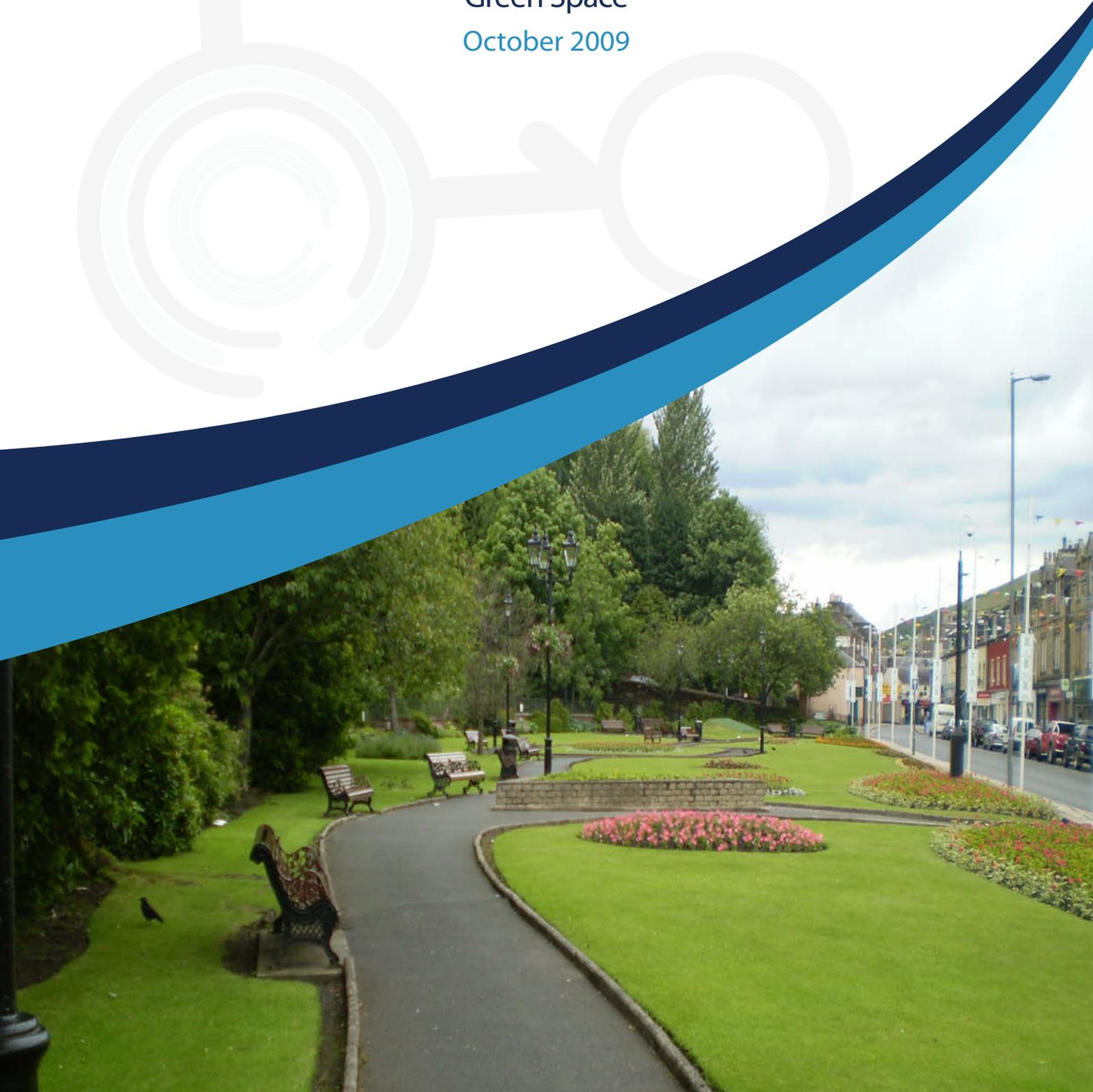


Scottish Borders Local Plan

Supplementary Planning Guidance

Green Space
October 2009



This page has been intentionally left blank.

Scottish Borders Council Supplementary Planning Guidance Green Space

Contents

1: Introduction	3
The Council's Green Space Strategy	3
Status of this SPG	4
Related Supplementary Planning Guidance	5
Terminology	6
Typology of Provision	6
Large Scale Developments	6
2: How to Use this SPG	8
3: Assessing the Impact of Developments	9
Introduction	9
Standards of Provision	9
Pre-application Discussions	11
Application of Provision Standards	12
Development Thresholds	14
Types of Housing Development	14
Application of the "Line of Thinking"	16
4: The Use of Planning Conditions	18
Introduction	18
The Purpose of Conditions	18
Maintenance of on-site Provision	19
Standard Planning Conditions	19
Compliance with Standard Conditions	21
Large and Phased Developments	23
Sustainable Urban Drainage Schemes (SUDS)	23
5: Planning Obligations	24
Introduction	24
The Need for Planning Obligations	24
The Scope of Planning Obligations	27
The Nature of Planning Obligations	27
Developer Contributions	27
Pooled Contributions	28
Phased Developments	28
On-site or Off-site Provision?	28

Standard Planning Agreement	30
Appendix A: Relevant Local Plan Policies	31
Introduction	31
Policy BE6: Protection of Open Space	31
Policy H2: Protection of Residential Amenity	32
Policy G1: Quality Standards	33
Policy G5: Developer Contributions	34
Appendix B: Provision Standards	36
B1: General Requirements	37
B2 Allotments	40
B3 Amenity Green spaces	42
B4 Green Corridors	44
B5 Natural Green spaces	46
B6 Outdoor Sports Facilities	48
Grass Pitches	48
Artificial Turf Pitches	50
Bowling Greens	51
Tennis and Multi-Courts	52
B7 Public Parks and Gardens	54
B8 Provision for Children	56
B9 Provision for Teenagers and Young People	59
Appendix C: Development Control Model	61

1: Introduction

1.1 Scottish Borders Council welcomes well designed, sustainable developments that accord with its adopted planning policies and will enhance the Scottish Borders as a place to live, work and visit. Appropriate networks of high quality, accessible green space, sport and recreation facilities are critical if this aim is to be met. The purpose of this Supplementary Planning Guidance (SPG) is to provide guidance to those preparing planning applications for one or more dwellings as to what the Council may require in order to mitigate the impact of residential developments on green space and outdoor sport and recreation provision. This SPG:

- Explains how the Council will assess the potential impacts of proposed residential developments in terms of green space and outdoor sport and recreation provision
- Explains how the Council intends to use planning conditions relating to green space and outdoor sport and recreation provision
- Sets out the circumstances in which the Council will require developers to enter into a planning obligation relating to green space and outdoor sport and recreation provision

The Council's Green Space Strategy

1.2 The Council adopted its SPP11-compliant *Green Space Strategy for the Scottish Borders*, adopted on 5 October 2009. However, while the Strategy informed this SPG, they are entirely separate documents and the Strategy does not form part of the Council's suite of planning policies. Accordingly, developers should not need to refer it when preparing a planning application. Should they wish to do so, however, it is available on the Council's website.

1.3 The Council's vision for green space, sport and recreation facilities is set out in its Green Space

Strategy (GSS):

The Scottish Borders will have a network of accessible, high quality and highly valued green spaces creating communities and settlements to be proud of, promoting sustainability, supporting biodiversity and extensively contributing to the economic, social and environmental aspirations of the region

1.4 In more detail, through the application of its Development Plan policies and this SPG, the Council aims to support the implementation of the Strategy. The objectives of the Strategy are to:

- Provide and enhance a strategic network of accessible, high quality green space throughout the Borders
- Provide guidance for the effective planning and protection of green spaces and sport and recreational facilities which meet local needs
- Strengthen local community involvement and interest in the Borders' green spaces
- Improve green spaces by ensuring they are locally accessible, clean, attractive, well maintained, fit for purpose and safe; improving the existing green space contribution to the landscape, biodiversity and cultural value of the Borders; and providing a sustainable approach to green space management and maintenance

Status of this SPG

1.5 This SPG does not stand alone but relates to and reflects the policies and policy guidance in:

National Policy and Related Documents

- SPP11, Open Space and Physical Activity
- PAN 65, Planning and Open Space
- Circular 4/1998, The Use of Conditions in Planning Permission
- Circular 12/1996, Planning Agreements

The Scottish Borders Development Plan

- The Scottish Borders – The New Way Forward (Scottish Borders Structure Plan 2002)
- Adopted Local Plan 1998

1.6 This SPG was adopted by the Council's Planning and Building Standards Committee at its meeting on 5 October 2009. The Council will

monitor its effectiveness and review its content at regular intervals to ensure that it remains relevant and compliant with Scottish Government policy and advice on the use of planning conditions and agreements and any future reviews of the Council's adopted Green space Strategy.

1.7 SPG does not have the same status as the Council's Adopted Local Plan. However it will be taken into account as a material consideration by the Council, a Planning Reporter or the Scottish Ministers when determining planning applications and appeals. The main policies in the Development Plan relevant to green space, sport and recreation provision are summarised in Appendix A.

Public Consultation on the Draft SPG

1.8 The Council published a draft of this SPG on its website on 20 April 2009 and also circulated copies of it to a wide range of stakeholders. It sought comments on it for a period of 12 weeks and then amended the draft in the light of these comments before adopting it. A summary of the comments received, its response to them and details of how it amended the draft as a result is available on request from the Council's Planning Service at its Newtown St Boswells Headquarters.

Related Supplementary Planning Guidance

1.9 This SPG should be read in association with:

- Scottish Borders Local Plan Supplementary Planning Guidance 9, Developer Contributions (updated April 2008)
- Scottish Borders Local Plan Draft Supplementary Planning Guidance – Provision for Play Areas (September 2008)

Play Provision

1.10 The SPG on *Provision for Play Areas* and this SPG are complementary. The former deals specifically with traditional play areas known as Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs) and Neighbourhood Equipped Areas for Play (NEAPs), based on the Six Acre Standard promoted by Fields in Trust, formerly known as the National Playing Fields Association. This SPG promotes an approach in which all local green spaces in housing areas are designed to be "playable spaces" as children's play should not take place only in equipped

areas.

Terminology

1.11 For the sake of clarity and consistency, in this SPG:

- Development **contributions** (or, more simply, contributions) are capital payments required to fund the provision or enhancement of green space or outdoor sport and recreation provision. They are necessary to mitigate against the impact of proposed developments. The Council may seek contributions for on or off site provision.
- Commuted management and maintenance sums (or, more simply, **commuted sums**) are payments to the Council required to fund a stream of revenue payments over a number of years. They are necessary to manage and maintain new spaces or facilities provided as a result of development and which the Council has agreed to adopt.

