

PLANNING APPLICATION DETERMINED BY DIRECTOR OF DEVELOPMENT SERVICES UNDER DELEGATED POWERS – REPORT OF HANDLING

PROPOSAL : Change of Use of Former Scottish Power Call Centre (Class 4) to Use for the Sale and Display of Motor Vehicles (Sui Generis)
LOCATION : 99 Glasgow Road, Falkirk, FK1 4HR,
APPLICANT : JWR Holdings Ltd
APPN. NO. : P/16/0605/FUL
REGISTRATION DATE : 19 September 2016

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The application site consists of a large detached building with a landscaped area to the front and a parking area to the side/rear. The building itself is rendered with brick panels between windows and a corrugated roof. The character of the area is defined by 2 distinct areas, separated by the Glasgow Road, with residential properties to the South and commercial properties to the North.

The applicant seeks planning permission for the change of use of the building and land to the front and side from a Scottish Power call centre (Class 4) to a site used for the sale and display of motor vehicles (sui generis).

The applicants have removed a large area of open space to the front and side and hard surfaced this area. A high metal fence has been erected around the boundary of the site. The fencing and the hard surface are unauthorised and liable to enforcement action but do not form part of this application. Cars are also being stored on the site, although car sales had not commenced at the time of the case officer's visit.

2. SITE HISTORY

F/93/0192 Detail - Granted 20.04.1993 Installation of Sub-Station and Erection of Enclosure Building (Detailed)

F/92/0573 Conditional Temporary Consent 06.08.1992 Display of Advertisements

F/91/1013 Detail - Granted 13.11.1991 Erection of Portable Accommodation (Detailed)

F/92/0854 Detail - Granted 21.10.1992 Extension to Premises (Detailed)

ENF/2016/0088 Pending Consideration Enforcement Enquiry

3. CONSULTATIONS

The following responses to consultation were received:

Case Officer - Coal Referral Area

The site is located within the high risk area for historical coal mining, however as no operational development is proposed a coal mining risk

assessment is not required.

Roads Development Unit

Recommend conditions on the provision of visitor parking spaces, layout of the spaces and signage directing visitors to the spaces.

Environmental Protection Unit

Noise need not be considered as a determining factor in considering this application.

An informative is recommended in relation to hours of work by the construction company, where any works are required for the change of use.

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Unit

No comments in relation to contaminated land or air quality.

Transport Planning Unit

Where the local Community Council requested consultation, their comments appear above.

4. PUBLIC REPRESENTATION

During consideration of the application, no letters of objection or representation were received.

5. THE DEVELOPMENT PLAN

The Falkirk Local Development Plan was adopted on 16 July 2015. The proposed development was assessed against the following policy or policies:

INF01 - Strategic Infrastructure

INF03 - Protection of Open Space

INF11 - Parking

BUS03 - Business Areas with Potential for Redevelopment

TC01 - Network of Centres

TC02 - Development and Changes of Use in Centres

TC03 - Retail and Commercial Leisure Development

5A. MATERIAL CONSIDERATIONS

The following matters were considered to be material in the consideration of the application:

Consideration of the site in relation to coal mining legacy

6. PLANNING ASSESSMENT

The Development Plan

The Falkirk Local Development Plan (LDP) was adopted on 16 July 2015. It replaces the previous Structure Plan and Local Plan and includes a number of Supplementary Guidance documents which now have statutory status.

Local Plan Policies

The site is covered by policy BUS03 in the LDP which advises that this area has the potential for redevelopment and that redevelopment for alternative uses will be permitted where they are compatible with the character of the surrounding area and comply with other policies. There are two other car sales facilities along this section of Glasgow Road, and a variety of other commercial uses. The development is compatible with the neighbouring uses and would be set well away from the residential properties opposite.

The site is located within the Camelon local centre which is covered by policy TC01. The proposal would comply with this policy as it would ensure the focus for development is maintained within the local centre and would not significantly undermine the role of the centre. Policy TC02, reiterates the requirement of policy TC01 and adds that ground floor premises should retain an active frontage. No changes are proposed to the front of the building which has a number of windows facing on to the street. The proposal complies with policy TC01 and TC02 of the LDP.

Policy TC03 confirms that motor vehicle showrooms will be permitted in suitable locations provided access, servicing and any associated industrial processes can be accommodated without detriment to the surrounding uses. There are other car sale facilities at the two adjacent sites and the development can be comfortably accommodated within this area. The development complies with policy TC03.

Policy INF11 refers to parking provision in new developments and advises that spaces should be provided in accordance with the relevant guidance. The Roads Development Unit (RDU) advised that the parking provision for a development of this size and type, would be much greater than the provision shown in this application. The area designated for parking shows a maximum of 45 spaces although the agent has suggested 50 spaces could be provided. The RDU has advised that 45 spaces for staff and customers is acceptable, however conditions are recommended to ensure that the visitor parking spaces be provided on site prior to the commencement of the use.

Policy INF01 advises that the Council will promote or support the provision of strategic infrastructure as identified in the Local Development Plan. Falkirk Proposal INF11 - A803 Corridor Improvements, states that the Council will seek improvements to the A803 corridor

to enable development in the vicinity. This includes junction upgrades and potential future bus lanes on Glasgow Road, to support sustainable transport. It would be funded through developer contributions from impacting sites. The Council have already secured the appropriate land along the frontage of recent developments at Camelon Tesco and Aldi. The worst case scenario for land take along the frontage of 99 Glasgow Road would be 4.8m. It was proposed that this land be secured for future widening of the road. This had been agreed with the applicant, although they have now withdrawn this offer. The application is therefore contrary to the Local Development Plan as it does not secure the land required for A803 corridor improvements.

The frontage of the site was previously landscaped and is proposed to be used for car sales. Policy INF03 - Protection of Open Space, advises that the Council will protect all urban open space, which is considered to have landscape, amenity, recreational or ecological value. It is considered that the area of open space at the front of the property had a landscape and amenity value as it formed an attractive area of grass along the front of a commercial use. The removal of this open space has already been carried out. The policy goes on to advise that permission for the loss will only be granted where certain criteria would be met.

The loss of open space would not detrimentally impact on connectivity within, and functionality of the wider green network and would not impact on public access routes in or to open space. The open space did not have significant ecological value. The loss would have an adverse effect on the appearance of the area. It is noted however that although it was not planned as an integral part of a development in the modern sense e.g. communal areas of open space on a housing estate, it does form an attractive frontage on to the busy Glasgow Road. There are other similar areas of open space dotted along the Glasgow Road.

The policy specifically states that there should be no significant adverse effect on the overall recreational amenity of the local area, taking in to account the Council's open space standards (defined within the Open Space Strategy) and its release will be compensated for by qualitative improvements to other parts of the green network in the local area. The loss of open space is acceptable and would not have a significant adverse impact on the recreational amenity of the area, however the policy is clear in that compensation is required in all cases, even where the loss may be acceptable. The loss will be acceptable on the basis that appropriate qualitative improvements are made elsewhere. In this case, Easter Carmuir is identified in the strategy as a priority for improvement.

The applicant has questioned whether the open space at the front of the property should be considered as such given that it is not specifically designated in the Open Space Strategy or Local Plan Proposals Map. The guidance associated with policy INF03 makes it clear that only the principal open spaces and playing fields within communities are shown on the Proposals Map. It adds that the policy will apply to other smaller, incidental areas of open space as well. The policy expands on this confirming that the Council will protect all urban open space which is considered to have landscape, amenity, recreational or ecological value. Given the above, a contribution towards qualitative improvements was sought from the applicant.

Supplementary Guidance forming part of Local Development Plan

SG13 - Open Space and New Development advises that where a proposal involves the loss of existing open space compensation will be sought at a level equivalent to the commuted sum per square metre of the type of open space lost. The development involved the loss of some 2550 sqm of open space. The calculation of a commuted sum is based on the passive open space amount of 21m² giving a total contribution of £53,550. It is recognised that this is a significant amount of money for the type of development proposed. The Council were therefore willing to consider alternative arrangements and recommended the provision of a landscape strip along the frontage and grasscrete which would deal with the bus lane expansion. Officers were then willing to discuss the remaining contribution.

The agent has misquoted the SG in relation to open space provision in new development. The issue under consideration here is compensating for the loss of existing open space either by the provision of a landscape strip on site and/or financial contributions. The agent has suggested that the loss of open space is off-set by wider social and economic benefits associated with the proposed use. The agent has failed to provide any detailed information in this respect other than that the building will be reused and jobs protected.

The agent has argued a number of points and suggested that the applicant will demolish the building if the application is not determined within their preferred time frame. Planning permission would not be required to demolish the building which is not a particularly attractive building in any event. Any future use of the land would then require planning permission and appropriate contributions would be required.

The development is contrary to policy INF03 and the associated SG13 as it does not compensate for the loss of open space by qualitative improvements to other parts of the green network.

Consideration of the Site in relation to Coal Mining Legacy

The application site falls within or is partially within the Development High Risk Area as defined by the Coal Authority. It is recognised that flexibility and discretion are necessary parts of the planning system and as such there may be exemptions to the requirement for a desk based Coal Mining Risk Assessment within the Development High Risk Area.

Exemption can be on the grounds of the type of application or the nature of development. Only one of these needs to be met to exempt the need for a desk based Coal Mining Risk Assessment and also the consequential need for the Council to consult the Coal Authority. This proposal is considered to fall into one of these exempt groups, but ground conditions should still be considered as part of the Building Standards process, if relevant.

Where planning permission is to be granted, an appropriate informative note appears on the Decision Notice.

7. CONCLUSION

The proposed development would be located within an existing commercial area and would provide sufficient off-street parking for the use. It would not however comply with the relevant local plan policies on loss of open space and infrastructure improvements. There are no material considerations which would warrant the granting of planning permission in this case.

