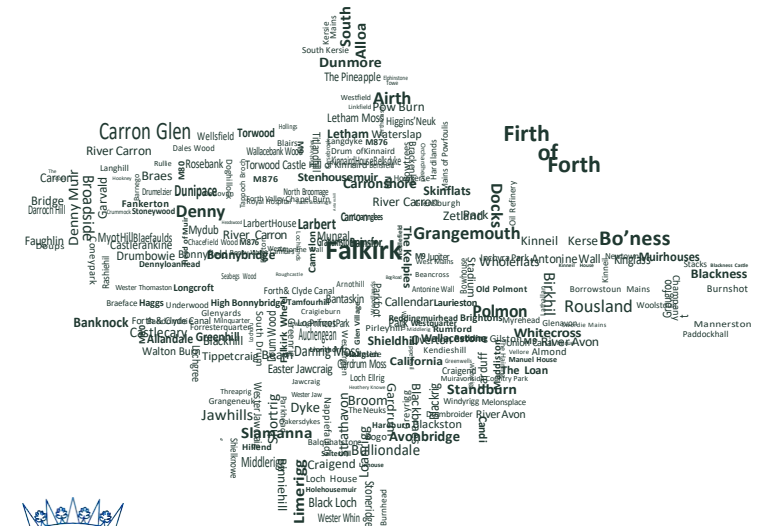


Supplementary Guidance SG05



Falkirk Council

Supplementary Guidance

A suite of 14 supplementary guidance notes (SG's) is currently being produced by the Council in conjunction with LDP2. The number of SGs is reducing from seventeen to fourteen, as three of the adopted SGs are being consolidated to provide a more comprehensive and integrated approach to guidance. The SGs seek to provide more detailed guidance on how particular local development plan policies should be applied in practice.

These SGs form a statutory supplement to LDP2, and are intended to expand upon planning policies and proposals contained in the plan.

A full list of the supplementary guidance in this series is found below.



Development in the Countryside



Neighbourhood Design



Residential Extension and Alterations



Shopfronts



Green Infrastructure and New Development



Affordable Housing



Biodiversity and Development



Local Nature Conservation and Geodiversity Sites



Landscape Character Assessment and Landscape Designations



Trees and Development



Frontiers of the Roman Empire (Antonine Wall) World Heritage Sites



Listed Buildings and Unlisted Properties in Conservations Areas



Developer Contributions



Renewable and Low Carbon Energy

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 - 6 Well Being: Community Growing
 - 7 Well Being: Landscaping
 - 8 Water: Sustainable Drainage
 - 9 Water: Restoring the Water Environment
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- Appendix 3: Useful Contacts



1. INTRODUCTION

About this Document

Our area is blessed with a diversity of green and blue spaces from street trees, playspaces, wildlife sites through to waterbodies, parks, woodlands and active travel routes. Such spaces are collectively known as 'green infrastructure' and, like other forms of physical infrastructure, are critical to the delivery of successful and sustainable places.

Green infrastructure supports many policy agendas at both national and local levels, including placemaking, community health and wellbeing, tourism, biodiversity, economic development and climate change. It can create a strong sense of place, strengthen landscape character and provide attractive places for people to relax, exercise and enjoy nature. When linked to form a wide green and blue network, green infrastructure can encourage active forms of travel, such as walking and wheeling, and improve connectivity for wildlife movement. It can also help us shift to a zero carbon future and manage surface water and flood risk in a sustainable way.

SG05 aims to promote well designed green infrastructure within new development. Specifically, this guidance covers:

- the national and local policy framework supporting and coordinating the provision of green infrastructure in the Falkirk Council area;
- how green infrastructure can be integrated into the design process, including some evaluation tools that can help review and improve green infrastructure provision for new development;
- key principles and good practice for specific types of green infrastructure;
- the process for determining a development's recreational open space requirements and how financial contributions towards recreational open space will be determined;
- indicative financial sums for compensating the loss of existing open space; and
- particular requirements for the management and maintenance of green infrastructure.

The structure of the SG05 is based on Building with Nature's accreditation scheme, grouping elements of green infrastructure under the themes of 'well being, water and wildlife' to present the key principles and good practice. All parts of the guidance should be read in conjunction with one another given green infrastructure has overlapping roles and functions. Planning policy and additional guidance, relating to green infrastructure, are signposted in this guidance where relevant.

As statutory supplementary guidance, SG05 is part of the development plan and, along with the Falkirk Local Development Plan 2 (LDP2), is a primary consideration in the determination of relevant planning applications. The guidance can be applied to all scales of development from large to small sites and to a variety of developments, including residential, business, commercial and community uses.

Most of the images in this guidance are local, real-life examples of successful green infrastructure and placemaking delivered by collaborative, cross-sectoral working. Some non-local images were sourced from other organisations, and we would like to thank these organisations for the use of their images.



2. SETTING THE SCENE

What is Green Infrastructure?