Typology of Provision

1.12 This SPG relates to the following forms of provision:

- **Functional green spaces**, including outdoor sports facilities such as playing fields, play areas, allotments, cemeteries, churchyards, green corridors such as rivers or former railway lines; and
- **Amenity green spaces**, including parks and gardens, natural green spaces, woodlands and green spaces within residential areas used informally

Indoor Sport and Recreation Provision

1.13 The Council recognises that new residential developments will increase the local need for indoor sport and recreation provision. However, it is not included in this SPG as the Council does not have current provision standards for it. When it does, it will either amend this SPG or publish separate SPG setting out guidance for developers.

Large Scale Developments

1.14 For large scale developments the Council will normally prepare a planning brief or expect developers to submit a design brief and/or masterplan in order to ensure developments are well designed, based on clear and consistent principles and sustainable. In such cases, the masterplan may suggest an approach that will deliver the Council's vision but does not apply the Council's adopted

provision standards in all respects. The Council will consider any such proposals on their merits. Once the Council has approved a design brief or masterplan, however, it will expect development proposals to conform to the principles and standards set out in it. However, the Council will reserve the right to require developers to meet its adopted standards if particular proposals do not conform satisfactorily to the approved design brief or masterplan.

2: How to Use this SPG

2.1 This SPG is lengthy because it contains a lot of information designed to clarify how the Council will implement the policies relating to green space, sport and recreation in its adopted Local Plan. However, it is very unlikely that developers will have to refer to all of it in relation any specific planning application.

2.2 The Council strongly recommends that developers read the whole of this SPG at least once in order to familiarise themselves with its content. Once this has been done, however, the best way to use it will be:

- Go on-line to the Council's website to use its Development Control Model, described in Section 3 below. This will identify the Council's maximum requirements in terms of open space and outdoor sport and physical recreation provision for both on-site and off-site spaces and facilities.
- Refer to Section 4, the *Use of Planning Conditions*, for details of the standard conditions the Council will apply when there is a need for on-site provision.
- Refer to Section 5, Planning Obligations, for details of how the Council intends to use planning obligations in relation to off-site provision.
- For details of the Council's requirements in relation to on-site provision, refer to Appendix B1 plus whichever of Appendices B2 to B9 may be relevant to a particular development proposal

2.3 In addition, developers requiring information on the policies underpinning this SPG should read Appendix A and those requiring further information on the derivation of the Council's provision standards should read its Green Space Strategy.

3: Assessing the Impact of Developments

Introduction

3.1 Appendix B sets out the Council's provision standards for green space and outdoor sport and recreation provision. It has based these standards on an SPP11-compliant audit of green space, sport and recreation provision carried out by consultants in 2008. The Council will use these standards to determine the need for additional or enhanced green space and outdoor sport and recreation provision as a direct result of proposed residential developments within the Scottish Borders. This section of the SPG summarises the scope of the standards and explains how the Council will apply them.

Standards of Provision

3.2 In compliance with SPP11, the Council has developed three types of standards for green space, sport and recreation provision:

- **Quantity standards**, which set out the amount of different forms of provision required per person across the Scottish Borders. The Council will use these standards to assess the amount of provision likely to be needed by the residents of new housing developments and therefore the amount it may require developers either to provide or fund.
- **Quality standards**, which set out the basic characteristics required of new provision. Whenever it requires developers to provide new spaces or facilities, or where they choose to do so, the Council will impose a condition requiring them to comply with these standards. The Council is aiming to bring all existing green spaces and sport and recreation facilities up to these standards as and when resources allow. Where existing spaces or facilities, required to meet

community needs, do not accord with these standards the Council will consider there to be a qualitative deficiency in provision.

- **Accessibility standards** (or distance thresholds), which set out the walking and driving times and distances that the Council regards as acceptable to potential users of spaces or facilities. The Council will use these standards to assess the extent to which existing provision may be relevant to the residents of proposed new housing developments. Broadly speaking, it will use the walking thresholds within settlements of more than 500 residents and the driving thresholds for developments in smaller settlements and the countryside.

3.3 The principle that planning authorities can require developers to contribute to off-site provision, provided the relevant policy and legal tests in Circular 12/96 are met, is well established. The national policy justification for requiring developers to contribute to the enhancement of existing spaces or facilities is provided by:

- Paragraph 10 of Circular 12/96, which states that “... where a proposed development would ... have a damaging impact on the environment or local amenity and this cannot be satisfactorily dealt with through the use of planning conditions, a planning agreement could be used to overcome such difficulties”. A “damaging impact” is more likely if existing spaces or facilities are of unsatisfactory quality.
- The table following paragraph 59 of SPP11, which notes that “Where the open space strategy indicates a surplus in the quantity of open space in the area ... (and) a development would result in increased use of existing open space, a financial contribution towards its improvement or management may be an acceptable alternative to the provision of open space as part of the development. Where a financial contribution is being made, the first priority will be to use this to meet the need for quality and accessibility improvements to existing off-site space in the local area.”

3.4 In addition, the Council has adopted a set of minimum size standards for new open space and outdoor sport and recreation facilities. These standards provide clarity and consistency on when it

will be unacceptable for developers to make new provision on-site and should contribute to the provision or enhancement of off-site provision instead.

3.5 In accordance with SPP11, the Council may require developers:

- To provide or fund additional provision to meet the requirements of development where there are identified quantitative deficiencies in provision within the appropriate distance thresholds of a proposed development, or where the development will result in quantitative deficiencies
- To contribute to the enhancement of existing provision when there is an identified qualitative deficiency in provision within the appropriate distance thresholds of a proposed development and one effect of the development will be to increase the demand pressures on these spaces or facilities

3.6 The Council will use its quantity standards to determine the scale of contributions required towards new off-site provision or the enhancement of existing off-site provision. For example, if a particular development proposal requires X sq m of a specific form of provision, based on the appropriate quantity standard, the Council may require the creation or enhancement of X sq m of that form of provision. The Council will determine which of these alternatives it prefers by taking account of the context within which the development is set, the amount and nature of provision in the vicinity of the development site and any other material considerations.

Pre-application Discussions

3.7 The Council encourages developers to engage in pre-application discussions with its Planning Officers in relation to any development proposal that is likely to have an impact in terms of:

- Increasing the local need for or use of green space or outdoor sport and recreation provision; or
- The quantity, quality and accessibility of green space or outdoor sport and recreation provision within the Scottish Borders; or
- The potential loss of any green space or outdoor sport or recreation facility

3.8 In the course of pre-application discussions, Planning Officers will be able to provide advice on the

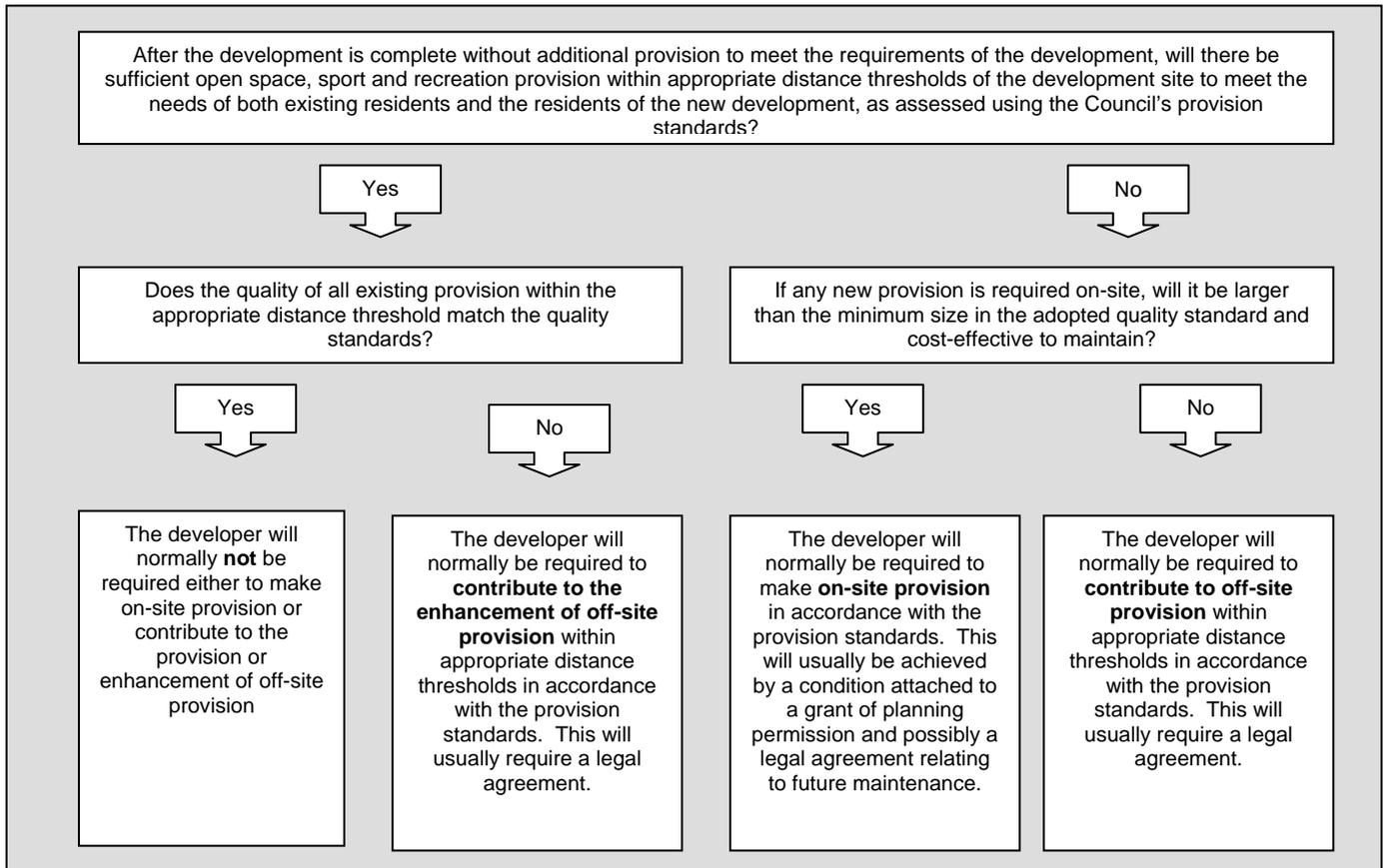
Council's likely requirements for on-site provision, compensatory off-site provision or the enhancement of existing provision. However, while they will always endeavour to ensure that any such advice is the best possible at the time of the discussions, the Council reserves the right to amend its requirements in the light of the circumstances of a submitted planning application. The main reasons for this are:

- The applicant may change the details of the development proposal
- Other applications or developments in the vicinity of the proposed site of which the Council has become aware since the pre-application discussions may have changed the context for the development

Application of Provision Standards

3.9 New residential developments will not always result in a need for more provision. For example, it will not make the best use of land and management/maintenance resources for the Council to insist that new developments provide or fund additional provision if existing provision in the vicinity already has sufficient spare capacity to meet the needs that the development will generate. Accordingly the Council needs to take full account of the context within proposed developments are set when determining the possible need for additional or enhanced provision. The Development Management "Line of Thinking" below therefore sets out how the Council will use its provision standards to assess whether there will be a need to mitigate the impact of a proposed development and, if so, the most appropriate approach to adopt.

