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

2.3.1 In residential developments, open space should be provided on-site except in the following circumstances:

1) In a residential development of under 10 houses.
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:

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

Table 2: Open space type maximum walking distances

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:

Open Space Type	Minimum Functional Size
Equipped Playspace	400m²
Informal Play/Recreation Space	1000m²
Sports Area	600m² MUGA 8000m² Full size sports pitch (excluding run off areas and parking/ changing facilities)
Allotments/Community Garden	500m²
Parks	2000m²
Civic Space	No minimum size
Semi Natural Space	25m width
Green Corridor	25m width

Table 3: Open space type minimum functional size

4) In masterplanned development where a centralised open space facility is planned.
5) There is a Falkirk Greenspace Initiative opportunity nearby which investment from the proposed development would assist in delivering.

2.3.2 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.

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

Functional and Non Functional Open Space

2.4.1 Not all open space is functional open space. As explained previously the open space requirement per dwelling relates only to functional open space. Open space must be appropriately sited, designed and maintained and must also be fit for purpose if it is to be considered to be functional. The following types of open space are generally considered to be functional and will contribute towards meeting a development's open space requirement:

- Equipped play areas;
- Informal Play/ Recreation Spaces;
- Sports Areas;
- Parks;
- Civic Spaces;
- Semi Natural Spaces;
- Green Corridors; and
- Other functional greenspace (allotments, cemeteries, churchyards and publicly accessible school grounds).

2.4.2 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 no amenity value;
- Small areas of landscaping;
- Structure planting; and
- Road verges.

2.4.3 However, if it can be demonstrated that the above types of non-functional open space have a high biodiversity or amenity value and can contribute towards the enhancement of the Falkirk Integrated Habitat Network and/or the Central Scotland Green Network then they will be considered to contribute towards meeting a development's open space requirement.

Active and Passive Open Space

2.4.4 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, other developments in urban fringe locations will normally be required to contribute only towards passive open space.

2.4.5 Active Open Space 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.

2.4.6 Passive Open Space 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, picnics or kickabouts;
- **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.

2.4.7 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.

Notes for developers

2.4.8 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.

2.4.9 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.

2.4.10 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.

2.4.11 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.

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

2.5.1 Falkirk Council has previously asked for a financial contribution equivalent to £750 per dwelling towards meeting the open space requirement generated by new development. This contribution rate only took into account the active open space requirement, made no provision for whether any open space had been provided on-site and made no provision for the costs of maintenance of that open space. It was decided that there was a pressing need to re-evaluate the scale and basis of financial contributions towards meeting the open space requirement generated by new development.

2.5.2 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. The required commuted sum per square metre (which will be updated to reflect annual inflation) for passive and active open space is:

Active Open Space: £40/m²
Passive Open Space: £20/m²

2.5.3 These figures, which include proposed maintenance costs, have been calculated based on what is asked for by other local authorities around the UK. These figures reflect prices in 2011 and will be updated to reflect annual inflation in successive years.

2.5.4 Table 4 below shows the commuted sum payments required in residential developments.

Type of Dwelling	Flat	House
Active Open Space	£420	£840
Passive Open Space	£490	£980
Total Commuted Sum Per dwelling	£910	£1820

Table 4: Residential open space commuted sum requirement

2.5.5 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).

2.5.6 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).

2.5.7 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 below, to allow for the purchase of new land.

2.5.8 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.

2.6 Where will the financial contribution be invested?

2.6.1 The Open Space Strategy 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.

2.6.2 In general, the financial contribution will be put towards improving the quality of open space within the minimum walking distances of the site set out in Table 2. 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 in an urban fringe location, investment may be directed towards landscape and access improvement opportunities which contribute towards the Falkirk Greenspace Initiative. Where appropriate this could involve investment being directed towards the Helix Project.

2.6.3 Where developers have provided financial contributions towards the improvement of off site open space, they may wish to inform their potential house purchasers of this community investment.

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

2.7.1 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.

2.8 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; and
- Analysis of the Open Space Strategy and the area surrounding your site to identify opportunities for improving nearby existing open space.

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

Public Open Space, Installation, Maintenance and Adoption Procedures

3.1 Installation

3.1.1 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.

3.1.2 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.

3.2 Adoption and Maintenance

3.2.1 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.

3.2.2 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.

3.2.3 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.