Green infrastructure (or blue and green infrastructure) is a general term for all natural and semi-natural green and blue spaces including:

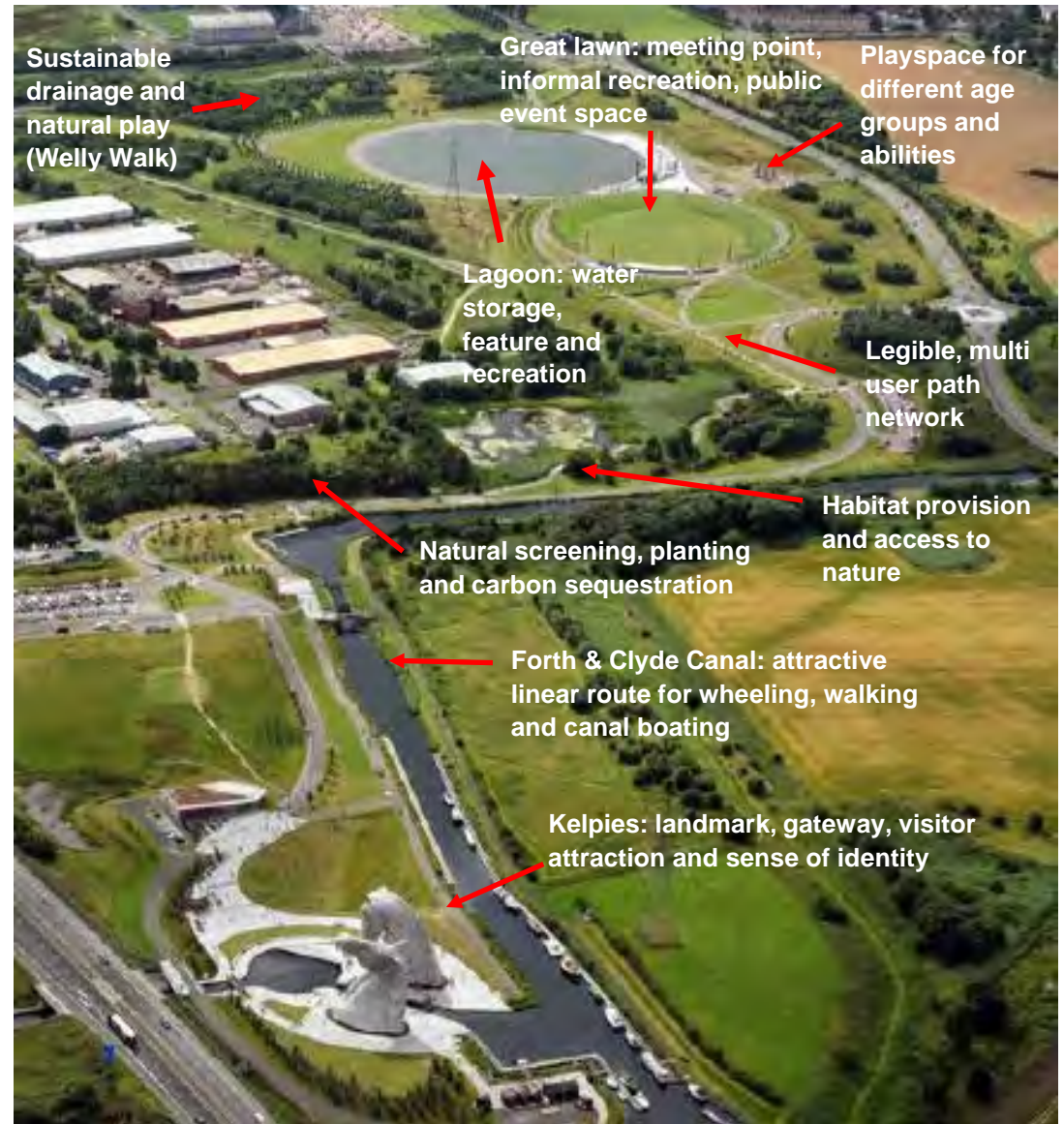
- Public parks, playing fields, community growing spaces, allotments, sports areas, playspaces, passive open spaces, private gardens, landscaped civic spaces, burial grounds, green roofs and walls, trees, points of cultural/natural interest;
- Networks of natural or semi-natural habitats, such as woodlands, hedgerows, grasslands and peatland;
- Rivers, streams, ponds, lochs, lagoons and man-made structures such as reservoirs and sustainable urban drainage systems;
- Cliffs, beaches and marshland; and
- Path networks, canals, river estuaries, road and rail verges.

Multi-functionality and interconnectivity are two important concepts in green infrastructure planning and design. The first term refers to the potential for green and blue spaces to serve different functions. Often, these functions overlap. For example, a river corridor can provide natural flood attenuation and valuable habitats for plants and animals while being an important landscape feature and recreational asset at the same time.

Interconnectivity, on the other hand, is about creating an appealing environment that is accessible and easy to move around. The value of spaces can be greatly improved by linking them together into a green and blue network giving communities convenient and attractive access to residential areas, workplaces, community facilities, public transport and other nearby amenities. Falkirk's own green and blue network has been spatially defined in LDP2 and this has been reproduced elsewhere in this supplementary guidance (see Map 1, page 7).