Line of Thinking for Development Management Purposes



3.10 The starting point for the Council's assessment will be the calculation of the net change in the on-site population. For this purpose the Council will use the following occupancy rates:

Dwellings with 1 bedroom	1.21 occupants
Dwellings with 2 bedrooms	1.80 occupants
Dwellings with 3 bedrooms	2.44 occupants
Dwellings with 4 bedrooms	2.71 occupants
Dwellings with 5 or more bedrooms	2.93 occupants
Dwellings of unknown size	2.18 occupants

Note: these occupancy levels are taken from the Council's Housing Needs Assessment

3.11 If the proposed development site includes existing temporary or permanent dwellings that have been occupied within one year before the date of receipt of the planning application, the Council will base its assessment on the anticipated net change in the number of residents. For example, if a proposed development consists of twelve 1 bedroom flats on

the site of a 4 bedroom house which will be demolished the Council will assess the net change in the on-site population as follows:

12 dwellings @ 1.21 people	14.52 people
<i>Less</i>	
1 dwelling @ 2.71 people	2.71 people
Net increase	11.81 people

Development Thresholds

3.12 Where there is an identified qualitative or quantitative deficiency in provision, the Council will seek contributions from any developments resulting in a net increase of one or more residents. This will allow it to take full account of the cumulative impact of a number of small developments in the same area or settlement.

Types of Housing Development

3.13 The residents of different types of dwellings are likely to have different needs in terms of green space, sport and recreation provision. For example, sheltered housing will not increase the local demand for pitches but will very often require on-site amenity space for the use of residents even if there is existing provision nearby. Table 1 below sets out the forms of provision that the Council considers will be required for different types of residential development.

Table 1: Types of residential development to which green space, sport and recreation provision standards will apply

Type of development	Other public spaces			Activity Spaces				Outdoor Sports Facilities				
	Multi-functional green spaces	Civic spaces	Green corridors	Allotments	Formal play provision	Multi courts	Teenage areas	Artificial Turf Pitches	Bowling Green	Grass Pitches	Tennis courts	
Single bedroom dwellings	✓	?	✓	✓	x	✓	x	✓	✓	✓	✓	Singe bedroom units will not require provision for children and young people
Open market dwellings (> 1 bedroom)	✓	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	All open market dwellings will generate demand for access to all forms of provision
Affordable housing (> 1 bedroom)	✓	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	All affordable housing will generate demand for access to all forms of provision
Sheltered housing	✓	?	x	x	x	x	x	x	x	x	x	Residents of sheltered housing will not take part in active pursuits but should increase the demand for parks and similar green spaces
Hostels and special needs housing (> 1 bedroom)	✓	x	✓	✓	x	✓	x	x	x	x	x	Residents with special needs may require access to sports facilities but will benefit from parks and other amenity green spaces
One for one replacement dwellings	x	x	x	x	x	x	x	x	x	x	x	A replacement dwelling will only have a marginal impact on the need of community facilities
Extensions to dwellings	x	x	x	x	x	x	x	x	x	x	x	Extensions are likely at most to have only a marginal impact on the need for community infrastructure

Notes:

- ✓ Provision normally required
 - X Provision not normally required
 - ? Provision may be required depending on local circumstances and the anticipated residents
- Multi-functional green space = amenity green spaces, natural green spaces and parks and gardens

Application of the “Line of Thinking”

3.14 The Council will use a “Development Control Model” to apply the “line of thinking” to assess the most appropriate way to mitigate the impacts of a proposed development. The Model:

- Calculates the likely on-site population and the net increase or decrease in the local population as a result
- Calculates whether the quantity of existing provision within the relevant distance thresholds both before and after the proposed development will meet the adopted quantity provision standards and therefore whether there is a surplus or deficiency of each form of provision before and after the proposed development
- Calculates the potential provision needed to meet the needs of the on-site population and compares this with the minimum size element of the provision standard to determine whether it will be acceptable for this to be on-site or should be off-site
- Calculates the contributions that the Council can reasonably require towards off-site provision
- Identifies whether any of the existing provision within the appropriate distance threshold of the proposed development site requires enhancement and, if so, calculates the potential developer’s contribution towards this enhancement, based on the net increase in the in-site population
- Calculates commuted sums for the management and maintenance of on-site provision

3.15 The Model therefore provides clear answers to the questions in the line of thinking above. Appendix C gives an example of output from the Model, which includes:

- The amount of each form of on-site provision to be made by the developer, if any
- The required commuted maintenance sums required for on-site provision, if any
- Contributions required to new off-site provision, if any
- Contributions required to enhanced off-site provision, if any

3.16 The Model calculates a “menu” of the possible permutations for these requirements. The Council will then use its judgement in negotiation with

developers to select the most appropriate way of mitigating the impact of a proposed development from this “menu”, including the form(s) of provision it may require developers to provide or fund. The Council will also make the model available to developers on its website www.scottishborders.gov.uk so they can use it to assess the maximum requirements the Council may have. This will provide the speed, clarity and transparency that developers seek in the initial stages of the development process. In addition, Council Planning Officers will use and advise on the interpretation of the Model output in the course of pre-application discussions.

3.17 Appendix C gives an example of the Model in the form that developers will be able to access it. However, all of the costs in this example (eg land cost of £10,000 per hectare) are included merely for illustrative purposes.

3.18 On request, the Council will provide full details of the Model Output, including:

- The estimated population within appropriate distance thresholds and therefore the provision required before and after a proposed development
- The amount of provision already available within appropriate distance thresholds before the development
- Whether there is a quantitative surplus or a quantitative or qualitative deficiency which the development will exacerbate

4: The Use of Planning Conditions

Introduction

4.1 When the Council grants planning permission for a proposed development it will normally do so subject to any conditions that may be needed to make it acceptable. Most of these conditions will be specific to the proposed development and the context within which it will be set. However, it will nearly always be necessary for the Council to impose three standard conditions relating to the long term management and maintenance of common areas such as green spaces. This section of the SPG therefore provides an overview of these conditions and ways in which developers can comply with them that will be acceptable to the Council. It also describes how the Council will assess commuted maintenance sums in instances where developers offer on-site provision, or other provision intended primarily for the benefit of the occupants of a proposed development, for adoption by the Council or other appropriate body.

The Purpose of Conditions

4.2 The purpose of conditions is to enable development proposals to proceed in cases where they would otherwise be unacceptable. In accordance with Circular 4/1988, the Council will always ensure that conditions are:

- Necessary: the development should not be permitted without the condition
- Relevant to land use planning
- Relevant to the proposed development and justified by its nature or impact on its surroundings
- Enforceable
- Clear and precise
- Reasonable in all other aspects

Maintenance of on-site Provision

4.3 Green space and outdoor sport and recreation facilities must be managed and maintained effectively if they are not to deteriorate and have a negative impact on local amenity. Accordingly, in all instances where the Council requires developers to make on-site green space, sport or recreation provision, or when they do so voluntarily, it will require them to ensure they are fit for purpose and to put in place measures for their long term management and maintenance that comply with the policies set out in SPP11. More specifically SPP11 states that:

- Planning authorities and developers should work together to ensure that proper arrangements are in place for the long-term management of any open space, landscaping and other common facilities proposed (paragraph 63)
- Where possible, provision for management and maintenance should be addressed through conditions attached to the planning consent. Effective arrangements should be put in place to ensure proper management and maintenance of areas of open space. Particularly for areas of common open space within new housing developments, long-term arrangements should set out clearly the responsibilities of the property owners and any Factor or other parties involved (paragraph 64).
- Adequate arrangements for quality long-term maintenance of open space within or associated with new development must be put in place (paragraph 77)

4.4 Paragraph 46 of PAN 65, *Planning and Open Space*, provides further guidance: “Councils should work with developers and other bodies to seek the best mechanisms and funding for the long term maintenance of new open spaces”.

Standard Planning Conditions

Standard Condition 1: The Quality of Green space and Outdoor Sport and Recreation Provision

4.5 The Council will attach the following standard condition relating to design and specification to all planning permissions that will result in new or enhanced green spaces and/or sport and recreation facilities constructed by developers:

“The layout, design, specification and construction of the approved green spaces and

outdoor sports and recreation facilities shall comply in all respects with the appropriate quality standards adopted by the Council, or such lower standards as the Council, at its sole discretion, may approve in writing”

Reason: to ensure that green spaces and sport and recreation facilities provided by developers are designed, specified and constructed in accordance with best practice and fit for purpose

Standard Condition 2: Long Term Management and Maintenance

4.6 The Council will attach the following standard condition relating to long term management and maintenance to all planning permissions that will result in new or enhanced on-site green spaces and/or sport and recreation facilities:

The developer:

Shall prepare and submit to the Council detailed proposals for the management and maintenance of the common areas of the development including, but not exclusively, all green spaces outwith the curtilage of individual dwellings or other properties;

Shall not commence the development hereby permitted until such time as the detailed proposals for the management and maintenance of the common areas (after any amendment required by the Council) have been approved in writing by the Council;

Shall put in place long term arrangements acceptable to the Council that will ensure the common areas of the development are managed and maintained in full accordance with the approved specification

Reason: In order to ensure adequate and appropriate long term maintenance of the common areas of the development in accordance with the requirements of paragraphs 63, 64 and 77 of SPP11, *Open Space and Physical Activity*.

Note: the “common areas of a development” may include more than just on-site green spaces and/or sports facilities, such as communal parking areas, the common entrances to flatted developments and estate lighting.

Standard Condition 3: Short term Management and Maintenance

4.7 The Council will attach the following standard condition relating to short term management and maintenance to all planning permissions for all developments that will result in new or enhanced on-site green spaces and/or sport and recreation facilities:

The developer shall maintain all of the common areas of the development for a period of at least twelve months from occupation of the last dwelling or other building forming part of it and shall remain responsible for management and maintenance until such time as the Council agrees in writing that (a) it has been laid out, designed, specified constructed and maintained to a satisfactory standard and (b) satisfactory arrangements are in place for long term management and maintenance.

Reason: to ensure that the common areas of the development are laid out, constructed and in an acceptable condition at the end of the period during which the developer is responsible for them and that appropriate long term management and maintenance arrangements are in place before the developer relinquishes responsibility for them.