8. RECOMMENDATION

Refuse Planning Permission and Enforce

Refusal is recommended for the following reason(s):

1. The proposal would result in the loss of open space which would not be compensated for by qualitative improvements to other parts of the green network in the local area. The application is therefore contrary to policy INF03 of the Local Development Plan and Supplementary Guidance SG13 Open Space and New Development.
2. The proposal would not preserve the frontage of the site for future development in accordance with policy INF01 Strategic Infrastructure and site schedule INF11 of the Local Development Plan which looks to provide a future bus lane along the A803 corridor to support sustainable transport. The application is therefore contrary to policy INF01 of the Local Development Plan.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A and 02A.


Director of Development Services

Contact Officer : Katherine Chorley
(Planning Officer) 01324 504704

29/11/16.
Date

Reference No. P/16/0605/FUL



**Town and Country Planning (Scotland) Act 1997 as Amended
Issued under a Statutory Scheme of Delegation.**

Falkirk Council

Refusal of Planning Permission

Agent
Andrew Bennie Planning Limited
3 Abbots Court
Dullatur
G68 0AP

Applicant
JWR Holdings Ltd
52 Southburn Road
Airdrie
ML6 9AD

This Notice refers to your application registered on 19 September 2016 for permission in respect of the following development:-

Development Change of Use of Former Scottish Power Call Centre (Class 4) to Use for the Sale and Display of Motor Vehicles (Sui Generis) at

Location 99 Glasgow Road, Falkirk, FK1 4HR

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online by inserting your application number at <http://eplanning.falkirk.gov.uk/online/>

In accordance with the plans docquetted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following

Reason(s):-

1. The proposal would result in the loss of open space which would not be compensated for by qualitative improvements to other parts of the green network in the local area. The application is therefore contrary to policy INF03 of the Local Development Plan and Supplementary Guidance SG13 Open Space and New Development.
2. The proposal would not preserve the frontage of the site for future development in accordance with policy INF01 Strategic Infrastructure and site schedule INF11 of the Local Development Plan which looks to provide a future bus lane along the A803 corridor to support sustainable transport. The application is therefore contrary to policy INF01 of the Local Development Plan.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A and 02A.

1 December 2016

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 Director of Development Services

Morris, John

From: MacNiven, Martin
Sent: 27 September 2016 15:13
To: adtm1dmbscorr
Subject: P/16/0605/FUL Change of Use of Former Scottish Power Call Centre (Class 4) to Use for the Sale and Display of Motor Vehicles (Sui Generis) 99 Glasgow Road, Falkirk, FK1 4HR

ENVIRONMENTAL HEALTH

Noise need not be considered as a determining factor in considering this application.

Informative - The builder shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:

Monday to Friday 08:00 - 18:00 Hours

Saturday 09:00 - 17:00 Hours

Sunday / Bank Holidays 10:00 - 16:00 Hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Unit

CONTAMINATED LAND

No comment

AIR QUALITY

No comment

Martin MacNiven
 Environmental Health Officer
 Falkirk Council
 Abbotsford House
 Davids Loan
 Falkirk
 FK2 7YZ
 01324504769

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From: MacKenzie, Roddy
Sent: 29 Sep 2016 11:30:31 +0100
To: adm1dmbscorr
Cc: Steedman, Russell; Chorley, Katherine
Subject: P-16-0605-FUL Glasgow Road, Camelon

Development Services

Memo

To: Katherine Chorley, Planning Enforcement Officer
Planning and Transportation (Development Control)

From: Roddy Mackenzie, Roads Development

Date: 29 Sept 2016 **Enquiries:** 4908

Our Ref: RMK/ **Your Ref:** P/16/0605/FUL

Proposal : Change of use of former Scottish Power Call Centre (Class 4) to use for Sale & Display of Motor Vehicles (Sui Generis)

Location : 99 Glasgow Road, Camelon, Falkirk, FK1 4HR

Application : P/16/0605/FUL

I refer to your consultation notice received on 23 Sept 2016, regarding the above application.

The proposal would result in a car showroom, display area, and maintenance workshop being formed in a site, adjacent on both sides, to existing car sales businesses. I assume that access to the site would be from the existing access roads off the A803 Glasgow Road on both the west and east sides of the site, depending on any right of access arrangements. No additional access off Glasgow Road would be acceptable.

From the drawing received, there is no indication of the access points, the areas to be used for car sales, for customer & staff parking, for car maintenance, or the number of staff to be employed, and if there is a spares department to be incorporated.

Thus I would be obliged if you could ask the applicant to provide a scaled & dimensioned block plan to show the following information which will enable me to add further comment:-

1. The actual access point(s) to the site
2. The areas to be used for car sales (outside & inside).
3. The area to be used for car maintenance.
4. The area to be used for a spares department, if proposed.
5. The number of staff to be employed.
6. The number of customer parking spaces

Regards

RMK

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Morris, John

From: MacKenzie, Roddy
Sent: 03 October 2016 10:14
To: Chorley, Katherine
Subject: RE: P/16/0605/FUL - 99 Glasgow Road, Falkirk, FK1 4HR

Katherine,

I have had a look at the block plan and info provided by the applicant and would comment as follows:-

The parking provision for a proposed development of this size & type, would be much greater than the provision provided with this submission. Also I have had a look at the area designated for parking and it seems to me that there could only be a maximum of 45 parking spaces fitted into this space and not 50 as stated.

However, in this case I am satisfied that the 45 spaces proposed for staff and customer parking will be acceptable. I would however ask that the following conditions be attached to any consent granted:-

1. All visitors parking spaces should be marked out within the parking area and clearly indicated as being for visitors only
2. All parking spaces should be a minimum of 2.5m wide & 5m long with a 6m wide manoeuvring area behind each space
3. Adequate signing should be erected within the site to guide potential customers to the visitors parking area.

Regards

Roddy

From: Chorley, Katherine
Sent: 30 September 2016 11:35
To: MacKenzie, Roddy
Subject: FW: P/16/0605/FUL - 99 Glasgow Road, Falkirk, FK1 4HR
Importance: High

Hi Roddy,

Please could you take a look at this and let me know if you have any further comments? Do you require a specific area marked for staff parking?

Thanks,
Katherine

From: Andrew Bennie [<mailto:andrew@andrewbennieplanning.com>]
Sent: 30 September 2016 09:50
To: Chorley, Katherine
Subject: Re: P/16/0605/FUL - 99 Glasgow Road, Falkirk, FK1 4HR
Importance: High

Dear Katherine

Further to my earlier e-mail, I attach a copy of the site block plan which I have marked up as follows:

1: The access points to the site (for customers) are shown by the red arrows, with it being intended that the access point on the east side of the site will be the principle point of access.

2: The areas to be used for vehicle sales are shown hatched in blue.

3: The area hatched in yellow, which comprises the building to the rear of the site, will be used for any required vehicle maintenance purposes and for the storage of any associated spares (albeit that any such use for the storage of parts will be strictly limited).

4: It is anticipated that 5/6 people will be employed on the site as part of this proposed use.

5: Staff and customer parking will be provided within the area hatched in green, with this area being sufficient to accommodate the parking of circa 50 vehicles.

I trust that the above is sufficient for your purposes and I look forward to discussing matters with you further in due course.

With best wishes.

Andrew Bennie, BA (Hons), MRTPI
Director

E-mail: andrew@andrewbennieplanning.com

Web: www.andrewbennieplanning.com

Mobile: 07720 700210

ANDREW BENNIE
PLANNING LIMITED

From: "Chorley, Katherine" <Katherine.Chorley@falkirk.gov.uk>

Date: Thursday, 29 September 2016 13:03

To: Andrew Bennie <andrew@andrewbennieplanning.com>

Subject: P/16/0605/FUL - 99 Glasgow Road, Falkirk, FK1 4HR

Dear Mr Bennie,

We have now received a consultation response from the Roads Development Unit. They have requested that the following additional information be submitted -

- 1) Confirmation of the access point(s) to be used to access the site
- 2) The areas to be used for car sales (inside and out)
- 3) The areas to be used for car maintenance
- 4) The area to be used for a spares department (if one is proposed)
- 5) The number of staff to be employed
- 6) The number of customer parking spaces

I would be grateful if you could submit this information within 7 days of the date of this email and include a block plan to show the locations for points 1-4 and 6.

Regards,
Katherine

Miss Katherine Chorley

Planning Enforcement Officer | Development Management | Falkirk Council | DD: 01324 504704 |

For information, the following is the direct link to the Scottish Government eplanning website: <https://www.eplanning.scot/ePlanningClient/>

The link below is for the Development Management Survey which we would be grateful if you would complete and submit: https://www.surveymonkey.com/s/dev_management

Thank you.

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Development Services

Memo

To: Katherine Chorley, Development Management Unit

From: Kevin Swanson, Transport Planning Unit

Date: 22 November 2016 **Enquiries:** 4821 **Fax:** 4914

Our Ref: TP1000M/KS **Your Ref:** P/16/0605/FUL

Development Change of Use of Former Scottish Power Call Centre (Class 4) to Use for the Sale and Display of Motor Vehicles (Sui Generis).

Location 99 Glasgow Road, Falkirk, FK1 4HR.

Application No. P/16/0605/FUL

I refer to your planning consultation regarding the above development and I offer the following comments from the Transport Planning Unit:-

1. For a detailed planning application, there appears to be a lack of detail regarding the proposals, particularly with regard to the intended parking layout for staff and visitors, proposed vehicle circulation within the site (e.g. are customers who arrive at the west access allowed to drive their cars through the sales area?), proposed access facilities for service/delivery vehicles, proposed visitor and service signage etc. Ideally, a more detailed site plan should be provided.
2. Whilst the site is served by adopted roads and footways on A803 Glasgow Road, pedestrian accessibility from Glasgow Road into the site is currently poor. To improve pedestrian safety/access to the site, consideration should be given to providing a 2m wide footway into the site from Glasgow Road. One option is to extend the existing footway on Glasgow Road into the site at the proposed main eastern access.
3. The nearest bus stops are located a short distance away on Glasgow Road and provide good public transport access to the site.
4. Parking provision within the site should be provided to the satisfaction of the Roads Development Team.
5. Compared with the potential trip generation of the previous use as a call centre, the trip generation of the intended use is likely to be predominately off peak in nature and is also predicted to have a much lower impact particularly during peak periods. Instead, the trip generation

characteristics are anticipated to be very similar to the adjacent car sales sites currently operating in the area.