Located between Falkirk and Grangemouth, The Helix is a great example of how a single location successfully incorporates various types of green infrastructure within an interconnected and multifunctional network (Figure 1). Featuring the famous Kelpies, The Helix also acts as an iconic landmark and gateway drawing people from over the world to the Forth and Clyde Canal and the wider area.

Figure 1 The Helix - Green Infrastructure and Multi-functionality



Green infrastructure operates at different spatial scales of development from private gardens in residential properties through to large scale landscape features (Figure 2).

Figure 2: Green and Blue Network Hierarchy



In new developments, green infrastructure is being used more and more as a sustainable alternative to conventional engineering solutions or 'grey infrastructure' (Figure 3). Figure 4, on the opposite page, summarises some of the benefits associated with green infrastructure.

Figure 3: De-greying Infrastructure



Figure 4: Green Infrastructure Benefits



Policy Framework

National Policy

National Planning Framework 3 (NPF3) aims to significantly enhance green infrastructure networks, particularly in and around our settlements. The Central Scotland Green Network (CSGN), of which the Falkirk area is part, is one of 14 National Developments, identified in NPF3 and is regarded by the Scottish Government as a key part of Scotland's long term, sustainable development.

Scottish Planning Policy says planning should protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful placemaking. It goes on to state planning's purpose is to:

- consider green infrastructure as an integral element of places from the outset of the planning process;
- assess current and future needs and opportunities for green infrastructure to provide multiple benefits;
- facilitate the provision and long-term, integrated management of green infrastructure and prevent fragmentation; and
- provide for easy and safe access to and within green infrastructure, including core paths and other important routes, within the context of statutory access rights under the Land Reform (Scotland) Act 2003.

Planning Advice Note 65 gives advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces. It introduces a typology of open spaces while also highlighting the need for open space audits.

Falkirk Open Space Strategy provides the strategic direction for the management and enhancement of the Council area's open space resource. It is based on a detailed audit and sets a shared vision, and priority actions for improving our parks and open spaces. The quantity, quality and accessibility standards for open space within communities are also stated.



Local Policy

Falkirk Greenspace is an initiative implementing the CSGN across the Council area. It has developed over many years and is driven by its own strategy with the following themes: economic development and place making; tackling vacant and derelict land; outdoor access; woodland; water environment; biodiversity and landscape.

Falkirk Forestry and Woodland Strategy seeks to achieve an expanded and better connected network of high quality woodland by 2055, which will achieve positive outcomes for Falkirk's economy and environment and the health and wellbeing of our communities. It sets out priorities along with descriptions of the opportunities and constraints that should be taken into account within future woodland planning. To support this strategy, the Council has prepared six urban woodland management plans, one each for Bo'ness, Bonnybridge, Denny, Polmont, Falkirk North and Falkirk South. The plans are intended to help secure funding for woodland creation or improvement projects.

Core Paths Plan identifies an integrated network of core paths linking communities with the places that they want to go. The Core Paths Plan was first published by the Council in 2010, and is in the process of being replaced by an updated version.

Dig In - Falkirk Community Food Growing Strategy suggests sites in the area that may be suitable for community growing or allotments. It also gives useful advice on how to get growing and who to approach for guidance and support.

Second Nature: A Biodiversity Action Plan for the Falkirk Council area is the third Biodiversity Action Plan for the Falkirk Council area. It sets priorities for the conservation of local wildlife and provides details on the actions that support these priorities.

Falkirk Local Development Plan 2

LDP2 provides a positive vision of what the Council area should be like by 2040 (Figure 5) with a spatial strategy and policies to achieve it. The plan makes future provision for housing, business, transport, infrastructure, recreation and community facilities giving guidance on where and how this development should take place.

Figure 5: Falkirk LDP2 Vision

“a dynamic and distinctive area at the heart of Central Scotland characterised by a network of **thriving communities** set within high quality greenspaces, and **a growing economy** which is of strategic importance in the national context, providing an attractive, inclusive and **sustainable place** in which to live, work, visit and invest. “

The development of the green network is fundamental to the plan's vision and spatial strategy. It envisages the CSGN in the Council area as an interconnected and multifunctional network of 14 components, linked by corridors as shown on Map 1, overleaf. LDP2 identifies specific opportunities to enhance the different components (Table 1, page 8).

Policy PE13 (Blue and Green Network) states that all new developments will be expected to positively contribute to the improvement and enlargement of Falkirk's green and blue network through the provision of green infrastructure, in particular within the Major Areas of Change. Other relevant planning policies that concern green infrastructure are:

- PE01 - Placemaking
- PE16 - Protection of Open Space
- PE17 - Open Space and New Development
- PE18 - Landscape
- PE19 - Biodiversity and Geodiversity
- PE20 - Trees, Woodland and Hedgerows
- PE21 - Promotion of Forestry and Woodland
- PE22 - The Water Environment
- PE23 - Marine Planning and the Coastal Zone
- PE24 - Flood Management
- IR06 - Active Travel

Other Supplementary Guidance

SG05 is the main 'go to' guidance on green infrastructure provision. However, there are separate supplementary guidance documents covering development in the countryside, neighbourhood design, biodiversity, landscape, trees and developer contributions. Readers may need to refer to one or more of these documents (Figure 6) for detailed guidance on a particular aspect of green infrastructure.