Compliance with Standard Conditions

4.8 The Council will prepare and publish, and review from time to time as appropriate, a protocol that developers can follow in order to comply with standard conditions 2 and 3 above.

4.9 In relation to **Standard Condition 2**, the protocol will indicate that, in principle, the Council regards either of the following approaches as likely to result in acceptable compliance with the Condition.

Preferred Approach: Management and maintenance by an agent appointed by the dwelling owners or residents

4.10 The Council's preferred approach is

- The drawing up by the developer of a detailed management and maintenance specification for the common areas of the development for the consideration, and after any amendment that may

- be required, approval of the Council; plus
- The incorporation by the developer of a clause in the title deeds for all of the properties in the development:
 - (a) Requiring the owners to contribute to the upkeep of the common areas of the development, including any on-site or other green space or outdoor sports and recreation provision intended predominantly for their use, and to form a Residents Association to manage, or appoint a Factor to manage, the necessary maintenance works to an agreed standard, which shall be not lower than the specification approved by the Council
 - (b) Granting the Council the right to select and appoint a maintenance contractor to undertake the maintenance to the approved specification if, in its judgement and acting reasonably, the arrangements made in accordance with subparagraph (a) above have proved ineffective
 - (c) Granting any maintenance contractor appointed by the Council the right to recover the costs of maintenance from the dwelling owners

Note: In the event that the Council decides it is necessary to appoint a maintenance contractor in accordance with (b) above, it will normally seek competitive tenders from several potential contractors. However, if it is necessary to urgently appoint a contractor this may not be possible and therefore any such non-tendered arrangement will normally be for only a limited period.

Alternative Approach for Exceptional Circumstances identified by the Council: Adoption by the Council or other appropriate body

4.11 In exceptional circumstances, the Council or another appropriate body may agree to adopt and subsequently maintain on-site spaces or facilities provided by a developer provided:

- The provision meets the appropriate quality standard(s) in all respects at the time of adoption (ie complies with Standard Condition 3)
- The developer provides a commuted maintenance sum on or before the date of adoption of the space or facilities, sufficient to fund the management and maintenance for a period of 10

years, calculated in full accordance with the current version of the Council's adopted Supplementary Planning Guidance 9 on Developer Contributions

- The developer pays all of the legal costs relating to the transfer of the land or facilities of the body in which the land is to be vested

4.12 In relation to **Standard Condition 3**, the protocol will provide details of the Bond that the Council may require developers to provide in order to guarantee adequate short term management and maintenance in accordance with the condition.

Other Approaches to Compliance with Standard Conditions

4.13 The Council will be willing to consider on their merits other ways in which developers may propose in order to comply with its standard conditions. However, it will always require to be satisfied that any arrangements the developer may propose will be at least as effective as those summarised above.

Large and Phased Developments

4.14 On large and phased developments it is likely that different spaces or facilities will be completed and ready for handover and adoption at different times during the building out period. In these circumstances the Council will impose a condition allowing the introduction of the agreed long term arrangements for management and maintenance on an appropriate phased basis.

4.15 Where a large development is built out by a consortium of two or more developers, the Council will impose a condition that the same long term management and maintenance arrangements will apply to each phase or part of the development.

Sustainable Urban Drainage Schemes (SUDS)

4.16 The Council encourages developers to incorporate proposals for sustainable urban drainage schemes in their developments whenever possible and to ensure that the management and maintenance of SUDS features is seen as part of the overall open space design and management regime for a site. The Scottish Environmental Protection Agency (SEPA) has published guidance on the design of SUDS at www.sepa.org.uk while Scottish Water's standards are set out in *Sewers for Scotland* (second edition 2007).

5: Planning Obligations

Introduction

5.1 Wherever possible, and in accordance with Scottish Executive/Government advice, the Council will seek to use planning conditions to achieve its vision for green space, sport and recreation provision. However there will be many instances where the barriers to granting planning permission cannot be resolved by the use of conditions. In these instances the Council will seek to negotiate a planning obligation with the developer.

5.2 This section of the SPG therefore sets out the circumstances under which the Council may seek a S75 planning obligation to secure contributions to, or compensatory provision of, green spaces and/or sport and recreation facilities. It has two main purposes:

- To provide clarity and transparency for developers so that they are aware of the possible need for a planning agreement and related financial contributions early in the development process
- To facilitate a consistent approach to the securing of planning agreements and the use of contributions throughout the Scottish Borders

The Need for Planning Obligations

5.3 Planning obligations must satisfy both policy and legal tests if they are to be lawful. In terms of **national policy**, successive governments have made clear that existing communities should not be disadvantaged by new development. Development creates various impacts on local and possibly wider community and other infrastructure and if these impacts are not mitigated there is what can best be called a “planning loss” to at least the local community. This will arise, for example, if the residents of a new developments increase the local demand for pitches and as a result they become over-

played and deteriorate. Developments can therefore result in one or more “planning obligations” on the developer to provide or fund whatever may be required to prevent the “planning loss”. The legislative basis for this is set out in Section 75 of the Town & Country Planning (Scotland) Act 1997, although the term “planning loss” is not used. It is used in this SPG simply to explain the concept to those not familiar with the planning system.

5.4 In terms of Local Policy, Policy G5 of the Adopted Scottish Borders Local Plan (reproduced in Appendix A) makes clear that the Council will require developers to make a full or partial contribution to the mitigation of the impacts of proposed developments on infrastructure or services through S75 Planning or other legal Agreements.

5.5 Further details of the policy justification for planning obligations are contained in Section 2 of Scottish Borders Local Plan Supplementary Planning Guidance 9, *Developer Contributions*.

The Legal Tests of Reasonableness

5.6 Scottish Office Circular 12/96, *Planning Agreements*, sets out five legal tests for the reasonableness of a planning obligation. In relation to green spaces and outdoor sport and recreation provision the Council interprets these policy tests as follows:

- **The proposed agreement must serve a planning purpose:** the proposed development will increase the need for green space or sport and recreation provision in an area where (a) there is, or will be as a result of the development, a quantitative deficiency in provision or (b) result in additional demand pressures on existing spaces or provision in an area where there is a qualitative deficiency
- **The proposed mitigation must be related to the proposed development:** it is not necessary, and may be impractical, to attempt to mitigate all of the impacts of a proposed development in the immediate vicinity of the site. However, the additional demands arising from the development must be met within a reasonable distance of it. This “reasonable distance” will vary with the nature of the infrastructure and is set out in the Council’s standards in Appendix B. Paragraph 38

of SPP11 states that “Local authorities may wish to set distance thresholds to open space appropriate to the particular circumstances in their area and for different types of open space”. The Council has adopted this approach and will use it to determine how far a proposed mitigation is “directly related” to a development.

- **The proposed mitigation must be related in scale and kind to the proposed development:** the Council will not ask developers to fund a greater amount of infrastructure than needed to accommodate the additional pressures created by their development
- **The proposed agreement must be reasonable:** in broad terms, the key test the Council will apply is whether the requirement for an agreement is so directly related to the regulation of the proposed development that it should not be permitted without it.

5.7 It follows that the Council will not seek contributions to reduce any infrastructure deficiency which existed at the time a development was first proposed. However, it may seek contributions to prevent any such pre-existing deficiency becoming worse as one of the direct results of a proposed development.

The Discharging of Planning Obligations

5.8 Planning obligations can be discharged through either a **planning/legal agreement** negotiated between the developer and Council or a **unilateral undertaking** offered by a developer that is acceptable to the Council. The difference between them is simple. In a planning agreement, the developer and/or land owner(s) and the Council both “covenant” (a legal term which effectively means “undertake” or “promise”) to do certain things. For example, the developer might covenant to pay an amount of money (a “contribution”) to the Council, which in turn enters into a “reciprocal covenant” to use that money for the purpose or in the way set out in the agreement. Unilateral undertakings, on the other hand, are effectively one-sided planning agreements: the developer/land owner covenants to do something that will make the development acceptable to the Council (for example, to pay a contribution of £X for it to use to enhance local green space), but the Council does not enter into any reciprocal covenants. For obvious reasons, it can be

quicker and therefore cheaper for developers to offer a unilateral undertaking that will be acceptable to the Council (as agreed during pre-application discussions) alongside or shortly after a planning application than for the Council and developer to negotiate a planning agreement.

The Scope of Planning Obligations

5.9 The Council may seek a planning obligation relating to the provision of any type of green space or outdoor sport and recreation facility for which it has an adopted provision standard. These standards are set out in Appendix B. Depending on the anticipated impacts of a proposed development, it may require a range of different developer contributions and will take a balanced view.

The Nature of Planning Obligations

5.10 Planning obligations can take many forms but they normally serve one or more of three main purposes:

- To prescribe the nature of a development in order to achieve planning objectives
- To mitigate the impact of a development, for example by requiring a developer to make or fund additional provision or enhance the quality of existing provision in order to increase its capacity to accommodate demand
- To require a developer to make or fund compensatory provision at a suitable location for any provision that is needed but will be lost as a result of the development

5.11 Planning permission must never be bought or sold. Accordingly, the Council will not grant permission for an unacceptable development because the developer has offered to provide or fund unnecessary or unrelated benefits through a unilateral undertaking. Conversely, however, the Council may refuse planning permission for an otherwise acceptable development on the grounds that the developer is unwilling or unable to contribute to infrastructure improvements needed as a result of their development.

Developer Contributions

5.12 When calculating developer contributions, the Council will normally include all of the costs it is likely to incur. These costs may include:

- Land cost, if appropriate
- Construction cost

- Design team fees and expenses
- Essential furniture and/or equipment
- Legal costs, including those incurred in drawing up the agreement
- A 7.5% on-cost, to cover monitoring, project procurement and management by the Council and updating of the spreadsheet model described in paragraphs 3.14-3.18 above
- VAT, if irrecoverable

Note

- Every development that is approved and built out will change the context for the next development in the same area. Accordingly the Council will have to update the Model at intervals.
- The Council will monitor and if necessary adjust the 7.5% on-cost for monitoring, project procurement and management when it revises this SPG

Pooled Contributions

5.13 Most planning obligations relating to green space or outdoor sport and recreation provision will require developers to provide contributions which the Council will subsequently invest in new or enhanced off-site provision. In order to maximise the impact and benefits of such investment, however, the Council may pool contributions from two or more developments in the same area, using its accessibility standards as its means of defining “the same area”.

5.14 Across the Scottish Borders many outdoor sport and recreation facilities are owned and managed by clubs. Provided membership is open to all members of the community, the Council may allocate contributions from developers to appropriate clubs in order to secure necessary improvements to their facilities.

Phased Developments

5.15 Large developments may require several planning applications because they are to be phased or undertaken by more than one developer. In these cases, the Council will normally seek that contributions to infrastructure are apportioned as fairly as possible between the various phases and developers.