6. If it is intended that the eastern access is to form the main point of access, the give way road markings and approach lining should be upgraded on that approach (if not already done so), to improve road safety in the area.
7. The current Falkirk Local Development Plan identifies that improvements will be required along the A803 corridor to enable future development in the vicinity (INF11). These improvements include potential future bus lanes on Glasgow Road to support sustainable transport, and are to be funded by developer contributions from impacting sites. In this case, sufficient land should be reserved along the frontage of the site to allow a bus lane to be provided in the future (similar land requirements will also need to be acquired from adjacent sites to allow this to happen). As such, an area along the frontage of the site, at least 6.6m back from the kerb line on the north side of A803 Glasgow Road should be reserved (4.6m for the new bus lane and 2m for a new footway).

I trust you will find these comments of use. Happy to discuss further if required.

Morris, John

From: MacKenzie, Roddy
Sent: 15 March 2017 14:57
To: roadsdevelopment unit
Cc: Morris, John
Subject: RE: Planning Review: P/16/0605/FUL - Change of Use of Former Scottish Power Call Centre (Class 4) to Use for the Sale and Display of Motor Vehicles (Sui Generis) at 99 Glasgow Road Falkirk

John,

Sorry about that – a new identical application came in for this same site last week and that threw me a bit.

We have no further comments to add to this review.

Roddy

From: roadsdevelopment unit
Sent: 15 March 2017 14:09
To: MacKenzie, Roddy
Subject: FW: Planning Review: P/16/0605/FUL - Change of Use of Former Scottish Power Call Centre (Class 4) to Use for the Sale and Display of Motor Vehicles (Sui Generis) at 99 Glasgow Road Falkirk

From: Morris, John
Sent: 15 March 2017 09:34
To: envhealth; roadsdevelopment unit; tp eplanning
Subject: Planning Review: P/16/0605/FUL - Change of Use of Former Scottish Power Call Centre (Class 4) to Use for the Sale and Display of Motor Vehicles (Sui Generis) at 99 Glasgow Road Falkirk

I wrote to you on 27 February indicating that the applicant had submitted a Notice of Review in respect of our refusal of the above application. I have not received a response.

If you have nothing further to add to your original comments Please indicate that this is the case so that I can report this to the applicant and subsequently to the Review Committee.

Thanks

John

John Morris
Development Management
Development Services
Falkirk Council
Abbotsford House
Davids Loan
Falkirk FK2 7YZ

Tel 01324 504740

The link below is for the Development Management Survey which we would be grateful if you would complete and submit.

https://www.surveymonkey.com/dev_management

For information, the undernoted is the direct link to the Scottish Government eplanning website
<https://eplanning.scotland.gov.uk/WAM>

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Morris, John

From: tp eplanning
Sent: 15 March 2017 11:52
To: Morris, John
Subject: RE: Planning Review: P/16/0605/FUL - Change of Use of Former Scottish Power Call Centre (Class 4) to Use for the Sale and Display of Motor Vehicles (Sui Generis) at 99 Glasgow Road Falkirk

John,

The Transport Planning Unit has nothing further to add to our comments on the above planning application.

Regards,

Kevin Collins
Transport Planning Co-ordinator
Development Services,
Falkirk Council
Abbotsford House, David's Loan,
Falkirk, FK2 7YZ

Tel: 01324 504728
Fax: 01324 504914

From: Morris, John
Sent: 15 March 2017 09:34
To: envhealth; roadsdevelopment unit; tp eplanning
Subject: Planning Review: P/16/0605/FUL - Change of Use of Former Scottish Power Call Centre (Class 4) to Use for the Sale and Display of Motor Vehicles (Sui Generis) at 99 Glasgow Road Falkirk

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John

John Morris
Development Management
Development Services
Falkirk Council
Abbotsford House
Davids Loan
Falkirk FK2 7YZ

Tel 01324 504740

The link below is for the Development Management Survey which we would be grateful if you would complete and submit.

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Comments for Planning Application P/16/0605/FUL

Application Summary

Application Number: P/16/0605/FUL

Address: 99 Glasgow Road Falkirk FK1 4HR

Proposal: Change of Use of Former Scottish Power Call Centre (Class 4) to Use for the Sale and Display of Motor Vehicles (Sui Generis)

Case Officer: Katherine Chorley

Customer Details

Name: Mrs Nicola Robinson

Address: 7 Kingseat Place Falkirk

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

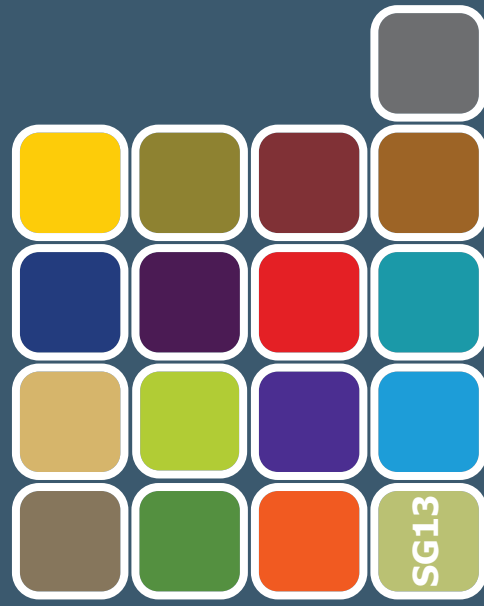
Comment Reasons:

Comment: Nice to see site being used rather than lying empty.

Open Space and New Development

Supplementary Guidance SG13

July 2015



Falkirk Council
Development Services

Supplementary Guidance

A suite of supplementary guidance (SGs) is currently being produced by the Council. Most of these SGs are updated versions of previous Supplementary Planning Guidance (SPG) whilst others cover new topic areas (*denotes new SGs). There are 17 SGs in the series, all of which 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 the Local Development Plan, and are intended to expand upon planning policies and proposals contained in the proposed plan.

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

SG01	Development in the Countryside *
SG02	Neighbourhood Design
SG03	Residential Extensions and Alterations
SG04	Shopfronts
SG05	Biodiversity and Development
SG06	Trees and Development
SG07	Frontiers of the Roman Empire (Antonine Wall) World Heritage Site
SG08	Local Nature Conservation and Geodiversity Sites *
SG09	Landscape Character Assessment and Landscape Designations *
SG10	Education and New Housing Development
SG11	Healthcare and New Housing Development *
SG12	Affordable Housing
SG13	Open Space and New Development
SG14	Spatial Framework and Guidance for Wind Energy Development
SG15	Low and Zero Carbon Development *
SG16	Listed Buildings and Unlisted Properties in Conservation Areas *
SG17	Renewable Energy *

Open Space and New Development

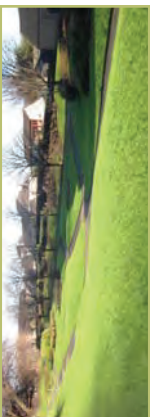
1. Introduction



2. Guidance on Provision of Open Space & Play Facilities



3. Public Open Space, Installation, Maintenance and Adoption Procedures



4. Worked Examples



5. Appendices



1. Introduction

Planning Strategy

- 1.1 The vision of the Falkirk Council Local Development Plan is for Falkirk to be:
“A dynamic and distinctive area at the heart of Central Scotland, characterised by a network of thriving communities and greenspaces, and a vibrant and growing economy which is of strategic significance in the national context, providing an attractive and sustainable place in which to live, work, visit and invest.”
- 1.2 To support this vision the Proposed Plan makes provision for 7,964 new houses in the period between 2014 and 2024 distributed across the Council area. The spatial strategy takes into account the physical and environmental capacity and social and economic needs of each community, in order to ensure their future viability and a healthy level of self-containment.
- 1.3 The Council is firmly committed to ensuring that developers provide for the physical, environmental and community infrastructure which is required to serve new development and make it sustainable. This is particularly important in the context of a strategy of growth, where the impact of new households may place a serious burden on existing infrastructure in some areas. Such provision will normally be secured either through conditions or legal agreements.

The Value of Open Space

- 1.4 Play is a vital element of the physical and mental development of all children it helps them to learn, develop physical and social skills and is, of course, fun. However, open space and play areas are not solely for children. Open space is vital to the quality of the urban environment and the physical and mental health of its residents, it can also provide valuable wildlife habitat. It helps to define a sense of place within settlements, contributes to their landscape structure and provides areas for recreation and physical exercise. Open space, where linked into networks can be extremely valuable for active travel and can form corridors through which wildlife can migrate through the urban area.
- 1.5 It is the Scottish Government's and Falkirk Council's objective to encourage provision, through the planning system, of new open space and play areas, and to protect and enhance existing areas wherever possible. Construction of new development brings people into an area adding to the pressure on existing open spaces and creating the need for new ones. Developers will therefore be expected to contribute to enhanced provision.



1. Introduction

Terminology

1.6 Open space is the term used within this supplementary guidance to encompass all functional and publicly accessible greenspace and bluespace. Open space forms a key component of the wider green network.

Purpose of the Supplementary Guidance

1.7 This document provides the Council's guidance on the provision of open space in new development and its contribution towards the development of the Central Scotland Green Network (CSGN) within the Council area. Its status as statutory Supplementary Guidance will mean that it forms part of the Development Plan. Specifically it advises on:

- The overall standards for provision of open space within new development.
- How the requirements for open space for new development will be calculated.
- What types of open space should be provided.
- Whether the open space should be provided on-site or a financial contribution towards off-site provision will be sought.
- How financial contributions towards open space will be calculated.
- The process for the delivery and subsequent maintenance of new open space.