Figure 6 Other Relevant Supplementary Guidance

SG01 - Development in the Countryside offers useful advice on how to sensitively fit new development into the countryside.

SG02- Neighbourhood Design Guidance articulates the principles of 'Designing Streets' using successful local examples. It demonstrates how national and local policy on urban design can be applied in the Council area.

SG07 - Biodiversity and Development gives guidance on how to protect and enhance biodiversity in new developments.

SG08 - Local Nature Conservation and Geodiversity Sites provides a detailed overview of the Council's area's diverse wildlife sites, describing their key features and conservation opportunities.

SG09 - Landscape Character Assessment and Landscape helps developers and land managers take appropriate steps to protect, manage and enhance the rural landscapes of the Council area.

SG10 - Trees and Development sets out the considerations for tree removal, planting and maintenance in new developments, and how trees should be protected during construction.

SG13 - Developer Contributions provides guidance for establishing the nature and level of contributions required for green infrastructure including habitat creation, sustainable water and flood management, active travel etc.

Map 1: LDP2 Spatial Strategy - Green and Blue Network

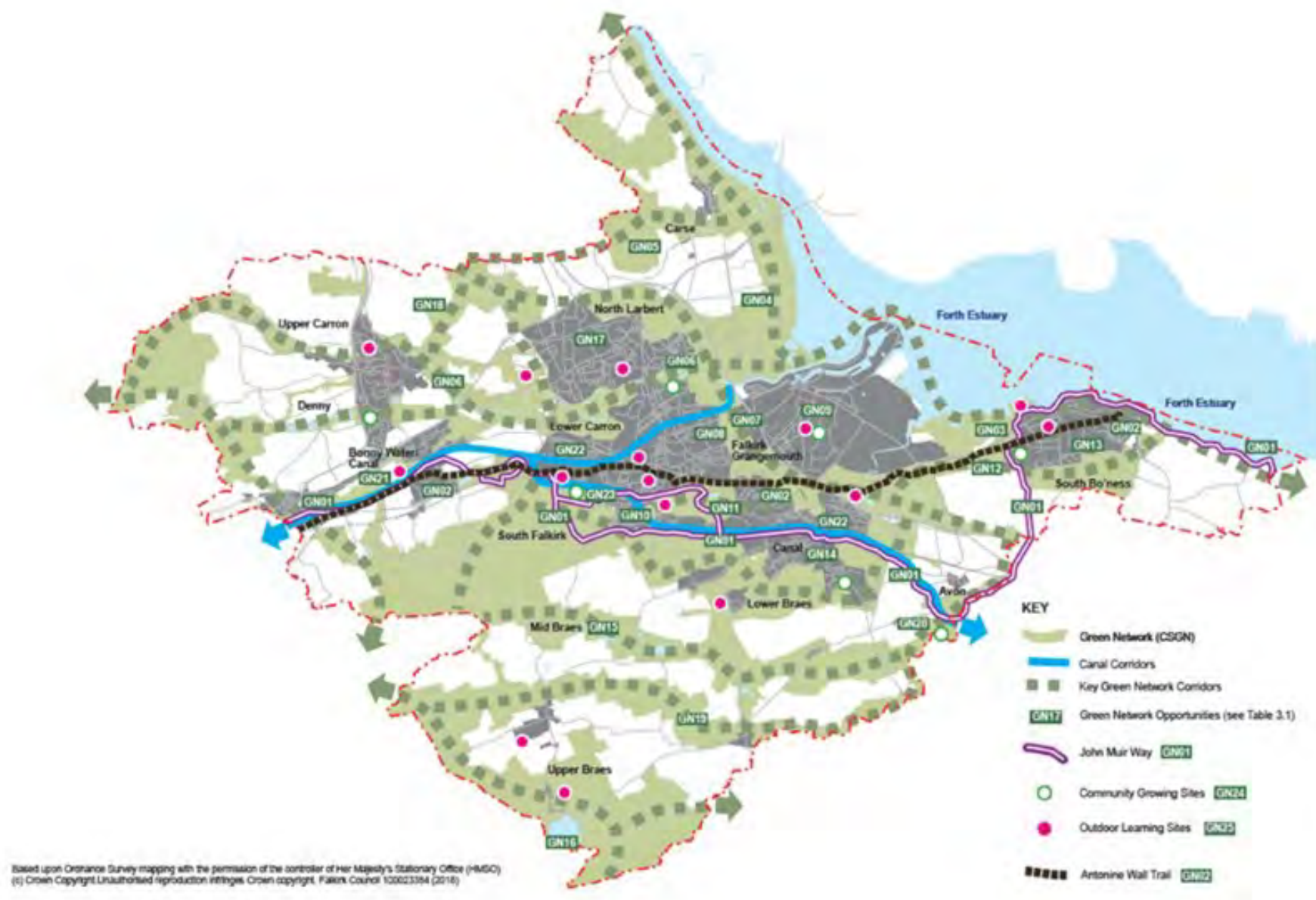


Table 1: Green and Blue Network Opportunities

Green Network Components	Opportunities		Key Green Network Priorities					
			Biodiversity	Active Travel	Landscape	Climate Change	Place Making	Disadvantaged Communities
Council Wide	GN01	John Muir Way						
	GN02	Antonine Wall Trail						
Forth Estuary	GN03	Kinneil Kerse						
	GN04	Bothkennar/Skinflats						
Carse	GN05	Carse Peatland Restoration						
Upper/Lower Carron	GN06	River Carron Corridor Improvements						
Falkirk – Grangemouth	GN07	Helix						
	GN08	Helix/Falkirk Town Centre Green Corridor						
	GN09	Zetland Park						
South Falkirk	GN10	Lionthorn Policy Bing						
	GN11	Callendar Park and Wood						
South Bo'ness	GN12	Kinneil Estate						
	GN13	Bo'ness Open Space Corridors						
Lower Braes	GN14	Braes Open Space Corridors						
Mid/Upper Braes	GN15	Braes Wetland and Peatland Restoration						
Upper Braes	GN16	Black Loch Access						
North Larbert	GN17	Larbert Open Space Corridors						
	GN18	Glenbervie to Denny						
Avon	GN19	River Avon Corridor						
	GN20	Muiravonside						
Bonny Water	GN21	Bonnyfield Expansion						
Canals	GN22	Falkirk Canal Corridor						
	GN23	Bantaskine Park						
Various	GN24	Community Growing Sites						
	GN25	Outdoor Learning Sites						

3. GREEN INFRASTRUCTURE DESIGN PROCESS

1 DESIGN TEAM

Architects **Hydrologists**
Ecologists **Engineers**
Planners **Arboriculturists**
Landscape Architects
Urban Designers

Understand the client's requirements and set key design aims.