On-site or Off-site Provision?

5.16 Once the need for additional or enhanced infrastructure has been established, the line of thinking in Section 3 above will act as a guide as to

whether the Council will require on-site or off-site provision. In most instances the need for the best and most sustainable long term use of land will dictate that one or the other approach is preferable.

5.17 The Council is aware that, in some cases, there can be more benefit to be gained from enhancing existing off-site provision than in requiring additional on-site provision. In these circumstances development can help to deliver important benefits for existing communities and make the proposals more acceptable to them as a result. This will obviously also clearly benefit developers as well as local communities. Enhancing off-site provision can also minimise the amount of additional land needed for green space, sport and recreation provision; make better use of existing facilities; make the best use of land; minimise the long term revenue costs associated with community infrastructure, therefore enhancing financial sustainability; and help the Council and developers achieve acceptable residential densities.

5.18 This said, however, the Council's general presumption will be that:

- New provision required as a result of proposed developments should normally be on-site. However, if the amount of provision justified by the application of the appropriate quantity standard is below the minimum size thresholds set out in the Council's adopted quality standard, its preference will be for a contribution to off-site provision
- For off-site provision, where either the enhancement of existing provision or new provision is justified, the Council will prefer enhancement of existing provision. This should also result in lower contributions from developers because upgrading or enhancing existing provision will often have lower capital costs than new provision

5.19 In cases where the Council requires developers to contribute to the enhancement of existing spaces or facilities rather than make or fund new provision, the need for speedy determination of planning applications will not allow the development of costed design proposals. Accordingly the Council will assess the unit cost of enhancing existing provision as up to 75% of the cost of the new provision that would

otherwise be needed to mitigate the impact of a development, excluding land cost. Such arrangements will be beneficial to developers as the Council will require lower contributions than for new provision and residential developers will often be able slightly to increase the number of dwellings in a proposed development.

Standard Planning Agreement

5.20 In order to aid transparency, reduce legal costs and minimise the time needed for the negotiation of planning obligations, the Council has prepared a standard template of draft planning agreement relating to green space, sport and recreation provision. Copies are available from the Council's Offices.

Legal Costs

5.21 The Council will require developers to meet the reasonable legal costs it incurs in negotiating planning obligations.

Appendix A: Relevant Local Plan Policies

Introduction

This appendix summarises the policies in the Adopted Scottish Borders Local Plan 2008 that relate to green space and outdoor sport and recreation provision.

Policy BE6: Protection of Open Space

Policy BE 6 states that:

Open space within the Development Boundary of settlements will be protected from development wherever this can be justified by reference to any of the following:

- The strategic, local or neighbourhood importance of the open space
- The environmental, social or economic value of the open space
- The role that the open space plays in defining the landscape and townscape structure and identity of the settlement
- The function that the open space serves

The categories of open space applicable to this policy comprise:

- Functional open space including: outdoor sports facilities such as playing fields, play areas, allotments, cemeteries, churchyards, green corridors such as rivers or former railway lines; and
- Amenity open spaces including: parks and gardens, natural green spaces and woodlands; green spaces within residential areas used informally; and civic spaces

Development that would result in the loss of open

space will only be permitted if it can be satisfactorily demonstrated that, based on consultations with user groups and advice from relevant agencies:

- The loss of the open space is judged to have minimal environmental, social and economic impacts; or
- The need for the development is judged to outweigh the need to retain the open space; and
- Where appropriate, comparable open space or enhancement of existing open space may be provided and/or paid for by the developer at an alternative location within or immediately adjacent to the settlement where this will provide adequate and acceptable replacement for the open space lost as a result of the development. In some cases, recreational provision in the form of indoor sports facilities may be a suitable alternative provided it is equally accessible and is judged to compensate fully for the loss of the open space resource.

Development that would result in the loss of functional open space where a quantifiable demand can be demonstrated must in addition be justified by reference to:

- The levels of existing provision and predicted requirements for the settlement
- The extent to which current or predicted future demand can be met on a reduced area

Policy H2: Protection of Residential Amenity

Policy H2 states that:

Development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any development will be assessed against:

- The principle of the development, including where relevant, any open space that would be lost; and
- The details of the development itself particularly in terms of:
 - The scale, form and type of development in terms of its fit within a residential area
 - The generation of traffic or noise
 - The level of visual impact

Note: there are obvious links between this Policy and Policy BE6

Policy G1: Quality Standards

Policy G1 states that:

All new development will be expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. The standards which will apply to all development are that:

- 1 It is compatible with, and respects the character of the surrounding area, neighbouring uses, and neighbouring built form ...
- 3 It retains physical or natural features or habitats which are important to the amenity or biodiversity of the area or makes provision for adequate mitigation or replacements
- 4 It creates developments with a sense of place, designed in sympathy with Scottish Borders architectural styles; this need not exclude appropriate contemporary and/or innovative design
- 6 It incorporates hard and soft landscaping works, including structural or screen planting where necessary, to help integration with its surroundings and the wider environment and to meet any open space requirements. In some cases agreements will be required to ensure that landscape works are undertaken at an early stage of development and that appropriate arrangements are put in place for long term landscape/open space maintenance.
- 7 It provides open space that wherever possible links to existing open spaces and that is in accordance with current Council standards pending preparation of an up to date open space strategy and local standards. In some cases a developer contribution to wider neighbourhood or settlement provision may be appropriate, supported by appropriate arrangements for maintenance.
- 8 It provides appropriate boundary treatments to ensure attractive edges to the development that will help integration with its surroundings
- 9 It provides for linkages with adjoining built up areas including public transport connections and provision for bus lay-bys, and new paths and cycleways, linking where possible to the existing path network; Green Travel Plans will be encouraged to support more sustainable travel patterns

- 10 It provides for Sustainable Urban Drainage Systems where appropriate and their after-care and maintenance
- 11 It provides for recycling, re-using and composting waste where appropriate
- 15 It incorporates, where appropriate, adequate safety and security measures, in accordance with current guidance on “designing out crime”

Developers may be required to provide design statements, design briefs or landscape plans as appropriate.

Note: the sub-paragraph numbers above are those used in the Policy. Sub-paragraphs 2, 5, 12, 13 and 14 specify requirements that do not relate to green space or outdoor sport and recreation provision.

Policy G5: Developer Contributions

Policy G5 states that:

Where a site is otherwise acceptable but cannot proceed due to deficiencies in infrastructure and services or to environmental impacts, any or all of which will be created or exacerbated as a result of the development, the Council will require developers to make a full or part contribution through S.75 or alternative legal Agreements towards the cost of addressing such deficiencies.

Each application will be assessed to determine the appropriate level of contribution guided by: the requirements identified in the Council’s Supplementary Planning Guidance on developer contributions; planning or development briefs; outputs from community or agency liaison; information in settlement profiles; other research and studies such as Transport Assessments; the cumulative impact of development in a locality; provisions of Circular 12/96 in respect of the relationship of the contribution in scale and kind to the development. Contributions will be required at the time that they become necessary to ensure timeous provision for the improvements in question. The Council will pursue a pragmatic approach, taking account of the importance in securing necessary developments, and exceptional development costs that may arise. Contributions are intended to address matters resulting from new proposed, not existing deficiencies. In general, the Council does not intend to require contributions arising from the needs of affordable housing. Contributions towards maintenance will generally be commuted payments

covering a 10 year period.

Contributions may be required for one or more of the following:

- 1 Treatment of surface or foul waste water in accordance with the Plan's policies on preferred methods (including SUDS maintenance)
- 2 SUDS maintenance
- 3 Off-site transport infrastructure including new roads or road improvements, Safer Routes to School, road safety measures, public car parking, cycleways and other access routes, subsidy to public transport operators; all in accordance with the Council's standards and the provision of any Green Travel Plan
- 4 Leisure, sport, recreation, play areas and community facilities, either on-site or off-site
- 5 Landscape, open space, trees and woodlands, including costs of future management and maintenance
- 6 Protection, enhancement and promotion of environmental assets either on-site or off-site, having regard to the Local Biodiversity Action Plan and the Council's Supplementary Planning Guidance on Biodiversity, including compensation for any losses and/or alternative provision
- 7 Provision of other facilities and equipment for the satisfactory completion of the development that may include: measures to minimise the risk of crime; provision for the storage, collection and recycling of waste, including communal facilities; and the provision of street furniture

Appendix B: Provision Standards

Introduction

As recommended by PAN 65, *Planning and Open Space*, the Council has developed green space and sport and recreation provision standards with accessibility, qualitative and quantitative components:

- **Quantity standards** set out the amount of different forms of provision required per person. The Council will use these standards as its starting point when assessing the amount of provision likely to be needed by the residents of new housing developments and therefore the amount it may require developers either to provide or fund.
- **Quality standards** set out the quality of provision the Council will expect developers either to provide or fund. Whenever it requires developers to provide new spaces or facilities it will impose a condition requiring them to comply with these standards. Where existing spaces or facilities required to meet community needs do not accord with these standards the Council will consider there to be a qualitative deficiency in provision.
- **Accessibility standards** (or distance thresholds) set out the distances that the Council regards as acceptable to potential users of spaces or facilities. The Council will use these standards to assess the extent to which existing provision may be “directly related” to the residents of proposed new housing developments within main settlements. For simplicity they are set out as straight-line (or “as the crow flies”) distances. However, the Council will take account of the barriers limiting access to off-site spaces and facilities when determining the accessibility of existing provision in towns and villages. Accessibility standards will not be relevant to isolated developments outwith settlements.

Defined Settlements

In order to minimise unnecessary repetition, the standards below refer to “defined settlements” in a number of places. They are:

- **Large settlements:** Hawick and Galashiels
- **Medium settlements:** Kelso, Peebles and Selkirk
- **Small settlements:** Coldstream, Duns, Eyemouth, Jedburgh, Innerleithen and Melrose

B1: General Requirements

The following general requirements apply to all forms of green space and sport and recreation provision:

Site Layouts

- Green spaces are not the spaces between dwellings; they are the setting for them. Therefore green spaces should be linked together to form a network wherever possible and dwellings should face green spaces and significant spaces should never be “round the back” of them. This also aids informal surveillance and enhances perceptions of community safety.
- Masterplans for large residential developments should have a strong landscape structure based on a path system that broadly follows likely desire lines and links entrances to the development with points of interest either within or close to it (note: on some sites, such as playing fields and sports pitches, it will be necessary not to compromise the main use of the site).
- Pedestrian and cycle routes should always be more direct than vehicle routes and provide varied and attractive routes within housing areas, and between housing and other areas, bus stops and community facilities, with lighting where appropriate. Wherever possible they should link green spaces together into green corridors. Where a path forms part of a major pedestrian or cycle link that passes through a site, the Council, acting as the Roads Authority, may require that it is constructed to adoptable standard.
- Paths must incorporate tactile clues to alert people with limited vision to trip hazards or changes in level
- On-site green spaces should promote biodiversity and support nature conservation by protecting and enhancing existing habitats and wildlife corridors and creating new ones
- Facilities should be co-located in prominent positions as much as possible in order to maximise their use
- Nodes and junctions on path systems should be close to landmarks (eg public art) or facilities (eg a play area)

Detailed Design and Specification

- All green spaces should serve a defined primary purpose, be designed for that purpose and accord with the appropriate quality specification for that type of space. They must be designed for easy and cost effective maintenance by machine wherever possible.