3.2.4 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.

3.2.5 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.

4.1 Worked Examples

4.1.1 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.

4.1.2 The first two 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. The final example relates to a detailed application for a business and retail development on the urban fringe.

Worked Example 1

A block of 10 x 1 bedroom flats and 10 x 2 bedroom flats is proposed to be built in the middle of Falkirk.

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:	20 x 10.5m² = 210m²
Passive Open Space:	20 x 24.5m² = 490m²

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 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:	£40 x 210 = £8,400
Passive Open Space:	£20 x 490 = £9,800
Total Open Space Contribution:	= £18,200

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.

Worked Example 2

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 x 10.5m² = 1260m²
Passive Open Space: 120 x 24.5m² = 2940m²

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 canalside 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:		£40/m² x 1260m²	=	£50,400
	(-) minus	£40/m² x 200m²	=	£8,000
Installed Play Equipment Discount:	*(-) minus*			£10,000
			=	**£32,400**
Passive Open Space Contribution:		£20/m² x 2940m²	=	£58,800
	(-) minus	£20/m² x 1500m²	=	£30,000
		£20/m² x 1440m²	=	**£28,800**

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:	£3,000 x 10	=	**£30,000**
Total Open Space Contribution:		=	**£91,200**
Relative Cost per dwelling		=	**£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 canalside. 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.

Worked Example 3

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. In addition the site in an urban fringe location, so it will be expected to contribute towards landscape and/or access improvements as part of the Falkirk Greenspace Initiative.

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 10.5m²	=	525m²
	+	150 x 21m²	=	3,150m²
			=	**3,675m²**
Passive Open Space:		50 x 24.5m²	=	1,225m²
	+	150 x 49m²	=	7,350m²
	+	(70÷5) x 49m²	=	686m²
			=	**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:		£40/m² x 3675m²	=	£147,000
	(-) minus	£40/m² x 10000m²	=	£400,000
			=	**£0**
Passive Open Space Contribution:		£20/m² x 9261m²	=	£185,220
	(-) minus	£20/m² x 2500m²	=	£50,000
Residual active	*(-) minus*	£20/m² x 6325m²	=	£126,500
			=	**£8,720**

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:		=	**£123,720**
Relative Cost per dwelling		=	**£618.60**

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 £8,720 contribution will go towards the environmental enhancement opportunity along the Bonny Water which is part of the Falkirk Greenspace Initiative.

Worked Example 4

A mixed use development on a 12 hectare site of retail, business and leisure use, and 100 x 4 bedroom houses and 50 x 3 bedroom 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 development is required to contribute towards open space. Other development within 400m walking distance of the Falkirk Greenspace Initiative Area is also required to contribute towards open space.

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

Residential

150 x 21m² = 3,150m² Active Open Space
150 x 49m² = 7,350m² Passive Open Space

Non Residential

The non residential uses occupy 4ha of the 12ha site. The open space requirement will be equivalent to 17.5% of the non residential site area.

40,000 x 0.175 = 7000m² Passive Open Space

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 which is within the Falkirk Greenspace Initiative Area, 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

Q. What level of financial contribution will be required?

A.

Active Open Space Contribution:		£40/m² x 3150m²	=	£126,000
	(-) minus	£40/m² x 1000m²	=	£40,000
	=	£40/m² x 2850m²	=	£86,000
Installed Play Equipment Discount	*(-) minus*			£80,000
	=		=	**£6,000**
Passive Open Space Contribution:		£20/m² x 14350m²	=	£287,000
	(-) minus	£20/m² x 9000m²	=	£180,000
	=	£20/m² x 5350m²	=	**£107,000**

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 x 10	=	**£100,000**
Combined Total Open Space Contribution:		=	**£213,000**

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 £6,000 active open space contribution will therefore be put towards planned upgrading at the nearby sports area and the £107,000 passive open space contribution will be spent on managing and extending the nearby community woodland.

Worked Example 5

A 20 hectare site on the edge of Falkirk is proposed for business and retail development. The site is adjacent to the proposed Falkirk Helix project.

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

Although this is a business and retail development, it is on the urban fringe adjacent to the Falkirk Greenspace Initiative Area so it will be required to contribute towards landscape and/or access improvements as part of the Falkirk Greenspace Initiative.

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

As this is a business and retail development in the urban fringe. The open space requirement will be equal to 17.5% of the total site area.

