new open spaces can prove difficult. As such, work on the City Centre Regeneration Frameworks (part of the City Centre Strategy) will establish opportunities and priorities for creating new, or enhancing existing, open space and public realm to meet the varied needs of city centre users and residents. Residential and commercial developments of an appropriate scale will be expected to contribute to the delivery of such opportunities (see Table 3).

The extent to which publicly usable open spaces (Categories 1-7 of Table 4 – see Section 5) *in the Rest of the City* should be provided/enhanced will be based on the *open space standards for accessibility, quality and quantity* (See Section 7). The open space standards are intended to ensure that households in Glasgow have easy access to an appropriate amount of good quality, publicly usable and multifunctional open space. Residential developments (including student accommodation) of an appropriate scale will be expected to contribute to improving access to, and/or the quality/quantity of, publicly usable open space where the existing open space resource in the vicinity of the development site is deficient in any of these respects.



Demand-led Open Space

The extent to which **allotments/community growing spaces, outdoor sport and cemeteries** (categories 8, 9 and 10 of Table 4) should be provided or enhanced will be based on a *quantitative assessment* of the demand for, and supply (including quality) of, such spaces. Where demand for good quality outdoor sport or growing exists, but is not met, additional/enhanced open space will be required and a contribution from new development will be necessary. If the provision of these open spaces exceeds demand, developer contributions towards further provision will not be required, providing the existing resource is of good quality. The Council is working on a growing strategy that will help establish the extent, and geography, of demand for allotments/growing space in the City and the Council is working with Glasgow Life and **sportscotland** to determine demand for outdoor sports provision. It is the Council's intention to consider the need for additional cemeteries in the City with a view to informing the next LDP.



On-site Green Infrastructure

The extent to which **on-site green infrastructure** should be provided will be based on *an understanding of the site and its wider context and how it will function and be used - by people, water and nature*. In determining the requirement for on-site green infrastructure, and how and where it should be provided, the approach set out in this SG should be accompanied by consideration of the requirements of SG1 (placemaking), SG7 (enhancing biodiversity), SG8 (providing sustainable drainage) and SG11 (delivering active travel opportunities).



5. OPEN SPACE PROTECTION

5.1 Open space forms a key component of the wider Green Network that includes green (eg parks), grey (eg civic space) and blue (eg burns) spaces and smaller Green Network elements such as green roofs.

5.2 In accordance with policy CDP6, **there is a strong presumption in favour of the retention of the categories of open space shown in Table 4**, as identified on the Council's [Open Space Map](#):

Table 4: Protected Open Space

Open Space Categories	
"Publicly Usable" Categories	1 Public parks and gardens
	2 Communal private gardens (gardens in multiple private ownership, such as are found in the West End of the City)
	3 Amenity space
	4 Playspace for children and teenagers
	5 Green corridors
	6 Natural/Semi-natural greenspace
	7 Civic space
"Demand-led" Categories	8 Sports areas (inc multi-games courts)
	9 Allotments & community growing spaces
	10 Other functional greenspaces (including churchyards and cemeteries)

Note: New open space in these categories, created in accordance with this SG, will be incorporated into the Glasgow Open Space Map and will be protected by policy CDP6.

5.3 There may be some circumstances in which the Council will permit development on open space, including where:

- in the **City Centre** (see Figure 2/Annex 7), the open space in question has little open space value when considered against the relevant criteria of BOX 1/Figure 3; or
- in the **Rest of the City**, the [Local Context Area](#) (Annex 7), in which the open space is located, has more Publicly Usable open space than the appropriate Quantity Standard (Section 7) *and* the open space in question has little open space value when considered against the relevant criteria of BOX 1. In such circumstances, the Council will expect a contribution towards mitigating the loss of this open space (see A2.5). Stage 1 Local Contexts provide further detail on the amount of Open Space in each Local Context area. (It is the Council's intention, through the Open Space Strategy Action Plan, to undertake a strategic assessment of potentially surplus open space and its value across the City, through Stage 2 Local Contexts, to inform considerations in the medium-longer term); or
- the proposal would be directly related to the current use(s) of the open space and would not adversely impact on its functions; or
- the proposal would be brought forward in conjunction with a proposal for an equivalent, or higher quality, new open space to replace that being lost. The replacement space should be in an acceptable location which would better serve local needs; or
- it is to be developed in accordance with an approved masterplan that provides for a redistribution of open space to be delivered in line with agreed standards and that provides equivalent or enhanced functionality (BOX 1, 2a); or
- for **all areas of the City**, the open space is an outdoor sports facility, growing space or cemetery for which there is no longer an identifiable demand in the City (and which cannot be used to address any quality concerns) and the open space has little other open space value (as set out in part 1 of BOX 1).

BOX 1: OPEN SPACE VALUES

1. *Does, or could, the open space have value:*
 - a) in meeting the accessibility standard for that area, when outwith the City Centre (see Section 6)? or
 - b) in contributing positively to the setting, character or appearance of the area? or
 - c) for nature conservation/biodiversity, landscape or geodiversity (see SG7: Natural Environment)? or
 - d) in terms of the connectivity and/or functionality of the Green Network? or
 - e) in terms of other important green infrastructure functions – particularly flood management? or
 - f) as a means of accessing other open spaces or other facilities for management and maintenance? or
 - g) as a site that meets, or could be brought into functional use to help meet, demand (eg allotment/sports pitch – Section 8) or another need identified in the open space strategy or other Council strategy (eg [Local Biodiversity Action Plan](#), [City Centre Strategy](#) or [Strategic Plan for Cycling](#))? or
 - h) as civic space, particularly in the city centre or town centres? or
 - i) as an important open space to the local community?
2. *Where the answer to 1. is YES, use of the site for non-open space use is unlikely to be acceptable unless:*
 - a) the site lies within an area that is to be developed in accordance with an approved masterplan or similar planning strategy that provides for the loss of the open space as part of a wider redistribution of open space that will be delivered in line with agreed standards and without detriment to current open space value; or
 - b) the proposal would provide for a replacement open space, in the local area, that better serves the local community/enhances the current function/value of the space; or
 - c) the proposal would be directly related to the current use(s) of the open space or would not adversely impact on its functions/value.

5.4 These considerations are set out in greater detail in Annex 1.

5.5 Where an open space is lost, and no direct replacement space is provided, then financial compensation will be required, with payments being re-invested in the open space resource, including to (as appropriate):

- a) enhance open space quality (including maintenance and multi-functionality);
- b) address unmet demand; and/or
- c) improve access to open space in the area.

5.6 Annex 2 sets out further detail on when compensation will be required, in what form and what it should be used for.

5.7 Figures 3 and 3a: Open Space Protection illustrate the key considerations when considering proposals for development on protected open space in the City Centre, and in the Rest of the City, respectively.

Figure 2: City Centre

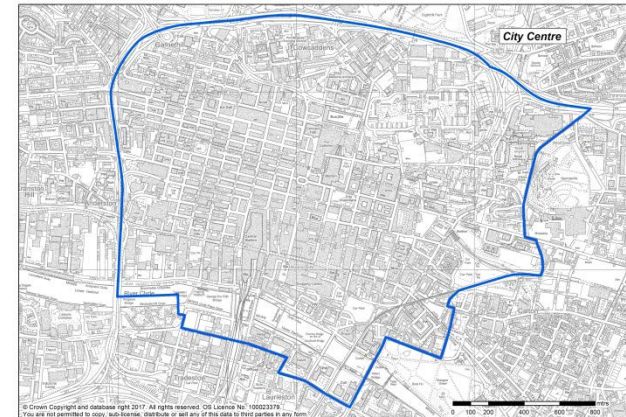


Figure 3: Open Space Protection in the City Centre

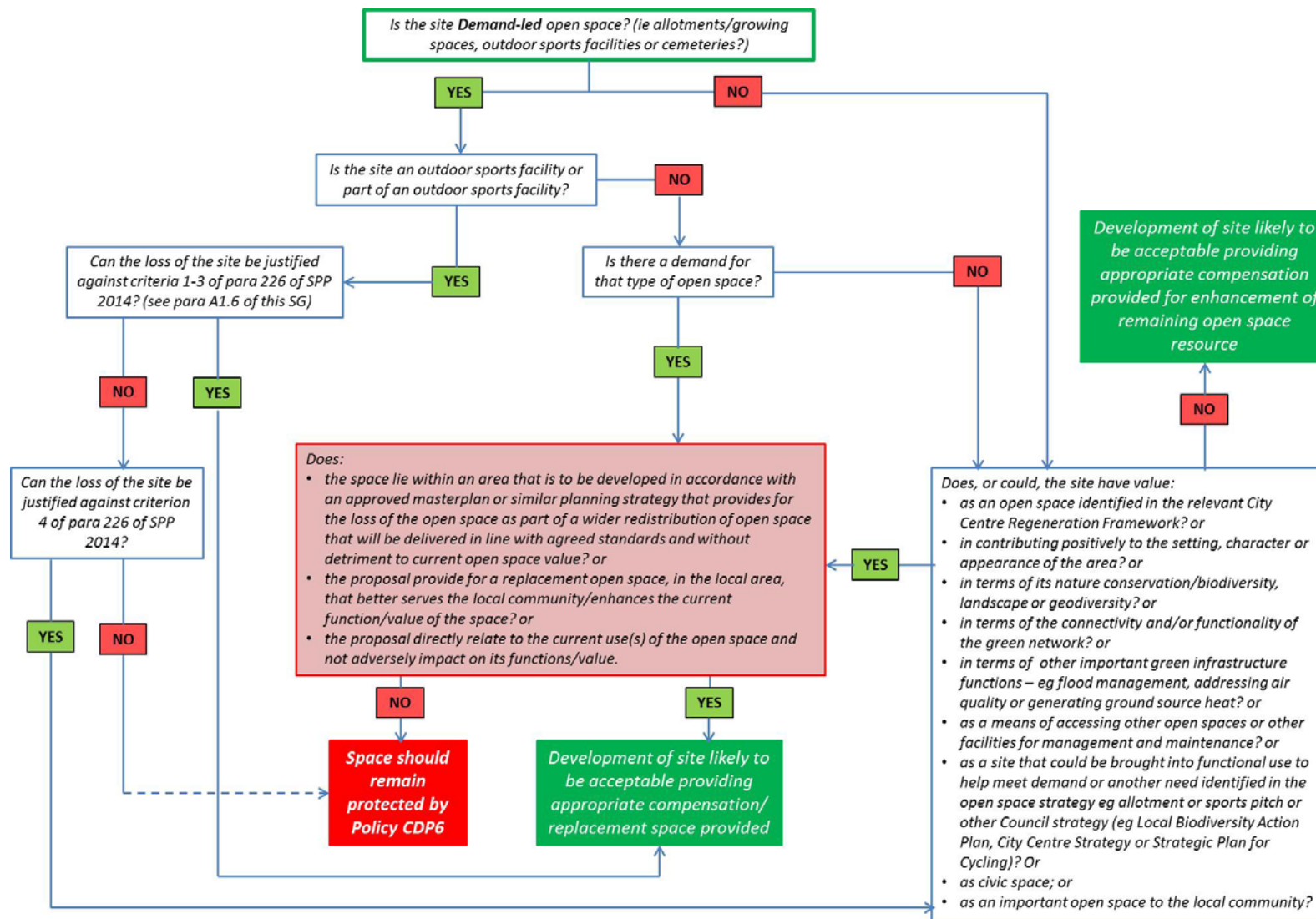
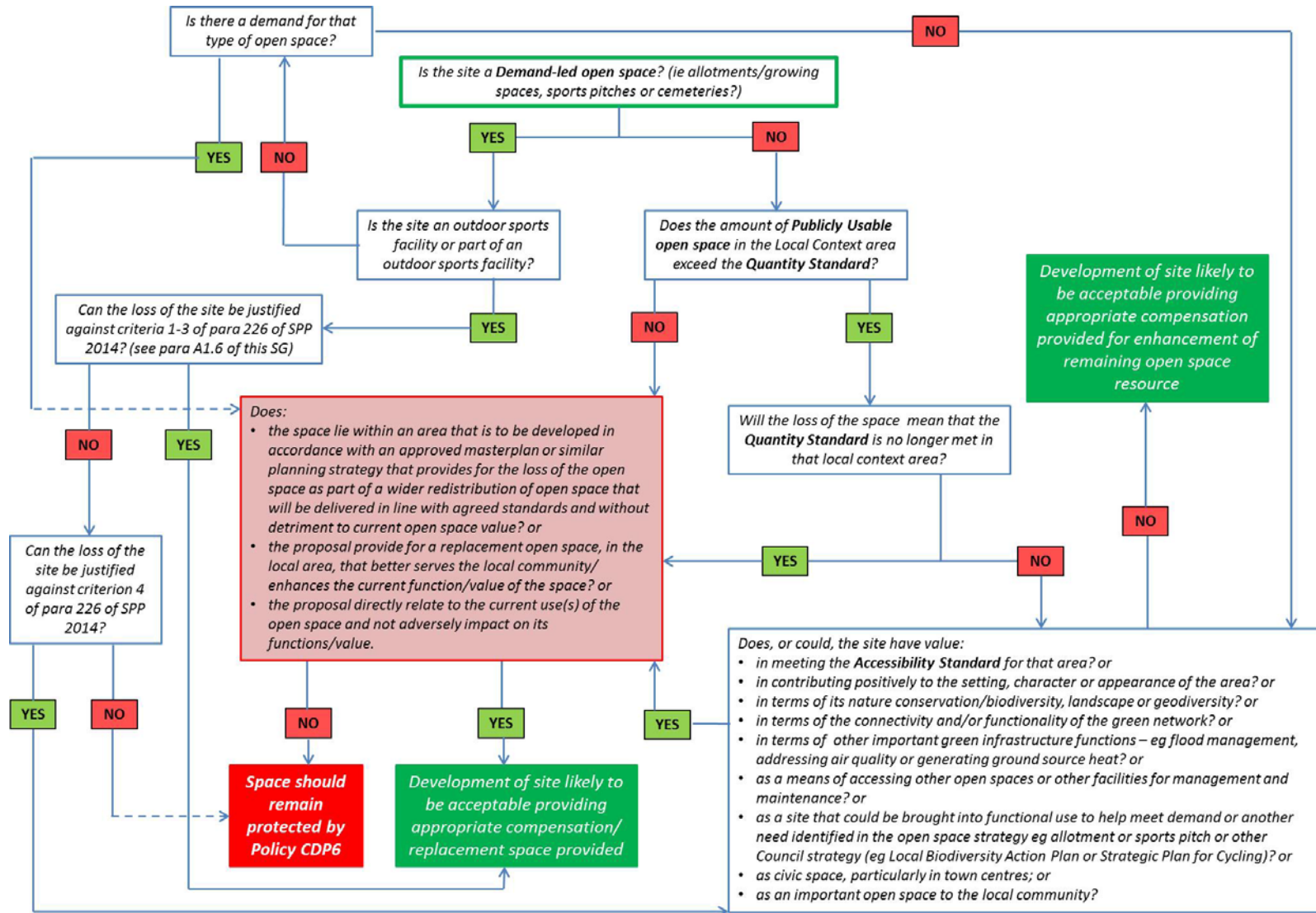