- Residential developments should generally incorporate a Sustainable Urban Drainage Scheme (SUDS), designed in accordance with the recommendations in PAN 61, *Planning and Sustainable Urban Drainage Schemes*; the guidance in the *SUDS Manual C697* (CIRIA, 2007); Scottish Water's *Sewers for Scotland* (second edition, 2007); and *Enhancing Sustainable Urban Drainage Schemes for Wildlife* (SEPA).
- Appropriate design details and safety features must be provided adjacent to areas of water (eg shallow margins, life buoys, warning notices)
- Paths must be well drained and suitable for wheelchairs and baby buggies, with a maximum slope of not more than 1:12 and then only for short distances; otherwise not more than 1:24. They must be wide enough for two wheelchairs to pass
- Designers should specify recycled and local materials as much as possible. Timber detailing must be robust (eg treated sleepers) and metalwork must be finished with high performance coatings and not paint.
- Grass mixtures should be low maintenance and shrub beds densely planted with low maintenance shrubs and mulched with bark chips to a depth of at least 50 mm on top of landscape fabric. Shrubs should reach their mature size within ten years of planting.
- All sports facilities must be equipped with an appropriate number of cycle parking stands
- All spaces must be provided with litter and dog bins unless the Council agrees that they are unnecessary. All bins must be of a type approved by the Council and located within 5 m of a road suitable for refuse collection vehicles, although it will be acceptable to have some bins that do not satisfy this requirement within large spaces of over 1 hectare, provided there are also bins at appropriate points around the perimeter. All dog bins must be accompanied by the Council's standard dog control sign.
- Signs and way-marking, where required, must be clear and uncomplicated with good colour contrast and simple lettering.
- Latches and gates, if required, must be secure but easy to use
- Builders' rubbish must not be buried anywhere on site beneath any public or private space or facility

Accessibility

The Disability Discrimination Act 1995, PAN 78, *Inclusive Design*, and SPP11 all promote the design of inclusive public spaces and environments that everyone can use. Since October 2004 service providers have been required to take reasonable steps to ensure that people with disabilities are able to use premises and spaces without unnecessary constraints. There is no clear definition of "reasonable" in this context, but it seems that there is no requirement to make all spaces accessible to people with disabilities all of the time. The Council's policy is that green spaces should be usable by all people to the greatest extent possible without the need for adaptation or specialised design.

Cycle Parking

Facilities for cycle parking must be conveniently located, secure, easy to use, adequately lit, well signed and sheltered.

Detailed Provision Standards

The remainder of this appendix sets out the Council's requirements in terms of:

- B1 General Requirements: the requirements set out in this section apply to all forms of provision
- B2 Allotments
- B3 Amenity green spaces
- B4 Green corridors
- B5 Natural green spaces
- B5 Outdoor sports facilities
- B6 Public parks and gardens
- B8 Provision for children and young people, including equipped play areas and facilities for teenagers and young people
- B9 Provision for teenagers and young people

Each standard follows the same format:

- A brief definition of the typology
- The quantity standard (in sq m per person)
- The accessibility standard (distance threshold)
- Minimum size: the Council will not normally be willing to approve any on-site provision smaller than the stated minimum size
- General requirements
- Planting and biodiversity
- Facilities and Features
- Vehicle access and parking

B2 Allotments

Definition

- Land laid out and managed as a statutory or non-statutory allotment site

Quantity Standard

- 3 sq m per person (in the defined settlements only)
- 2 sq m per person (outwith the defined settlements)

Distance Threshold

- 600 m straight-line distance (within the defined settlements)
- 4.5 km (outwith the defined settlements)

Minimum Size

- 10 plots of at least 5 rods each (note: 5 rods = approximately 127 sq m). With an allowance for the common areas of the site, this results in a minimum acceptable size of around 1,000 sq m (0.1 ha)

General Characteristics

- All spaces and facilities must comply with the general requirements set out in section B1
- Screen planting to provide some privacy while also allowing views into and out of the site
- Clear separation between adjacent allotments
- Signage at site entrances giving details of ownership and how to apply for an allotment; also emergency telephone numbers
- Securely fenced with lockable gates

Accessibility

- Site entrance not more than 400 m from nearest bus stop (where available) and preferably not more than 250 m

Planting and Biodiversity

- Good mix of species or dense, bushy hedgerows around the perimeter of the

site

Facilities and features

- Water point serving each group of allotments
- Communal composting facilities

Vehicle Access and Parking

- On-site parking for not less than 1 car per 10 allotments, with a minimum of 2 spaces.

B3 Amenity Green spaces

Definition

- Landscaped areas providing visual amenity or separating different buildings or land uses for environmental, visual or safety reasons and used for a variety of informal or social activities such as sunbathing, strolling, dog walking, jogging and kickabouts. When located in housing areas, they should be designed to stimulate children's imagination and therefore incorporate places to hide, climb, run around and see birds and animals; further details are given in Section B8.

Quantity Standard

- 5 sq m per person

Distance Threshold

- 450 m straight-line distance)

Minimum Size

- 500 sq m (0.05 hectare)

General Requirements

- All spaces and facilities must comply with the general requirements set out in section B1
- Designed to create a sense of place and provide a setting for adjoining buildings, with "sun traps" sheltered from the prevailing wind but without small areas of space with no clear purpose
- Views out of or across the space, ideally to local landmarks
- Located away from sources of potential danger to unaccompanied children such as roads and areas of water
- Clear distinction between public and semi-private areas for residents and private spaces (eg domestic gardens)
- Field drains or other measures to prevent spaces becoming waterlogged after heavy rain
- Where practicable, screened area for composting on site
- Passive surveillance from nearby properties (whether on or off-site), but in a way which respects the privacy of occupants

- See also section B8 as most amenity green spaces should be attractive but non-equipped play spaces for children

Planting and biodiversity

- Good balance of mown grassed areas, in varying widths or sizes (large enough for informal recreation such as kickabouts or mini-soccer where appropriate) and long life mixed indigenous and ornamental species and ages of trees or shrubs, but with a predominantly open character
- Range of habitat types eg woodland, ponds, grasslands, hedgerows, areas of dense planting
- Buffer or shelter planting as necessary

Facilities and Features

- Should incorporate informal provision for children or teenagers (eg kickabout areas, quiet but visible places to meet with informal seating and natural play features such as boulders, logs and hollows – see section B8)
- Adequate litter and dog bins
- May incorporate public art or heritage features (eg statues)
- Comfortable seats, in both sunny and sheltered areas, ideally overlooking points of interest or attractive views. Seats may be within an open-sided shelter, a bench, a seat or picnic unit.

Vehicle Access and Parking

- Not required, although there must be a safe and adequate means of access for maintenance machines

B4 Green Corridors

Definition

- Routes including (but not limited to) canals, river corridors and old railway lines, linking different areas as part of a designated and managed network and used for walking, cycling or horse riding, or linking towns to their surrounding countryside. As much as possible, green corridors should link different green spaces or settlements.

Quantity Standard

- Not applicable: green corridors are provided in response to opportunities to create linear walking and cycling routes separated from vehicular traffic that link housing areas with community facilities such as shops and schools

Distance Threshold

- Not applicable

Minimum Size

- There is no minimum size, but corridors should generally be not less than 500 m (0.5 km) long

General Characteristics

- All spaces and facilities must comply with the general requirements set out in section B1
- Clearly signposted accesses to the network
- Welcoming and apparently safe with no dense planting offering potential hiding places close to the path or cycle route
- Adequate litter and dog bins
- Freedom from flooding so that paths are not susceptible to water damage or become icy in winter
- Safety and other markings as appropriate (note that if green corridors are adopted by the Council as Roads Authority, paths and signage will have to be to adoptable standard)
- No underpasses or blind corners

Accessibility

- Appropriate safety measures adjacent to or at crossings of busy roads
- Good sightlines along the route so that users can see potential danger well ahead

Planting and Biodiversity

- Good balance and variety of plants and shrubs, including flowering and non-flowering species
- Range of tree species and ages
- Range of habitat types
- Paths free from overhanging branches within reach of users
- Good range of habitats

Facilities and Features

- Clear signposting to places of interest or destinations (eg shops, leisure facilities, schools)
- Comfortable seating where appropriate
- Adequate street lighting

Vehicle Access and Parking

- Not required, although there must be an adequate means of access for maintenance machines

B5 Natural Green spaces

Definition

- Areas of undeveloped or previously developed land with residual natural habitats or which have been planted or colonised by vegetation and wildlife, including woodland and wetland areas

Quantity Standard

- 20 sq m per person

Distance Threshold

- 800 m straight-line distance

Minimum Size

- 1,000 sq m (0.1 ha)

General Characteristics

- All spaces and facilities must comply with the general requirements set out in section B1
- Naturalistic appearance which incorporates a diverse range of habitats and supports wildlife
- Minimal and ideally no internal areas of poor visibility
- Good use of views out of or across the site
- Good use of topography, space and planting

Accessibility

- Entrances or access points and internal paths linked to rights of way, other paths and cycling routes and water courses to create wildlife corridors and a network of green spaces

Planting and Biodiversity

- Good mix of native species and habitats, depending on site characteristics
- Wildlife protection areas
- Clearings or gaps in tree crowns to allow light penetration to woodland floor,

- where appropriate
- Well developed shrub, field and ground layers and wide, species rich edge, where appropriate

Facilities and Features

- Clear and coherent signage to and throughout the site as appropriate
- Built heritage structures and natural features conserved
- Interpretation of flora and fauna as appropriate
- Adequate litter bins
- Comfortable seating where appropriate
- Signs requiring dogs to be kept under control
- Adequate safety measures adjacent to areas of water (will depend on size, depth and current, if any)
- “Way marked” routes, where appropriate

Vehicle Access and Parking

- Not required for small spaces of less than 0.5 ha, but adequate parking for other spaces either on-site or immediately adjacent.

