



CITY DEVELOPMENT PLAN 2017

SG6: Green Belt & Green Network

SUPPLEMENTARY GUIDANCE

TECHNICAL NOTE

April 2017

CONTENTS

1. Introduction 3

2. SG6 Section 7: Publicly Usable Open Space - Rest of the City 4

3. SG Section 6: Publicly Usable Open Space - City Centre 16

4. SG Section 8: Demand-led Open Space 18

5. SG Section 9: Financial Contributions for the Provision of Open Space through SG Sections 7 and 8..... 21

6. SG Annex 2: Compensation for the Loss of Open Space..... 27

ANNEX 1: QUALITY ASSESSMENT MATRIX..... 29

ANNEX 2A: QUANTITY STANDARD WORKINGS – OUTLIERS TO BE REMOVED 37

ANNEX 2B: QUANTITY STANDARD WORKINGS – RECALCULATION AFTER OUTLIERS REMOVED 38

ANNEX 3: RANGE OF RESIDENTIAL TYPES, DENSITIES AND OPEN SPACE IMPLICATIONS INNER AND OUTER URBAN AREAS..... 39

ANNEX 4: CAMLACHIE COSTS - TO MEET QUALITY STANDARD..... 40

ANNEX 5: LOCAL CONTEXT AREAS 41

ANNEX 6: COSTS FOR PROVISION OF OUTDOOR SPORTS FACILITIES..... 42

1. Introduction

1.1 The Glasgow City Development Plan 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 Council has prepared Supplementary Guidance (SG6) to accompany policy CDP6 and to provide further detailed guidance on its policy content. Policy CDP6 is supported by policy CDP12: Delivering Development. Additional supplementary guidance (SG12) has also been prepared to support policy CDP12. This Technical Note sets out how open space standards, associated developer contributions and levels of compensation for the loss of open space, as set out in SG6, have been derived.

2. SG6 Section 7: Publicly Usable Open Space - Rest of the City

2.1 Section 7 of the SG addresses the approach to be taken to the provision of publicly usable multifunctional open space in the City, outwith the City Centre. In line with Planning Advice Note (PAN) 65, this section sets out open space standards in relation to:

- accessibility to publicly usable open space;
- the quality of that open space; and
- the quantity of that open space.

Background

2.2 Glasgow City Plan, policy ENV 2, sought to “ensure that new development contributes to improving the City’s environment through the provision and maintenance of high quality open spaces and areas of public realm that are well-designed, accessible, safe and available for community use”. In doing so, it reflected the requirements of PAN 65: Planning and Open Space (2008) and Scottish Planning Policy (SPP) 11: Open Space and Physical Activity (2007). SPP11 has since been revoked, replaced by the single Scottish Planning Policy (2014).

2.3 At the City Plan 2 Inquiry, the Reporter noted that the standards should be based on an Open Space audit and quality assessment, as required by PAN 65. As a result, she inserted text into ENV 2, which stated that the standards were “interim requirements subject to review, through the Council’s open space strategy”. The public open space quantity, quality and accessibility standards identified in SG6 Section 7 have been based on work undertaken for the Open Space Strategy.

2.4 They also reflect latest Government thinking on the role of open space in delivering multifunctional benefits for people and nature, as part of a wider agenda to create, and maintain, successful, sustainable places. Open space makes an important contribution to the City as part of the green network, and can provide a range of benefits, including amenity; a setting for the urban area; biodiversity; active travel; recreation; and flood management, all of which can improve health and are essential to a sustainable and economically competitive city. These considerations, and the Scottish Government’s emphasis on a design-led approach to open space means that the new standards, how they will be implemented and the outcomes they are intended to deliver, are quite different from those in City Plan 2.

2.5 The standards provide:

- a tool to help the Council and its partners understand whether the quality, distribution and accessibility of the existing open space resource is appropriate; and
- a basis for determining requirements for new, or enhanced, publicly usable open space to support development proposals outwith the City Centre.

2.6 The standards are of importance in delivering the aims and objectives of the Open Space Strategy and Local Development Plan, as well as the Metropolitan Glasgow Strategic Drainage Plan, Strategic Plan for Cycling and Local Biodiversity Action Plan, as part of a wider placemaking approach.

Open Space Audit and Quality Assessment

- 2.7 Prior to City Plan 2 being adopted, the Council produced the “Glasgow Open Space Map” (or “PAN 65 Map”) as the main output from the audit of open space required by PAN 65. The audit identified around 50,000 individual elements (Ordnance Survey “polygons”) of open space in the City (excluding private gardens), in categories ranging from large public parks and gardens to small areas of amenity space associated with transport (e.g. roadside verges). These categories are based on those set out in Annex 1 of [PAN 65](#). The Open Space Map has recently been republished in an easy-to-use interactive format and can be found [here](#).
- 2.8 All of the open spaces protected by policy CDP6 (identified in Table 4 of SG 6) are considered publicly usable, particularly categories 1-7. However, some of them (eg public parks and gardens and larger residential amenity open spaces) are particularly suited to this purpose, and are capable of accommodating a wide range of open space functions. Others (eg natural/semi-natural greenspace) may fulfil specific purposes (eg nature conservation) that can mean they have less potential to provide a wide range of functions, whilst others eg amenity spaces associated with business or transport, or open water will generally be less functionally usable by all sectors of society. In addition, the categories identified as demand-led spaces in SG6 Table 4, can have restrictions on when and how and when the general public can access and use them (eg some sports areas, allotments).
- 2.9 As such, the open space Quality Assessment work undertaken in support of the Open Space Strategy concentrated on the most usable of these open spaces, categories 1: Public Parks and Gardens and 3: Residential Amenity Space (>0.3 ha) in particular. Simple scoring systems for recording the quality of each type of open space were developed in conjunction with the Glasgow and Clyde Valley Green Network Partnership. Considerations included litter, dog fouling, vandalism, general maintenance, biodiversity value, ease of access and general “usability”, eg in relation to the contours and aspect of each site. GIS was used to record both scores for, and points of access to (eg gates, paths, entranceways, open access, etc), each of the sites. Access points were uploaded to GIS.
- 2.10 Network Analyst software was subsequently used to highlight which areas of the City are well served, and which less well so, in terms of access to these open spaces, using existing pedestrian routes (such as footways, underpasses, routes through parks, etc). This has helped illustrate which homes have good access to the most publicly usable areas of open space, the relative quality of those spaces and the areas of the city that are less well served in terms of access, quality or both. On this analysis, many of the City’s homes were within a reasonable walking distance (400m) of one of these two key categories of Open Space.
- 2.11 Subsequently, in bringing forward a *quality standard* for SG6, it was recognised that the quality assessment methodology employed (para 2.9) (particularly for public parks and gardens and for amenity open space) wasn’t suited for use as a quality standard as it did not provide:

1. a detailed understanding of the role a space plays (or could play) in providing a variety of functions; and
2. for the assessment of the quality of a planned new space that may be submitted to the Council through the planning process, as it concentrated to a large degree on the physical condition of the existing space and how well it was maintained.

2.12 As a result, a new methodology for assessing the quality of spaces (both existing and proposed) is set out in SG6. Nevertheless, the original assessment of quality has provided invaluable in understanding the relative quality of many existing open spaces, and their distribution, across Glasgow.

2.13 This information has been used to help determine the most appropriate standards for the provision of publicly usable open space in the City. The standards are considered to be practical, deliverable and appropriate to the needs of the City.

Accessibility Standard

2.15 The Accessibility Standard is:

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

2.16 How far people will walk to access facilities depends on a number of things, including the perceived safety, attractiveness and convenience of the environment that they will walk through. These are important considerations in the creation of more

successful, sustainable places. However, for the purposes of the development of this accessibility standard, the distance that a young child could be expected to walk to access open space has been a key consideration. The distance of 400m has, therefore, been chosen – this represents a 5 minute walk for an adult, or a longer walk for those walking with young children. 400m also corresponds to the distance used in the people network analyses carried out by GCV Green Network Partnership as a measure of a 5 minute walk.

2.17 This general understanding of the acceptability/attractiveness of different walking distances has to be considered alongside an understanding of whether an accessibility standard that uses this walking distance would be practical, deliverable and appropriate to the needs of the City.

2.18 The Council utilised the GIS network analyst tool to help test the practicality, deliverability and appropriateness of alternative walking distances to the most usable and multifunctional (see paragraph 2.8) of the City’s open spaces. In doing so, further consideration was given to the usability of the 2 most usable open space categories, as set out in para 2.9 above, and to their ownership. The development of the Quality Standard for SG6 had highlighted the role that steepness/slope, configuration (including length and shape) and size played in determining the usability of a space. The 2 most usable open space categories were re-evaluated with regard to these criteria, to help establish whether they would ever (even with substantial investment) be able to meet the Quality Standard.

2.19 As a result of this process, a significant number of the amenity open spaces over 0.3 ha in size were removed from the accessibility analysis. Accessibility analysis was run again,

excluding these spaces, and spaces not owned by the Council, to help test the practicality, deliverability and appropriateness of a range of walking distances to these spaces. Use of 500m as an appropriate walking threshold would result in a greater percentage of the City's population being within this walking distance of one or more of the most usable public open spaces. Whilst use of this distance would reduce the amount of the City that would not meet the accessibility standard, comparison with other local authority accessibility standards (a norm of 300 - 400m, and some as low as 250m) would suggest that 500m is likely to be too great a distance for all age groups and abilities to realistically travel.

2.20 Conversely, use of a 300m actual walking distance would result in a greater proportion of the City being deemed deficient in access to open space. In an era of austerity and restricted Council budgets, meeting the demands of a 300m accessibility standard was not considered realistic or deliverable. In addition, this would likely require the retrofit of new open spaces into parts of the City to a greater degree than with a 400m walking threshold. Retrofit in the more densely developed and established parts of the Inner City may well prove difficult and use of a 300m threshold would be less deliverable.

