CITY DEVELOPMENT PLAN 2017

IPG12: Delivering Development

INTERIM PLANNING GUIDANCE

February 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	*SDF City Centre* *SDF Glasgow North* *SDF Govan Partick* *SDF Greater Easterhouse* *SDF Inner East* *SDF River* *LDF Drumchapel* *LDF Pollok* *LDF South Central*
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 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.

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1. INTRODUCTION

Need for an Agreement

1.1 Every development has the potential to impact upon the City's infrastructure and it is vital that the City can absorb this impact and still provide the facilities that people who live and work in Glasgow will expect. This guidance outlines the mechanisms the Council will use to secure contributions to deliver on specified infrastructure as well as broader, bespoke requirements that may emerge in a particular development or location.

1.2 The statutory context for developer contributions is set out in Circular 3/2012 which is described in Policy CDP12 Delivering Development in the Plan. This emphases that planning obligations south should be necessary in planning terms, serve a planning purpose and, where possible, reflect a need identified in the Development Plan, relate to the proposed development and its impacts be proportionate in scale to the proposed development and be reasonable.

1.3 In line with Policy CDP12, SG12 will focus on four key areas for contributions and will require to be read, where specified, in conjunction with other SG documents supporting the Plan along with the CDP Action Programme which identifies the overarching infrastructure requirements that inform the guidance. The four identified infrastructure requirements relate to:

- The provision of Open Space throughout the entire City,
- The requirements of development within the Fastlink Development Contribution Zone,
- The surface water drainage and flood management requirements of development: and
- The Transport needs of Development (including active travel and public transport).

1.4 Along with these specified infrastructure requirements, Policy CDP 12 sets out that mitigation for new development may also be required in relation to development in particular locations, such as major Housing Land Supply locations, Economic Development locations, the Network of Centres and the 6 Strategic Development Framework Areas. The Final SG12 will set out the context for progressing individual assessments within these locations and will require to be read in connection with SG1 Placemaking (Community Facilities), CDP 10 Meeting Housing Needs and CDP 11 Sustainable Transport

Why is this Interim Planning Guidance?

1.5 Policy CDP6 further states that standards for the provision of open space in new development will be brought forward through the City's Open Space Strategy (OSS) and will form the basis for the production of Supplementary Guidance aimed at enhancing and extending the Green Network. 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. Consultation on the new approach to open space will take place in spring 2017.

1.6 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.

1.7 Similarly, the approaches that the Final SG will take to: surface water drainage and flood management requirements; transport needs of development; and particular locational requirements (paragraph 1.4) have yet to be fully developed and consulted on. As a result, this IPG sets out an interim approach to open space provision based on policy ENV 2 (and the associated development guide DG/ENV 2) of City Plan 2. 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. The approach it takes to contributions towards the Fastlink scheme reflects, more closely, that to be taken in the Final SG and the comments made on it will inform the final version.

1.8 Where a development is deemed to have an impact affecting any of these matters, then the Council will consider whether a legal agreement can be used to mitigate the impacts or would result in a scheme that satisfies policy. The Council will seek to enter into a planning agreement when a development, which is otherwise acceptable in planning terms, requires mitigation which cannot be secured through planning conditions. This may be within the development site, although in many cases the delivery will be more appropriate in an off-site location,

1.9 This guidance will provide the justification for infrastructure requirements including locational restrictions, the calculation methodology and the protocols for engagement and payment of contributions.

Action Programme

1.10 The CDP Action Programme outlines the context of the identified infrastructure requirements in terms of spatial location, the nature of the infrastructure action, the timetable (where applicable), funding streams and progress. In the case of the four identified requirements the Action Programme sets out that these will be funded, at least in part, by developer contributions via new planning applications. Along with the spatial identification of infrastructure requirements in the Action Programme, the guidance below and Policy CDP12 of the Plan provides further details of contribution zones or the location of infrastructure investment.

1.11 As the Action Programme is a live document that will be updated through the life of the Plan, it may be the case that infrastructure requirements may change. This will be reflected in what infrastructure contributions may be sought.

2. OPEN SPACE INTRODUCTION

Background

2.1 Scottish Planning Policy (para 221) states that green infrastructure (which includes open space) and improved access to open space can help to build stronger, and that the planning system should:

- consider green infrastructure as an integral element of places from the outset of the planning process;
- assess current and future needs and opportunities for green infrastructure to provide multiple benefits;
- facilitate the provision and long-term, integrated management of green infrastructure; and
- provide for easy and safe access to and within green infrastructure

2.2 Paragraph 225 of SPP states that "local development plans should seek to enhance existing and promote the creation of new green infrastructure, which may include retrofitting. They should do this through a design-led approach, applying standards which facilitate appropriate provision, addressing deficits or surpluses within the local context. The standards delivered through a design-led approach should result in a proposal that is appropriate to place, including connections to other green infrastructure assets".

2.3 Policy CDP 6: Green Belt & Green Network of the Glasgow City Development Plan reflects these considerations, and highlights that good quality, well-linked open spaces can help provide a range of benefits, including:

- amenity;
- a setting for the urban area;
- biodiversity;
- growing spaces;
- opportunities for active travel;
- recreation; and
- flood management

all of which can improve health and are essential to a sustainable and economically competitive city.

2.4 Policy CDP6 further states that standards for the provision of open space in new development will be brought forward through the City's Open Space Strategy (OSS) and will form the basis for the production of Supplementary Guidance aimed at enhancing and extending the Green Network. 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.

2.5 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.

2.6 As a result, this IPG sets out an interim approach to open space provision based on policy ENV 2 (and the associated development guide DG/ENV 2) of City Plan 2. 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.

3. OPEN SPACE AND PUBLIC REALM PROVISION

3.1 New residential development (including conversions) is required to provide access to good quality recreational open space. This includes provision for children's play areas, amenity open space/parkland, outdoor sport facilities, allotments and community gardens, in accordance with the standards set out in Table 1 below. These are ***interim requirements*** pending the adoption of the Final SG6 – see paragraphs 2.4 - 2.6.

3.2 An appropriate proportion of the open space requirement must be located within the boundary of the site, as an integral element of the development scheme.

a) Where an audit identifies a relative surplus in the quantity of any of the open space categories set out in this IPG (having regard to the distance thresholds set out in Section 4) the developer may meet part of the requirement through an equivalent financial contribution. This will be directed towards:

   i) improving the quality, accessibility or management of open spaces in the local area; and/or
   ii) enhancing open space provision and management in the same sector; and/or
   iii) approved Council strategies to which the development's open space requirements could contribute.

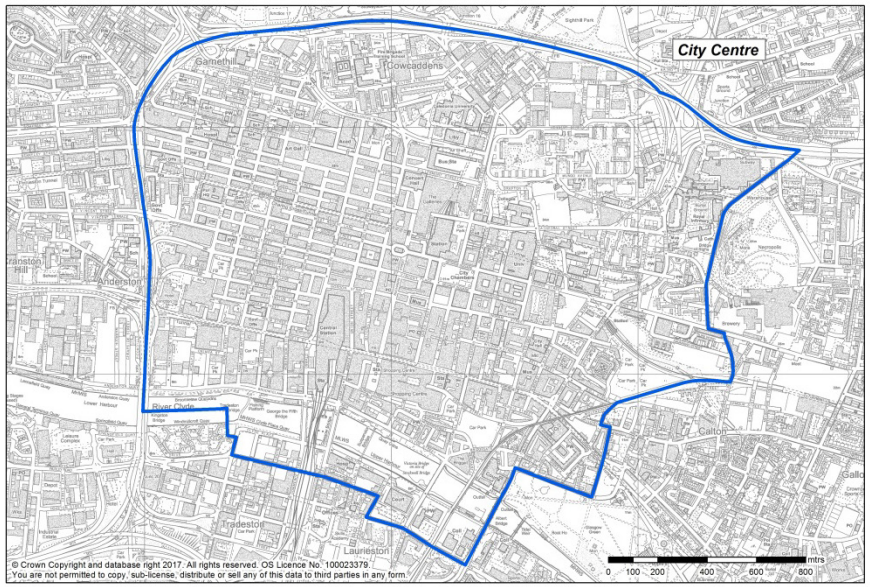
b) Where a relative shortage (either in quantity or quality) of any of these open space categories has been identified through an audit (having regard to the distance thresholds set out in Section 4 of this IPG), or where the proposed development could lead to such a shortage, the developer will be expected to meet this IPG's entire requirement for those categories within the development site. If it is demonstrated (to the satisfaction of the Council) that this is not feasible, then part (or, in exceptional circumstances, all) of the requirement may be met by an equivalent financial contribution. This will be directed towards:

   i) addressing the quantitative or qualitative deficiencies in open space provision in the local area; and/or
   ii) addressing City-wide deficiencies in the quantity or quality of open space provision in the same sector; and/or
   iii) addressing strategic deficiencies in the quantity or quality of open space provision, as identified by approved Council strategies.

City Centre Public Realm Provision

3.3 In the City Centre (see Figure 1), new development within the following categories (including extensions, conversions, changes of use and refurbishments), that results in the creation of new or replacement floorspace in excess of the specified thresholds, is required to contribute to the extension, enhancement and maintenance of public realm areas within the City Centre, in accordance with the standards set out in Table 1 (see Note 1).

Figure 1: City Centre



3.4 Developments on major sites, such as those covering entire street blocks and the main shopping centres, have the opportunity to create their own outdoor public space, and will be expected to include proposals for new or enhanced public realm. These proposals should be consistent with the approach adopted in neighbouring streets and public realm areas, in terms of materials, planting, street furniture and lighting. The Council will determine whether such proposals are satisfactory (when considered against the requirements of this IPG) and will also assess whether there is a requirement for an additional contribution towards provision and maintenance to be made on a pro rata basis.

3.5 In locations where new or enhanced public realm has been completed, proposals for new development will be required to contribute towards the agreed public realm programme, which will be kept under review. Where possible, these improvements will be undertaken in the same part of the designated area as the proposed development.

Table 1 - Minimum Open Space and Public Realm Standards

Location	Use Class	Thresholds	Quantity
City Centre	Class 1 Retail	Developments greater than 2,000 sqm gross floor area	12sqm of public realm per 100sqm gross floor area
	Class 4 Business		9sqm of public realm per 100sqm gross floor area
	Class 10: Non Residential Institutions		6sqm of public realm per 100sqm gross floor area
	Class 11 Assembly and Leisure		6sqm of public realm per 100sqm gross floor area
City-wide	Class 9 Residential	All developments comprising 10 dwellings or more (including flatted developments)	**Non flatted development** - 3 hectares of recreational open space per 1,000 people, comprising: 0.7 hectares for children's play, 1.7 hectares for outdoor sport, 0.5 hectares for amenity open space/parkland and 0.1 hectares for allotments or community gardens **Flatted development** - 1.25 hectares of recreational open space per 1,000 population, comprising 0.35 hectares for children's play, 0.35 hectares for outdoor sport and 0.55 hectares for amenity open space/parkland (including 0.05 hectares for allotments or community gardens)

Off-Site Open Space and Public Realm Provision

3.6 Where developers are unable to make full provision for the open space/public realm requirements for the development on land within their control, in accordance with the open space standards, they will be required to enter into a legal agreement (s69 of the Local Government (Scotland) Act 1973 or s75 of the Town & Country Planning (Scotland) Act 1997) with the Council to:

- make a financial contribution towards the enhancement and maintenance of existing Council open spaces or public realm areas, or towards the provision and maintenance of such facilities on Council land; or
- transfer land to the Council, to enable it to provide a new open space or area of public realm, or to manage and maintain such a facility or space provided by the developer.

3.7 The financial contribution represents the cost of providing and maintaining open space outwith the development site, and will be calculated on a pro-rata basis using the following formula:

Table 2 - Financial Contribution Rates

Location	Use Class	Contribution Rate
City Centre	Class 1: Retail, Class 4: Business, Class 10: Non Residential Institutions, Class 11: Assembly and Leisure	£450 per sqm of public realm provision recommended, plus £40 per sqm for 10 years maintenance (see DG/ENV 2)
City-wide	Class 9: Residential	£1,000 per bedroom (unsubsidised development) £326 per bedroom (grant assisted schemes)

Viability

3.8 Provision of public realm/open space is considered to be an integral part of creating a good quality development 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. Meeting the terms of this IPG is considered to be a development cost that the industry is aware of, and should be reflected in the price paid for the land. The Council's view is that most developments are capable of providing good quality public realm/open space solutions while remaining profitable.

3.9 In exceptional cases, however, where additional abnormal costs that could not have been determined at the time of the site purchase affect the viability of a development proposal, the developer should re-examine all aspects of the proposal on an equal basis with a view to improving the viability whilst retaining public realm/open space provision.

3.10 Where it is agreed that no other solution is appropriate, the Council will consider a reduction in the financial contribution relating to the civic/open space obligation, subject to the provision of satisfactory evidence relating to the financial viability of the proposal (see Section 4 of this IPG). The developer will, in these circumstances, be required to enter into a legal agreement that allows the Council to recover any reduction, should the development prove to be more profitable than originally anticipated.

Note 1 This IPG does not apply to extensions to existing development where the additional floorspace is less than the specified thresholds.

Note 2 Any proposed off-site solution must not conflict with other aspects of the development plan and will be subject to agreement with the Council.

Note 3 New or enhanced open space and public realm created in association with new development will be incorporated into the Glasgow Open Space Map and will be protected by policy CDP6/ IPG6.

Note 4 For the purposes of this IPG, landscaped decks, roof gardens or courtyards may contribute towards meeting an amenity open space requirement, provided that they are designed to be communally used for passive recreation or informal children's play. Private gardens, or areas of landscape whose primary function is to separate buildings for privacy or townscape reasons, will not contribute towards this requirement.

Note 5 Leisure developments within Class 11 that encourage sport or physical activity will not be required to meet the terms of this IPG.

4. OPEN SPACE AND PUBLIC REALM PROVISION – DETAILED CONSIDERATIONS

Background

4.1 Planning Advice Note (PAN) 65: Planning and Open Space, sets out detailed advice on open space design, typologies, strategies, and also includes guidance for the preparation of development plans and the management of development. Local authorities are to prepare an open space strategy, based on a comprehensive open space audit.

4.2 Glasgow's open space audit uses the categories set out in PAN 65 and is available in the form of the Glasgow Open Space Map. The Council is currently in the process of finalising an Open Space Strategy that will be published, alongside the Final SG6, for consultation later this year.

4.3 This section of IPG 12 sets out City-wide standards for open space provision in relation to new housing development, and civic space/public realm requirements for retail, office, leisure and non-residential institutional development in the City Centre. The latter requirement is based on a recognition of the importance of the quality of the City Centre environment to retail and office investment, and of the need to retain and enhance that quality.

4.4 The thresholds that have been included for non-residential development are those set out in Policy ENV2 of City Plan 2 and based on those used in the Glasgow and the Clyde Valley Joint Structure Plan 2006 – they are considered to remain relevant for interim use in this IPG. Residential development of less than ten dwellings (including flatted development) is not considered to generate a significant requirement for new open space and is, therefore, excluded from the terms of the policy.

4.5 Open space standards for residential development in this IPG are also those used in policy ENV 2 of City Plan 2. Likewise, the public realm standards for non-residential development in the City Centre are taken from ENV 2.

