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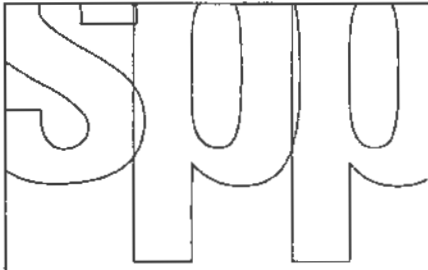
OPEN SPACE AND PHYSICAL ACTIVITY

Scottish Planning Policy

SPP 11

Open Space and Physical Activity

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PLANNING SERIES:

- **Scottish Planning Policies (SPPs)** provide statements of The Scottish Government's policy on nationally important land use and other planning matters, supported where appropriate by a locational framework.
- **Circulars**, which also provide statements of The Scottish Government's policy, contain guidance on policy implementation through legislative or procedural change.
- **Planning Advice Notes (PANs)** provide advice on good practice and other relevant information.

Statements of The Scottish Government's policy contained in SPPs and Circulars may be material considerations to be taken into account in development plan preparation and development management.

Existing National Planning Policy Guidelines (NPPGs) have continued relevance to decision making, until such time as they are replaced by a SPP. The term SPP should be interpreted as including NPPGs.

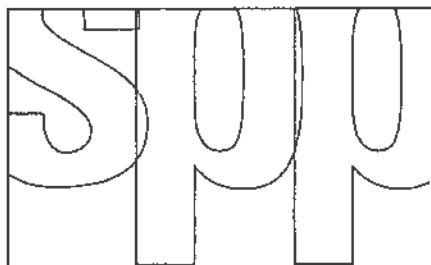
Statements of The Scottish Government's location-specific planning policy, for example the West Edinburgh Planning Framework, have the same status in decision making as SPPs.

The National Planning Framework sets out the strategy for Scotland's long-term spatial development. It has the same status as SPPs and provides a national context for development plans and planning decisions and the ongoing programmes of The Scottish Government, public agencies and local government.

Important Note: In the interests of brevity and conciseness, Scottish Planning Policies do not repeat policy across thematic boundaries. Each SPP takes account of the general policy in SPP1 and highlights the other SPPs where links to other related policy will be found. The whole series of SPPs should be taken as an integral policy suite and read together.

CONTENTS

	Paragraph
Summary	
Introduction	1
The Value of Open Space and Physical Activity	4
Policy Context	10
SPP Objectives	14
Outdoor Access and Recreation	18
Open Space Audit and Strategy	23
Raising Standards	34
Protection of Open Space	40
Planning for Open Space Within New Development	57
Planning for Sport and Recreation	65
Implementation	72
Conclusions	80
Enquiries	81
Glossary	Page 19
Appendix: Information on Consultees and Stakeholders	Page 20



SUMMARY

Open space and other opportunities for sport and recreation are a vital part of Scotland's urban and rural communities. Scottish Ministers are committed to strengthening protection for existing open space resources and ensuring that the future needs of all communities are planned for. This SPP sets out national policy on planning for open space and facilities for sport and recreation.

The key objectives of the SPP are:

- To protect and enhance open space;
- To ensure a strategic approach to open space and other opportunities for sport and recreation by requiring local authorities to undertake an open space audit and prepare an open space strategy for their area;
- To protect and support opportunities for sport and recreation;
- To provide guidance on the quality and accessibility of open space in new developments and on providing for its long-term maintenance and management;
- To provide guidance on planning for development of new indoor and outdoor facilities for sport and recreation.

Open space audits and strategies will be tools integral to achieving these objectives and will inform development planning and development management.

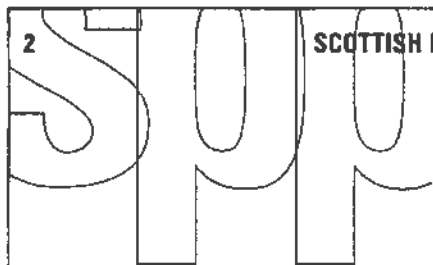
INTRODUCTION

- 1 This SPP emphasises the importance of quality open spaces and sets out national planning policy on the provision and protection of open space within and on the edges of settlements and on sports and recreation facilities in urban and rural settings.
- 2 SPP 11 replaces National Planning Policy Guideline (NPPG) 11: *Sport, Physical Recreation and Open Space*. While the name has been shortened, the policy still embraces sport and both passive and active recreation.
 - ‘open space’ is a term which includes greenspace consisting of any vegetated land or structure, water or geological feature within and on the edges of settlements, including allotments, trees, woodland, paths and ‘civic space’ consisting of squares, market places and other paved or hard landscaped areas with a civic function.
 - ‘physical activity’ is a generic term that incorporates a number of overlapping activities. It is used in this SPP to refer to all types of formal and informal physical recreation, exercise, sports, dance, play, cycling, walking and activities such as gardening.
 - ‘recreation’ is a term used in this SPP which includes many types of physical activity, as well as passive enjoyment of open spaces and the countryside.
- 3 Planning Advice Note (PAN) 65: *Planning and Open Space* provides a typology of open space and advice to accompany this SPP.

THE VALUE OF OPEN SPACE AND PHYSICAL ACTIVITY

- 4 Open spaces and sports facilities enrich our quality of life and our environments. Access to good quality open spaces and facilities which encourage people to play sports and to walk, run, cycle or ride horses are an essential component in the drive to get more of the population physically active¹ and can contribute to The Scottish Government’s objective of a Healthier Scotland. Physical activity can improve mental health and well-being and the presence of tranquil green spaces close to where people live and work can encourage relaxation.
- 5 Providing play space and other opportunities for children and young people to play freely, explore, discover and initiate their own activities can support their wellbeing and development. Open space can also provide a rich and accessible resource for education.

¹ *At least five a week*, Department of Health, 2004.
http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_4080994



- 6 Rural areas support outdoor recreation in a wide range of settings including hills, forests, coasts and inland water. These places enable people to enjoy Scotland's natural heritage at first hand, and can provide rich experiences which greatly enhance quality of life. Outdoor recreation is often of considerable importance to the rural economy. Rural communities also require accessible path networks, open space and facilities for sport and recreation. Regional and country parks and some local nature reserves provide important destinations for various types of recreation close to larger centres of population.
- 7 Areas for horticulture, such as gardens and allotments, can be of great value to the local community and offer benefits for the environment. They create an opportunity for local food production, encourage physical activity and healthy eating, offer a place to relax and to learn, and contribute to local biodiversity.
- 8 Civic open spaces, whether providing pleasant places to meet or through enhancing the streetscene, can help to create well designed places for people. An environment which contains good quality, well-maintained open space is more attractive to investors, helping create a Wealthier and Fairer Scotland. Improving the open spaces within a community can help reverse patterns of decline, generate civic pride and help to establish cultural identity, all contributing towards a Safer and Stronger Scotland.
- 9 Open space can help create a Greener Scotland. Open space can provide habitats for wildlife, and linking them in a green network is of particular importance to biodiversity objectives. Open space can also help counteract climate change². Areas of green open space have the potential to provide carbon sinks and can offer areas of shade and shelter. They can incorporate sustainable drainage systems and some can have a role in flood management. Networks of quality open space can encourage more sustainable forms of transport such as walking and cycling.

POLICY CONTEXT

- 10 The Scottish Government's strategy for physical activity³ aims to significantly increase the amount of physical activity in most people's lives. The creation of environments conducive to physical activity is one of the four key objectives of the strategy. The national strategy for sport⁴ aims to increase participation and improved performances in sport. It sets out the priorities which must be addressed and defines the roles and responsibilities of The Scottish Government, **sportscotland**, local authorities and sports governing bodies. It requires local authorities to take a strategic approach to the provision of sports facilities and to include playing fields within relevant plans and strategies. Local

² *Choosing Our Future* Scotland's Sustainable Development Strategy, Scottish Executive (2005)

³ *Let's Make Scotland More Active*, Physical Activity Task Force (2003)

⁴ *Reaching Higher*, Scottish Executive (2007)

authorities should also recognise the rights of the child⁵ to engage in play and recreational activities by providing opportunities to access outdoor play areas, facilities and equipment, and by considering play opportunities in the design of other types of open space.

- 11 Key developments in the wider policy and legislative context include the Land Reform (Scotland) Act 2003. This introduces a statutory right of responsible access to most land and inland water, and creates a climate for better management of recreation opportunities in the outdoors. This new legislation enables greater access to most land and requires local authorities to prepare core paths plans (see paragraphs 20-22).
- 12 The Scottish Government's principal objective for regeneration policy is to promote the successful and sustainable transformation of communities across Scotland. Well-designed public spaces can make communities better places to live and work.
- 13 Open space can contribute to the objectives set out in the Scottish Biodiversity Strategy⁶ and towards public bodies' duties to further the interests of biodiversity.

SPP OBJECTIVES

- 14 This SPP sets out how the planning system should help safeguard and create new open spaces and places where people can take part in sport and recreation.
- 15 The key objectives of this SPP are:
 - To protect and enhance open space;
 - To ensure a strategic approach to open space and other opportunities for sport and recreation by requiring local authorities to undertake an open space audit and prepare an open space strategy for their area;
 - To protect and support opportunities for sport and recreation;
 - To provide guidance on the quality and accessibility of open space in new developments and on providing for its long-term maintenance and management;
 - To provide guidance on planning for development of new indoor and outdoor facilities for sport and recreation.

⁵ The UN Convention on the Rights of the Child (1989)

⁶ *Scotland's Biodiversity: It's in Your Hands* – A strategy for the conservation and enhancement of biodiversity in Scotland, Scottish Executive (2004) www.scotland.gov.uk/About5/environment/sbiivh-00.asp

- 16 Open space frequently comes under great pressure for development. This SPP requires local authorities to take a strategic, long term approach to managing the open space within their areas, objectively assessing both current and future needs and protecting all spaces which can help to meet those needs.
- 17 This SPP explains how developers, planners and other decision-makers should work towards achieving better quality open spaces and more opportunities for people to build physical activity into their daily routine.

OUTDOOR ACCESS AND RECREATION

GREEN NETWORKS

- 18 In urban areas, networks of linked, good quality greenspace are important for their positive visual impact, as well as their role in nature conservation, biodiversity, recreation, education, physical activity and outdoor access. Regional networks of open space may form an integral part of city-regions' settlement strategies. Open spaces can be important components of habitat networks. Green networks can provide safe tranquil off-road access opportunities from the doorstep to play space, sports facilities, town centres, local amenities, path networks and the wider countryside. Planning authorities should give due weight to connectivity and consider the need to avoid fragmentation of open space, in particular areas of woodland and other important habitats identified, for example, in Local Biodiversity Action Plans.
- 19 Planning authorities and developers should seek to identify opportunities to create and enhance links between open space as an integral part of development, and open space should be included as part of the design proposals. For large land releases and regeneration areas, masterplanning can play a key role in the strategic provision of open space across wider areas and land ownerships.

CORE PATH PLANS AND ACCESS RIGHTS

- 20 The Land Reform Act requires access authorities⁷ to guide access provision by preparing a Core Paths Plan. An access strategy is also expected to be prepared. Core Paths Plans will identify and map the 'core paths'⁸ within an area, making sure these are marked and that everyone is encouraged to use them. The aim is to give reasonable public access throughout the area thus helping to deliver health, social, economic and environmental benefits.
- 21 Local authority departments should work together to ensure consistency and compatibility between the open space strategy, the core paths plan, the local transport strategy and the development plan. It is likely that the core paths plan

⁷ The term 'Access authorities' includes all local and national park authorities. See Glossary.

⁸ *Core Paths Plans – A Guide to Good Practice*, Paths for All Partnership & SNH, notes that "Core paths systems will comprise a variety of different paths types, ranging from natural grassy swards to high –specification constructed paths, to satisfy the needs of all users. The majority of core paths will be off-road, though some may require to be on pavements or quiet roads".

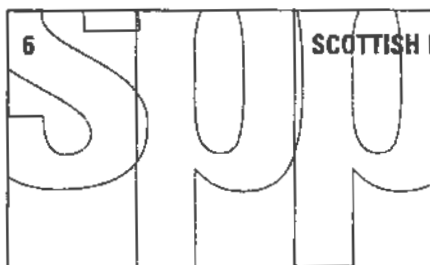
will include existing routes. It may also establish new routes in order to provide new access opportunities and to make links to existing networks and open space. The local development plan should cross-refer to the core paths plan, incorporate relevant material and set out policy protection for core and other paths such as long distance routes and rights of way. It may be appropriate to include key information on the proposals map.

- 22 Access rights and core paths plans are material considerations in determining applications for planning permission. Access authorities have a duty to uphold access rights over most land and inland water, not just on paths. Planning authorities should consider attaching appropriate conditions to ensure continuing public access. New development should incorporate new and enhanced access opportunities where appropriate.

OPEN SPACE AUDIT AND STRATEGY

- 23 In order to deal strategically with open space provision, local authorities must have an accurate understanding of the current open space resource in settlements within their area. Local authorities should assess how well the needs of communities are being met and identify any changes needed to improve access to quality open spaces. To assist in this process, local authorities must undertake a comprehensive open space audit.
- 24 PAN 65 stresses the need for audits and strategies. It provides guidance, including a typology of open spaces which has been successfully applied in a number of local authority areas. Local authorities should continue to make use of the PAN 65 typology as a starting point for auditing open space but may also consider whether some categories require further classification.
- 25 The audit should cover all types of open space, public and privately-owned, including spaces owned by schools and voluntary clubs. Informal open space should be assessed as well as parks and formal facilities. The audit should take account of the quality, community value and use of existing open space and should not merely assess the quantity of provision. It is particularly important to ensure that disadvantaged communities have accessible open space of good quality. SNH have prepared guidance on open space audits.⁹ Local authorities will also wish to take account of any relevant methodologies and standards for open space provision which may be available.
- 26 Using the information from the audit, each local authority must prepare an open space strategy. The purpose of the strategy is to set out a vision for new and improved open space which is appropriate to local circumstances. Where the audit has identified deficiencies in different types of open space provision, this must be clearly addressed through the strategy. The completed strategy should safeguard valued open space and guide the allocation of resources for investment. It may also provide the justification for seeking contributions from developers.

9 SNH Open Space Audit Guidance at www.snh.org.uk/www/sharinggoodpractice/openspaceguidance.asp



- 27 Before declaring in the strategy that any area of open space is surplus, local authorities should consider whether it has the potential to address any deficiencies in other types of open space which may be identified in the strategy. The open space strategy should include consideration of access and path networks, which may not all lie within designated open spaces. Local authorities should provide, manage and conserve open space assets within the context of the strategy.
- 28 In preparing their open space strategy, local authorities should have regard to the provisions of the Environmental Noise (Scotland) Regulations 2006¹⁰, regarding "quiet areas". They should also have regard to guidance and Action Plans relating to quiet areas prepared under these regulations.
- 29 The community's needs and aspirations are at the heart of any open space strategy and they should have an opportunity to contribute to both the audit and strategy. All parts of the community, including voluntary groups and sports clubs, should be involved, as should the community planning partnership and other relevant local and national bodies.
- 30 Critically, local authorities must work corporately to prepare the strategy and ensure an agreed approach to open space provision across the Council. This will involve contributions from a range of council departments, particularly leisure, education and housing.
- 31 Local authorities prepare strategies for a number of related subjects such as playing field provision¹¹, sports facilities, parks and housing, and also have duties in relation to outdoor access and core paths planning. The open space strategy should not duplicate work already covered, but should be prepared in a flexible way, drawing together and adding value to other relevant strategies and plans within the community planning framework.
- 32 Open space strategies may require a Strategic Environmental Assessment (SEA) under the provisions of the Environmental Assessment (Scotland) Act 2005. It is for each local authority, as a Responsible Authority, to consider whether their strategy falls within the scope of the 2005 Act. Further information on SEA can be found in the SEA Tool Kit¹².
- 33 The land use elements of the open space strategy (and related strategies) should be fed into the statutory development plan and the strategy itself may be a material consideration in the determination of planning applications. The strategy should be updated to inform future reviews of the development plan. All local authorities must now take action to ensure that an audit and strategy is prepared

¹⁰ The Regulations transpose the Environmental Noise Directive and require Scottish Ministers to prepare maps or plans showing quiet areas. It is an aim of the directive to protect quiet areas against an increase in noise. <http://www.scottishnoisemapping.org/default.aspx>. PAN 51: *Planning, Environmental Protection and Regulation* includes a summary of the Environmental Noise Directive.

¹¹ *Guide to the Preparation of Sports Pitch Strategies*, published by **sportscotland** available at <http://www.sportscotland.org.uk/>

¹² *Strategic Environmental Assessment Tool Kit*, Scottish Executive, 2006 www.scotland.gov.uk/Publications/2006/09/13104943/0

for their area and, once in place, that they are reviewed on a regular 5 year cycle to link in with development plan preparation. To assist in accurate monitoring, local authorities should advise The Scottish Government Planning Directorate when the audit has been completed and when the open space strategy has been finalised or revised.¹³

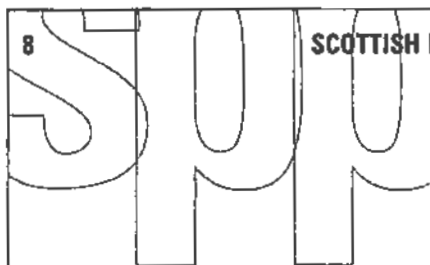
RAISING STANDARDS

QUALITY

- 34 This SPP encourages good design and networks of high quality open spaces. These should be safe, welcoming, appealing, distinctive, well connected environments, in line with the qualities for successful places set out in *Designing Places*¹⁴. It is important that open spaces should be viewed in their context, as their quality often directly relates to the quality of the buildings and spaces surrounding them. The design of open spaces can be as important to the townscape of a settlement as the design of buildings and should be treated with as much care. Factors to be taken into account when considering the quality of open space may include whether it is:
- fit for purpose
 - well located and connected
 - easily accessible
 - inclusive
 - distinctive
 - of high quality design
 - pleasant and welcoming
 - safe
 - adaptable
 - well maintained and actively managed
- 35 The quality of existing and new open space should be addressed in the open space audit and strategy. Guidance on the quality sought for new open space should be incorporated into the local development plan. Planning can have a key role in helping to create attractive, well-managed environments which help to discourage antisocial behaviour. PAN 77 *Designing Safer Places* provides further guidance on the design and location of play areas.