2.21 The resulting areas of low connectivity using a 400m threshold are shown in the Local Contexts **(weblink will be provided on completion)**. The other Council-owned, publicly usable open spaces provide potential opportunities to help fill these gaps, as do some of the Council-owned demand-led spaces and other landholdings of the Council and its partners in the Open Space Strategy. The Council is preparing a map of the spaces that it owns and that it considers can be used to meet the accessibility standard.

2.22 In a city as compact as Glasgow, it is important that urban open spaces provide for a variety of functions, including: active play; informal sports and recreation; increased social interaction; climate change mitigation and adaptation; enhanced biodiversity; place setting; and rest and relaxation. The Quality Standard (see paragraphs 2.24-2.31) has been developed to reflect these multifunctional considerations, in addition to other considerations such as maintenance, design and layout. A size threshold of 0.3 ha was chosen as it is considered the *minimum* size of site on which these public functions can be accommodated with minimal conflict. If carefully laid out, 0.3ha should (although this could vary from space to space) provide enough space for informal sport/ball games, general relaxation and informal children's play to take place simultaneously, as well as space for additional open space functions (see Quality Standard) such as biodiversity. Families are likely to be willing to walk 400m to an open space if that space provides a variety of functions that cater for a variety of age groups.

2.23 There will be circumstances where it is not possible to meet the accessibility standard, particularly in parts of the City where the urban form is well established and there are few, if any, opportunities to retrospectively insert new open spaces of an appropriate size in an appropriate location. Where this is shown to be the case, then other compensatory measures should be applied to help address deficiencies (see Annex 4 of SG6). In recognition of the fact that this is particularly the case in the City Centre, a different, opportunity led-approach is proposed and is set out in Section 6 of the SG (section 3 of this Technical Note).

Quality Standard

2.24 The Quality Standard is:

Quality Standard

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

2.25 A Quality Standard is important in two respects:

- 1 applying a quality standard to existing open spaces can identify where investment may be needed to improve existing spaces to a good standard; and
- 2 where new spaces are created, the standard helps ensure they are designed and delivered to an appropriate quality, including arrangements to ensure the quality is sustained over time.

2.26 As indicated in para 2.9, a Quality Assessment of the most usable categories of public open space was undertaken for the OSS. It has been used to understand the quality of open spaces relative to those other spaces in the same category (e.g. parks and gardens). However, for the purposes of the SG, it was recognised that a means of determining the quality of a space was required that could be applied to both existing spaces and to those proposed to support new development – ie that could be used to assess the proposed quality of a site from a planning application. This necessitated the development of a more descriptive quality assessment tool.

2.27 This tool takes the form of a *Quality Assessment Matrix* (QAM) as set out in Annex 1. The QAM sets out the various functions that the publicly usable, multifunctional open space is expected to fulfil, as part of a wider placemaking approach. These are:

- **Size** – sites should be of 0.3 ha or more to provide enough space for a variety of uses;
- **Configuration** – the open space should be of a shape that encourages use by all members of the community and that accommodates multi-functionality. Long, thin spaces or irregularly shaped spaces may be less able to accommodate a variety of uses. Exceptions might include where the space would play a key role in, eg, water management, that would necessitate a certain configuration;
- **Surveillance** – wherever possible, the main areas of the space should be visible from surrounding buildings, encouraging responsible use - secluded corners should be avoided;
- **Accessibility** – the space should be easily accessible from the wider area, should utilise DDA compliant paths and access points and should, where appropriate, incorporate any longer distance routes including elements of/links to core paths or cycle network routes. Access for maintenance purposes should be easy and direct. Lighting should be provided where appropriate;
- **Aspect** – much of the space should, where possible, be designed to benefit from direct sunlight during much of the day;
- **Setting** – the location of the space, its planting and landscaping should be designed to create a sense of wellbeing for users of the space, in addition to complementing surrounding uses and contributing to their amenity;

- **Use** – the space should provide for a range of active and non-active uses, including:
 - *Informal sport/recreation* – a good proportion of the space should be flat or gently sloping and designed to be well-drained to provide for use on dry days
 - *Children’s play* – a proportion of the space should provide for children’s play – this needn’t involve the provision of traditional play equipment, but should be designed to cater for the varying needs of different age groups. Informal and natural play should be encouraged where appropriate
 - *Relaxation* – quieter areas, away from the parts of the space where informal sport/recreation and children’s play are likely to take place, should be provided. Seating and bins should be provided in suitable locations, including to allow surveillance of areas likely to be used by younger children
 - *Biodiversity* – spaces should provide for a variety of different habitats with a view to encouraging a variety of different species
 - *Water Management* – spaces should, where appropriate, help meet the requirement for natural flood water management
 - *Community growing* – where appropriate and where a local demand has been established that cannot be easily met elsewhere in the area, open spaces should provide for allotments/community growing – this is likely to require a publicly usable open space greater than 0.3 ha in size

2.28 These functions reflect the ambitions of policy CDP6 of the Local Development Plan that:

“Good quality, well-linked open spaces can help provide a range of benefits, including: amenity; a setting for the urban area; biodiversity; active travel; recreation; growing spaces; and flood management (including SuDS), all of which can improve health and are essential to a sustainable and economically competitive city.”

2.29 The QAM should be used to determine how successful a proposed space, or an upgrade of an existing space, is likely to be in delivering these ambitions. To be considered of an acceptable quality, sites should meet the minimum score in each of the applicable criteria/functions (where necessary, a justification should be provided for why a particular criterion may not be applicable to the space in question) *and* a minimum overall score of 75% of the total possible score of the applicable criteria.

2.30 As the quality assessment work done for the OSS used a different method of assessing quality, applicants for planning permission should provide their own assessment, using the QAM, of the open space(s) which they consider their development will use, whether existing or proposed.

2.31 Nevertheless, the quality assessment work undertaken for the OSS has been useful in identifying the relative spatial priorities for enhancing the quality of the open space resource across the City.

Quantity Standard

2.32 Whilst a household may have access to good quality open space within a 400m walk of the home, it is important that there is also a sufficient quantity of publicly usable open space within that part of the city to provide variety, to spread the pressure on existing publicly usable open space and ensure its condition and quality can be maintained and to ensure all the functions of the Green Network (including connectivity) can be maintained and enhanced. The quantity standard establishes the amount of publicly usable open space that should be available per home or per head of population.

2.33 The Quantity Standard can be used to help:

- i) understand whether a new development would require to contribute to help deliver new publicly usable open space; and
- ii) provide a strategic understanding of the distribution of open space across the City, particularly where:
 - a) particular localities may be relatively deficient in open space and would represent priorities in terms of investment to increase quantity; and
 - b) there may be a potential overprovision in the open space resource with the potential (pending consideration against BOX 1 of SG6) for some of the poorer quality, less well-located and less valued spaces to be released for other purposes and for funds secured through such an approach to be reinvested back into the open space resource.

2.34 The Quantity Standard is:

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

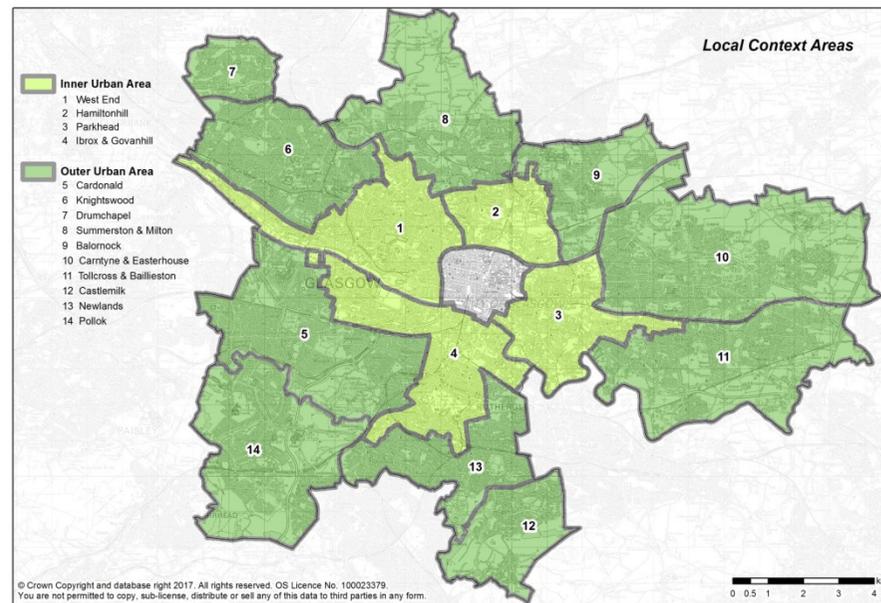
2.35 In order to provide a better understanding of the distribution of the existing open space resource, the inner and outer urban areas of the City (outwith the City Centre) have been broken down into 14 separate localities (see Figure 1), 4 within the *Inner Urban Area* and 10 in the *Outer Urban Area*. This is intended to ensure that cognisance is taken of population density and urban form – applying the same quantity standard per head in the more densely populated inner city would, in theory, necessitate utilising a greater percentage of the land for open space than would be the case in the lower density outer urban area. This would be neither practical nor deliverable given the fixed urban form of much of the inner city and the encouragement of greater densities of development around public transport routes and nodes. As a result, different standards have been developed for the Inner and Outer Urban Areas.

2.36 The starting point for determining the quantity standards was to identify exactly which of the open space categories identified on the open space map should be taken into account when calculating the amount of open space per 1000 people. The Open Space Map identifies open spaces in a number of different categories. Table1 identifies these broken down into publicly usable and demand-led categories.