Figure 3a: Open Space Protection in the Rest of the City



6. PUBLICLY USABLE OPEN SPACE - CITY CENTRE

6.1 The established urban form of much of the [City Centre](#) means that there are generally few opportunities for delivering new open spaces to meet the accessibility standard. As such, an opportunity-based approach to the provision of open space in the City Centre is proposed, based on the work being undertaken for the City Centre Strategy.

6.2 A key component of the CCS is the establishment of nine [“City Centre Districts”](#) and the production of a Regeneration Framework (RF) for each. The RFs are being developed collaboratively with stakeholders and, amongst other things, will focus on:

- improved connectivity offering opportunities to walk, cycle, sit and relax in high quality public spaces;
- a balanced approach to motorised vehicle, pedestrian and cycle networks; and
- integrated green and blue infrastructure.

6.3 The RFs will, therefore, consider where open space and green infrastructure interventions (including public realm) can be accommodated in each area and how best to deliver them.

6.4 The identified interventions will reflect the uniqueness of each area in terms of existing provision, potential areas of deficit and demand that arises from the use of the areas – eg as locations used by office workers, residents, students, shoppers or some combination of these or additional groups. These interventions will form the “opportunities” for delivering open space in the City Centre, reflecting the specific needs of the RF areas in which they are located and will serve to provide access to open space for users of the key new developments within them. The interventions will be a response to the specific geographical needs of a variety of development types (as set out in Table 3) and their respective users.

6.5 New development of the type set out in Table 3 will require to make a contribution towards the delivery of these opportunities in the form of new open spaces, or the improvement of existing open spaces (including public realm). Should the relevant RF identify no open space/public realm interventions, then a contribution towards publicly usable open space may not be required from new development in that RF area. Should the development benefit from interventions identified in neighbouring RF areas, however, a contribution will be required. On-site green infrastructure will be required.

6.6 Where circumstances permit, multifunctional open space solutions should be pursued with a view to addressing the requirements of the Quality Standard (see Section 7). In those parts of Regeneration Framework areas where there is a significant residential population, or where there is expected to be so in the future, open space interventions should, wherever possible, include opportunities for informal play/recreation.

6.7 Developments on major sites, such as those covering entire street blocks, may provide opportunities to create their own outdoor public space. Where such proposals:

- a) would provide for relatively unrestricted public access;
- b) would be consistent with the appropriate Regeneration Framework in terms of its aspirations for placemaking, connectivity, materials, streetscape, water management, etc; and
- c) will be delivered on-site as part of the development

then the scope of the developer contribution will be adjusted accordingly. This should be negotiated on a case by case basis, taking account of specific circumstances, including the quality, location and size of the space to be created.

6.8 Where a residential development proposal is sited within close and easy access of existing, good quality public open space, the scope for developer contribution may also be adjusted. In both instances (paras 6.7 and 6.8), a contribution towards maintenance may still be required (based on the rates set out in Table 5) where this will not otherwise be included as part of the ongoing management of the development site at occupation.

6.9 Contributions should ideally be spent on open space interventions within, or close to, the RF area within which the proposal is located, to provide benefit for residents or workers of, or visitors to, the area in question. However, there will be instances where the strategic nature of an open space intervention in one RF area will justify use of an open space contribution generated in another RF area.

Interim Arrangements

6.10 Until such times as the Regeneration Framework for that part of the City Centre in which a development is to be located has been completed, an interim approach will be taken. This will require contributions for City Centre publicly usable open space at 50% of the rates set out in Table 5. These contributions will be used to enhance the quality of existing open spaces or will be retained for investment in new spaces, should this be deemed necessary, post-completion of the Regeneration Frameworks.

Table 5 - Open Space/Public Realm Contribution Rates in the City Centre

Use Class	Thresholds	Contribution Rate
Class 1 Retail	Developments greater than 2,000 sqm gross floor area	£50 per sqm of new floorspace plus £10 for maintenance
Class 4 Business		
Class 10: Non Residential Institutions		
Class 11 Assembly and Leisure		
All developments of 10 dwellings or more (including flats) <i>and</i> purpose built student accommodation of 20 bedrooms or more.		£530 per bedroom (includes maintenance)



Made in Sauchiehall and Garnethill

Summary Document

Final Regeneration Framework for Sauchiehall and Garnethill District

April 2016

SAUCHIEHALL STREET
CITY CENTRE

Key Projects

SAUCHIEHALL DISTRICT



7. PUBLICLY USABLE OPEN SPACE - REST OF THE CITY

7.1 This Section sets out accessibility, quality and quantity standards for publicly usable open space in Glasgow, outwith the City Centre. Application of these standards is intended to help ensure that residents and other users in this area have easy access to good quality, publicly usable and multifunctional open space within a reasonable walk of their homes and that there is a sufficient quantity of publicly usable open space for the needs of residents. Publicly usable open space can be thought of as space to which the public has *relatively* unrestricted access (access to some spaces (eg public parks) may be restricted during hours of darkness) and which is suitable in terms of its size, location, layout and configuration to serve the needs of all sectors of the population, including the very young and old. (Demand-led open spaces generally have more restrictions on access and use – eg allotments, sports pitches.)



Barrowfield Community Park

7.2 When a proposal for residential development (see Table 3) is being brought forward, the Council expects it to be informed, and accompanied, by an Open Space Assessment (OSA - see Annex 3), to be completed by the applicant and submitted to the Council with the application. The OSA is the means by which applicants, and the Council, will determine the publicly usable open space requirements for new residential development in the Rest of the City.

Accessibility Standard

7.3 The *Accessibility Standard* is aimed at delivering local access to open space in peoples' immediate environment. ***In terms of the accessibility standard, Part 1 of the OSA applies***, and should be used by applicants to set out how their development will provide for good access to publicly usable open space, in line with the standard.

Accessibility Standard

All homes (including purpose-built student accommodation), outwith the City Centre, should be within a 400m actual walking distance of a good quality, publicly usable open space of 0.3 ha or more.

7.4 In essence, new development should contribute towards meeting the accessibility standard by, where appropriate:

- a) providing for, or contributing to, better access to existing publicly usable open space that is, or can and will be made, multi-functional (in line with the Quality Standard); or
- b) delivering new multi-functional publicly usable open space; or
- c) contributing towards the delivery of new multi-functional publicly usable open space

7.5 Where the development already benefits from good access to multi-functional, publicly usable open space in an area where the quantity standard is achieved, it is likely that no contribution will be required for the provision of publicly usable open space to meet the accessibility standard. However, a contribution towards maintenance of that space will be required. Maintenance rates per bedroom are set out in Table 6.

7.6 Greenspace Scotland highlights the importance of people having local access to open space in their immediate environment. As such, meeting the accessibility standard is the overriding consideration, even if this requires more open space than the quantity standard suggests and even if all existing open spaces in the area meet the quality standard. Where access to open space is deficient, enhancing accessibility is likely to be the greatest priority for use of developer contributions.

7.7 0.3ha is considered the *minimum* size of site on which a variety of public uses can be undertaken with minimal conflict, if carefully laid out. In determining the 400m distance from open space or from the home, actual walking distance should be used, not “as the crow flies” distance, and the route identified should be safe, accessible and suitable for use by all sections of the community. In determining whether an existing public open space can be used to meet the accessibility standard for a new development, its ability to meet the multi-functionality required by the Quality Standard, without a detrimental impact on its current valued use and function, should be considered – this may not always be possible on smaller spaces of just over 0.3 ha or on publicly usable open spaces that are important for nature conservation. **To ensure the space is accessible in perpetuity, the space in question will need to be owned or controlled by the Council, and its use will require the Council’s agreement.** To help inform

this process, the Council is preparing a map of the existing open spaces that it owns and other spaces that it considers can be used to meet the accessibility standard. Other land (including vacant/derelict land) may also be able to contribute. If on-site provision is required to meet the accessibility standard, land ownership may be transferred to the Council by legal agreement and appropriate provision made for long-term maintenance –see para 7.23.

7.8 There will be circumstances where it is not possible to meet the accessibility standard. Where this is shown to be the case, then other compensatory measures should be applied to help address deficiencies (Annex 4).

Quality Standard

Quality Standard

All new publicly usable open spaces, and existing spaces that require improvement to support new development, should, when considered against the Quality Assessment Matrix, achieve a minimum overall score of 75% of the total possible score of the applicable criteria and the minimum required score specified in the matrix for each of the applicable criteria.

7.9 The Council’s ambition is that households in Glasgow have easy access to a usable public open space of a reasonable size and of good quality. In a city as compact as Glasgow, it is important that urban open spaces provide for a variety of functions, including: active play; informal sports and recreation; increased social interaction; climate change mitigation and adaptation; enhanced biodiversity; place setting; and rest and relaxation. The Quality Standard reflects these multi-functional considerations, in addition to other considerations such as design and layout.