¹³ See contact details at paragraph 81.

¹⁴ A Policy Statement for Scotland 'Designing Places', Scottish Executive 2001
<http://www.scotland.gov.uk/library3/planning/dpps-00.asp>



ACCESSIBILITY

- 36 Within settlements there should be spaces that can be used by everyone, regardless of age, gender or disability. Statutory equal opportunities obligations should be taken into account in planning for open space and physical activity, including the duties under the Disability Discrimination Acts of 1995 and 2005 to promote disability equality. Further details are contained in the glossary.
- 37 There are two main constraints on accessibility: physical constraints such as distance, the individual's degree of personal mobility, or severance by roads, railways or other barriers; and also social and cultural constraints such as fear of crime or other concerns over personal safety. These issues should be considered in the siting and design of open space.
- 38 The maximum distance that people are prepared to travel to different types of open space will vary depending on the nature and quality of the facility and their own physical capabilities. Local authorities may wish to set distance thresholds to open space appropriate to the particular circumstances in their area and for different types of open space. These should be informed by the open space audit and included in the local development plan. Rural and urban areas may require different levels of 'acceptable' accessibility.
- 39 Consideration should also be given to improving the accessibility of existing areas of open space via green networks and paths. New open space and other facilities should be located where they will be accessible on foot and bicycle and can be served by public transport.

PROTECTION OF OPEN SPACE

PRESUMPTION AGAINST DEVELOPMENT OF OPEN SPACE

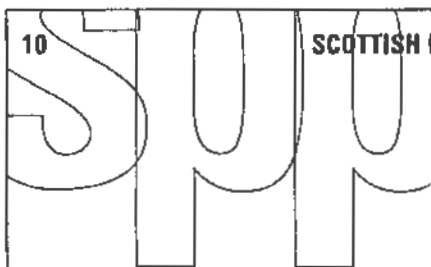
- 40 There is a presumption against development on open spaces which are valued and functional, or which are capable of being brought into functional use to meet a need identified in the open space strategy. Local development plans will identify and protect such open spaces, in line with the findings of the open space audit and strategy. The strategy may not cover every open space but may instead focus on larger and more important spaces. Where there is other open space which is not identified in the strategy but which is valued and functional or which contributes to local amenity, biodiversity or other planning policy objectives, this should also be protected in the development plan.
- 41 Only where there is strong justification should open space protected by the development plan be developed either partly or fully for a purpose unrelated to use as open space. Justification must include evidence from the open space audit that the development will not result in a deficit of open space provision of that type within the locality and that alternative sites and any community concerns have been properly considered. Where, exceptionally, it is proposed to grant permission for development which would result in or exacerbate such a

deficit, replacement open space of appropriate type, quantity, accessibility and quality must be provided.

- 42 When considering proposals which involve the loss of open space, planning authorities should consider the need for consultation with local and national interests appropriate to the type of open space involved. The Appendix contains information on a number of consultees and other stakeholders and their remits.
- 43 Where a planning authority proposes to grant permission for development which would lead to the loss or partial loss of an open space identified in the development plan, the application must now be notified to Scottish Ministers. These arrangements are set out in Circular 7/2007 and its accompanying Direction.
- 44 Trees and woodlands can form a major element of both formal and informal open space, and have a value in their own right. Planning authorities should seek to protect trees, groups of trees and areas of woodland where they have a natural heritage or landscape value or contribute to the character or amenity of a particular area.

PROTECTION OF PLAYING FIELDS

- 45 Playing fields are an important resource for sport and can have a key role within the community. Key material considerations will be the open space strategy and (where one exists) playing fields strategy. The overall objective should be to ensure that there are sufficient playing fields in terms of quantity, quality and accessibility to satisfy current and likely future community demand. Playing fields, including those within educational establishments, which are required to meet existing or future needs should be identified in the local development plan. To identify current and future needs, local authorities are expected to develop a playing fields strategy in consultation with **sportscotland**, as part of the wider open space strategy.
- 46 Playing fields and sports pitches should not be redeveloped except where one of the following circumstances applies:
 - a. The proposed development is ancillary to the principal use of the site as a playing field;
 - b. The proposed development involves a minor part of the playing field which would not affect its use and potential for sport and training;
 - c. The playing field which would be lost as a result of the proposed development would be replaced by:
 - (i) a new playing field of comparable or greater benefit for sport and in a location which is convenient for its users; or
 - (ii) the upgrading of an existing playing field to provide a better quality facility, either within the same site or at another location which is convenient for its users and which maintains or improves the overall playing capacity in the area; or



- d. A playing field strategy prepared in accordance with a methodology approved by **sportscotland** has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site in question could be developed without detriment to the overall quality of provision.
- 47 If a proposed development satisfies at least one of the above conditions and the site is no longer required for formal sports use, the planning authority must consider whether the site has other recreational, amenity, landscape or biodiversity value which would warrant its retention as open space.
- 48 Planning authorities should include a policy for the protection of playing fields in their local development plans. Paragraph 46 above can be used as a model policy, and planning authorities are encouraged to integrate such a policy into local development plans at the next available opportunity. Model planning policies aim to provide consistency and clarity in development plans, with the objective of being effective for use by most planning authorities. The model policy is not mandatory, to allow for local variation where there is sensible justification for doing so.

LOCAL AUTHORITY DEVELOPMENT AND SCHOOLS DEVELOPMENT

- 49 Development by local authorities is subject to normal planning considerations, including the policy advice in this SPP, and local authorities should seek to protect and enhance open space in their ownership.
- 50 Where development of publicly owned open space is being considered, the lead department within the local authority, or its agents, should take part in early discussions with the planning authority (and with **sportscotland** for playing fields and other sports facilities) and seek to ensure that sites are considered as part of the open space strategy and brought forward through the development plan. PAN 55: *The Private Finance Initiative and the Planning Process* contains good practice advice on public private partnership (PPP) projects and the planning system. PAN 82: *Local Authority Interest Developments* advises planning authorities on appropriate handling of planning applications where they have some interest in the proposed development. Where a planning authority proposes to grant consent for development in which it has a financial or ownership interest, the application must be notified to Scottish Ministers if there is a substantial body of objection or if the proposal is contrary to the development plan.
- 51 The school estate has to evolve to meet changing circumstances and some schools have to be refurbished or replaced. In response to falling school rolls in some areas rationalisation and merging of schools may be necessary. It is important that adequate provision for playing fields and play space is made in any new schools developments. The school premises regulations¹⁵ include requirements for minimum playing areas. **sportscotland** has published guidance¹⁶ on calculating space requirements for playing fields and on layout, design,

¹⁵ The Schools Premises (General Requirements and Standards) (Scotland) Regulations 1967

¹⁶ School Playing Fields 'Planning & Design Guidance', **sportscotland**, 2006

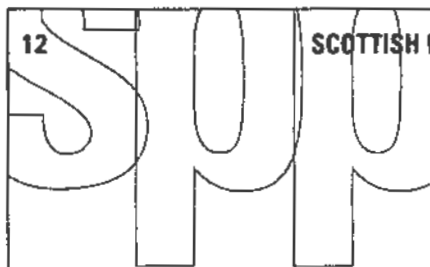
specifications and maintenance. New school and campus developments can lead to the provision of improved sports facilities, such as replacement of blaes pitches with natural or synthetic grass surfaces.

- 52 Open space within school grounds can fulfill a variety of roles including for physical activity, play, biodiversity and providing a green setting for environmental education. Wherever possible, the sports facilities and grounds within new schools should be designed to allow flexible access so that, subject to management arrangements, facilities can be used by the wider community. Planning briefs for new schools developments should highlight the open space and playing field strategies and development plan policy on open space and playing fields provision.
- 53 School playing fields should be designated as open space in the local development plan and this should be reflected in planning decisions. Paragraph 46 indicates how any development proposal affecting current or former school playing fields should be assessed.

CONSULTATION WITH SPORTSCOTLAND

- 54 **sportscotland** should be consulted at the main issues report and finalised plan stages of both strategic and local development plans, and on planning applications for developments which are likely to affect existing outdoor sports facilities, as set out in the following paragraphs.
- 55 In relation to playing fields, defined as land of 0.4 hectares or more for any pitch sport, **sportscotland** must be consulted on any planning application for development which is likely to prejudice or lead to the loss of land used or last used as a playing field, and applications notified to Scottish Ministers as necessary.
- 56 **sportscotland** must also now be consulted on any development likely to prejudice or lead to loss of land either currently or last used as:
- tennis courts (other than those in private dwellings and hotels);
 - bowling greens;
 - golf courses;
 - athletics tracks; and
 - sports pitches of 0.2 hectares or more, including those used for small-sided games (e.g. soccer sevens).

Where there is an objection from **sportscotland**, this will lead to a requirement to notify Scottish Ministers. These arrangements are set out in Circular 7/2007 and its accompanying Directions.



PLANNING FOR OPEN SPACE WITHIN NEW DEVELOPMENT

- 57 Planning authorities should, having regard to the findings of their open space audit and strategy, set out in local development plans specific requirements for the provision of open space in new developments. The audit and strategy may highlight differing priorities for a number of settlements or neighbourhoods within a single local development plan area: some communities may require new open space whereas others may require investment to improve the quality of existing spaces. Any such differences should be reflected in the local development plan to ensure that investment in open space linked to new development is appropriate to the needs of that community.
- 58 Where developer contributions of open space are to be sought, it is important that the plan makes clear how much, of what type and quality, and what the accessibility requirements are. Clarity in the local development plan will help ensure delivery of appropriate facilities of the right types and provide greater certainty for developers. Any requirement for open space provision, whether onsite or elsewhere, must be justified by planning objectives and fairly and reasonably relate to the proposed development.
- 59 A flexible approach should be adopted when seeking open space contributions from new developments, taking into account other material considerations and priorities. In city centre and urban sites consideration should be given to appropriate densities, efficient use of land and the character of the local area. On brownfield sites or proposals for conversion of existing properties it may be appropriate to consider off-site provision of open space. Development plans should set out a sequential approach to open space delivery, informed by the priorities in the open space strategy.

Where the open space strategy indicates a **surplus** in the quantity of open space in the local area

The need for a specific type of open space onsite, such as play parks, should be considered, depending on the scale and nature of the proposed development.

Where a development would result in increased use of existing open space, a financial contribution towards its improvement or management may be an acceptable alternative to the provision of open space as part of the development.

Where a financial contribution is being made:

- 1 the first priority will be to use this to meet the need for quality and accessibility improvements to existing off-site open space in the local area,
- 2 the second option will be to meet the needs for wider open space provision and management, including enhancing linkages and green corridors from the development site to existing areas of quality open space.

Agreements should comply with the guidance in Circular 12/1996 on Planning Agreements. Conditions should comply with the guidance in Circular 4/1998.

Where the open space strategy indicates **deficiencies** of open space in the local area, or where the proposed development could lead to such a deficiency

Providing open space as part of the development will often be the preferred approach.

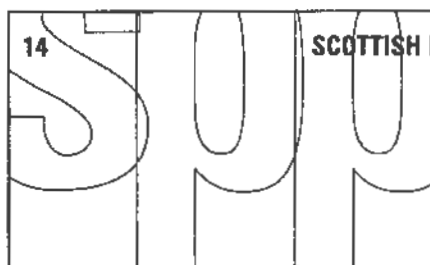
The level of this provision should be determined by the local authority who should develop its own local requirements, informed by the open space strategy.

Local authorities should be mindful that the level of this required provision should enable the viable regeneration of vacant, derelict and brownfield land. The level of provision required from greenfield developments and those on brownfield or urban sites may be quite different.

Where there are other opportunities to make local provision which would bring greater benefits to the community or where on-site provision is not possible or appropriate, then off-site provision may be a suitable alternative.

New areas for open space can be identified in local development plans to ensure a strategic approach to the provision of new open space in the area.

- 60 Local authorities and developers in all sectors should aim to create new open spaces which are fit for purpose and sustainable over the long term. They must be well designed and built to a high standard, and capable of adaptation along with changes in the needs and requirements of users. Wherever possible local authorities and developers should aim to include imaginative planting which can contribute to biodiversity objectives and enhance the survival and awareness of plant species native to Scotland. Development plans, or where more appropriate masterplans or site briefs, should adopt a strategic approach to identifying areas of open space in new development or redevelopment. This planned approach may produce better layouts than the incremental provision of small pockets of open space in line with planning application and land ownership boundaries. Where site briefs and master plans are prepared these should specify the type and quality of open space required on a development site, for example, civic spaces, amenity space or children's play areas, and how it should be integrated within the wider network.



MANAGEMENT AND MAINTENANCE

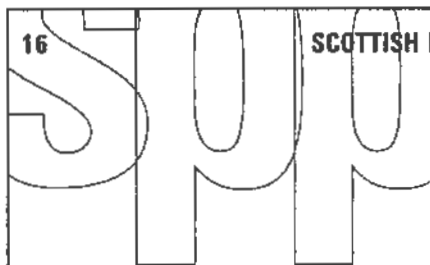
- 61 Poorly managed or neglected open spaces not only fail to meet the needs of communities, they can seriously detract from the quality of the environment, inhibit regeneration and development, and give rise to inappropriate development pressure. It is not enough for proposed open space to be well located, accessible and thoughtfully designed. It must be properly managed and maintained, this principle applying to both new and existing open space and facilities. Poor maintenance or neglect should not be used to justify development of an open space which may otherwise be potentially functional and valued.
- 62 A recent audit commissioned by **sportscotland** highlighted the poor condition of many of Scotland's sports facilities and playing fields. In order to encourage participation, facilities must be of good quality and be well maintained.
- 63 Planning authorities and developers should work together to ensure that proper arrangements are in place for the long-term management of any open space, landscaping and other common facilities proposed. Maintenance must be considered as an element of the open space audit and strategy and during assessment of development proposals, particularly during pre-application discussions. Where a development proposal includes a design statement, PAN 68: *Design Statements* advises that this should include reference to maintenance issues. A new requirement for statements on design and access to accompany certain planning applications will be introduced as part of the wider changes to the development management system introduced by the Planning etc. (Scotland) Act 2006.
- 64 Where possible, provision for management and maintenance should be addressed through conditions attached to planning consent. Effective arrangements should be put in place to ensure proper management and maintenance of areas of open space. Particularly for areas of common open space within new housing developments, long-term arrangements should set out clearly the responsibilities of the property owners and any factor or other parties involved. For some developments, a planning obligation may be necessary either to enable the development to proceed, to enhance the quality of development or to reduce, eliminate or compensate for potentially negative impacts on land use, the environment and infrastructure.

PLANNING FOR SPORT AND RECREATION

- 65 Planning authorities should plan positively for sports and recreation facilities and opportunities. Where, through a local facility strategy or playing field strategy, a need has been identified for new indoor or outdoor facilities within an area, the local development plan should identify sites where they can be appropriately located.

DEVELOPMENT MANAGEMENT CONSIDERATIONS

- 66 Scotland's outdoors presents outstanding opportunities to participate in a range of sport and recreation activities. Resources such as rivers, lochs, hills, crags and paths support activities as diverse as fishing, mountain biking, horse riding, surfing, canoeing, rock climbing and snowboarding. Facilities such as skate parks and dry ski slopes can also be important for sport and recreation. In assessing development proposals which may affect such facilities and resources, sport and recreation interests should be fully considered and planning authorities should consult with sport and recreation interests. Depending on the nature of the proposal this could include sports clubs, community groups, Non Governmental Organisations, governing bodies of sport, the local sports council, land managers and the appropriate local authority service. Where a resource or facility is considered to be of strategic importance for sport it may also be appropriate to consult with **sportscotland**.
- 67 It is important to ensure that sport and recreation activities do not adversely affect areas of importance for their built environment or natural heritage, particularly where formal facilities are involved. Impacts on the built and natural environment and on local communities can usually be mitigated through proper siting, design and management. Many outdoor sports and recreation activities depend on the quality of the environment and the planning system has a key role in safeguarding the settings where these activities take place. Planning authorities should assess proposals against development plan policies to ensure that new sports and recreation facilities are guided to appropriate locations.
- 68 Wherever possible development should be guided to locations which can be accessed by a range of modes of transport and do not increase dependency on private car use, while ensuring appropriate parking provision. For many sport and recreation developments, locations within or close to residential areas will be the most appropriate. However accessibility must be balanced with any likely impacts on amenity including noise, light pollution, volume of traffic and disturbance.
- 69 Land on the edge of settlements may be a suitable location for certain sport and recreation activities, particularly those which require large areas of land or involve significant noise impacts or safety concerns. In assessing proposals for new development on the edge or out of settlements, developers and planning authorities should ensure that visual amenity and landscape considerations are fully taken into account. Some of these locations may be covered by green belt policy. One of the key objectives of green belts is to protect and give access to open space within and around towns and cities. Once designated, green belts can be managed effectively to enhance quality of life, for example, by providing a range of opportunities for outdoor recreation and tourism, and providing access to the countryside. SPP 21: Green Belts highlights the range of uses that may be appropriate in green belts, including recreational uses that are compatible with an agricultural or natural setting.