B6 Outdoor Sports Facilities

Definition

- Large and generally flat areas of grass land or specially designed surfaces, used primarily for designated sports and including grass pitches for football, cricket and rugby; artificial turf pitches for football, hockey and rugby; bowling greens; and tennis and multi-sport courts

Note: the Council will advise developers of its specific requirements for outdoor sports facilities in the course of or as soon as possible following pre-application discussions

Quantity Standard

- Grass sports pitches: 15 sq m per person
- Other outdoor sports facilities: by negotiation

Distance Threshold

- 850 m straight-line distance (defined settlements only)

Minimum Size

- See below for different facilities

General Characteristics

- All spaces and facilities must comply with the general requirements set out in section B1

Grass Pitches

Minimum Size

- Two pitches with changing accommodation and parking in the defined large and medium settlements; one pitch with changing and parking in all other areas

General Characteristics

- External lighting in car parking areas
- External lighting on pavilions with PIR detectors
- Dog bins plus signs indicating that dogs must be kept on a lead and any fouling picked up and disposed of responsibly
- Adequately separated from adjoining residential properties
- Adequate measures in place to control light spill from floodlighting to adjoining properties and related land

Accessibility

- Accessible by public transport wherever possible: nearest bus stop within 400 m of entrance/access points, but preferably 250 m
- Wide access routes with clear sight lines at site entrance/egress
- Hard surfaced paths following desire lines from parking to pavilions
- Paths and buildings fully accessible by wheelchair where appropriate
- Path system appropriate to the circulation needs of players within the site, with wide, hard surfaces in heavily trafficked areas (to avoid constant muddy areas)

Planting and Biodiversity

- Strong structure planting around the perimeter of the site using native species (designed as buffer planting to reduce wind on pitches and noise or light spill as appropriate to the site and adjoining properties or roads and also to promote biodiversity)
- Internal structure planting where appropriate
- Amenity or naturalistic landscaping in the vicinity of buildings and car parking

Facilities and Features

Changing pavilions

- Changing rooms (with the number of rooms appropriate to the number of pitches or other facilities on site) consisting of changing spaces, showers and drying area, plus separate changing for match officials where appropriate
- Capable of simultaneous male and female team and/or officials' use, where appropriate
- First aid room (essential only for pitch sports and athletics)
- Space for refreshments with kitchen
- No rooflights in flat roofs on single storey buildings
- Adequate secure maintenance equipment storage
- Lockable security shutters on all pavilion doors and windows
- Rapid response heating system and adequate mechanical ventilation to prevent serious condensation problems
- Passive surveillance from nearby properties

Pitches, practice areas and other facilities

- Correct orientation (pitches generally between 35 degrees west and 20 degrees east of N-S; athletics tracks generally oriented so the finishing straight is not in line with the prevailing south-westerly wind)
- Playing facilities meeting relevant governing body requirements in terms of length, width, even-ness of surface, boundary distances (cricket) and side clearances or safety margins
- Floodlighting with suitable controls to prevent unauthorised use to relevant governing body requirements for the standard of play and designed to minimise light spill to nearby properties
- No end to end slope on pitches greater than 1:40 (1:80 preferable); no side to side slope greater than 1:40 (1:60 preferable)
- No pitch more than 200 m from the nearest changing pavilion
- Well drained pitch surfaces
- Winter sports grass pitches to have pipe drains plus sand slits where necessary (note: sand slits to be renewed every 10 years)
- Artificial surfaces to comply with relevant governing body requirements and BS 7044: Artificial Sports Surfaces
- All artificial surfaces (and any safety surround areas) to be fully enclosed within lockable chain link fence at least 3.0 m high
- Ball stop netting as necessary to protect surrounding area

Technical Specification

Grass pitches should conform to the specification set out in the last Appendix to *Levelling the Playing Field* (available at www.sportengland.org). This appendix is misleadingly named Appendix A; it should be Appendix E.

Vehicle and Cycle Parking

- On-site parking for not fewer than 15 cars per pitch for football and cricket pitches; and not less than 20 cars per pitch for rugby pitches plus one space for every 15 spectator seats in stands
- Not fewer than 5 cycle parking spaces per pitch
- Access to all grassed areas for maintenance machinery

Artificial Turf Pitches

Definition

- Floodlit artificial turf pitches for football, hockey and rugby/rugby training

Minimum Size

- 1 pitch with changing accommodation and parking in regional and sub-regional centres; not less than 60 x 40 m with changing in other areas

General Characteristics

- As for grass sports pitches below

Accessibility

- As for grass sports pitches, plus:

Hard surfaced path between changing pavilion and entrance(s) to artificial turf pitch(es)

Planting and Biodiversity

- As for grass sports pitches, plus:

No tree in any position which will result in leaf drop onto the pitch

Facilities and Features

Changing pavilions

- As for grass sports pitches

Pitches, practice areas and other facilities

- As for grass sports pitches, plus:

Artificial surfaces to comply with relevant governing body requirements and BS 7044: Artificial Sports Surfaces

All artificial turf pitches (and any safety surround areas) to be fully enclosed within lockable weldmesh or other see-through fence capable of withstanding ball impacts at least 3.0 m high along the sides of the pitch and 5 m high at the ends of the pitch

Artificial turf pitches for football to comply with the International Artificial Turf Standard published by the Fédération Internationale de Football Association

Floodlighting to provide a maintained illumination of not less than 350 lux with a uniformity ratio of 0.7. However, it will be desirable to have the ability to reduce the illumination level to 200 lux for training.

Vehicle Access and Parking

- On-site parking for not less than 40 cars per pitch for players plus one space for every 15 spectator seats in stands
- Access to the pitch and surrounding areas for maintenance machinery

Bowling Greens

Definition

- Lawn bowls green meeting appropriate governing body standards

Minimum Size

- Greens with a grass playing surface: 6 rinks plus banks and ditches, a pathway at least 2 m wide all round the green and a pavilion. This requires a site of not less than approximately 41 x 45 m, ie approximately 1,845 sq m (0.19 hectare).
- Greens with an artificial playing surface: 3 rinks plus banks and ditches, a pathway at least 2 m wide all round the green and a pavilion. This requires a site of not less than approximately 41 x 30 m, ie approximately 1,230 sq m (0.12 hectare).

General Characteristics

- Green, banks and ditches to meet relevant governing body standards
- No broad-leaved trees overhanging the green
- Freedom from over-shadowing

Accessibility

- Accessible by public transport: nearest bus stop within 400 m of entrance/access points, but preferably 250 m
- Hard surfaced path all round the green

Planting and Biodiversity

- Shelter planting/screening to provide summer time shelter from wind, privacy for bowlers and support biodiversity

Facilities and Features

- Greens to have at least six rinks (to allow play along and across the green to even out wear)
- Changing pavilion with at least male and female changing rooms and social area
- Rabbit proof fencing

Vehicle Access and Parking

- On-site or nearby off-site parking for not less than 15 cars per green

Tennis and Multi-Courts

Definition

- Tennis courts and multi-use games areas, usually with a hard or synthetic surface, and used for tennis, 5-a-side football, netball, outdoor basketball and roller/in-line skating.

Minimum size

- 36.5 x 18.25 m (court only) plus surround

General Characteristics

- Reasonably sheltered from the wind
- A free-draining or impervious surface laid to appropriate falls to shed water
- Surrounded by netting which prevents balls escaping from the court(s) area
- Oriented within 30 degrees of north-south

Accessibility

- Accessible by public transport: nearest bus stop within 400 m of entrance/access points, but preferably 250 m

Planting and Biodiversity

- Amenity planting composed mainly of native species to improve appearance, provide shelter, reduce noise transfer and promote biodiversity

Facilities and Features

- Posts and tennis nets in good condition, without large holes through which the ball can pass
- Clearly marked courts with adequate safety surrounds
- Basketball hoops and football goals, if present, securely fixed with no sharp edges
- Floodlighting (if present) to meet governing body requirements

Vehicle Access and Parking

- On-site parking for not less than 2 cars per tennis court
- On-site parking for 5 cars per floodlit multi-court; no parking required for non-floodlit courts

B7 Public Parks and Gardens

Definition

- Areas of land, normally enclosed, designed, constructed, managed and maintained as a public park or garden

Quantity Standard

- 5 sq m per person

Distance Threshold

- 450 m straight-line distance (defined settlements only)

Minimum Size

- 0.5 hectare (5,000 sq m)

General Characteristics

- All spaces and facilities must comply with the general requirements set out in section B1
- Well defined boundaries or perimeter, preferably enclosed with railings or walls
- A welcoming appearance at the entrance, with good views over an attractive parkland landscape and clearly identifiable points of interest to draw visitors in
- Range of natural and man-made structures of heritage features such as ponds, statues, buildings and ornamental railings
- Good use of topography so that slopes are gentle, views across and out of the park are attractive and visitors can get a sense of scale
- Reasonable privacy for the residents of nearby dwellings; ideally, houses should not back on to the park, but be on the other side of the road

Accessibility

- Clearly visible entrances, ideally signed on nearby roads and pedestrian or cycling routes
- Secure bicycle storage at the main entrance to the park, at least, and ideally secondary entrances as well

- Main entrance, and ideally secondary entrances, within 400 m, at most, of the nearest bus stop (where available), but preferably 250 m

Planting and Biodiversity

- Diverse species of flowering and non-flowering trees, of various ages, including native species; also shrubs and plants providing a wide range of habitats
- Hedgerows, where present, reasonably dense, thick and bushy so as to provide habitats
- Some areas of dense planting, difficult for people to penetrate and in areas where they will not provide hiding places, but providing habitats for small animals and birds
- Woodland areas to have clearings or gaps in crowns to allow light penetration to the woodland floor and development of undergrowth

Facilities and Features

- Provision for children and young people, where provided – see section B8
- Provision for teenagers, where present – see section B9
- Sports facilities, where present – see section B7
- Examples of public art, linked to the path system
- Bandstands, if present, well maintained
- Ornamental fountains, if present, in good working order and well maintained
- Kiosk or café facilities in larger parks, where commercially viable
- Good views through and across the park so that each visitor is providing a form of informal surveillance of other users
- Adequate lighting for appropriate paths
- Informative interpretation signs or other material relating to natural features (eg geology, land form); heritage features (eg statues, historic/listed buildings, bandstands); wildlife (eg details of the main birds and animals to be seen in the park); landscaping (eg information on trees and other planting and especially horticulture areas)
- Adequate signage giving directions both within the park and to nearby streets or features of interest outside it
- Signed jogging routes

Vehicle Access and Parking

- Not required for small local parks of less than 1 ha, although there must be an adequate means of access for maintenance machines
- Parks of over 1 ha should have an on-site car park

B8 Provision for Children

Definition

Spaces and facilities designed for active and imaginative play by children consisting of

- Amenity green spaces in housing areas offering reasonably safe and accessible informal play opportunities for children and young people (see Section B2)
- Equipped play facilities (see below)
- The Council will require that developers design all amenity green spaces in housing areas to provide opportunities for stimulating and imaginative play. In such circumstances the design of the play area will be a matter for detailed discussion between the Council and developer(s). However, it will require developers to provide on-site equipped play areas only where there is no existing provision within the distance threshold of at least 80% of the proposed dwellings. If this is the case, it will normally require a contribution that the Council will subsequently use to help deliver a carefully planned network of high quality play facilities as set out in its play strategy.