7.10 The quality of new or enhanced spaces will require to reflect a number of factors, all of which should be considered as part of a wider placemaking approach. These factors are:

- **Size;**
- **Configuration;**
- **Surveillance;**
- **Accessibility;**
- **Aspect;**
- **Setting;**
- **Use** – the space should provide for a range of active and non-active uses, including:
 - *Informal sport/recreation*
 - *Children’s play*
 - *Relaxation*
 - *Biodiversity*
 - *Water Management*
 - *Community growing*

7.11 Annex 5 contains the **Quality Assessment Matrix** that sets out these considerations in greater detail and that should be used to determine how successful a proposed space, or an upgrade of an existing space, is likely to be in delivering these ambitions. To be considered acceptable, sites should meet the minimum score in each of the applicable criteria (a justification should be provided for why a particular criterion may not be applicable to the space in question) and a minimum overall score of 75% of the total possible score of the applicable criteria.

7.12 ***In terms of the quality standard, Part 2 of the OSA applies.*** It should be used by applicants to determine whether the publicly usable open space that they have identified to serve their development (see OSA Part 1) is of an appropriate quality. New development should contribute towards meeting the quality standard by, where appropriate:

- improving the quality of an existing open space (that does not meet the quality standard) that the development will rely on to meet its publicly usable open space needs; or
- delivering a new publicly usable open space that meets the quality standard; or
- contributing towards the delivery of a new publicly usable open space that meets the quality standard.

7.13 Not all of the Open Spaces protected by policy CDP6 can provide the multi-functionality and usability required by the Quality Standard. However, many of these spaces will continue to fulfil a range of functions, including as links in the Green Network, and will continue to be protected though CDP6/SG6.

Quantity Standard

7.14 Whilst a household may have access to good quality open space within a 400m walk of the home, it is important that there is also a sufficient *quantity* of publicly usable open space to use. The quantity standard establishes the amount of open space that should be available per head of population.

7.15 Meeting the Quantity Standard is important as, in dense urban environments, meeting the accessibility standard alone is unlikely to provide enough open space to cater for demand and provide a functioning Green Network. The [Technical Note](#) to this SG sets out how the Quantity Standard has been established.

7.16 In order to provide a better understanding of the distribution of the existing open space resource, the inner and outer urban areas of the City have been broken down into [14 separate localities](#) (see Figure 2) – 4 within the Inner Urban Area and 10 within the Outer Urban Area. Different Quantity Standards have been developed for the Inner (IUA) and Outer (OUA) Urban Areas.

Quantity Standard

There should be 1.9 ha of publicly usable open space per 1000 people in the Inner Urban Area and 5.5 ha of publicly usable open space per 1000 people in the Outer Urban Area.

7.17 **Part 3 of the OSA should be used by applicants to determine whether residents of their development will have access to an appropriate quantity of open space.** Where the Quantity standard is not met (or would not be when the new development is taken into account) in the local context area, then new development should contribute towards meeting the Quantity Standard by, where appropriate:

- delivering a new open space (or spaces) that meets accessibility and quality standards as part of the development where a development of more than 240 bedrooms is proposed in the inner urban area, or more than 125 bedrooms is proposed in the outer urban area (see Technical Note paras 2.46 and 5.18) at the rate of 0.1ha per 80 bedrooms in the IUA or 0.1ha per 40 bedrooms in the OUA; or

- alternatively, for development over these thresholds, making a financial contribution towards the delivery of new publicly usable open space that meets accessibility and quality standards where this would be more consistent with a placemaking approach (see Technical Note para 2.47); or
- for developments below these thresholds, making a financial contribution towards the creation of a new publicly usable open space (or, where it can be shown are no opportunities for delivering such a space in the local context area, or adjacent to it, towards making existing publicly usable open spaces more able to cope with increased use). The appropriate response will be determined by the opportunities available in the hinterland of the development, with a preference for financial contributions towards new publicly usable open spaces.

7.18 If the quantity of publicly usable open spaces within the local context area exceeds the relevant Inner or Outer Urban Area standard (when the population of the local context area and of the new development is included), then no contribution will be required to meet the quantity standard.

7.19 Annex 7 provides an initial indication of those Local Context areas in which the quantity standard is not currently met at the time of publication of this SG. This situation is liable to change over time and, in undertaking an OSA, applicants should take cognisance of any updates prepared by the Council. The Stage 1 Local Contexts will provide info on: the total amount of open space of each open space category in each Local Context area: the population of the area: the amount of vacant/derelict land in the area; and other relevant information which can help in using Part 3 of the OSA.

7.20 Demand-led spaces may exist as a secondary land use within some publicly usable open spaces (eg bowling greens within public parks). This may mean that: some parts of publicly usable open spaces are less publicly usable than others as a result of restrictions on use; and the quantity of publicly usable open spaces within certain Local Context areas may be functionally less than suggested in Annex 7. The extent to which the Quantity Standard is currently exceeded in most of these Local Context Areas means that this is unlikely to prove significant in most instances. However, in some Local Context areas, there may be situations where such “duplication” of publicly usable and demand-led spaces will require to be taken into account in establishing whether the Quantity Standard is met.

Contribution Rates

7.21 The OSA should be used to determine whether the needs of the new development would be met by the existing open space resource in terms of its accessibility, quality, quantity and whether a developer contribution is required – see Figure 4.

7.22 Where a contribution towards publicly usable open space is required it will be calculated by applying the Total Contribution Rates (TCRs) set out in Table 6.

Table 6: Contribution Rates

Location	TCR per Bedroom
Inner Urban Area	
Outer Urban Area (flatted development) and purpose built student accommodation of 20 bedrooms or more.	£530 (£425 for capital works, £105 for revenue)
Outer Urban Area (other development)	£930 (£745 for capital works, £185 for revenue)

7.23 The TCR includes provision for both capital works and a 25% allowance for maintenance. The [Technical Note](#) that supports this SG sets out how these rates have been established. Whilst spaces should always be designed to minimise maintenance requirements, there may be instances where the element of the TRC set aside for revenue would be insufficient to meet the longer-term maintenance requirements of a space. In such circumstances, it may be necessary to allocate a greater proportion of it to maintenance than is set out in Table 6. Any such variation would require to be agreed between the applicant and the Council. The proportion of the TRC set-aside for capital works shall always exceed that for maintenance.

7.24 Where no contribution towards publicly usable open space is required because a new space is being brought forward as part of a new development, two maintenance options are possible:

1. Where maintenance is to be undertaken privately, proposed management and maintenance arrangements will be submitted as part of the planning application process. The developer must demonstrate to the Council that satisfactory arrangements have been put in place for the long term maintenance of the open space.
2. In exceptional circumstances, it may be possible to transfer land and maintenance responsibility to the Council - where it is proposed to transfer such a space to the Council on completion:
 - the open space shall be designed and constructed to meet the quality standard in accordance with approved plans;

- legal conveyance of the space to the Council will be free of charge and free of all burdens and restrictions;
- a payment shall be made to the Council of a sum equivalent to 25 times the estimated annual maintenance costs;
- adoption by the Council will take place after fulfilment of a 5 year period of maintenance/ establishment by the developer, subject to the Council's satisfaction with its condition. Any defects will require remedial action by the developer.
- the Council will undertake to provide adequate maintenance for as long as is required.

General Considerations – Access and Use

- 7.25 Where a new publicly usable, multifunctional open space is delivered through new development, it shall be made available for use by the general public – use shall not be restricted to residents of the development. New demand-led spaces shall be available to the general public in principle, but access may be restricted at specific times to reflect the type of space being created and in accordance with appropriate arrangements for managing access and use.

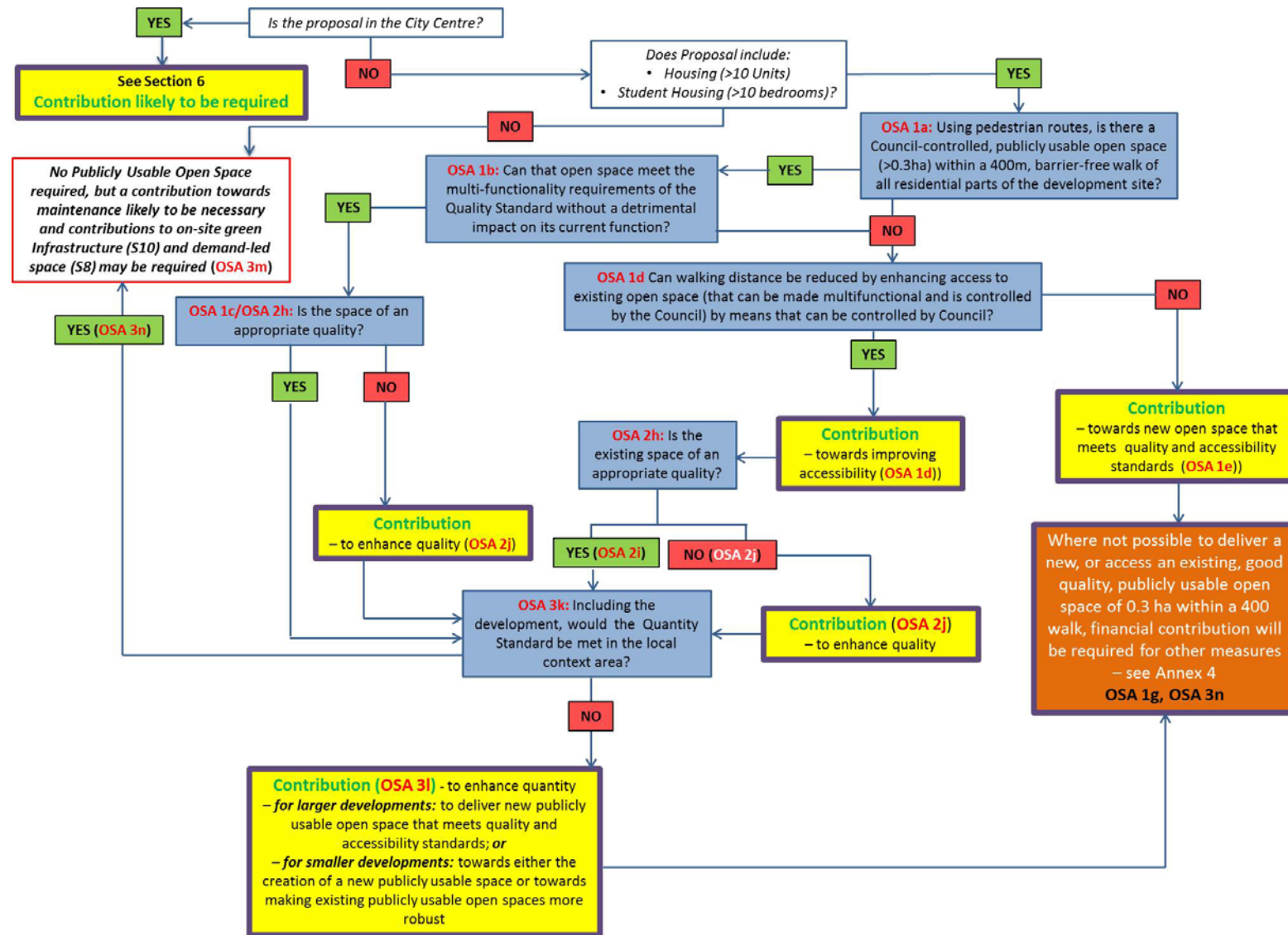
General Considerations – Viability

- 7.26 Provision of good quality open space is considered to be central to the development of a healthy and sustainable City environment and the consequent land requirements or financial implications that this implies should be fully taken into account by developers when carrying out site appraisals. However, it is

recognised that the way that social housing is funded can mean that the ability of Registered Social Landlords to contribute towards off-site provision at the full rate can be compromised. The Council will consider reducing the contribution expected from developments by RSLs where it can be demonstrated that this would impact on the deliverability of the scheme.

- 7.27 Where other developers can illustrate that the viability of a development proposal would be seriously compromised by the open space requirements set out in this SG, the Council may consider relaxing the requirement for provision/contributions. However, as access to good quality open space is considered to be of critical importance for residents, the Council will only agree to such an approach in exceptional circumstances. Prior to doing so, the Council will require the submission of comprehensive and robust evidence to support such an approach.