1.8 The guidance is intended to be used in tandem with the Council's open space audit and Open Space Strategy, which will be used to identify whether on-site or off-site open space provision is more appropriate and the areas where financial contributions towards off-site provision will be invested.

1.9 The document is structured as a step by step guide to provide developers with easy to follow advice on how to prepare their planning proposals for submission.

Planning Policy Context

1.10 National Policy Guidance

National policy guidance on open space and recreational facilities is contained in Planning Advice Note (PAN) 65: Planning and Open Space, Scottish Planning Policy (SPP) and Scotland's third National Planning Framework (NPF3). PAN 65 introduces a typology of open space, highlights the need for open space audits and suggests different approaches to assessing future requirements depending on the type of open space.

1.11 SPP indicates that planning should protect, enhance and promote green infrastructure, including open space and green networks as an integral component of successful placemaking. It also requires the preparation of up to date audits, strategies and action plans which cover the multiple functions of open space."

1.12 NPF3 identifies the Central Scotland Green Network as a national development with wide ranging environmental objectives. These include a well-planned increase in woodland cover to substantially improve the landscape settings of our towns and cities, bringing vacant and derelict land into beneficial use, improving biodiversity and amenity, and helping to absorb carbon dioxide. Enhancements are encouraged to networks of other habitats, including wetlands, to counter fragmentation and assist species migration. The development of footpath and cycleway networks and other facilities and attractions to create a more sustainable transport network and expand the range of recreational opportunities close to major centres of population, helping to encourage active travel and healthier lifestyles are also envisaged. NPF3 indicates that, during its lifetime, remediation of derelict land, prioritised action in disadvantaged communities and active travel should be priorities.

1. Introduction

1.13 Falkirk Local Development Plan

Policy INF04 "Open Space and New Residential Development" is the primary policy influencing this supplementary guidance. It states:

Policy INF04 Open Space and New Residential Development

Proposals for residential development of greater than 3 units will be required to contribute to open space and play provision. Provision should be informed by the Council's open space audit, and accord with the Open Space Strategy and the Supplementary Guidance SG13 on 'Open Space and New Development', based on the following principles:

1. New open space should be well designed; appropriately located; functionally sized and suitably diverse to meet different recreational needs in accordance with criteria set out in Supplementary Guidance SG13 'Open Space and New Development'.
2. Where appropriate, financial contributions to off-site provision, upgrading, and maintenance may be sought as a full or partial alternative to direct on-site provision. The circumstances under which financial contributions will be sought and the mechanism for determining the required financial contribution is set out in Supplementary Guidance SG13 'Open Space and New Development'.
3. Arrangements must be made for the appropriate management and maintenance of new open space.

1.14 Other policies within the LDP which have an influence on this supplementary guidance are:

- Policy GN01 "Falkirk Green Network" indicates that new development should contribute to the green network, where appropriate, through the integration of green infrastructure into masterplans or through enabling opportunities for green network improvement on nearby land;
- Policy INF02 "Developer Contributions to Community Infrastructure" indicates that developers will be required to contribute towards the provision, upgrading and maintenance of community infrastructure. It indicates that open space qualifies as community infrastructure under the terms of this policy;
- Policy INF03 "Protection of Open Space" indicates that the Council will protect all urban open space which is considered to have landscape, amenity, recreational or ecological value. It states that where the loss of open space is considered to be acceptable its release for development will need to be compensated for by qualitative improvements to other parts of the green network in the local area. Details of the appropriate value of compensation for the loss of open space are set out at paragraph 2.28 of this SG; and
- Policy INF07 "Walking and Cycling" indicates that pedestrian and cycle facilities in new development should offer appropriate links to existing networks in surrounding areas, in particular to facilitate school journeys and provide connections to public transport, as well as links to other amenities and community facilities.

1. Introduction

1.15 Falkirk Open Space Strategy

The Open Space Strategy recognises that the Council area is generally well endowed with open space (approximately 9.6 Ha/1000 people). Accordingly, the general thrust of the strategy is to seek to improve the quality of existing open spaces so that they can be considered to be fit for purpose and to ensure that communities have access to different types of open space within acceptable walking distances.

1.16 The strategy provides a robust basis for guiding investment into open space and is a key document in deciding what kind of open space is appropriate within new developments. It sets a standard of all development having access to 5 hectares per 1000 people of different types of open space.

1.17 The strategy includes an audit of the open space resource providing a snapshot of the quantity and quality of provision. The strategy indicates the priorities for investment in open space, setting out where there is a need to form new open spaces and where there is a need to upgrade the quality of existing open spaces. The strategy was formed through careful analysis of a quantitative audit and qualitative assessment of open spaces together with an analysis of their distribution throughout the Council area and an understanding of the needs and aspirations of the communities for their open spaces.

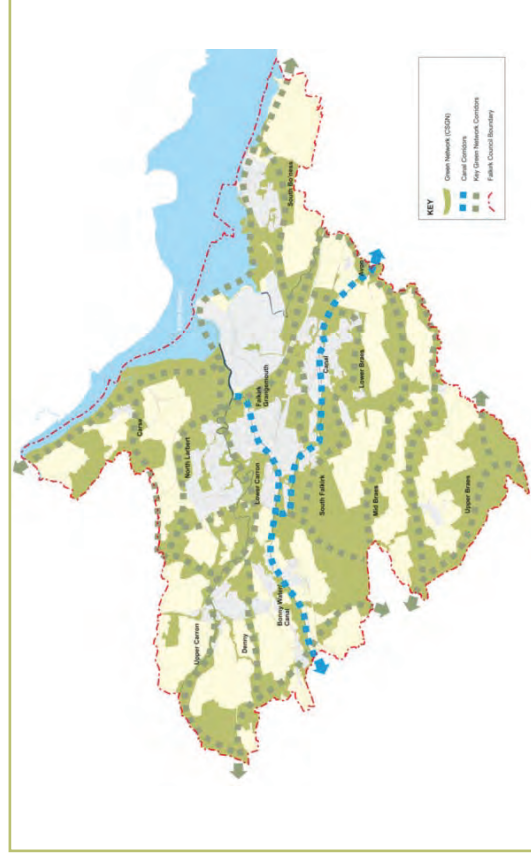
1.18 It is anticipated that the Open Space Strategy will be reviewed and updated in 2015. Dependant on the results of the review, this SG may need to be subsequently updated to reflect its aspirations.

1.19 Falkirk Greenspace

Falkirk's Green Network is known locally as Falkirk Greenspace and is spatially defined in the LDP at Map 3.5. It contains a number of inter-connected corridors and components within which distinct green network opportunities are identified.

1.20 Falkirk Greenspace - A Strategy for Our Green Network was approved by the Council in 2013, its strategic aims are:

- To promote the ongoing landscape-scale transformation across the Falkirk Council area;
- To develop a more co-ordinated approach to the broad range of activities that contribute towards a good quality green network; and
- To steer partnership activity and target investment to best deliver a good quality green network within the Council area.



2. Guidance on Provision of Open Space & Play Facilities

Which developments have to contribute to open space provision?

- 2.1** Residential developments of more than 3 units will be required to provide new open space or contribute financially towards the improvement of existing open space. In all cases, where the development forms part of a larger scheme within which open space provision has been already been assessed and conditioned at the planning permission in principle stage, there will be a requirement to comply with the terms of any agreement or condition.
- 2.2** Non residential development is still likely to be required to provide on site open space. The reason for this requirement is in order to ensure that the sustainable design principles and urban design objectives of the LDP (set out in policies D02 and D03) of the LDP are achieved. It is not considered appropriate to set out minimum requirements for open space provision in non residential development in this SG as this will be determined by the unique nature of each development and the characteristics of the site where development is to take place.

How much open space has to be provided?

- 2.3** The Open Space Strategy has set an aspirational standard of all development having access to 5ha of different types of open space /1000 people.
- 2.4** Following an analysis of existing levels of public open space within settlements and recognition that not all open space is functional open space, it is considered that a reasonable translation of the aspirational standard within the Open Space Strategy would be to require new housing developments to provide functional open space at a rate of 70m²/dwelling. Of this 70m², 30% should be active open space and 70% should be passive open space. A detailed explanation of the rationale for this open space requirement is contained within Appendix 1.

- 2.5** For planning permission in principle applications where the number or exact size of dwellings is not yet known, assumptions will have to be made in order to formulate an appropriate open space requirement. This may involve estimating the number of dwellings to be delivered on-site based on overall site area and an appropriate open space requirement per dwelling. In such circumstances the amount and type of open space to be provided on-site will be set out in a condition together with a requirement for a planning agreement setting out an appropriate 10 year maintenance charge for the on-site open space and/or an appropriate financial contribution per dwelling to off-site open space upgrading.

- 2.6** For all planning applications there will be a different open space requirement for houses and for flats, this is set out in table 1 below:

Table 1 : Residential Open Space Requirement

Type of Dwelling	Active Open Space	Passive Open Space	Total Open Space Requirement
Flat	10.5 m ²	24.5 m ²	35 m ²
House	21 m ²	49 m ²	70 m ²

2. Guidance on Provision of Open Space & Play Facilities

When should open space be provided on-site and when will financial contributions to off-site provision be sought?