Pick the team required for the design elements (green infrastructure, buildings, roads, services etc.) of the development. Members of the team should have a strong placemaking and sustainability ethos. All team members should have appropriate qualifications, experience and accreditation.

The team follows a holistic and multidisciplinary approach considering all the design elements together from the start rather than individually at different stages.

2 RESEARCH & APPRAISE



Pre-application engagement to identify design principles, supporting information and policy requirements. Also engage with relevant key agencies and environmental bodies.

Local Open Space Audit is prepared by Council Officers to indicate recreational open space provision required for development.

Undertake required assessments.

Carry out site appraisal, annotating opportunities and constraints for green infrastructure including active travel routes, habitat retention and creation, path linkages, key views, climate, ground conditions, waterbodies, drainage, built and landscape features etc.

3 CONCEPTUAL DESIGN



Co-create with design team members, brainstorming ideas and coming up with solutions.

Present conceptual design to the Council. Update Local Open Space Audit, if necessary.

Undertake pre-application consultation with the public, if required.

Consider all feedback and refine design.

4 DETAILED DESIGN



Produce information to justify and articulate the detailed design such as planning application drawings, visualisations, cross-sections, design and access statements etc.

Submit the planning application to the Council together with all required supporting information.

Update Local Open Space Audit, if necessary.

The Council considers the planning application, and may require changes to the design.

Design Review Tools

Numerous tools are available to review green infrastructure provision during the design process:

The Green Infrastructure and New Development Checklist, at Appendix 1, summarises the key principles stated in the well being, water and wildlife sections of this guidance. Developers should have regard to these principles from the outset.

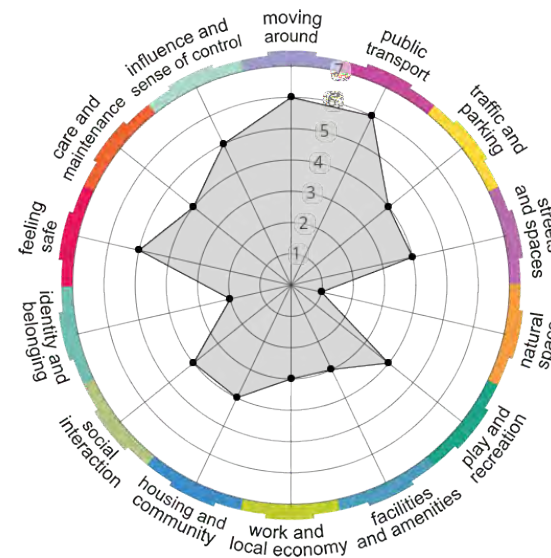
The Place Standard is a free and simple to use tool that can help developers structure conversations with the design team, public, Council officers etc. around the physical elements of a site and surrounding context. It involves scoring these elements on a radar chart which can then be used to pinpoint the site's assets as well as potential improvements within the design and layout. The tool can be found at www.placestandard.scot and was jointly built by NHS Health Scotland, the Scottish Government and Architecture and Design Scotland.

B-Plans can help identify issues with the layout and also options to improve the connectivity and integration of streets, open space, SUDs and other features. Colours are used to show the streets (yellow), buildings (red) and open spaces (green). The B plan, shown far right, features in the Scottish Government's PAN83: master planning.