STADIA

- 70 Sports stadia, by nature of their size and the number of spectators attending, raise specific issues for planning. Existing stadia and any need for improvement or new facilities should be taken into account in preparation of the development plan. For stadium proposals, account should be taken of all normal planning considerations, including access to sustainable forms of transport, traffic generation, parking, and possible conflicts with neighbouring uses. Any proposal for mixed use development within a stadium must comply with wider development plan policies.
- 71 Where a new stadium is proposed, the planning authority should consult widely, including neighbouring local authorities where appropriate. Stadium developments are not considered to be appropriate uses in green belts.

IMPLEMENTATION

ROLES AND RESPONSIBILITIES

- 72 This section summarises the key responsibilities of local authorities, communities and developers in relation to open space. A brief outline of the remits of statutory consultees and stakeholders is provided in the Appendix.

ROLE OF LOCAL AUTHORITIES

- 73 The provision and management of open space resources cuts across many local authority functions, including leisure and recreation, planning, housing and education. It is vital that local authorities take a positive, strategic view of open space to ensure that its value is properly recognised in all local authority activities. National Park Authorities should work with local authorities to ensure a co-ordinated approach. The open space strategy is a cross-council strategy which may require input from a number of council departments. The local authority's main policy intentions on open space, biodiversity and physical activity should be among the key themes of the community plan and be reflected in the development plan.

Leisure and recreation department

- 74 Leisure and recreation departments, or other departments within the local authority providing this function, will have a key role in assessing the adequacy of provision and in management of open spaces, playing fields and other sports facilities including access and recreation provision in the countryside. This should be undertaken in accordance with the recommendations set out in the national strategy for sport, *Reaching Higher*.

Planning authority

- 75 Development plan policies and planning decisions must take full account of the community's need for all types of open space and sports facilities, of the responsibility to safeguard and enhance biodiversity, and of core path planning. Where a regional network of open space forms an integral part of a city-region's settlement strategy it will be appropriate to broadly identify this in the strategic development plan. The local development plan should accurately designate areas of existing open space, taking account of the open space audit and strategy. In order to plan appropriately for recreational space and sport, the local authority must have up to date information on levels of provision and any deficiencies. Where a need for particular types of new sport or recreational facilities is highlighted, the local development plan should identify appropriate sites.

Education authority

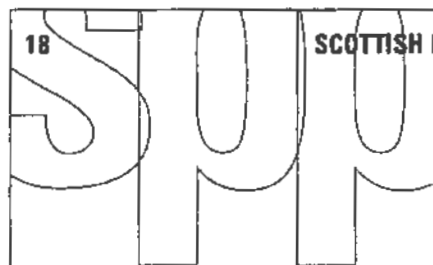
- 76 Education authorities must ensure that they make adequate provision for sports facilities and playing fields in new schools and, in planning such provision, should refer to **sportscotland's** guidance on school playing fields (see paragraph 51). The school estate should be included in sports facility planning and be managed to afford community use. The education authority should liaise with the planning authority and engage with the development planning process.

DEVELOPERS' RESPONSIBILITIES

- 77 Developers are expected to take account of this SPP and the relevant development plan and open space strategy. They should apply the requirements of the development plan at the design stage of any new proposal in a way which helps to meet communities' needs for open space. Adequate arrangements for quality long-term maintenance of open space within or associated with new development must be put in place. In some cases a new development, especially a large scale residential development, may generate sufficient demand to warrant expansion of existing or provision of new sports facilities. In such situations, developers may be asked to provide or contribute towards expanded, improved or new facilities.
- 78 Depending on the type and scale of proposal, developers may identify the potential to create or manage paths or other access routes. It may sometimes be appropriate to consider diverting a route, in which case disruption to its flow should be minimised.

COMMUNITY INVOLVEMENT

- 79 The open space strategy, the development plan and the core paths plan must reflect community aspirations concerning the future design and use of open space. Community involvement should begin early in the process and should include the opportunity to make input to the open space audit and influence the strategy. Engagement with the community and other stakeholders should be tailored to the issues under consideration and the relevant audience, publicising information widely and using methods which fit into people's everyday lives and engage all parts of the community. Further advice can be found in PAN 81 *Community Engagement*.



CONCLUSIONS

- 80 Scottish Ministers are strongly committed to ensuring that communities have access to the benefits of open space, with a range of opportunities to take part in sport and physical activity. This SPP sets out national planning policy for the protection and enhancement of open space in and around towns and cities, and indicates how the planning system should address the needs of sport and outdoor recreation in urban and rural settings. The policy emphasises the need for local authorities and other stakeholders to take a strategic and long-term view of open space and sports provision, ensuring that the current and future needs of communities are met.

ENQUIRIES

- 81 Enquiries about the content of this SPP should be addressed to David Liddell, The Scottish Government, Planning Directorate, 2-H (South), Victoria Quay, Edinburgh, EH6 6QQ Tel: 0131 244 7549 or by e-mail to david.liddell@scotland.gsi.gov.uk. SPPs, Planning Advice Notes (PANs) and a list of Circulars can be viewed on The Scottish Government website: www.scotland.gov.uk/planning

GLOSSARY

Access Authorities – refers to local authorities and, within national park areas, to national park authorities. The Land Reform (Scotland) Act 2003 gives a range of duties and powers to access authorities, including to uphold and facilitate access rights and to plan a system of core paths to give the public reasonable access throughout their areas.

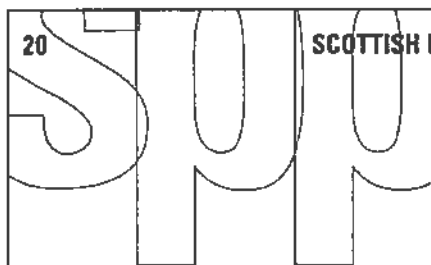
Biodiversity – means biological diversity or the variety of life. Defined by the UN Convention on Biological Diversity, 1992 as “The variability among living organisms from all sources including, (biological diversity) *inter alia*, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems.”

Carbon sinks – atmospheric carbon in the form of carbon dioxide is captured and stored in living (trees and other green vegetation) or non-living reservoirs (soil, geological formations, oceans, wood products). Land uses which absorb and store carbon over long periods of time (‘carbon sinks’) may help to offset carbon dioxide emissions, at least in the short to medium term.

Core Paths Plans – term used in the Land Reform (Scotland) Act 2003 which refers to the statutory process to identify a network of paths to provide all forms of recreational access. The network will be well marked and will link into a wider network of paths. Core paths are expected to be predominantly available for multi-use (walking, cycling, horse riding etc.) and access to water is included. Rivers or lochs could become a core path.

Disability Discrimination Duties – The Disability Discrimination Act (DDA) 2005 amends the DDA 1995 to place a duty on all public authorities to promote disability equality. This means that public authorities, including local authorities, must, in carrying out their functions, have due regard to the need to eliminate discrimination and harassment that is unlawful under the DDA. They must also promote equality of opportunity between disabled people and non-disabled people, and take steps to take account of disabled people’s needs, even where that involves treating disabled people more favourably than non-disabled. It requires that active steps must be taken to remove the barriers that disabled people experience in their everyday lives.

Equalities Opportunities – Equalities duties are set out in Section L2 of Part II of Schedule 5 to the Scotland Act 1998. “Equal opportunities” means ‘the prevention, elimination or regulation of discrimination between persons on grounds of sex or marital status, on racial grounds, or on grounds of disability, age, sexual orientation, language or social origin, or of other personal attributes, including beliefs or opinions, such as religious beliefs or political opinions’. Section 51 of the Planning etc. (Scotland) Act 2006 requires Scottish Ministers and planning authorities to perform their planning functions in a manner which encourages equal opportunities.



APPENDIX: INFORMATION ON CONSULTEES AND STAKEHOLDERS

Community Councils represent local communities and are well placed to put across their views, needs and preferences.

Fields in Trust (FIT – formerly NPFA) is a long established national charity which campaigns to protect and improve green spaces for sport, recreation and play. It advocates minimum standards for open space through its *Six Acre Standard*. In partnership with local authorities, FIT protects many recreational sites in Scotland in perpetuity.

Forestry Commission Scotland is the government department responsible for forestry policy. Its mission is to protect and expand Scotland's forests and woodlands and increase their value to society and the environment. The Forestry Commission's Woods In and Around Towns initiative aims to increase the contribution of woodland to quality of life in Scotland's urban and post-industrial areas.

greenspace scotland is a Scottish charity working with others towards the goal that everyone living and working in urban Scotland has easy access to quality greenspace which meets local needs and improves quality of life. This involves:

- demonstrating the relevance of greenspace to deliver policy priorities including social, health, economic and regeneration outcomes
- working with national organisations, local authorities, community planning partnerships and others to coordinate and support local action on greenspace
- supporting a network of organisations that manage greenspace – including sharing knowledge and working in partnership to commission research to inform practice and policy.

Local Access Fora are statutory consultees on Core Paths Plans and have a role to play in advising access authorities on upholding access rights and on outdoor access strategies. The Land Reform (Scotland) Act 2003 places a statutory duty upon all access authorities to establish local access fora.

Local Biodiversity Action Groups set out priorities and actions to promote biodiversity in an area.

Play Scotland works to promote the importance of play for all children and young people, and campaigns to create increased play opportunities in the community. It is a membership organisation and is funded by The Scottish Government.

Scottish Natural Heritage (SNH) has a statutory duty under the Natural Heritage (Scotland) Act 1991 to conserve and enhance the natural heritage, facilitate its enjoyment and

promote its understanding. This includes promoting the right of responsible access. SNH has responsibility for activities which are dependent on the quality of natural heritage, and for ensuring that such activities do not have adverse effects on the natural heritage or other uses.

Scottish Sports Association is the umbrella organisation representing the governing bodies of sport in Scotland.

sportscotland is the national agency for sports development in Scotland. Its aim is to see more people participating in sport and enjoying its benefits. **sportscotland's** role includes encouraging participation, raising standards of performance, supporting provision of new facilities and encouraging the use of existing facilities. **sportscotland** has developed a number of databases, planning models and guidance to help local authorities assess provision for sport and improve facility provision. **sportscotland** is a statutory consultee on planning applications affecting certain outdoor sports facilities.

17/00018/DC

ITEM 8 (a)
13 JUN 2017

YORKHILL & KELVINGROVE COMMUNITY COUNCIL
Planning Subcommittee

Reply to
John Gerrard, Convener
41 St. Vincent Crescent, Glasgow G3 8NG

On behalf of the Community Council we wish to comment on this
Review of a Decision.

Your Reference: 17/00018/LOCAL
Address: Junction of Sandyford Street and Kelvinhaugh Street.
Proposal Student accommodation.

While endorsing the other listed reasons for refusal, the Community Council chiefly bases its objection to the proposal on the ground of overprovision.

Our working area covers the west most part of Ward 10, between Charing Cross, Anderston and the River Kelvin.

This fairly small area now contains at least 11 large blocks of purpose-built student housing, all built within the last five years and providing housing for over 3000 occupants.

The rapid take-up of vacant land by their commercial developers has caused the Community Council increasing concern for several reasons.

It has reduced the potential for the more varied range of facilities in an area mainly zoned for mixed uses.

Its student population, for understandable reasons, is transient with little or no interest in or concern for the longer-term well being of the local resident community.

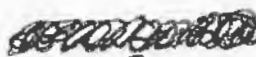
Furthermore each of these large developments is immune from paying Council Tax thereby acting as something of a drain on local resources and contributing no economic benefit to the running of the city.

The Community Council has discussed the matter at recent meetings and believes that the time has come for the Planning Authority to refuse consent for any further development of this kind within our given boundary.

The Planning Policy Guidance for Student Accommodation supports this outcome by recommending refusal of consent for projects that "fail to meet the reasonable needs and expectations of their resident populations" and "fail to mitigate the additional pressure that such high "resident" population concentrations can have on local amenities and facilities"

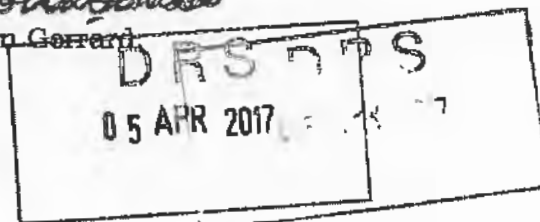
We therefore urge the Review Committee to confirm the refusal of this application.

Signed on behalf of the Community Council.


John Gerrard

Date 3 March 2017

Cc. Planning Subcommittee, Secretary,
Ward Councillors.



17/00018/D

YORKHILL & KELVINGROVE COMMUNITY COUNCIL
Planning Subcommittee

Reply to
John Gerrard, Convener
41 St. Vincent Crescent, Glasgow G3 8NG

DRS
- 3 MAY 2017

On behalf of the Community Council we wish to comment on this
Review of a Decision.

Your Reference: 17/00018/LOCAL
Address: Junction of Sandyford Street and Kelvinhaugh Street.
Proposal: Student accommodation.

While endorsing the other listed reasons for refusal, the Community Council chiefly bases its objection to the proposal on the ground of overprovision.

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It has reduced the potential for the more varied range of facilities in an area mainly zoned for mixed uses.

Its student population, for understandable reasons, is transient with little or no interest in or concern for the longer-term well being of the local resident community.

Furthermore each of these large developments is immune from paying Council Tax thereby acting as something of a drain on local resources and contributing no economic benefit to the running of the city.

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The Planning Policy Guidance for Student Accommodation supports this outcome by recommending refusal of consent for projects that "fail to meet the reasonable needs and expectations of their resident populations" and "fail to mitigate the additional pressure that such high "resident" population concentrations can have on local amenities and facilities"

We therefore urge the Review Committee to confirm the refusal of this application.

Signed on behalf of the Community Council.

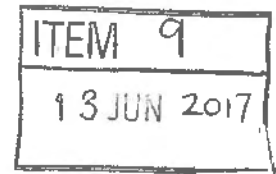
John Gerrard.

Date * 30 March 2017

Cc. Planning Subcommittee, Secretary,
Ward Councillors.

* Date amended 30 April 2017

The Old Schoolhouse
101, Portman St,
Glasgow



20 May 2017

Dear Ms.Bashir

Your reference, 17/00018/LOCAL

Junction of Sandyford Street and Kelvinhaugh St.

I refer to the above review application and a letter now dated 30th March (previously dated 3 March) from Yorkhill and Kelvingrove Community Council (YKCC) now apparently objecting to the application. There are a number of matters I wish to draw to your attention regarding this.

Firstly, the applicant was informed that only one objection had been received from a local resident. No objection was previously intimated from the YKCC and it is new material which seeks to object to the application both out of time and allowing no opportunity for the applicant to respond during the application process. We have examined the planning portal relevant to the application and no letter of objection from YKCC is listed as a document. On that ground alone the letter should not be sent to the committee. It is new material.

In the comments section of the planning portal it appears that those referred to in the list of consultees does indeed include the YKCC. We would therefore be grateful to have sight of the correspondence from the officer to YKCC inviting them to comment on the original application and also any response. This has been determined by the planners as a local development. The officer curtailed any pre application discussions with the applicants' agents because of that reason. In these circumstances the YKCC is not a statutory consultee. Standard practice in these circumstances would be that no communication between the planning authority and the YKCC would be necessary and the YKCC would be provided with the weekly list of planning applications and asked if they could be included as a consultee.

Existing processes are intended to be fair and transparent. There is nothing either fair or transparent about what has happened in this instance. The applicant has had no opportunity during the application to meet with the YKCC and discuss any concerns. As things stand these concerns have only now been brought to the applicants' attention. The applicant was not informed by the officer that YKCC would be included as consultees nor were they informed of any objection from them either from the planning officer or in the planning portal. The letter should not be sent to the committee because it would in these circumstances be unfair to do so as proper procedure has not been followed.

Secondly, the contents of the letter appear to be subjective and without any substantiation. It refers to recent meetings discussing the matter. Unfortunately, the minutes of their meeting section on the YKCC website is empty and so we are unable to see what was discussed or in what context. The applicant is disadvantaged in not being informed that YKCC were to be a consultee and no opportunity provided to the applicant to discuss issues with them. In addition, if there was an objection at the time then where is it and when was it received?

YKCC make very subjective comments about the student population and its stability and lack of concern for local communities. There is not a shred of supporting evidential material for this assertion. It also refers to students being a 'drain on local resources' with no evidence of student spending patterns and the positive economic impact such a population can bring to an area. The same can be attributed to the observation that students contributed 'no economic benefit to the running of the City'. In the event these unsubstantiated and ill-informed subjective views are sent to the committee then little weight should be attributed to them.

The final paragraph of their letter appears to mirror almost word for word the report of handling. You will recall that we asked for the date that report was uploaded onto the planning portal because although dated 13 February it was not uploaded until much later. We'd be grateful if you can clarify this. In addition, aspects of this detailed report into a local application are incorrect as a matter of law e.g. there is no right of way over the land and the officer should be asked to substantiate this.

Finally, the terms of the letter wrongly assumes that the development is contributing to an uncontrolled expanse of student accommodation. On the contrary, it relates to a very discreet and specific need identified by the University of Glasgow for an expanse of their Maclay residences where aspects of the applicants' development complement the existing facilities. We are unaware of any complaints or local misgivings relating to the student population associated with the Maclay residences.. YKCC cite as their 'chief' objection' overprovision. The source of their understanding of the number of units at 3000 is not known but even if correct, the applicant introduces only 125 units representing only 4% increase in the student population and providing much needed sustainable development in that area of the city which was worked at collaboratively with and welcomed by the University of Glasgow. A body not apparently consulted with by the planners or YKCC consulting with to determine if the needs of the existing population were being met.