Table 1

Publicly Usable Categories	Demand-led Categories
6.1: Parks and Gardens	6.5: Sports Areas
6.24: Communal Gardens	6.51: Sports Areas - Playing Fields
6.3: Amenity Greenspace	6.52: Sports Areas - Golf Courses
6.31: Amenity Greenspace - Housing	6.53: Sports Areas - Tennis Courts
6.32: Amenity Greenspace - Business	6.54: Sports Areas - Bowling Greens
6.33: Amenity Greenspace - Transport	6.55: Sports Areas - other
6.4: Playspace - Children / Teenagers	6.56: Kickabout/Multi Games Court
6.61: Green Corridors - Green Access Routes	6.81: Other functional Greenspace – Allotments and Community Growing Spaces
6.62: Green Corridors - Riparian Routes	6.82: Other functional Greenspace - Churchyards
6.71: Natural/Semi-natural Greenspace - Woodland	6.83: Other functional Greenspace - Cemeteries
6.72: Natural/Semi-natural Greenspace - Open Semi-natural	
6.73: Natural/Semi-natural Greenspace - Open Water	
6.9: Civic Space	

Figure 1



2.37 Because of their particular characteristics, 3 of the categories were considered to be less functionally useful in helping meet demand for access to open space for the population as a whole. These were:

- **Amenity Greenspace/Business** – open space associated with business use often bordering car parks or access roads and limited in terms of its usefulness to local populations;
- **Amenity Greenspace/Transport** - open space associated with transport infrastructure generally road verges and borders and limited in terms of its usefulness to local populations; and
- **Natural/Semi-natural Greenspace - Open Water** – including rivers, canals, lochs and ponds – often very important as

wildlife corridors and as open features in the urban environment but can be limited in terms of how usable they are by the wider population (note that this category refers to the water only – surrounding banks etc will be categorised separately).

2.38 These categories were, therefore, excluded from the calculation of the total quantity (including demand-led spaces) of open space per 1000 people in each of the 14 Local Context Areas, as shown in Table 2.

Table 2

Inner Urban Area			Outer Urban Area		
Locality	Has Open Space per 1000 people	Population Density (people per ha)	Locality	Has Open Space per 1000 people	Population Density (people per ha)
Hamiltonhill	5.78	35.9	Balornock	9.89	24.7
Ibroy & Govanhill	2.68	57.2	Cardonald	10.56	29.2
Parkhead	4.52	42.6	Carntyne/Easterhouse	15.83	20.4
West End	1.98	67.5	Castlemilk	16.30	21.5
			Drumchapel	10.87	33.6
			Knightswood	4.26	47.5
			Newlands	7.23	40.8
			Pollok	13.92	24.6
			Summerston/Milton	16.74	18.8
			Tollcross/Baillieston	10.25	23.1
Inner Urban Area	3.04	54.0	Outer Urban Area	11.01	26.9

2.39 Both the amount of open space per 1000 people and population density varies widely from location to location, and within both the inner and outer urban areas. There are a number of reasons for this, including:

- Historic development – the amount of formal urban parkland in each area is a function of the City’s historical development and won’t be evenly distributed throughout the City;
- The inner and outer urban areas were defined, in City Plan 1, on the basis of urban form, with the inner urban area generally being characterised by higher density housing types (flats, terraces, etc) and the outer urban area generally characterised by lower density housing types (semi-detached, detached etc). However, there can be significant variations of housing types and, therefore, densities of population within areas;
- The amount of vacant and derelict land as a total of the total hectarage of land in any area again varies between localities – higher levels of vacant and derelict land will result in relatively lower population densities, affecting the open space per 1000 people figure. This will help account, in part, for the wide variation between the West End and Hamiltonhill, for example, in the Inner Urban Area and Drumchapel and Knightswood in the Outer Urban Area;
- Some of the localities in the outer urban area (eg Castlemilk, Carntyne/Easterhouse) include large tracts of Green Belt land that are categorised as natural/semi natural greenspace. These areas should not be considered typical of the urban parts of the City when determining the Quantity Standard.

2.40 Table 2 illustrates that (after having excluded the 3 categories of open space set out under paragraph 2.37) there are, on average: 3.04 hectares of open space per 1000 people in the Inner Urban Area and 11.01 has of open space per 1000 people in the Outer Urban Area.

2.41 In order to get a feel for what might be more realistic IUA and OUA quantity standards, 2 things were done. Firstly, demand-led open spaces were removed. SG6 deals with these categories of open space differently, and it is a demand-led assessment that will determine whether there is a sufficient quantity of these categories of open space (see Annex 5) across the City. As such, the total quantity of open space (demand-led plus publicly usable) that is required in a Local Context Area is likely to exceed the relevant inner or outer urban area quantity standard.

2.42 Secondly, and in an attempt to sieve out excesses attributable to the reasons outlined in paragraph 2.39, “outlier” figures for each category of open space within the IUA and OUA respectively were removed from the calculations. This was done by removing the locality with the greatest provision of open space for each category in the IUA and the 2 localities with the greatest provision of open space for each category in the OUA (see Annex 2A). The hectarages of open space per 1000 population for the remaining localities in the IUA and OUA were then recalculated – see Annex 2B.

2.43 These figures were considered to be a good basis on which to base the IUA and OUA Quantity Standards. They are considered both realistic and generally achievable – only the West End in the Inner Urban Area, and two localities in the Outer Urban Area (Newlands and Knightswood) would not currently meet these quantity standards, with Knightswood being particularly deficient (see Table 3 and Annex 7 of SG6). For the purpose of the Quantity Standards, they have been rounded to 1.9 ha per 1000 people in the IUA and 5.5 has per 1000 people in the OUA.

Table 3

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

2.44 Note that demand-led spaces may also exist as a secondary land use within some publicly usable open spaces (eg bowling greens within public parks and gardens). This may mean that some parts of publicly usable open spaces may be less publicly usable than others as a result of restrictions on use and that the quantity of publicly usable open spaces within certain Local Context areas may be functionally less than would appear in Table 3. The extent to which the Quantity Standard is exceeded in most of these Local Context Areas means that this is unlikely to prove significant in most instances. However, in the other Local Context areas, there may be situations where such “duplication” of publicly usable and demand-led spaces will require to be taken into account in establishing whether the Quantity Standard is met, or not.

2.45 The Quantity Standard therefore reflects the amount of publicly usable open space (categories 1-7 of SG6 Table 4 minus the categories set out in para 2.37) that the Council considers should be available to residential populations in the Inner and Outer Urban Areas. As set out in SG 6, the focus should be on delivering open space enhancements in line with (firstly) the accessibility standard and (secondly) the quality standard before making enhancements in line with the quantity standard.

2.46 The Quantity Standard has a role in determining whether the pressure likely to be exerted upon existing publicly usable open space by new development would necessitate the provision of additional space.

2.47 Developments of more than 240 bedrooms in the IUA, or more than 125 bedrooms in the OUA, are of a scale considered to generate demand for 0.3ha of publicly usable open space (see para 5.17). Where a new development of this scale is being brought forward, and the Local Context area in which it is located has less publicly usable open space than the relevant Quantity Standard, then new publicly usable open space of at least 0.3 ha (greater where the population warrants it (0.1ha per every additional 80 bedrooms in the IUA and or per every 40 bedrooms in the OUA)) in size should be provided within the development, especially where opportunities to provide it off-site are limited in the surrounding area. However, it is recognised that a new space within the site might not deliver an optimum solution in terms of design and placemaking and that high densities on small sites may also mean that this is not possible. As such, in some circumstances, developer contributions for off-site solutions may be a more appropriate response. The most suitable option will require to be determined on a case by case basis.

3. SG Section 6: Publicly Usable Open Space - City Centre

- 3.1 The established urban form of much of the City Centre means that there are generally few opportunities for delivering new open spaces to meet the accessibility standard. As such, an accessibility standard for the City Centre has not been developed. Similarly, whilst the ambition for public open space in the City Centre is that it should be multifunctional, the opportunities to create new, or enhance existing, open spaces to meet the Quality Standard can be limited by location, surrounding uses, size and opportunity.
- 3.2 As a result, an *opportunity-based approach* to the provision of open space in the City Centre is proposed, based on the work being undertaken to produce a Regeneration Framework (RF) for each of nine “City Centre Districts”. This work is being informed by the quality and accessibility analysis undertaken for the OSS.
- 3.3 The RFs are being developed collaboratively with stakeholders, to reflect the unique identity of each District and opportunities for regeneration. They will consider where open space and green infrastructure interventions (including public realm) can be accommodated in each area and how best to deliver them. Accessibility, quality and quantity standards will not be applied in the City Centre. However, the accessibility analysis undertaken for the Open Space Strategy will be used to inform the production of the RF. These opportunities for delivering open space in the City Centre form the basis of Section 6 of SG6.
- 3.4 The opportunities will be a response to the specific geographical needs of that part of the City and the land uses within it. As such, it is considered that each of the development types identified in Table 4 (where over the threshold set out in the Table) will

require to make a contribution towards their delivery in the form of new open spaces, or the improvement of existing open spaces (including public realm) in the RF area in which they are located.

- 3.5 The development types and thresholds are based on those set out in City Plan 2 and are considered to remain appropriate. However, the contribution rates set out in City Plan 2 were based on an assumption that open space would often be delivered on-site and the respective rates were broadly indicative of the possibility of doing this for each development type – greater on-site provision meaning less of a contribution to off-site public realm provision. The new approach, based on delivering the opportunities set out in the RFs, necessitates a reconsideration of how the contribution rates are determined.
- 3.6 The rates set out in City Plan 2 related to the cost of the public realm schemes completed between 2006 and 2007, at between £400 and £500 per square metre, and an average annual maintenance cost of £4.10 per square metre. Discussion with the Council’s City Centre team has confirmed that square metre costs of providing public realm in the City Centre remain broadly the same as at 2006/2007.