Figure 4: Determining Developer Contributions Towards Publicly Usable Open Space



8. DEMAND-LED OPEN SPACE

Allotments and Community Growing Spaces

8.1 The Council is carrying out an assessment of the demand for allotments and community growing spaces through the work currently being undertaken to prepare a Food Growing Strategy. The assessment of demand will take into account quantity, quality and geography. Land identified to help meet unmet demand will, ultimately, be shown on the Open Space Map, and will benefit from protection under Policy CDP6.

8.2 Should unmet demand for allotments/community growing be identified, residential developments (of the scale set out in part c of Table 3) will be expected to contribute to the delivery of new allotments/community growing spaces to help meet the demand generated by that development. This would preferably be in the form of a financial contribution to off-site provision of an appropriate scale, design and quality, particularly where plots can be grouped together and common infrastructure provided. Otherwise, on-site provision to meet demand in full may be acceptable (for allotments, it is likely that a viable minimum plot size of 250sqm will be required). Where it is possible to do so, new spaces should be located close to where unmet demand is greatest, to provide for access by sustainable means.

8.3 Where a demand for allotments/community growing is identified, provision should be made on the basis of 250sqm of appropriately designed plot(s) per 100 bedrooms if provision is being made on-site. Contributions for off-site provision should be made in accordance with the contribution rates set out in Table 7. Given different demographic possibilities, it is possible that provision at this rate will not meet the full demand arising from a

particular site, but it is considered that a single rate is necessary to provide some degree of certainty for developers.

Outdoor Sports Facilities

8.4 The Council is keen to understand the demand for, and quality of, outdoor sports facilities in the City and an assessment is being taken forward in conjunction with Glasgow Life and **sportscotland**. It will provide a better understanding of the types of outdoor sports facilities required to meet demand in Glasgow, and will be a key input to the development of an Outdoor Sports Strategy aimed at addressing identified deficiencies in the quantity or quality of outdoor sports provision.

8.5 On completion of the supply/demand and associated quality analysis (anticipated 2018), consideration will be given to where it may be possible/most appropriate/beneficial to address any unmet demand or quality requirements in the form of an Outdoor Sports Strategy. This will take into account matters such as the relative distribution of the existing resource, its quality and any obvious “gaps”, geographic patterns of demand, car ownership levels and associated mobility, opportunities to address issues such as health and inactivity, etc.

8.6 As with allotments and community growing spaces, and following consultation, any subsequent land identified to meet unmet demand will, in due course, be shown on the Open Space Map, and will benefit from protection under Policy CDP6.

8.7 Outdoor sports facilities are used for a variety of purposes, including team sports (including football, rugby, hockey, shinty and cricket), bowling and tennis, golf and mountain biking. Given the limited geographical extent of the City, and the nature of

demand for such facilities, it is considered reasonable to assess demand for all of these activities across the City as a whole.

8.8 Where the **assessment of demand** for outdoor sports facilities across the City has established:

- a need for additional facilities; or
- a need to improve the quality of existing facilities

then new residential developments (part c of Table 3), will be expected to make a financial contribution (Table 7) towards meeting the demand generated by that development. In determining where to spend any such contributions, cognisance should be taken of any opportunities identified in the Outdoor Sports Strategy (on completion) or, in the meantime, the nearest identified opportunity for meeting deficiencies in demand/quality.

8.9 In larger developments, *on-site* provision may be considered to help address demand arising from the development in areas where the existing resource is considered deficient (or would become deficient as a result of the new development). The Council’s favoured approach, where appropriate, is for provision to be made at existing locations, or in new clusters, where staff costs could be minimised and the facility could be used to its maximum potential.

Table 7: Demand-led Open Space Contribution Rates

Demand-type	Contribution Rate per Bedroom
Allotments/Community Growing Space	£30
Sports Provision	£100



Glasgow Green Hockey Centre

Other Matters

8.10 Until such times as the supply/demand and associated quality analysis of outdoor sports provision has been completed, an interim approach will be taken. This will require contributions for outdoor sports at 50%, a rate of £50 per bedroom. These contributions will be used to enhance the quality of existing outdoor sports provision or will be retained for investment in enhancing supply, should this be deemed necessary, post-completion of the analysis. All demand-led open spaces should be designed and maintained to also provide benefits for place-setting, nature, water management and the Green Network, wherever possible.

Cemeteries

8.11 It is the Council’s intention to consider the need for additional cemeteries in the City with a view to informing the next LDP.

9. FINANCIAL CONTRIBUTIONS FOR THE PROVISION OF OPEN SPACE THROUGH SECTIONS 6, 7 AND 8

9.1 Where the needs of a new development would not be met by the existing open space resource, a financial contribution is likely to be required. It is possible that some residential developments will need to contribute to delivering or improving the accessibility, quality and quantity of publicly usable open space and also to meeting demand for growing space and sports provision. The Council recognises that requiring developer contributions to meet all of these requirements in full could affect the viability of the development. As such, developer contributions for any one development will be “capped” at the per bedroom Total Contribution Rates set out in Table 6.


9.2 As a general rule, where a residential development gives rise to a need for developer contributions to address deficiencies in publicly accessible and demand-led open space, then the contributions will be used in accordance with the following:


1. Where a development, outwith the City Centre, gives rise to a need for developer contributions to address deficiencies in the quality, accessibility or quantity of publicly usable open space, then the capped contribution will be used to address:
 - a) firstly, deficiencies in accessibility;
 - b) then (when accessibility requirements are met) deficiencies in quality; and
 - c) lastly (when both accessibility and quality requirements are met), deficiencies in quantity.
2. Where a development gives rise to a need for developer contributions to meet requirements for publicly usable

and/or demand-led open space, then how the contribution will be utilised will be guided by the contribution split illustrated in Table 8. This may vary depending on the specific circumstances of individual developments and their contexts.

Table 8: Open Space Contribution Splits

Open Space Requirement		Percentage of Per-Bedroom Capped Contribution Towards Each Requirement Under Different Circumstances		
		80%	95%	85%
Publicly Usable Open Space		80%	95%	85%
Demand-led Open Space	Growing	5%	5%	
	Sports Provision	15%		15%

 Required

 Not Required

9.3 New development should, to the satisfaction of the Council, make provision for future management and maintenance of new or improved spaces.

9.4 Where a developer contribution is being made, a proportion of the capped developer contribution will be set aside for management and maintenance. Alternatively, the developer can enter into a s75 agreement to maintain the new/enhanced open space (or access to it) – where this is the case, the Table 6 capped contribution will be reduced to £385 in the Inner Urban Area and for flats and £745 in the Outer Urban Area.

9.5 The Council will spend that element of the contribution set aside for the capital costs of enhancing access to open space, improving existing open spaces or creating new open spaces within 10 years of receipt of the contribution (or the final contribution, if payments are being phased). When the contribution is taken will depend on a number of factors, including the size of the development and any phasing scheduled, but the final payment should be made before the development is completed. However, the Council considers that the timing should aim to provide a balance between minimising up-front costs to the developer and providing for use of new/upgraded open space on occupation (for residents of new residential development in particular).

9.6 Should all, or part, of these contributions remain unspent after 10 years from the receipt of the final contribution payment (if phased) or completion of development, whichever is later, the unspent contribution (including interest) will be returned to the party that made the payment. To facilitate the delivery of development, the Council will consider phased payments of contributions - this should be discussed with the Council at the earliest possible opportunity. Where this is acceptable, the Council's preference shall be for phased annual anniversary payments.

Where Will Contributions be Spent?

9.7 Where contributions will be spent will depend on what they have been taken for:

- Contributions taken for **Publicly Usable Open Space in the City Centre** will be spent on open space interventions within, or close to, the RF area within which the proposal is located, to provide benefit for residents of, workers in, or visitors to

the area in question. However, there will be instances where the strategic nature of an open space intervention in one RF area will justify use of an open space contribution generated in another RF area (see Section 6).

- Contributions taken for **Publicly Usable Open Space in the Rest of the City** will be used in accordance with the Open Space Assessment (see Annex 3) – ie expenditure will be based on the analysis of the surrounding open space resource undertaken by the applicant (see Section 7).
- Contributions taken for **Demand-led Open Space** will be utilised to support the provision of new/upgraded facilities as informed by the considerations set out in paragraphs 8.2 (for allotments and community growing) and 8.5 (for outdoor sports provision).

9.8 In the medium-longer term, outwith the City Centre, the production of Stage 2 Local Contexts will allow a more detailed consideration of the multifunctional Green Network in each Local Context Area (LCA). This will consider the areas of relative open space surplus and deficit, including accessibility, demand and quality considerations, with a view to identifying how best to meet multifunctional open space requirements (including publicly usable open space, water management, biodiversity and walking and cycling networks) in each LCA. The Stage 2 Local Context process will help facilitate engagement with local communities with regard to the value they place on their open spaces and will be used to help establish a green network “masterplan” for each LCA area. These will help set out the Council's priorities and guide expenditure, and the use of contributions, in years to come.

10. ON-SITE GREEN INFRASTRUCTURE

10.1 Whilst delivering access to good quality publicly usable open space is a key consideration for new development, the provision of on-site open space and other green infrastructure can be of equal importance. The extent to which on-site green infrastructure should be provided will be based on an understanding of the site and its wider context and how it will function and be used - by people, water and nature. Amongst other things, it should help address any requirements for:

- i) enhancing biodiversity (as required by SG7);
- ii) sustainable drainage (as required by SG8);
- iii) active travel (as required by SG11);
- iv) on-site private amenity space; and
- v) on-site landscaping

Enhancing Biodiversity

10.2 Development shouldn't result in a loss of biodiversity or habitat connectivity but should enhance it wherever possible. New development should aim to incorporate existing habitats, enhance and expand them and/or help create new habitats. Site surveys should help inform the existing worth, and future potential, of a site in biodiversity terms.

10.3 New development can help enhance biodiversity by protecting and incorporating existing habitat features such as hedges, burns, wetlands and even derelict areas into site layout and design, helping expand habitats and repairing ecological links between them. [SG7: Natural Environment](#) provides further detail. Development design should consider how this can best be

achieved in combination with other sustainable drainage and access requirements as part of a placemaking approach (see [SG1](#)).

Sustainable Drainage

10.4 Sustainable Drainage Systems (SuDS) require to be provided to support most new developments, and SG8: Water Environment indicates that SuDS features shall be designed with a view to helping meet the CDP's requirements for enhancing biodiversity as part of a multifunctional green network. SuDS ponds, planted with native vegetation, can, provide a habitat for a number of species as well as attractive open space. SuDS features such as ponds and basins should be overlooked to allow passive monitoring and should be accessible for maintenance purposes. This should be undertaken as part of a placemaking approach to the design of the new development (see SG1). [SG8: Water Environment](#) provides further detail



Cathcart Road SuDS

Active Travel and Access

- 10.5 When planning and undertaking new development, developers should take account of public access rights as set out in the [Land Reform \(Scotland\) Act 2003](#) and the [Countryside \(Scotland\) Act 1967](#). The design and construction of paths and cycleways should be informed by this legislation but also by an understanding of the site and how it functions in relation to its context. New development should be designed to be permeable for pedestrians and cyclists and be inclusive to take account of the needs of all potential users. Access routes should provide direct access to public transport facilities, the existing path network and the wider network of cycle routes and be designed as an integral part of the development's Green Infrastructure. This should be done as part of a wider placemaking approach (see SG1) and with reference to the more detailed guidance set out in Section 3 of [SG11: Sustainable Transport](#).



Residential Private Amenity Space

- 10.6 New houses shall provide usable private garden space (UPGS) large enough to serve various domestic functions. As a general indication: mid-terraced housing might be expected to deliver around 50 sqm of UPGS; end-terraced or semi-detached housing 80 sqm; and detached 120sqm or 1.5 times the footprint (whichever is greater).
- 10.7 Flatted developments shall provide usable communal private garden spaces as “backcourts”. Where a site limits, or makes impractical, the provision of private garden space, then developers will be expected to:
- provide creative alternative solutions (e.g. shared roof garden, usable balconies); and
 - bring forward mitigation measures to improve internal amenity (e.g. more generous room sizes).
- 10.8 Where provided, backcourts should make provision for clothes drying in areas screened from public view and not subject to excessive overshadowing.
- 10.9 Development design should provide for a clear distinction between public and private (whether gardens or backcourts) spaces. Private spaces should be provided in enclosed or defensible forms.