Passive Open Space: $200{,}000m^2 \times 0.175 = 35{,}000m^2$

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. 2 hectares of amenity open space are planned as part of the development to provide a setting for the business and retail units, However, off-site contributions could usefully made to the Falkirk Helix project.

Q. What level of financial contribution will be required?
A. 2 hectares of amenity open space are proposed to provide a setting to the business and retail units however this is below the overall open space requirement so a financial contribution will be required towards the residual amount.

Passive Open Space Contribution:		£20/m² x 35000m²	= £700,000
	(-) minus	£20/m² x 20000m²	= £400,000
			= **£300,000**

As this is not a residential development, it will remain with the freeholder to arrange maintenance of the on-site open space. The applicant 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. The £300,000 will be put towards landscape and access improvements within the Falkirk Helix project.

5.1 Introduction

5.1.1 There are a multitude of types of public open space. This section of the SPG is intended to provide general design guidance on the location and site specific design of the differing types of open space. In general, however, there are a number of principles which should be applied when designing Public Open Space:

- Open space and landscape design should be considered throughout the design process. It should never be an add-on, but should be part of the design. Good landscape and open space design can be vital to making a scheme acceptable;
- The landscape and open space design should support local character and image, and help define private and public spaces. Good landscape treatment can help make places safe, attractive and successful. Safety, security and business success rely on clear definitions of who can do what and where;
- The open space should support biodiversity and environmentally friendly drainage;
- There should be realistic plans for maintaining both hard and soft landscaping. Green chains, lungs and corridors and flood control sinks can all be supported by good landscaping, but arrangements must be made for their long-term maintenance;
- Landscape and open space design should help to make sure there is inclusive access. For example, will the materials used, the design of ramps, lighting and visual contrast help everyone use and enjoy the space;
- Open Space should, wherever possible, form part of a network of green space, providing a series of linked, usable spaces that are multi-functional and flexible. This may require consideration of existing and potential green spaces outside the site boundary;
- Open space should be used to help prioritise pedestrian movement;
- To improve community safety, development layouts should be arranged to provide a good level of passive supervision over open space areas in keeping with character; and
- It is important to understand the needs of the community when designing new open space. Developers should make every effort to ascertain from the community what their open space needs are and involve them in the detailed design process.

5.2 Play and Informal recreation areas (taken from Stirling Council's Guidelines for Play and Informal Recreation Areas)

5.2.1 The design of play and informal recreation areas is a specific skill. Developers are strongly advised to obtain appropriate advice from the Council's Park and Leisure Service at the earliest stage. If provision is to be made on-site, the developers should discuss with the Council the following issues:

Age groups to be catered for and size of play area to be accommodated – this in turn will influence the considerations noted below.

Location - influenced by size, shape and contours of the housing site and its relationship to nearby development and open space; the location of on–site provision must be carefully considered in relation to the overall housing layout, the road and footpath system and the position of individual houses.

Accessibility - all areas should be easily and safely accessible on foot, bike or buggy by their potential users and should be located both to encourage informal supervision and to prevent undue disturbance to residents. In accordance with disability requirements, thought must be given to issues of physical accessibility both to and within the site.

Timing - in large phased developments, the layout should be designed so that usable areas are available as soon as the first phase is occupied; in smaller schemes areas should be available no later than halfway through the development or at an agreed timescale with the Planning Authority.

Context and equipment - For all ages and all users, the general site context will be as significant as equipment in creating a good quality play area which is an attractive place to be and which maintains its interest. 'Context' and 'equipment' are not separated in the way in which users experience play areas and should not be separated in design terms.

5.2.2 General site features that will enhance play potential and which are as vital to the site as equipment include:

- unequipped grass areas within the play area site (whether or not fenced);
- changes of levels within the play area site, which may also incorporate play equipment such as embankment slides and climbing features;
- a range of surfaces, including grass (see above), safety surfacing where required beneath;
- equipment, and hard surfacing for buggies, bikes and wheeled toys;
- planting including trees;
- the incorporation of natural features such as rocks, boulders, logs and fallen trees.

5.2.3 Thought should be given to the local characteristics of each site, so that the overall design reflects local geography, geology and history. Play equipment and the way in which it is incorporated into the site as a whole should offer opportunities for a range of physical activity including climbing, jumping, swinging and sliding. It should also offer opportunities for social activity and choice of playing alone or with others.