Contribution Rate

- 3.7 SG6’s approach to the delivery of open space in the City Centre is for new open space/public realm (or enhancements to existing open space/public realm) to be identified and delivered in accordance with opportunities identified in the 9 City Centre RFs. All of the City Centre uses set out in Table 4 are likely to generate considerable footfall and, therefore, demand for open space and, on this basis, it is considered that a flat rate for all development types is appropriate. Nevertheless, developments on major sites,

such as those covering entire street blocks, may provide opportunities to create their own outdoor public space (para 6.7 of SG6). Where such proposals would provide for relatively unrestricted public access; would be consistent with the appropriate Regeneration Framework; and will be delivered on-site as part of the development, then the developer contribution will be adjusted accordingly. This should be negotiated on a case by case basis, taking account of specific circumstances, including the quality, location and size of the space to be created.

3.8 City Plan 2 (policy ENV 2, Table 1) applied a basic contribution rate of £450 per square metre of public realm to be provided to support that development type. Table 1 then set out different expectations for the quantity of public realm each development type required to be supported by (see Table 4 below). These contribution rates were based on an assumption that open space would often be delivered on-site and the respective rates were

broadly indicative of the possibility of doing this for each development type.

3.9 The approach of SG6 is to require a flat rate developer contribution, based on the cost of providing public realm at the upper (Class 1 retail) end of the City Plan 2 contribution/quantity range. This is considered appropriate as all of the City Centre uses attract large number of prospective open space users to the City Centre. The flat rate is set at £50 per sqm of new floorspace, rounded down from the £54 per sqm retail rate used in City Plan 2, plus £10 per sqm for maintenance (an increase to reflect the potential increased costs of maintaining multifunctional open space, and not just public realm). Business, non-residential institutions and assembly and leisure uses are still considered to provide the greatest opportunities for the provision of publicly usable open space on-site and, where this can be achieved in line with para 3.7, contributions will be reduced accordingly.

Table 4 - Minimum Open Space/Public Realm Standards and Contribution Rates in the City Centre

Use Class	Thresholds	CP2 Contribution Rate	CP2 Quantity	CP2 Contribution Rate per sq m of new development	SG6 Contribution Rate
Class 1 Retail	Developments greater than 2,000 sqm gross floor area	£450 per sq m of public realm provision recommended plus £40 per sqm for 10 years maintenance	12sqm of public realm per 100sqm gross floor area	$(12 \times £450)/100 = £54$ per sq m	£50 per sqm of new floorspace plus £10 for maintenance
Class 4 Business			9sqm of public realm per 100sqm gross floor area	$(9 \times £450)/100 = £40.50$ per sq m	
Class 10: Non Residential Institutions			6sqm of public realm per 100sqm gross floor area	$(6 \times £450)/100 = £27$ per sq m	
Class 11 Assembly and Leisure					
All developments of 10 dwellings or more (including flats) and purpose built student accommodation of 20 bedrooms or more.					£530 per bedroom (includes maintenance)

4. SG Section 8: Demand-led Open Space

4.1 Section 8 addresses demand for those categories of Open Space for which a quantitative demand can be established – for sports, community growing space and cemeteries.

4.2 The Council is undertaking an assessment of the demand for allotments and growing spaces through a refresh of the Allotments/Food Growing Strategy. The assessment of demand will take into account quantity, quality and geography.

4.3 Should an unmet demand for allotments/community growing be identified, residential developments of the scale set out in part c) of SG6 Table 3 will be expected to contribute to the delivery of new allotments/community growing to help meet the demand generated by the development.

4.4 The demand generated by a development has been calculated by taking a number of factors into account:

Allotments/Growing Spaces

4.5 The Council's Land and Environmental Services provided information on the cost of providing the recently completed Croftburn Allotments. The Croftburn site (including plots and space for circulation associated uses) is 1.15 has in size. It includes 38 plots of varying sizes and cost £112k to develop. This works out at £2,947 per plot (or £97,391 per hectare) to deliver plots and associated circulation space/facilities. An average of 0.03 has (300 sqm) was devoted to each plot (including the plot itself, circulation space, etc).

4.6 For the purposes of establishing an appropriate developer contribution towards allotments, should there be a deficit, account was taken of:

- existing allotment provision (number of plots) across the City;
- demand figures from current allotment waiting lists;
- an allowance for latent demand for growing spaces; and
- the latest city population estimates

4.7 Together, these considerations would suggest that demand for allotments would average around 10 plots per 1000 population across the City. This estimate was used as the basis for calculating the appropriate contribution per bedroom for residential developments in areas where demand was not met:

- it was assumed that 10 plots per 1000 population is equivalent to 10 plots per 1000 bedrooms (or one plot per 100 bedrooms);
- the cost of providing 10 plots would be £2,947 x 10, or £29,470;
- the cost per bedroom would be £29,470/1000, or £29.50 (rounded to £30);

4.8 Where a demand for allotments/growing space is identified, provision should be made on the basis of one 0.025ha plot per 100 bedrooms. 0.025has per plot would seem reasonable, given the considerations set out in paragraph 4.5. Contributions for off-site provision should be made in accordance with the contribution rates set out in Table 7 of SG6 (see below). Given different demographic possibilities, it is possible that provision at this rate will not meet the full demand arising from a particular site, but it is considered that a single rate is necessary to provide some degree of certainty for developers. A contribution to off-

site provision, rather than provision on-site, would, generally, be preferable, providing for co-location of a number of plots, providing social benefits and for the provision of common infrastructure. However, it may be possible to provide for a number of plots on-site in larger developments.

Outdoor Sports Facilities

- 4.9 An assessment of the demand for outdoor sports facilities in the City is being taken forward in conjunction with Glasgow Life. It will provide a better understanding of what types of outdoor sports facilities are required in Glasgow and where. On completion, the Council will give consideration to where it may be possible to meet any requirements for additional sports facilities/improvement of existing facilities considered necessary to meet unmet demand and to how they may be delivered. Any identified sites will be consulted on during the process of producing the next LDP. As with allotments and growing spaces, any subsequent land identified to meet unmet demand will, in due course, be shown on the Open Space Map, and will benefit from protection under Policy CDP6.
- 4.10 Outdoor sports facilities are used for a variety of purposes, including team sports (including football, rugby, hockey, shinty and cricket), bowling, tennis, golf and mountain biking. Given the limited geographical extent of the City's area, it is considered reasonable to assess demand for all of these activities across the City as a whole. Where an assessment of demand across the City has established a need for additional facilities, then new residential developments (included in SG6 Table 3), will be expected to make a financial contribution (see SG6 Table 7) towards meeting the demand generated by that development. In determining where to spend any such contributions, cognisance

will be taken of a number of factors, including the relative distribution of the existing resource and any obvious "gaps", geographic patterns of demand, car ownership levels and associated mobility, and opportunities to address issues such as health and inactivity.

- 4.11 Alternatively, in large developments, *on-site* provision can be made to help address demand arising from the development in areas where the existing resource is deficient (or would become deficient as a result of the new development). The Council's favoured approach, where appropriate, is for provision to be made at existing locations, or in new clusters, where staff costs could be minimised and the facility could be used to its maximum potential.
- 4.12 The Council's project management and design team have provided information on the costs of recently constructed outdoor sports facilities (see Annex 6). These have been used to inform compensation rates for different types of outdoor sports provision.
- 4.13 **Sportscotland's [Glasgow City Adult Participation in Sport](#)** indicates that the percentage of the adult population (16+) that participated in "outdoor sports" at least once a month (2003-2006) was 20%. Outdoor sports includes things like road cycling and jogging for which no formal "facilities" are required, and it can be assumed that participation rates for sports requiring formal provision will be substantially lower. Nevertheless, the percentage of the City's adult population participating in outdoor sports is likely to have grown since 2003-2006 with the positive effect of the Commonwealth Games. The demand from the school age population is also likely to be considerable.

- 4.14 Until the study of supply and demand for outdoor sports provision is concluded, it is difficult to draw any conclusions about demand for formal outdoor sports provision and how this could be used to determine an appropriate contribution rate towards meeting unmet demand. However, it is considered that the contribution rate should reflect the fact that the provision being made is likely to be for a relatively small proportion of the population (in comparison to publicly usable open space), even allowing for growth since 2003-2006 and potential future growth.
- 4.15 In addition, it is clear from Annex 6 that the cost of providing a hectare of outdoor sports facilities is substantially in excess of the costs of providing a hectare of allotments (as set out in para 4.5 above). Para 4.7 identifies that £30 per bedroom is the appropriate contribution towards the provision of allotment space where demand is unmet.
- 4.16 Taking both these considerations into account, it is considered that the contribution per bedroom rate for outdoor sports provision should be considerably below that for publicly usable open space (for which demand will be substantially greater and which is expected to be used and available for a wide range of age groups and abilities), but above that for allotments/growing spaces (which para 4.7 indicates are likely to be used by a smaller proportion of the population than outdoor sports facilities). On this basis, a contribution rate of £100 per bedroom is considered reasonable towards meeting unmet demand for outdoor sports provision. This would approximate to 22% of the IUA publicly usable open space contribution rate and 11% of the OUA rate. Given the fact that demand for sports isn't expected to be provided in the immediate locality, differing residential densities will not affect deliverability, and it is considered that a flat rate for both sports and allotments/community growing is justifiable.

SG 6 Table 7: Demand-led Open Space Contribution Rates

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

Interim Arrangements

- 4.17 Until the study into the supply and demand for outdoor sports has been concluded it will be difficult to determine the extent (if any) of demand for outdoor sports provision. Until the study has concluded, it is considered that an interim approach should be taken and that contributions for outdoor sports should be taken at a rate of £50 per bedroom. Paragraph 4.6 indicates that a deficiency in allotments exists in the City, based on the evidence from existing allotment waiting lists. On this basis, no interim approach is proposed to contributions for allotments/community growing.