4.6 Where there are identified deficiencies in open space in the local area, or where the development could lead to such a deficiency, providing open space as part of the development will often be the preferred approach.

4.7 The following sets out the Council's expectations in relation to on site provision of open and civic space.

Design Guidance for On-Site Open Space Provision

General

- Spaces should have a positive use, and should be designed with a specific purpose in mind. The function of open spaces, e.g. kick-about areas, children's play areas, etc, should be clearly indicated on the layout drawings submitted with the development application and be measured in square metres.
- Areas of left over ground with no obvious function, and awkwardly shaped spaces that are created by road layouts and parking areas are unlikely to be suitable for recreation. These spaces will not contribute to meeting the development's recreational open space requirements. This IPG actively encourages the provision of well-designed spaces in good locations that are more likely to be used and valued by the residents.

- Consideration should be given as to how sunlight will affect the use of an open space. Spaces should be orientated so as to have the benefit of sunlight, with shaded spots for sitting. Particular care should be taken over the location of open spaces in multi-storey flatted developments to ensure that they are not affected by shade for much of the day.
- Requirements to provide on-site Sustainable Drainage Systems (SuDS) may contribute towards meeting the recreational open space obligations of the site, provided that the space is appropriately designed, safe, accessible and capable of being used for recreation. Some facilities, such as grass kick-about areas, are unlikely to be suitable for dual use.
- Developers should note that over-provision in relation to one category of recreational open space does not compensate for under provision in any of the other categories.
- Landscaped areas, circulation spaces, access footpaths and pavements around the perimeter of the proposed development will not be considered as contributing towards the recreational open space requirement.
- All housing developments (houses with gardens and flatted development) are expected to provide both private space (i.e. gardens or communal areas/backcourts) and semi-public space (recreational open space).
- Proposals that comprise a mix of houses with gardens and flatted development will be required to make provision on a pro-rata basis, according to the appropriate standard.

Houses with Gardens

- Proposals involving houses with gardens should make provision for amenity open space, children's play and outdoor sport. On-site provision of all these categories may not always be appropriate for small and medium sized sites, i.e. less than 50 houses. As a minimum, developers should provide space for children's (unequipped) play areas (Level 4 – see description below) between 90 metres and 300 metres of each house.
- On larger sites, i.e. 50 - 200 houses, developers should design layouts which provide for Level 3 children's equipped play areas (Level 3 - see description below), amenity open space and informal kick-about.
- The largest sites, i.e. 200 or more houses, should aim to provide pocket parks, which would include Level 2 children's play, informal kick-about and amenity open space.

Flatted Development

- In flatted development, amenity open space should be provided in addition to usable communal garden areas or backcourts and be capable of being used by all the residents in the development. Spaces that are poorly designed or too small (i.e. less than 100 sqm in area) or inappropriately located, will be treated as landscaped areas, and will not contribute towards meeting requirements.
- The amenity open space requirement for flatted development may be met by means of an amenity deck, a landscaped courtyard or a green roof, provided that it:
  - benefits from natural sunlight and is usable for informal recreation, such as sitting outside;
  - is capable of sustaining planting and trees;

- incorporates good quality hard surface materials and seating; and
- measures at least 50% of the total recreational open space requirement.

- Where internal courtyards or amenity decks are proposed, a privacy strip of 5 metres from all ground floor windows will be deducted from the space that can contribute towards the open space requirement.
- Larger flatted developments, such as those with capacities in excess of 100 units, should be able to accommodate amenity open spaces that are capable of fulfilling a variety of recreational purposes, even on an informal basis. Developers should explore the use of different materials, features, changes in level and innovative design solutions to encourage play and informal kick-about within flatted development.

Non-Residential City Centre Development

- Developers benefiting from the high quality public realm environment of the City Centre, will be expected to contribute to the continuing improvement to the public realm either through the incorporation of works as part of a development proposal or, through a financial contribution to the Council for further public realm works.
- Advice should be sought from the Council in relation to the range of materials that can be used.

Types of Open Space Provision

Children's Play

4.8 New housing developments will only be required to provide children's play facilities to Level 2, 3 and 4 on-site. Children's Centres (Level 1 - see descriptions below) are more likely to be accommodated in an off-site solution.

4.9 The following principles should be applied in the provision of play areas within new housing developments:

- Sites should be reasonably flat, well drained with grass and/or hard safety surface.
- Safe access routes to children's play areas and other open spaces should be incorporated in layouts, and should link to existing footpath networks. In order to minimise the positioning of a series of small spaces in close proximity to houses, play areas should be linked, as far as possible, with other open spaces, footpath system and planting areas.
- Play areas should be designed and located to allow informal supervision from nearby houses or from well-used pedestrian routes using Secured by Design principles (see Note 6). Open, welcoming locations should be selected, not backland sites with accesses along high-fenced narrow alleyways.
- Home zones can create safe play environments, and can be as effective as formal play areas. Where these are incorporated within proposals involving 75 non-flatted dwellings or more, the requirement to provide children's play areas can be reduced by up to 50%.

- Play areas should be of a standard that is acceptable to the Council. Equipment should be of robust construction and materials and should be designed with ease of future maintenance in mind. The equipment should allow children to develop a range of different movement and motor skills.
- 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.

Note 6 The "Secured by Design" scheme was developed by the Police to establish a minimum standard of physical security, together with a development layout designed to reduce the opportunity for crime and anti-social behaviour. A range of design guides for various types of development is obtainable at www.securedbydesign.com/guides/index.aspx.

Children's Play Hierarchy

4.10 The City's play provision is in a 4-tier hierarchy, as follows:

Level 1: Children's Centres

4.11 Providing both indoor and outdoor facilities and principally designed to serve 5 to 14 year olds. Further investment in such facilities will be informed by the Council's play strategy.

Level 2: District Play Areas

4.12 Major supervised adventure-based facilities for 5 to 14 year olds. These should be within 1,000 metres actual walking distance of each house, and would normally be a minimum of around 1,000 sqm in area.

- Where the boundary to the play area is not secure, a perimeter guard-rail/fencing system with self-closing gate to prevent dog ingress and child egress should be provided.
- The play area should have an offset entry/exit point where it adjoins any area used by vehicular traffic.

Level 3: Local Equipped Area for Play

4.13 Local play areas will offer good quality equipment and facilities for 3 to 11 year olds. These should be within 300 metres actual walking distance of each house, and would normally be a minimum of around 400 sqm in area.

- There should be a minimum distance of 10 metres between the edge of the play area and the boundary of any residential property.
- At least 5 types of play equipment should be provided. Surfacing and equipment should comply with the relevant European EN standards.
- Where the boundary to the play area is not secure, a perimeter guard-rail/fencing system with self-closing gate to prevent dog ingress and child egress should be provided.
- The play area should have an offset entry/exit point where it adjoins any area used by vehicular traffic.
- Landscaped features, including tree planting and low level planting should be provided.
- Seating for accompanying adults and litter bins should be provided, and a 'No dogs' sign should be displayed.

Level 4: Local Areas for Play

4.14 Comprises good quality open space and parks for outdoor play without equipment, close to home and serving the needs of 3 to 7 year olds, in particular. These should be within 90 metres actual walking distance of each house, and would normally be a minimum of 100 sqm in area.

- There should be a minimum distance of 5 metres between the edge of the play area and the ground floor windows of any property.
- Play areas should be landscaped with tree planting and low level planting. Where the boundary to the play area is not secure, a perimeter guard-rail/fencing system with self-closing gate to prevent dog ingress and child egress should be provided.
- The play area should have an offset entry/exit point where it adjoins any area used by vehicular traffic.
- Gable end or other exposed house walls should be protected from use for ball games by providing a strip of dense planting.
- Seating for accompanying adults and litter bins should be provided, and a 'No dogs' sign should be displayed.