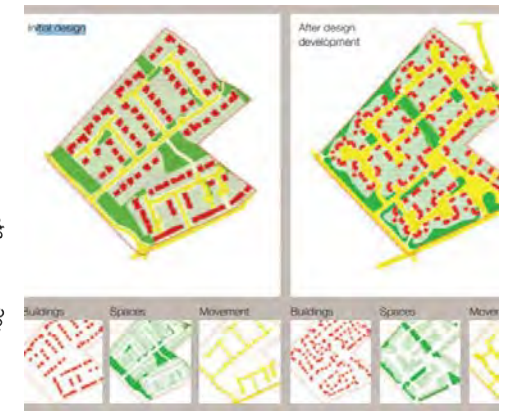
Building with Nature is the UK's first accreditation scheme for green infrastructure in housing and commercial development. Gloucestershire Wildlife Trust and the University of the West of England developed the scheme, which has been rolled out across the UK following successful piloting. It translates research and good practice into 23 standards, which are intended to help developers achieve quality and integrated green infrastructure in their new developments. Visit www.buildingwithnature.org.uk for more information on the accreditation process.

Building Research Establishment Environmental Assessment Method (BREEAM) is a well-known approach for appraising the sustainability performance of new developments. The technical BREEAM standards set out individual assessment criteria for particular aspects of green infrastructure such as active travel, ecology, open space and sustainable drainage. The standards are published at www.breeam.com where further information can also be found on the processes and fees involved in BREEAM.

Place Standard



B-Plan



4. WELL BEING: OPEN SPACE

Key Principles

- **Development proposals should incorporate multifunctional open space**, as appropriate, to support placemaking (the six qualities of successful places), meet recreational and active travel needs, improve biodiversity, and deliver sustainable water management. The scale and type of open space provided should be commensurate with the size and needs of the development, and the character of the area.
- **Open space should be integrated properly into the development and wider green network at the outset** through a design led approach which uses the site's context and assets sensitively and creatively.
- **Residential development should have access to recreational open space in accordance with the Open Space Strategy's accessibility, quantity, and quality standards.** The adequacy of local recreational provision, and how development proposals will be expected to contribute to that provision will be guided by a local open space audit, using the process explained on pages 12 to 14.
- **Developers are required to compensate for any loss of open space** that would result from their development, if this loss would have a significant adverse effect on the overall recreational provision in the local area. Guidance is given in pages 15 to 16 on how the loss should be compensated.

Key LDP Policies

PE01	Placemaking
PE13	Green and Blue Network
PE16	Protection of Open Space
PE17	Open Space and New Development
INF02	Developer Contributions



Meeting the Recreational Needs of New Residential Development

Access to sport and recreation can enrich people's lives and benefit community health and well-being. Policy PE17 requires that, where recreational open space provision is insufficient to meet the needs of a new residential development, then such deficiencies should be addressed through either the provision of new on-site recreational open space or contributions towards the improvement of off-site open space. The following explains how the Council will establish the requirements for recreational open space.

Step 1 - Apply Exemptions

Size thresholds

The requirement to provide, or contribute to, recreational open space does not apply to the following categories of residential development:

- Proposals for 10 units or fewer, including houses and/or flats; or
- Flatted residential development or conversion of buildings for residential use, of up to 50 units within the town centre boundaries.

In considering whether a proposal qualifies for an exemption under these thresholds, the capacity of the total site of which the proposal is part should be used. This is to prevent avoidance of contributions through the sub-division of sites.

Exemptions for specific categories of residential development and open space

Sheltered or special needs housing and housing exclusively for retirement living are exempt from the requirement to provide or contribute to equipped play spaces or sports areas. Proposed one bedroom dwellings and student accommodation are also exempt from the requirement to provide or contribute to equipped playspaces.

Step 2 - Local Open Space Audit

At the pre-application stage, prior to developing detailed proposals, it is important that developers seek advice from the Council on open space requirements. The Council will then carry out an audit of recreational provision in the local area. This audit will involve an assessment of whether the needs of the development will be met in terms of the accessibility and quality of each of the types of open space provision specified in Figure 7, which is based on the Open Space Strategy. When considering accessibility from a development, the Council will take into account the physical barriers when walking to the open space(s).

The provisions of any site specific development guidance in the LDP, or any approved brief, development framework or masterplan will also be recorded in the audit, and will usually be an overriding consideration in the determining the approach to meeting recreational needs on a site. Such guidance will generally have already taken into account the recreational provision in the locality. The audit will also take into account planned improvements to recreation provision in the locality through the Open Space Strategy or any other investment programme, and the opportunity for proposed developments to contribute to such improvements.

The Council will use the audit to advise the applicant on the types of provision that are deficient, and how such deficiencies can best be addressed. The audit will be shared with the applicant at the pre-application stage to help integrate any required on site provision into the layout and establish what developer contributions in relation to off-site recreational provision may be needed. The audit will be updated accordingly to reflect submitted changes to the layout and unit numbers. **Appendix 2 includes standard template for the audit.**

The recreational open space requirement for applications for planning permission in principle (PPP) will be based on likely dwelling numbers expected from the site. Conditions or a planning obligation may require a recalculation of the recreational open space requirement at a later date where the dwelling numbers change.