5.2.4 Sand and water are both excellent play materials. Sand should be incorporated as a play material in play areas wherever possible. Water should be incorporated where the capital sums available allow this, and where the very high standards of maintenance and safety required can be guaranteed.

5.2.5 **Signage** - On completion, every play area shall have a clear sign stating the name of the play area, who is responsible for it, and a contact telephone number to call if the equipment is damaged, general maintenance needs attention, or an accident occurs.

5.2.6 **Informal Recreation Areas** - these should always be provided as well as equipped play areas. These will always include a kickabout area, whether a simple grass space (which may require land drainage) or a more elaborate surfaced and fenced area. These may also include provision for other kinds of informal recreation such as skateboarding or cycling.

5.2.7 **Safety Surfacing** - The Council's preferred safety surfacing is loosefill such as bark or grit, with rubber tiles as scuff points (under swings and at the end of slides). However, decisions about safety surfacing should be made in context of individual site requirements.

5.2.8 **Fencing** - Where play areas are fenced, as large an area as possible should be fenced to give a sense of freedom, rather than corralling within the play area itself. Play areas should be fenced in the following situations:

- Where dog exclusion is essential;
- Where the play area includes sand or water;
- Where the play area is sited close to busy roads, rivers, or other potential hazards.

5.2.9 Fencing should be 1.2 metres minimum height, should be made of metal, and should allow the play area to be clearly visible.

5.2.10 **Informal landscaping** - Wherever possible grass areas should be accessible not just to pedestrians but to machinery up to 2 metres in width. When identifying areas to be planted with trees and shrubs, consideration should be given to the eventual size of the plants. Planting locations that may encroach onto footpaths, windows, garden fences or overhead cables should be avoided. The location and orientation of kickabout areas should avoid potential problems with garden fencing being used.

5.3 Sports Areas (based on guidance published by Sport England)

5.3.1 Sports areas are large and generally flat areas of grassland or specifically designed surfaces, used primarily for designated sports i.e. playing fields, golf courses, tennis courts & bowling greens. These areas are generally bookable.

5.3.2 The design of sports areas is a specific skill. The location of the Multi Use Games Area (MUGA) and Multi Sports Synthetic Turf Pitch (STP) should be sympathetic to its surroundings and any adjacent infrastructure and early guidance should be sought on policy and any necessary permission that may be required from the Local Planning Authority. It is normally advisable to locate a MUGA (especially floodlit ones) at least 12m, and ideally at least 30m from other residences. On flat terrain sites, landscaping and mounding can be used to obviate noise breakout and floodlight spillage.

5.3.3 The location of the facility must not create a vehicle log jam-especially where access roads and infrastructure is limited (typically one car per three players, which is doubled in the case of non staggered changeovers, can be used to assess traffic impact).

5.3.4 Good locations for MUGAs and STPs include:

- Those close to car parks and support facilities (especially where constantly supervised;
- Those where there are good sound absorbing/spectator terracing and banking possibilities e.g. the facility sits in a natural amphitheatre-where it is possible to view activities (even remotely using CCTV) from on high and where the facility will be sheltered by the surrounding terrain;
- Those where there is good access to the facility for people with disabilities.

5.3.5 Avoid locating a MUGA or STP:

- Where steep gradients lead to and away from the area, especially at personnel and maintenance vehicle access points;
- Where there is poor access to the facility for people with disabilities;
- Where the facility is remote from support facilities such as changing accommodation;
- In very exposed terrain (where needs dictate it is advisable to install a shelter belt of evergreen trees-especially to the NE, N and NW geographical aspects of a facility);
- Where it is not possible for access roads/footpaths and maintenance routes to reach the main personnel/maintenance gates;
- Where incoming services (electricity feed cables and water/drainage) will be prohibitively expensive to install;
- Where too many site perimeter and internal security/access gates have to be passed, meaning gates keep having to be locked and unlocked;
- Where it is not possible for a facility supervisor to monitor persons, vehicular and cycle movements (especially on access routes and in relation to changing rooms, parked up cars etc);
- Where emergency vehicles cannot readily get to the facility;
- Where users have to traverse naturally turfed areas (mud, debris and contaminants all lead to the rapid deterioration of the playing surface);
- Too close to unstable ground (landslides) or drainage outfalls (back falling or ponding on the MUGA due to blocked drains);
- Too close to deciduous (leaf drop in autumn) or leaf sap forming trees;
- Where non-sports users may be passing and be at risk of injury, through unauthorised entry or access etc.