Landscaping

- 10.10 New development shall provide landscaping, wherever appropriate, to improve and enhance the setting and visual impact of the development. The extent to which landscaping will be required will be informed by an understanding of the site and its surroundings, including the other requirements of this SG. Good landscaping can help unify urban form and architectural styles, provide shelter, create local identity and promote biodiversity and water management. It should be informed by a placemaking approach (see SG1).
- 10.11 Detailed Guidance on Landscaping is provided in Annex 6 of this SG.

Maintenance

- 10.12 Paragraph 232 of SPP states that arrangements for the long-term management and maintenance of green infrastructure, and associated water features, including common facilities, should be incorporated into any planning permission.
- 10.13 To adequately address the need to maintain quality over the long term, provision (to the satisfaction of the Council) should be made for future management and maintenance to ensure communal Green Infrastructure is maintained on an on-going basis.

Design

- 10.14 The design of any new development should address all of these considerations as part of a holistic, placemaking approach to the creation of good quality places. There will often be opportunities to integrate landscaping, SuDS and active travel routes with biodiversity enhancements, for example. Where, and how, these considerations should be addressed will be informed by the site and its relationship (existing and potential) with the surrounding area. SG1: Placemaking provides further guidance.

ANNEX 1: PROTECTION OF OPEN SPACE – DETAILED CONSIDERATIONS

Publicly Usable Open Space Outwith City Centre (Table 4, Cats 1-7)

- A1.1 Where the amount of category 1-7 open space in the Local Context area **exceeds the relevant Quantity Standard**, non-open space uses on the site may be acceptable unless the site has, or could have, value in terms of the criteria set out in BOX 1, Part 1.
- A1.2 Where the amount of category 1-7 open space in the Local Context area **does not exceed the relevant Quantity Standard**, non-open space uses on the site will not be acceptable, unless the proposal can be justified against the criteria in Part 2 of BOX 1. In relation to criterion b) of Part 2, the replacement open space should better serve the local community in terms of its accessibility and quality (see Section 7) and should be at least as multi-functional as the open space to be lost when assessed against criteria b) to i) of Part 1. In determining whether a new space would better serve the local community, developers shall take account of the accessibility, quality and function of the existing open space and shall consult with local communities (using consultation methods agreed by the Council). New open spaces should provide for appropriate habitat creation, landscape treatment and subsequent maintenance.
- A1.3 The potential for the development of **commercial facilities** (e.g. cafes and restaurants) in parks may be considered where such uses will contribute to an improved experience for park users and increased park usage. This will require developers to consult with local communities/park users. Such proposals, where appropriate in terms of the nature of the park and their impact upon it, should, wherever possible, be brought forward through the Parks Strategy.

BOX 1: OPEN SPACE VALUES

1. *Does, or could, the open space have value:*
 - a) in meeting the accessibility standard for that area, when outwith the City Centre (see Section 7)? or
 - b) in contributing positively to the setting, character or appearance of the area? or
 - c) for nature conservation/biodiversity, landscape or geodiversity (see SG7: Natural Environment)? or
 - d) in terms of the connectivity and/or functionality of the Green Network? or
 - e) in terms of other important green infrastructure functions – particularly flood management? or
 - f) as a means of accessing other open spaces or other facilities for management and maintenance? or
 - g) as a site that meets, or could be brought into functional use to help meet, demand (eg allotment/sports pitch – Section 8) or another need identified in the open space strategy or other Council strategy (eg Local Biodiversity Action Plan, City Centre Strategy or Strategic Plan for Cycling)? or
 - h) as civic space, particularly in the city centre or town centres? or
 - i) as an important open space to the local community?
2. *Where the answer to 1. is YES, use of the site for non-open space use is unlikely to be acceptable unless:*
 - a) the site lies within an area that is to be developed in accordance with an approved masterplan or similar planning strategy that provides for the loss of the open space as part of a wider redistribution of open space that will be delivered in line with agreed standards and without detriment to current open space value; or
 - b) the proposal would provide for a replacement open space, in the local area, that better serves the local community /enhances the current function/value of the space; or
 - c) the proposal would be directly related to the current use(s) of the open space or would not adversely impact on its functions/value.

Growing Spaces and Sports Pitch Provision (Table 4, Categories 8-10)

A1.4 The Council is undertaking an assessment of the demand for **allotments and growing spaces** in the City. Anecdotal evidence would tend to suggest demand for allotments and community growing spaces is currently not being met in the City. However, should the assessment identify little or no demand for allotments/community growing (or, in the meantime, should a similarly robust exercise in support of a development proposal identify that an existing allotment site/community growing space is not required and cannot be reasonably expected to help address an identified shortfall in allotment/community growing space in the rest of Glasgow), then non-open space uses on the site will be acceptable (providing appropriate compensation is provided) unless the site has, or could have, value in terms of the matters set out in Part 1 of BOX 1. In areas where demand exists for allotments/growing spaces, non-open space use of the site will only be acceptable where it can be justified against the criteria in Part 2 of BOX 1.

A1.5 The Council, Glasgow Life and **sportscotland** are undertaking an assessment of the demand for, and quality of, **outdoor sports provision** in the City. The assessment will provide a better understanding of whether any enhancements to the quantity or quality of outdoor sports provision are required in Glasgow.

A1.6 In line with paragraph 226 of [SPP 2014](#) (or any future equivalent), outdoor sports facilities should be safeguarded from development except where:

- the proposed development is ancillary to the principal use of the site as an outdoor sports facility;
- the proposed development involves only a minor part of the

outdoor sports facility and would not affect its use and potential for sport and training;

- the outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or
- the assessment of demand, and consultation with **sportscotland**, show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.

Cognisance should also be taken of the value that the site has in providing other open space values, as set out in Part 1 of BOX 1, and not just its value as a sports facility. This is particularly the case with space that is associated with outdoor sports provision, and categorised as Sports Area on the [Open Space Map](#), but which does not form part of the sports provision itself.

A1.7 It is unlikely that development on churchyards or cemeteries will be acceptable unless:

- the proposed development is ancillary to the principal use of the site as a churchyard/cemetery; or
- the proposed development involves only a minor part of the churchyard/cemetery and would not affect its use as such or have an adverse impact on Open Space Values (Part 1 of BOX 1).

ANNEX 2: PROTECTION OF OPEN SPACE – COMPENSATION FOR THE LOSS OF OPEN SPACE

A2.1 Where a proposed development involves the loss of existing open space, that can be justified against Figure 3 or 3a/ BOX 1, then compensation in the form of the following will be required:

- a) where the development is being brought forward in line with an approved wider masterplan/planning study, **new open space**, as part of a Green Network, delivered in line with agreed standards and without detriment to current open space value, and that provides for:
 - i) publicly usable open space that meets the accessibility, quality and quantity standards;
 - ii) an appropriate amount of demand-led open space where demand-led shortfalls have been identified; and
 - iii) where appropriate, protection of existing locally or culturally important spaces or spaces that are of importance for nature conservation

A masterplan/planning study should be brought forward in conjunction with the Council and local communities, to ensure the criteria set out above (and in Part 1 of BOX 1) have been appropriately addressed. The identification and development of the Green Network should also be undertaken with reference to Section 2 of this SG;

- b) where the proposal delivers, or provides for the delivery of, a **replacement open space**, in the local area, that better serves the local community (engagement with the local community will be necessary and should be undertaken by the applicant) and provides enhanced functionality (including replacement

provision for sports or growing space where demand continues to exist), then no financial compensation will be required other than any unmet maintenance requirements;

- c) where an open space can be considered potentially surplus after consideration against Figure 3 or 3a/BOX 1, and no masterplan exists or replacement open space is being provided, then, where a development proposal is being brought forward on the open space, **financial compensation** for the loss of that open space will be required. This will be used for:
 - i) improving the accessibility to/quality of existing open spaces in the vicinity of the development site; or
 - ii) where the development is on a type of sports pitch for which no demand exists, then:
 - A) the compensation should be invested in another type of sports space in which the City is deficient (wherever possible providing for enhanced multi-functionality); or
 - B) in accordance with criterion i) if there is no identified deficiency in sports pitches.

A2.2 In circumstances, where neither a), b) nor c) apply, but a development, due to exceptional circumstances, has been approved contrary to open space policy, financial compensation will be required to mitigate for the loss of that open space. It will be used for the creation or improvement of open space or access to open space, in the vicinity of the development site, taking account of:

- a) Section 6 or 7, where a publicly usable open space is being lost; or

b) Section 8 where an outdoor sports area or a growing space is being lost.

A2.3 Where the development involves the loss of a sports space for which an unmet demand remains (eg tennis court), then the compensation provided should be for investment in another space of that type (eg tennis court), wherever possible providing for enhanced multi-functionality.

A2.4 Financial compensation required under paragraph A2.2 will be calculated on the basis of the type of open space being lost to at a level that would provide for its replacement. Loss of:

- a) A category 1-7 space (see Table 4) shall be compensated at the rate of £300,000 per ha;
- b) Growing spaces shall be compensated at the rate of £100,000 per ha; and
- c) Outdoor sports provision shall be compensated at the rate of:
 - i) £210,000 per ha of unlit grass team sports pitch;
 - ii) £350,000 per ha of lit grass team sports pitch;
 - iii) £550,000 per ha of unlit synthetic team sports pitch;
 - iv) £1m per ha of lit synthetic team sports pitch;
 - v) £1.17m per ha of unlit MUGA;
 - vi) £1.4m per ha of lit MUGA;
 - vii) £470,000 per ha of unlit tennis court;
 - viii) £850,000 per ha of lit tennis court;
 - ix) £1m per ha of bowling green; and
 - x) £150,000 per ha of other outdoor sports provision.

A2.5 Financial compensation for the loss of open space required under paragraph A2.1 c) will be calculated at a rate of £30,000 per ha of open space being lost.

A2.6 The [Technical Note](#) that accompanies this SG provides further information on the derivation of these rates. The financial compensation for the loss of existing open space is additional to any open space requirements generated by the development itself.

A2.7 Where the development has been justified as being directly related to the current use(s) of the open space, in line with paragraph 5.3 c), then compensation for the loss of the open space will not be required. However, in instances where the loss of open space will be significant, and would have a detrimental impact on multi-functionality, then compensation may be required in line with the provisions of this Annex. This will require to be assessed on a case by case basis.

A2.8 It should be noted that the [Open Space Map](#) identifies a number of spaces as “Development Site Containing Open Space”. Whilst development on these sites has been deemed acceptable, the open space on these sites will either require to be retained/replaced on site or its loss compensated. Compensation, where appropriate, should be at the rate set out in para A2.5.

A2.9 Completion of the Open Space Strategy Stage 2 Local Contexts will provide further guidance on how and where compensation for the loss of open space should be spent.

ANNEX 3: OPEN SPACE ASSESSMENT

PART 1: ACCESSIBILITY

- 1a) Using pedestrian routes, is there a Council owned/controlled, publicly usable open space (>0.3ha) within a 400m, barrier-free walk of all residential parts of the development site? The walking route should be safe, accessible and suitable for use by all sections of the community.
- 1b) If the answer to 1a) is YES, can that open space meet the multi-functionality requirement of the Quality Standard without a detrimental impact on its current function? (this is most likely to be the case with public parks and gardens and amenity open space, but other publicly usable open spaces are likely to have the potential to be used, if the quality standard can be met without impacting on current open space value).
- 1c) If the answer to 1b) is YES, then go to OPEN SPACE ASSESSMENT PART 2: QUALITY (criterion 2h)) to determine whether that space is of an appropriate quality.
- 1d) If the answer to 1a) or 1b) is NO, can actual walking distance be reduced by enhancing access (by means that can be controlled by Council) to existing usable open space (owned/controlled by the Council), that can be made multi-functional?
- 1e) If the answer to 1d) is YES, then a financial contribution will be required towards measures to enhance access to the open space – a financial contribution may also be required towards enhancing quality and/or quantity – see OPEN SPACE ASSESSMENT PARTS 2 and 3.
- 1f) If the answer to 1d) is NO, then a financial contribution will be required towards the provision of new open space that meets the quality standard within 400m actual walking distance of the site.
- 1g) Where it is not possible to deliver a new/access an existing open space of 0.3 ha within a 400 walk, a financial contribution will be required for other measures – see para 7.8 and Annex 4.