Step 3 - Nature of provision

Depending on the results of the audit, the individual circumstances of the development, or the provisions of any other approved guidance, the Council may require:

a) Only on-site recreational provision within the proposed development.

This will generally be the approach:

- i. where there is no existing provision of the requisite size which is accessible to the proposed development using the standards in Figure 7, and on-site provision is a practical and achievable; or
- ii. in large developments which would be expected to meet their own recreational needs.

Where provision is on-site, the indicative scale of provision in relation to the scale of development is indicated in Figure 7 (column 4).

b) Contributions to off-site recreational provision in the vicinity of the proposed development, whether through new provision or improvements to existing provision. This will generally be the approach:

- i. where there is provision in the vicinity that could serve the site, but either the quality or the accessibility standard is not met, and the best solution is to take contributions to improve the provision's quality and/or accessibility; or
- ii. on small, or otherwise physically constrained sites where it is not possible or practical to secure provision on site.

Contributions to off-site provision will be based on the rate(s) per dwelling indicated in Figure 7.

c) Part on-site recreational provision and part off-site contributions. This combined approach of a) and b) involves the developer providing some of the required types of recreational open space on-site while contributing to off-site provision in lieu of the required types of provision that are not provided on-site.

d) No on-site recreational provision or off-site contributions. This will generally be the approach:

- i. where provision within the locality of the site is considered sufficient to meet the needs of the proposed development in terms of the Open Space Strategy's accessibility, quantity and quality standards; and
- ii. the site is not of such a size as to require its own on-site provision.

It should be noted that, even where there is no requirement for formal recreational provision within a site, some amenity open space is still be likely required to meet design and placemaking objectives within a development.

Please also refer to 'SG13 - Developer Contributions' which gives general guidance applicable to any type of contributions including those for off-site recreational open space.



Figure 7: Open space standards and rates for residential development

Open space type	Accessibility: maximum walking distance from site to open space	Quality criteria for open space type	Guidance if provision is on-site	Contribution rate for off-site improvements
Equipped Playspaces for toddlers, juniors and teenagers	800m	Range of good quality equipment (including MUGA) in satisfactory condition with reasonable life expectancy, offering good play value for all age groups. Appropriate surfacing, landscaping, drainage, street furniture and path access is provided. Existing off-site equipment for different age groups may be provided in different locations.	Toddler/junior play provided in most developments. Full range of provision for all ages including MUGA in very large developments.	£600 per house £300 per flat
Parks/Informal Play/ Recreation Space	400m	Open space capable of supporting passive exercise and informal play. Flat kickabout areas sufficiently removed from residential properties to avoid nuisance. Quality path network with appropriate surfacing connecting entrances/facilities and offering opportunities for walks. Range of quality landscaping appropriate to location including woodland, individual trees, shrub beds.	Indicative requirement is 49m ² per house, and 24.5m ² per flat, generally provided in a single space, although in larger developments this space could be complemented with one or more smaller 'pocket parks'.	£800 per house £400 per flat
Sports Areas	1200m	Pitch or pitches are of a tolerable state in terms of grass cover, surface quality, slope gradient, drainage, maintenance regime as defined by pitch classification criteria.	Only the very largest developments are likely to have scope for on-site sports areas. Where a pitch is provided, the dimensions should meet the relevant standards for the activity in question.	£300 per house £150 per flat
Natural Greenspace/ Green Corridors	1200m	Proposals should consider how they can contribute to the network of accessible natural greenspace/green corridors in the vicinity of the site, having regard to LDP2 and any other relevant Council strategy or plan for green infrastructure provision. How this will be achieved will depend on the proposal and site location so provision for natural greenspace and green corridors will be opportunity led rather than through the application of standards. Nevertheless, a contribution will be required for proposals within the vicinity of an area which is covered by an unimplemented Council urban woodland management plan. This contribution will be calculated as £250 per house or £125 per flat, and will be used to improve, or create, public woodlands for the benefit of new and existing communities.		

Compensating the Loss of Recreational Open Space

Policy PE16 states that, where a development involves the loss of an area of open space which will have a significant impact adverse impact on overall recreational provision, this will only be allowed where the loss is compensated by qualitative improvements to other open space in the local area. In judging significance, Falkirk Council will consider the impact on the functional value in terms of how reduced space or infrastructure may restrict activities, or how loss of natural features/views etc. reduces the enjoyment of the space. The assessment would also be guided by national and local planning policy requirements, consultation feedback, the Open Space Strategy and, if relevant and prepared, the Council's pitch strategy.

Depending on the development proposals, compensation may involve on-site enhancement, off site replacement, or a financial payment towards improving a nearby open space. The Council's preference in the majority of cases, however, is likely to be financial payment given in most places the issue is quality rather than quantity of recreational open space provision. Where financial compensation is sought, the appropriate amount will be determined by the Council on a case-by-case basis taking into account the individual circumstances of the planning application. Figure 8, page 16, should be used as a starting point to establish the compensation value for the particular type or types of open space to be lost. It should be noted that the sums stated do not include land acquisition, and other, costs. These costs may need to be added to the compensation value for off-site replacement provision.