Cemeteries

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

5. SG Section 9: Financial Contributions for the Provision of Open Space through SG Sections 7 and 8

5.1 Analysis of the open space audit has determined that the *Quantity Standard* is 1.9 hectares of publicly usable open space per 1000 people in the Inner Urban Area and 5.5 hectares of publicly usable open space per 1000 people in the Outer Urban Area. The *Accessibility and Quality Standards* require access to a local publicly usable open space of at least 0.3 ha in size. In theory, this means that:

- 6.33 spaces of 0.3 ha would be required to meet the needs of 1000 people in the Inner Urban Area (1.9/0.3); and
- 18.33 spaces of 0.3 ha would be required to meet the needs of 1000 people in the Outer Urban Area (5.5/0.3).

5.2 It would be tempting to use this to establish both the scale of development that is likely to suggest a need for a *new* open space and (together with data on the costs of delivering new open spaces) the level of developer contribution per head/ bedroom, should the Open Space Assessment determine that these would be required. In practice, however, contributions will be driven by the need to deliver enhancements primarily in accessibility and/or quality, and not quantity.

5.3 Developer contribution rates per household/bedroom for the Inner and Outer Urban Areas should, therefore, take account of what they will be used for and basing them on quantity alone is likely to establish them at too high a level. In addition, utilising the quantity standards as the basis for determining what an individual development should deliver is unlikely to be realistic – Annex 3 illustrates that, in some instances, relatively high

densities could result in unrealistically large proportions of development sites being given over to open space.

5.4 In such circumstances, it has been determined that *the quantity standards should not be used as the sole basis on which to calculate the appropriate developer contribution amounts or the scale of development likely to indicate a need for a new open space*, but that they can be taken as a starting point.

5.5 As such, it is considered that the following constitute a more realistic basis for establishing developer contributions towards open space, should these be required under the Open Space Assessment:

- **IUA:** 1.2 ha per 1000 people (4 spaces of 0.3 ha); and
- **OUA:** 2.7 ha per 1000 people (9 spaces of 0.3 ha)

5.6 On this basis, a development of 250 people (1000/4) would generate demand for a space of 0.3 ha in the IUA and a development of 110 people (1000/9 - rounded) would generate demand for a space of 0.3 ha in the OUA. Applying average household sizes (2011 census based) for the IUA and OUA allows these figures to be translated to households:

- **IUA:** $250/1.82=0.3\text{ha}$ per 137 residential units
- **OUA:** $110/2.18=0.3\text{ ha}$ per 50 residential units

5.7 On this basis, open space per household would be:

- **IUA:** $0.3\text{ ha (3000sqm)}/137 = 22\text{ sqm}$ per household
- **OUA:** $0.3\text{ ha (3000sqm)}/50 = 60\text{sqm}$ per household

Requirements per bedroom

- 5.8 A developer contribution rate per bedroom is considered most appropriate on grounds of ease of use and to ensure that smaller homes aren't required to contribute to the delivery of open space on a disproportionate basis.
- 5.9 The census provides details of the number of habitable rooms (all rooms not including bathrooms/toilets, halls/circulation space, storage space) per dwelling, and has been used to provide a figure for the number of rooms and average number of rooms for the Inner and Outer Urban Areas.
- 5.10 The average number of rooms (2011 census) was:
- IUA:** - total rooms estimate = 464,300
- total households = 124,014
- ave rooms per HH = $464,300/124,014 = 3.74$
- OUA:** - total rooms estimate = 723,407
- total households = 161,679
- ave rooms per HH = $723,407/161,679 = 4.47$
- 5.11 It has been assumed that there is an average of 2 non-bedroom rooms (accounting for living rooms, kitchens and dining rooms (plus, in some very limited cases, additional sitting rooms, studies, etc)) in the OUA and 1.75 non-bedroom rooms in IUA. On this basis, there would be an average of 1.74 bedrooms per household in the IUA and 2.47 bedrooms per household in the OUA.

Public Open Space Costs

- 5.12 The costs of providing a publicly usable open space that meets the quality standard have been based on a recently completed open space at Camlachie in Glasgow. Camlachie Community Park is a tarmac former bus park for Celtic Football Club. A partnership between the community, the Council, Forestry Commission Scotland, West of Scotland Housing Association and ERZ Landscape Architects has delivered a new open space for the community, that provides opportunities for recreation and play, has created new habitats, and delivers sustainable drainage infrastructure.
- 5.13 A detailed breakdown of the costs of providing this open space was obtained from the Council's Land and Environment Services. As the open space is considered to exceed the criteria set out in the Quality Standard, this detailed breakdown was useful in identifying the key components that would have to be delivered to meet the quality and quantity standards, but also in removing expenditure that might be specific to that site (eg remediation) or that might be attributable to a finish to a higher specification than would be required to meet quality requirements.
- 5.14 The Camlachie site is 1.148 ha in size and an initial cost of £529,078 was identified as being generally attributable to items that would be important in meeting the Quality Standard (see ANNEX 4). These figures would suggest it costs around £138,000 to deliver a multifunctional open space of 0.3 ha.

5.15 However, this figure is a “starting from scratch” figure, based on a situation where there is no multi-functional open space value on the existing site. As a result, and acknowledging the fact that many open spaces that will require improvement under the Open Space Assessment will have at least some multifunctional value, this figure was reduced by a third as a basis for the identification of a reasonable developer contribution, applicable to all situations – to £92000 per 0.3 ha. This figure sits comfortably with a range of equivalent figures used by other Local Authorities north and south of the border and is not considered unreasonable.

5.16 Taking the IUA and OUA figures set out in paragraph 5.6 above, a 0.3 ha site would be required for: 137 homes in the IUA; and for 50 homes in the OUA. At a cost of £92k per 0.3 ha, it would cost:

- **IUA:** 92k/137 or £672 per residential unit
- **OUA:** 92k/50 or £1840 per residential unit

5.17 Applying the average no of bedrooms in the IUA and the OUA (paragraph 5.11) provides an indication of the size of development (in bedrooms) likely to be of a scale to generate demand for a new publicly usable open space of 0.3ha, if required by application of the Open Space Assessment:

- **IUA:** 137 res units x ave no of bedrooms (1.74) = 238 bedrooms (rounded to 240)
- **OUA:** 50 res units x ave no of bedrooms (2.47) = 124 bedrooms (rounded to 125)

5.18 Applying the average no of bedrooms in the IUA and the OUA also provides cost per bedroom figures:

- **IUA:** £672/1.74 = £386 per bedroom
- **OUA:** £1840/2.47 = £745 per bedroom (rounded to £750)

5.19 The different approaches/contribution rates for developments in the Inner and Outer Urban Area is intended to reflect the fact that the higher residential densities in the IUA means that a single space of >0.3 ha will have the potential to serve more people living within a 400m walk that would be served by an equivalent space in the OUA. This is likely to put increased pressure on open spaces in higher density urban environments and, to ensure the quality of such spaces does not suffer as a result, it is considered that they will need to be designed (and maintained) to cater for a greater intensity of use. As a result, the contribution rate for the IUA has been increased by an additional 10%.

- **IUA:** £386 + 10% = £425 per bedroom
- **OUA:** £1840/2.47 = £745 per bedroom (rounded to £750)

5.20 Contributions at these levels are considered realistic. Although not directly comparable to the financial contribution rates set out in Table 2 of City Plan 2 policy ENV2 (£1000 per bedroom for unsubsidised development and £326 per bedroom for grant assisted schemes), they’re of the same order, even before allowance for an increase in costs since City Plan 2 was adopted. The City Plan 2 figures also included an allowance for maintenance (considered below) but, even when included, the proposed contributions are still broadly comparable to City Plan 2.

5.21 These contribution rates would reflect the fact that the lower average population density in the Outer Urban Area means that more open space would be required, per head of population, to provide for access to open space within a relatively short walk. However, these are averages for the Inner and Outer Urban Areas and flatted developments/student accommodation in the Outer Urban Area can have similar densities to flatted developments in the inner urban area. *As such, it is considered that flatted developments/student accommodation in the Outer Urban Area should contribute at the same rate as inner city developments.* Proposals that comprise a mix of flatted and non-flatted development will be required to make provision on a pro-rata basis.

5.22 Social housing is subject to the standards and contributions set out in SG6. Nevertheless, it is recognised that the way that social housing is funded can mean that the ability of Registered Social Landlords to contribute towards off-site provision at the full rate can be compromised. As a result, City Plan 2 distinguished between grant-assisted schemes and unsubsidised development in setting residential contribution rates. The Council will continue to give consideration to reducing the contribution expected from developments proposed by RSLs where it can be demonstrated that this would impact on the deliverability of the scheme.

Maintenance of Open Space

5.23 City Plan 2 Development Guide DG/ENV 2: Open Space and Public Realm Provision indicated that where a developer wished the Council to undertake long-term maintenance of open space, then the developer would be required to pay to the Council a sum equivalent to 20% of the financial contribution. Such sums could

be invested and the interest generated used to help maintain the space over a longer time frame.

5.24 Interest rates have now been at historically low levels for a number of years and, as a result, a maintenance sum based on 20% financial contribution is going to provide for maintenance over a shorter time frame than previously. In addition, the Council is having to re-evaluate its own open space maintenance schedules as a result of budgetary pressures.

5.25 Approaches to the maintenance of publicly usable open space, owned or adopted by the Council, vary across the country. Most utilise an approach that is based on a specified number of years of annual maintenance costs rather than on a percentage of a fixed sum. The number of years varies from authority to authority, from:

- Falkirk’s “sum equivalent to ten times the annual maintenance cost” ([SG13, July 2015](#)); through
- East Renfrewshire’s “sum equivalent to 20 times the estimated annual maintenance costs” ([Green Network and Environmental Management SPG](#), June 2015); to
- Stirling’s “land transfer and adoption by the Council on payment of a commuted 40 year capitalised maintenance sum ([SG02: Green Network](#), October 2014).

