



CITY DEVELOPMENT PLAN 2017
SG6: Green Belt & Green Network
SUPPLEMENTARY GUIDANCE

Consultation Draft, October 2023

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

Policies CDP 1 (The Placemaking Principle) and CDP 2 (Sustainable Spatial Strategy) are overarching policies which, together with their associated Supplementary Guidance, must be considered for all development proposals to help achieve the key aims of the City Development Plan. Policies CDP 3 to CDP 12 (and associated Supplementary Guidance) provide more detail on specific land use elements which contribute to meeting the requirements of the overarching policies.

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1. INTRODUCTION

1.1 This Supplementary Guidance (SG) supports policy CDP6 of the City Development Plan by providing guidance on the assessment of development proposals affecting the Green Belt, Green Network and protected open space, and when developer contributions towards different types of open space provision will be required. It will, when adopted, replace Interim Planning Guidance IPG6, currently used to support CDP6, and those aspects of IPG12 relating to developer contributions towards open space provision.

1.2 As required by CDP6, this SG is aligned with the [Glasgow Open Space Strategy](#) (OSS), adopted in 2020. The OSS has particular relevance in informing SG6's approach to the protection of open space and the provision of open space to support new development. In addition, this draft has taken account of the production of [National Planning Framework 4](#) (NPF4), which forms a part of the development plan under the Planning (Scotland) Act 2019.

1.3 Policy CDP6 states that the Council will support development that delivers an enhanced/extended Green Network as an integral, functioning part of the wider area. Part 2 of this SG sets out guidance on the Green Network to ensure it is protected and enhanced through new development.

1.4 CDP6 states that the Council will not support development that would adversely affect the function and integrity of the Green Belt but that some forms of development may be acceptable provided other considerations can be satisfactorily addressed. Part 3 of this SG sets out the Council's guidance on the limited circumstances in which this might be deemed acceptable. In doing so it reflects NPF4 Policy 8: Green Belts.

1.5 Policy CDP6 sets out a presumption in favour of the retention of the open spaces shown on the Council's [Open Space Map](#). Part 4 sets out the circumstances in which development on open space might be acceptable.

1.6 Finally, CDP6 states that standards for the provision of open space in new development will be brought forward through the City's OSS and that the contributions which may be sought will reflect any requirements based on application of these standards and identified local circumstances, as set out in the OSS. Part 5 sets out the standards and the identified local circumstances and guidance on when and how they will be applied. In essence, developer contributions may be taken for the following purposes:

- a) to meet the **Quality and Accessibility Standards** of the OSS and used to invest in a specific, identified subset of the City's open spaces ("Community Spaces") with a view to ensuring households, outwith the City Centre, have safe access to a good quality, multifunctional open space (providing opportunity for rest and relaxation, children's play, informal sport and biodiversity) within an easy walk of their home;
- b) to meet the **Quantity Standard** of the OSS and used to invest in the creation of new "publicly usable" open

space (all open space other than outdoor sports facilities, allotment/growing spaces and cemeteries) in those parts of the City where there is an identified deficiency;

- c) to provide for open space in the **City Centre** (where the OSS standards do not apply) in line with open space, public realm and green/blue infrastructure requirements identified through work associated with the City Centre Strategy;
- d) to provide open space for **food growing** in line with the requirements for allotments identified in the Council's Food Growing Strategy; and
- e) to provide for **outdoor sports** provision in line with the requirements for outdoor sports identified in the Council's emerging Sports Pitch Strategy.

1.7 This constitutes quite a different approach to the provision of open space and developer contributions from that currently set out in IPG12, with:

- requirements for some individual types of open space (amenity, children's play) no longer being specified;
- the focus for investing contributions taken under the quality and quantity standards being on specific locations to meet pre-identified deficiencies; and
- much less of a focus on on-site open space provision, unless the development site is a large one.

1.8 Whilst not contributing to meeting open space requirements, on-site green infrastructure provision will continue to be required in line with other parts of the development plan (CDP, SG and NPF4) and will require to be taken into account in the design of new developments, in addition to the requirements of this SG. Table 1 sets out the key on-site green infrastructure requirements.

Table 1: Development Plan On-site Green Infrastructure/Green Network Requirements

Aspect	Policy/SG	Requirement
Play	SG1 Part 2 (para 4.13) and NPF4 Policy 21 (parts (d) and (e))	<ul style="list-style-type: none"> • Ensure new development likely to be occupied/used by children/young people incorporates well-designed, good quality play opportunities and that new streets and public realm maximise opportunities for informal and incidental play
Private Gardens/ Private Amenity space	SG1 Part 2 (paras 2.43-2.44)	<ul style="list-style-type: none"> • Houses should provide usable private garden space - as a general indication, 50sqm for mid-terraced housing; 80 sqm for end-terraced or semi-detached; and 120 sqm or 1.5 times the footprint area for detached (whichever is greater) • Flatted developments should provide usable communal private garden spaces as “backcourts”
Biodiversity	SG7 (para 5.2) and NPF4 Policy 3	<ul style="list-style-type: none"> • Wherever possible, development shall enhance biodiversity and/or habitat connectivity • Development proposals will contribute to the enhancement of biodiversity
Sustainable Drainage (SuDS)	SG8 (para 12.3) and NPF4 Policy 22 (c) ii)	<ul style="list-style-type: none"> • SuDS should be integrated into the development design as part of a placemaking approach and in conjunction with other green/blue infrastructure requirements
Landscape	SG1 Part 1	<ul style="list-style-type: none"> • Development proposals should incorporate well designed landscaping and integrate soft landscaping and green infrastructure into design solutions e.g. planting, trees, grass, water etc, where appropriate
Student Amenity	Revised SG10 (para 1.5) – see also part 5 of this SG	<ul style="list-style-type: none"> • Purpose-built student accommodation should provide students with high quality accommodation which provides on-site amenity spaces and communal facilities

2. THE GREEN NETWORK - PROTECTION AND ENHANCEMENT

2.1 The Green Network is comprised of connected (physically or functionally) areas of green infrastructure and open space, that together form an integrated and multi-functional network that can help deliver better places and a more successful, healthy and biodiverse Glasgow.

2.2 The Central Scotland Green Network (CSGN) is an environmental project that aims to improve the green network of central Scotland and is a national development, as set out in [NPF4](#). Amongst other things, the CSGN is intended to play a key role in:

- tackling climate change and biodiversity loss, including by building and strengthening nature networks;
- providing a greener approach to development, improving placemaking; and
- delivering better biodiversity connectivity.

2.3 For Glasgow, in addition to maximising the use of the City's open spaces for these purposes, this also means utilising brownfield land to provide environmental, health, social wellbeing and economic benefits. The CSGN focuses on areas where greening and development can be mutually supportive, helping to improve equity of access to good quality green and blue space. The open space standards set out in the OSS and later in this document are intended to help deliver equity of access to good quality open space throughout Glasgow.

2.4 The Glasgow and Clyde Valley Green Network (GCVGN) aims to help deliver the ambitions of the CSGN across the Glasgow City Region. It aims to facilitate delivery of well-connected, high quality, multi-functional greenspaces by protecting and managing existing assets and addressing gaps in the network. The GCVGN has produced a [Green Network Blueprint](#) as a framework for the creation of a strategic Green Network for the benefit of people and wildlife and promotes a number of key habitat projects (including the Clyde

Climate Forest, Clyde Peatlands, Clyde Wetlands and Clyde Grasslands) to deliver better habitats and habitat connectivity.

2.5 NPF4 highlights the role that nature networks can play in securing positive effects for biodiversity. NPF4 Policy 3 requires proposals to contribute to the enhancement of biodiversity, including by restoring degraded habitats and building and strengthening nature networks. Adverse impacts, including cumulative impacts, of development proposals on the natural environment will be minimised through careful planning and design, taking into account the need to reverse biodiversity loss. The next CDP will need to identify the City's nature

networks and opportunities to strengthen them by enhancing connections, restoring degraded habitats and/or creating new habitats. NPF4 Policy 20 aims to protect and enhance blue and green infrastructure and, amongst other things, maintain the overall integrity of the network and ensure proposals do not result in or exacerbate a deficit in blue or green infrastructure provision.

2.6 Glasgow's Green Network consists of a variety of elements and links, all of which can play a role in meeting the aims of the CSGN, GCVGN and NPF4. These are set out in Table 2 and shown [here](#).

Table 2: Glasgow’s Green Network

<p>1. The categories of open space protected by CDP6 and specified in Figure 14:</p>	<ul style="list-style-type: none"> • 10 categories of open space shown on Figure 14 of the CDP and Table 4 of this SG
<p>2. Sites subject to environmental designations as protected by policy CDP7/SG7 (and CDP6 in relation to Green Corridors):</p>	<ul style="list-style-type: none"> • Sites of Special Scientific Interest (shown in SG7) • Ancient, long established or semi-natural woodland (shown in SG7) • Local Nature Reserves (shown in SG7) • Sites of Importance for Nature Conservation (Local and City-wide, shown in SG7) • Sites of special Landscape Importance (shown in SG 7) • Tree Preservation Orders (shown in SG7) • Green Corridors*
<p>3. Those parts of the Green Belt (including Pollok Country Park) that aren’t developed</p>	
<p>4. Smaller-scale green infrastructure elements/other Green Network links – eg green roofs and walls; residential amenity space; rivers, burns, ponds, wetlands and other blue spaces such as SuDS features; off-road paths and cycle routes.</p>	

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

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

2.7 CDP Policy CDP1: The Placemaking Principle emphasises a design-led approach to new development, to contribute towards making the city a better and healthier environment in which to live. In this context, policy CDP6 seeks to ensure that new development will not adversely affect the existing Green Network, but will help deliver an enhanced/extended Green Network as an integral/functioning part of neighbourhoods, that can be sustained over time. How best to deliver Green Network enhancements in new development should be based on a good understanding of how the site sits and functions within its wider context. Amongst other things, design should take account of: setting; open space; landscaping; biodiversity; nature based solutions; sustainable drainage; and movement by foot, wheelchair, scooter, and bike.

2.8 The Council expects that development proposals, masterplans and development frameworks will:

- not have an adverse effect on the Green Network, including by fragmentation;

- deliver enhancements to the green network, including strengthening connections, taking account of the considerations in Table 3; and
- contribute to the enhancement of biodiversity including, where relevant, restoring degraded habitats and building and strengthening nature networks and connections between them, in line with NPF4 policy 3.

2.9 Whilst new development should not have an adverse impact on the Green Network, there may be instances when other development plan considerations are accorded greater weight. In such circumstances, it is important that suitable mitigation is provided, in addition to measures to enhance biodiversity in line with NPF policy 3.

2.10 The [Seven Lochs Wetland Park](#) is an example of how new green infrastructure can be integrated into development to protect and enhance the Green Network on a significant scale and help create a major new visitor attraction. The design process should look beyond the

boundaries of the site to consider the broader spatial context in identifying opportunities for enhancing/extending the Green Network.

2.11 Development proposals that affect Country Parks must have regard to their statutory purpose of providing recreational access to the countryside close to centres of population and should take account of their wider objectives as set out in their management plans and strategies.

2.12 To address the need to maintain quality over the long term, new development should, to the satisfaction of the Council, make provision for future management and maintenance, eg through factoring arrangements. Design should minimise on-going maintenance burdens.

Green Roofs

2.13 CDP6 states that SG6 will include advice on “the enhancement and extension of the green network in new development (including the role of green roofs) to deliver

improved links and multifunctional benefits”. The Council’s [Climate Plan](#) recognises that green roofs and walls can deliver multiple benefits, helping address, amongst other things, development plan requirements for enhanced biodiversity, sustainable drainage and urban heat mitigation. There are other demands on roof space, including for plant, renewables (such as solar photovoltaics), food growing and amenity space however, with good design, these should not be mutually exclusive. The following provides guidance on the circumstances under which the Council will expect a roof on a new development to provide green network functionality for biodiversity and SUDS.