Infrastructure

5.3.6 The location should ensure the MUGA is readily accessible, ideally located to the front and/or side of a management facility or site. If this is not possible good supervision and amenity/security lighting and pedestrian/vehicular and cycle routes will be required.

5.3.7 Access roads etc need to be wide enough to be used by visitors, maintenance and emergency vehicles (including equipment attached to a tow bar or on the back of a trailer etc). Footpaths should be wide enough to ensure wheelchair users can access the facility. Dropped kerbs at crossing points and general access for disabled infrastructure should be DDA compliant as well as satisfying Sport England's Access requirements as detailed in the Access for Disabled People Guidance Note: http://www.sportengland.org/resources/download/download_1.htm, BS 8300 and Part M of the Building Regulations. A disabled person hard-standing parking bay must be provide allowing direct pathway access to any support facilities and the MUGA.

5.3.8 Amenity/security lighting installations should be installed along access routes help to allay any severe contrast of lighting conditions when a user comes away from a floodlit facility.

5.3.9 To ensure safe egress from the floodlit area, arrangements should be made to retain a small part of the main lighting in operation for a limited period. This will usually be just prior to the curfew time, if one is imposed by the planning approval.

5.3.10 For anything greater than a one-court size of MUGA (and to a degree needs should even be assessed for these) access to support facilities and changing provision is essential.

5.3.11 When sand filled or sand dressed surfaces are used it is advisable to install at all ingress/egress points drained catchment pits and gratings, complete with barrier matting. Certain designs of catchment pits and grilles will also double as animal deterrents, especially if pits are wide enough to prevent them being jumped over and if gates are self-closing.

5.3.12 Where the use of a STP focuses on the need to cater for team changeovers throughout the day installing a one court 'rec-zone' to act as a pre-match warm up and practice area is beneficial. This may be surfaced using a more cost effective surface if budgets are limited but matching the exact STP surface is preferable where higher standards of competitive play are envisaged

5.3.13 Experience suggests that taking the synthetic turf carpet up to the fence line on a STP is desirable as a macadam border can become dangerously slippery, when sand or rubber particulates from the carpet infill migrate onto it. Carpeting the whole area in multi-sport situations, where cross pitch sub lettings and casual play lettings are envisaged, also allows the soccer goalmouths to be positioned outside the side lines of a hockey pitch. This will prevent excessive wear to the wings of the hockey pitch reducing the possibility of patch repairs that can prove hazardous.

Trees

5.3.14 Trees adjacent to a site may have the advantage of providing privacy, shelter or screening from a low sun. Their roots, however, can be a threat to the facility itself, by distorting or cracking the surface. This is especially the case for strong-rooted varieties such as poplar, willow and sycamore. Where such a threat exists, preventative action will be necessary, such as tree surgery or the construction of a root trench to inhibit the growth of roots onto the site. This is usually done by digging a trench, cutting any roots in the process and removing them as far as possible to a depth of 1000mm. The wall of the trench is then lined with suitable material, such as concrete, before backfilling.

5.3.15 It should be noted that whilst such measures will inhibit root incursion, the only certain preventative measure is repositioning the MUGA, generally to a distance equivalent at least to the potential height of the tree and its potential canopy width.

5.3.16 Branches that overhang sports facilities are usually a cause of various problems, such as the continuous dripping of water and leaf sap, insect secretions and bird droppings. These can result in damage to the playing surface and impaired porosity. It is strongly recommended that overhanging branches be pruned back or, if possible, the facility re-sited.

Drainage

5.3.17 The MUGA should have a suitable drainage scheme that will:

- Ensure that all surface water is removed from the MUGA at a rate which will safeguard against surface flooding occurring
- Not allow excess water to remain present in the construction which might result in a reduction of the load-bearing capacity of the formation or in any frost damage to the construction
- Protect the installation from the effects of ground or surface water from the surrounding areas

5.3.18 One area where MUGAs and STPs differ is in the design of the drainage system. Due to the relatively small dimensions of most MUGAs they do not have any form of sub-court drainage other than a perimeter drain that is laid around one or more sides of the facility. Most STPs do incorporate lateral drains beneath the pitch, the centres of which are determined by the composition of the subsoil and the designed infiltration rate, but usually range from 5m to 15m. The ends of lateral drains should be capped to prevent contamination and connectors should be used to join lateral drains to collector drains. Collector drains are normally located on the outside of the perimeter edging.