PART 2: QUALITY

- 2h) If the answer to Part 1b) is YES, then does that site score 75% or more, and the minimum score for each of the applicable criteria, when the Quality Matrix (see Annex 5) is applied?
- 2i) If the answer to 2h) is YES, then go to OPEN SPACE ASSESSMENT PART 3: QUANTITY (criterion 3k) to determine whether a financial contribution is required to provide additional open space or, where this is not possible, to make existing publicly usable open space more robust (Annex 4).
- 2j) If the answer to 2h) is NO, then a financial contribution will be required towards enhancing the quality of the space to meet the quality standard and, potentially, towards addressing quantity requirements (see OPEN SPACE ASSESSMENT PART 3: QUANTITY).

PART 3: QUANTITY

- 3k) Does the quantity of publicly usable (categories 1-7 of Table 4) open space (whole and part spaces) within the local context area exceed the relevant Inner or Outer Urban Area Quantity Standard when the population of the Local Context Area and of the new development is included?
- 3l) If the answer to 3k) is NO, then either:
- i. where a development of more than 240 bedrooms is proposed in the inner urban area, or more than 125 bedrooms is proposed in the outer urban area: a new open space that meets accessibility and quality standards should be delivered as part of the development (sited to help address any accessibility issues); or a financial contribution towards a new publicly usable open space should be made where this would be more consistent with a placemaking approach; or
 - ii. for developments below these thresholds, a financial contribution will be required towards either the creation of a new publicly usable open space or towards making existing publicly usable open spaces more robust. Alternatively, a new open space that meets accessibility and quality standards could be delivered. The appropriate response will be determined by the opportunities available in the local context area, particularly around the development, with a preference for new publicly open spaces where possible.
- 3m) If the answer to 3k) is YES, then no financial contribution is required towards the provision of new publicly usable open space to meet the quantity standard. However, note that on-site green infrastructure and a contribution towards maintenance will be required.
- 3n) With reference to 3l)i. and 3l)ii., where it is not possible to deliver a new open space within the local area, the financial contribution will be used for other measures – see Annex 4.

ANNEX 4: WHERE NEAREST SITE IS OVER 400M DISTANT OR IS NOT WITHIN COUNCIL CONTROL

WHERE NEAREST SITE IS OVER 400M DISTANT OR IS NOT WITHIN COUNCIL CONTROL

Where there is no publicly usable open space within 400m actual walking distance of the development site (or there is, but it is cannot deliver the required quality or is not owned by the Council/under Council control), then:

1. Firstly, consider whether:

- i) actual walking distance to another space (controlled by the Council) can be reduced to 400m or below by enhancing access to it (by means that can be controlled by Council) (Open Space Assessment Part 1d) and, thereafter, address any quality and other considerations, in line with the Open Space Assessment Parts 2 and 3; or
- ii) a new multifunctional, publicly usable open space (>0.3 ha) can be created on the development site or through the reclamation of vacant/derelict land or other land (such as use of the street environment to function more as civic space that incorporates green infrastructure) within 400m.

2. Where it is not possible to deliver access to a usable open space of an appropriate size within a 400m walk of the site, then the following alternatives should be considered:

- i) Improving the quality of the nearest publicly usable open space of 0.3 ha or more – the appropriateness of this option as the preferred solution requires to be considered in the context of the distance to the site (and the quality of that site) and the attractiveness/safety of the journey involved, especially when undertaken by young children; and/or
- ii) Whether there is access to a smaller open space (>0.2 ha), under Council control and within a 400m walk of the proposed development, or whether a publicly usable open space of this size can be created on-site. The size of such a site may mean that it will not be able to meet the quality standard – where this is the case the consideration should be given as to whether the range of functions can be met cumulatively on a number of smaller sites within a 400m walk (including any potential on-site provision); and/or
- iii) Whether an existing open space, under the control of the Council and not currently considered as being “most publicly usable” (ie public parks and gardens or residential amenity greenspace), and within 400m, can be used to meet the quality standard through investment without impacting on the functionality of the primary use of the space (eg whether there is sufficient space around nearby sports pitches that can be improved to address the other functions of the quality standard); and/or
- iv) Improving the attractiveness of the “journey” to the nearest publicly usable space of 0.3 ha or more, addressing any particular disincentives identified to use of the route (eg lack of crossing points, condition/design of the street environment, etc).

3. Developer contributions to the delivery of alternatives identified in points 1 or 2 are likely to be required (see Table 6/para 7.8).

ANNEX 5: QUALITY ASSESSMENT MATRIX

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
<p>a) Size – as specified in the accessibility standard, sites should be of 0.3 ha or more to provide enough space for a variety of uses.</p>	<p>Site is 0.3 ha or more in size</p>	<p>Spaces intended to address deficiencies in publicly usable open space provision should generally be a <i>minimum</i> of 0.3 ha, big enough to be multifunctional and accommodate the rest of the quality standard considerations. Note that there may be instances where it is not possible to deliver a space of 0.3 ha in the required location – Annex 4 indicates what should happen in such circumstances.</p>				<p>see note a)</p>
<p>b) Configuration – the open space should be of a shape that encourages use by all members of the community. Long, thin or irregularly shaped spaces may be less able to accommodate a variety of uses. Exceptions might include where the space would play a key role in, eg water management, that would necessitate a certain configuration.</p>	<p>The space will be of a size, shape and configuration that will easily accommodate the intended range of functions (gi-gv) on it, and has been designed and located to maximise its benefit to the wider place. No part of the space is rendered less functionally useful as a result of the shape of the space.</p>	<p>The space will be of a size, shape and configuration that will accommodate the intended range of functions (gi-gv) on it, and has been designed and located to provide benefits to the wider place. Little of the space is rendered less functionally useful as a result of its shape.</p>	<p>The space will be of a shape and configuration that will accommodate some of the intended range of functions (gi-gv), and has been designed and located with a view to providing no-disbenefit to the wider place. Much of the space is rendered less functionally useful as a result of its shape.</p>	<p>The space will be of a shape and configuration that can only accommodate some of the intended range of functions (gi-gv) with difficulty and in a form that would impact on their functionality. It has been designed and located with little cognisance given to the wider place. Large parts of the space are rendered less functionally useful as a result of its shape.</p>	<p>The space will be of a shape and configuration that cannot accommodate the intended range of functions (gi-gv) in a functionally useful way. It has been designed and located with no cognisance to the needs of the wider place and is likely to have detrimental effects on it.</p>	<p>4/5</p>

<p><i>c) Surveillance</i> – wherever possible, the main areas of the space should be visible from surrounding buildings, encouraging responsible use - secluded corners should be avoided.</p>	<p>For smaller spaces (less than 1ha), effectively all parts of the space (95-100%) will benefit from being overlooked by surrounding homes or other buildings likely to be occupied on a 24 hour-a-day basis. For larger spaces, the main relaxation and informal play space benefit from being overlooked by surrounding homes or other buildings likely to be occupied on a 24 hour-a-day basis.</p>	<p>For smaller spaces, most parts of the space (65-94%) will benefit from being overlooked by surrounding homes or other buildings likely to be occupied on a 24 hour-a-day basis or all parts of the space (95-100%) will benefit from being overlooked by non-residential buildings occupied during most of the day. For larger spaces, most of the main relaxation and informal play space will benefit from being overlooked by surrounding homes or other buildings likely to be occupied on a 24 hour-a-day basis or all of the main relaxation and informal play space will benefit from being overlooked by non-residential buildings occupied during most of the day.</p>	<p>For smaller spaces, about half the space (35-64%) will benefit from being overlooked by surrounding homes or other buildings likely to be occupied on a 24 hour-a-day basis or most of the space (65-94%) will benefit from being overlooked by non-residential buildings occupied during most of the day or all of the space (95-100%) will benefit from being overlooked by non-residential buildings occupied during normal working hours. For larger spaces, about half the main relaxation and informal play space will benefit from being overlooked by surrounding homes or other buildings likely to be occupied on a 24 hour-a-day basis or most of the main relaxation and informal play space will benefit from being overlooked by non-residential buildings occupied during most of the day or all of the main relaxation and informal play space will benefit from being overlooked by non-residential buildings occupied during normal</p>	<p>For smaller spaces, less than half of the space (10-34%) will benefit from being overlooked by surrounding homes or other buildings likely to be occupied on a 24 hour-a-day basis or about half of the space (35-64%) will benefit from being overlooked by non-residential buildings occupied during most of the day or most of the space (65-94%) will benefit from being overlooked by non-residential buildings occupied during normal working hours. For larger spaces, less than half the main relaxation and informal play space will benefit from being overlooked by surrounding homes or other buildings likely to be occupied on a 24 hour-a-day basis or about half of the main relaxation and informal play space will benefit from being overlooked by non-residential buildings occupied during most of the day or most of the main relaxation and informal play space will benefit from being overlooked by non-</p>	<p>For smaller spaces, very little of the space (0-9%) will benefit from being overlooked by surrounding homes or other buildings likely to be occupied on a 24 hour-a-day basis or less than half of the space (10-34%) will benefit from being overlooked by non-residential buildings occupied during most of the day or about half of the space (35-64%) will benefit from being overlooked by non-residential buildings occupied during normal working hours. For larger spaces, very little of the main relaxation and informal play space will benefit from being overlooked by surrounding homes or other buildings likely to be occupied on a 24 hour-a-day basis or about half of the main relaxation and informal play space will benefit from being overlooked by non-residential buildings occupied during most of the day or most of the main relaxation and informal play areas will benefit from being overlooked by non-</p>	<p>2/5</p>
--	---	--	--	--	---	------------

			working hours.	residential buildings occupied during normal working hours.	residential buildings occupied during normal working hours.	
d) Accessibility – the space should be easily accessible from the wider area, should utilise DDA compliant paths and access points and should, where appropriate, incorporate any longer distance routes including elements of/links to core paths or cycle network routes. Access for maintenance purposes should be easy and direct. Lighting should be provided where appropriate.	The space will be readily accessible from the wider area, particularly residential areas, by means of a good network of well-designed, DDA compliant paths, routes and accesses. The space will have been designed to provide for access along desire lines (including proposed, or links to, routes identified on the Strategic Plan for Cycling and Core Paths Plan where appropriate) and to provide increased permeability for the surrounding area where desirable. Main paths should be well lit and no barriers (e.g. high kerbs) should restrict movement between the path and key parts of the site (eg areas for relaxation or children's play).	The space is designed to be directly accessible from most of the wider area by means of a good network of well-designed, DDA compliant paths, routes and accesses. The space will provide for access to key routes (eg as identified on the Strategic Plan for Cycling and Core Paths Plan) and increased permeability for the surrounding area where desirable. Main paths should be lit and any barriers (e.g. high kerbs) between the path and key parts of the site (eg areas for relaxation or children's play) should be limited and negotiable.	The space is designed to be accessible from parts of the wider area by means of a good network of well-designed, DDA compliant paths, routes and accesses. The space provides for an element of enhanced permeability for the surrounding area. Entrances would be well lit and any barriers (e.g. high kerbs) between the path and key parts of the site (eg areas for relaxation or children's play) should be negotiable.	Access to the space is limited and may be from only one entrance. Only some of the paths, routes and accesses would be DDA compliant. Opportunities haven't been taken to design in enhanced permeability and links to the wider route network in the surrounding area. Entrances may benefit from adjacent street lighting. Barriers (e.g. high kerbs) between the path and key parts of the site (eg areas for relaxation or children's play) may exist and would prove difficult to negotiate for users with limited mobility.	Access to the space is limited and may be from only one entrance or be informal in nature. Paths and accesses have not been designed to be DDA compliant and the space doesn't enhance permeability for the surrounding area. Entrances are likely to be poorly lit and barriers between the path and key parts of the site exist that could not be negotiated by many users.	3/5
e) Aspect – much of the space should, where possible, be designed to benefit from direct sunlight during much of the day.	All of the usable/flat parts of the space (including areas likely to be used for informal sports/ recreation, children's play and relaxation) are likely to benefit from direct sunshine for much of the day.	Most of the usable/flat parts of the space (including areas likely to be used for informal sports/ recreation, children's play and relaxation) are likely to benefit from direct sunshine for much of the day or all of the	Some of the usable/flat parts of the space (including areas likely to be used for informal sports/ recreation, children's play and relaxation) are likely to benefit from direct sunshine for much of the day or most of the	Some of the usable/flat parts of the space (including areas likely to be used for informal sports/ recreation, children's play and relaxation) are likely to benefit from direct sunshine for some of the day.	The usable/flat parts of the space (including areas likely to be used for informal sports/ recreation, children's play and relaxation) are unlikely to benefit from direct sunshine for some of the day.	3/5