2.7 In residential developments of more than 3 houses, open space should be provided on-site except in the following circumstances:

- 1) Generally in residential developments of under 20 houses or under 40 flats except in locations where the Open Space Strategy indicates an under provision of open space;
- 2) There is sufficient open space of different types nearby which are able to serve the development through suitable upgrading. This will involve the identification of the range of open spaces within the vicinity of the development site, an assessment of their quality and an indication of their relative size in relation to the catchment they serve. The following table shows the Council's accessibility standards for different types of open space:

Table 2 : Open Space Type Maximum Walking Distances

Type of Open Space	Maximum Walking Distance
Playspaces, Public Parks and Gardens, Informal Recreation Space	400m
Sports Areas	800m
Natural/Semi Natural Space and Green Corridors	1200m

3) It is not practical, reasonable or desirable to provide the open space on-site:

- Where the size of the residential development site cannot physically accommodate the amount of open space required. This may particularly be the case in high density residential developments, such as those in Falkirk Town Centre, due to the density and mix of uses.
- Where site constraints dictate that it is not physically or financially viable, or where it is functionally inappropriate to accommodate all of the required open space on-site.
- Where the open space requirement generated by a development is not big enough to allow an open space above the functional minimum size shown in the table below:

Table 3 : Open Space Type Minimum Functional Size

Open Space Type	Minimum Functional Size
Equipped Playspace	400m ²
Informal Play/ Recreation Space	1000m ²
Sports Area*	8000m ² Full size sports pitch (excluding run off areas and parking/ changing facilities) 600m ² MUGA
Allotments/ Community Garden	500m ²
Parks	2000m ²
Civic Space	No minimum size
Semi Natural Space	25m width
Green Corridor	25m width

* SportsScotland have a range of design guidance on pitch and court markings which includes recommended pitch dimensions for a number of pitch sports. This is available in the facilities section of the SportsScotland website.

- 4) Where provision of open space which would serve the needs of new residents can be made off-site on land in the developer's control.
 - 5) In masterplanned development where a centralised open space facility is planned.
 - 6) There is a green network opportunity nearby which investment from the proposed development would assist in delivering.
- The open space audit has identified all of the open spaces within towns and villages and within 1200m of a settlement boundary, it can be interrogated to identify how far a development site is from each type of open space identified above. This will help to quickly identify where there is a need for open space to be provided on-site and where the site is close enough to an existing facility to provide the opportunity for investment in that facility.

2.8

2. Guidance on Provision of Open Space & Play Facilities

What type of on-site open space facilities should be provided?

2.9 Functional and Non Functional Open Space

Open space can serve many functions. In addition to meeting the recreational needs of its users, open space can also have a role in climate change mitigation and adaptation, natural disaster risk mitigation, protection against flooding and erosion as well as biodiversity conservation.

2.10 As noted previously at paragraph 2.4, the open space requirement per dwelling relates only to functional open space. To be considered functional, open space provided as part of a new development must either serve the recreational needs of its users or provide a valuable habitat to local biodiversity. Open space which has a role in climate change mitigation and adaptation, natural disaster risk mitigation, or protection against flooding and erosion will not be considered to be functional open space as defined by this Supplementary Guidance unless it also serves the recreational needs of its users or provide a valuable habitat to local biodiversity. In addition it must be appropriately sited, designed (having regard to the minimum functional sizes set out in table 3) and maintained and must also be fit for purpose.

2.11 Not every piece of open ground can contribute towards meeting a development's open space requirement; the following are not considered to be functional and will not be considered to contribute towards meeting a development's open space requirement:

- Above ground SUDS features with low amenity and biodiversity value which are not linked to the surrounding green network;
- Structure planting with low amenity and biodiversity value which is not linked to the surrounding green network;
- Small areas of landscaping; and
- Road verges.



2. Guidance on Provision of Open Space & Play Facilities

2.12 Active and Passive Open Space

Open space has been split into two distinct categories: passive and active open space. New residential development is required to contribute towards both active and passive open space.

2.13 Active open space is that which tends to be used for vigorous physical exercise and includes the following sub-categories:"

- Informal play / recreation space - including multi use games areas, kick about pitches, skate parks, climbing areas;
- Children's equipped play areas - generally equipped for children of primary school age and toddlers;
- Sports Areas - Large and generally flat areas of grassland or specially designed surfaces, used primarily for designated sports i.e. playing fields, golf courses, tennis courts, bowling greens; areas which are generally bookable.



2.14 Passive open space tends to be used for less vigorous activity such as walking, dog walking, picnics; nature appreciation etc. It includes the following sub-categories:

- **Amenity greenspace** - Landscaped areas providing visual amenity or separating different buildings or land uses for environmental, visual or safety reasons e.g. road verges or greenspace in business parks, and used for a variety of informal social activities such as sunbathing or picnics;
- **Other functional greenspaces** - allotments, churchyards and cemeteries;
- **Parks** - Areas of land normally enclosed, designed, constructed, managed and maintained as a public park or garden;
- **Green corridors** - Routes including canals, river corridors and old railway lines, linking different areas within a town or city as part of a designated and managed network and used for walking, cycling or horse riding, or linking towns and cities to their surrounding countryside or country parks. These may link green spaces together;
- **Natural/ semi natural space** - Areas of undeveloped or previously developed land with residual natural habitats or which have been planted or colonised by vegetation and wildlife, including woodland or wetland areas; and
- **Civic space** - Squares, streets and waterfront promenades, predominantly of hard landscaping that provide a focus for pedestrian activity and make connections for people and wildlife, where trees and planting are included.

2.15 There may be instances where certain types of open space display both active and passive qualities e.g. parks and accessible woodlands. Where there is doubt over whether a certain element of open space is to be considered as active or passive open space, this should be discussed and agreed with Council Officers.

2. Guidance on Provision of Open Space & Play Facilities

2.16 Opportunities to link into the green network and the core path network
Wherever possible, developers will be encouraged to put together an open space proposal which maximises opportunities to link the development into the Central Scotland Green Network (CSGN) and the Core Path network. Developers are encouraged to refer to the Open Space Strategy, Core Path Plan and Falkirk Greenspace: A Strategy for our Green Network when developing open space proposals for their site.

2.17 Green network corridors and components are identified in Map 3.5 of the LDP and green network opportunities are identified on the LDP Proposals Map. Methods of linking the development into the CSGN can include the following:

- Providing path links to existing adjacent components of the green network;
- Undertaking habitat enhancement works on site which improve the biodiversity value of the adjacent component of the green network or link different parts of the existing habitat network;
- Introducing robust structure planting which helps to improve the landscape setting of the adjacent component of the green network;
- Introducing functions on site which enhance the recreational value of the adjacent component of the green network;
- Implementing one of the green network opportunities identified in the LDP.

2.18 Evidence has shown that the closer people are to their nearest accessible greenspace, the more likely they are to use it. Evidence has also shown that there is a link between how close people are to their nearest accessible greenspace and relative levels of deprivation. Linking open spaces through the active travel network can help to reduce the distances people have to travel to their nearest accessible greenspace. Linking development sites to the active travel network can also reduce the distance new residents need to walk to access different functions of open space.

2.19 Falkirk Council's Core Paths Plan shows a network of nearly 400km (250 miles) of paths. These are the most important routes identified by land managers, walkers, cyclists, horse riders and local residents. Methods of linking open spaces within new development to the Core Path network can include the following:

- Locating on site open space to be as close as possible to the existing core path network;
- Providing path links between on site open space and the adjacent core path network;
- Carrying out off site access improvements and constructing missing links to ensure that the distance to the core path network is reduced as far as is practical.



2.20 Open Space as part of a mixed use scheme

Where a planning application is made for a mixed use scheme there may be some doubt as to whether all of the open space provided as part of the overall application should be considered as counting towards meeting the open space requirement. For example a mixed use scheme with distinct residential and commercial elements may provide substantial amenity open space to provide a landscape setting for the commercial units; however, it is debatable how well this space is likely to be used by occupants of the residential element of the scheme.

2.21 In such cases, planning officers will have to use their professional judgment to decide whether the open space should count towards meeting the development's overall open space requirement. Key issues influencing the final decision will be:

- What function is the open space intended to provide?
- Is the open space close enough to the scheme's residents to encourage its use?
- Is the space appropriately designed to encourage wider public use?

2.22 Non - standard Residential Development

There are a number of circumstances where residential developments are only expected to provide certain categories of open space. These are as follows:

- **Rest homes and nursing homes** - these types of development will only be expected to provide for informal amenity open space as other forms of open space are clearly not reasonably related to such proposals.
- **Single bedroom dwellings and student accommodation** - these types of development will not be expected to provide children's play areas, since it is unlikely that a significant number of children will reside in such dwellings.
- **Houses in multiple occupation** - these types of development will need to be considered individually, taking account of the estimated number of people residing in such properties.

2.23 Planning Application Requirements for Developers

Functional open space of a certain type should only be provided on-site where it can be built to the minimum functional size shown in Table 3. The Council would rather see new development contributing to the improvement in quality of existing open space than the provision of new areas which are not large enough to be fit for purpose. The only exception to this is where there are no equipped playspaces within a safe walking distance of the development, in such a circumstance an equipped playspace could be provided at less than the minimum functional size.

2.24 The combination of open space types provided on-site should be steered by the Open Space Strategy, should respond to local open space needs and should be agreed in consultation with Council officers. The decision will be dictated by:

- The scale, type and needs of the development;
- The provision of open space in the vicinity of the development; and
- The priorities the open space strategy has identified for the area.

2.25 To assist in calculating the area of open space provided by new development planning applications will be required to be accompanied by a plan and schedule of proposed open space provision setting out how much open space of the types outlined above is proposed. Areas should be expressed in square metres. An example of a schedule of proposed open space provision is shown in appendix 2.

2. Guidance on Provision of Open Space & Play Facilities

What level of financial contributions will be required towards improvement of off-site open space?

2.26 Where the entire open space requirement generated by a development is not provided on-site, a commuted sum towards the qualitative improvement of nearby open space, or towards provision of new open space will be required.

Active Open Space: £42/m²
Passive Open Space: £21/m²

2.27 These figures, have been up-rated from those contained within the Public Open Space, Falkirk Greenspace and New Development SPG (which was published in June 2011) using the BIS construction output price (All New Construction) index published for quarter 3 of 2013 and rounded to the nearest pound. These figures include proposed maintenance costs and were calculated based on what is asked for by other local authorities around the UK.