5.3.19 Interceptor drains (which may act as collector drains) should be installed at the toe of any embankments to prevent run-off from surrounding areas onto the MUGA or STP.

5.3.20 Silt/inspection chambers should be installed where perimeter/collection drains change direction, and the provision of rodding eyes should be included at the head of collector drain runs for ease of access for maintenance.

5.3.21 SportScotland also has technical guidance within its Secondary School Playing Fields, Planning and Design guidance which covers such things as size, layout, fencing, lighting and maintenance of synthetic pitches. This is can be found online at: http://www.sportscotland.org.uk

5.4 Allotments

5.4.1 The national average of allotment provision is 6.3 plots per thousand population. An aim of the Open Space Strategy is to increase the provision of allotments to at least the national average and possibly above the national average. The open space audit revealed that there is a Council wide deficiency in allotment provision. Guidelines for appropriate allotment siting are as follows:

- Should ideally be within 400m from a public transport corridor;
- Should be on land which is capable of cultivation;
- Should be accessible by car;
- Should have an on-site toilet facility;
- Should have a composting facility.

5.5 Parks

5.5.1 Guidelines for trees within parks:

- Choose native species where possible;
- Consider the character of the area when selecting tree species Interest;
- Select trees that can bring year round interest, i.e. trees with attractive bark, blossoms, flowers or berries, and the use of evergreen species in appropriate locations;
- Size – carefully consider the appropriate size of tree at maturity for the area Select new varieties of tree species that avoid some of the problems associated with these species in the past (i.e. dripping nectar, affected by pollution, drier conditions, pests or diseases, dropping limbs).

5.6 Civic Space

5.6.1 Civic space includes squares, streets and waterfront promenades, predominantly of hard landscaping that provides a focus for pedestrian activity and make connections for people and for wildlife, where trees and planting are included.

5.6.2 PAN 65 "Planning and Open Space" suggests that the most successful civic spaces have certain qualities in common: identity, safe and pleasant; ease of movement, a sense of welcome; adaptability and good use of resources. Good civic space should therefore be:

Well located - linking into the open space network, connecting into well used routes and overlooked by buildings, helping to foster a feeling of safety and discourage anti-social behaviour as well.

Well designed - designed to reduce vandalism and, where appropriate, maintenance, with the use of high quality durable materials and incorporating elements of interest, for example through public art.

Well managed - covered by a management and maintenance regime attuned to the type of space, durability, wildlife habitats present, level of usage and local interests.

Adaptable - be capable of serving a number of functions and adapting to different uses while promoting a range of benefits such as biodiversity, flood control or environmental education.

5.7 Semi Natural Space

5.7.1 Semi natural space refers to areas of undeveloped or previously developed land with residual natural habitats or which have been planted or colonised by vegetation and wildlife, including woodland and wetland areas. Semi natural spaces are not always obvious and can often be dismissed as unattractive scrubland. Developers should engage with an ecologist at the start of the design process and also consult with Falkirk Council Biodiversity Officers, SNH Area Officers and the Central Scotland Forest Trust, to ascertain whether there is any semi natural space which is of value. Developers should refer to the Trees, Woodland and Development and the Biodiversity and Development Supplementary Planning Guidance Notes for further advice.

5.7.2 When designing a scheme maximum opportunity should be made of the potential to retain semi natural space. New development should be designed around the semi natural space to ensure that it is well located within a scheme. A well located space will:

- Link into the open space network;
- Connect into well used routes and;
- Be overlooked by buildings, helping to foster a feeling of safety and discourage anti-social behaviour as well.

5.7.3 Every effort should be made to ensure that the design of the semi natural open space has maximised its potential to enhance the Falkirk Integrated Habitat Network. This may have a bearing on the design of the new open space and its management and maintenance.