		usable/flat parts of the space (including areas likely to be used for informal sports/ recreation, children's play and relaxation) are likely to benefit from direct sunshine for some of the day.	usable/flat parts of the space (including areas likely to be used for informal sports/ recreation, children's play and relaxation) are likely to benefit from direct sunshine for some of the day.			
f) Setting – the location of the space, its planting and landscaping should be designed to create a sense of wellbeing for users of the space, in addition to complementing surrounding uses and contributing to their amenity.	The location, planting and landscaping of the space has been designed to maximise visual amenity when viewed from surrounding areas, particularly homes, and is likely to create a sense of wellbeing for users of the space.	The location, planting and landscaping of the space is likely to contribute to visual amenity when viewed from surrounding areas, particularly homes, and create a sense of wellbeing for users of the space.	The location, planting and landscaping of the space provides some visual amenity for surrounding areas and contributes to the attractiveness of the space.	The location, planting and landscaping of the space provides little visual amenity for surrounding areas and does little to contribute to the attractiveness of the space.	The location, planting and landscaping of the space is likely to prove detrimental to the visual amenity of surrounding areas and is likely to create a sense of discomfort for users of the space.	3/5
g) Use – the space should provide for a range of active and non-active uses, including:						
gi) Informal sport/recreation – a good proportion of the space should be flat or gently sloping and designed to be well-drained to provide for use on dry days - see note b)	80% or more of the space would be generally flat (or gently sloping), grassed or similar and usable for recreational activities. Most of this flat area has been designed to be well drained, containing no soft or boggy ground (unless designed to flood during exceptional flood events)	Between 60 and 79% or more of the space would be generally flat (or gently sloping), grassed or similar and usable for recreational activities. Most of this flat area has been designed to be well drained, containing no soft or boggy ground (unless designed to flood during exceptional flood events)	Between 40 and 59% or more of the space would be generally flat (or gently sloping), grassed or similar and usable for recreational activities. Most of this flat area has been designed to be well drained, containing no soft or boggy ground (unless designed to flood during exceptional flood events)	Between 15 and 39% of the space would be generally flat (or gently sloping), grassed or similar and usable for recreational activities. Drainage may be an issue, even during dry periods.	Less than 15% of the space would be generally flat (or gently sloping), grassed or similar and usable for recreational activities. It is unlikely to be well drained, even during dry periods.	3/5
gii) Children's play – a proportion of the space should provide	For smaller spaces , (less than 1 ha) 25% or more of the space would be	For smaller spaces , 15-24% of the space would be designed for dedicated	For smaller spaces , 15-24% of the space would be designed for dedicated	For smaller spaces , less than 14% of the space provides for dedicated	Little or no thought has been given to how the space would be used by	3/5

<p>for children's play – this needn't involve the provision of traditional play equipment, but should be designed to cater for the varying needs of different age groups. Informal and natural play should be encouraged where appropriate - see note c).</p>	<p>designed for dedicated and imaginative children's play. For spaces of all sizes, it is well located relative to demand and utilises passive surveillance, makes use of natural elements, provides an excellent range of play experiences and is accessible and attractive to children of all ages and abilities. The design incorporates natural and informal children's play and responds to the locational qualities of the space.</p>	<p>and imaginative children's play. For spaces of all sizes, it is well located relative to demand and utilises passive surveillance, makes use of natural elements, provides a wide range of play experiences and is accessible and attractive to children of all ages and abilities. The design incorporates natural and informal children's play.</p>	<p>and imaginative children's play that provides most of the features that larger spaces provide: well-located relative to demand and utilises passive surveillance; makes use of natural elements; provides a reasonable range of play experiences; and is accessible and attractive to children of all ages and abilities.</p>	<p>children's play. For spaces of all sizes, little thought has been given to how the space would be used by children and the design would not provide play opportunities for children of all ages and abilities.</p>	<p>children and no dedicated provision for children's play has been made.</p>	
<p><i>giii) Relaxation</i> – quieter areas, away from the parts of the space where informal sport/recreation and children's play are likely to take place, should be provided. Seating and bins should be provided in suitable locations, including to allow surveillance of areas likely to be used by younger children</p>	<p>The space includes areas that can cater for "quieter" uses, including relaxation, picnicking etc. Such areas are designed to discourage informal sport through the provision of sensitively located trees and shrubs, that help provide shade and some shelter from the prevailing wind. They are not immediately adjacent to areas likely to be used for informal sport. Good quality and robust seating, bins and picnic benches of an appropriate quality are provided.</p>	<p>The space includes areas that can cater for "quieter" uses, including relaxation, picnicking etc. Design and location discourages informal sport. Trees and shrubs provide some shade and shelter. Seating and bins are provided.</p>	<p>The space includes areas that can cater for "quieter" uses, including relaxation, picnicking etc. Seating and bins are provided.</p>	<p>The design of the open space has given little thought to the need to cater for "quieter" uses, including relaxation, picnicking etc. Seating and bins may be provided, but are not well located.</p>	<p>There are no obvious areas of the open space that might cater for "quieter" uses, including relaxation, picnicking etc. Seating and bins may be provided, but are not well located.</p>	<p>3/5</p>

<p><i>giv) Biodiversity – spaces should provide for a variety of different habitats with a view to encouraging a variety of different species. See note d).</i></p>	<p>The space would provide a number of different habitats (eg broadleaved woodland, species rich grassland, wetland or marshland), with a focus on creation/enhancement of important local as may be identified in the LBAP. Opportunities have been taken to help integrate these habitats with adjacent habitats as part of a wider habitat network, by providing direct physical connections, enabling new habitat to act as a "stepping stone", or both. Planting is in the form of an excellent diversity of berry and nectar rich species, of differing heights, that support wildlife by providing food and shelter. A high proportion of planting is native.</p>	<p>The space would provide for enhanced habitat diversity, with opportunities taken to enhance the connectivity of local habitat networks. Planting is in the form of a wide diversity of berry and nectar rich species, of differing heights, that support wildlife by providing food and shelter. Much of the planting is native.</p>	<p>The space has been designed to enhance the biodiversity of the area. To a reasonable degree, opportunities have been taken to provide for habitat diversity and improved habitat links and for a planting scheme (including native species) that helps support wildlife by providing food and shelter.</p>	<p>The space would enhance the biodiversity of the area to a limited degree. It would provide for habitat diversity or improved habitat links or planting that would help support wildlife by providing food and shelter.</p>	<p>The space would provide little or no habitat diversity and would contain a poor range of planting that provides little diversity, food or shelter. The space would sit in isolation and, as a result, would be unlikely to form part of a local habitat network.</p>	<p>3/5</p>
<p><i>gv) Water Management – spaces should, where appropriate, help meet the requirement for natural flood water management - see note e).</i></p>	<p>Where landform is suitable, all opportunities have been taken to help minimise and reduce flood risk and slow storm water run-off from the space and from the wider area. Where appropriate, water courses have been naturalised. Areas designed to help address water management</p>	<p>Where landform is suitable, most opportunities have been taken to help minimise and reduce flood risk and slow storm water run-off from the space and from the wider area. Where appropriate, water courses have been naturalised, in part. Areas designed to help address</p>	<p>Where landform is suitable, the space has been designed to contribute to minimising and/or reducing flood risk, with areas designed for this purpose being safe and helping provide some amenity and biodiversity value.</p>	<p>Where landform is suitable, few opportunities have been taken to help minimise and reduce flood risk or slow storm water run-off.</p>	<p>Where landform is suitable, no opportunities have been taken to help minimise and reduce flood risk or slow storm water run-off.</p>	<p>3/5</p>

	requirements are safe, attractive and provide for enhanced amenity and biodiversity.	water management requirements are safe, attractive and provide for enhanced amenity and biodiversity.				
gvi) Community growing/ allotment space – where appropriate and where a local demand has been established that cannot be easily met elsewhere in the area, spaces should provide for space for allotments/community growing - see note f). this is likely to require a publicly usable open space greater than 0.3 ha in size	The space would provide allotments/ community growing spaces that have been well located to benefit from direct sunlight and passive surveillance during much of the day. Where space allows, they would play a significant role in meeting demand in the immediate locality. Plots (including growing mediums) and ancillary facilities (as required) have been provided to a good standard and make use of rainwater harvesting. Allotments/community growing spaces would be secure but provide for visual and social interaction with the remaining space.	The space would provide allotments/ community growing spaces that have been located to benefit from direct sunlight and passive surveillance during some of the day. Where space allows, they would help meet demand in the immediate locality. Plots (including growing mediums) and ancillary facilities (as required) have been provided and make use of rainwater harvesting. Allotments/ community growing spaces would be secure and provide for some visual and social interaction with the remaining space.	The space would provide allotments/ community growing spaces that have been located to benefit from enough direct sunlight to render them usable and some passive surveillance. Where space allows, they would help meet demand in the immediate locality. Plots (including growing mediums) and/or ancillary facilities (as required) have been provided to some degree and provide potential for rainwater harvesting. Allotments/ community growing spaces would be secure.	The space would provide little in the way of space for allotments/ community growing spaces. Any allocated space would not be located to benefit from direct sunlight and passive surveillance. Plots (including growing mediums) and ancillary facilities (as required) would not be provided or would be provided to a very poor standard, and would not be secure. No use would be made of rainwater harvesting.	The space would provide no space for allotments/community growing spaces.	3/5

Notes:

- a) to meet the quality and accessibility standards, new open spaces are expected to be a minimum 0.3 ha in size. Where no open space of >0.3 ha exists, or could be created, within the 400m accessibility standard walking distance, sites of a smaller size may be considered acceptable (see Annex 4).
- b) In determining the suitability of the site for informal sport/recreation, the matrix requires the calculation of the percentage of the site that is flat or gently sloping and designed to be well-drained to provide for use on most days. Note that the percentages specified here relate primarily to smaller sites (those around 0.3 – 1 ha in size) and are intended to ensure that there is a minimum amount of relatively flat, well drained grassland available to the community. In larger spaces, especially public parks and gardens, the percentages specified in the matrix will not be the prime consideration in

determining the score against this criterion providing it can be shown that there is, or will be, a sufficient amount of relatively flat, well-drained open space to meet the needs of the surrounding population.

- c) the Play England document "Design for Play: A guide to creating successful play spaces" provides useful advice on the creation of natural play space: <http://www.playengland.org.uk/media/70684/design-for-play.pdf>. Formal play areas should take account of, and be compliant with, the regulations contained in the Disability Discrimination Act 1995. The aim should be to ensure that children with a disability have the same access to play as non-disabled children.
- d) designers/developers should refer to Supplementary Guidance SG7: Natural Environment for further advice on how to enhance biodiversity in new development.
- e) not all spaces will be appropriate for the incorporation of measures to minimise and reduce flood risk. Where the space is not suitable (eg in terms of topography) then this criterion should be excluded from the calculation of the space's overall quality score.
- f) It might not always be possible, or necessary, to provide space for growing spaces/allotments. Where no demand for community growing spaces/allotments has been established, it is unlikely that growing space will be required. With smaller spaces, the size of the space may also preclude provision for allotments/growing space. In such circumstances, the exclusion of this criterion from the calculation of the space's overall quality score may be justified.