- 2.14 NPF4 emphasises the need to adapt to and mitigate the climate crisis and to address the ecological crisis with:
- NPF4 Policy 1 requiring significant weight to be given to the climate and nature crises when considering all development proposals;
 - Policy 3 requiring development proposals to contribute to the enhancement of biodiversity; and

- Policy 22 requiring new development to manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of, and integrate with, proposed and existing blue-green infrastructure.

2.15 To achieve these policy ambitions, it is expected that many new developments will need to include green roofs, particularly:

- developments in the city centre, where they may form the best and most realistic option for delivering biodiversity enhancements and SUDS;
- larger development in other parts of the City, eg commercial, institutional or flatted residential development; and
- some smaller developments on constrained sites where there are otherwise limited opportunities to deliver biodiversity enhancements.

2.16 The Council's expectation is that the following developments (including extensions above the specified thresholds) will provide a green roof that delivers both significant biodiversity benefits (including, where appropriate, a variety of habitats to support nature) and SUDS benefits:

- non-residential developments of 2000sqm or more gross floor area
- flatted residential developments of 10 units or more or purpose-built student accommodation of 20 bedrooms or more

where this is not inconsistent with design, heritage and other development plan considerations.

2.17 The use of green roofs on other types of development is encouraged, particularly where this would contribute to meeting requirements of NPF4 policy 3.

2.18 It is expected that a minimum of 30% of the roof space in new development will be utilised for nature and water management but that a greater percentage may be required in larger developments and where this is necessary to meet the requirements of NPF4 Policy 3. Where roof space is to be used for other purposes (eg solar photovoltaics), this should be designed to also incorporate benefits for nature and water management. Where parts of the roof are to be used for amenity, it will be important that the purpose of the green roof is clear, to avoid conflict and potential misuse/mismanagement.

2.19 Where it can be shown that there are technical or financial reasons why this cannot be achieved, consideration will be given to reducing these requirements. However, the Council's view is that for many developments, development plan policy on biodiversity enhancement and SUDS means green roofs are likely to be required.

2.20 Whilst green roofs can be long-lasting, they need maintaining and provision for ongoing maintenance will be a requirement of any planning consent.

2.21 The best type of green roof for meeting the needs of the development and NPF4 policies 3 and 22 might be intensive, semi-intensive, extensive, blue-green or biosolar, depending on the policy requirements and the development design. CIRIA guidance [C644 - Building Greener: Guidance on the use of green roofs, green walls and complementary features on buildings](#) provides useful guidance on the design, construction and operation of green roof and walls as does the Living Roofs [Code of Practice for Green Roofs](#).

Table 3: Considerations for Development Design

	Development design should consider and reflect (to be considered with SG1 and NPF4 Policies 14 and 15):	Resources to Inform Design
Open Spaces (to be considered with SG7 and NPF4 Policies 20 and 21)	<ul style="list-style-type: none"> • how and where requirements for open space set out in this SG are to be met • options for linking elements of the Green Network or, if this is not possible, providing a Green Network stepping stone 	<ul style="list-style-type: none"> • Glasgow Open Space Map • Open Space Strategy • Community Spaces – see part 5 of this SG
Enhancing Biodiversity (to be considered alongside SG7 and NPF4 Policies 1 and 3)	<ul style="list-style-type: none"> • whether there are protected/LBAP species or habitats on, or in the vicinity of, the site and how they can be protected and encouraged to thrive • whether there are other habitats (including trees and hedgerows)/species on/near the site and opportunities for their retention/enhancement/extension • what nature conservation designations may exist on, or close to, the site, and how they can be protected/enhanced/extended • green roofs and whether other biodiversity features (eg trees, bat and bird boxes) can be accommodated within the built form of the development 	<ul style="list-style-type: none"> • Local Biodiversity Action Plan • Biological Records • Nature Conservation designations (SG7) • The CSGN Habitat Networks and Opportunities Tool • NatureScot's Developing with Nature Guidance
Landscape and orientation (to be considered alongside SG7 and NPF4 Policy 4)	<ul style="list-style-type: none"> • whether there are important landscapes which require to be protected, or whether views to or from them require protection/enhancement • orientation in respect of the sun and wind, and the implications this may have for the functionality of the site • where landscaping will be required to provide setting/amenity for the new development or to enhance the setting/amenity of the existing built form, and whether it can be designed to be easy and cost-effective to maintain in future 	<ul style="list-style-type: none"> • Landscape designations (SG7)

Topography and Drainage (to be considered alongside SG8 and NPF policies 20 and 22)	Development design should consider and reflect (to be considered with SG1 and NPF4 Policies 14 and 15):	Resources to Inform Design
Access (to be considered alongside SG11 and NPF4 Policy 20)	<ul style="list-style-type: none"> • how water might move, both within and outwith the site, how it can be accommodated and its potential impacts mitigated • whether there are opportunities for naturalising/daylighting existing watercourses and enhancing their biodiversity and delivering natural flood management opportunities • how open water can be accommodated to allow public access with minimum risk 	<ul style="list-style-type: none"> • Surface Water Management Plans • Surface Water Drainage Strategy for the development
Other considerations	<ul style="list-style-type: none"> • whether there are walking/cycling and/or other access routes running through the site, or in its vicinity, and how the development might play a role in extending them, enhancing their attractiveness (inc safety and biodiversity value) or linking to them • what routes might be required to provide direct and safe access to local facilities, including the public transport network, open space, shops and services and local schools and nurseries 	<ul style="list-style-type: none"> • Core Paths Plan • The Council's Active Travel Strategy • Liveable Neighbourhoods • The GCVGN Green Network Blueprint

3. GREEN BELT

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

3.2 As such, it is important that the Council continues to exercise a strong presumption against development that would adversely affect the function or integrity of the remaining Green Belt. Exceptions to this general presumption will be considered where the proposal is for:

- i) development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- ii) residential accommodation required and designed for a key worker in a primary industry within the

immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;

- iii) horticulture, including market gardening and directly connected retailing, as well as community growing;
- iv) outdoor recreation, play and sport or leisure and tourism uses of a scale and form appropriate to a countryside location; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- v) development previously accepted as consistent with a green belt location (such as dog or cat kennels);
- vi) flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
- vii) essential infrastructure or new cemetery provision;
- viii) minerals operations;
- ix) the generation of renewable energy/heat;

- x) intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- xi) the reuse, rehabilitation and conversion of historic environment assets; or
- xii) a one-for-one replacement of an existing permanent home or recently vacated permanent home.

3.3 and all of the following requirements are met:

- i) reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- ii) the purpose of the green belt at that location is not undermined;
- iii) the proposal is compatible with the surrounding established countryside and landscape character;
- iv) the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible;

v) there will be no significant long-term impacts on the environmental quality of the green belt;

vi) in relation to 3.2 viii), the proposal:

- should not have an unacceptable impact in terms of disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air or water;
- should provide benefits to the local and national economy;
- should not have unacceptable cumulative impacts when considered alongside other mineral and landfill sites in the area; and

vii) in relation to 3.2 viii) and ix), the proposal should provide for sustainable restoration and aftercare to return the land in question to its former status, or an enhanced status on previously degraded/brownfield sites, should/when the use cease.

viii) in relation to 3.2 xii), a completed conversion or redevelopment should be contained substantially within the footprint of the original dwelling(s) and not compromise the character or appearance of the

green belt. The curtilage of any such development should not exceed that of the original dwelling(s); and
ix) the proposal is justifiable against other policies of the development plan and associated SG

3.4 Proposals for the extraction of minerals (including coal) are most likely to arise in the Green Belt. Regardless of location, proposals for the extraction of minerals or coal should be assessed against the relevant criteria set out in paragraph 3.3.

4. OPEN SPACE PROTECTION

4.1 The CDP's sustainable spatial strategy recognises the need to protect open space and provide for the development and expansion of the multifunctional green/blue network. The Glasgow [Open Space Strategy](#) highlights the need to utilise the City's open spaces in a variety of different ways to help enhance:

- the **health and wellbeing** of Glasgow's inhabitants;
- the **liveability** of the City, increasing its attractiveness for people and investment; and
- the **resilience** of the City, its people and biodiversity, to threats such as existing flood risk and climate change.

4.2 The OSS identifies 15 key aspects of open space need which the City's open spaces will need to help meet in years to come and sets out a process for better understanding the potential of individual open spaces to help meet those needs (Figure 1). As each open space could be of importance in meeting one or more aspects

of need, it is important to protect them unless there is confidence that it is "redundant" and has no current or future role as open space.

4.3 The importance of open space has been emphasised by the NPF4 focus on addressing the climate and nature crises and on the associated role of local living and 20 minute neighbourhoods. As a result, the focus on both protecting open space and providing new open space to meet the needs of the City is more important than ever.

4.4 Policy CDP6 **protects the categories of open space shown in Table 4**, as identified on the Council's Open Space Map. New development delivers constant land use change meaning it is not possible to keep the Open Space Map fully up-to-date at all times. As a result, there will also be a presumption in favour of the retention of new open spaces created, but not yet shown on the Open Space Map.

Table 4: Protected Open Space

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

4.5 The OSS differentiates between “demand-led” categories of protected open space (those types of open space for which a quantifiable demand can be established – categories 8- 10 above) and the remaining “publicly usable” categories of protected open space (categories 1-7). Different approaches are required to

their protection. The Council’s recently produced [Food Growing](#) Strategy and emerging Sports Pitch Strategy provide a strategic context for understanding supply and demand for allotments and sports areas.

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

for open spaces in a “publicly-usable” category (see Table 4):

- a) the open space does not, or could not, meet an aspect of open space need as set out in the Figure 1/BOX1; or
- b) the proposal would be directly related to the current use(s) of the open space; or
- c) the proposal would result in a loss of open space so insignificant in scale that it would not adversely impact on function; or
- d) the proposal would be brought forward in conjunction with a proposal for an equivalent, or higher quality, new open space to replace that being lost. This

should be in an acceptable location which would better serve local needs; or

- e) it is to be developed in accordance with an approved masterplan that provides for open space to meet the requirements of the CDP, OSS and NPF4;

for open spaces in a “demand-led” category:

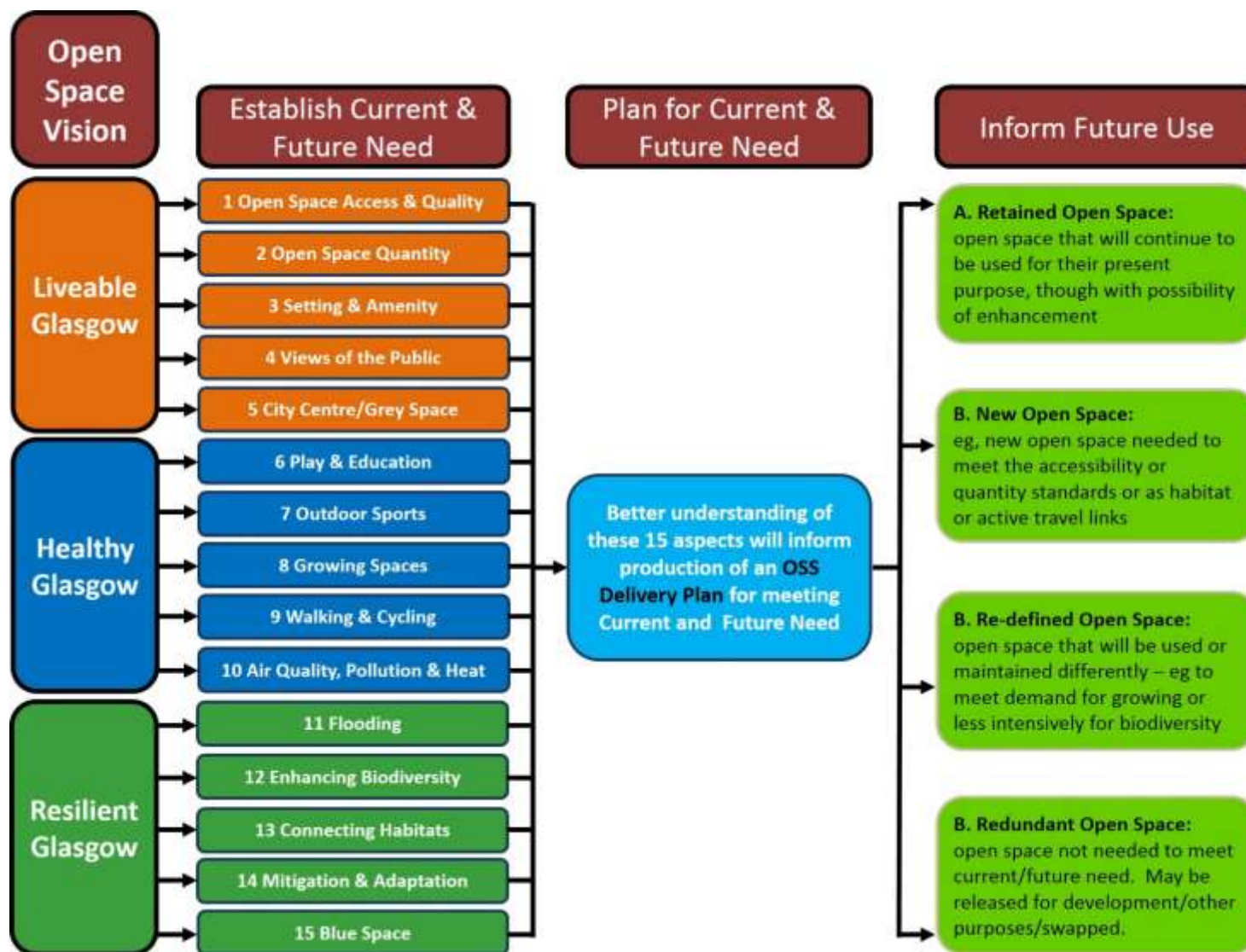
- f) the open space is for outdoor sports and its loss can be justified against criteria i to iii of part a) of NPF4 Policy 21 and the Council’s Sports Pitch Strategy; or
- g) another type of demand led space is affected and its loss can be justified against points b) to d) of this paragraph; or
- h) there is a clear excess of provision to meet current and anticipated demand for that type of open space in the area and the proposal does not or could not meet an aspect of open space need (as set out in BOX 1); or
- i) it is to be developed in accordance with an approved masterplan that provides for open space to meet the

requirements of the CDP, OSS, NPF4 and the Council’s Food Growing and Sports Pitch Strategies.

- 4.7 The Council may also permit development on open space where there is no longer demand for all of the open space on site and the proposal would help secure the continued operation of an existing community facility (eg a bowling club) in line with para 1.41 of [SG1 part 2](#). Such proposals will only be considered acceptable where:

- a) all of the money secured by the community facility from the sale/development of such land is re-invested in the community facility to secure its future and the future of remaining related open space, including ongoing maintenance requirements – the Council will require documentary evidence to that effect.

Figure 1: The OSS process (from the OSS)



- b) the area of open space to be developed is limited to that necessary to raise the funds required to secure the future of the community facility and associated remaining open space. Proposals which result in the loss of all open space will not be acceptable; and
- c) the design of the new development helps mitigate the loss of the open space to as great a degree as is possible – enhanced, biodiverse planting as well as features such as green roofs will be expected wherever possible.

4.8 [Our Dear Green Place](#) (2019) – sets out a vision for Glasgow’s parks and greenspaces highlighting, amongst other things, support for a variety of uses in parks, including community uses, renewable energy, reuse of existing buildings and cultural and sporting events where this wouldn’t significantly change the primary use of the space. Similarly, the Open Space Strategy highlights that parks and other open spaces have the potential to be used for outdoor learning and that delivering new council nursery provision within such a setting can be beneficial for children’s health and

wellbeing and, ultimately, encourage people to cherish their environment. In considering the acceptability of proposal in parks, consideration should be given to how they align with these ambitions. The development of commercial facilities such as cafes in parks may be considered acceptable where deemed to be supportive of the primary use of the open space, contributing to an improved experience for, and subject to consultation with, park users.

4.9 The emerging Sports Pitch Strategy has identified a number of inactive blaes playing pitches that won’t have a role to play in meeting demand in future and can be used for other purposes. Many will require to be used to meet other open space needs (eg for food growing) but the emerging SPS also identifies a need to continually invest in artificial pitches (artificial surfaces typically having a lifespan of 8-10 years) in order to maintain the capacity to meet demand in future. In the absence of alternative means of financing, there will be a need to release some inactive pitches for non-open space purposes and take compensation to help address this

requirement. A short-term working group is proposed to consider the best use for the inactive blaes pitches and its outputs will be important in the consideration of any future planning applications.

4.10 Figure 2 Open Space Protection illustrates the key considerations when considering proposals for development on protected open space. The OSS also notes the particular importance of protecting publicly usable open space in those parts of the City where the OSS Quantity Standard is not met (see part 5).

4.11 In exceptional circumstances, where a development has been approved not in accordance with paragraphs 4.6 - 4.9, then financial compensation will be required. Where this is the case, compensation will be re-invested in the open space resource in the vicinity of the development in accordance with identified objectives as may be set out in the Open Space Strategy, Local Biodiversity Action Plan, Play Sufficiency Assessment or other indicator of local open space need. The appropriate compensatory amounts will depend on the type of space

in question, the net loss of open space and the specific circumstances that have resulted in the granting of planning permission on it. Annex 1 provides further detail.

Future Considerations

4.12 The Open Space Map is the spatial representation of Glasgow's audit of Open Space, initially undertaken to accompany City Plan 2 in 2007-2009. The Planning (Scotland) Act 2019 requires the preparation of an Open Space Strategy, informed by an open space audit. Draft regulations were published in 2022 and specify a requirement to audit all open spaces that are 0.2 hectares or greater, and any other smaller spaces that the planning authority considers appropriate. This is intended to introduce a degree of consistency across Scotland and avoid overly onerous audits.

4.13 The existing Open Space Map contains many spaces under 0.2 ha and some of the smaller ones could, more accurately, be described as "green infrastructure". In

undertaking a new audit, further consideration will be given to the size and type of space to be included. Should these smaller areas of green infrastructure not be included on the new audit map, they will continue to be safeguarded by this SG where they provide green infrastructure functionality (eg biodiversity, water management, air quality, etc).

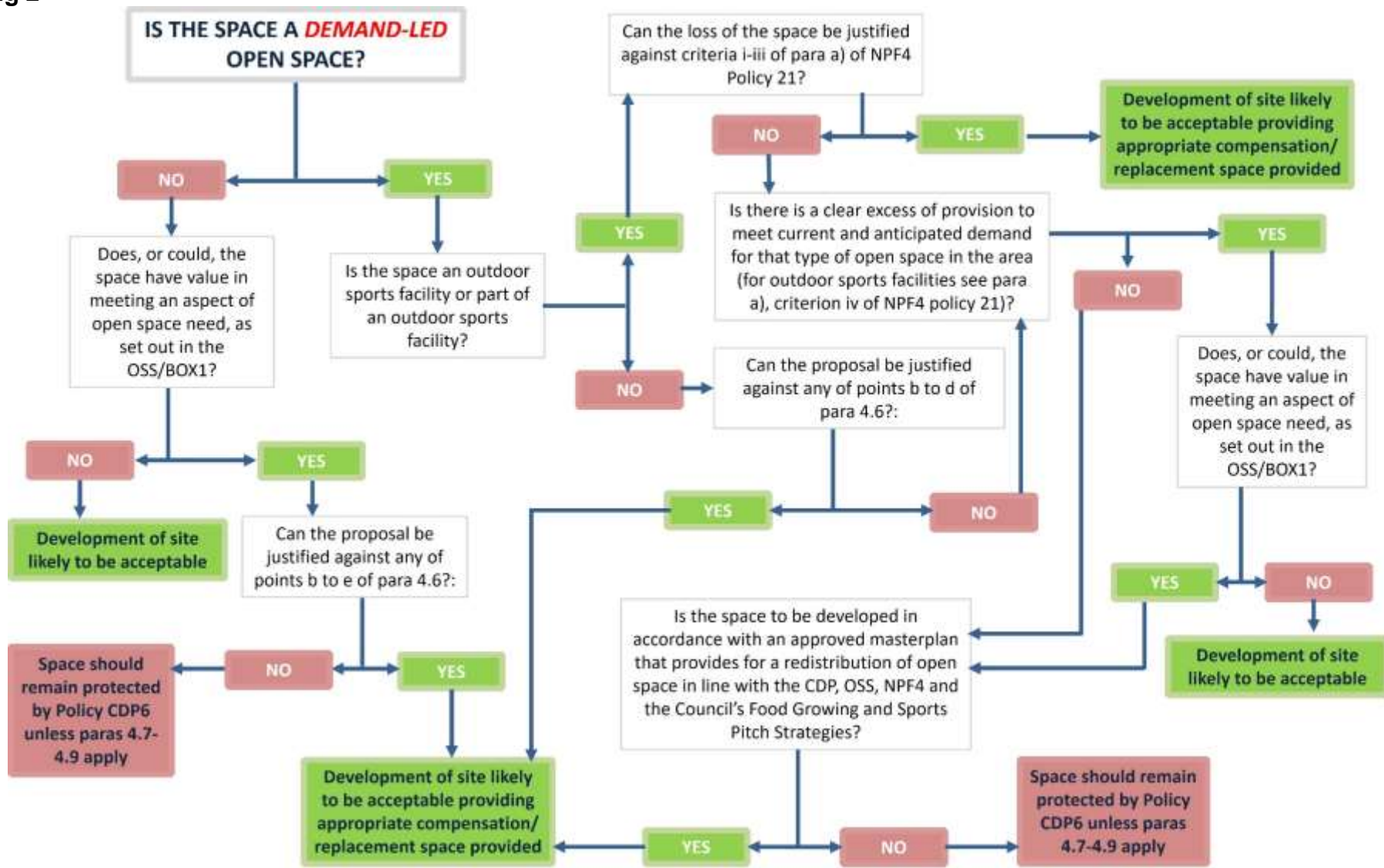
4.14 As set out in Figure 1, the production of an Open Space Strategy Delivery Plan may result in the identification of redundant open spaces - spaces that have been assessed as having no role to play in meeting open space need in the future. On completion of the OSS Delivery Plan process, development may be acceptable on any such spaces identified.

BOX 1: OPEN SPACE NEED

Does, or could, the open space have value in meeting an aspect of open space need, as set out in the Figure 1? In particular ...