Outdoor Sport

4.15 Provision for outdoor sport encompasses facilities for informal kick-about activities and formal pitch sports. With the exception of very large development sites (200 or more houses), playing pitches and kick-about areas will usually be provided off-site. If they are to be provided on-site, the standard of provision, and arrangements for supervision and maintenance, should be to the satisfaction of the Council.

4.16 The following principles should be applied in the provision of outdoor sports areas that are associated with new housing developments:

- Sites should be reasonably flat and well drained.
- Appropriate markings and equipment should be provided, to a standard that is satisfactory to the Council.

Formal Outdoor Sports Pitch Provision

4.17 This includes the provision of sports pitches for a range of outdoor sports, such as football, hockey, rugby, each approximately 7,000 sqm in area, and the provision of bowling greens and tennis courts. Formal sports provision should be, wherever practicable, within 1,000 metres actual walking distance of each house. Where the Council is provided with a contribution to develop an off-site open space provision solution, however, it may choose to utilise such funds outwith this distance threshold in accordance with the Council's approved Sports Pitch Strategy, in line with the policy.

Kick-about Areas

4.18 These are areas where informal play for older children can take place. This can be in the form of flat grassed areas, multi-purpose games courts or soccer sevens pitches. These should be within 500 metres actual walking distance of each house, and would normally measure up to 650 sqm for games courts and between 2,000-3,000 sqm for a five-a-side or soccer sevens pitch.

4.19 In order to distinguish grass kick-about areas from amenity spaces, these facilities should include appropriate markings and equipment (such as goal posts) and fittings to allow posts to be relocated. Drainage should also be provided.

Amenity Open Space/Civic Space

4.20 PAN 65 describes amenity open space as "landscaped areas providing visual amenity or separating buildings or land uses for environmental, visual or safety reasons".

4.21 These spaces could be used for informal or passive recreation, or may simply provide visual amenity or access to wildlife. Generally, they would be landscaped, with seating areas and could include footpaths for access to other open spaces. Amenity or civic space should, wherever possible, seek to promote and enhance biodiversity by incorporating native tree and shrub species, wildflowers and water features. Amenity open spaces should be within 400 metres actual walking distance of each house, and should measure a minimum of 200 sqm for houses with gardens and 100 sqm for flats.

4.22 For the purposes of this development guide, the definition of 'civic space' contained within PAN 65 is used.

Off-site Provision

Open Space Audit

4.23 Local provision of open space will be assessed according to an audit, taking account of standards set out in the policy and the relevant distance thresholds for the following open space categories (using safe walking routes and crossings):

- 0.7 hectares of Equipped Children's Play per 1,000 people within 300 metres
- 0.5 hectares of Parks or Amenity Open Space per 1,000 people within 400 metres
- 0.1 hectares of Allotments or Community Gardens per 1,000 people within 400 metres
- 0.5 hectares of Informal Kickabout per 1,000 people within 500 metres
- 1.2 hectares of Formal Pitches per 1,000 people within 1,000 metres

Open Space Surplus

4.24 Where a quantitative local surplus of open space has been identified for any of these categories, a developer may be able to meet part of the requirement off-site through an equivalent financial contribution. In these circumstances, the Council would, in order of preference:

i) apply any contribution to improving the quality, accessibility or management of open spaces in the local area; or
ii) direct the contribution to an approved Council strategy, should a more appropriate opportunity for open space development or improvement be identified; or
iii) use the contribution to enhance open space provision and management in the wider area.

Open Space Deficiency

4.25 Where a relative deficiency (either in quantity or quality) of open space has been identified for any of these categories, or where the proposed development could lead to such a deficiency, on site provision of the entire requirement will be expected. The

only exceptions to this approach would relate to the following circumstances:

- Site characteristics - it is physically impossible or inappropriate to accommodate all open space categories on the development site, e.g. formal play within small flatted development or formal sports provision; or
- Existing or proposed open space facilities - the development site is accessible to a suitable existing open space which either; requires to be enhanced, or provides an opportunity to create a new facility, e.g. a local play area.

4.26 Any remaining open space requirement may be met by an equivalent financial contribution which will be directed towards addressing the quantitative or qualitative deficiencies in open space provision:

i) in the local area, or
ii) at a City-wide level, as identified by approved Council strategies.

Developer Contributions

4.27 The Council will endeavour to use any financial contribution for the benefit of the development site from which the contribution is generated. Ideally, this should be within the distance thresholds set out above (para 4.23). Where this is not possible, Council approved strategies will inform where best to allocate the funds. Unless there are exceptional circumstances, financial contributions would normally be spent within the same city sector as the development site.

Method for Calculating the Financial Contribution

4.28 The financial contribution for off-site open space provision is as follows:

Housing

4.29 Unsubsidised Development - £1,000 per bedroom (see Worked Example 1 below relating to the financial contribution for an unsubsidised residential development).

4.30 Grant-Assisted Development - £326 per bedroom (see Worked Example 2 below relating to the financial contribution for a grant-funded residential development.

Public Realm

4.31 In the City Centre, the financial contribution relates to the cost of providing public realm to improve the quality of public spaces. Schemes that have been completed between 2006 and 2007 cost between £400 and £500 per square metre, and an average annual cost of £4.10 per square metre maintenance charge. The Council will apply an average figure of £450 per square metre plus a charge of £40 per square metre for ten years maintenance to reflect the cost of these improvements. See Worked Example 3 below relating to the financial contribution for a City Centre retail development.

4.32 The financial contribution rates are based on 2007 figures. They will be updated annually in the policy ENV 2 monitoring report, using figures provided by the Department of Trade and Industry.

The effective date for the new contribution rate will be April 1 of each year.

Other Provisions

Legal Agreements and Associated Costs

4.33 Where developers are unable to make full provision either on-site or off-site, in accordance with this IPG, they will be required to enter into a legal agreement (usually under Section 69 of the Local Government (Scotland) Act 1973) with the Council in the following circumstances:

a) To make a financial contribution towards the enhancement and maintenance of existing Council recreational open spaces or civic spaces, or towards the provision and maintenance of such facilities on Council land.

b) To transfer land to the Council, to enable the Council to provide a new recreational open space or civic space, or to manage and maintain such a facility or space provided by the developer.

c) In the case of developers that are seeking a relaxation of a proposal's recreational open space obligation on the grounds of financial viability, the Council will require the developer to provide satisfactory evidence to that effect, i.e. a full development appraisal. Should any relaxation be agreed by the Council, the developer will be required to enter into a legal agreement which specifies the following:

- on the sale of the final house or flat, the developer will present final accounts for the development to the Council, which will set out all costs, sales revenue and final profit; and
- should the development prove to be more profitable than anticipated in the development appraisal, the Council will be able to recover the amount of the reduction (up to a maximum of the excess profit available).

4.34 All necessary legal agreements must be in place before construction can start on site. Legal agreements will require the Council to spend the contributions on capital works within five years of the completion of the development. Should all, or part, of these contributions remain unspent, that element of the contribution (excluding interest) will be returned to the developer.

4.35 Developers seeking to use an alternative legal agreement, such as Section 75 of the Town and Country Planning (Scotland) Act 1997, should present evidence to the Council in support of their request.

Open Space and Public Realm Maintenance

4.36 The Council will only accept responsibility for open space and public realm maintenance and management if it owns the land in question. If the developer wishes the Council to undertake long-term maintenance of these facilities within the development site, land ownership must be transferred to the Council by legal agreement. In these cases, the developer will be required to pay to the Council a sum equivalent to 20% of the equivalent financial contribution using the above criteria. These funds will be ring-fenced for maintenance purposes.