In summary we firstly say that the letter should not be included because proper procedure has not been followed by the designated officer. The letter is new material and contains unsubstantiated and ill-informed views that are not relevant to the committees' decision.

Yours sincerely

M Ramage

Gravitas Chambers

DEV 2 - Residential and Supporting Uses

The areas designated 'RESIDENTIAL AND SUPPORTING USES' include the City's main housing districts. In addition to housing, they incorporate a wide range of supporting facilities such as schools, local shops, public buildings, small businesses, light industry, local community, health, social and recreational facilities and areas of green/open space.

The Council will support proposals which enhance residential amenity; improve access to/from and within the areas; and preserve and enhance the integrity of the townscape, landscape and green network provision. Proposals which impact on green/open space, as defined on the Council's Glasgow Open Space map (see definition), should be assessed in the context of policies DEV 11: Green Space and ENV 1: Open Space Protection.

DEFINITION

Glasgow Open Space Map – Under the provisions of Planning Advice Note (PAN) 65 – Planning and Open Space, local authorities are obliged to prepare an audit and map of all the areas and categories of open space within their areas. Together with other policies of the Plan, the Glasgow Open Space Map will form part of the policy protection for the City's open spaces and will be used to assess whether there would be scope to develop on any such space (see policy ENV 1: Open Space Protection).

City Plan - Part 2 - Development Policies - Section 7 - Urban Design

DES 1 Reinforcing Local Characters and Identity

CONTEXT AND JUSTIFICATION

Image influences the popularity of a place for living, working and investing. Good urban design influences image. The main elements of the City's image date from the late Victorian era when Glasgow was a world leader in commercial and industrial development. Much of this heritage remains in its compact and densely developed urban form, particularly in the remaining areas of sandstone tenemental housing, villas and terraces, and in the City Centre with its grid iron street pattern and heritage of grand, richly ornamented, commercial buildings. The City's undulating topography, River Clyde frontage, urban parks and the long established entry routes into the City also contribute to its image and interest. Contemporary developments have added to the visual interest of the City and there remains significant development opportunities around the City for good quality new residential, industry and business and other developments.

The Council seeks to reinforce and enhance the City's positive attributes, build on its areas of strength and respect the distinctive identity of its districts.

POLICY

1. The Council seeks to secure the highest possible quality of built environment that will enhance and promote a positive City image and create a strong 'sense of place'. New development proposals and improvement measures (including building alterations and extensions) should respect and reinforce local character and identity, or seek to create a positive identity where none exists.
2. In responding to the site context, the design of new development and improvement measures shall take account of, and reinforce, the following criteria:
 - (a) the townscape characteristics and features of the surrounding area in terms of established street and spatial pattern, built form, building lines, scale and massing, elevation proportion and detailing, materials and landscape (see notes 1 and 2);
 - (b) listed buildings and conservation areas (see note 3);
 - (c) focal points/nodes, landmarks, and gateway locations;
 - (d) the patterns of activity, movement and circulation around and within the site and its relationship to existing and proposed transport infrastructure, including footpath/cycle networks;
 - (e) the relationship to the Green Network, e.g. parks, green space, river/burn/canal corridors, woodlands, tree lined streets/gardens; and
 - (f) the natural characteristics and topography of the site, water features, significant trees, woodland and landscape features, orientation, views into and out of the site and the skyline.

Notes:

1. The existing character of areas subject to regeneration and development may change (e.g. Areas of Focus). Developers should consult the planning authority for advice and refer to any additional design guidance for these, or other, areas.
2. Developers are encouraged to prepare their development schemes adopting the approach highlighted in this policy and in policies DES 2: Urban Design and DES 3: Building Design and Materials. For certain schemes, additional justification may be required. Policy DES 4: Design Statement outlines the circumstances where this information will be appropriate.
3. As conservation area appraisals and town audits are published, the findings will be used as supplementary guidance in respect of determining development proposals.
4. The Council's Urban Design Strategy provides the background and justification for the design policies and is summarised in the City Plan Technical Note: Built Environment.

DES 2 - Sustainable Design and Construction

AIM

To ensure that the development and regeneration of the City is undertaken in a manner that embraces the principles of sustainable design and construction, thereby helping deliver sustainable development.

POLICY

The Council will require development proposals to demonstrate their contribution towards achieving sustainable design and construction. To this end, development proposals should:

- make best use of sustainable design and construction techniques, e.g. in the use of materials, siting, orientation, water recycling and renewable energy, in order to conserve energy and water resources (see policies RES 2: Residential Layouts and ENV 15: Energy);
- protect existing biodiversity features, compensate for any unavoidable loss and enhance/add to biodiversity, in line with measures set out in the Local Biodiversity Action Plan (see policy DES 4: Protecting and Enhancing the City's Natural Environment);
- incorporate green features, including larger gardens, green roofs (see Definition), green boundaries, etc (see ENV policies);
- mitigate against pollution to air, water and land (see Note 1);
- incorporate waste and recycling facilities for all new developments which would generate waste and/or recyclable materials.(see policy DES 12: Provision of Waste and Recycling Space);
- minimise flood risk, both on and off-site, through the incorporation of a Sustainable Drainage System (SUDS) and reduction of hard standing (see policies ENV 4: Sustainable Drainage Systems (SUDS) and ENV 5: Flood Prevention and Land Drainage).
- apply the following assessment methodologies to demonstrate a "Very Good" rating as a minimum (see Note 2):
 - EcoHomes (see Definition), when 10 or more residential units are proposed;
 - BREEAM (see Definition), where non-residential development greater than 1,000 sqm net is proposed; and
 - Civil Engineering Environmental Quality and Assessment Scheme (CEEQUAL), where it involves a major civil engineering project, such as a new bridge or flood defences etc.

Sustainable remediation strategies should be developed for applications on contaminated sites in line with best practice (see also policy ENV 12: Development of Brownfield Land and Contaminated Sites) to minimise construction waste generation by use of re-cycling techniques (such as contaminated soils treatment) to facilitate site re-use, minimise the need for off-site disposal and the need for import of replacement materials (i.e. neutral mass balance).

Developers will be expected to explain how the above issues have been addressed within their development proposals, where appropriate, in the Design Statement submitted with their planning application (see policy DES 1: Development Design Principles).

Note 1. Developers should use best practice guidance on pollution prevention, such as SEPA's Pollution and Prevention Guidance (PPGs) available from www.sepa.co.uk and the CIRIA publication C651 Environmental Good Practice Pocket Book.

Note 2. Developers' Design Statements should state the project reference number showing registration with the BREEAM/EcoHomes office or CEEQUAL, the name of their BREEAM/EcoHomes assessor and a commitment to achieving a rating of "Very Good" as a minimum. Exceptions to these standards may apply where it is clearly demonstrated, to the satisfaction of the Council, that abnormal practical constraints apply. Where it is considered by the developer that associated costs to achieve the EcoHomes rating would prejudice the commercial viability of the development, a detailed breakdown of the costs should be provided and the ancillary costs of achieving the EcoHomes rating highlighted. The Council will consider an exemption, based on the evidence provided.

Note 3. Information on EcoHomes, BREEAM and CEEQUAL is available at www.bre.co.uk and www.ceequal.com.

DEFINITIONS

ECOHOMES: an environmental assessment method for new homes, produced by the Building Research Establishment (BRE).

BREEAM: is the most widely used environmental assessment method for non-residential buildings, produced by the Building Research Establishment (BRE).

GREEN ROOF: A roof that has vegetation growing on it, which can help improve visual appeal, reduce the environmental impact of the building, create habitat for native flora and fauna and enhance building performance.

POLICY JUSTIFICATION

This policy supports the Plan's Development Strategy to address factors impacting on the environment, including climate change (see Part 1, GUIDING PRINCIPLES). The design and construction of new development will contribute to the sustainability of the City, in the future. The Council considers that new development should, therefore, be carefully controlled in relation to its design, use of materials and potential energy consumption. New development should also be encouraged only where it will minimise the consumption of non-renewable resources and contribute to a more sustainable Glasgow, thereby reducing its ecological footprint.

DES 4 - PROTECTING AND ENHANCING THE CITY'S NATURAL ENVIRONMENT

AIM

The Council wishes to ensure that all developments have a strong landscape framework which improves and enhances the setting and visual impact of the development, unifies urban form and architectural styles, provides shelter, creates local identity and promotes biodiversity.

POLICY

Where development is acceptable, in principle, proposals will require to:

- respect the landscape character and amenity of the area and maintain local diversity and distinctiveness, including natural and built heritage and cultural features of landscape and biodiversity value such as designed landscapes, woodland, hedgerows, ponds, stone walls and historical sites (see the Plan's ENV policies);
- enhance landscape characteristics where they have been weakened and need improvement, and create new landscapes where there are few existing facilities;
- provide high quality landscape proposals that are integral to the overall development design;
- incorporate open space provision in line with policy ENV 2: Open Space and Public Realm Provision, and also open space relating to any sustainable drainage solution required for the site or area (see policy ENV 4: Sustainable Drainage Systems (SUDS)); and
- demonstrate, to the satisfaction of the Council, that best practice guidance on pollution prevention from SEPA and other appropriate agencies has been used with regard to protection of the natural environment and the quality of the air, water and other systems that support life (see policies TRANS 9: Air Quality; ENV 5: Flood Prevention and Land Drainage, ENV 6: Biodiversity, ENV 12: Development of Brownfield Land and Contaminated Sites and ENV 17: Protecting the Water Environment).

POLICY JUSTIFICATION

This policy supports the Plan's Development Strategy to deliver a strong landscape framework in development (see Part 2, HERITAGE AND THE BUILT ENVIRONMENT, Landscapes and Townscapes, paragraph 5.19) and complies with Scottish Planning Policy (SPP) 11 – Open Space and Physical Activity by ensuring that, where appropriate, all new developments incorporate well designed landscaping and extend the City's green network. The landscaping elements of new development, including individual or communal gardens, also provide a strong mechanism for improving the quality of the City's green network and enhancing biodiversity. This approach is supported by the City's Landscape Strategy

which recognises the importance of such factors to the continued economic regeneration of Glasgow.

FURTHER GUIDANCE

See development guide DG/DES 4: Landscape in New Development, NPPG 18: Planning and the Historic Environment

which deals with national policy for Gardens and Designed Landscapes and the Scottish Historic Environment Policy

(SHEP) which sets out Scottish Ministers' polici

DES 12 - Provision of Waste and Recycling Space

AIM

To ensure that appropriate and well designed provision is made within all new developments for waste storage, recycling and collection, all to assist the Scottish Government to meet its waste management targets.

POLICY

- All new developments must include appropriate and well designed provision for waste storage, recycling and collection (see detailed guidance for domestic waste/recycling areas in policy RES 2: Residential Layouts and development guide DG/RES 1: Alterations to Dwellings and Gardens).
- All waste/recycling areas must be located discreetly, so as to have no adverse visual impact or cause traffic/noise nuisance to neighbours.
- Applicants must provide full details of the provision in the initial submission for planning permission.

For the commercial treatment of waste/recycling and community waste/recycling, see policy ENV 11: Treatment of Waste and Recycling Materials.

HOUSING DEVELOPMENT

Housing developers should provide all refuse bins, of a design acceptable to the Council, prior to the occupation of any dwelling, with recycling bins being provided by the Council.

Dwellings

- Hard surfaced bin stances should be built to the rear of all new dwelling-houses, sufficient to accommodate 3 x 240 litre bins, one for general waste and 2 for recyclable waste.
- Access from the rear to the front of houses must be provided to allow movement of the bins to the collection point on the street.
- Bin stances should be no more than 45m from the position on the road where the collection vehicle will park and there should be a hard surfaced path between the rear garden stances and the collection point, the path being generally around 1m wide.
- In terraced or townhouse property, access could be by means of an integral garage on the ground floor or a shared pend.
- Developers are also encouraged to provide home composting bins. These should be located on bare soil and in part of the garden which receives sunshine for part of the day.

Flatted Developments

The bins/recycling stores should be as unobtrusive as possible. Large wheeled containers should be located conveniently in relation to where the collection vehicle will park. This should ideally be no more than 15 metres

from the location of the waste containers. External stores should be constructed in materials to match the flats.

- To calculate the area required for recycling, communal recycling bins will usually be allocated by the Council on the basis of one 240 litre bin per traditional flat and one 1,280 litre communal bin per new build flatted stairway, but advice should be sought from the Council's Land and Environmental Services, prior to drawing up details of the waste/recycling area.
- Developers are encouraged to consider one of the underground systems, where the waste/recycling containers are underground beneath waste and recycling bins and the underground containers are elevated to ground level for vehicular collection.

POLICY JUSTIFICATION

This policy supports the Plan's Development Strategy to promote sustainability by aiding in the collection of recyclable material, helping reduce waste (see Part 2, WASTE MANAGEMENT, Waste Recycling, paragraph 6.110). It also complies with the Environmental Protection Act 1990, National Waste Plan 2003, the Glasgow and Clyde Valley Area Waste Plan, Scottish Planning Policy (SPP) 3: Planning for Housing, SPP 10: Planning for Waste Management and Planning Advice Notes (PAN) 63: Waste Management Planning and PAN 67: Housing Quality.

The Scottish Government has adopted targets for the recycling or composting of municipal waste based on the EU Landfill Directive (see WASTE MANAGEMENT, paragraph 6.103). To achieve these targets, it has to be made easy to segregate waste at source for kerbside collection. With the collection of recyclable, as well as general, waste, there is now a requirement to accommodate several bins in the gardens of houses and large bin compounds in flatted and commercial developments. So that bin storage areas do not detract from residential or visual amenity, and are yet easily accessible by both residents/staff and collection employees/vehicles, it is essential to ensure that these areas and facilities are designed in at the start of the planning design process.

RES 2 - RESIDENTIAL LAYOUTS

AIM

To provide high quality residential environments that minimise environmental impacts and create neighbourhoods and buildings that are attractive to live in.

POLICY

All new developments should meet the requirements of policies DES 1: Development Design Principles and DES 2: Sustainable Design and Construction.

Proposals to erect dwellings should also take account of the following.

GENERAL STANDARDS

All residential layouts should:

- take account of the space and design requirements of the required SUDS scheme (see policy ENV 4: Sustainable Drainage Systems (SUDS));
- make provision for refuse and recycling storage areas (see FURTHER GUIDANCE);
- wherever possible, retain all significant trees on sites, unless removal is necessary, e.g. for good arboricultural reasons (see development guide DG/ENV 3 – Trees and Woodlands); and
- have roads designed to the standards of Planning Advice Note (PAN) 76: New Residential Streets.

All homes should:

- have large areas of clear glazing and, wherever possible, orientate with main rooms facing south/west, in order to minimise energy use.
- have no adverse impact on existing or proposed neighbours, in terms of overlooking, loss of privacy, daylight, or sunlight (see Note 1).
- not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts.

ADDITIONAL STANDARDS FOR DWELLING HOUSES

Houses should provide:

- usable private garden space (see Definition) large enough to serve various domestic functions (see Note 2);
- garages and/or driveways sufficient for household needs
 - Garage sizes should allow for storage of garden equipment and bicycles, as well as a car.
 - If no garage is provided, then space should ideally be available on one side of the house for the development of a garage (or modest extension); and
- privacy for their residents
 - The distance between habitable rooms (see Definition and Note 3) and public/common footpaths should be such as to ensure privacy and allow for off-street parking in front of garage.

ADDITIONAL STANDARDS FOR FLATTED DEVELOPMENTS

Communal Private Garden Space

Flatted developments should:

- provide usable communal private garden spaces as “backcourts”. This is in addition to the requirements of policy ENV 2: Open Space and Public Realm Provision. Where a site limits, or makes impractical, the provision of private garden space, then developers will be expected to:
 - provide creative alternative solutions (e.g. shared roof garden, usable balconies); and
 - bring forward mitigation measures to improve internal amenity (e.g. more generous room sizes).
- make outside provision for clothes drying, in areas screened from public view and not subject to excessive overshadowing.

Privacy and Aspect

- Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location).
- Privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should not abut public/common footpaths, parking areas or waste/recycling storage (this could be secured e.g. by the formation of private garden space between habitable rooms and any such use).
- Flatted development, built on existing street frontages, should maintain established building lines and window patterns, with the new development directly abutting the pavement with full depth windows. Where there is no established building line, development should be set back from the pavement.

Note 1 Policy DES 1: Development Design Principles provides information on how sunlight/daylight issues will be assessed. There is also a need to recognise the potentially increased impact of flatted development on sunlight/daylight issues and to take account of the fact that the area behind flatted blocks will often be required to accommodate off-street parking as well as garden space. To this end, it is expected that the spaces between development (measured from the nearest point of the rear elevation of the development to the nearest boundary) will increase with size/scale e.g. as a general indication this could be from around 9m for a 2-storey development (with development above 5-storeys being judged on their merits but unlikely to be less than 15m).

Note 2 As a general indication, in relation to usable garden space, mid-terraced housing might be expected to deliver around 50 sqm; end-terraced or semi-detached 80 sqm; and detached 120 sqm or 1.5 times the footprint area (whichever is greater).

Note 3 As a general indication, windows of habitable rooms, if not suitably screened, should, when directly facing windows in other buildings, be an appropriate distance apart in order to provide an adequate level of privacy (see policies DES 1: Development Design Principles (Layout and Materials) RES 5: Conversion and Subdivision to Residential Use (General Standards) and development guide DG/RES 1: Alterations to Dwellings and Gardens (4. Privacy and Overlooking)).

DEFINITIONS

HABITABLE ROOMS - All rooms other than halls, landings, bathrooms, toilets and small utility rooms.

SIGNIFICANT TREES - all trees with a diameter at breast height (dbh) of greater than 75mm.