Publicly Usable Open Space – Off-site on land-owned by Council

5.26 The approach set out in SG6 will often result in investment in existing open space *owned by the Council*. Amongst other things, the intention of such an approach is to minimise the long-term maintenance burden by ensuring that new open space is not created unnecessarily where the existing open space resource

would meet accessibility and quantity requirements. As existing, Council-owned open space will be used, it is considered that placing the full annual maintenance burden for that space (which is likely to already be maintained) on the developer would not be reasonable. As such, it is considered appropriate that SG6 continues to *require a percentage of the capital costs to be set aside for maintenance*. To reflect the factors set out in para 5.24, it is proposed that this is increased to a sum equivalent to 25% of the financial contribution.

5.27 Taking the figures in para 5.19, this would mean that the maintenance contribution for the inner urban area (and for flatted development/student accommodation in the outer urban area) would be:

- **IUA (and flats/student accommodation in OUA):** £425*0.25 = £106 per bedroom (rounded to £105)
- **OUA:** £745*0.25 = £187 per bedroom (rounded to £185)

5.27 Taken together, both the capital and maintenance contributions result in Total Contribution Rates for the Inner and Outer Urban Areas:

IUA (and flats/student accommodation in OUA): £425+£105 = **£530**
OUA: £745+£185 = **£930**

5.28 Even with maintenance rates at 25% of the contribution rate, long-term maintenance may still be an issue in specific circumstances, particularly where a space is maintenance intensive as a result of its design/location. To minimise such occurrences, new or enhanced publicly usable open space should be designed to reduce life-time maintenance costs and minimise

resources required for upkeep. However particular circumstances may still give rise to long-term maintenance concerns. In such instances, it may be necessary to utilise the contributions derived from application of the Total Contribution Rate in a different way, by allocating a greater proportion of it to maintenance than is set out in para 5.27/Table 6 of SG6. Any such variation from the proportions set out in Table 6 of SG6 would require to be agreed between the applicant and the Council. The proportion of the Total Contribution Rate used for capital works will always exceed that used for maintenance.

Publicly Usable Open Space – New On-site Open Space

5.29 Where new publicly usable open space is being brought forward as part of a new development, two options are possible:

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

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

6. SG Annex 2: Compensation for the Loss of Open Space

- 6.1 Where assessment against Figure 1 of SG6 means that financial compensation will be required for the loss of open space, then it is considered that the appropriate compensatory amount should reflect the reasons for the loss.
- 6.2 Loss of open space is likely to be a result of one of a number of different scenarios:
- a) where the development is being brought forward in line with an approved wider masterplan/planning study, then the compensation shall be in the form of a redistribution of open space, delivered in line with agreed standards and that provides equivalent or enhanced functionality. **No financial compensation is likely to be required.**
 - b) where the proposal provides for the delivery of a replacement open space, in the local area, that better serves the local community and provides enhanced functionality, then **no financial compensation is likely to be required;**
 - c) where an open space can be considered potentially surplus after consideration against SG 6 Figure 3/3a (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** but at a lesser rate (see para 6.9 of this Note).
 - d) In circumstances where neither a), b) or c) apply, but a development has been approved contrary to open space policy, due to exceptional circumstances, **financial compensation will be required** to mitigate for the loss of that open space.

6.2 d) – Compensation for loss of Open Space Contrary to Open Space Policy

- 6.3 Where assessment against Figures 3 or 3a of SG6 has determined that a development site remains valuable as open space, then compensation for its loss should reflect the cost of providing a new open space of that type.
- 6.4 Paragraph 5.15 of this Note indicates that the cost of providing a multifunctional open space of 0.3ha in size would be £92,000. On this basis, the cost of providing a multifunctional open space of 1ha in size would be £300,000. The loss of publicly usable open space that continues to have value should, therefore, be compensated at £300,000 per ha lost.
- 6.5 Similarly, the cost of providing growing space has been established (paragraph 4.5) at £97,391 per hectare. The loss of growing space in local context areas where a demand for growing space remains should, therefore, be compensated at £100,000 per ha lost.
- 6.6 The loss of outdoor sports provision for which a demand remains should be compensated on the basis of the cost of providing an equivalent replacement. The figures in Annex 6 should be taken as a starting point in establishing an appropriate level of compensation, but account may also require to be taken of the costs involved in purchasing land to provide the new facility.

6.7 With regard to the main types of outdoor sports provision, their loss should be compensated at the following rates (see Annex 6):

- £210,000 per ha of unlit team grass sports pitch;
- £350,000 per ha of lit team grass sports pitch;
- £550,000 per ha of unlit team synthetic sports pitch;
- £1m per ha of lit team synthetic sports pitch;
- £1.17m per ha of unlit MUGA;
- £1.4m per ha of lit MUGA;
- £470,000 per ha of unlit tennis court;
- £850,000 per ha of lit tennis court;
- £1m per ha of bowling green;
- £150,000 per ha of other outdoor sports provision;

6.2 c) – compensation for potentially Surplus Open Space

6.8 Where an open space has, through assessment against Figure 3/3a of SG6, been determined as potentially surplus, a different approach is required. Even if a space no longer has any value when considered against the criteria set out in BOX 1 of SG6, it is likely to have an intrinsic value for people and nature as open space that will mean compensation will be required if the space is lost. Nevertheless, the relative value of such spaces compared to others suggests that compensation shouldn't be to the degree set out in paras 6.3-6.5 above. It is also considered that, should an open space no longer be required for the type of open space use it is currently categorised as, then the compensatory amount should not vary from space to space, but should be set at a flat rate.

6.9 Reflecting these considerations, the loss of open space that has no value when assessed against the criteria in BOX 1 of SG6 should be compensated at 10% of the figure set out in para 6.4 above - £30,000 per ha lost.

6.10 Compensation will be used to invest in enhancing the remaining open space resource in that local context area. The financial compensation for the loss of existing open space is additional to any open space requirements generated by the development itself. Completion of the Open Space Strategy Stage 2 Local Contexts will provide further guidance on how compensation for the loss of open space should be spent.

ANNEX 1: QUALITY ASSESSMENT MATRIX

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

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

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

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

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

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

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

Notes:

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

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

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

ANNEX 2A: QUANTITY STANDARD WORKINGS – OUTLIERS TO BE REMOVED

Hectares Per 1000 Popn Publicly Usable Functionally Useful Open Space - Removal of Demand-led Spaces and identification of Outliers																						
Hectares Per 1000 Popn	6.1 - Parks and Gardens	6.24 - Communal Gardens	6.3 - Amenity Greenspace	6.31 - Amenity Greenspace - Housing	6.4 - Playspace - Children / Teenagers							6.61 - Green Corridors - Green Access Routes	6.62 - Green Corridors - Riparian Routes	6.71 - Natural/Semi-natural Greenspace - Woodland	6.72 - Natural/Semi-natural Greenspace - Open Semi-natural					6.9 - Civic Space	Total	
City Centre	0.04	0.02	0.02	0.36	0.00							0.35	0.06	0.01	0.00						0.49	1.3
Total	0.04	0.02	0.02	0.36	0.00							0.35	0.06	0.01	0.00						0.49	1.34
Inner Urban Area																						
Hamiltonhill	1.51	0.00	0.18	0.89	0.05							0.94	0.25	0.06	0.04						0.02	4.0
Ibrox & Govanhill	0.93	0.02	0.05	0.34	0.02							0.63	0.06	0.04	0.00						0.10	2.2
Parkhead	2.14	0.02	0.10	0.40	0.05							0.39	0.09	0.10	0.00						0.05	3.3
West End	0.57	0.16	0.12	0.19	0.02							0.35	0.21	0.01	0.00						0.02	1.6
Total	1.06	0.07	0.10	0.34	0.03							0.51	0.14	0.04	0.00						0.05	2.4
Outer Urban Area																						
Balornock	2.63	0.00	0.18	0.92	0.02							2.10	0.00	0.70	0.08						0.00	6.6
Cardonald	4.28	0.00	0.42	0.56	0.05							1.42	0.17	0.05	0.10						0.00	7.0
Carnitryne & Easterhouse	2.18	0.00	0.33	1.11	0.06							1.61	0.01	4.51	2.81						0.00	12.6
Castlemilk	1.51	0.01	1.00	1.46	0.07							0.67	0.52	6.11	3.64						0.00	15.0
Drumchapel	0.25	0.00	1.92	1.61	0.05							0.17	0.16	1.88	3.76						0.01	9.8
Knightswood	0.78	0.01	0.24	0.53	0.03							0.53	0.35	0.04	0.00						0.00	2.5
Newlands	2.99	0.00	0.24	0.49	0.04							0.27	0.24	0.24	0.13						0.00	4.6
Pollok	1.26	0.00	2.01	1.22	0.05							1.37	0.99	1.84	0.74						0.00	9.5
Summerston & Milton	2.37	0.00	0.55	1.36	0.03							1.02	4.52	0.39	2.23						0.01	12.5
Tollcross & Baillieston	2.04	0.00	0.36	0.84	0.03							2.35	0.56	0.77	0.29						0.00	7.2
Total	2.15	0.00	0.61	0.90	0.04							1.21	0.68	1.40	1.03						0.00	8.0



Outliers to be removed – highest in each category in IUA, 3 highest in each category in OUA prior to recalculation (see below):