5.7.4 All forest and woodland establishment and management in Scotland must comply with the standards of Sustainable Forestry Management stated in the UK Forestry Standard (2004 as they relate to woodland and trees). This document is available via the following website: http://www.forestry.gov.uk/pdf/fcfc001.pdf/$FILE/fcfc001.pdf

5.8 Green Corridor

5.8.1 Open space within new developments should not be viewed in isolation. Perhaps of equal importance to the creation of high quality open spaces is the creation of well connected open spaces which can enhance opportunities for biodiversity and access to the wider open space network.

5.8.2 When designing open space within a new development, the relationship this open space has to the wider open space network should be considered. Where possible, green corridors should be used to connect the open spaces within a site to open spaces and the countryside beyond.

5.8.3 Particular attention should be paid to the Falkirk Greenspace Initiative which envisages the creation of an attractive, well wooded landscape encircling Falkirk and providing a permanent link between existing and proposed recreational spaces, public parks, river and canal corridors, the Green Belt, former policy woodland and designated countryside around the urban areas. Developers should also refer to Falkirk Council's Trees, Woodland and Development Supplementary Planning Guidance Note

5.8.4 Consideration should also be given to the policies and proposals contained within the Falkirk Council Core Path Plan.

5.8.5 Every effort should be made to ensure that the design of the green corridor has maximised its potential to enhance the Falkirk Integrated Habitat Network. This may have a bearing on the design of the new open space and its management and maintenance.

5.8.6 All forest and woodland establishment and management in Scotland must comply with the standards of Sustainable Forestry Management stated in the UK Forestry Standard (2004 as they relate to woodland and trees). This document is available via the following website: http://www.forestry.gov.uk/pdf/fcfc001.pdf/$FILE/fcfc001.pdf

Appendix 1: Calculating the Open Space Requirement

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

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

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

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:

Type of Open Space	Amount of Open Space/1000 people (Ha)	Functional Open Space (Ha)	Active Open Space (Ha)	Passive Open Space (Ha)
Public Parks and Gardens	1.50	1.50	0.50	1.00
Amenity Greenspace	1.80	0.60	0.20	0.40
Sports Areas	0.25	0.25	0.25	0
Natural/Seminatural	1.35	0.675	0	0.675
Other Open Space	0.10	0.10	0	0.10
Total	**5.00**	**3.125**	**0.95**	**2.175**

Table 2: Amount of Open Space/1000 people by open space type

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 seems 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, sports areas and other open spaces are functional but only one third of Amenity Greenpace and half of Natural/Semi Natural Open Space is likely to be functional. This would leave an overall requirement for 3.125ha of open space per 1000 people. In 2008 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 70m² 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

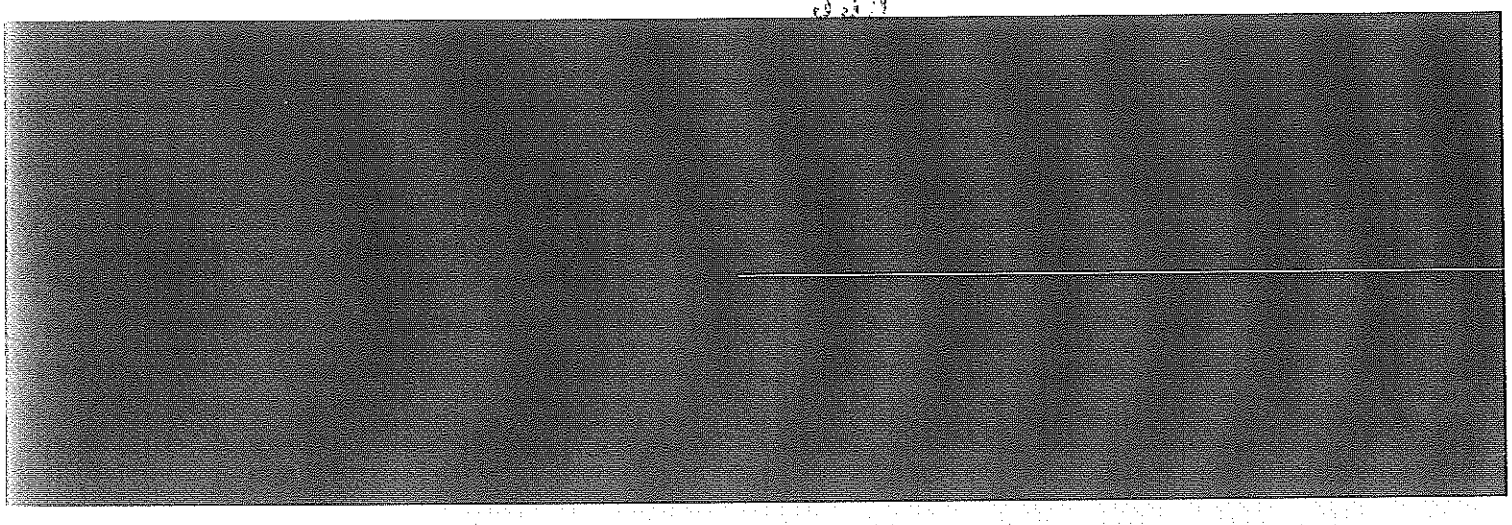
It should be noted that the type specific standards above do not allow an analysis to be made of how many areas within Public Parks and Gardens or Amenity Greenspace are playspaces or kick about areas (active open space). To allow for this it has been assumed that approximately one third of public parks 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.