4.37 Open spaces and public realm areas within the development site that are not transferred to the Council will require to be maintained and managed to a standard acceptable to the Council. This may be undertaken by a property management company or other appropriate body, such as a Trust. As a condition of the planning consent, the developer will be required to provide details of the proposed management and maintenance arrangements to the Council, and receive approval, before construction starts on site.

Grant-Assisted Housing Proposals

4.38 Registered Social Landlords (RSLs), such as housing associations and co-operatives, are required to take account of the overall standards set out in this IPG, in terms of on-site open space provision or the requirement to make a financial contribution towards provision, when submitting proposals.

4.39 The Council will, nevertheless, seek to find the most appropriate open space solution according to the circumstances of the proposal. This could include varying specific standards between categories according to the intended client group, and using off site solutions or financial contributions.

4.40 In assessing the extent to which RSLs are required to make additional provision for open space as part of their development proposals, the Council will take account of evidence submitted by RSLs which demonstrates their overall contribution to local open space projects.

Sites Marketed by the City Council

4.41 This IPG applies to potential housing sites owned by the Council in the same way as those owned by private sector developers. The requirements should be set out in Council design/marketing briefs. Prospective developers should be referred to the Planning Gains Officer in Development and Regeneration Services, if further information is required.

4.42 When the sale of a site is being negotiated, account should be taken of the need to provide open space or public realm onsite, or the need to make a financial contribution towards off-site provision. Any such contribution should be separated from the overall capital receipt, and should be transferred to the Open Space Reserve Fund.

Applications for Planning Permission in Principle

4.43 In the case of applications for planning permission in principle, where the number of dwellings or the proposed floorspace is not known, the applicant will be expected to set out broad proposals in relation to the provision of open space or public realm, both on-site and off-site. Detailed proposals will require to be the subject of a further planning application(s).

4.44 No construction will be permitted on site until the details have been approved in a subsequent planning permission, and all necessary agreements in relation to this IPG have been completed.

Development Briefs

4.45 Open space or public realm requirements will be set out in all development briefs prepared by, or on behalf of, the Council.

Large Scale Development Schemes

4.46 In the case of large developments, that involve implementation by a group of separate developers or by a consortium, the Council will require the applicant to provide an overall masterplan. This plan should set out how the various requirements of this IPG are to be met (including details of phasing). The Council must approve such a masterplan before development can start on site. The aim is to ensure the adequate and coherent provision of open space or public realm for the site as a whole and its on-going maintenance. The responsibilities for programming, implementation and maintenance, whether they fall jointly to a consortium or separately to each builder, will be the subject of an agreement with the Council under Section 69 of the Local Government (Scotland) Act 1973 (see Legal Agreements and Associated Costs, above).

Multiple or Revised Development Proposals

4.47 In circumstances where a revised or new planning application is submitted for a site for which a development contribution has already been received, an open space or public realm assessment of the proposal will take place. This could result in a new requirement, and potentially a new financial contribution. These situations will be addressed as follows:

a) Should the new assessment recommend an increased contribution, the developer will be required to pay the difference between this sum and the original contribution. In these circumstances, a new legal agreement (or an exchange of letters between solicitors) will be required.

b) Where the new assessment recommends a smaller contribution, the Council will refund the difference between the two sums, provided that the same developer is involved in both cases. In cases where a new developer is involved, it is assumed that the financial contribution has been taken into account in agreeing the value of the site, and will not be refunded.

c) Where there are multiple development applications for the same site, a new open space or public realm assessment will be undertaken for each submission. Determination of the financial contribution that is to be made will be on the basis of the planning consent that is to be implemented.

Financial Contributions – Worked Examples

Example 1: Residential Development (Unsubsidised)

4.48 The proposal is for 30 x 2 bedroom houses (60 bedrooms in total). The developer has provided 750 sqm of open space on-site, out of a 1,440 sqm, total requirement. The remainder of the requirement will be met off-site by means of a financial contribution, using a rate of £1,000 per bedroom. In this example, the contribution is reduced pro rata because of the on-site provision.

Proposed Housing Mix	Open Space Requirement (sqm)	On-Site Provision (sqm)	Off-Site Requirement (sqm)	Financial Contribution
30 x 2 bedroom houses	1,440	750	690	60 x (690 divided by 1,440) x £1,000 = £28,750

Example 2: Residential Development (Grant Assisted)

4.49 The proposal is for 40 x 2 bedroom houses (80 bedrooms in total). The developer has provided 1,000 sqm of open space on-site out of a 1,920 sqm, total requirement. The remainder of the requirement will be met off-site by means of a financial contribution, using a rate of £326 per bedroom. In this example, the contribution is reduced pro rata because of the on-site provision.

Proposed Housing Mix	Open Space Requirement (sqm)	On-Site Provision (sqm)	Off-Site Requirement (sqm)	Financial Contribution
40 x 2 bedroom houses	1,920	1000	920	80 x (920 divided by 1,920) x £326 = £12,496

Example 3: Retail Development (City Centre)

4.50 The developer will meet 50% of the requirement for public realm on-site. The remainder of the requirement will be met off-site by means of a financial contribution. In a City Centre location, the contribution rate is £450 per sqm of public realm to be provided, plus £40 per sqm to cover 10 years maintenance charge.

Proposed Floorspace (sqm gfa)	Public Realm Requirement (sqm)	On-Site Provision (sqm)	Off-Site Requirement (sqm)	Financial Contribution
3,000	360	180	180	180 x £490 = £88,200

5 CLYDE FASTLINK

Background

5.1 Policy CDP 2: Sustainable Spatial Strategy of the Glasgow City Development Plan encourages development proposals that "support the regeneration of the River Clyde Development Corridor, which includes Clyde Waterfront and Clyde Gateway strategic priority areas."

5.2 The Plan's strategy (as it relates to Clyde Fastlink) is supported by Policy CDP 11: Sustainable Transport, which aims to "direct major development to locations well served by existing public transport services and active travel routes or will seek contributions for the provision or enhancement of such services/routes on sites where this is not the case, including Fastlink....". Supplementary Guidance on Sustainable Transport (para 2.49) outlines the public transport accessibility levels that significant travel generating proposals should meet.

5.3 In support of this approach, Policy CDP 11 also safeguards the route for Clyde Fastlink from the City Centre on the north bank to Clydebank and on the south bank to Renfrew.

5.4 Since the introduction of an approach to secure developer contributions for Clyde Fastlink was introduced in City Plan 2 the first phase of Clyde Fastlink has been completed and is now operational, connecting the City Centre to the Queen Elizabeth University Hospital on the south bank. Further measures within the City Centre to secure Clyde Fastlink journey time reliability are to be implemented. SPT and Renfrewshire Council are investigating the feasibility of extending the route to Renfrew via Braehead. The extension of the north bank Clyde Fastlink into Clydebank is protected in the West Dunbartonshire Council Local Development Plan. Developer contributions continue to be an appropriate mechanism in assisting the completion of Clyde Fastlink.

5.5 This Section provides details of how developer contributions for the completion of Clyde Fastlink will be calculated under Policy CDP 12. It applies to all developments requiring planning permission above the minimum size thresholds (noted below in Table 3, Annex 1) and within 400 metres walking distance from the edge of the development site to the route centre line.

Context

5.6 Without the provision of a high quality public transport system to the Clyde Waterfront area, high levels of traffic generation are likely to impact on the regeneration aspirations for this strategic priority corridor. Such traffic generation would also add to continuing traffic level growth in Glasgow and lead to further congestion with disbenefits to the economy, the environment and local communities.