ANNEX 2B: QUANTITY STANDARD WORKINGS – RECALCULATION AFTER OUTLIERS REMOVED

Hectares Per 1000 Popn Publicly Usable Functionally Useful Open Space - Outliers Removed																			
Hectares Per 1000 Popn	Publicly Usable				Functionally Useful				Total										
	6.1 - Parks and Gardens	6.24 - Communal Gardens	6.3 - Amenity Greenspace	6.31 - Amenity Greenspace - Housing	6.4 - Playspace - Children / Teenagers	6.61 - Green Corridors - Green Access Routes	6.62 - Green Corridors - Riparian Routes	6.71 - Natural/Semi-natural Greenspace - Woodland		6.72 - Natural/Semi-natural Greenspace - Open Semi-natural									
City Centre	0.04	0.02	0.02	0.36	0.00	0.35	0.06	0.01	0.00	0.49	1.3	City Centre	20,582						
Total	0.04	0.02	0.02	0.36	0.00	0.35	0.06	0.01	0.00	0.49	1.34	Total	20,582						
Inner Urban Area										Inner Urban Area									
Hamiltonhill	1.51	0.00					0.06			0.02	1.6	Hamiltonhill	21,132						
Ibrox & Govanhill	0.93	0.02	0.05	0.34	0.02	0.63	0.06	0.04	0.00	2.1	2.1	Ibrox & Govanhill	73,544						
Parkhead		0.02	0.10	0.40	0.05	0.39	0.09		0.00	0.05	1.1	Parkhead	38,591						
West End	0.57		0.12	0.19	0.02	0.35	0.21	0.01	0.00	0.02	1.5	West End	84,229						
Total	0.83	0.02	0.09	0.29	0.02	0.46	0.13	0.03	0.00	0.03	1.89	Total	217,496						
Outer Urban Area										Outer Urban Area									
Balornock	2.63	0.00	0.18	0.92	0.02		0.00	0.70	0.08	0.00	4.5	37 Balornock	21,000						
Cardonald		0.00	0.42	0.56	0.05	1.42	0.17	0.05	0.10	0.00	2.8	38 Cardonald	48,745						
Carnytyne & Easterhouse	2.18	0.00	0.33	1.11		1.61	0.01		2.81	0.00	8.1	39 Carnytyne & Easterhouse	50,191						
Castlemilk	1.51		1.00			0.67	0.52			0.00	3.7	40 Castlemilk	16,161						
Drumchapel	0.25	0.00			0.05	0.17	0.16	1.88			2.5	41 Drumchapel	13,060						
Knightswood	0.78		0.24	0.53	0.03	0.53	0.35	0.04	0.00	0.00	2.5	42 Knightswood	56,757						
Newlands		0.00	0.24	0.49	0.04	0.27	0.24	0.24	0.13	0.00	1.6	43 Newlands	39,204						
Pollok	1.26	0.00		1.22	0.05	1.37		1.84	0.74	0.00	6.5	44 Pollok	41,187						
Summerston & Milton	2.37	0.00	0.55	1.36	0.03	1.02		0.39	2.23		8.0	45 Summerston & Milton	28,336						
Tollcross & Baillieston	2.04	0.00	0.36	0.84	0.03		0.56	0.77	0.29	0.00	4.9	46 Tollcross & Baillieston	40,526						
Total	1.64	0.00	0.37	0.84	0.04	0.98	0.25	0.59	0.79	0.00	5.51	Total	355,167						
										City Total 593,245									

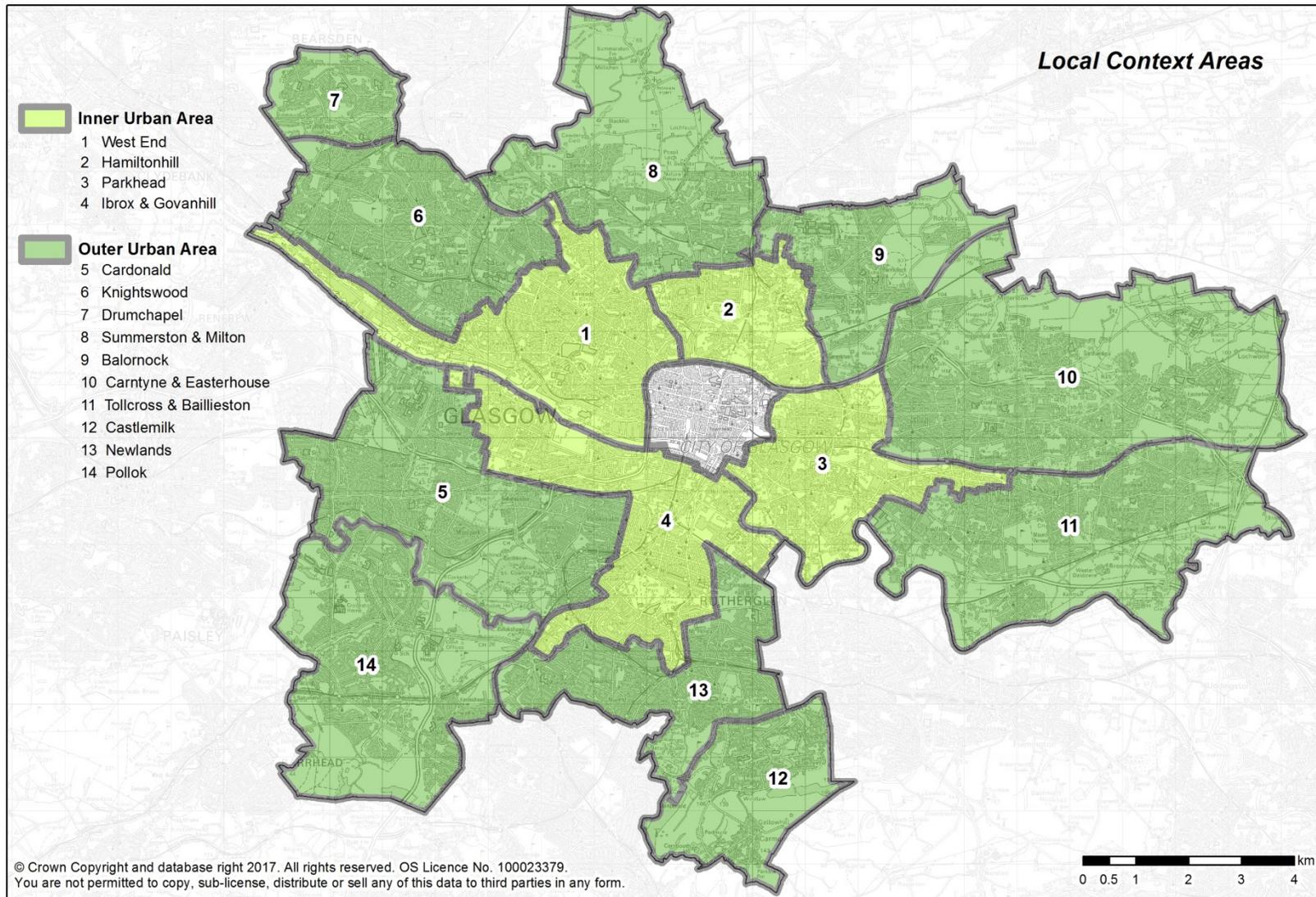
ANNEX 3: RANGE OF RESIDENTIAL TYPES, DENSITIES AND OPEN SPACE IMPLICATIONS INNER AND OUTER URBAN AREAS

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1	Area Type	Location	HHs	Popn	HH size	hect	Actual open space has	Actual open space %age	open space @ 1.5ha per 1000	%age of area	open space @ 3ha per 1000	%age of area	open space @ 1.7ha per 1000	%age of area	open space @ 4.5ha per 1000	%age of area	open space @ 1.9ha per 1000	%age of area	open space @ 5.5ha per 1000	%age of area	
2	IUA	Traditional Tenemental	17 Govanhill	3027	6043	1.996366	32.32	2.32	7.18%	9.0645	28.0%			10.2731	31.79%			11.4817	35.5%		
3	IUA	Traditional Tenemental	4 Hyndland	1329	2480	1.866065	14.01	1.1	7.85%	3.72	26.6%			4.216	30.10%			4.712	33.6%		
4	IUA	Traditional Tenemental	18 Battlefield	1340	2418	1.804478	16.15	0.16	0.99%	3.627	22.5%			4.1106	25.45%			4.5942	28.4%		
5	IUA	Traditional Tenemental	6 Finnieston	533	1263	2.369606	8.56	0.29	3.39%	1.8945	22.1%			2.1471	25.09%			2.3997	28.0%		
6	IUA	Traditional Tenemental	10 Dennistoun	3141	5802	1.847182	40.15	2.67	6.65%	8.703	21.7%			9.8634	24.56%			11.0238	27.5%		
7	IUA	Traditional Tenemental	7 Garnethill	904	1765	1.952434	13.41	0.82	6.12%	2.6475	19.7%			3.0005	22.38%			3.3535	25.0%		
8	IUA	50s/60s High Density	8 Dobbies Loan	792	1355	1.710859	10.53	3.51	33.33%	2.0325	19.3%			2.3035	21.88%			2.5745	24.4%		
9	IUA	New Tenemental	16 Crown Street	1046	2074	1.982792	18.40	2.04	11.09%	3.111	16.9%			3.5258	19.16%			3.9406	21.4%		
10	IUA	50s/60s High Density and High Rise	9 Royston	2225	4389	1.972584	48.42	10.41	21.50%	6.5835	13.6%			7.4613	15.41%			8.3391	17.2%		
11	IUA	50s/60s Medium Density	25 Govan	301	541	1.797342	7.37	1.57	21.29%	0.8115	11.0%			0.9197	12.47%			1.0279	13.9%		
12	IUA	Mixed Medium Density	13 Calton	936	1570	1.67735	23.17	2.97	12.82%	2.355	10.2%			2.669	11.52%			2.983	12.9%		
13	OUA	50s/60s High Density	1 Drumchapel	504	1057	2.097222	10.41	2.7	25.94%			3.171	30.5%		4.7565	45.70%				5.8135	55.9%
14	OUA	inter war Semis	24 Mosspark	768	1762	2.294271	22.22	0.47	2.11%			5.286	23.8%		7.929	35.68%				9.691	43.6%
15	OUA	50s/60s High-medium density	20 Castlemilk	430	1073	2.495349	14.56	2.86	19.64%			3.219	22.1%		4.8285	33.16%				5.9015	40.5%
16	OUA	Traditional Terraced	3 Scotstoun	622	1654	2.659164	23.04	1.05	4.56%			4.962	21.5%		7.443	32.30%				9.097	39.5%
17	OUA	Mixed high rise and inter war semis	2 Knightswood	1904	3664	1.92437	54.52	5.1	9.35%			10.992	20.2%		16.488	30.24%				20.152	37.0%
18	OUA	Semis	5 Kelvindale	975	2344	2.404103	36.89	1.8	4.88%			7.032	19.1%		10.548	28.59%				12.892	34.9%
19	OUA	modern detached and semis	22 Deaconsbank	940	2346	2.495745	40.63	6.58	16.20%			7.038	17.3%		10.557	25.99%				12.903	31.8%
20	OUA	modern detached and semis	23 Crookston	512	1384	2.703125	24.33	2.19	9.00%			4.152	17.1%		6.228	25.60%				7.612	31.3%
21	OUA	Modern semis	14 Swinton	720	2013	2.795833	36.31	5.26	14.49%			6.039	16.6%		9.0585	24.95%				11.0715	30.5%
22	OUA	inter war Semis	12 Carntyne	1655	3327	2.010272	63.01	2.45	3.89%			9.981	15.8%		14.9715	23.76%				18.2985	29.0%
23	OUA	low density mixed	11 Balornock	584	1394	2.386986	29.77	3.91	13.13%			4.182	14.0%		6.273	21.07%				7.667	25.8%
24	OUA	semis	15 Mount Vernon	585	1361	2.326496	29.98	6.05	20.18%			4.083	13.6%		6.1245	20.43%				7.4855	25.0%
25	OUA	traditional detached and semis	19 Newlands	219	606	2.767123	21.64	0.95	4.39%			1.818	8.4%		2.727	12.60%				3.333	15.4%
26	OUA	low density mixed	21 Carmunnock	406	851	2.096059	33.51	2.82	8.42%			2.553	7.6%		3.8295	11.43%				4.6805	14.0%
27			Total				673.31	72.05	10.70%												