Quantity Standard

- 0.5 sq m per person (note: this quantity standard covers only equipped play facilities and not amenity green spaces used for play, for which the 5 sq m per person standard in Section B3 applies)

Distance Thresholds

- Amenity green spaces in housing areas: 450 m straight-line distance
- Equipped play areas: 450 metres straight line distance

Minimum Size

- Amenity green spaces in housing areas: see Section B3
- Equipped play areas: 800 sq m, typically with at least a 10 items of equipment.

General Characteristics

- All spaces and facilities must comply with the general requirements set out in section B1
- New housing development should follow “home zone” principles in that they should be designed as predominantly pedestrian environments into which vehicles can be admitted.
- The whole of the outdoor environment should be visually stimulating for both children and adults and offer opportunities for children to play in imaginative ways, both close to home and in any wooded or other green spaces close to it which can be accessed without crossing a major road.
- Amenity green spaces in which children are likely to play should be unique and designed to offer a varied, interesting and physically challenging environment, accessible to everyone, which offers opportunities for running, jumping, climbing, balancing, building or creating, social interaction and sitting quietly.
- The design of amenity green spaces that will be used for play should derive from and reinforce the character and levels of the site and incorporate any natural features there may be on it such as rock outcrops or water courses. This will also help to encourage and facilitate use by children of all ages.
- Amenity green spaces that will be used by children for informal outdoor play should be designed generally to encourage them to explore their home environment and so incorporate hiding and “secret” places and links to nearby parts of the green network, especially woodland and other natural areas.
- Play provision should stimulate the senses of sight, sound, touch and smell and offer opportunities for children to manipulate materials. Accordingly play spaces should incorporate variations in level and a range of materials of different kinds, textures and colours, such as timber, sand, rocks, dead trees and other natural materials and incorporate trees, shrubs and grass. Examples of other materials or forms that can be used include old car tyres (eg for swings or tunnels); logs (eg for climbing and balancing); ropes (for ladders, swings and bridges); tunnels and mounds or hollows (for various forms of play); tarmac areas (for ball games or other games such as hopscotch); grass surfaces (for ball games and sitting); low walls (for skateboard manoeuvres, sitting on, balancing or jumping off); sand (for digging, building and sifting); shrubbery (for dens, places to hide or look for small animals and insects); rocks (for hiding and climbing); trees with low branches (for climbing or swinging); and bollards (for leapfrogging).
- Passive surveillance from the windows of nearby buildings is essential
- Equipped play areas must be either located in such a position that their use will not create disturbance for the occupants of nearby dwellings or separated from the nearest dwelling boundary by an appropriate buffer distance. The size of this buffer will depend on the size and location of the play area, but will normally be not less than 25 m.
- It must not be necessary for any child to cross a distributor road in order to gain access to a local play area
- All surfaces within play areas, and the access to them from nearby path systems, must be free draining so they do not become waterlogged or boggy after heavy rain

Planting and Biodiversity

- Good mix of “child-friendly” (ie not sharp, spiky or poisonous) plant and tree species in the vicinity
- Generous use of planting to enhance amenity, create a sense of enclosure and different “rooms” within large green spaces and support bio-diversity

Facilities and Features

- See Section B3 for amenity green spaces
- The design of local and strategic equipped play areas will depend on the context within which they are set, but in addition to a wide range of high quality play equipment that complies with the appropriate European and British Standards they should normally incorporate measures to ensure the proper control of dogs by their owners; an appropriate level of seating for parents or carers (including picnic tables); free draining surfaces, including appropriate safety surfacing, where required; litter bins of a type approved by the Council; appropriate signage; and Street lighting to provide an illumination 1 m above ground level of not less than 15 lux with a uniformity of not less than 60%;; and adequate access for maintenance.

Vehicle Access and Parking

- Not required, although there must be a safe and adequate means of access for maintenance machines

B9 Provision for Teenagers and Young People

Definition

- Informal provision for young people approximately 13-18 years old and designed to allow them to “hang out” and practise various sports or movement skills such as basketball, inline skating or skateboarding. Most teenage facilities include a mix of skateboard ramps, outdoor basketball hoops, shelters and other more informal areas. Ideally, they should be located close to a multi-court (see section B6).

Quantity Standard

- 0.3 sq m per person

Distance Threshold

- 800 m straight-line distance (defined settlements only)

Minimum Size

- 1,000 sq m (0.1 hectare) excluding buffer zone

General Characteristics

- Located close, but not immediately adjacent, to a well used pedestrian route and not less than 50 m from the nearest dwelling boundary
- Effective drainage of all surfaces

Accessibility

- Accessible by public transport: nearest bus stop within 400 m of entrance/access points, but preferably 250 m

Planting and Biodiversity

- Tough, but not prickly landscaping in the immediate vicinity of the area

Facilities and Features

- Mix of facilities such as skateboard/BMX ramps, basketball goals, teenage shelters
- Casual seating
- Low level lighting with both light and dark areas
- Adequate litter bins – well designed, located adjacent to the path system and bird/squirrel/rat proof
- At least 5 bicycle stands

Specific Requirements

- Bound surfaces to be porous
- Timber detailing must be robust (eg sleepers)
- High performance coatings to be used on metalwork rather than standard paint
- Recycled and local materials to be used as much as possible

Appendix C: Development Control Model

This appendix gives an example of the use of the Development Control Model.

Development Control Model

To use the Model, complete the blue cells.
 The results appear at the bottom of the sheet in the yellow cells.

Name of developer Chuckemup and Scarper Ltd
Name of development Anytown Road

National Grid References
 Enter 6-figure British National Grid easting for centre of development site XXXXXX
 Enter 6-figure British National Grid northing for centre of development site YYYYYY

Site Size
 Enter site area (in hectares), to two decimal places 1.25

Location of the development site
 Is the site in one of the defined settlements?
 If yes, enter "Y" in this box; if no, leave the box empty

Enter the area of any existing provision to be lost Square metres

Allotments 12445
 Equipped Play Areas
 Grass sports pitches
 Parks and gardens, amenity greenspaces, natural greenspaces
 Provision for teenagers and young people

Enter details of the proposed number of dwellings

Size not yet determined
 1 bedroom
 2 bedrooms
 3 bedrooms
 4 bedrooms or more

Open market or affordable dwellings	Acommodation for active elderly people	Special housing for less active elderly people	Hostels and special needs housing
0	0	0	0
0	0	0	0
30	10	2	0
20	0	0	0
0	0	0	0

Totals

50	10	2	0
----	----	---	---

Enter details of any existing dwellings to be demolished

- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms or more

Open market or affordable dwellings	Acommodation for active elderly people	Special housing for less active elderly people	Hostels and special needs housing

Land cost per sq m

- Allotments
- Artificial turf pitches
- Bowling greens
- Equipped Play Areas
- Grass sports pitches
- Multi-functional greenspaces
- Parks and gardens
- Teenage Facilities
- Tennis courts
- Indoor sports facilities

Land cost £/hectare	% for legal costs
£1,000,000	5.00%
£1,000,000	5.00%
£1,000,000	5.00%
£1,000,000	5.00%
£1,000,000	5.00%
£1,000,000	5.00%
£1,000,000	5.00%
£1,000,000	5.00%
£1,000,000	5.00%
£1,000,000	5.00%

Results

Potential Contributions to Off-site Provision

Maximum contributions to off-site compensatory provision

PLUS

Maximum contributions In lieu of on-site provision

Or, instead of maximum contributions in lieu of off-site provision

Maximum contributions to enhancement of existing provision in lieu of on-site provision

PLUS

Maximum contributions to balance of off-site provision required

Allotments	Children's Play areas	Grass Sports Pitches	Multi-functional greenspaces	Youth facilities
£266,400	£0	£0	£0	£0
£50,877	£11,429	£273,440	£203,509	£12,492
£1,208	£4,306	£34,451	£13,996	£4,037
£33,306	£0	£0	£0	£0

Potential Commuted Maintenance Sums for on-site Provision

Potential commuted maintenance sum for on-site provision

None: on-site not acceptable	None: on-site not acceptable	None: on-site not acceptable	£112,421	None: on-site not acceptable
------------------------------	------------------------------	------------------------------	----------	------------------------------

Note: Multi-functional greenspaces includes amenity greenspaces, parks and gardens and natural greenspaces

The Council will determine the most appropriate mix of these spaces in the context of specific development proposals

Alternative format/language paragraph

You can get this document on tape, in large print, and various other formats by contacting us at the address below. In addition, contact the address below for information on language translations, additional copies, or to arrange for an officer to meet with you to explain any areas of the publication that you would like clarified.

其他格式 / 外文譯本

這份資料冊另備有錄音帶、大字體版本以及多種其他格式。你可以透過以下地址與我們聯絡，索取不同版本。此外，你也可以聯絡以下地址索取本資料的中文和其他外文譯本或索取更多拷貝。亦可要求我們做出安排，由我們的工作人員當面為你解釋你對這份出版物中的不明確之處。

[Alternatywny format/język]

Aby uzyskać kopię niniejszego dokumentu w formacie audio, dużą czcionką, oraz innych formatach prosimy o kontakt na poniższy adres. Używać tam można również informacje o tłumaczeniach na języki obce, otrzymaniu dodatkowych kopii oraz zaaranżowaniu spotkania z urzędnikiem, który wyjaśni wątpliwości i zapytania związane z treścią niniejszej publikacji.

Parágrafo de formato/língua alternativos

Pode obter este documento em cassete audio, impressão aumentada e vários outros formatos contactando a morada indicada em baixo. Pode ainda contactar a morada indicada em baixo para obter informações sobre traduções noutras línguas, cópias adicionais ou para solicitar uma reunião com um funcionário para lhe explicar quaisquer áreas desta publicação que deseje ver esclarecidas.

Параграф об альтернативном формате/языковой версии

Чтобы получить данный документ в записи на пленке, в крупношрифтовой распечатке и в других различных форматах, вы можете обратиться к нам по приведенному ниже адресу. Кроме того, по данному адресу можно обращаться за информацией о переводе на различные языки, получении дополнительных копий а также с тем, чтобы организовать встречу с сотрудником, который сможет редставить объяснения по тем разделам публикации, которые вам хотелось бы прояснить.

Business Services Manager, Planning and Economic Development, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Telephone: 01835 825060.

E-mail: ped@scotborders.gov.uk