- a) in meeting the OSS Open Space Standards (aspects 1 & 2)? or
- b) in contributing positively to the landscape setting, character or appearance of the area (aspect 3)? or
- c) as an important, or potentially important, open space to the local community (aspect 4)? or
- d) as civic space, particularly in the city centre or town centres (aspect 5)? or
- e) as a site that meets, or could be brought into functional use to help meet demand for play/education (aspect 6), outdoor sports (aspect 7) or allotments/community growing (aspect 8)? or
- f) to enhance the connectivity and/or functionality of the Green Network (aspects 9 & 13)? or
- g) for nature conservation/biodiversity (aspect 12)? or
- h) in respect of other important green infrastructure functions, including flood management (aspects 11 & 15), addressing pollution (aspect 10) or helping the city adapt to or mitigate climate change (aspects 10 & 14)? or
- i) as a means of accessing other open spaces or other facilities for management and maintenance?

Fig 2



5 OPEN SPACE PROVISION

5.1 Policy CDP6 of the City Development Plan states that:

- standards for the provision of open space in new development will be brought forward through the OSS;
- the standards will be included in Supplementary Guidance;
- the Council will expect new development to meet these standards, in line with the approach set out in the OSS; and
- the contributions which may be sought from new development will reflect any requirements based on application of quality, quantity and accessibility standards, and identified local circumstances, as set out in the OSS.

5.2 The OSS sets out:

- **standards** on which contributions will be based - Accessibility, Quality and Quantity standards for the City outwith the City Centre; and
- **identified local circumstances** when contributions will be required, specifying:
 - the provision of open space in the City Centre;
 - outdoor sports provision; and
 - food growing.

5.3 Table 5 sets out which scales and types of development are expected to contribute to open space provision on application of the standards and identified local circumstances. This reflects policy CDP12 of the City Development Plan, which sets out the types and scales of development for which open space contributions will be taken.

5.4 This section sets out key requirements arising from application of the standards and these local circumstances.

Table 5

	Contributions Towards:	Type and Scale of Development*	Spatial Applicability
1	Open Space Standards Quality, Accessibility and Quantity	<ul style="list-style-type: none"> New residential developments of 10 units or more, including purpose-built student accommodation of 20 bedrooms or more. 	The City, outwith the City Centre
2	Identified Local Circumstances		
2a	City Centre Open Space	<ul style="list-style-type: none"> Class 1A: Retail (greater than 2,000 sqm gross floor area) Class 4: Business (greater than 2,000 sqm gross floor area) Class 11: Assembly and Leisure (greater than 2,000 sqm gross floor area) New residential developments of 10 units or more, including purpose-built student accommodation of 20 bedrooms or more. 	City Centre
2b	Open Space for Food Growing	<ul style="list-style-type: none"> New residential developments of 10 units or more, including purpose-built student accommodation of 20 bedrooms or more 	City-wide
2c	Open Space for Outdoor Sports	<ul style="list-style-type: none"> New residential developments of 10 units or more, including purpose-built student accommodation of 20 bedrooms or more 	City-wide

* Including extensions, conversions, changes of use and refurbishments that result in the creation of new or replacement floorspace in excess of the specified thresholds

Open Space Standards – Accessibility Standard

- 5.5 The OSS highlights that access to good quality open space is an important component of successful places and sets out Accessibility and Quality Standards to help achieve this.

Accessibility Standard

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

- 5.6 The Accessibility Standard is aimed at delivering access to open space in peoples' immediate environment. The OSS refers to the spaces that will be used to meet the Accessibility Standard as "Community Spaces".

Open Space Standards – Quality Standard

- 5.7 The Quality Standard is used with the Accessibility Standard to help ensure Community Spaces are of a good quality. It only applies to Community Spaces and is used in conjunction with a Quality Assessment Matrix, which sets out minimum requirements for the space in relation to a number of criteria, including size, accessibility, maintenance and the degree to which it provides for informal sport/recreation, children's play, relaxation and biodiversity. The Quality Assessment Matrix is set out in full in Annex 2.

Quality Standard

Community Spaces, whether existing or proposed, should, when considered against the Quality Assessment Matrix, achieve a minimum overall score of 75% of the total possible score of the applicable criteria and the minimum required score specified in the matrix for each of the applicable criteria.

5.8 The OSS states that these standards will be used to help deliver better access to good quality open space by informing the planning process and identifying when, for example:

- a) a new open space, to meet the accessibility and quality standards, should be provided as part of a new development; or
- b) a new development should contribute towards the provision of a new space, the enhancement of an existing space or access to a space.

5.9 The Council has identified a number of Council-owned sites across the city with the potential to be used to meet the Quality and Accessibility Standards. These include both existing open spaces and other areas with the potential to become open space, such as vacant/derelict land. These Potential Community Spaces (PCSs) have been assessed against the Quality Standard and are identified on [this map](#). Spaces which are likely to meet the Quality Standard are shown in green (with those shown in orange or red not currently meeting the standard) but an updated assessment of a Community

Space or Spaces against the Quality Standard may be requested from applicants at the time an application is made. For the purposes of this draft, all spaces identified as having the potential to be Community Spaces have been identified on the map but not all of them will be taken forward as Community Spaces, particularly in those areas of the City where there may be a number of potential options. The Council would welcome views on the Potential Community Spaces shown on the map, including which are the most and least favoured options to take forward.

5.10 The spaces taken forward will form the basis of the City's network of Community Spaces, together with any new spaces created through the planning process or through Council or other investment. The map of community spaces will be revised as and when necessary to show new spaces, updated quality assessment scores and other relevant updates.

5.11 New development of the type specified in part 1 of Table 5 should contribute towards meeting the Accessibility

and Quality Standards. This will normally be done through a contribution for investment in the closest identified PCS but larger developments may be required to deliver a Community Space or Community Spaces on-site to meet the Accessibility and Quality Standards. The considerations set out in Table 6 and Figure 3 will determine when a contribution under the Accessibility and Quality Standards is likely to be required. Contributions taken will be used to contribute towards the provision of a new PCS, the enhancement of an existing PCS or enhanced access to a PCS.

5.12 PCSs are generally in Council-ownership, maximising control over the spend of developer contributions and ongoing maintenance. Where new development provides for a community space within the development itself or on other private land, a legal agreement ensuring relatively unrestricted public access and ongoing maintenance to meet the Quality Standard will be required.

5.13 There will be areas of the City where it is not possible to meet the Accessibility Standard. Where this is the case, a contribution may be required for other measures to provide safe and easy access to good quality open space. The most appropriate measures will be determined on a case-by-case basis but could include:

- reducing the actual journey distance to a PCS, eg by the creation of new paths or other infrastructure for walking, wheeling, etc;
- improving the quality of the nearest PCS, taking account of the distance to the development and the attractiveness/safety of the journey to it;
- improving the quality of a smaller site (under 0.3ha), under Council control, within a 400m walk of the proposed development and which can meet as many aspects of the quality standard as possible;
- improving the attractiveness of the “journey” to the nearest PCS, addressing any disincentives identified to use of the route (eg lack of crossing points, condition/design of the street environment, etc).

Table 6: Contributions under the Accessibility and Quality Standards

<p>Accessibility</p>	<p>a) where the development is within 400m of a PCS, and access to the space from the site is safe and easy to use for all potential users, no contribution to enhancing accessibility will be required</p> <p>b) where the development is outwith 400m of a PCS, or access to a PCS within 400m of the site is not safe and easy to use for all potential users, a contribution will be required to enhance accessibility – this should be in the form of a monetary contribution towards a new space or enhanced access to an existing space or the delivery of a new space of appropriate size within the development.</p>
<p>Quality</p>	<p>c) where the PCS within 400m of the site meets all aspects of the Quality Standard, no contribution to enhancing quality will be required</p> <p>d) where the PCS within 400m of the site does not meet all aspects of the Quality Standard, a contribution will be required to enhance:</p> <ul style="list-style-type: none"> i) those aspects of quality in which the space is deficient; or ii) where the space meets the minimum required score for each of the applicable criteria but not the 75% overall score, other aspects of the quality standard considered to be priorities.
<p>Accessibility and Quality</p>	<p>e) where both b) and d) apply, the contribution will be used to address accessibility and/or quality, as appropriate (to be determined by the planning authority)</p> <p>f) where both a) and c) apply, a contribution to maintenance of the PCS will be required.</p>

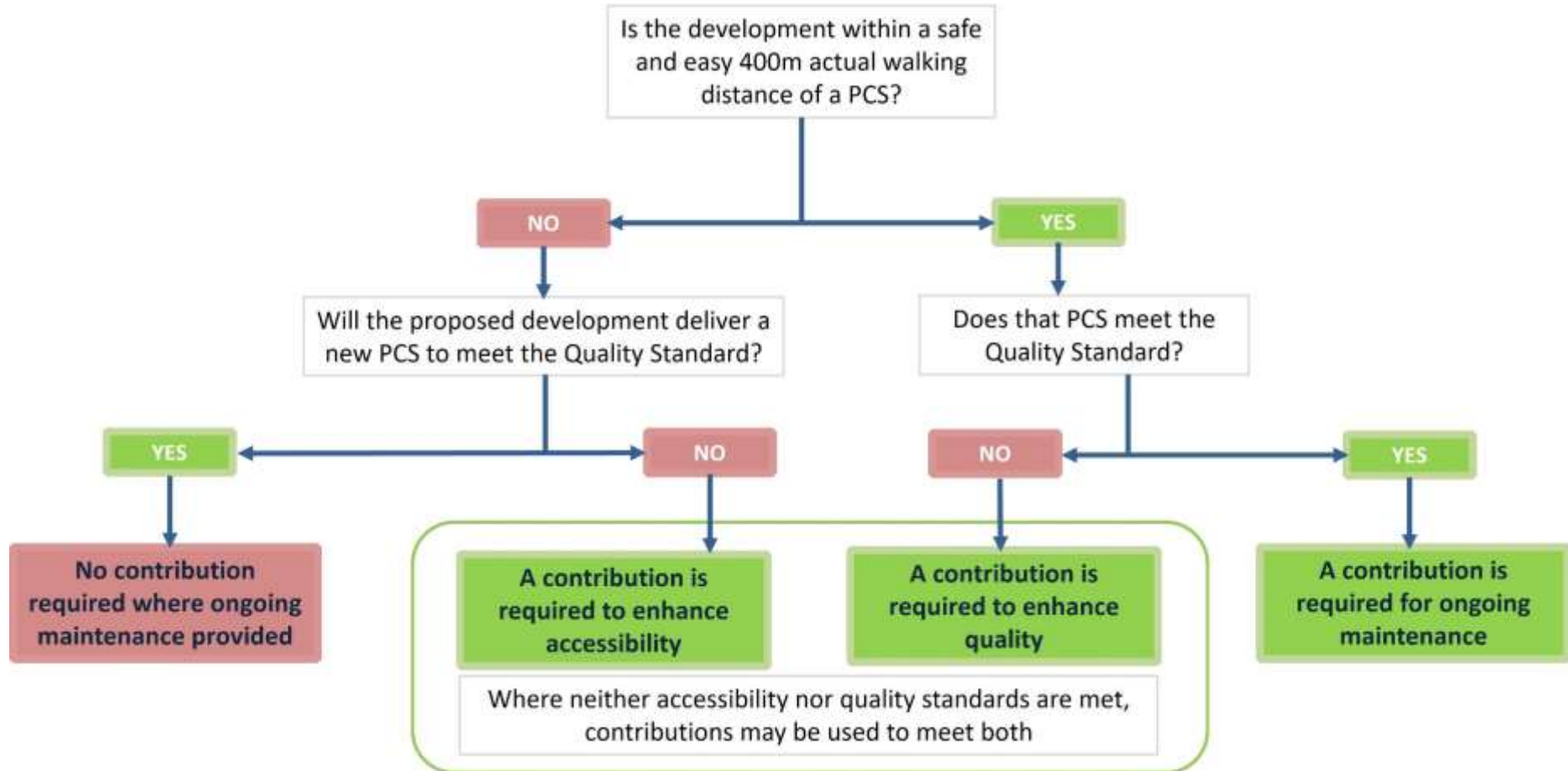
Purpose Built Student Accommodation

5.14 Policy CDP10: Meeting Housing Needs of the City Development Plan states that “the Council will ... generally support purpose-built student accommodation (PBSA) which achieves a high standard of amenity”. Supplementary Guidance SG10 supports CDP10 and provides more detailed advice, with the section on PBSA having been revised following public consultation in 2021. This section states that proposals must demonstrate that they “will offer suitable, high quality communal facilities, amenity and social spaces” and that “amenity standards for flatted dwellings, as set out in IPG 6 Greenspace and Green Network, will be applied to student accommodation developments”.