USABLE PRIVATE GARDEN SPACE - Land, under the exclusive control of the applicant, including decking, that has been adequately screened, usually to the rear and side of the property, but excludes the driveway, garage and any parking space.

POLICY JUSTIFICATION

This policy supports the Plan's Development Strategy to provide attractive environments with a high level of residential amenity and which minimise environmental impact (see Part 2, PEOPLE, Residential Environments and Design, paragraph 3.56). The policy also conforms to 'A Policy Statement for Scotland: Designing Places', Scottish Planning Policy 3: Planning for Housing, National Planning Policy Guideline 14: Natural Heritage, PAN 67: Housing Quality, PAN 76: New Residential Streets and PAN 77: Designing Safer Places. These all emphasise the importance of providing quality environments through the good design of houses, spaces, roads, landscaping and supporting infrastructure.

FURTHER GUIDANCE

For parking standards, see policies TRANS 4: Vehicle Parking Standards and TRANS 6: Cycle Parking Standards.

RES 4 - BARRIER FREE HOMES

AIM

To provide a range of housing suitable, or readily adaptable, for mobility impaired residents, within both the private as well as the public new build sector.

POLICY

The Council already requires a proportion of new social rented homes to meet the full wheelchair standard. This currently equates to around 7% of new social housing construction in the City.

The Council will now expect all housing providers to provide dwellings suitable or readily adaptable for mobility impaired residents, as follows.

All proposals for new build housing should:

- set out in their Design and Access Statement (see policy DES 1: Development Design Principles) how the needs of potential wheelchair users have been addressed; and
- provide homes, both houses and flats, to wheelchair standard, or readily adaptable to meet the standard, to the following level:
 - 19 dwellings and under: no provision required, although the developer is encouraged to make some provision.
 - 20 dwellings and over: 10% (rounding down) e.g. 30-39 dwellings - 3 properties

The adapted homes should:

- be integrated within the development both in locational and design terms; and
- be located as close as possible to routes to local amenities and public transport.

A lower proportion of wheelchair units may be negotiated where they are to be fully fitted out and marketed as such.

POLICY JUSTIFICATION

This policy supports the Plan's Development Strategy to provide for the City's varied housing needs, including housing for the disabled (see Part 2, PEOPLE, Accessibility in Housing, paragraphs 3.59 and 3.60).

Scottish Planning Policy (SPP) 3: Planning for Housing encourages a range of housing types, providing for the needs of all in the community, including homes for people with special housing needs. Also, under the Disability Discrimination Act 2005, the Council has a duty, in carrying out its functions, to have due regard to the need to promote equality of opportunity for disabled persons.

There is evidence, from the Scottish Household Survey (1999-2004) and the Scottish House Condition Survey (SHCS) 2002, of a significant number of wheelchair users, and a far larger number with limited mobility, matched to a shortage of suitable homes. New housing development in all tenures should, therefore, aim both to provide a good level of accessibility across the whole stock, and to provide an appropriate proportion of homes in all new developments which are suitable for wheelchair users. The provision of wheelchair accessible units should provide a substantial margin above actual requirements, to allow for the fact that many of these units will not in fact be occupied by a household with a member who uses a wheelchair. Because the existing housing stock contains very few wheelchair accessible units, and a high proportion is unsuitable for adaptation at reasonable cost, most need must be met from new houses. Over the next decade, new housing supply is likely to amount to around 10%-15% of the existing stock. An appropriate provision in the whole stock, therefore, can only be reached through a higher rate of provision in the new stock.

FURTHER GUIDANCE

The wheelchair standard is set out in the Housing for Varying Needs Design Guide, Part 1, <http://www.archive2.official-documents.co.uk/document/deps/cs/HousingOutput/start.htm>.

The requirements for readily adaptable to wheelchair standards are set out in development guide DG/RES 2: Barrier Free Homes.

RES 10 - Multiple Occupancy

City Plan SearchSearch City Plan

AIM

To strike a balance between the demand for multiple occupancy and the need to ensure that the stability of neighbourhoods and the residential amenity of properties and streets is not adversely affected by a concentration of multiple occupancies.

POLICY.

The legal controls over this type of housing use are complex. Multiple occupancy in a flat, for example, needs 2 legal permissions before it can operate - planning permission, and a licence for a house in multiple occupation (HMO Licence). The two sections below, DEFINING WHAT REQUIRES PLANNING PERMISSION and LICENSING REQUIREMENTS, set out these requirements. Failure to obtain planning permission lays the owner open to enforcement action under planning legislation, and failure to obtain a Licence can lead to prosecution, under housing legislation.

Planning applications for multiple occupancy will be judged against the following:

- There must be individual access to a lit street. This will include main door flats (see Definition) and undivided terraced houses, but will exclude most properties served by a tenement close (see Definition) and/or communal stairs and properties which have already been subdivided.
- There must be direct access to a refuse store and a drying area to the rear of the building (recycling space should be provided in accordance with policy DES 12: Provision of Waste and Recycling Space).
- The need for car parking will be assessed, in each case, in accordance with policy TRANS 4: Vehicle Parking Standards.
- Within a given street or block (or other readily identifiable unit)¹ the proportion of multiple occupancies should not exceed 5% of the total number of dwellings comprising that unit (exemptions from this rule may include properties that have become completely isolated from family accommodation).

Applications for purpose built student accommodation are encouraged, particularly on appropriate sites, in areas reasonably accessible to the city's colleges and universities, provided other relevant plan policies are met.

CERTIFICATES OF LAWFULNESS

When an application is submitted for a Certificate of Existing Lawful Use as a multiple occupancy, the applicant is required to demonstrate that the use has been in operation continuously for 10 years preceding the date of the application.

Examples of evidence which may be submitted are as follows:

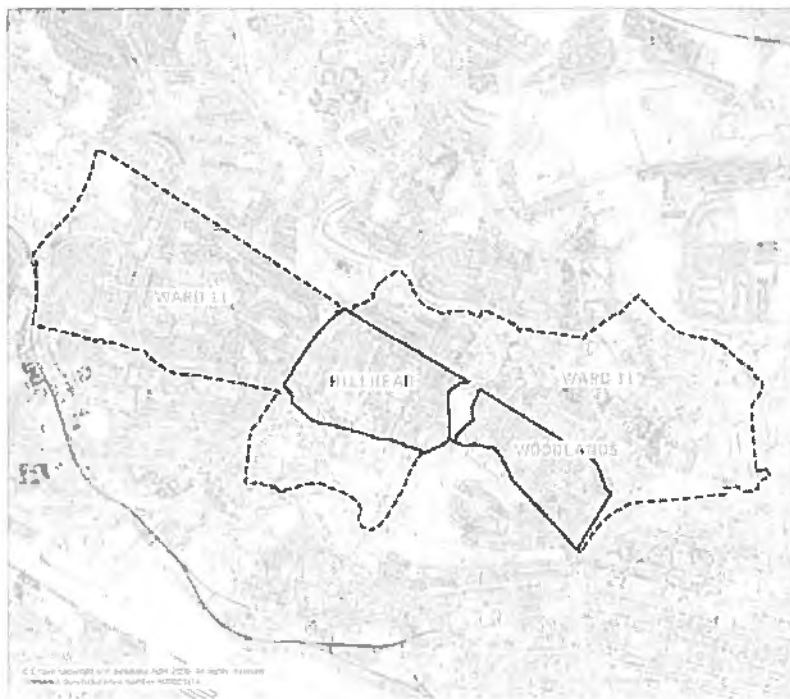
- rent books or equivalent relating to the premises for the past 10 years where payments have been acknowledged by tenants;
- copies of letting agreements with tenants for every year for the past 10 years;
- copies of gas/electricity bills indicating that the premises have been let in multiple occupation for the past 10 years;
- extracts from the Council Tax Register;
- evidence of the registration of rents for the premises indicating that they were used as multiple occupancies for the past 10 years;
- copies of returns to, or certificates from, HM Revenue and Customs indicating that the premises had been rated as commercial, as a result of their being used as multiple occupancies for the past 10 years; and
- pre-registration records held by the Council's Land and Environmental Services (Environmental Health).

The list of criteria is not exhaustive and it is possible for satisfactory evidence to come from other sources. The onus to produce such evidence lies with the applicant.

LOCAL AREA POLICIES

A concentration of flats in multiple occupancy within a particular neighbourhood has the potential to change the dynamics of a community and undermine its stability in regard to schools and shops. High turnover of residents and under-occupied buildings during university/college holidays, along with the potential for lack of routine maintenance of properties in these areas, can discourage owner occupation and detract from residential amenity.

Historically, multiple occupancy has been concentrated within parts of the West End, close to Glasgow University and with easy access to the other universities and colleges in the City. The density of flats with an HMO licence in Hillhead and Woodlands, in the heart of Ward 11, has now reached such a level that no further planning applications for multiple occupancies will be supported in these areas (see Map accompanying this policy).



West End Multiple Occupancy

DEFINING WHAT REQUIRES PLANNING PERMISSION

HOUSES, OTHER THAN FLATS

Permission is required for a house:

- containing more than five unrelated residents living together, including a household where care is provided for the residents; and
- let out in 'bed-sits'.

FLATS

Permission is required for a flat (see Definition) where three or more unrelated persons live.

Planning permission is deemed not to be required where only one lodger is accommodated in addition to one resident family (see Definition).

LICENSING REQUIREMENT

If granted planning permission or a certificate of lawfulness, applicants will also have to obtain a licence for a House in Multiple Occupation (HMO). An application form and guidance notes can be obtained from the Licensing Section, Chief Executive's Department, 235 George Street, Glasgow, G1 1QZ, or downloaded from glasgow.gov.uk.

Applicants should note that possession of a planning permission or certificate of lawfulness will not guarantee the grant of an HMO licence, where Licensing addresses different matters, such as fire safety.

DEFINITIONS

FAMILY - A person is a member of the same family, if married to each other or living together as a couple, or one of them is the parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew or niece of the other (including step and half relations) (Source: Article 2(5) of The Civic Government (Scotland) Act 1982 (Licensing of Houses in Multiple Occupation) Order 2000).

FLAT - A separate set of premises whether or not on the same floor and forming part of a building from some other part of which it is divided horizontally (Source: The Town and Country Planning (General Permitted Development)(Scotland) Order 1992).

MAIN DOOR FLAT - A ground floor flat within a residential building with a direct access to the street through a private front garden.

MULTIPLE OCCUPANCY - The only, or principle, residence of more than 2 persons who are not all members either of the same family or of one or other of 2 families (Source: Guidance to the Civic Government (Scotland) Act 1982 (Licensing of Houses in Multiple Occupancy) Order 2000).

TENEMENT CLOSE - The shared entrance and stairway within a traditional flatted residential building, with or without commercial units on the ground floor.

POLICY JUSTIFICATION

This policy supports the Plan's Development Strategy to maintain and protect residential amenity within existing residential areas (see Part 2, PEOPLE, Existing Residential Areas, paragraph 3.62). Multiple occupancy provides an essential form of accommodation for many people, particularly students. When concentrated in a particular street or building, however, it can give rise to environmental problems due to increased activity, noise, pressure on car parking and refuse disposal.

There is no definition of multiple occupancy in planning legislation, nor any commonly accepted definition for multiple occupancy of a flat. The guidance to the Civic Government (Scotland) Act 1982 (Licensing of Houses in Multiple Occupancy) Order 2000 does, however, define multiple occupancy (see Definition). A planning policy requires such a definition to highlight why multiple occupancy of a flat (see Definitions) is different from family (see Definition) occupancy of a flat to the extent that it constitutes a material change of use requiring planning permission. It must also provide clarity for the purposes of enforcement.

On the basis of the above, and other factors such as upkeep of gardens and property, multiple occupancy is regarded by the Council as being sufficiently different from family occupancy, in fact and degree, to allow a change from the latter to the former to be regarded as a material change of use requiring planning permission.

Note: Given the historic and continuing concentration of multiple occupancy in the West End, and the need to protect residential amenity/encourage stable communities, the Council has decided to tighten its definition of multiple occupancy to bring the previous policy for multiple occupation in the West End (City Plan 1) into line with that for the rest of the City. This will add clarity to the application of planning policy and discourage concentrations within the West End. This definition would also align with the definition of an HMO under Licensing Legislation.

¹ The flexibility provided by the phrase "given street or block (or other readily identifiable unit)" was recognised as "helpful and appropriate" by the Reporter at the Local Plan Inquiry into City Plan 1.

AIM

To ensure that areas of formal and informal open space are protected from inappropriate development, in order to maintain or enhance the quality of life, health, well being and amenity of the communities they serve and also promote sustainability and biodiversity.

POLICY

In accordance with policy DEV 11: Green Space, there is a strong presumption in favour of the retention of all public and private green/open space.

Protection is accorded to the following categories of open space as identified on the Council's Glasgow Open Space Map (see Definition).

1. Public parks and gardens
2. Communal private gardens (see Definition)
3. Amenity space
4. Playspace for children and teenagers
5. Sports areas
6. Allotments
7. Green corridors
8. Natural/Semi-natural greenspace
9. Other functional greenspaces
10. Civic space

Where exception is made for development on open space within categories 1 to 6, the development should:

- either be directly related to the current use(s) of the open space or better serve local community needs by the provision, in the local area, of an area of equivalent, or higher quality open space, to directly replace the type

of open space that would be lost (this will require the developer to consult with the local community using consultation methods agreed with the Council);

- comply with the requirements of policy ENV 2: Open Space and Public Realm Provision;
- provide for appropriate habitat creation, landscape treatment and subsequent maintenance of the retained or newly created open space; and
- not have a negative impact on the connectivity of the green network and/or distribution of open space within the surrounding area or prejudice any site covered by an Environmental Designation (see policy ENV 7: National, Regional and Local Environmental Designations).

Exceptions may be made for development on open space within category 5 (sports pitches/areas) so long as the development complies with the requirements of both paragraphs 46 and 47 of Scottish Planning Policy (SPP) 11 - Open Space and Physical Activity) and the recommendations contained within Glasgow's adopted Sports Pitch Strategy Policy and Implementation Plan.

Categories 7 to 10 (above) generally relate to open spaces that are covered by an Environmental Designation (see Environmental Policy Designations Maps and policy ENV 7).

AREAS OF CHANGE

In areas of the City which are, or could be, subject to change, for example, redevelopment in the Key Regeneration Areas, New Neighbourhoods, GHA priority redevelopment areas, etc., some flexibility may be required to permit the re-arrangement of land uses in the interests of designing sustainable neighbourhoods and places. Local development strategies, masterplans, etc. for such areas, prepared in consultation with the local community and approved by the Council, will ensure that appropriate open space provision, including sports areas in accordance with SPP 11, paragraphs 46 and 47, is provided within the redeveloped areas. Any changes to open space provision will be recorded on the Council's Glasgow Open Space Map and the new spaces will be accorded the protection set out in this policy.

DEVELOPMENT IN PARKS

The potential for the development of commercial facilities (e.g. cafes and restaurants) in parks may be considered where such uses will contribute to improved customer services and increased park usage. This will require developers to consult with local communities. Such proposals, where

appropriate in terms of the nature of the park and their impact upon it, should be set within the context of a Park Management Plan.

DEFINITIONS

GLASGOW OPEN SPACE MAP - Under the provisions of Planning Advice Note (PAN) 65: Planning and Open Space, local authorities are obliged to prepare an audit and map of all the areas and categories of open space within their areas. Together with other policies of the Plan, the Glasgow Open Space Map will form part of the policy protection for the City's open spaces and will be used to assess whether there would be scope to develop on any such space.

COMMUNAL PRIVATE GARDENS - Gardens in multiple private ownership, such as are found in the West End of the City.

POLICY JUSTIFICATION

The policy supports the Plan's Development Strategy to protect open spaces from inappropriate development pressure, and contains mechanisms for identifying and protecting public and private open space (see Part 2, **BIODIVERSITY AND GREENSPACE**, Developing the Green Network, paragraph 5.41) and conforms with Planning Advice Note (PAN) 65: Planning and Open Space.

Public and private open space provides the City with a green infrastructure that is important to the health, welfare, quality of life experience and enjoyment of residents, businesses and visitors. Under the provisions of the Draft SPP 11, the Council is required to produce an open space strategy, based on an audit of open spaces, and associated policies and standards aimed at meeting the City's open space needs.

The Glasgow Open Space Map identifies all categories of green/open space in Glasgow. The Map will be regularly updated to record any amendments arising from the development and regeneration proces

ENV 4 - Sustainable Drainage Systems (SUDS)

AIM

To ensure satisfactory sustainable measures are provided for the management and safe disposal of surface water run-off.

POLICY

All development proposals are required to make satisfactory provision for Sustainable Drainage Systems (SUDS - see Definition). The only exception to this requirement is a proposal for a single dwelling.

SUDS will be required in association with any open space requirements for a development (see policy ENV 2: Open Space and Public Realm Provision). The Council expects that the SUDS infrastructure will most likely be integrated into a development's open space requirement.

SUDS proposals should:

- incorporate, or connect to, an acceptable overland flood-routing or design exceedance solution (see Definition) agreed by the Council;
- be designed to accommodate a 1 in 30 year rainstorm event with the ability to deal with a 1 in 200 year event by safe flood routing;
- use agreed methods of surface water run-off collection, treatment, decontamination and disposal;
- not be detrimental to the effectiveness of existing SUDS schemes;
- incorporate a design appropriate to the site, particularly where contamination is present (expert advice should be sought at an early stage); and
- incorporate natural and semi-natural elements to enhance environmental amenity and biodiversity.

SURFACE WATER MANAGEMENT PLANS

The Council will require development proposals to comply with the SUDS requirements set out in any surface water management plans prepared for parts of the City (e.g. Clyde Gateway and Toryglen).