2.28 Where a proposed development involves the loss of existing open space compensation will be sought at a level equivalent to the commuted sum per square metre of the type of open space lost. For example, if a development involved the loss of an 1000m² amenity greenspace then the commuted sum would be equivalent to 1000m² of passive open space i.e. £21,000. The commuted sum compensating for the loss of existing open space is additional to the open space requirement generated by the development itself.

2.29 Where a proposed development involves the loss of a playing field or sports pitch the primary consideration should be whether the commuted sum is enough to ensure that bullet point 3 of policy INF03(2) is met i.e. the replacement or upgraded playingfield is of comparable or greater benefit for sport and in a location convenient for its users. Where this is achievable for a sum less than £42/m², consideration should be given to whether the replacement or upgraded facility meets both the formal sports pitch function and the informal active open space function of the lost playing field or sports pitch before deciding whether to settle for any discounted figure.

2.30 Table 4 below shows the indicative commuted sum payments required in residential developments where no open space is provided on site.

Table 4 : Residential Open Space Commuted Sum Requirement

Type of Dwelling	Active Open Space	Passive Open Space	Total Commuted Sum Per dwelling
Flat	£441	£514.50	£955.50
House	£882	£1029.00	£1911.00

2.31 The value of play equipment proposed for installation on-site will be discounted against the commuted sum payment for active open space. Where no commuted sum is required for active open space, developers will still be expected to provide an appropriate standard of play equipment on-site (see worked example 2 & 4 in section 4).

2.32 Where a developer proposes to provide more active open space on-site than is required for the size of the development, the over provision can be discounted against any passive open space requirement (see worked example 3 in section 4).

2.33 Commuted sum payments will be secured by a Section 75 Agreement or a Section 69 Agreement or by condition. In most situations, the commuted sum payment will be made towards upgrading existing provision. However, in situations where commuted sum payments are to be made for the provision of new open space, appropriate land values at the time of determining the planning application would need to be considered in addition to the figures shown in table 4 above, to allow for the purchase of new land.

2.34 Where financial contributions towards the creation of new open space or towards the upgrading of existing open space are taken as part of a planning agreement, the Council will endeavour to spend the money for those purposes. Where money collected is unspent after a period of 10 years, the money will be repaid in full to the developer including interest at the lowest bank rate.

2. Guidance on Provision of Open Space & Play Facilities

Where will the financial contribution be invested?

- 2.35** Where an open space improvement project for investment has not been identified at the planning application stage, the Council's planning obligations monitoring group will determine priorities for investment. In general it will be appropriate for this group to decide how to spend open space contributions in line with the Council's strategic aims for improving the open space resource as set out in the Open Space Strategy, Core Paths Plan and Falkirk Greenspace Strategy without the need for further consultation with the public.
- 2.36** The Open Space Strategy and Audit sets out where there are quantitative and qualitative deficiencies in open space for each settlement and sets out the priorities for investment to improve the overall provision of open space. The strategy will be the principal document guiding where financial contributions will be spent.
- 2.37** Active open space contributions can generally be used to provide or improve play and sports facilities but can also be used to provide better path networks which enable opportunities for walking, cycling and running.
- 2.38** Passive open space contributions can generally be used to enhance the design and aesthetic quality of open spaces; improve their biodiversity and nature conservation value as well as upgrading the facilities which enhance the visitor experience of the open space (e.g. improved paths, street furniture, signage, interpretation facilities etc.)
- 2.39** In general, the financial contributions will be put towards improving the quality of open space within the minimum walking distances of the site set out in Table 2. The improvement of existing open space which is not fit for purpose will be prioritised over the improvement of open space which is currently fit for purpose. Investment in more strategic open space provision outside the minimum walking distances set out in table 2 may be appropriate where it complies with the policy tests set out in planning circular 3/2012 in relation to: necessity; planning purpose; relationship to proposed development; scale and kind; and reasonableness.
- 2.40** If there are no appropriate open spaces within the minimum walking distances, then money will either be put towards: the creation of a new open space as close to the site as is practicable; or improving the quality of open space as close to the site as is practicable. Alternatively, where the new development is close to a green network opportunity, investment may be directed towards its implementation.

- 2.41** Where developers have provided financial contributions towards the improvement of off site open space, they are encouraged to inform their potential house purchasers of this community investment.



2. Guidance on Provision of Open Space & Play Facilities

What if the requirement for financial contributions affects the viability of the development?

2.42 With reference to the prevailing economic conditions and circumstances, if it can be demonstrated to the satisfaction of the Council that the benefits of developing a site which is financially marginal, outweighs the requirement for open space provision or contributions, then this will be a material consideration in determining any planning application.

2.43 Checklist for Developers

Step 1: Determine whether your development will be required to contribute towards open space provision using the guidance contained within this document.

Step 2: Determine how much open space will be required and of what type.

Step 3: Put together a proposal for open space provision based on the scale, type and needs of your development. This should involve:

- Analysis of your site to identify opportunities for providing on-site open space;
- Analysis of the Open Space Strategy and the area surrounding your site to identify opportunities for improving nearby existing open space;
- Identification of opportunities to link the development to the existing green network and core path network

Step 4: Approach the Council to discuss your proposal with relevant officers and agree appropriate split between on and off-site open space provision.



3. Public Open Space, Installation, Maintenance and Adoption Procedures

Installation

- 3.1** There are three ways in which developers can achieve the necessary standards in public open space and play areas:
- The developer or a specialist agent designs and installs the new open space and play areas to the satisfaction of the Council;
 - The developer pays an agreed sum to the Council or to a mutually acceptable third party to design and install the new open space and play areas. If a third party is used the location and design of the play area must be to the satisfaction of the Council;
 - The developer pays an agreed sum to the Council to implement improvements to existing public open space and play areas nearby.
- 3.2** Where a developer designs and installs the new open space, a bond will be required from developers to ensure open space is installed satisfactorily. The value of the bond will be set at 100% of the agreed cost of installation. This will be returned when the open space is in place and of a satisfactory standard. If the Council is required to undertake any works to bring the open space up to a satisfactory standard, then the cost of those works will be deducted from the bond before it is returned to the developer.

Adoption and Maintenance

- 3.3** The Council will expect the development and ongoing maintenance/upkeep of all open space and play areas within developments to be satisfactorily provided for by, for instance, robust and certain factoring arrangements. The Council, where it is not satisfied with such arrangements, reserves the right, at its discretion, to require that the Council takes over responsibility for such maintenance and upkeep of open space and play areas within developments such adoption of responsibility being subject to:-
- All such open space and play areas having been constructed to the relevant British and/or European standard prior to the Council taking on any maintenance responsibility;
 - Payment of a sum equivalent to ten times the annual maintenance cost of the open space and play area being made to the Council prior to the Council taking on any maintenance responsibility.

- 3.4** In certain circumstances, the Council, at its discretion, may seek transfer of the ownership of such open space and play areas to the Council at no cost to the Council and with payment to the Council of a sum equivalent to ten times the annual maintenance cost of the open space and play area concerned. The developer should come to an agreement with Council Officers as to the annual maintenance cost of the open space to be maintained or adopted by the Council.
- 3.5** For residential developments with on-site open space provision which remains with the developer or managing agency, applicants will be expected to enter into a Section 75 Agreement ensuring that the open space is maintained for the lifetime of the development to guarantee that any open space provided becomes established and is not neglected.
- 3.6** For employment, retail or leisure uses with open space provision it is expected that maintenance will remain with the freeholder to arrange maintenance of the open space. As these will not normally transfer to Falkirk Council, a commuted payment would not be required. Applicants will be expected to enter into a Section 75 Agreement ensuring that the open space is maintained for the lifetime of the development to guarantee that any open space provided does not become neglected.
- 3.7** It is crucial that high quality levels can be sustained in new open space, this has bearing on both the plants and materials selected. This means designing to reduce the maintenance burden and allowing for ongoing costs (e.g. use of wildflower meadows within parks which do not require intensive grass cutting). It also presupposes that management regimes are set up to take on future maintenance responsibilities which can take the form of a development trust or a management company.

4. Worked Examples

4.1 Five hypothetical developments of differing scales have been worked through to illustrate the variety of ways the guidance will work and how the type of open space a development should provide is determined by:

- The scale, type and needs of the development;
- The provision of open space in the vicinity of the development; and
- The priorities the open space strategy has identified for the area.

4.2 The first, second and fifth worked examples relate to detailed applications for residential development. The third example relates to a residential planning permission in principle application. The fourth example relates to a detailed application for a mixed use development comprising, retail, business, leisure and housing. Both the first and fifth examples relate to developments on existing open space which has been deemed surplus to recreational requirements.”



4. Worked Examples

Worked Example 1

4.3 A block of 20 flats is proposed to be built in the middle of Falkirk on a 0.2ha area of underused amenity open space.

Step 1: Determine if the development will have to contribute towards open space provision.

All residential developments have to contribute towards open space provision. In addition where open space is lost as a consequence of development, compensation will be sought to make qualitative improvements to other open space in the local area.

Step 2: Determine how much open space will be required and of what type.

Active Open Space: $20 \times 10.5\text{m}^2 = 210\text{m}^2$

Passive Open Space: $20 \times 24.5\text{m}^2 = 490\text{m}^2$

Step 3: Put together a proposal for open space provision based on the scale, type and needs of your development.

Q. Should contributions be on-site or off-site?

A. At 20 flats, the development falls below the 20 housing unit equivalents threshold and contributions should be directed towards improvement of off site open space. The development is in the middle of Falkirk and is built at a high density, the developer has indicated that it is not financially viable to provide the entirety of the required open space contribution on-site. The nearest children's equipped play area is over 500m from the site which is over the 400m threshold but as there would be no safety concerns from children walking from the site to that play area and the likelihood of large numbers of children living in the new flats is relatively low, it is not considered appropriate to ask for any on-site open space. The entirety of the open space contribution will be required to be paid as a commuted sum towards off-site improvements.