ANNEX 6: ON-SITE LANDSCAPING

A6.1 Where development is acceptable in principle, proposals will require to, as appropriate:

- i) respect the landscape and landform character and amenity of the area and maintain local diversity and distinctiveness;
- ii) enhance landscape characteristics where they have been weakened and need improvement; and
- iii) provide high quality landscape proposals that are integral to the overall development design.

A6.2 Existing and contextual landscape components should be surveyed and analysed in order to help achieve an integrated development. This should include:

- i) topography;
- ii) water features including culverted water courses;
- iii) significant woodland, trees and hedges;
- iv) other vegetation or natural features including habitats for wildlife;
- v) built artefacts;
- vi) micro-climate; and
- vii) views in and out of the site.

A6.3 A good layout for a development will:

- i) consider the location of external spaces from the outset. Developers are encouraged to employ a Landscape Architect early in the development process; and
- ii) require developers to plant native species of trees and shrubs in all landscaping proposals, wherever possible, in order to enhance both biodiversity and visual amenity.

A6.4 Good layouts should:

- i) design the landscape treatment to provide an attractive setting for buildings, taking cognisance of the surrounding land uses, townscape, etc;
- ii) design developments on hillsides to enhance views into and out of the site and, wherever possible, protect the local skyline;
- iii) break up areas of car parking with tree and shrub planting, incorporate porous surfacing or other SuDS features and be screened with shrub or hedge planting; and
- iv) ensure unobstructed space for the operation and access of machinery required for the maintenance of trees, open spaces and SuDS infrastructure.

A6.5 Boundary treatments should:

- i) take account of the adjacent land uses and longer views into the site;
- ii) when abutting the Green Belt or nature conservation site, incorporate an adequate zone for buffer planting; and
- iii) where abutting a green corridor, keep buildings and hard surfaces a minimum of 15 metres from the site boundary, wherever possible.

A6.6 In residential developments:

- i) Retained existing trees and landscape buffer planting, including the root protection area (see SG7: Natural Environment), should be incorporated within common open spaces, rather than in individual gardens, although

appropriate tree planting within individual gardens is welcomed.

- ii) Open spaces or paths passing between homes should incorporate adequate space for buffer planting between them and the adjacent homes.
- iii) Hedge planting of various species is encouraged for boundary demarcation, but Cupressocyparis Leylandii and Chamaecyparis Lawsoniana should not be used, as they impose too high a maintenance liability.

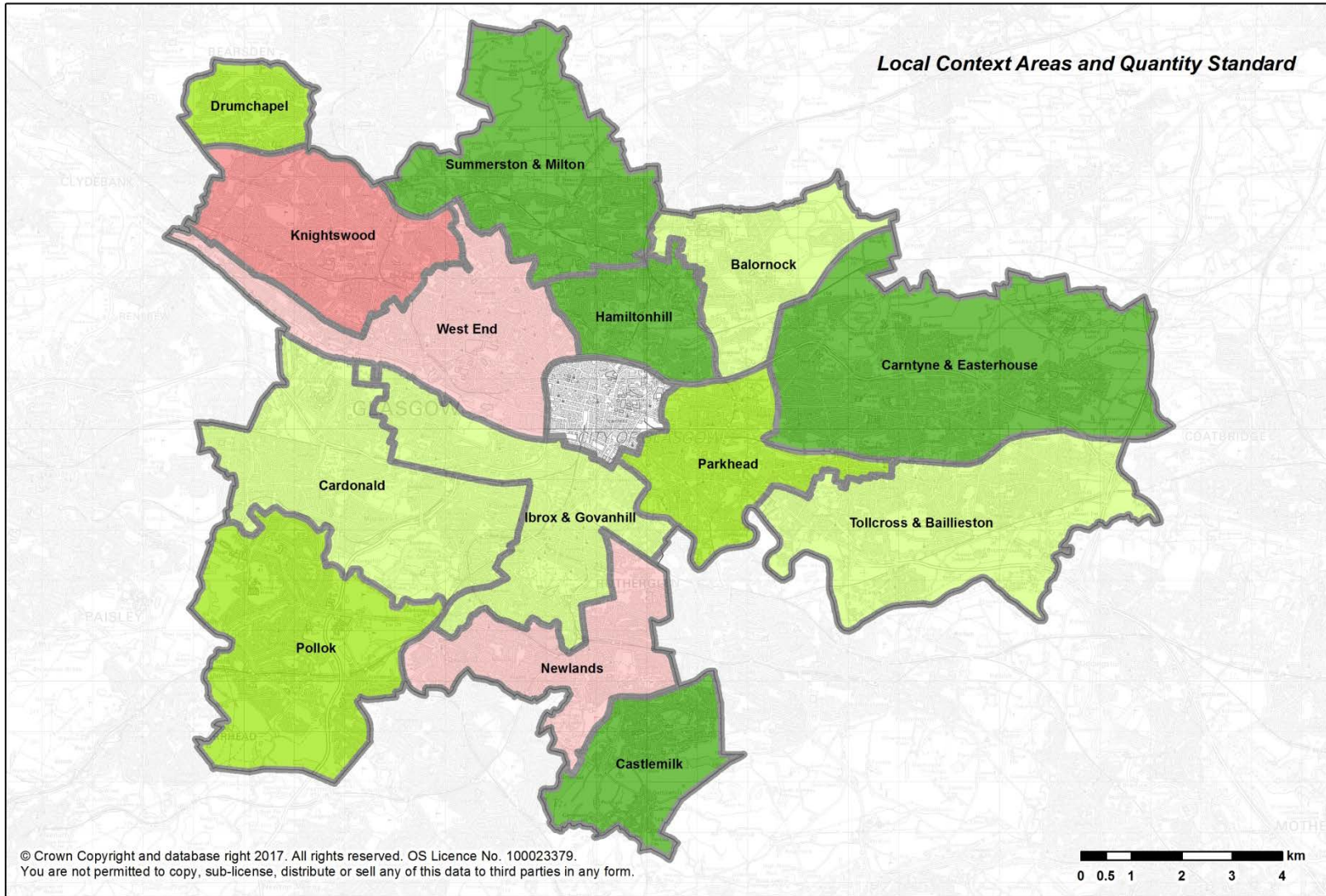
A6.7 In industrial developments, landscape treatment should enhance visual amenity with high quality screen planting between industrial sites/buildings and public roads/spaces.

A6.8 To ensure good design quality:

- i) use should be made of a range of hard and soft landscape materials appropriate for the proposed use and be supported by appropriate maintenance arrangements. The incorporation of public art and decorative lighting is encouraged, although lighting schemes should not adversely impact on biodiversity;
- ii) landscape design should give specifications and construction details for hard and soft elements. For areas of soft landscape, topsoil preparation and depth, plant species, size at planting and planting densities should be detailed; and
- iii) the recommendations provided in the relevant British Standards on topsoil, drainage, paving, plants and planting and fencing and many other landscape elements should be adopted.

A6.9 Where consistent with the other provisions of this SG (and other relevant SG prepared in support of the LDP), landscaping may incorporate public open space provision, sustainable drainage solutions, biodiversity enhancements, and provision of routes for active travel. Section 2: Green Networks provides further guidance.

ANNEX 7: LOCAL CONTEXT AREAS AND QUANTITY STANDARD



<u>Local Context Area</u>	Open Space per 1000 people (has)	Percentage above/below standard
Inner Urban Area		
Hamiltonhill	3.96	108%
Ibrox & Govanhill	2.19	15.2%
Parkhead	3.32	75%
West End	1.65	-13%
Outer Urban Area		
Balornock	6.63	20%
Cardonald	7.05	28%
Carntyne & Easterhouse	12.62	129%
Castlemilk	14.98	172%
Drumchapel	9.82	79%
Knightswood	2.52	-54%
Newlands	4.63	-15%
Pollok	9.48	73%
Summerston & Milton	12.49	127%
Tollcross & Baillieston	7.24	32%

GLOSSARY:

Biodiversity - The variety of life on earth, both plant and animal species, commonplace and rare, and the habitats in which they are found.

Central Scotland Green Network (CSGN) - a long-term initiative to bring about a step change in environmental quality, woodland cover and recreational opportunities in Central Scotland.

Core Path - A route of any type, recorded on [Glasgow's Core Paths Plan](#) and protected under the terms of the Land Reform (Scotland) Act 2003.

Development Contribution - a contribution, either financial or in kind, which allows the provision of infrastructure (such as open space or drainage) that is necessary for development to go ahead.

Former Rail Formation - The track bed and associated surrounding land of disused railways. Often suitable for reuse for rail, tram or active transport. Those with a reasonable prospect of being reused for transport purposes are also safeguarded through policy CDP11 and are shown on the [Policy and Proposals Map](#).

Green Belt - land around Glasgow designated to protect and enhance the quality, character and landscape setting and to give access to open space, as part of the wider structure of green space. A Green Belt designation is also used to direct planned growth to the most appropriate locations and support regeneration.

Green Corridor – corridors that can act as links between habitats and which can help the natural environment adapt to climate change. Include canals, river corridors, railway lines (active and disused), motorway and trunk road corridors and other areas of open space.

Green Network - the linking together of natural, semi natural and man-made open spaces (which may include leisure or recreational facilities) and other elements (eg green roofs) to create an interconnected network that provides multi-function benefits including opportunities for physical activity, increased accessibility within settlements and to the surrounding countryside, enhanced biodiversity, water management, active travel and the quality of the external environment.

Masterplan - A detailed document that explains how a site or sites will be developed, usually prepared by or on behalf of a landowner, including a representation of the three dimensional form of proposals and an implementation programme.

Open Space - greenspace consisting of any vegetated land or structure, water, path or geological feature within and on the edges of settlements, and civic space consisting of squares, market places and other paved or hard landscaped areas with a civic function (*source: Planning Advice Note 65 - Planning and Open Space*). Forms part of the wider Green Network, together with smaller-scale green infrastructure elements (eg green roofs or walls).

Open Space Map - Under the provisions of Planning Advice Note (PAN) 65: Planning and Open Space, local authorities are obliged to audit and map the areas and categories of open space within their areas. The Glasgow [Open Space Map](#) identifies open spaces in Glasgow, including those protected by Policy CDP 6 of the City Development Plan.

Open Space Strategy (OSS) - Under the provisions of Planning Advice Note (PAN) 65: Planning and Open Space, local authorities are obliged to undertake an open space audit and, on the basis of it, prepare an OSS for their area. Work is currently ongoing to produce a draft OSS for Glasgow, which will co-ordinate the efforts of the different council departments in delivering and maintaining a better distribution of good quality, multifunctional open spaces that meet the needs of the City.

Scottish Planning Policy (SPP) - published on 23 June 2014, SPP sets out national planning policies for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to, amongst other things, the preparation of development plans.

Stage 1 Local Context – an initial analysis of the amount, distribution and quality of the open space resource in an area, together with that area’s demography, urban form and other characteristics, that identifies the key matters that require to be addressed in order to improve access to and quality of open space in order to create a better place for people and nature.

Stage 2 Local Context – a more detailed analysis of an area, based on the Stage 1 Local Context, but which considers and draws together ambitions for: placemaking; managing surface water; enhancing biodiversity; improving active travel routes and connections; and the views of the public with the Stage 1 analysis to set out a long-term plan for the enhancement and extension of the Green Network in that area.

Sustainable Drainage Systems (SuDS) - a sequence of water management practices and facilities designed to mimic natural systems, by creating alternatives to rapid run-off. Infiltration drains, ponds, and other methods attenuate flood flows, allow for pollutants to settle out, and also provide opportunities for habitat creation. More sustainable than the traditional practice of routing run-off through a pipe to treatment works or a watercourse.

Usable Private Garden Space - land, under the exclusive control of the applicant, including decking, that has been adequately screened, usually to the rear and side of the property, but excludes, the driveway, garage and any parking space.