Surface water management plans may require to be prepared for larger developments where development is divided into multiple ownership (e.g. a large housing development) where no management plan has been prepared. The developer would be responsible for its preparation, in liaison with the Council and Scottish Water.

Note: In order to achieve adoption by Scottish Water, SUDS proposals should be designed in accordance with Scottish Water's 'Sewers for Scotland Working Document' (available at www.scottishwater.co.uk). If it is intended not to design SUDS proposals to these standards, the maintenance arrangements of the proposed SUDS scheme will require approval as part of the planning consent.

DEFINITIONS

DESIGN EXCEEDANCE - Management of the excess water, which will overload the SUDS when the volume of rainfall exceeds the design specification. Flow should be routed to avoid causing flooding of property or access routes.

SUSTAINABLE DRAINAGE SYSTEMS (SUDS) - A range of techniques for managing the flow of water run-off from a site by treating it on site, and so reducing the loading on conventional piped drainage systems (Source: Scottish Planning Policy (SPP) 7: Planning and Flooding).

POLICY JUSTIFICATION

This policy supports the Plan's Development Strategy to integrate sustainable surface water drainage infrastructure into new development throughout the City (see Part 2, **DRAINAGE AND SEWERAGE**, Glasgow Strategic Drainage Plan, paragraph 6.148). SPP 7: Planning and Flooding promotes the use of SUDS as a solution for drainage of surface water run-off and decreasing the probability of flooding. Planning Advice Note (PAN) 61: Planning and Sustainable Urban Drainage Systems, PAN 69: Planning and Building Standards Service Advice on Flooding and PAN 79: Water and Drainage give good practice advice on the integration of SUDS, water and drainage issues into the planning system.

The Water Environment (Controlled Activities) (Scotland) Regulations 2005 require surface water run-off from areas constructed, or construction sites operated, to be drained by SUDS or equivalent. SUDS surface water drainage techniques are more sustainable than some conventional approaches to drainage because they mitigate flood risk, act as a means of protecting water quality and actively enhance the local environment. SUDS development needs to be incorporated into the development design phase of a project (see policies DES 1: Development Design Principles and DES 2: Sustainable Design and Construction). The implementation of SUDS is a key component of achieving sustainable development in Glasgow.

ENV 5 - FLOOD PREVENTION AND LAND DRAINAGE

AIM

To safeguard development from the risk of flooding and to ensure new development does not have an adverse impact on the water environment, does not materially increase the probability of flooding elsewhere and does not interfere detrimentally with the storage capacity of any functional flood plain (see Definition) or associated water flows.

POLICY

1. FLOOD MANAGEMENT

Proposals should demonstrate that they:

- contribute to minimising flood risk;
- avoid any increased risk of flooding which would affect people and properties from any source (e.g. sewer, watercourse (see Definition) or surface water) either within the development site, or outwith the site as a consequence of the development giving due attention to access and egress routes; and
- address the cumulative impact on infrastructure capacity of incremental growth of impermeable surfaces by not increasing the quantity and rate of surface water run-off from any site.

2. THE FLOOD RISK FRAMEWORK

Notwithstanding the flood risk areas identified on the Scottish Environment Protection Agency's (SEPA) Indicative River and Coastal Flood Map (Scotland) (see Note), the Council expects developers to consider the:

- flood risk to their proposed development from any source, including watercourses, through a Flood Risk Assessment (FRA); and
- impact of discharging surface water from the proposed development to any watercourse, through a Drainage Impact Assessment (DIA).

DG/ENV 6: River Clyde Flood Management Strategy Development Guide will be used when assessing development proposals/applications.

Flood Risk and Drainage Impact Assessments

These must conform to the requirements set out in guidance at www.sepa.org.uk. The FRA and/or DIA must clearly assess the nature of the particular flood risk and drainage issues that the proposal needs to address, the likely effects of the proposal on flood risk and drainage impact and whether mitigation would be likely to be acceptable and effective. They should also clarify the separation between planning considerations and requirements and those of other Environmental Regulatory Regimes with regard to the water environment.

The Council, in applying the Scottish Government's flood risk framework, considers that:

- (a) Areas of little or no flood risk (annual probability of flooding of less than 0.1% or 1:1000) present no flood related constraints on development.
- (b) Areas of low to medium flood risk (annual probability 0.1% – 0.5% or 1:1000 – 1:200) are suitable for most forms of development. They are not appropriate locations, however, for essential civil infrastructure (see Definition). If the Council is satisfied that there is no viable alternative location, or that such facilities already exist and are proposed to be extended, the facilities (including access roads/paths, parking and waste storage areas) must be capable of remaining operational and accessible during extreme flooding events.

(c) Areas of medium to high flood risk (annual probability greater than 0.5% or >1:200) are not suitable for essential civil infrastructure, however:

(i) development within Glasgow's built-up area for residential, institutional, commercial and industrial development (including access roads/paths, parking and waste storage areas) may be acceptable provided:

- an FRA is undertaken (supplemented, where necessary, by a DIA) to address overland flow or other drainage considerations, and flood prevention measures for an event with a 0.5% annual probability already exist, are under construction or committed;
- development along the length of the River Clyde takes cognisance of any additional supplementary development guidance produced for the River Corridor; and
- proposals within the River Clyde corridor, which include land being permanently raised above the surrounding ground level, comply with the guidance on Landraising in SPP 7: Planning and Flooding; and the requirements of the Water Environment and Water Services (Scotland) Act 2003.

(ii) development within Glasgow's Green Belt should be located outwith the 0.5% (200 year) annual probability flood plain contour, (see Section 3 below).

All development within areas of medium to high flood risk must incorporate a 'freeboard allowance' height margin (see Definition) and/or the use of water resistant materials (see Definition) and forms of construction appropriate to its function, location, and planned lifetime relative to the anticipated changes in risk arising from climate change.

3. FUNCTIONAL FLOOD PLAINS

To comply with SPP 7 and to implement the emerging principles of sustainable flood management, development in a functional floodplain will be considered to be contrary to the objectives of the Plan. In exceptional circumstances, where land is required to facilitate key development strategies which come forward through the development plan process, land raising may be acceptable provided compensatory flood storage is provided and the objectives of the EU Water Framework Directive are not compromised (see policy IB 10: Minerals, Land Fill and Land Raise).

Remaining undeveloped areas of flood plain within Glasgow are covered by the development policy principle designation DEV 11: Green Space or DEV 12: Green Belt. Development on, or affecting, the functional flood plains within the City boundary should not:

- contribute to the piecemeal reduction of flood plain storage capacity; or
- interfere, detrimentally, with the flow of water in the flood plain.

Exceptionally, where a case for infrastructure, such as a bridge, etc., has been justified, it should be designed in accordance with this policy, remain operational in times of flooding and minimise its effect on flood water storage capacity.

4. CONNECTION TO THE PUBLIC SEWERAGE SYSTEM

All development proposals requiring foul drainage must be connected to the public sewerage system. The only exception to this requirement applies in areas where connection to the collection system is not permitted due to a lack of capacity and Scottish Water have agreed to address this in its SR 06 (2006/2010) and SR 10 (2010/2014) investment programmes. In such cases, the use of temporary private treatment systems will be permitted until connection to a sewer is possible. The following requirements, however, will apply:

- The sewerage network must be designed and built to a standard which will allow adoption by Scottish Water.
- The sewerage network must be designed such that they can be easily connected to a public sewer in the future.

Typically, this will mean providing a drainage line up to a likely point of connection. The developer must provide Scottish Water with the funds to allow it to complete the connection once the sewerage system has been upgraded.

However, such temporary arrangements will not be permitted on flood plains or in areas liable to flood (i.e. at an annual risk of not less than 0.5%).

5. CULVERTED WATERCOURSES

Development over an existing culvert, which includes removal of the culvert, or its diversion into parts of the site not covered by structures, should:

- benefit wildlife and improve amenity, wherever possible (see policy ENV 6: Biodiversity); and
- provide adequate access for maintenance.

Proposals for the formation of new culverts will normally not be supported.

6. FLOOD DEFENCES AND PREVENTION SCHEMES

In order to reduce the risk of flooding, there is a need to ensure that the long term maintenance of all flood defences and flood prevention schemes is addressed. To this end:

- new flood prevention schemes or measures should be compatible, on the grounds of design and safety, with those being implemented on the River Clyde and the White Cart Water;
- new schemes should be designed to allow access for management, monitoring and maintenance;
- proposals should not prejudice other existing or proposed flood prevention schemes/works; and
- proposals, involving multiple riparian ownerships (see Definition), should include a Section 75 Agreement, which:
 - alters the title to the land to give the Council rights of access for maintenance and flood risk reduction purposes; and
 - meets the Council's requirement for a legally and financially sound maintenance regime to be in place (including a detailed scheme, based on 'Whole Life Costs' to enable an appropriate bond to be calculated to cover scheme maintenance).

7. WATER RESISTANT BUILDING MATERIALS

Where approval in principle, in relation to flood risk, is acceptable, all new build developments, including extensions to buildings, should use water resistant materials and forms of construction where:

- proposals are in 'medium to high' flood risk areas;
- flooding from any source is an issue; and
- development is located in proximity to a Sustainable Drainage System (SUDS) (see Definition).

Developers should consult the detailed guidance in Planning Advice Note (PAN) 69: Planning and Building Standards Advice on Flooding.

Note 1 The Flood Risk Framework contained in SPP 7 sets out the Scottish Government's guidance on the levels of flood risk which different categories of new development must be protected against. To assist with the use of the framework, SEPA have published the Indicative River and Coastal Flood Map (Scotland). The Flood Map can be accessed at www.sepa.org.uk. The Council also has information on historical flood events and data relating to the Rivers Clyde, Cart and Kelvin and the Strategic Drainage Plans which have been prepared, that it will use to inform its implementation of the Flood Risk Framework.

Note 2 Application of this policy will be informed by the Council's most up to date mapping information and DG/ENV 6 and any subsequent updates of the development guide. This should ensure that decisions take account of any revision to climate change or other relevant assumptions.

DEFINITIONS

ESSENTIAL CIVIL INFRASTRUCTURE - Buildings, structures and facilities supporting key public services such as hospitals, fire stations, schools, telecommunications equipment, etc. which need to be available to deal with civil emergencies.

FREEBOARD ALLOWANCE - A height added to the predicted level of a flood to take account of the height of any waves or turbulence and the uncertainty in estimating the probability of flooding (Source: Scottish Planning Policy (SPP) 7: Planning and Flooding).

FUNCTIONAL FLOOD PLAIN - Areas of land where water flows in times of flood, which should be safeguarded from further development because of their function as flood storage areas (Source: SPP 7).

RIPARIAN OWNERSHIP - Ownership of the land forming the side of a river channel or watercourse, to which are attached legal and other responsibilities relating to flood prevention and land drainage.

SUSTAINABLE DRAINAGE SYSTEMS (SUDS) - A range of techniques for managing the flow of water run-off from a site by treating it on site, and so reducing the loading on conventional piped drainage systems (Source: SPP 7).

WATERCOURSE - All means of conveying water except a water main or sewer (Source: SPP 7).

WATER RESISTANT MATERIALS - Materials which are either unaffected by flood water or recover relatively undamaged after flooding.

POLICY JUSTIFICATION

This policy supports the Plan's Development Strategy to ensure that appropriate measures are taken to safeguard the City from flooding (see Part 2, DRAINAGE AND SEWERAGE, Glasgow Strategic Drainage Plan, paragraph 6.148). The policy takes account of the requirements of the Flood Prevention Scotland (Act) 1961, Flood Prevention and Land Drainage Scotland (Act) 1997 and the Water Environment and Water Services (Scotland) Act 2003. It also conforms to the guidance contained in SPP 7 and the associated advice on flood prevention, sustainable land drainage and other water infrastructure and environment considerations contained in PAN 51: Planning, Environmental Protection and Regulation, PAN 60: Planning for Natural Heritage, PAN 61: Planning and Sustainable Urban Drainage Systems, PAN 67: Housing Quality, PAN 69 and PAN 79: Water and Drainage.

ENV 15 - ENERGY

AIM

To reduce the carbon footprint of the City's buildings through energy efficient design, increased renewable energy generation and use of low and/or zero carbon technologies.

POLICY

- All new buildings are required to be designed to maximise their use of passive solar energy from the outset (see policies DES 1: Development Design Principles, DES 2: Sustainable Design and Construction and RES 2: Residential Layouts) and, thereafter, to consider the installation options available for a low and/or zero carbon decentralised energy source, including consideration of a shared resource with a neighbouring development.
- All new developments should consider the installation of micro-generating equipment (see Definition) for the small scale production of heat (less than 45 kilowatt thermal capacity) and/or electricity (less than 50 kilowatt electrical capacity) from zero or low carbon source technologies, particularly at a domestic level.
- New developments with a total cumulative floorspace of 500sqm or more are required to conform to Scottish Planning Policy (SPP) 6: Renewable Energy (supplemented by guidance contained in Planning Advice Note (PAN) 84: Reducing Carbon Emissions in New Developments). This will require the installation and use of on-site zero and low carbon equipment contributing at least an extra 15% reduction in CO2 emissions beyond the 2007 Building Regulations carbon dioxide emissions standard.

To meet this requirement, the microgeneration technologies, outlined below, could be utilised as part of the energy solution. Developers, however, are particularly encouraged to consider the options for shared, and/or combined heat and power, or energy from waste installations, subject to the appropriate discussions with the regulators. The set up of Energy Services Companies (ESCOs) as a means of delivering stable, more localised energy production close to the area of need is also encouraged.

Applications will only be exempt from the SPP 6 target where developers are able to demonstrate that technical constraints exist. The applicant, however, will then be required to agree equivalent carbon savings elsewhere within the City boundary.

The suite of technologies included within the definition of microgeneration includes solar photovoltaics (PV) to provide electricity, solar thermal to provide hot water, micro-wind (including rooftop mounted turbines), micro-hydro, heat pumps, biomass and micro-combined heat and power (micro-CHP), including small scale fuel cells. The appropriateness of each technology will be dependent on the different local circumstances, conditions and purposes.

The Council is also keen to encourage the development of innovative buildings which are energy self sufficient/zero carbon by design as a means of tackling climate change and addressing fuel poverty.

- All micro-renewable (see Definition) proposals should not impact adversely on the local environment or the amenity of neighbouring occupiers

DEFINITIONS

MICRO-GENERATION - small scale production of heat (less than 45 kilowatt thermal capacity) and/or electricity (less than 50 kilowatt electrical capacity) from zero or low carbon source technologies. The suite of technologies covered by this definition includes solar photovoltaics (PV) to provide electricity and thermal to provide hot water, micro-wind (including rooftop mounted turbines), micro-hydro, heat pumps, biomass, micro-combined heat and power (micro-CHP) including small scale fuel cells.

MICRO-RENEWABLES - the same as micro-generation, excluding, however, those technologies which are not purely from renewable sources (e.g. small scale fuel cells, heat pumps and micro-CHP).

POLICY JUSTIFICATION

This policy supports the Plan's Development Strategy to promote renewable energy (see Part 2, ENERGY, Renewable Energy Sources, paragraph 5.81) and sustainable construction (see Part 2, Sustainable Design and Construction, paragraph 5.7) and also conforms to Scottish Planning Policy (SPP) 6: Renewable Energy. In addressing climate change, the UK Government is committed to reducing CO₂ emissions by 20% over 1990 levels by 2010, and by 60% by 2050. To assist in meeting these obligations, the Scottish Government has stated an aim of generating 50% of Scotland's electricity from renewable sources by 2020. The Council signed the Climate Change Declaration in January 2007 and participates in the Carbon Trust's Local Authority Carbon Management Programme.

To attain these targets, the Scottish Government has issued SPP 6, PAN 45: Renewable Energy (2006 Annex - Planning for Micro-Renewables), PAN 84 and an Energy Efficiency and Micro-generation Strategy for Scotland. The Government has set a clear requirement for planning authorities to take account of climate change impacts in the preparation of development plans and in the determination of planning applications.

The Council's decision to require the consideration of micro-generation on a small scale for all development is on the basis that this could make a significant contribution to tackling climate change by ensuring a reliable low and/or zero carbon energy supply which not only helps to reduce CO₂ emissions, but will also act to increase awareness and engage the public into also taking action.

FURTHER GUIDANCE

Further guidance on the fitting of solar panels and micro turbines to buildings is contained in development guide DG/DES 9: External Fittings to Buildings.

TRANS 4 - Vehicle Parking Standards



AIM

To ensure vehicle parking provision supports sustainable transport objectives.

POLICY

Car parking provision will be considered against this policy for the following types of development:

Residential (mainstream and other);

- Office, Industry and Business;
- Shopping and Commercial;
- Recreational; and
- Civic, Health and Education.

1. **Residential Developments** - Provision assessed against Table 1.

In locations where space is restricted, (e.g. tenemental areas), the availability/provision of on-street parking can be taken into account in supply calculations for residential development, particularly for visitor parking. This will not apply to non-mainstream residential developments, however, (as listed in Table 1B). All such provision should be in marked bays and this may require the Council to promote a Traffic Regulation Order, at the developer's expense.

Wherever possible, every effort should be made to minimise the impact of on-street parking for safety reasons and to reduce visual impact in residential areas. On-street parking, however, will be considered where integral to the design of a development (e.g. to achieve traffic calming) as outlined in Planning Advice Note (PAN) 76: New Residential Streets. It will also be considered for certain development types where off-street parking may be neither practical nor feasible, e.g. tenemental infill, terraced housing and the retention of a listed building. The availability of on-street parking, however, cannot be guaranteed indefinitely and the Council retains the right to introduce controlled parking zones.

