



CITY DEVELOPMENT PLAN

IPG6: Green Belt & Green Network

INTERIM PLANNING GUIDANCE

March 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.

This IPG is composed of a number of different sections:

- 1. INTRODUCTION 4
 - Why is this Interim Planning Guidance? 4
- 2. THE GREEN NETWORK - PROTECTION AND ENHANCEMENT 6
- 3. GREEN BELT 11
- 4. OPEN SPACE PROTECTION 13
- ANNEX 1 16

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 also SG12: Delivering Development).

Why is this Interim Planning Guidance?

1.4 This Interim Planning Guidance (IPG) is intended to provide further detailed guidance on policy CDP6 of the Local Development Plan. Policy CDP6 states that SG6 will provide advice on, amongst other things, standards for the provision of open space in new development and how they will be used. The Council has been working to develop a new approach to the provision/enhancement of open space needed to support new development. This approach will support the placemaking principle set out in the City Development Plan, and will establish open space requirements based on analysis of the needs of the area in which the development is situated. It is anticipated that this new approach will be quite different from that set out in policy ENV 2 of City Plan 2, and the Council considers that it will be beneficial for the public and the development industry to have sufficient time to analyse it in detail, and respond to it, before it is adopted and becomes operative.

- 1.5 The Council intends to adopt the City Development Plan by the end of March 2017, but the enhanced consultation proposed on the new approach to open space that will be set out in SG6 means that the SG will not be ready to adopt by this date. To ensure guidance on the provision of open space in association with new development remains in place during the period between Plan adoption and adoption of SG6, an interim approach will be taken.
- 1.6 In summary, this IPG's approach to the Protection and Enhancement of the Green Network (Section 2), to the Green Belt (section 3) and to the Protection of Open Space (Section 4) is generally in line with the approach that will be taken in the Final SG6, although SG6 will provide further clarification on certain matters. The approach to open space provision, however, is based on policy ENV 2 (and the associated development guide DG/ENV 2) of City Plan 2. As this stage, this is set out in IPG12: Delivering Development and this approach will remain in place until the Final SG6 has been consulted on and adopted. The Council envisages this should be by summer 2017.

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);
3. not supporting developments that would result in the loss or fragmentation of the Green Network unless it would be appropriately mitigated (Sections 2 and 4 of this IPG); 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. <i>The categories of open space protected by CDP6 and specified in Figure 14 (shown on the Open Space Map):</i></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. <i>Sites subject to environmental designations as protected by policy CDP7/SG7:</i></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 SG7 and proposed for review during the lifetime of the CDP) • Tree Preservation Orders (shown in SG7) • Green Corridors (shown on the Council’s on-line mapping)*
<p>3. <i>Those parts of the Green Belt (including the Pollok Country Park) that aren’t developed</i></p>	
<p>4. <i>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.</i></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/IPG 6;
- 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 and Design.

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 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 management and maintenance to ensure the space continues to meet the quality standard in the long-term. This may be, for example, through including open space in factoring arrangements or making a financial contribution to the on-going maintenance of the Green Network (including publicly usable open space and on-site green infrastructure). Open space should also 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 IPG 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 (OSS) 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)	<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, it:
- 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. OPEN SPACE PROTECTION

4.1 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.

4.2 In accordance with policy CDP6, **there is a strong presumption in favour of the retention of the categories of open space shown in Table 3**, as identified on the Council's [Open Space Map](#):

Table 3: 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.

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

for open spaces in a **"publicly-usable"** category (see Table 3):

- a) the open space has little open space value when considered against the relevant criteria of BOX 1/Figure 1. In such circumstances, the Council will expect a contribution towards mitigating the loss of this open space); or
- b) the proposal would be directly related to the current use(s) of the open space and would not adversely impact on its functions; or
- c) 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
- d) 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 this IPG and that provides equivalent or enhanced functionality (BOX 1, 2a);

for open spaces in a **"demand-led"** category (see Table 3):

- e) the open space is in a category for which there is no longer an identifiable demand in the City and it has little other open space value (as set out in part 1 of BOX 1).

Annex 1 provides further detail.

BOX 1: OPEN SPACE VALUES

1. *Does, or could, the open space have value:*
 - a) in providing good access to open space for local people? 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 for outdoor sports or allotments/community growing space) 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.

- 4.4 In exceptional circumstances, where a development has been approved not in accordance with paragraph 4.3, then financial compensation will be required. Where this is the case, compensation will be 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.
- 4.5 The appropriate compensatory amounts will depend on the type of space in question and the specific circumstances that have resulted in the granting of planning permission on it. Annex 1 provides further detail.
- 4.6 Figure 1 Open Space Protection illustrates the key considerations when considering proposals for development on protected open space.

ANNEX 1

A.1 Where a proposed development involves the loss of existing open space, that can be justified against Figure 1/ 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 (para 4.3 d))** - **new open space** should be delivered, as part of a Green Network, in line with agreed standards and without detriment to current open space value, and that provides for, 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 these considerations (and those 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 IPG;

- b. where the proposal provides for the delivery of a **replacement open space (para 4.3c))**, 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 1/ BOX 1 (para 4.3a) or 4.3 e))** (ie it has no open space value when assessed against these criteria), 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.

A1.2 Where neither a., b. nor c. of para A.1 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.

A1.3 Where the development involves the loss of an outdoor 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.

A1.4 Financial compensation required under paragraph A1.2 will be calculated on the basis of the type of open space being lost. Loss of:

- a. A category 1-7 space (see Table 3) 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.

A1.5 The compensation figures set out in para A1.4 are based on the cost of providing open space of these types as supplied by the Council's Land and Environment Services and Project Management and Design team. It reflects the fact that they would have to be replaced when approved contrary to policy.

A1.6 Financial compensation for the loss of open space required under paragraph A1.1c. will be calculated at a rate of £30,000 per ha of open space being lost. This figure is based on 10% of the cost of providing a new amenity open space. The lower compensatory amount reflects the fact that open spaces lost under paragraph A1.1c will have been judged to have no open space value and that their loss will not require to be compensated to the same degree.