5.15 This SG replaces IPG6 and, as a result, it is necessary for SG6 to set out the level of amenity the Council expects from PBSA to meet the CDP10 and SG10 requirements. In addition, to the requirements under Table 5 for PBSA of 20 bedrooms or more, PBSA should

deliver suitable, high quality on-site amenity, calculated on the basis of 5 sqm per person/bedspace.

Figure 3: Contributions under the Accessibility and Quality Standards



Open Space Standards – Quantity Standard

5.16 The OSS also establishes a Quantity Standard, to be used to better understand the distribution of all publicly usable open space, not just Community Spaces, throughout the City.

Quantity Standard

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

5.17 The Quantity Standard relates to the amount of “publicly usable” open space there should be in the inner and outer urban areas of the City as shown on [this map](#). The OSS sets out that an analysis of the City’s electoral wards, split (where relevant) into their inner and outer urban areas, illustrates that there appear to be marked deficiencies in some wards and in parts of some wards. Para 4.19 of the OSS identifies the wards in question

(see Figure 4) and this analysis will be updated as and when appropriate.

5.18 The OSS states that application of the Quantity Standard will help inform the planning process, including where a new development should contribute towards the provision of new publicly usable open space to help meet the Quantity Standard. It will be particularly important to take action in areas where quantity standard deficiencies coincide with accessibility standard deficiencies.

5.19 New development of the type specified in part 1 of Table 5 should contribute towards meeting the quantity standard in those wards, or parts of wards, where there is a deficiency. Where a contribution to meeting the Quality and/or Accessibility standards is required, this will take precedence and a contribution towards meeting the Quantity Standard will not be necessary. Alternatively, the proposed development can deliver a

new, publicly usable open space within the development site. Where this space:

- is at least 0.15 ha in size (larger developments will be expected to deliver larger spaces);
- is multifunctional (including opportunities for rest and relaxation, informal play and engaging with nature);
- provides relatively unrestricted public access (secured through a planning agreement); and
- is subject to ongoing maintenance arrangements

then no monetary contribution towards meeting the Quantity Standard will be required.

5.20 Where a contribution towards meeting the Accessibility, Quality or Quantity Standards is required, it will be calculated by applying the rates set out in Table 7. These rates are based on the costs of providing Barrowfield Park, a multi-functional, publicly usable open space created in 2016 that, amongst other things, provides opportunities for recreation and play and has

created new habitat. The 2016 costs of delivering the park have been updated for inflation.

Table 7: Open Space Standards Contribution Rates

Location	Contribution per Bedroom
Inner Urban Area	£745
Outer Urban Area - flatted development and purpose-built student accommodation of 20 bedrooms or more.	£745
Outer Urban Area - other residential development	£1,300

5.21 These rates are based on the capital cost of Barrowfield Park but a proportion of the contributions taken will be held for future maintenance of the space, to ensure new residents can continue to benefit from access to a good quality space in future years. The amount retained for maintenance may vary with circumstances but will be of the order of 25% of the total contribution. Where a maintenance only contribution is required (under part f)

of Table 6), then this will be calculated at 50% of the relevant open space standards contribution rate. However, where a contribution to meeting the Quantity Standard is also required the contribution rate will be split as follows:

- 25% towards maintenance of the Community Space; and
- 75% towards meeting the Quantity Standard, with 25% of that figure being reserved for maintenance

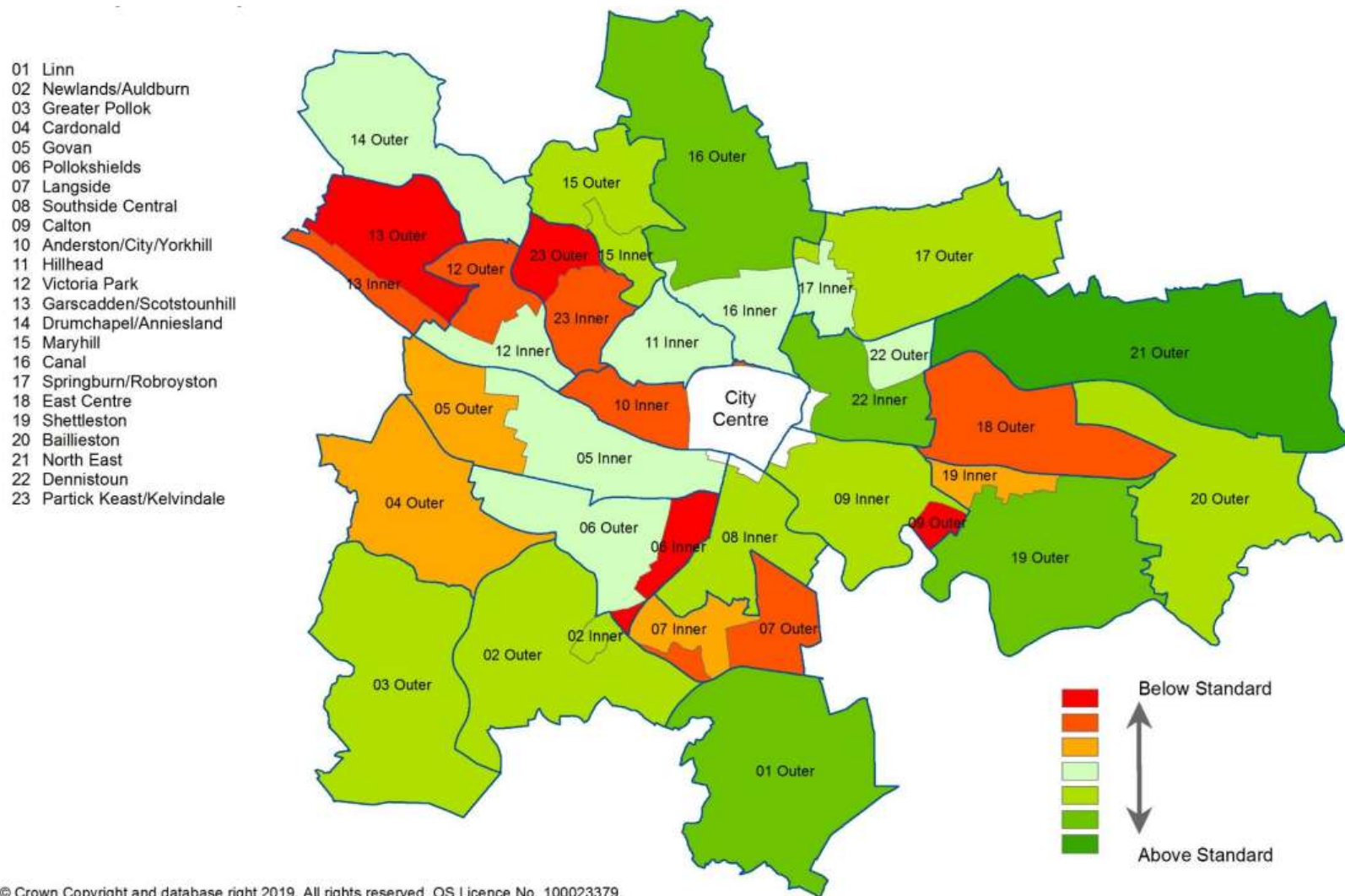
5.22 Where a new publicly usable open space is delivered to meet the standards through new development, it shall be made available for use by the general public – use shall not be restricted to residents of the development.

5.23 The OSS identifies the importance of ensuring residents have access to good quality open space and the consequent land requirements or financial implications that this implies should be fully taken into account by developers when carrying out site appraisals. However, it is recognised that the way that social housing is funded

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

5.24 Where other developers can illustrate that the viability of a development proposal would be seriously compromised by requirements set out in this SG, the Council may consider relaxing the requirement for provision/contributions. The Council will only agree to such an approach in exceptional circumstances and will require the submission of comprehensive and robust evidence to justify it.

Figure 4 – Indicative Quantity Standard by Ward



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City Centre Open Space

5.25 The OSS states that the City Centre District Regeneration Frameworks (shown on [this map](#)), prepared under the City Centre Strategy, will set out how and where open space needs can be addressed and that new city centre developments will be expected to contribute to delivery. For the purposes of this SG, the City Centre is considered to be the area covered by the DRFs (see Figure 5).

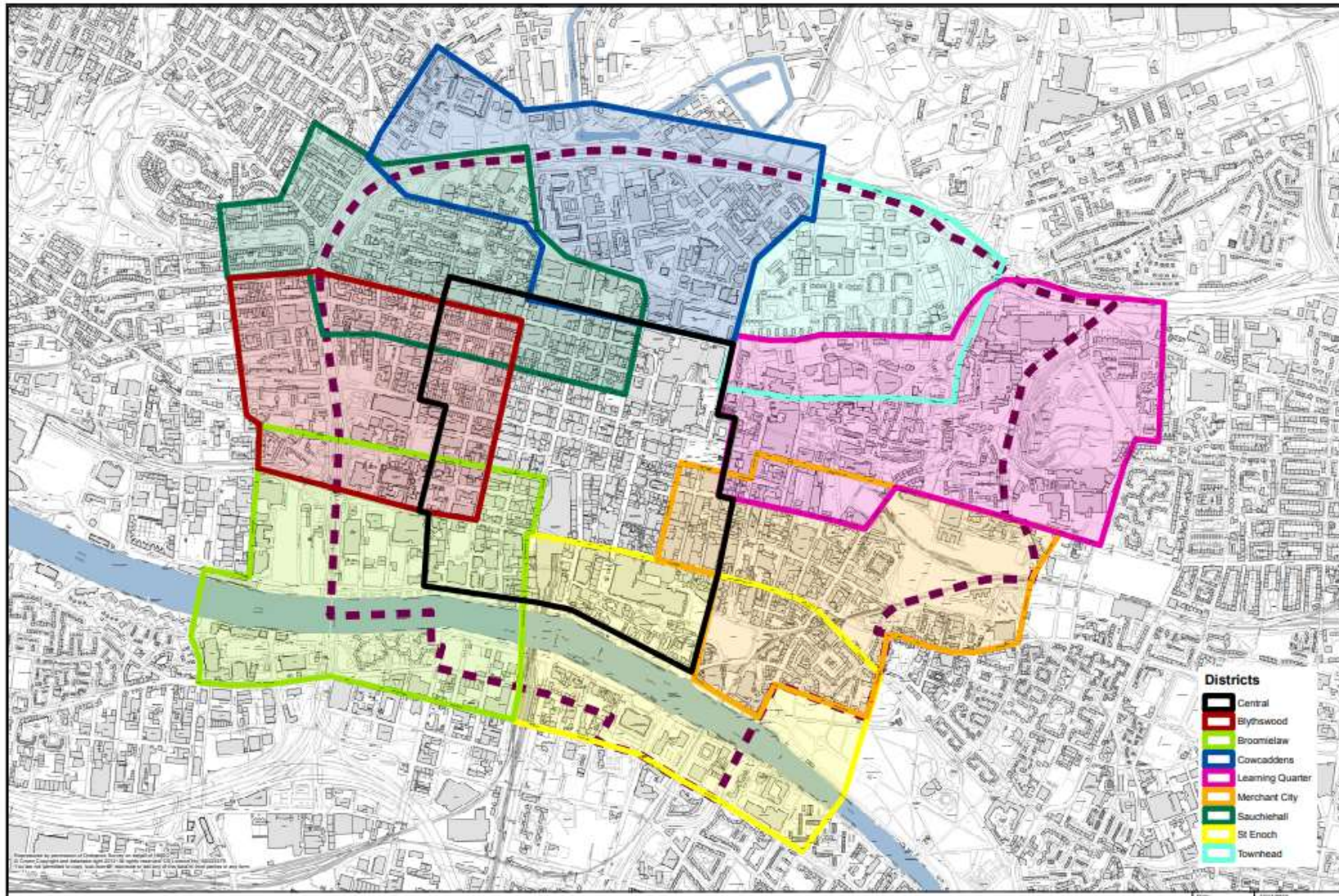
5.26 In 2021, the [City Centre Strategic Development Framework](#), Supplementary Guidance to the City Development Plan, was adopted. It recognises the role of the nine DRFs in identifying opportunities for sustainable and liveable neighbourhoods but also the need to green the city centre and make it climate resilient with a network of high-quality public spaces and green-blue infrastructure that caters for a variety of human and climatic needs. It proposes that a Green and Blue Integrated Infrastructure Strategy (GBIIS) be prepared for the City Centre that will take account of the open

space opportunities identified in the DRFs to deliver a network of high quality public spaces and adapted green streets.