2. **Minor Non-residential Developments** - Provision assessed against the maximum parking standards in Tables 2 to 5.

3. **Major Non-residential Developments** - The Transport Assessment (see development guide DG/TRANS 1: Transport Assessments for thresholds defining major development) will be the determining factor in assessing parking provision within the maximum standards set by Tables 2 to 5. Parking provision for these types of development should be derived from the agreed mode share (as measured by car drivers), be consistent with the projected traffic generation and take account of overlapping demand in mixed development (see Note 9 of Tables 2 to 5). In addition, and depending on the location and type of development, developers may be required to prepare a Travel Plan as part of their submission to ensure that the anticipated mode share is realised in practice (see development guide DG/TRANS 2: Travel Plans).

4. **Public Transport Accessibility Zones** - Identified in development guide DG/TRANS 3 and utilised in the Tables. The use of these zones relates to policy TRANS 2: Development Locational Requirements.

5. **Overspill Parking** - In determining development applications, the Council will consider whether restrained parking provision is likely to lead to problems of overspill parking. Where this is projected, the Council will seek to introduce a controlled parking zone around the development site. The developer will be expected to contribute towards the costs of the promotion of the associated Traffic Regulation Order.

6. **Car Park Design** - The following design considerations apply (see policy DES 1: Development Design Principles):

proposals should accord with the Council's Roads Development Guide requirements;

- in order to encourage an active frontage to the street, surface car parks should not be located in front of buildings;
- in order to achieve an active frontage to the street, car parking should not be provided at ground or street level within a building;
- to minimise visual impact, surface level car parks should include high quality surfacing, boundary treatment and landscaping within the parking area (see development guide DG/DES 4: Landscape in New Development);
- covered car parks should utilise a high standard of design with maximum safety and security provision for vehicles and users;
- surface level car parks and entrances to covered car parks should provide for safe movement to and from parked cars and not compromise pedestrian safety;
- preferred operator format will not be considered a justification for poor layout design; and
- sustainable drainage systems should be provided (see policy ENV 4: Sustainable Drainage Systems (SUDS)).

7. **Powered Two Wheelers** - Assessments should include the likely demand for parking of powered two wheelers and, where provision is justified, car park design should make specific provision for the parking of these vehicles, taking account of security considerations.

Note: Developers will have regard to the Plan's other appropriate development and design policies when preparing development schemes and are advised to seek the advice of the Council on parking provision prior to the submission of a development application.

Table 1: Residential Parking

Section A: Mainstream Housing for Sale/Rent (private, social and shared)

1(i) New Build The basic minimum standard for parking provision is: • 1 allocated (unallocated if on-street) space per dwelling unit for residents; and • an additional 0.25 unallocated spaces per dwelling unit for visitors.
1(ii) Conversions / Redevelopment / Subdivision The basic minimum standard for parking provision is: • 1 allocated (unallocated if on-street) space per dwelling unit for residents; and • no minimum standard for the City Centre.
Variation, above or below these basic standards shall be justified against the following; • public transport accessibility so provision below the basic standard may be considered in areas of High Accessibility – (see development guide <u>DG/TRANS 3</u>); • density and greenspace considerations (see policy <u>RES 1</u>: Residential Density and <u>ENV 2</u>: Open Space and Public Realm Provision); • townscape and design requirements (see policy <u>DES 1</u>: Development Design Principles); • house size and house form (i.e. flatted accommodation with the lowest

requirement, through terraced and semi-detached, to detached with the highest requirement);

- car availability by household in the surrounding area;
- existing pressure on on-street parking in the surrounding area;
- practical considerations in relation to conversions, redevelopments and subdivisions (e.g. in respect of listed buildings and conservation areas see policy DES 3 – Protecting and Enhancing the City's Historic Environment); and
- residential moorings will be assessed on their own merits, taking into account the general policy requirements for residential developments.

Parking provision will be off-street unless on-street parking is considered integral to the design of the development or off-street parking is neither practical nor feasible (e.g. as may be the case with tenemental conversions/subdivisions).

An advisory note will be attached to all decision notices stating that residents will be ineligible for residents' parking permits for developments constructed after 1 January 2000 in existing and future controlled parking zones.

Provision above the basic standard will be more appropriate within lower density, suburban areas, where higher levels of provision will be expected, and will be guided by public transport accessibility and the other site specific conditions as listed above.

Table 1 continued

Section B: Other Housing (includes Car Free, Sheltered Housing, Residential/Care/Children's Homes, Student Flats and Halls of Residence)

Public Transport Accessibility Zone (see DG/TRANS 3)	Standard (spaces per dwelling unit unless otherwise indicated)	Allocated or Unallocated
2. Car Free		
Existing Restricted or Controlled Parking Zone	Maximum – 0.1	all unallocated – for car sharing
3. Local Authority Sheltered Housing for Rent		
High Accessibility	Basic - 0.25	all unallocated
Base Accessibility	Basic - 0.25	all unallocated
4. Private Sheltered Housing for Rent or for Sale		
High Accessibility	Basic - 0.25	all unallocated
Base Accessibility	Basic - 0.75	at least 0.25 to be unallocated
5. Residential/Care/Children's Homes		
High Accessibility	Basic - 1 space per 16 residents	all unallocated
Base Accessibility	Basic - 1 space per 8 residents	all unallocated
6. Student Flats		
City Centre	Basic – 0 Maximum – 1 space per 20 students and staff	all unallocated
High Accessibility	Basic – 1 space per 20 students and staff (in controlled parking zones, this standard may be reduced) Maximum - 1 space per 15 students and staff	all unallocated
Base Accessibility	Basic - 1 space per 15 students and staff Maximum - 1 space per 10 students and	all unallocated

	staff	
7. Halls of Residence		
City Centre	Basic - 0 Maximum - 1 space per 30 students and staff	all unallocated
High Accessibility	Basic - 1 space per 30 students and staff Maximum - 1 space per 20 students and staff	all unallocated
Base Accessibility	Basic - 1 space per 20 students and staff Maximum - 1 space per 15 students and staff	all unallocated

NOTES RELATING TO STANDARDS IN TABLE 1 (SECTIONS A AND B).

1. **Rounding** - Provision should be rounded to the nearest whole number after calculation.
2. **Allocated Spaces** - These are for the exclusive use of the residents of a dwelling and their visitors and take the form of garages, driveways, lockups or spaces with lockable bollards. They should be located either within the curtilage of the dwelling or adjacent to it.
3. **Unallocated Spaces** - These are for general use, should be in marked bays and be located within 30metres of the front door. Any unallocated spaces that are on-street will be incorporated into controlled parking zones should these exist or be introduced.
4. **Phasing** - The provision of car parking spaces should be synchronised with the completion of each phase of a development.
5. **Operational Parking** - Residential development that requires operational parking, such as residential or care homes, should, as far as possible, make provision within the site. This encompasses servicing, business visitors and employees who require daily access to their vehicles for their jobs. It does not include commuter parking.

6. **Adoption** - Allocated spaces will not be adopted and must be within private property. Unallocated spaces, which are on-street, will generally be adopted by the Council. Unallocated spaces provided off-street will remain as private property. Within existing or future restricted controlled parking zones, unallocated on-street spaces will form part of the public supply available to resident permit holders, if such a scheme is in operation.

7. **Management Plan** - Where off-road parking provision is wholly unallocated or is less than 1 space per dwelling, a management plan should be submitted by the developer and agreed by the Council.

8. **Disabled Parking** - Disabled parking bays should be provided for dwellings specifically constructed for wheelchair access. Sheltered housing and residential/care/children's homes should provide 20% of spaces for disabled use.

9. **Staff** - Provision for staff is included within the allocation for sheltered housing and for residential/care/children's homes.

10. **Student Flats** - The developer is required to enter into a binding legal agreement that the flats will not be sold or rented as mainstream housing. A management agreement is required for the control/rotation of spaces.

11. **Halls of Residence** - A management agreement is required for the control/rotation of spaces.

12. **Tourist Use** - Tourist use of student flats and halls of residence will be a factor in determining parking provision. Additional parking provided for tourist use would require to be controlled to ensure it does not expand the supply for students and staff.

13. **City Centre** - Parking provision provided in any given residential development will be allocated to a specific named flatted address within the development and the space will continue to be specifically linked to that flat address over time. This must be reflected in the title deeds of the property in question and in any management agreement assigned to a factor.

14. **Car Free** - See policy [RES 7: Car Free Housing](#). Off-road provision on the site edge is required for car sharing.

15. **Sheltered Housing** – This is defined as having a communal meeting room or lounge area and a 24 hour warden service, otherwise it will be considered to be mainstream housing.

Table 2: Office, Industry and Business Parking

Type of Development	Public Transport Accessibility Zone (see DG/TRANS 3)	Maximum Standard (spaces per 100 sqm gross floor area)
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Office and Business (including Science Park and ancillary office use) (Class 4)	City Centre	0.4
	High Accessibility, Inner Urban Area	1.5
	High Accessibility, Outer Urban Area	3.0
General Industry (Class 5)	High Accessibility	1.0
	Base Accessibility	1.5
Storage and Distribution (Class 6)	City Centre	0.1
	High Accessibility	0.25
	Base Accessibility	0.5

APPLICATION: Parking provision for major developments is determined through the Transport Assessment (see development guide [DG/TRANS 1](#)) where the agreed mode share target (as measured by car drivers) is used to modify the parking provision (within the limits provided by the maximum standards).

See also notes below.

Table 3: Shopping and Commercial Parking

Type of Development	Public Transport Accessibility Zone (see DG/TRANS 3)	Maximum Standard (spaces per 100 sqm gross floor area unless otherwise indicated)
Retail - City Centre	City Centre	Considered in the context of public supply - see policy TRANS 11: Permanent and Temporary Public Car Parks
Retail - Elsewhere (includes food / non-food stores and retail parks)	High Accessibility	6.0 spaces for Food 4.5 spaces for Non-Food
Markets and Car Boot Sales	High Accessibility	1 space per stall holder/pitch + 2 spaces per 100 sqm sale area
Banks/Building Societies/Financial and Professional Services (Class 2)	High Accessibility	5 spaces per 100 sqm of public floorspace
Motor Trade - Vehicle Display Area	High Accessibility	1 space
	Base and Below Base Accessibility	2 spaces
Motor Trade - Spares	High Accessibility	2 spaces
	Base and Below Base Accessibility	4 spaces
Motor Trade - Servicing/ Bodywork		4 spaces per service bay
Motor Trade - Tyre and Exhaust Centre		2 spaces per service bay
Motor Trade - Car Wash		5 queuing spaces
Motor Trade - Scrapyards	High Accessibility	1 space
	Base and Below Base Accessibility	2 spaces
Motor Trade - Staff	High Accessibility	1 space per 4 staff
	Base and Below Base Accessibility	1 space per 2 staff
Petrol Stations	High Accessibility	1 space per 4 staff with additional spaces where shop is provided
	Base and Below Base Accessibility	1 space per 2 staff with additional spaces where shop is provided

Car Auctions	High and Base Accessibility	5 spaces per 100 sqm of display
Hotels, Guest Houses and Bed and Breakfasts	City Centre	1 space per 5 bedrooms
	High Accessibility	1 space per 2 bedrooms
	Base Accessibility	1 space per bedroom

APPLICATION: Parking provision for major developments is determined through the Transport Assessment (see development guide DG/TRANS 1) where the agreed mode share target (as measured by car drivers) is used to modify the parking provision (within the limits provided by the maximum standards).

See also notes below.

Table 4: Recreational Parking

Type of Development	Public Transport Accessibility Zone (see DG/TRANS 3)	Maximum Standard (PFA - Public Floor Area)
Commercial Leisure (includes cinemas, multiplexes, theatres, concert halls, bingo halls) and Conference Facilities	City Centre	Considered in the context of the public supply - see policy TRANS 11: Permanent and Temporary Public Car Parks 1 space per 20 seats (40 sqm PFA)
	High Accessibility	1 space per 10 seats (20 sqm PFA)
Bowling Alleys	High Accessibility	2 spaces per lane
Dance Halls and Discotheques	High Accessibility	4 spaces per 100 sqm PFA
Snooker Halls	High Accessibility	1 space per table
Ice Rinks	High Accessibility	4 spaces per 100 sqm PFA
Public Houses	City Centre	Considered in the context of the public supply - see policy TRANS 11
	High Accessibility	3 spaces per 100 sqm PFA
	Base Accessibility	6 spaces per 100 sqm PFA
Restaurants, Cafes, Social Clubs, Licensed Clubs and Function Rooms	City Centre	Considered in the context of the public supply - see policy TRANS 11
	High Accessibility	2 spaces per 100 sqm PFA
	Base Accessibility	4 spaces per 100 sqm PFA
Drive Through Restaurants	High Accessibility	5 spaces per 100 sqm PFA
	Base Accessibility	10 spaces per 100 sqm PFA
Swimming Pools	High Accessibility	4 spaces per 100 sqm pool area

Marina		1 space per berth with additional parking for bar (see public house standard)
Museums and Public Art Galleries	High Accessibility	2 spaces per 100 sqm public display space
Sports/Leisure Centres - Public and Private	High Accessibility	2 spaces per 100 sqm PFA
	Base Accessibility	4 spaces per 100 sqm PFA
Football Pitches	High Accessibility	12 spaces per full size pitch
		6 spaces per 5-a-side pitch
Stadia	City Centre	Considered in the context of the public supply - see policy TRANS 11
	High Accessibility	1 space per 20 seats
Other Leisure Facilities	High Accessibility	1 space per 10 players, staff and spectators
	Base Accessibility	1 space per 5 players, staff and spectators

APPLICATION: Parking provision for major developments is determined through the Transport Assessment (see development guide DG/TRANS 1) where the agreed mode share target (as measured by car drivers) is used to modify the parking provision (within the limits provided by the maximum standards).

See also notes below.

Table 5: Civic, Health and Education Parking

Type of Development	Public Transport Accessibility Zone (see DG/TRANS 3)	Maximum Standard (PFA - Public Floor Area)
Hospitals	Parking provision to be determined by the outcome of the Transport Assessment, where the agreed mode share target, having regard to the particular type of hospital, its operational requirements, and the accessibility of the site by other modes for patients, staff and visitors, is used to modify the parking provision. See development guide DG/TRANS 1: Transport Assessments.	
Health/Medical Centres/Clinics, Veterinary and Dental Surgeries	High Accessibility	2 spaces per consulting room and 1 per 4 staff
	Base Accessibility	3 spaces per consulting room and 1 per 2 staff
Schools – Nursery, Daycare Nursery, Primary and Secondary	High Accessibility	1 space per 2 staff
	Base Accessibility	1 space per 1 staff
Universities and Colleges	City Centre	1 space per 30 staff (considered in the context of the public supply - see policy TRANS 11), 0 space for students
	High Accessibility	1 space per 4 staff
	Base Accessibility	1 space per 2 staff
Libraries	City Centre	1 space per 30 staff (considered in the context of the public supply – see policy TRANS 11), 0 space for customers
	High Accessibility	1 space per 5 staff plus customer parking at 1 per 100 sqm PFA
	Base Accessibility	1 space per 3 staff plus customer parking at 2 per 100 sqm PFA
Church Halls and Community Centres	High Accessibility	3 spaces per 100 sqm PFA
	Base Accessibility	6 spaces per 100 sqm PFA
Places of Worship		1 space per 10 seats
Crematoria/Funeral		1 space per 2 seats

Parlours		
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APPLICATION: Parking provision for major developments is determined through the Transport Assessment (see development guide [DG/TRANS 1](#)) where the agreed mode share target (as measured by car drivers) is used to modify the parking provision (within the limits provided by the maximum standards).

NOTES RELATING TO STANDARDS IN TABLES 2 TO 5

1. **Rounding** - Provision should be rounded to the nearest whole number after calculation.
2. **Operational Parking** - Parking provided for development in the City Centre should be primarily for operational purposes, i.e. restricted to vehicles required for the operation of a business. Outwith the City Centre, operational parking is additional to general parking. Operational parking encompasses servicing, business visitors and employees who require daily access to their vehicles for their job (e.g. maintenance engineers operating on several sites). It does not include commuter parking. In all developments, provision should be made for all works vehicles to be parked on site.
3. **Staff Parking** - The standards provide for staff parking unless specified otherwise.
4. **Disabled Parking** - Disabled parking should be provided in accordance with SPP 17: Planning for Transport in addition to the general parking as follows:

Minimum Disabled Car Parking Standards

	Car park up to 200 general spaces	Car park over 200 general spaces
Employment Uses	1 space per disabled employee plus 2 spaces or 5% of general provision, whichever is greater	6 spaces plus 2% of general provision
Retail, Leisure and Recreational Uses	3 spaces or 6% of general provision, whichever is greater	4 spaces plus 4% of general provision

5. **Extensions** - Extensions to existing developments are assessed on the basis of aggregate parking requirements (i.e. for the existing and proposed development) rather than for the extension in isolation. This is compared to the existing parking provision to determine what, if any, additional parking is required.

6. **Motor Trade** - Gross floor area includes showrooms and external display areas. Spaces for customers should be clearly indicated and distinguished from spaces set aside for staff and operational purposes. Sufficient area should be provided for the storage of new/used cars and other operational requirements, such that there is no requirement for on-street parking.

7. **Hotels, Guest Houses and Bed and Breakfasts** - For bars open to non-residents, some additional parking may be required. See Table 4, 'public houses' for appropriate standard.

8. **Schools** - Playgrounds should be available to accommodate visitor parking on open days and for evening activities.

9. **Associated Developments** - Where a development contains a mix of facilities, then the potential for the associated parking serving more than one use requires to be considered. This is particularly the case where the facilities proposed have different and complementary patterns of demand such that an overlap in the use of parking spaces will occur. Full cumulative addition of parking for each element on an independent basis is unlikely to be acceptable. Actual provision should be determined in the Transport Assessment through a parking accumulation.