Figure 8 - Approximate compensation

Type of recreational open space		Approximate compensation
Equipped playspace	MUGA	Replacement value of lost provision
	Equipped play areas	Replacement value of lost provision
Public parks, gardens, amenity space, natural/semi natural open space		£21 per sqm lost*
Sports Areas	11-a-side grass turf unlit football pitch (7,420 sqm)	£171,000**
	Tennis court	£40,000 (unlit) or £50,000 (lit)**
	Rugby union grass turf pitch (10,400 sqm)	£239,000**
	Bowling green (1,600 sqm)	£80,000 - £120,000 (for bowling green surface only)**
Community growing/allotment		Replacement value of lost provision

Notes:

*The rate is carried over from SG13 - Open Space and New Development, published July 2015, and is what the Council presently seeks for the loss of passive open space.

** The values are taken from sportscotland but exclude:

- Land acquisition costs
- Project specific costs including access, car parking, utility connections, drainage, maintenance, fencing, changing facilities, addressing ground conditions etc.
- Inflation
- Regional cost variations in materials and labour

Good Practice

Placemaking: Public art, site features, local heritage, landscaping, vistas etc. can be used to foster a strong sense of place and identity within a development's open spaces.



The Drum



Kinnaird Village Park



Foundry Fortune Heritage Trail



Carron Dams

Pocket parks: Pocket parks can create a focus within a development as well as create places for relaxation. Images: The Drum, Bo'ness.



Integrated and multifunctional: It is important that open space is integrated properly into the layout at the outset with positive functions rather than being left over space or added as an afterthought. Images: Lionthorn, Falkirk



Future maintenance: Spaces, including street furniture, signage, paths and landscaping, should be designed to last and for low maintenance. Appropriate long term management and maintenance arrangements should be put in place.



Natural surveillance: Windows should overlook onto well-lit streets, paths and open spaces to create natural surveillance. Open spaces that are visible and linked to the green and blue network provide a sense of security through encouraging activity. Images: Carrongrove, Stoneywood



Road verges: Grassed road verges can enhance the amenity of streets, and help to reinforce the street hierarchy, especially where planted up with street trees. Images: Kinnaird, Larbert (left) and The Drum, Bo'ness (right)



Natural play: Consideration should be given to opportunities for incorporating natural play features into open space such as tree trunks, logs, boulders and fox holes. Images: Kinglass, Bo'ness (left), and Callendar Park, Falkirk (right)



Other Useful Guidance

Designing Streets

Design for Play: A guide to creating successful play spaces

Falkirk Greenspace

Green Infrastructure: Design and Placemaking

Greenspace Scotland

Inclusive Design Hub website

Open Space Strategy

Play Scotland website

SG02 - Neighbourhood Design Guidance

SG13 - Developer Contributions

5. WELL BEING: ACTIVE TRAVEL

Key Principles

- **Active travel provision should be fully integrated into the design process** from the outset rather than retrofitted at a late stage.
- **Development proposals should provide safe, convenient and direct links** to the existing active travel network and to schools, community facilities, local amenities, and public transport.
- **Active travel routes should cater for different types of users** (such as walkers, cyclists and those with limited mobility or sensory impairments) as appropriate.
- **Where appropriate, development proposals should provide additional infrastructure** such as seating, signage, cycle parking, showers etc.
- **Severance or impediments to active travel routes by development must be avoided** or overcome with appropriately designed schemes.
- **Development proposals should be accompanied by an access plan** showing existing and proposed routes, and specification.
- **The specification of new and upgraded routes should be appropriate** to the location, the type of user and the level of anticipated use.

Key LDP Policies

PE01	Placemaking
PE13	Green and Blue Network
PE22	The Water Environment
INF02	Developer Contributions
IR05	Travel Hierarchy and Travel Assessment
IR06	Active Travel
IR07	Bus Travel



Good Practice

Falkirk Access Network: As winner of Britain's Best Walking Neighbourhood in 2019, the Falkirk area has a very extensive hierarchy of routes from the core paths, set out in the Core Paths Plan, down to more minor right of ways, and informal paths. It is critical that that developers demonstrate an understanding of the network and how they can contribute to it. Image: The Helix



Access Plans: These should show the routes of all existing paths, including formal routes and desire lines, on or adjacent to the site; the routes of new paths and how they link into the wider path network, and other facilities; details of proposed path specification; and details of the phasing of path works and future maintenance. Access Plans should be integrated into landscape plans, masterplans and travel plans, produced as part of the transport assessment. Image: Masterplan for Mungal Cauldhame Farm, Falkirk



Path Specification: The specification of paths, including their width, construction, surfacing, drainage and gradient should be tailored to the location, intended users, and likely type and level of use. In most instances, the Council will look for a tarmac surfacing for paths likely to attract even moderate levels of use, since whin dust paths can deteriorate and cause maintenance issues.



The Drum, Bo'ness - main route linking paths and housing



Mungal, Falkirk - informal whin dust path



Bo'ness Foreshore - mown grass path