5.27 Contributions taken in the City Centre will be used to deliver identified opportunities for creating new, or enhancing existing, open space and/or public realm in accordance with approved strategies for the City Centre, including the DRFs and GBIIS.

5.28 Contributions taken will be spent on identified opportunities within, or in the vicinity of, the DRF where the development is located. Where there is a significant residential population, or where there is expected to be so in the future, this should, wherever possible, include delivering opportunities for play.

Figure 5 – District Regeneration Framework Boundaries



5.29 New development of the type set out in Part 2a of Table 5 will require to make a contribution towards the delivery of identified open space/public realm opportunities. Contributions will be calculated by applying the rates set out in Table 8, based on those in City Plan 2 policy ENV2 and updated for inflation. A proportion of the contribution taken will be held for future maintenance of the space and may vary with circumstances but will be of the order of 25% of the total contribution.

Table 8 - Contribution Rates in the City Centre

Use Class	Thresholds	Contribution Rate
Class 1A Retail	Developments greater than 2,000 sqm gross floor area	£89 per sqm of new floorspace
Class 4 Business		
Class 11 Assembly and Leisure		
All developments of 10 dwellings or more (including flats) and purpose-built student accommodation of 20 bedrooms or more.		£745 per bedroom

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

- a) provide for relatively unrestricted public access;
- b) be consistent with approved city centre strategies in terms of their aspirations for placemaking, connectivity, etc; and
- c) be delivered on-site as part of the development and maintained by the operator

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

5.31 Paras 5.23-5.24 above may also apply to developments in the city centre.

Open Space for Food Growing

5.32 The OSS notes the benefits of local food production, including reducing food miles, packaging and the cost of fresh food, promoting healthy-eating, improving physical activity, mental health and improving the environment, including promoting biodiversity. As a result, the Council is keen to promote more food growing in the City, including by protecting existing provision and helping create new opportunities for growing.

5.33 When the OSS was produced the Council was in the process of producing a Food Growing Strategy to set out how to support community ambitions for more food growing opportunities and meet the statutory requirements of the Community Empowerment (Scotland) Act 2015. [Let's Grow Together](#), the Glasgow Food Growing Strategy, 2020 – 2025, was approved in September 2020.

5.34 Under the Community Empowerment Act, the Council needs to, amongst other things, keep a waiting list of

residents who have requested an allotment and take reasonable steps to provide sufficient allotments to keep the waiting list at no more than half of the Council's current number of allotments. An annual allotments report sets out progress towards these requirements, with the [latest report](#) (March 2023) noting a significant increase in demand for allotments over recent years. It also notes that the ratio of residents on the waiting list to current allotment plots, at 106%, significantly exceeds the Act's requirement of 50% or below.

5.35 The OSS states that, should a deficit be identified across the City, new residential developments will be expected to make a financial contribution towards helping meet demand. The annual allotment report sets out the waiting list by [Council ward](#) and, at present, there are residents on the waiting list from all but one ward.

5.36 Experience has shown that the provision of community growing spaces can also help reduce the allotment waiting list. As a result, contributions taken under this SG will be used to deliver either new allotments or new

community growing spaces, or a combination of both, whatever is deemed most appropriate to help meet demand in that location.

Table 9 - Contribution Rates for Food Growing

Waiting List Length*	Contribution Rate per bedroom
0-20	£20
21-40	£40
41 and above	£55

* As set out in the most up-to-date allotments report

5.37 New development of the type specified in part 2b of Table 5 should contribute towards meeting demand for growing. The contribution required will vary to reflect relative demand across the City and the fact that, whilst there may only be a small waiting list in some wards at present, this may rise with new residents and in line with wider ambitions to support community food growing. The contribution rates are set out in Table 9 and contributions taken in a ward will be spent on the delivery of new allotments or community growing spaces within that ward or in the vicinity of that ward. A proportion of

the contribution taken will be held for future maintenance of the space and may vary with circumstances but will be of the order of 25% of the total contribution.

5.38 In larger developments, on-site provision for allotments may be considered as an alternative to contributions to help address demand arising from the development. Paras 5.23-5.24 above may also apply to contributions for food growing.

Open Space for Outdoor Sport

5.39 The OSS highlights the benefits, for both physical and mental health, of engaging in sport. The Council, in conjunction with Glasgow Life and Sportscotland, appointed consultants KKP to undertake a new Sports Pitch Strategy and Action Plan, informed by an analysis of current and future demand for different types of sports against the supply available to cater for both training and play. This will help inform approaches to ensuring Glasgow has a sufficient quantity and quality of outdoor sports provision to meet current and future demand.

5.40 The Sports Pitch Strategy (SPS) for the City is nearing completion and it is anticipated that it will be approved by the end of 2023. It identifies projected shortfalls (at 2034) of pitch availability in almost all aspects of football on grass (adult, youth 9v9, mini 7v7 and mini 4v4) and in the quality of 3G provision. Shortfalls in projected provision of rugby pitches for all areas of the city (North East, North West and South) are also identified at 2034 as are shortfalls in cricket for the North West and South whilst the North East is projected to be at capacity. There is projected to be adequate provision for other sports (including hockey, tennis and bowling), though latent demand and deficits at specific clubs are noted for tennis.

5.41 The OSS notes that, should a need for additional or improved facilities be established, new residential developments will be expected to make a financial contribution towards meeting that demand. As the emerging SPS identifies projected shortfalls in football (both capacity and quality), rugby, cricket and, to a lesser extent, tennis, it is considered that contributions

towards these sports will be required from development types set out in part 2c of Table 5. Contributions will be required at the rate of £98 per bedroom and will be spent on opportunities to address shortfalls as identified in the SPS. Paras 5.23-5.24 above may also apply to contributions for outdoor sports.

Other Considerations

5.42 The Council will spend that element of the contribution set aside for the capital costs of enhancing access to open space, improving existing open spaces or creating new open spaces within 10 years of receipt of the contribution (or the final contribution, if payments are being phased). When the contribution is taken will depend on a number of factors, including the size of the development and any phasing scheduled, but the final payment should be made before the development is completed.

5.43 Should all, or part, of these contributions remain unspent after 10 years from the receipt of the final contribution

payment (if phased) or completion of development, whichever is later, the unspent contribution will be returned to the party that made the payment. To facilitate the delivery of development, the Council will consider phased payments of contributions - this should be discussed with the Council at the earliest possible opportunity. Where this is acceptable, the Council's preference shall be for phased annual anniversary payments.

- 5.44 The development contribution figures included in this SG were produced in 2023 as a starting point for calculating payments. These should be updated, using an appropriate index-link, at the time of the legal agreement to provide an up-to-date figure. Developer contribution figures will also be index-linked from the date the Section 75 agreement or other appropriate legal agreement is concluded until the date the developer contributions fall due for payment.

ANNEX 1: MITIGATION/COMPENSATION

A.1 Where a proposed development involves the loss of existing open space, that can be justified against Figure 2, then mitigation/compensation in the following circumstances will be required:

- a) where the development is being brought forward in line with an **approved wider masterplan/planning study** (in line with para 4.6 e) or i)) - **new open space** should be delivered, as part of integrated green infrastructure, in line with the requirements of this SG, the wider development plan and the OSS. Where appropriate, this will provide for protection of locally or culturally important spaces or spaces that are of importance for nature conservation. A masterplan/planning study should be brought forward in conjunction with the Council and local communities.
- b) where the proposal provides for the direct delivery of a **replacement open space** (in line with para 4.6 d/

part a) iii) of NPF4 Policy 21)), in a location convenient for users then **no financial compensation** will be required other than any unmet maintenance requirements. Where no direct provision is to be made, a compensatory payment to the Council will be required which will then be spent to provide replacement/enhanced facilities in line with para 4.6 d/part a) iii) of NPF4 Policy 21.

A1.2 Where a development, due to exceptional circumstances, has been approved contrary to open space policy, financial compensation will be required to mitigate for the loss of that open space. It will be used for the creation or improvement of open space or access to open space, in the vicinity of the development site.

A1.3 Where the development involves the loss of an outdoor sports space for which an unmet demand remains (eg tennis court), then the compensation provided should be for investment in another space of that type (eg tennis court).

A1.4 Financial compensation required under A1.1 b) or A1.2 will be calculated on the basis of the type of open space being lost. Loss of:

- a) A category 1-7 space (see Table 3) shall be compensated at the rate of £420,000 per ha;
- b) Growing spaces shall be compensated at the rate of £500,000 per ha; and
- c) Outdoor sports provision shall be compensated at the rate of:
 - i) Football, artificial grass - U9/U10 + training, fenced, lit at £1.6m per ha
 - ii) Senior football, grass at £209,000 per ha
 - iii) Senior Rugby Union, grass at £173,000 per ha
 - iv) Senior team sports, grass, lit at £350,000 per ha
 - v) Senior football, artificial grass, fenced, lit at £1.35m per ha
 - vi) Senior Rugby Union, artificial grass, fenced and lit at £1.44m per ha

- vii) Hockey, artificial grass, water based, fenced, lit at £1.56m per ha
- viii) Hockey, artificial grass, sand dressed, fenced, lit at £1.53m per ha
- ix) Cricket pitch, grass at £172,000 per ha
- x) Bowling Green, grass at £1.1m per ha
- xi) Tennis, macadam, fenced at £470,000 per ha
- xii) Tennis, macadam fenced and lit at £1.3m per ha
- xiii) Tennis, artificial grass, fenced and lit at £1.58, per ha
- xiv) Multi Use Games Area, macadam, fenced, lit at £2.5m per ha
- xv) Other outdoor sports provision at £250,000 per ha

A1.5 These compensation figures are based on the cost of providing open space of these types at 2023, drawn from a variety of sources, including Sport England and Glasgow Life's investment programme.