10. **Coach Parking** - Special provision for coaches may be required for factories, hotels, swimming pools, museums, art galleries, stadia, schools and crematoria.

11. **Management Plan** - Any car park of 50 or more spaces should be the subject of a management plan, to control use, agreed with the Council. Parking provision should not provide for journeys to work by staff above a maximum agreed level.

12. **Shift Working** – When an application is for an employment proposal with shift working, where changeover occurs at unsocial hours, then special consideration will be given to its particular requirements. This should be undertaken through the development of a Travel Plan (see development guide DG/TRANS 2). Should additional parking still be required to deal with the changeover period, a planning agreement will be required to help avoid abuse of the resultant spaces.

13. **Town Centre** – Where a retail development car park is designed to provide general town centre parking (rather than just serving the development itself), and it is agreed by the Council that it could function as such, then

limited additional parking would be permitted above that calculated as necessary by the policy TRANS 4 methodology for the development.

POLICY JUSTIFICATION

This policy supports the Plan's Development Strategy by ensuring that an appropriate standard of vehicle parking is supplied for different forms of development (see Part 2, INFRASTRUCTURE, TRANSPORT, Vehicle Parking, paragraph 6.52). The policy sets restraint based car parking standards for non-residential development, related to public transport accessibility (see development guide DG/TRANS 3: Public Transport Accessibility Zones). This will encourage the greater use of sustainable transport modes. In devising the standards, the Council's intention is not to restrain car ownership but rather to influence the use of cars. It is particularly concerned about increases in car commuting and consequent congestion.

This has the potential to adversely affect commerce and industry and drive away business from the City.

The policy conforms to the Glasgow and the Clyde Valley Joint Structure Plan (Strategic Policy 3: Strategic Management of Travel Demands), which requires development plans to set appropriate maximum parking standards.

Parking policy is under review at the city region level as part of the development of the Strathclyde Partnership for Transport Joint Transport Strategy.

The policy also conforms to Scottish Planning Policy (SPP) 17: Planning for Transport which requires local authorities to set maximum parking standards related to accessibility by sustainable modes. National standards are specified for a small number of significant travel generating land uses, which local authority standards are required to work within. Maximum parking standards are proposed as one of the tools of demand management to achieve specified non-car mode shares. Residential development is normally to be excluded from maximum standards. Minimum standards for disabled car parking are specified for retail, recreational and leisure uses to be provided in addition to general parking. Planning Advice Note (PAN) 75: Planning for Transport indicates that car parking policies should support the overall locational policies of the development plan and recommends a zonal approach.

TRANS 6 - Cycle Parking Standards

AIM

To ensure minimum levels of cycle parking are provided in new development in order to support sustainable transport objectives.

POLICY

The Council will require the provision of cycle parking in new development and redevelopment proposals in line with the minimum cycle parking standards specified in Tables 1 - 6.

Wherever possible, employee cycle parking should be located within buildings or a secure compound. Where such a location is not feasible, provision should be close to the main entrance of developments, to ensure cycling to work is encouraged through enhanced security provided by cycle parking surveillance.

- Visitor parking should be located at an easily accessible location close to, or within, the entrance area of the development in order to enhance security through surveillance.
- Cycle parking should always be safe, sheltered and secure. Unless exceptional circumstances dictate otherwise, 'sheffield' type cycle racks (each comprising 2 spaces) are to be used (the Council's 'Roads Development Guide' provides a design specification).
- The Council requires developers of employment sites to provide showers, lockers and changing facilities, unless exceptional circumstances prevent this, as a means of promoting walking and cycling to work.

The standards set out below are intended to deliver a minimum level of cycle parking in new development and redevelopment. In some instances, additional cycle parking may be appropriate, particularly at destinations expected to attract relatively high numbers of cyclists (e.g. adjacent to National Cycle Network routes or where mode share targets, developed through Transport Assessments (see development guide DG/TRANS 1), indicate this would be necessary).

Table 1: Residential

Type of Development	Appropriate Provision
Mainstream Residential	1 space per unit unless garage provided
Student Flats/Halls of Residence	1 space for 2 staff and residents

Provision should be in the form of 'sheffield' racks or storage lockers/cupboards allocated to each unit, with communal facilities possible for flatted developments. These should be easily accessible and normally be on the ground floor or basement.

Table 2: Office, Industry and Business

Type of Development	Appropriate Provision	Appropriate Provision
	Staff	Visitor
Offices and Business (including Science Parks and ancillary office use (Class 4))	1 space per 400 sqm gross floor area	1 + 1 space per 1,000 sqm gross floor area
General Industry (Class 5)	1 space per 700 sqm gross floor area	1 + 1 space per 2,000 sqm gross floor area
Storage and Distribution (Class 6)	1 space per 1,600 sqm gross floor area	1 + 1 space per 6,000 sqm gross floor area

Table 3: Shopping and Commercial

Type of Development	Appropriate Provision	Appropriate Provision
	Customer	Staff
Retail - Food	2 spaces plus 1 space per 350 sqm gross floor area	1 + 1 space per 20 staff
- Non-Food	2 spaces plus 1 space per 500 sqm gross	1 + 1 space per 20 staff
Banks/Building Societies/Financial and Professional Services (Class 2)	1 space plus 1 space per 400 sqm gross floor area	1 + 1 space per 20 staff
Motor-trade	1 space plus 1 space per 1,000 sqm gross floor area	1 + 1 space per 20 staff
Hotels, Guest Houses and Bed and Breakfasts	1 space per 20 bed spaces	1 + 1 space per 20 staff

Table 4: Recreational

Type of Development	Appropriate Provision	Appropriate Provision
	Customer	Staff
Commercial Leisure (includes cinemas, multiplexes, theatres, concert halls, bingo halls) and Conference Facilities	1 per 50 seats (100 sqm public floor area)	1 + 1 space per 20 staff
Bowling Alleys	1 space per 4 bowling lanes	1 + 1 space per 20 staff
Snooker Halls	1 + 1 space per 8 tables	1 + 1 space per 20 staff
Ice Rinks	1 space per 80 sqm rink area	1 + 1 space per 20 staff
Public Houses, Restaurants, Cafes, Social Clubs, Licensed Clubs and Function Rooms	1 + 1 space per 100 sqm public floor area	1 + 1 space per 20 staff
Swimming Pools	1 space per 80 sqm pool area	1 + 1 space per 20 staff
Museums and Public Art Galleries	1 space per 200 sqm of public display space	1 + 1 space per 20 staff
Sports/Leisure Centres	1 space per 10 players at peak time/100 sqm public floor area	1 + 1 space per 20 staff
Football Pitches	1 + 1 space per pitch	1 + 1 space per 20 staff
Stadia	1 space per 20 seats	1 + 1 space per 20 staff

Table 5: Civic, Health and Education

Type of Development	Appropriate Provision	
	Customer	Staff
Hospitals	1 space per 20 beds	1 + 1 space per 20 staff
Health/Medical Centres, Clinics, Veterinary and Dental Surgeries	1 space per 2 consulting rooms	1 + 1 space per 20 staff
Schools - Nursery		1 + 1 space per 20 staff
Schools - Primary and Secondary	1 + 1 space per 10 pupils	1 + 1 space per 20 staff
Universities and Colleges	1 + 1 space per 5 students	1 + 1 space per 20 staff
Libraries	1 + 1 space per 400 sqm public floor area	1 + 1 space per 20 staff
Community Centres	1 space per 100 sqm public floor area	1 + 1 space per 20 staff
Places of Worship	1 + 1 space per 80 seats	
Crematoria		1 + 1 space per 20 staff

Table 6: Transportation

Type of Development	Appropriate Provision
Railway Stations	5 spaces per peak hour train*
Bus Stations	2 spaces per hundred peak hour passengers

* This is a minimum standard and at stations with comparatively few peak hour trains it may be that provision based on such a standard will be insufficient. In these circumstances, the Council may require additional provision.

Note 1. In certain instances parking levels have been set at a level roughly commensurate with a 5% modal share for cycling (e.g. 1 + 1 space per 20 staff at leisure/health developments).

Note 2. After calculating the cycle parking requirements for any development, the number of cycle parking spaces should be rounded up to the nearest even number on the basis that each 'sheffield' stand can accommodate two cycles.

Note 3. Wherever possible, cycle parking should be provided within the curtilage of the development site. In certain locations, e.g. the City Centre and other centres in the City's network, it is recognised that this may not always be possible, particularly with regard to customer/visitor parking for shops. In these instances, the Council will often consider it more appropriate to provide cycle parking for general public use. Where this is the case, the developer will be asked to contribute to the cost of providing parking for general public use in the vicinity of the development.

POLICY JUSTIFICATION

This policy supports the Plan's Development Strategy by ensuring that an appropriate standard of cycle parking is supplied for different forms of development (see Part 2, INFRASTRUCTURE, TRANSPORT, Walking and Cycling, paragraph 6.34) and requires minimum levels of cycle parking in new development. The lack of secure cycle parking at a journey's end can be a disincentive to cycling for many people who may otherwise consider using a cycle for everyday travel requirements.

The standards set out in this policy are intended to ensure safe and secure parking at the destination for those wishing to commute, or undertake other journeys, by cycle.

The standards differentiate between parking for employees and parking for visitors. Visitor parking is generally short-term and should be easily accessible to visitors arriving by cycle. Staff parking, on the other hand, will have to cater for longer stay parking so needs to be secure enough to encourage employees to cycle to work. In these circumstances, visitor and staff parking will generally have different locational requirements, with visitor parking at or near the main entrance to a building, and staff parking within the building or a secure compound.

Scottish Planning Policy (SPP) 17: Planning for Transport requires local authorities to set cycle standards taking account of local circumstances along with the indicative standards in 'Cycling by Design', Planning Advice Note (PAN) 75: Planning for Transport indicates that secure cycle parking should be located near the main entrance and encouragement given to the provision of changing facilities.



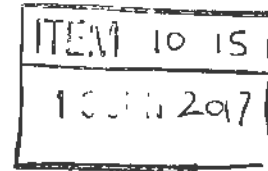
Glasgow City Council

Executive Committee

**Report by Bailie Elizabeth Cameron, Executive Member for
Development and Regeneration**

Contact: Gerry Gormal

Ext: 76006



**Planning Policy Guidance For Student Accommodation And Certain Other
Large Scale Quasi Residential Uses.**

Purpose of Report:

To seek Committee approval for the introduction of planning policy guidance in respect of student accommodation and certain other large scale quasi residential uses.

Recommendations:

That Committee approves the report.

Ward No(s):

Citywide:



Local member(s) advised: Yes ☐ No ☐

Consulted: Yes ☐ No ☐

1. BACKGROUND

- 1.1 Since the development of the policy context for City Plan 2 and with the slow-down in the mainstream residential market, the Council has experienced an increased number of proposals for large commercially operated quasi-residential (mainly sui generis) uses.
- 1.2 These proposals (new-build and conversion) often involve high density accommodation with little in the way of supporting on-site amenity/ social/ recreational infrastructure (unless forming part of a campus location already providing for such needs or part of a wider masterplanning approach which will incorporate the same).
- 1.3 To this end, therefore, proposals for the development of the following uses: student accommodation; short-stay serviced apartments; back-pack/ tourist accommodation; and Class 7 Hotel/Hostels, which fail to :-
- meet the reasonable needs /expectations of their 'resident' populations (whether short or long stay);
 - mitigate the additional pressure that such high 'resident' population concentrations can have on local amenity/facilities.

will generally not be supported by the Council.

- 1.4 Whilst all development within the City is required to take account of City Plan 2 Policy Des.1: Development Design Principles (which specifies the criteria underpinning the creation of high quality environments and sustainable places), it is considered that, for the reasons outlined above, additional policy guidance is required in respect of the large scale commercially operated quasi residential uses, identified in paragraph 1.3.

2. PROVISION OF ON SITE FACILITIES

- 2.1 The quasi residential development listed above, whether new-build or conversion, should provide appropriate on-site facilities, in a safe and secure environment, that are appropriate to the nature, context and scale (in terms of the number of persons capable of being accommodated) of the development and the needs/ characteristics of the 'resident' population (e.g. short or long stay, all student etc).

- 2.2 Depending also on the provision of public facilities locally and of the physical capabilities of the actual site, this could include outdoor provision (e.g. amenity space/seating area, games court) and/or internal provision (e.g. communal area, games room, gymnasium etc.). It will, however, be for the developer to bring forward suitable solutions (related to the criteria outlined in the previous paragraph) in discussion with the Council.
- 2.3 Proposals which do not seek to introduce such provision will not generally be supported by the Council. However, in circumstances where specific development /design considerations make provision difficult to deliver on site, the Council, at the behest of the developer, may consider entering into a legal agreement for commuted payment along the lines outlined in City Plan 2 Policy Env 2.
- 2.4 In exceptional circumstances, eg where abnormal site costs impact on development viability, the Council may consider a reduced requirement (in such cases, this will be based on an independent appraisal of the relevant engineering/financial information).

3. COUNCIL POLICY

- 3.1 The policy guidance will be a material consideration in respect of the determination of planning applications and appeals.

4. SERVICE IMPLICATIONS

Financial:	None
Legal:	None
Personnel:	None
Environmental:	None
Service Plan:	None

Conditions:

1. This consent is granted subject to the following **condition(s)** and **reason(s)**:

CA-160xx REV A 'Location Plan'
 CS-16039-AE011 'Front Elevation Proposed'
 CS-16039-AE012 'Rear Elevation Proposed'
 CS-16039-AE012 'Rear Elevation Proposed'
 CS-16039-AP05 'Rear Forecourt Proposed'
 CS-16039-AP012 'Ground Floor Proposed'
 CS-16039-AP014 'Lower Ground Floor Proposed'
 CS-16039-AS011 'Section AA Proposed'

as qualified by the undemoted condition(s), or as otherwise agreed in writing with the Planning Authority.

Reason: As these drawings constitute the approved development.

2. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows open, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

3. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

4. Before any work on the site is begun, a noise survey demonstrating the impact of the proposed development on dwellings/noise sensitive premises and carried out by a method agreed with the planning authority shall be submitted to and approved in writing by the planning authority. Where the survey predicts an adverse impact on residential/noise sensitive premises, details of mitigation measures shall be specified in the survey report. The approved mitigation measures shall be completed before the use of the development commences.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

5. Safe secure and sheltered cycle parking shall be provided in accordance with Policy TRANS 6 of the Glasgow City Plan.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

6. Car parking bays shall measure a minimum of 2.4 x 4.8m with a 6m aisle width.

Reason: In the interests of pedestrian and vehicular safety.

7. The applicant shall provide a residential travel pack for each student prior to occupation; a draft pack shall be submitted to the Planning Authority for approval; the pack should include maps detailing the location of public transport stops, timetable and estimated journey times, walking / cycle routes to key destinations and health benefits of walking / cycling.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

8. The existing footway connecting Sandyford Street and Eastvale Place shall be suitably surfaced either matching or exceeding existing standards.

Reason: In the interests of pedestrian safety.

9. During the construction period, wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. Before any work on the site is begun, details of the type of equipment shall be submitted to and approved in writing by the planning authority.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

10. A management statement, outlining the management standards proposed for the accommodation and detailing proposals to stagger the moving in/moving out of students at term times shall be submitted to, and approved in writing by, the planning authority prior to the completion of the development.

Reason: To safeguard the amenity of the surrounding area.

11. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard landscaping, shall be completed in accordance with the approved scheme.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

12. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the planning authority.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

13. Before any work on the site is begun, a maintenance schedule for the landscaping scheme/open space, and details of maintenance arrangements, including the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

14. Details of the proposed drainage design and SUDS (Sustainable Urban Drainage Systems) features shall be submitted and approved in writing by the planning authority before works commence on site.

Reason: In the interests of pedestrian and vehicular safety.

15. Prior to the commencement of any works on site, the applicant will provide the Planning Authority with written confirmation of Technical Approval from Scottish Water, along with a copy of the approved drainage drawings.
Reason: In the interests of pedestrian and vehicular safety.
16. Details of changes to the ground floor bedroom windows to allow for the protection of privacy shall be submitted to, and approved in writing by, the planning authority prior to the commencement of works on site.
Reason: In order to protect the appearance of both the property itself and the surrounding area.
17. The proposed Pocket Park shall be open to members of the public to use.
Reason: To minimise the loss of amenity in terms of public open space.
18. A traffic-free, public path must be provided linking the footway of Sandyford Street to the footway of Eastvale Place.
Reason: To provide continued connectivity and pedestrian safety.
19. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.
Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.
20. Existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

Advisory Notes:

- Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
- In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on

Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.

- The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.
- The works, as indicated, do not impact upon the public road but if there is any requirement to carry out works on the public road an application under Section 56 of the Roads (Scotland) Act 1984 will be required.
- A legal agreement shall be drawn up that precludes the conversion of the short-stay serviced apartments into mainstream accommodation.
- Early engagement should be undertaken with GCC Land & Environmental Services (Roadwork's Control) on agreeing a suitable construction methodology / mitigation strategy.
- The developer should advise each prospective purchaser that residents will not be eligible to purchase a resident's on-road parking permit if such permits are introduced in line with Glasgow City Council Policy.
- In line with Policy TRANS 8 of the Glasgow City Plan 2 and its accompanying Development Guide TRANS 4, a developer contribution of £9,000 will be sought for the Clyde Fastlink bus based transit system by means of a Section 75 agreement.
- The developer will be required to enter into a binding s.75 legal agreement to ensure that an area of equivalent or higher quality open space is provided to directly replace the type of open space that will be lost in line with policy ENV 1.