5.7 The Clyde Fastlink scheme was developed from the Clyde Corridor Transport Study (2003). This examined sustainable transport options and proposed two routes to serve development along the north and south banks of the Clyde. In 2004, the Council agreed to develop proposals for the delivery of the north bank route from the City Centre to Glasgow Harbour as a bus rapid transit proposal. This section of the north bank route was given priority in recognition of its unique regeneration opportunities and development pressures. Planning permission for this section was granted in 2006. The south bank route and the western extension of the north bank route were subject of a

feasibility study to determine viability and routing. In 2006 Strathclyde Partnership for Transport (SPT) became the promoter of the scheme (with the creation of the Regional Transport Partnership) and the Council became its agent. Funding of £40M was secured from the Scottish Government in October 2011 and the first section between the City Centre and Queen Elizabeth University Hospital opened on May 2011.

5.8 The Clyde Fastlink scheme is a high quality bus-based transit system that operates at regular intervals, seven days a week. The buses run on a dedicated roadway as far as possible, with bus lanes in the City Centre and other on-road sections. Priority signalling ensures that where Clyde Fastlink buses cross roads and access the City Centre/bus lanes they will not be held up by general traffic. Passengers have the benefit of level boarding, real time information and modern shelters at halts.

5.9 Many major developments in the Clyde Waterfront area have significant transport impacts that can only be addressed by a step change in public transport provision. Several sections of the area have poor public transport accessibility (Below Base Accessibility) or inadequate public transport accessibility (Base Accessibility) to support high trip generating proposals. The Council, therefore, considers it reasonable and appropriate that developments contribute to the cost of the Clyde Fastlink scheme in relation to the likely level of demand and as a means of better integrating land use/transport improvements. The level of contribution would be related to the size of the development and its proximity to the route.

5.10 In order to put different development types on an equal basis in terms of trip generation, Table 3 provides a framework to enable a scale factor to be allocated according to the size of a development. The framework was developed using trip generation data derived from the TRICS (Trip Rate Information Computer System) database. In Table 4 (Annex 2), the scale factor is combined with the distance from the route centre line. Although Clyde Fastlink is considered to have rail type characteristics, the catchment has been set at a conservative 400 metres, based on established evidence in City Plan 2. The 400 metres is graduated into 100 metre zones to represent the enhanced accessibility provided by Clyde Fastlink the nearer a development is to the route. The assessment of distance from the route to a development site will be through measurement of the actual walking distance. The plan shown in Policy CDP 12 in the Plan provides an indication of the zones.

5.11 In order to establish a basis for calculating contribution levels, the cost of providing a halt has been used (£322,000). The halt provides the point of access to the benefits provided by Clyde Fastlink, and is, therefore, considered a valid benchmark.

Calculation of Contribution

5.12 All developments above the minimum size thresholds should make an appropriate contribution to the completion of Clyde Fastlink to ensure that necessary public transport infrastructure is put in place to assist in providing sustainable transport outcomes.

5.13 For the avoidance of doubt, this IPG applies only to the uncompleted phases of Clyde Fastlink within the Glasgow City Council boundary, i.e. from the Scottish Exhibition and Conference Centre via Glasgow Harbour to the City boundary on the North Bank towards Clydebank, and from the Queen Elizabeth University Hospital to the City boundary on the South Bank towards Braehead and Renfrew.

5.14 The level of contribution depends on the following factors:

- type of development;
- size of development; and
- walking distance from the route centre line.

5.15 The level of contribution will be calculated by:

- using Table 3 (Annex 1) to establish a scale factor (1-15) by type and size of development proposed;
- allocating the development to an appropriate zone by reference to the walking distance between the nearest site edge and route centre line (see Annex 3: Clyde Fastlink – Developer Contribution Zones);
- with the scale factor and zone information established, using Table 4 (annex 2) to calculate the appropriate contribution; and:
- index linking the agreed contribution from the date of the agreement to the date of payment on the basis of the Construction Price Index.

5.16 Very large developments, in excess of scale factor 15 in Table 4, will be negotiated individually to reach agreement on an appropriate level of contribution to reflect the scale of development and its likely impact on the transport network (negotiations will have a basis in the TA and Tables 1 and 2 of this development guide). Where such developments are dependent on the provision of Clyde Fastlink in order to deliver the agreed mode share/ sustainable car trip generation levels, then the level of contribution should reflect this.

Multiple Contributions

5.17 The Fastlink contribution shall be considered as being additional to any other contribution required in relation to the development to cover improvements to the road network, traffic management, pedestrian and cycle facilities, provision to improve accessibility to public transport and any other appropriate requirement. In certain circumstances, however, the contribution to Clyde Fastlink may be considered against contributions being requested by the Council and/or made by the developer to other key public transport infrastructure provision/enhancement. It would, however, remain additional to other non-public transport developer contributions, such as provision of open space and, through the Final SG12, sustainable drainage systems.

Transport Assessments

5.18 Transport Assessments (TAs) for developments within the route catchment require to be undertaken on a multi-modal basis, in line with Supplementary Guidance on Sustainable Transport, and take account of the impact of Clyde Fastlink in meeting transport demands.

Payment of Contribution

5.19 Any developer making a contribution under this guidance will normally be expected to enter into a Section 75 legal agreement (Town and Country Planning (Scotland) Act 1997), unless payment is provided up front, when a Section 69 legal agreement (Local Government (Scotland) Act 1973) will suffice. The legal costs incurred by the Council, associated with the preparation of the agreement, require to be paid by the developer at the time the first contribution is made.

5.20 Proposals can be made for phased contributions provided appropriate and robust 'triggers' can be identified and agreed (such as practical completion). Where this is not possible, early payment will be sought.

5.21 The failure of a developer to address the deficiencies of public transport infrastructure in the vicinity of the site may be regarded as a valid reason for refusal of the application.

Exemptions / Reductions in Contributions

5.22 Small developments falling below the thresholds shown in Table 3 and minor changes of use will not be required to provide a contribution unless they are clearly part of a phased development of a larger site. In such cases, the Council will seek to agree a pro-rate sum with the applicant.

5.23 Where a developer proposes to contribute land towards the development of Clyde Fastlink, the amount of the contribution under this Guide may be reduced. The amount of the reduction will take account of the value of the land and any remedial works required to make it suitable for use.

Financial Viability

5.24 Developers should take account of the potential financial, or other, implications of this Supplementary Guidance when preparing development appraisals (alongside other land take and development design considerations – see Supplementary Guidance on Placemaking and Design). This should be reflected in the price paid for a site. In exceptional circumstances, where it can be demonstrated that there are abnormally high site preparation costs and the addition of a contribution under this guideline would threaten the financial viability of developing a site, then the requirement to contribute to Clyde Fastlink may be reduced. Such costs could include remediating contamination, or unusual infrastructure requirements, that were not known at the time of site purchase. It does not include the cost of land purchase. In such cases the level of any reduced requirement will be based on an independent appraisal of the relevant engineering and financial information, which must be made available to the Council.

Planning Permission

5.25 Where planning permission in principle has already been granted without any requirement to contribute to Clyde Fastlink, a subsequent application to approve matters specified in planning conditions will not be expected to provide a new contribution. Where a planning permission or planning permission in principle includes a condition requiring the provision of additional public transport infrastructure/services then this development guide will be a consideration in meeting the condition.

5.26 Any new planning application will be expected to comply with the requirements of this Supplementary Guidance.

Use of Financial Contributions / Timescales

5.27 Contributions to Clyde Fastlink will be held in ring-fenced accounts for the north and south bank routes. These accounts will be managed by Glasgow City Council on behalf of SPT. **Funding held in the holding accounts will be released to SPT as each phase reaches the construction/procurement stage. Such contributions should be used only for the capital cost of the Clyde Fastlink scheme.**

5.28 In the event that construction of the relevant phase of Clyde Fastlink is not started within 10 years of the date of the receipt of the entire contribution, the Council will review whether there is any likelihood of the project going ahead. If the review concludes that Clyde Fastlink is likely to still go ahead, the contribution will be retained. Should the conclusion be that the project is unlikely to go ahead then negotiations will take place with the applicants (or their successors) with a view to using the agreed contribution to address the transport impacts of the development through alternative public transport investment, as promoted by SPT.