ANNEX 2: QUALITY ASSESSMENT MATRIX

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

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
would necessitate a certain configuration.		useful as a result of its shape.	rendered less functionally useful as a result of its shape.	designed and located with little thought given to the wider place. Large parts of the space are rendered less functionally useful as a result of its shape.		
C) Surveillance – wherever possible, the areas of the space that people are likely to use most often (“key areas” – especially areas for quieter relaxation) should be visible from surrounding buildings, encouraging responsible use - secluded corners should be used for appropriate	For smaller spaces (less than 1ha), effectively all parts of the space (90-100%) would be overlooked by buildings likely to be occupied during daylight hours. For larger spaces , key areas would be overlooked by buildings likely to be occupied during daylight hours.	For smaller spaces , most parts of the space (65-89%), including key areas, would be overlooked by buildings likely to be occupied during daylight hours. For larger spaces , most of the key areas would be overlooked by	For smaller spaces , about half the space (35-64%), including key areas, would be overlooked by buildings likely to be occupied during daylight hours. For larger spaces , many of the key areas would be overlooked by buildings likely	For smaller spaces , key areas would be overlooked by buildings occupied during daylight hours. For larger spaces , some of the key areas would be overlooked by buildings likely to be	For smaller spaces , none or very few of the key areas of the space would be overlooked by buildings likely to be occupied during daylight hours. For larger spaces , very few of the key areas would be overlooked by buildings likely to be occupied during daylight hours or would be in an area	2/5

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
purposes, such as biodiversity.		buildings likely to be occupied during daylight hours.	to be occupied during daylight hours or would be in an area subject to heavy footfall.	occupied during daylight hours or would be in an area subject to heavy footfall.	subject to heavy footfall.	
D) Accessibility – the space should be easily accessible from the wider area, should utilise DDA compliant paths and access points and should, where appropriate, incorporate any longer distance routes. Access for maintenance purposes should be easy and direct. Key entrances should benefit from lighting on surrounding roads/ paths.	The space is readily accessible from the wider area/all surrounding streets and entrances are DDA compliant. Movement within and through the space is facilitated by a network of well-surfaced, DDA compliant paths along desire lines and to surrounding routes. No barriers (e.g. high kerbs) should restrict movement between the path and important areas of the site (eg for relaxation or children's play). Key entrances benefit	The space is directly accessible from most of the wider area/ surrounding streets and most entrances are DDA compliant. Movement to key areas of the space is facilitated by a network of DDA compliant paths. Any barriers (e.g. high kerbs) between the path and important areas of the site (eg	The space is designed to be accessible from parts of the wider area/some of the surrounding streets and key entrances are DDA compliant. Movement to key areas of the space is facilitated by DDA compliant paths. Any barriers (e.g. high kerbs) between the path and important areas of the site (eg	Access to the space is limited and may be from only one entrance. Only some of the paths, routes and accesses would be DDA compliant. Opportunities haven't been taken to link to the wider route network in the surrounding area. Entrances are	Access to the space is limited and may be from only one entrance or be informal in nature. Paths and accesses have not been designed to be DDA compliant. Entrances are poorly lit and barriers between the path and important parts of the site exist that could not be negotiated by many users.	3/5

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
	from lighting on surrounding roads/paths.	for relaxation or children's play) should be limited and negotiable. Key entrances benefit from lighting on surrounding roads/paths.	for relaxation or children's play) should be negotiable. Key entrances benefit from lighting on surrounding roads/paths.	poorly lit. Barriers (e.g. high kerbs) between the path and important areas of the site (eg for relaxation or children's play) may exist and would prove difficult to negotiate for users with limited mobility.		
E) Aspect – much of the space should, where possible, benefit from direct sunlight (planting should provide some shade from the sun).	All of the usable/flat parts of the space (including key areas likely to be used for informal sports/ recreation and relaxation) are likely to benefit from direct sunlight for much of the day.	Most of the usable/flat parts of the space, (including areas likely to be used for informal sports/ recreation and relaxation) are likely to benefit from direct	Some of the usable/flat parts of the space (including areas likely to be used for informal sports/ recreation and relaxation) are likely to benefit from direct	Some of the usable/flat parts of the space (including areas likely to be used for informal sports/ recreation and	The usable/flat parts of the space (including areas likely to be used for informal sports/ recreation and relaxation) are unlikely to benefit from direct sunlight for some of the day.	3/5

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
		sunlight for much of the day or all of the usable/flat parts of the space (including areas likely to be used for informal sports/ recreation and relaxation) are likely to benefit from direct sunlight for some of the day.	sunlight for much of the day or most of the usable/flat parts of the space (including areas likely to be used for informal sports/ recreation and relaxation) are likely to benefit from direct sunlight for some of the day.	relaxation) are likely to benefit from direct sunlight for some of the day.		
F) Place Quality – the location of the space, its planting and landscaping should create a sense of wellbeing for users of the space, in addition to complementing surrounding uses and contributing to their amenity.	The location, planting and landscaping of the space contributes significantly to the amenity of the surrounding area, particularly homes, and is likely to provide a sense of wellbeing for users of the space.	The location, planting and landscaping of the space contributes positively to the amenity of the surrounding area, particularly homes, and is likely to provide a sense of	The location, planting and landscaping of the space provides some amenity for surrounding areas and contributes to the attractiveness of the space.	The location, planting and landscaping of the space provides little visual amenity for surrounding areas and does little to contribute to the	The location, planting and landscaping of the space is likely to prove detrimental to the visual amenity of surrounding areas and may create a sense of discomfort for users of the space.	3/5

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
		wellbeing for users of the space.		attractiveness of the space.		
G) Use – the space should provide for a range of active and non-active uses, including:						
Gi) Informal sport/recreation – a good proportion of the space should be flat or gently sloping and would be well-drained to provide for use on dry days.	<p>For smaller spaces (less than 1 ha), most of the space could facilitate informal sport/ recreation, particularly flat (or gently sloping) ground that is grassed or similar. All of this area is well drained, containing no soft or boggy ground during normal weather conditions.</p> <p>For larger spaces, a significant proportion of the space is flat (or gently sloping), grassed or similar and can accommodate informal sport. Each of these areas is roughly equivalent in size to a 5-a-side</p>	<p>For smaller spaces, much of the space would facilitate informal sport/ recreation, particularly flat (or gently sloping) ground that is grassed or similar. Most of this area has been designed to be well drained, containing no soft or boggy ground during normal weather conditions (unless designed to flood during exceptional flood events).</p>	<p>For smaller spaces, a good proportion of the space would facilitate informal sport/ recreation, particularly flat (or gently sloping) ground that is grassed or similar. Most of this area has been designed to be well drained, containing no soft or boggy ground during normal weather conditions (unless designed to flood during</p>	<p>For smaller spaces, little of the space would facilitate informal sport/ recreation, particularly flat (or gently sloping) ground that is grassed or similar. Drainage may be an issue, even during dry periods.</p> <p>For larger spaces, little of the space is flat or gently sloping, grassed or</p>	<p>For smaller spaces, very little of the space would facilitate informal sport/ recreation, particularly flat (or gently sloping) ground that is grassed or similar. It is unlikely to be well drained, even during dry periods.</p> <p>For larger spaces, very little of the space is flat or gently sloping, grassed or similar any such space is considerably smaller in size than a MUGA.</p>	3/5

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
	football pitch, or larger.	For larger spaces , some areas of the space are flat (or gently sloping), grassed or similar and can accommodate informal sport. At least one of these areas is roughly equivalent in size to a 5-a-side football pitch, or larger.	exceptional flood events). For larger spaces , an area of the space is flat (or gently sloping), grassed or similar and can accommodate informal sport. It is roughly equivalent in size to a Multi-Use Games Area.	similar - any such space is smaller in size than a MUGA.		
Gii) Children's play –the space should provide for children's play, particularly natural and imaginative play - see note b).	Looking at the space as a whole , there are a wide variety of natural play opportunities provided by the space's landscaping (including hard landscaping and water features), planting and vegetation, layout	Looking at the space as a whole , there are good opportunities for natural play provided by the space's landscaping, planting, layout and topography. Some limited	Looking at the space as a whole , there are adequate opportunities for natural play provided by the space's landscaping, planting, layout or topography. Together with	Looking at the space as a whole , opportunities for natural play provided by the space's landscaping, planting, layout or topography	Looking at the space as a whole , there are no opportunities for fixed play or for natural play provided by the space's landscaping, planting, layout or topography.	3/5

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
	and topography. Fixed play equipment is available and is of good quality and in good order. Planting and landscaping has been designed to encourage and facilitate play. Together with the space provided for biodiversity and informal sport/recreation, these different environments provide for imaginative and exploratory play for children of all ages and abilities as an integral part of the wider space.	fixed, good quality play equipment is available. Together with the space provided for biodiversity and informal sport/recreation, these different environments provide for imaginative and exploratory play for children of all ages and abilities as an integral part of the wider space.	the space provided for biodiversity and informal sport/recreation, the space would provide opportunities for natural play for children of all ages and abilities as part of the wider space. Fixed play space may be available.	are limited and are poorly integrated into the wider space. Any fixed play equipment is limited and of poor quality.		
<i>Giii) Relaxation</i> – quieter areas, away from the parts of the space where informal sport/recreation is likely to take place, should be provided.	The space includes areas that can cater for "quieter" uses, including relaxation, picnicking etc. Such areas are designed to discourage informal	The space includes areas that can cater for "quieter" uses, including relaxation, picnicking etc.	The space includes areas that can cater for "quieter" uses, including relaxation, picnicking etc	The design of the open space has given little thought to the need to cater for "quieter"	There are no obvious areas of the open space that might cater for "quieter" uses, including relaxation, picnicking etc. Seating and bins	3/5

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
Seating and bins should be provided in suitable locations, including to allow surveillance of areas likely to be used by younger children	sport through the provision of sensitively located trees and shrubs that help provide shade and some shelter from the prevailing wind. They are not immediately adjacent to areas likely to be used for informal sport. Good quality and robust seating, bins and picnic benches of an appropriate quality are provided and located to provide supervision of the main areas in which children are likely to play.	Design and location discourages informal sport. Trees and shrubs provide some shade and shelter. Seating and bins are provided and located to provide supervision of some areas in which children are likely to play.	and that are afforded some shade. Seating and bins are provided and located to provide supervision of some areas in which children are likely to play.	uses, including relaxation, picnicking etc. Seating and bins may be provided, but are not well located.	may not be provided or are not well located.	
<i>Giv) Biodiversity</i> – spaces should provide for a variety of connected habitats and a variety of different plant and animal species.	The space provides areas for nature which are well-connected both within the site and to adjacent habitats or corridors. These	The space provides areas for nature which are connected both within the site and to adjacent	The space enhances the biodiversity of the area through provision of habitat that is	The space would only provide for biodiversity to a limited degree. Connections	The space provides little biodiversity interest.	3/5

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
	areas provide a number of different habitats (eg woodland, grassy areas of varying height (including some over 30cm), wetland etc). These habitats provide a wide variety of plants (including flowering plants) of different types and heights that would support wildlife by providing food and shelter. A high proportion of vegetation is native.	habitats or corridors. These areas provide habitats that provide a variety of plants (including flowering plants) of different types and heights that would support wildlife by providing food and shelter. Much of the vegetation is native.	physically connected or located to facilitate functional connection, with surrounding open spaces/habitats. A variety of vegetation exists of varying heights. Some of the vegetation is native.	to surrounding habitats are poor and disjointed and there is little variation in vegetation mix or height.		
Gv) Maintenance and Condition – over and above routine maintenance (grass cutting, litter clearing etc) the infrastructure required to meet key criteria should be well-maintained and in a usable condition.	All of the infrastructure that contributes to provision for: informal sport/recreation (flat, well-drained grassland or similar artificial surface and any enclosure); children's play (fixed	Much of the infrastructure that contributes to provision for: informal sport/recreation; children's play; relaxation; and accessibility is of good quality and condition	Some of the infrastructure that contributes to provision for: informal sport/recreation; children's play; relaxation; and accessibility is of good quality and the	Some of the infrastructure that contributes to provision for: informal sport/recreation; children's play; relaxation;	All or most of the infrastructure that contributes to provision for: informal sport/ recreation; children's play; relaxation; and accessibility is below reasonable quality.	3/5