ANNEX 4: CAMLACHIE COSTS - TO MEET QUALITY STANDARD

Costs to be included for general calculation - all based on 1.148 ha site size								
site size: 1.148 ha	2 good network of well-designed, DDA compliant paths and accesses	3 Informal sport/recreation – a good proportion of the space should be flat or gently sloping and designed to be well-drained to provide for use on most days	4 children's play – to cater for the varying needs of different age groups. Informal and natural play should be encouraged where appropriate	6 includes areas that can cater for "quieter" uses, including relaxation, picnicing etc. Seating and bins are provided	5 designed to enhance biodiversity - opportunities taken to provide for habitat diversity/links and for planting that helps support wildlife by providing food and shelter	1 spaces should, where appropriate, help meet the requirement for natural flood water management	where appropriate and where a local demand has been established that cannot be easily met elsewhere in the area, spaces should provide for space for allotments/ community growing	
1 drainage requirements as per above (1-3) (c3% site area)						£31,167		
2 paths and access (@7% of total land area = 804m2). 58 resin bound aggregate paving of 355 m2 = £28968. On same basis, 804m2 would be £81.6 per m2 or £65606 per 1.148ha.	£65,606							
2 paths and access kerbs etc on basis of 59 above. If paths are 1.5m wide = 804/1.5=536 linear metres each side, 1072m all in. On same basis that 300m costs £5400, cost for 1072m = £19296	£19,296							
3 to meet quality standard looking for 40-59% of area to be flat grassed and well drained. Suggests drainage and services necessary, but reinforced only if needed for parking. So use 50 above - grass areas at 1005m2 = £8291. 50% of 1.148 = 5740m2 = £47354. Note-not all of this will be usefd for informal sports but also for relaxation (see cost 6)		£47,354						
4 - use commonwealth mound nos 48-52 (inc upfill of earth on expectation that land remodelling will be necessary to deliver enough flat land) - assume 500m2 minimum for children's play for 0.3ha (16%) - upped to 1.148 = 1840m2. Commonwealth mound grass areas = 1005m2, so multiply costs by 1.83			£105,974					
5 - assume 20% of site area to biodiversity (=20% of 1.148ha or 2960m2) - roughly x1.5 the area of 43-47 above					£117,062.25			
6 inc 24 lighting, 28 benches, 29 litter bins, 53 feature seating, 54 litter bins and planting (7, 8 and 9)				£122,843				
7 - include fencing for some of site on basis of 62 above			£19,775					
Totals	£84,902	£47,354	£125,749	£122,843	£117,062	£31,167	£0	£529,078

ANNEX 5: LOCAL CONTEXT AREAS



ANNEX 6: COSTS FOR PROVISION OF OUTDOOR SPORTS FACILITIES

Football Pitches

(11-a-side)

Grass

1. Constructed in 2012 a grass pitch on top of an existing blaes pitch. Work included drainage, pitch construction and some fencing. No floodlighting. Cost £121,000. Size: 57m x 101m, area 5757 sqm. Additional £80,000 for floodlighting.

Cost per hectare:

0.5757 ha = £121,000 (no lighting)

1 ha = £210,179 or £210,000

Cost per hectare:

0.5757 ha = £201,000 (inc lighting)

1 ha = £349,140 or £350,000

Synthetic

2. Cost estimate for Glasgow Life in 2013, a synthetic carpet pitch on top of an existing blaes pitch. Work includes for drainage, pitch construction, fencing and lighting. Cost £410,000. Size 98.4m x 61m, area 6002 sqm. If remove £80,000 as an estimate for the costs of lighting (see grass example above), then cost of synthetic pitch (minus lighting) is £330,000.

Cost per hectare:

0.6002 ha = £330,000

1 ha = £549,817 or £550,000

(7-a-side)

Grass

3. Pro-rata the 11-a-side pitch rate (£21/m²) for a 60m x 40m pitch (2400 sqm). Cost £50,400, plus an additional £55,000 for floodlighting.

Cost per hectare:

0.24 ha = £50,400

1 ha = £210,000

Synthetic

4. Constructed in 2012 a synthetic carpet pitch on top of an existing blaes pitch. Work included drainage, lighting column foundations, pitch construction, fencing and floodlighting. Cost £226,000. Size: 60m x 40m, area 2400 sqm.

Cost per hectare:

0.24 ha = £226,400 (inc lighting)

1 ha = £943,333 or £940,000

5. Constructed in 2011 a synthetic carpet pitch on top of an existing blaes pitch. Work included drainage, lighting column foundations, pitch construction, fencing and floodlighting. Cost £305,000. Size: 60m x 42.3m, area 2536 sqm.

Cost per hectare:

0.2536 ha = £305,000 (inc lighting)

1 ha = £1,202,681 or £1,200,000

On this basis, the average cost of providing a grass pitch for team sports (using football as a proxy) (1 and 3 above, no lighting) is £210,000 per ha. The cost of providing a synthetic pitch for team sport (2, 4 and 5 above) would appear to vary with size but it would also appear that the cost of lighting becomes proportionately more expensive with smaller pitches. If lighting costs are excluded, therefore, it is likely that 2 is more representative of the costs of providing an unlit synthetic pitch and that £550,000 per hectare would appear the most reasonable amount in terms of compensation.

Where a lit pitch would be lost, grass should be compensated at the rate for 1 above (£350,000 per ha) and synthetic at £1,000,000 per ha (reflecting the figures in 4 and 5 above).

It should be noted that lighting pitches can increase their playing capacity. As such, when lit sports provision is lost it is important to replace it with lit sports provision in order to maintain playing capacity.

MUGA (Multi-Use Games Area)

1. Recent cost estimate for a schools project. Area of 1452 sqm (Approx. 30m x 48m). Cost £205,000, includes drainage, pitch construction, fencing and lighting.

Cost per hectare:

*0.1452 ha = £205,000 (inc lighting)
1 ha = £1,411,845 or £1,400,000*

On this basis, loss of a lit MUGA should be compensated at £1.4m per ha lost. Taking the example of the Grass 7-a-side pitch (3 above), lighting would appear to cost around £55,000 per 0.24 ha or £230,000 per ha.

Subtracting this figure from the cost per ha gives a new figure of £1.17m per ha for MUGAs.

Tennis Courts

1. Cost estimate for Glasgow Life in 2013, 2 no. synthetic carpet courts on top of 2 no. existing blaes courts. Work includes for drainage, pitch construction, fencing and lighting. Cost £90,000. Total area for both courts including run-offs 1062 sqm

Cost per hectare:

*0.1062 ha = £90,000 (inc lighting)
1 ha = £847,457 or £850,000*

2. Queens Park synthetic tennis courts (5 no.) were constructed in 1997 for a cost of £132,000. Total area including run-offs 2800 sqm.

Cost per hectare:

*0.28 ha = £132,000
1 ha = £471,428 or £470,000*

On this basis, loss of a lit tennis court should be compensated at £850,000 per ha lost and loss of an unlit court should be compensated at £470,000 per ha lost.

Bowling Greens

1. Kelvingrove Bowling greens refurbished for the Commonwealth Games in 2014 came in at £740,000 (excluding new footpaths, retaining walls and irrigation system). There were 5, with each green being 38.5m x 38.5m (1482.25 sqm). Cost per green=£148,000.

Cost per hectare:

0.7411 ha = £740,000

1 ha = £998,516 or £1,000,000

On this basis, loss of a bowling green should be compensated at £1m per ha lost.

Other Outdoor Sports Provision

Team sports, tennis and bowling, by dint of numbers, are likely to be the key outdoor sports facilities that may be affected by new development. However, it is possible that the assessment of demand for outdoor sports facilities may identify a need for different types of outdoor sports (eg mountain bike tracks or golf courses) or that these types of facilities may be affected by development proposals. Such facilities are (generally) likely to be unlit and less intensively used than tennis, bowling or team sports. As such, it is considered that compensation for their loss can be set at a lower level than the examples above, and that £150,000 per ha of open space of these types lots would be a reasonable figure.