5.29 Should contributions remain unspent after the processes outlined above, then after 15 years from the date of the receipt of the entire contribution, the Council will refund the contribution (including interest) to the developer (or their successors).

Review

5.30 This IPG (including the contribution levels) will be updated on a regular basis within the context of the City Development Plan monitoring and review process.

ANNEX 1 - IDENTIFICATION OF SCALE FACTORS

Table 3

Scale Factor\Development Type		1	2	3	4	5	6
	Units						
Residential - including sheltered housing, student accommodation, nurses homes and bedspace element in hotels	Bedrooms	23-114	115-227	228-341	342-455	456-568	569-682
Restaurants - including public restaurant element in hotels	Seating capacity	23-114	115-227	228-341	342-455	456-568	569-682
Nightclubs / Function Suites –including function suite / conference facility element in hotels	GFA (sqm)	100-500	501-1000	1001-1500	1501-2000	2001-2500	2501-3000
Public Houses - including public bar element in hotels	GFA (sqm)	100-500	501-1000	1001-1500	1501-2000	2001-2500	2501-3000
Fast Food - including drive throughs, cafés, tea rooms and food courts	GFA (sqm)	23-111	112-222	223-333	334-444	445-556	557-667
Retail Food	GFA (sqm)	39-192	193-385	386-577	578-769	770-962	963-1154
Retail Non Food	GFA (sqm)	125-625	626-1250	1251-1875	1876-2500	2501-3125	3126-3750
Wholesale, Builders Merchants and similar	GFA (sqm)	250-1250	1251-2500	2501-3750	3751-5000	5001-6250	6251-7500
Office Business	GFA (sqm)	200-1000	1001-4000	4001-9740	9741-12987	12988-16234	16235-19481
Office Public - including banks, building societies, estate agents and travel agents	GFA (sqm)	74-368	369-735	736-2206	2207-2941	2942-6649	6650-7979
Industry Manufacturing / Food or Drink Processing	GFA (sqm)	3847-19231	19232-38462	38463-57692	57693-76923	76924-96154	96155-115385
Industry Light	GFA (sqm)	848-4237	4238-8475	8476-12712	12713-16949	16950-21186	21187-25424
Car Showrooms, Garages Vehicle Repair and Tyre Centres	GFA (sqm)	200-1000	1001-2000	2001-3000	3001-4000	4001-5000	5001-6000
Petrol Filling Stations	Site Area (sqm)	50-250	251-500	501-750	751-1000	1001-1250	1251-1500

Scale Factor\Development Type	Units	1	2	3	4	5	6
Warehousing - storage and distribution	GFA (sqm)	1000-5000	5001-10000	10001-15000	15001-20000	20001-25000	25001-30000
Warehousing - repository and self-service storage	GFA (sqm)	3847-19231	19232-38462	38463-57692	57693-76923	76924-96154	96155-115385
Mail/Parcel Distribution	GFA (sqm)	417-2083	2084-4167	4168-6250	6251-8333	8334-10417	10418-12500
Passive Leisure - continuous or multiple performances (such as cinemas, multiplex and bingo halls)	Seating capacity	34-167	168-333	334-500	501-667	668-833	834-1000
Passive Leisure - single performance (such as spectator arenas, stadia, theatres)	Seating capacity	46-227	228-455	456-682	683-909	910-1136	1137-1364
Passive Leisure - museums, art galleries, libraries, community/ church halls, places of worship and similar	GFA (sqm)	358-1786	1787-3571	3572-5357	5358-7143	7144-8929	8930-10714
Passive Leisure - other (such as casinos and amusement arcades)	GFA (sqm)	238-1190	1191-2381	2382-3571	3572-4762	4763-5952	5953-7143
Active Leisure - swimming pools, indoor bowling and similar	GFA (sqm)	136-676	677-1351	1352-2027	2028-2703	2704-3378	3379-4054
Active Leisure - gymnasia, fitness centres, skating rinks, bowling alleys and similar	GFA (sqm)	250-1250	1251-2500	2501-4167	4168-5556	5557-7813	7814-9375
Active Leisure - football, tennis, outdoor bowling and similar	Site area ha	0.2-1.00	1.01-2.00	2.01-3.00	3.01-4.00	4.01-5.00	5.01-6.00
Hospitals, Hospices and similar (bedspace element)	Number of beds	9-42	43-83	84-125	126-167	168-208	209-250
Hospitals, Hospices and similar (treatment element) – including daycare centres/clinics	GFA (sqm)	834-4167	4168-8333	8334-12500	12501-16667	16668-20833	20834-25000
Dental Clinics	Number of surgeries	2-10	11-21	22-31	32-42	43-52	53-63

Scale Factor\Development Type	Units	1	2	3	4	5	6
Medical Centres, Health Centres, General Practice Surgeries, Veterinary Surgeries and similar	Number of surgeries	2-6	7-13	14-19	20-25	26-31	32-38
Non Residential Institutions - (such as universities/colleges, schools [except nurseries])	GFA (sqm)	200-1000	1001-2000	2001-3000	3001-4000	4001-5000	5001-6000
Nurseries	GFA (sqm)	74-368	369-735	736-1103	1104-1471	1472-1838	1839-2206
Expected one way trip generation during 11 hour day - up to:		250	500	750	1000	1250	1500

Table 3 Continued

Scale Factor\Development Type	Units	7	8	9	10	11	12
Residential - including sheltered housing, student accommodation, nurses homes and bedspace element in hotels	Bedrooms	683-795	796-909	910-1023	1024-1136	1137-1250	1251-1364
Restaurants - including public restaurant element in hotels	Seating capacity	683-795	796-909	910-1023	1024-1136	1137-1250	1251-1364
Nightclubs / Function Suites –including function suite / conference facility element in hotels	GFA (sqm)	3001-3500	3501-4000	4001-4500	4501-5000	5001-5500	5501-6000
Public Houses - including public bar element in hotels	GFA (sqm)	3001-3500	3501-4000	4001-4500	4501-5000	5001-5500	5501-6000
Fast Food - including drive throughs, cafés, tea rooms and food courts	GFA (sqm)	668-778	779-889	890-1000	1001-1111	1112-1222	1223-1333
Retail Food	GFA (sqm)	1155-1346	1347-1538	1539-1731	1732-1923	1924-2115	2116-2308
Retail Non Food	GFA (sqm)	3751- 4375	4376-5000	5001-5625	5626-6250	6251-6875	6876-7500