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
	play equipment); relaxation (seats, bins, picnic benches) and accessibility (paths and entrances) is of good quality and condition.	and the remainder is of reasonable quality.	remainder is of reasonable quality.	and accessibility is below reasonable quality.		
Criteria Gvi) and Gvii) should only be assessed where it has been identified that the space has potential to address surface water management issues in the wider area (criterion Gvi)) and/or where a deficiency in the provision of space for food growing has been identified in the wider area through the Food Growing Strategy (criterion Gvii)). It is not necessary for the space to provide for these functions to meet the Quality Standard - these are desirable (where appropriate), rather than necessary, attributes.						
Gvi) Water Management – spaces should, where appropriate, help meet the requirement for natural flood water management.	Where landform is suitable, all opportunities have been taken to minimise/reduce flood risk and slow storm water run-off from the space and from the wider area. Where appropriate, water courses have been naturalised. Areas designed to help address water management requirements are safe, attractive and provide for enhanced	Where landform is suitable, some opportunities have been taken to minimise/reduce flood risk and slow storm water run-off from the space and from the wider area. Where appropriate, water courses have been partly	Where landform is suitable, the space has been designed to contribute to minimising and/or reducing flood risk, with areas designed for this purpose being safe and helping provide some amenity and biodiversity value.	Where landform is suitable, few opportunities have been taken to help minimise and reduce flood risk or slow storm water run-off.	Where landform is suitable, no opportunities have been taken to help minimise and reduce flood risk or slow storm water run-off.	3/5

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
	amenity and biodiversity.	naturalised. Areas designed to help address water management requirements are safe, attractive and provide for enhanced amenity and biodiversity.				
Gvii) Community growing/ allotment space – where appropriate and where a local demand has been established that cannot be easily met elsewhere in the area, spaces should provide for space for allotments/community growing. this is likely to require a publicly usable open space greater than 0.3 ha in size	The space would provide allotments/ community growing spaces that have been well located to benefit from direct sunlight and passive surveillance during much of the day. Where space allows, they would play a significant role in meeting demand in the immediate locality. Plots (including growing mediums) and	The space would provide allotments/ community growing spaces that have been located to benefit from direct sunlight and passive surveillance during some of the day. Where space allows, they would help meet demand in the immediate	The space would provide allotments/ community growing spaces that have been located to benefit from enough direct sunlight to render them usable and some passive surveillance. Where space allows, they would help	The space would provide little in the way of space for allotments/ community growing spaces. Any allocated space would not be located to benefit from direct sunlight or passive surveillance. Plots	The space would provide no space for allotments/community growing spaces.	3/5

	Score 5 - Excellent	Score 4 - Very Good	Score 3 - Good	Score 2 - Fair	Score 1 - Poor	Minimum Required Score
	<p>ancillary facilities (as required) have been provided to a good standard and make use of rainwater harvesting. Allotments/community growing spaces would be secure but provide for visual and social interaction with the remaining space.</p>	<p>locality. Plots (including growing mediums) and ancillary facilities (as required) have been provided and make use of rainwater harvesting. Allotments/community growing spaces would be secure and provide for some visual and social interaction with the remaining space.</p>	<p>meet demand in the immediate locality. Plots (including growing mediums) and/or ancillary facilities (as required) have been provided to some degree and provide potential for rainwater harvesting. Allotments/community growing spaces are secure.</p>	<p>(including growing mediums) and ancillary facilities (as required) would not be provided or would be provided to a poor standard, and would not be secure. No use would be made of rainwater harvesting.</p>		

ANNEX 3: WORKED EXAMPLES

125 Flats in the Outer Urban Area (OUA)

- A3.1 An application for 125 flatted homes (250 bedrooms) is submitted on a site in the OUA. The development is of a type and scale specified under Parts 1, 2b and 2c of Table 5, meaning contributions may be required to meet the Open Space Standards, food growing and outdoor sports.
- A3.2 The proposal is within a 400m actual walking distance of a Potential Community Space which doesn't, currently, meet the Quality Standard – part d of Table 6 applies and a contribution is required under the Quality Standard.
- A3.3 The contribution rates in Table 7 are applied. For flatted developments in the OUA it is £745. The public open space contribution for this development will be used to contribute towards the provision of a new Community

Space, the enhancement of an existing PCS or to enhance access to an existing PCS and would be:

$£745 * 250 = \text{£186,250}$, a proportion of which will be retained for maintenance

- A3.4 Alternatively, a new Community Space could be provided on site to meet the needs of the development. Where this is accessible and usable by the public at large and meets the quality standard (including commitment to ongoing maintenance to meet the quality standard), no contribution will be required.
- A3.5 The proposal is located in a part of a ward where the Quantity Standard is not met. However, as a contribution to meeting the Quality Standard is being taken, no contribution to meeting the Quantity Standard is required.
- A3.6 The proposal falls within a ward where the most recent allotments report has identified a waiting list of 80 people. As a result, a contribution towards food growing

is required, applying the contribution rate of £55 per bedroom set out in Table 9 and used to deliver new allotments or new community growing spaces or a combination of both:

$$£55 * 250 = \mathbf{£13,750}$$

A3.7 The contribution taken will be spent in the ward or in the vicinity of the ward, in line with opportunities identified through the Food Growing Strategy.

A3.8 The proposal is located in the North West of the City, as identified in the Sports Pitch Strategy. The SPS has identified projected shortfalls in the provision of facilities for a number of sports in this area of the City and, as a result, a contribution towards outdoor sports is required. This will be used to meet priorities identified in the Sports Pitch Strategy and will be calculated by applying the contribution rate set out in para 5.41:

$$£98 * 250 = \mathbf{£24,500}$$

A3.9 In total, a contribution of **£224,500** is required.

200 Flats in the Inner Urban Area (IUA)

A3.10 An application for 200 flatted homes (400 bedrooms) is submitted on a site in the Inner Urban Area (IUA). development is of a type and scale specified under Parts 1, 2b and 2c of Table 5, meaning contributions may be required to meet the Open Space Standards, food growing and outdoor sports.

A3.11 The development is within a 400m actual walking distance of a PCS that meets the quality standard. No contribution is required towards meeting the Quality or Accessibility standards but a contribution (at 25% of the contribution rate specified in Table 7) is required to help maintain the Quality of the PCS:

$$(\mathbf{£745} * 400) * 0.25 = \mathbf{£74,500}$$

A3.12 The proposed development is located in a part of a ward that has 1.7ha of publicly usable open space per 1000

people, slightly below the 1.9 ha specified in the Quantity Standard. The contribution rate for development in the IUA is applied, adjusted for the required maintenance contribution to meet the Quality Standard (as set out para 5.21).

$(£745 * 400) * 0.75 = \mathbf{£223,500}$, 25% of which (£55,875) will be used for the maintenance of the new space that the capital sum will help create.

A3.13 The proposal falls within a ward where the most recent allotments report has identified a waiting list of 10 people. As a result, a contribution towards food growing is required, applying the contribution rate of £20 per bedroom set out in Table 9 and used to deliver new allotments or new community growing spaces or a combination of both:

$£20 * 400 = \mathbf{£8,000}$

A3.14 The contribution taken will be spent in the ward or in the vicinity of the ward, in line with opportunities identified through the Food Growing Strategy.

A3.15 The proposal is located in the South of the City, as identified in the Sports Pitch Strategy. The SPS has identified projected shortfalls in the provision of facilities for a number of sports in this area of the City and, as a result, a contribution towards outdoor sports is required. This will be used to meet priorities identified in the Sports Pitch Strategy and will be calculated by applying the contribution rate set out in para 5.41:

$£98 * 400 = \mathbf{£39,200}$

A3.16 In total, a contribution of **£345,200** is required.

A 10,000 sqm Office Development in the Sauchiehall District of the City Centre

A3.17 An application for a 10,000 sqm office development is submitted on a site in the Sauchiehall District

Regeneration Framework (DRF) (as defined by the City Centre Strategy) area of the City Centre. It is over the 2,000 sqm threshold specified in Part 2a of Table and is required to make a contribution to Open Space/Public Realm.

A3.18 In this instance, no open space/public realm opportunities are identified in the DRF in which the development sits, but there are opportunities identified in the neighbouring DRF, in the vicinity of the development site. In accordance with Table 8, a contribution of £89 per sqm of new floorspace. This would mean the contribution from the new development would be:

£89 per sqm* 10,000 sqm = **£890,000, a proportion of which will be retained for maintenance**

A3.19 Developments on major sites, such as those covering entire street blocks, may provide opportunities to create their own outdoor public space/public realm and that where this would provide for relatively unrestricted public

access; would generally be consistent with the RF for that area and would be delivered on-site as part of the development, then the scope of the developer contribution will be adjusted accordingly. In this instance, the developer is providing no open space on site and the full contribution of £890k is required.

A3.20 As the development is not a residential development, no contributions towards outdoor sports or growing are required.

A3.21 In total, a contribution of **£890,000** is required.

GLOSSARY:

Allotment - land owned or leased by a local authority for the cultivation of vegetables, fruit, herbs or flowers, on a non-profit basis.

Biodiversity - The variability in living organisms and the ecological complexes of which they are part. This includes diversity within species, between species and of ecosystems (UN Convention on Biological Diversity, 1992).

Central Scotland Green Network (CSGN) - a long-term environmental initiative to improve the social, physical, cultural, and environmental wellbeing of central Scotland.

City Development Plan - (or Local Development Plan): the Council's land use plan - sets out a 10 year planning framework for Glasgow and policies to guide new development.

Community Spaces: spaces identified to provide for access to good quality open space in peoples' immediate environment

(meeting the Accessibility Standard) and that meet a multitude of open space needs (meeting the Quality Standard).

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

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

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

Green Corridor – corridors that can act as links between habitats and which can help the natural environment adapt to climate change. Include canals, river corridors, railway lines

(active and disused), motorway and trunk road corridors and other areas of open space.

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

Green Roofs - building roofs that are partially or completely covered with vegetation, used to address a variety of needs including enhancing biodiversity and water management. Can take a variety of forms, including:

- *Intensive* – green roofs with deep substrates can allow of more intense growing (including shrubs and trees) and that require intensive maintenance.
- *extensive* - green roofs with a generally shallower substrate and providing a growing medium for sedums and wildflowers

- *blue-green* – a green roof used for vegetation but designed to store water and release it slowly to help with water management during and after rain
- *biosolar* – a green roof combining vegetation and solar technologies, often designed to maximise biodiversity.

Liveable Neighbourhoods – accessible, healthy places where interventions to improve place maximise social, economic and environmental benefits and help reduce car dependency by making walking, cycling and public transport first choice.

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

National Planning Framework 4 – Scotland’s national spatial strategy sets out spatial principles, regional priorities, national developments and national planning policy. Forms a key part of the development plan.

Nature Based Solutions - actions inspired by, supported by or copied from nature that aim to help societies address a variety of environmental, social and economic challenges in sustainable ways.

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

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

Open Space Strategy - an effective means of co-ordinating the policies of the different Council services with responsibilities for open space, and of focusing liaison and partnership working with relevant public, private and community interests.

Surface Water Management Plan - a framework which allows different organisations to work together and develop a shared understanding of the most suitable solutions to surface water flooding problems.