Appendix 1 : Calculating the Open Space Requirement

Type of Open Space	Settlement Name						
	BONNYBRIDGE & BANKNOCK	BO'NESS	DENNY	FALKIRK	GRANGEMOUTH	LARBERT & STENHOUSEMUIR	POLMONT
6.1 Public Parks and Gardens	7.98 ha	99.79 ha	22.08 ha	117.87 ha	52.07 ha	48.10 ha	66.15 ha
6.2 Private Gardens/Grounds	132.06 ha	146.29 ha	143.32 ha	354.21 ha	141.95 ha	264.23 ha	262.01 ha
6.3 Amenity Greenspace	28.84 ha	38.98 ha	35.59 ha	129.89 ha	150.94 ha	60.57 ha	56.57 ha
6.4 Playspace for Children & Teenagers	0.45 ha	0.30 ha	0.52 ha	0.30 ha	0.41 ha	0.25 ha	0.17 ha
6.5 Sports Areas	1.14 ha	2.52 ha	6.34 ha	5.63 ha	8.29 ha	43.41 ha	5.34 ha
6.6 Green Corridors	1.31 ha	0.00 ha	2.20 ha	9.82 ha	0.88 ha	0.04 ha	1.33 ha
6.7 Natural/ Semi Natural Greenspace	13.13 ha	42.64 ha	46.07 ha	61.16 ha	99.89 ha	32.90 ha	64.20 ha
6.8 Other Functional Greenspace	0.57 ha	6.03 ha	4.75 ha	1.92 ha	1.37 ha	5.90 ha	1.20 ha
6.9 Civic Space	0.00 ha	0.00 ha	0.00 ha	1.32 ha	0.35 ha	0.00 ha	0.00 ha

Type of Open Space			
	VILLAGES	TOWNS	TOTAL
6.1 Public Parks and Gardens	9.24 ha	414.04 ha	423.28 ha
6.2 Private Gardens/Grounds	137.17 ha	1444.07 ha	1581.24 ha
6.3 Amenity Greenspace	13.22 ha	501.37 ha	514.59 ha
6.4 Playspace for Children & Teenagers	0.11 ha	2.40 ha	2.51 ha
6.5 Sports Areas	1.17 ha	72.68 ha	73.84 ha
6.6 Green Corridors	0.03 ha	15.57 ha	15.60 ha
6.7 Natural/ Semi Natural Greenspace	8.79 ha	359.99 ha	368.78 ha
6.8 Other Functional Greenspace	2.46 ha	21.74 ha	24.20 ha
6.9 Civic Space	0.00 ha	1.67 ha	1.67 ha

Type of Open Space			
	Hectares Per 1000 people	5ha Standard	% of total
6.1 Public Parks and Gardens	2.86	1.49	29.71 %
6.2 Private Gardens/Grounds	10.69	N/A	
6.3 Amenity Greenspace	3.48	1.81	36.12 %
6.4 Playspace for Children & Teenagers	0.02	0.01	0.18 %
6.5 Sports Areas	0.50	0.26	5.18 %
6.6 Green Corridors	0.11	0.05	1.10 %
6.7 Natural/ Semi Natural Greenspace	2.49	1.29	25.89 %
6.8 Other Functional Greenspace	0.16	0.08	1.70 %
6.9 Civic Space	0.01	0.01	0.12 %



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