Scale Factor\Development Type		7	8	9	10	11	12
	Units						
Wholesale, Builders Merchants and similar	GFA (sqm)	7501-8750	8751-10000	10001-11250	11251-12500	12501-13750	13751-15000
Office Business	GFA (sqm)	19482-22727	22728-25974	25975-29221	29222-32468	32469-35714	35715-38961
Office Public - including banks, building societies, estate agents and travel agents	GFA (sqm)	7980-9309	9310-10638	10639-11968	11969-13298	13299-14628	14629-15957
Industry Manufacturing / Food or Drink Processing	GFA (sqm)	115386-134615	134616-153846	153847-173077	173078-192308	192309-211538	211539-230769
Industry Light	GFA (sqm)	25425-29661	29662-33898	33899-38136	38137-42373	42374-46610	46611-50847
Car Showrooms, Garages Vehicle Repair and Tyre Centres	GFA (sqm)	6001-7000	7001-8000	8001-9000	9001-10000	10001-11000	11001-12000
Petrol Filling Stations	Site Area (sqm)	1501-1750	1751-2000	2001-2250	2251-2500	2501-2750	2751-3000
Warehousing - storage and distribution	GFA (sqm)	30001-35000	35001-40000	40001-45000	45001-50000	50001-55000	55001-60000
Warehousing - repository and self-service storage	GFA (sqm)	115386-134615	134616-153846	153847-173077	173078-192308	192309-211538	211539-230769
Mail/Parcel Distribution	GFA (sqm)	12501-14583	14584-16667	16668-18750	18751-20833	20834-22917	22918-25000
Passive Leisure - continuous or multiple performances (such as cinemas, multiplex and bingo halls)	Seating capacity	1001-1167	1168-1333	1334-1500	1501-1667	1668-1833	1834-2000
Passive Leisure - single performance (such as spectator arenas, stadia, theatres)	Seating capacity	1365-1591	1592-1818	1819-2045	2046-2273	2274-2500	2501-2727
Passive Leisure - museums, art galleries, libraries, community/ church halls, places of worship and similar	GFA (sqm)	10715-12500	12501-14286	14287-16071	16072-17857	17858-19643	19644-21429
Passive Leisure - other (such as casinos and amusement arcades)	GFA (sqm)	7144-8333	8334-9524	9525-10714	10715-11905	11906-13095	13096-14286-
Active Leisure - swimming pools, indoor bowling and similar	GFA (sqm)	4055-4730	4731-5405	5406-6081	6082-6757	6758-7432	7433-8108

Scale Factor\Development Type		7	8	9	10	11	12
	Units						
Active Leisure - gymnasia, fitness centres, skating rinks, bowling alleys and similar	GFA (sqm)	9376-10938	10939-12500	12501-14063	14064-15625	15626-17188	17189-18750
Active Leisure - football, tennis, outdoor bowling and similar	Site area ha	6.01-7.00	7.01-8.00	8.01-9.00	9.01-10.00	10.01-11.00	11.01-12.00
Hospitals, Hospices and similar (bedspace element)	Number of beds	251-292	293-333	334-375	376-417	418-458	459-500
Hospitals, Hospices and similar (treatment element) – including daycare centres/clinics	GFA (sqm)	25001-29167	29168-33333	33334-37500	37501-41667	41668-45833	45834-50000
Dental Clinics	Number of surgeries	64-73	74-83	84-94	95-104	105-115	116-125
Medical Centres, Health Centres, General Practice Surgeries, Veterinary Surgeries and similar	Number of surgeries	39-44	45-50	51-56	57-63	64-69	70-75
Non Residential Institutions - (such as universities/colleges, schools [except nurseries])	GFA (sqm)	6001-7000	7001-8000	8001-9000	9001-10000	10001-11000	11001-12000
Nurseries	GFA (sqm)	2207-2574	2575-2941	2942-3309	3310-3676	3677-4044	4045-4412

Expected one way trip generation during 11 hour day - up to:		1750	2000	2250	2500	2750	3000

Table 3 Continued

Scale Factor\Development Type		13	14	15	16 +
	Units				
Residential - including sheltered housing, student accommodation, nurses homes and bedspace element in hotels	Bedrooms	1365-1477	1478-1591	1592-1705	Larger developments will be negotiated separately
Restaurants - including public restaurant element in hotels	Seating capacity	1365-1477	1478-1591	1592-1705	
Nightclubs / Function Suites –including function suite / conference facility element in hotels	GFA (sqm)	6001-6500	6501-7000	7001-7500	
Public Houses - including public bar element in hotels	GFA (sqm)	6001-6500	6501-7000	7001-7500	
Fast Food - including drive throughs, cafés, tea rooms and food courts	GFA (sqm)	1334-1444	1445-1556	1557-1667	
Retail Food	GFA (sqm)	2309-2500	2501-2692	2693-2885	
Retail Non Food	GFA (sqm)	7501-8125	8126-8750	8751-9375	
Wholesale, Builders Merchants and similar	GFA (sqm)	15001-16250	16251-17500	17501-18750	
Office Business	GFA (sqm)	38962-42208	42209-45455	45456-48701	
Office Public - including banks, building societies, estate agents and travel agents	GFA (sqm)	15958-17287	17288-18617	18618-19947	
Industry Manufacturing / Food or Drink Processing	GFA (sqm)	230770-250000	250001-269231	269232-288462	
Industry Light	GFA (sqm)	50848-55085	55086-59322	59323-63559	
Car Showrooms, Garages Vehicle Repair and Tyre Centres	GFA (sqm)	12001-13000	13001-14000	14001-15000	
Petrol Filling Stations	Site Area (sqm)	3001-3250	3251-3500	3501-3750	

Scale Factor\Development Type		1	2	3	16 +
	Units				
Warehousing - storage and distribution	GFA (sqm)	60001-65000	65001-70000	70001-75000	Larger developments will be negotiated separately
Warehousing - repository and self-service storage	GFA (sqm)	230770-250000	250001-269231	269232-288462	
Mail/Parcel Distribution	GFA (sqm)	25001-27083	27084-29167	29168-31250	
Passive Leisure - continuous or multiple performances (such as cinemas, multiplex and bingo halls)	Seating capacity	2001-2167	2168-2333	2334-2500	
Passive Leisure - single performance (such as spectator arenas, stadia, theatres)	Seating capacity	2728-2955	2956-3182	3183-3409	
Passive Leisure - museums, art galleries, libraries, community/ church halls, places of worship and similar	GFA (sqm)	21430-23214	23215-25000	25001-26786	
Passive Leisure - other (such as casinos and amusement arcades)	GFA (sqm)	14287-15476	15477-16667	16668-17857	
Active Leisure - swimming pools, indoor bowling and similar	GFA (sqm)	8109-8784	8785-9459	9460-10135	
Active Leisure - gymnasia, fitness centres, skating rinks, bowling alleys and similar	GFA (sqm)	18751-20313	20314-21875	21876-23438	
Active Leisure - football, tennis, outdoor bowling and similar	Site area ha	12.01-13.00	13.01-14.00	14.01-15.00	
Hospitals, Hospices and similar (bedspace element)	Number of beds	501-542	543-583	584-625	
Hospitals, Hospices and similar (treatment element) – including daycare centres/clinics	GFA (sqm)	50001-54167	54168-58333	58334-62500	
Dental Clinics	Number of surgeries	126-135	136-146	147-156	

Scale Factor\Development Type		1	2	3	16 +
	Units				
Medical Centres, Health Centres, General Practice Surgeries, Veterinary Surgeries and similar	Number of surgeries	76-81	82-88	89-94	Larger developments will be negotiated separately
Non Residential Institutions - (such as universities/colleges, schools [except nurseries])	GFA (sqm)	12001-13000	13001-14000	14001-15000	
Nurseries	GFA (sqm)	4413-4779	4780-5147	5148-5515	

Expected one way trip generation during 11 hour day - up to:		3250	3500	3750	

ANNEX 2: LEVEL OF CONTRIBUTIONS

Table 4

Distance from Route		Scale factor			Figures in £000s			
		1	2	3	4	5	6	7
Zone 1	0-100m	9	23	46	69	92	115	138
Zone 2	101-200m	7	19	38	57	77	96	115
Zone 3	201-300m	6	15	31	46	61	77	92
Zone 4	301-400m	4	11	23	34	46	57	69

Table 4 continued

Distance from Route		Scale factor			Figures in £000s				
		8	9	10	11	12	13	14	15
Zone 1	0-100m	161	184	207	230	253	276	299	322
Zone 2	101-200m	134	153	172	192	211	230	249	268
Zone 3	201-300m	107	123	138	153	169	184	199	215
Zone 4	301-400m	80	92	103	115	126	138	149	161

ANNEX 3: FASTLINK DEVELOPER CONTRIBUTION ZONES