Q. What level of financial contribution will be required?

A. Active Open Space: $\text{£}42\text{m}^2 \times 210 = \text{£}8,820$
 Passive Open Space: $\text{£}21\text{m}^2 \times 490 = \text{£}10,290$

Compensation for loss of Open Space: $\text{£}21\text{m}^2 \times 2000 = \text{£}42,000$
Total Open Space Contribution: $= \text{£}61,110$

Q. Where will the financial contribution be spent?

A. Investment should be directed towards the upgrading of the nearest active and passive open spaces which the Open Space Strategy has identified as having a qualitative deficiency. The active open space payment is relatively small and it would be hard to make meaningful improvements to a nearby play area or sports area with this money alone. The money will therefore be held by the council and added to the pot of money being collected to upgrade the sports pitches 700m from the site. The quality of civic space in Falkirk Town Centre has been highlighted by the Open Space Audit as being in need of investment, the passive open space contribution will therefore be put added to the funds being put together to upgrade civic space.



4. Worked Examples

Worked Example 2

4.4 A brownfield site is proposed to be developed for 120 flats comprising 90 x two bedroom flats and 30 x three bedroom flats. The site sits on the Forth Clyde Canal and is near to both a Core Park and a large area of managed semi natural open space.

Step 1: Determine if the development will have to contribute towards open space provision.

All residential developments have to contribute towards open space provision.

Step 2: Determine how much open space will be required and of what type.

Active Open Space: $120 \times 10.5\text{m}^2 = 1260\text{m}^2$

Passive Open Space: $120 \times 24.5\text{m}^2 = 2940\text{m}^2$

Step 3: Put together a proposal for open space provision based on the scale, type and needs of your development.

Q. Should contributions be on-site or off-site?

A. The development is situated on the banks of the Forth Clyde canal and is built at a high density, the developer has indicated that it is not financially viable to provide the entirety of the required open space contribution on-site. The Open Space Strategy shows that: the nearest play area to the site is further than 400m away and is accessed along a busy road; there is a nearby Core Park which has poor quality sports pitches in need of investment; and there is a newly formed nature park nearby, however, accessibility to the nature park from the southern part of the town is restricted.

The opportunities presented by the site suggest that an element of on-site open space would be appropriate. The developer, recognising the amenity value of having an attractive canal frontage, proposes to build in 1500m² of civic space along the canal frontage.

Although it is accepted that the developer wishes to limit the amount on-site open space, there is no play area for younger children within safe walking distance of the site. Given that there are a number of larger flats proposed as part of the development it seems reasonable that there may be some children amongst its residents. The canal side is also likely to become popular for families to walk along. Taking this into account the developer has been asked to build a 200m² toddlers play area into the scheme with £10,000 worth of play equipment.

The balance of the open space contribution will be required to be paid as a commuted sum towards off-site improvements.

Q. What level of financial contribution will be required?

A. A 200m² toddlers play area has been provided on-site (This was considered to be appropriate given the space limitations on-site) leaving a residual requirement of 1060m² of active open space. 1500m² of civic space has been provided on-site along the canal frontage leaving a residual requirement of 1440m² of passive open space.

Active Open Space Contribution: $\text{£}42\text{m}^2 \times 1260\text{m}^2 = \text{£}52,920$

- $\text{£}42\text{m}^2 \times 200\text{m}^2 = \text{£}8,400$

Installed Play Equipment Discount: - $\text{£}10,000$

= **£34,520**

Passive Open Space Contribution: $\text{£}21\text{m}^2 \times 2940\text{m}^2 = \text{£}61,740$

- $\text{£}21\text{m}^2 \times 1500\text{m}^2 = \text{£}31,500$

Installed Play Equipment Discount: = £30,240

The applicant has proposed that the on site toddler's play area will be managed and maintained by the Greenbelt Company. A condition has been put on the planning decision notice which requires the applicant to submit the proposed management and maintenance regime to the Council for approval. The applicant proposes to pass the civic space on site to the Council for adoption and maintenance. The applicant and the Council have agreed that the annual maintenance cost of the civic space is £3000.

10 year maintenance cost:

$\text{£}3,000 \times 10 = \text{£}30,000$

Total Open Space Contribution:

= **£94,760**

Q. Where will the financial contribution be spent?

A. There is an opportunity to improve access from the southern part of the town to the core park and nature park by building a bridge from the site over the adjacent water body and connecting to the civic space running along the canal side. As access is being improved to both active and passive open space, the cost of the bridge can be covered by either the active or passive open space contribution. Any residual sum will be used to go towards the improvement of sports pitches within the core park.

4. Worked Examples

Worked Example 3

4.5 A Planning Permission in Principle application is submitted for a greenfield residential development of approximately 200 houses and a 70 bed nursing home to the east of Bonnybridge. The site is bounded to the north by the Bonny Water, to the south by the Forth and Clyde Canal and is near to a Local Park.

Step 1: Determine if the development will have to contribute towards open space provision.

All residential developments have to contribute towards open space provision.

Step 2: Determine how much open space will be required and of what type. As this is a PPP application with no indication of the on site split between houses and flats assumptions will need to be made to calculate the necessary open space requirement. In discussion with the applicant it has been assumed that 75% of the dwellings will be houses and 25% of the housing will be flats. The nursing home is only required to provide passive open space, it seems reasonable that the nursing home should provide 49m² of passive open space per 5 beds.

Active Open Space:	50 x 10.5m ²	=	525m ²
	+ 150 x 21m ²	=	3,150m ²
		=	3,675m²
Passive Open Space:	50 x 24.5m ²	=	1,225m ²
	+ 150 x 49m ²	=	7,350m ²
	+ (70÷5) x 49m ²	=	686m ²
		=	9,261m²

Step 3: Put together a proposal for open space provision based on the scale, type and needs of your development.

Q. Should contributions be on-site or off-site?

A. The developer is particularly keen to provide substantial areas of sports pitches (10,000m²) as part of his development, however the Open Space Strategy has also identified opportunities: for upgrading the green corridor along the Forth and Clyde Canal; upgrading the green corridor along the Bonny Water which is identified in the Local Plan as an environmental enhancement opportunity; and upgrading the nearby Local Park. On-site and off-site contributions seem the most appropriate way forward in this respect.

Q. What level of financial contribution will be required?

A. The application proposes to provide 10,000m² of playing fields. This is over and above the active open space requirement. Given that playing fields also have a passive function it seems reasonable in this circumstance to discount over provision of active open space against the passive open space requirement. The development also proposes 2500m² of amenity open space.

Active Open Space Contribution:	£42m ² x 3675m ²	=	£154,350
	- £42m ² x 10000m ²	=	£420,000
		=	£0
Residual Active Open Space:	10000m ² - 3675m ²	=	6325m ²
Passive Open Space Contribution:	£21m ² x 9261m ²	=	£194,481
	- £21m ² x 2500m ²	=	£52,500
	- £21m ² x 6325m ²	=	£132,825
Residual Active:		=	£9,156

The on-site open space has been passed to the Council for adoption and maintenance. There is a requirement therefore for a commuted sum to be paid towards the maintenance of the open space. The annual maintenance costs of the sports areas and amenity open space has been agreed between the applicant and the Council at £11,500.

10 year Maintenance Cost:	£11,500 x 10	=	£115,000
Total Open Space Contribution:		=	£124,156

Q. Where will the financial contribution be spent?

A. Financial contributions are in lieu of a passive open space contribution therefore it would not be appropriate to put money towards the upgrading of sporting or play facilities at the nearby local park. A £9,156 contribution will go towards implementing green network opportunity GN12 for habitat enhancement along the Rowan Tree Burn.

4. Worked Examples

Worked Example 4

4.6 A mixed use development on a 12 hectare site of retail, business and leisure use, and 150 houses is planned on a brownfield site in the urban fringe near a recreation ground.

Step 1: Determine if the development will have to contribute towards open space provision.

All residential developments have to contribute towards open space provision.

Step 2: Determine how much open space will be required and of what type.

Residential (Active Open Space): $150 \times 21\text{m}^2 = 3150\text{m}^2$

Residential (Passive Open Space): $150 \times 49\text{m}^2 = 7350\text{m}^2$

Step 3: Put together a proposal for open space provision based on the scale, type and needs of your development.

Q. Should contributions be on-site or off-site?

A. The site is utilising an old brownfield site, there are substantial areas where ground conditions dictate that development on that part of the site would be inappropriate. The Open Space Strategy has identified that the development sits in an area which has a lack of provision of public parks and playspaces within an acceptable walking distance. The Open Space Strategy also reveals that the site is within 800m of a sports area and 1200m of a community woodland, both of which are in need of qualitative improvement.

Given the proposed scale of the residential use on-site, the fact that that there is limited local provision of open space and there are areas of the site which would lend themselves to being used as open space, provision of on-site open space is appropriate. As there is a sports area and a community woodland within acceptable walking distance of the site, both of which are in need of qualitative improvement, a financial contribution towards their improvement would be more appropriate than on-site provision of sports areas or natural/semi natural open space.

The development is large enough to be able to provide a new 4000m² public park with a 1000m² active play area and a 1000m² community garden to serve the needs of future residents. £80,000 of play equipment is proposed to be provided on-site. To improve the attractiveness of the setting for the business, retail and leisure uses 4000m² of amenity open space is planned within that part of the site. However this amenity space is located approximately 10 minutes walk from the nearest residential unit within the scheme so it is not considered to contribute towards meeting the site's overall open space requirement.

Q. What level of financial contribution will be required?

A.

Active Open Space Contribution:	$£42\text{m}^2 \times 3150\text{m}^2$	=	£132,300
-	$£42\text{m}^2 \times 1000\text{m}^2$	=	£42,000
=		=	£90,300
Installed Play Equipment Discount	-	=	<u>£80,000</u>
		=	£10,300

Passive Open Space Contribution:	$£21\text{m}^2 \times 7350\text{m}^2$	=	£154,350
-	$£21\text{m}^2 \times 3000\text{m}^2$	=	<u>£63,000</u>
		=	£91,350

The public park, active play area and community garden have been passed to the Council for adoption and maintenance. There is a requirement therefore for a commuted sum to be paid towards the maintenance of those areas of active open space. The developer and the Council have agreed that the annual maintenance cost of the open space to be passed to the Council is £10,000.

10 year Maintenance Cost:	$£10,000 \times 10$	=	£100,000
Combined Total Open Space Contribution:		=	£191,350

The ownership of the amenity open space planned to serve the business retail and leisure uses will remain with the freeholder. Applicants will be expected to enter into a Section 75 Agreement ensuring that the open space is maintained for the lifetime of the development to guarantee that any open space provided does not become neglected.

Q. Where will the financial contribution be spent?

A. Investment should be directed towards the upgrading of nearby open spaces which are in need of qualitative improvement. The £10,300 active open space contribution will therefore be put towards planned upgrading at the nearby sports area and the £91,350 passive open space contribution will be spent on managing and extending the nearby community woodland.

4. Worked Examples

Worked Example 5

4.7 A housing development of 8 houses and 16 flats is proposed on 5000m² of a wider 7500m² amenity open space in Falkirk which has been deemed to be surplus to recreational requirements.

Step 1: Determine if the development will have to contribute towards open space provision.

All residential developments are required to contribute towards open space. In addition where open space is lost as a consequence of development compensation will be sought to make qualitative improvements to other parts of the green network in the local area.

Step 2: Determine how much open space will be required and of what type.

Active Open Space:	16 x 10.5m ²	=	168m ²
	+ 8 x 21m ²	=	<u>168m²</u>
		=	336m²
Passive Open Space:	16 x 24.5m ²	=	392m ²
	+ 8 x 49m ²	=	<u>392m²</u>
		=	784m²

Step 3: Put together a proposal for open space provision based on the scale, type and needs of your development.

Q. Should contributions be on-site or off-site?

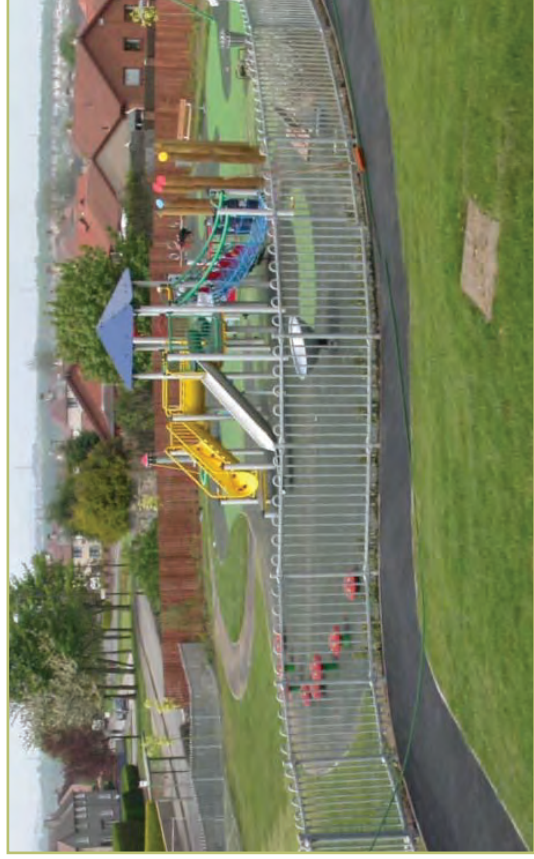
A. The development site is within 400m of a park and playspace and within 1200m of a semi natural open space. The development site is further than 800m from a sports area but the active open space requirement is not big enough to warrant on site provision of such a facility. The Open Space Audit indicates that the open spaces in the vicinity of the site are not all fit for purpose and could benefit from investment. Off site contributions are most appropriate in these circumstances.

Q. What level of financial contribution will be required?

A.	Active Open Space Contribution:	£42m ² x 336m ²	=	£14,112
	Passive Open Space Contribution:	£21m ² x 784m ²	=	£16,464
	Compensation for loss of amenity open space:	£21m ² x 5000m ²	=	£105,000
	Total Open Space Contribution:		=	£135,576

Q. Where will the financial contribution be spent?

A. The residual area of amenity open space following development of housing can be improved following development. £50,000 will be invested there. The development site lies close to the Forth and Clyde Canal towpath which is in need of investment, £25,000 will be directed towards this project. The site is adjacent to a large semi natural open space which is in need of intensive woodland management and path improvement, the remaining £60,576 will be invested here.



5: Appendix 1 : Calculating the Open Space Requirement

- 5.1 The 2007 open space quantitative audit measured the amount of public open space within urban or village limits (as defined in the Local Plan). It identified that there was, on average: 9.88 hectares of open space; and 7.93 hectares of publicly usable open space per 1000 people across the towns and villages of the Falkirk Council area.

	Within Urban Limits	Within 500m of Village Limits	Within 1200m of village limits
Open Space	9.88 ha	27.28 ha	38.33 ha
Publicly Usable Open Space	7.93 ha	23.52 ha	33.89 ha

The 2010 Open Space Strategy set an aspirational standard of all development having access to 5ha of different types of open space /1000 people.

Falkirk Council considered options on how to translate this aspirational standard into an open space requirement for new residential development.

The quantitative audit of open space revealed the respective proportions of public open space that existed within settlement boundaries as follows:

Table 1 : Breakdown of overall public open space by open space type

Open Space Type	Proportion of Overall Public Open Space
Public Parks and Gardens	30%
Amenity Greenspace	36%
Sports Areas	5%
Natural/Seminatural	27%
Other Open Space	2%

A detailed breakdown is show in the spreadsheet overleaf.

If this is applied to the 5ha standard set out in the open space strategy then this would deliver the following open space standards:

Table 2 : Amount of Open Space/1000 people by Open Space Type

Open Space Type	Amount of Open Space/ 1000 people	Functional Open Space	Active Open Space	Passive Open Space
Public Parks and Gardens	1.5 ha	1.5 ha	0.5 ha	1.0 ha
Amenity Greenspace	1.8 ha	0.6 ha	0.2 ha	0.4 ha
Sports Areas	0.25 ha	0.25 ha	0.25 ha	0 ha
Natural/Semi Natural	1.35 ha	0.45 ha	0 ha	0.45 ha
Other Open Space	0.1 ha	0.33 ha	0 ha	0.33 ha
Total	5 ha	3.13 ha	0.95 ha	2.18 ha

Not every piece of open ground is functional open space. The open space audit does not distinguish between functional and non functional open space. It seemed reasonable therefore to make some allowance for areas of non functional open space in the overall 5ha standard. For the purpose of this exercise it has been assumed that the entirety of public parks and gardens and sports areas are functional but only one third of Amenity Greenspace, Natural/Semi Natural Open Space and Other Open Space is likely to be functional. This would leave an overall requirement for 3.13ha of open space per 1000 people. The 2011 Census revealed that Falkirk Council had an average household size of 2.24 people per house. Based on an assumption that each dwelling will accommodate on average 2.24 people this equates to 70.11m² per dwelling. It seems reasonable therefore to require that new housing development provide open space at a rate of 70m² per dwelling. If this were applied to a 1ha housing site of 25 units the open space requirement would equate to 0.175ha (1750m²) or 17.5% of the total site area.

It should be noted that the type specific standards above do not allow an analysis to be made of how many areas within Public Parks and Gardens or Amenity Greenspace are playspaces or kick about areas (active open space). To allow for this it has been assumed that approximately one third of public parks and gardens and amenity greenspaces are suitable for active purposes. This suggests that overall approximately 70% of open space is passive and 30% is active.

5: Appendix 1 : Calculating the Open Space Requirement

Open Space Type	Bonnybridge and Banknock										Hectares Per 1000 People	5ha Standard	%age of total
	Bonnybridge and Banknock	Bohness	Denny	Falkirk	Grangemouth	Larbert & Stehousenmuir	Polmont	Villages	Towns	Total			
6.1 Public Parks and Gardens	7.98	99.79	22.08	117.87	52.07	48.10	66.15	9.24	414.04	423.28	2.86	1.49	29.71%
6.2 Private Gardens/Grounds	132.06	146.29	143.32	354.21	141.95	264.23	262.01	137.17	1444.07	1581.24	10.69	N/A	
6.3 Amenity Greenspace	28.84	38.98	35.59	129.89	150.94	60.57	56.57	13.22	501.37	514.59	3.48	1.81	36.12%
6.4 Playspace for Children and Teenagers	0.45	0.30	0.52	0.30	0.41	0.25	0.17	0.11	2.40	2.51	0.02	0.01	0.18%
6.5 Sports Areas	1.14	2.52	6.34	5.63	8.29	43.41	5.34	1.17	72.68	73.84	0.50	0.26	5.18%
6.6 Green Corridors	1.31	0.00	2.20	9.82	0.88	0.04	1.33	0.03	15.57	15.60	0.11	0.05	1.10%
6.7 Natural/ Semi Natural Greenspace	13.13	42.64	46.07	61.16	99.89	32.90	64.20	8.79	359.99	368.78	2.49	1.29	25.89%
6.8 Other Functional Greenspace	0.57	6.03	4.75	1.92	1.37	5.90	1.20	2.46	21.74	24.20	0.16	0.08	1.70%
6.9 Civic Space	0.00	0.00	0.00	1.32	0.35	0.00	0.00	0.00	1.67	1.67	0.01	0.01	0.12%