



# **East Ayrshire Local Development Plan**

## Supplementary Guidance

Green Infrastructure

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December 2017

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## **1 - Introduction and Purpose**

### **1.1 Status of Supplementary Guidance**

This Supplementary Guidance (SG) has been prepared under Section 22 of the [Planning etc. Scotland Act 2006](#) and forms part of the Local Development Plan (LDP) for East Ayrshire (adopted 3<sup>rd</sup> April 2017). As a statutory document, it represents a material consideration in the determination of planning applications and forms part of the East Ayrshire LDP.

### **1.2 Purpose of this SG**

This SG provides guidance on the delivery of **recreational & amenity public green infrastructure/ open space, and residential private open space** in East Ayrshire (EA) and for the implementation of policy *INF4: Green Infrastructure* and associated Schedule 8 of the LDP.

## **2 – Green Infrastructure in context:**

- **Defines what the East Ayrshire LDP means by green networks/ green infrastructure/ open space,**
- **Explains why green infrastructure is important and;**
- **Sets out the national, regional and local policy scene regarding green networks/ infrastructure/ open space.**

### **2.1 A Wider Policy Context**

Due to the differing spatial scales that green infrastructure requirements and delivery can be considered at, a range of policy and guidance documents are provided<sup>1</sup> at national, regional and local level.

### **2.2 Defining Green Infrastructure and Green networks**

The Scottish Government<sup>2</sup> defines green infrastructure as including greenspaces like parks and open spaces, and also *blue* infrastructure including sustainable urban drainage systems (SuDS), swales, wetlands, rivers and canals and their banks, and other water courses.

Green Networks are connected areas of green infrastructure and open space that together form an integrated and multi-functional network and which can help to define landscape or townscape structure, provide links with the countryside, promote walking and cycling, and enhance connectivity for species and habitats.

### **2.3 Why Green Infrastructure is important?**

Considering green spaces or connections as infrastructure arises because environmental elements such as woodland, greenspaces and watercourses can provide valuable services in an ecological context. Green infrastructure can deliver functions and services such as shelter, access and travel, urban cooling, flood attenuation, pollution mitigation and food production – both in isolation and as parts of wider ecosystems. Moreover the green infrastructure approach has the added benefit of enhancing habitats and creating attractive places. The multifunctional nature of green infrastructure is one of its intrinsic benefits and can operate at differing spatial levels.

Individual elements of green infrastructure can serve a useful purpose without being connected. However, when green infrastructure components are linked

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<sup>1</sup> See Part 4: Further reading.

<sup>2</sup> PAN 65: Planning and Open Space.

together to form green networks further combined benefits can be achieved at a wider level.

The Central Scotland Green Network (CSGN) is identified as a national project in the National Planning Framework (NPF 3). As a member of the network, EA Council is fully committed to assist in delivery of the CSGN and the LDP plays an important part in this commitment. The development of the CSGN across Ayrshire is a priority of NPF3.

### **2.3.1 Accessible & Well Designed Open Spaces**

Open space should be accessible and convenient for people wishing to use these areas for recreational and amenity purposes<sup>3</sup>. However, they can be valuable in other ways and in particular, can help facilitate positive physical and mental health outcomes.

The place making agenda is embedded in key design documents dealing with green infrastructure at all spatial levels.

Accordingly, open spaces should be well designed, exhibiting the 6 key *placemaking* attributes<sup>4</sup> aimed at encouraging and facilitating the use of such areas and be the result of a masterplanning<sup>5</sup> process rather than as an afterthought utilising left over or awkward spaces i.e. space left over after planning (SLOAP). It is important, therefore, that green infrastructure/ open space is considered early in the design process and is seen as an integral component of the pre-planning process.

Well-managed and maintained spaces can create opportunities for all sections of the community to interact. They can promote a sense of place and be a source of community pride. They can also offer opportunities for people to play an active part in caring for the local environment. Green infrastructure opportunities can include woodland areas and appropriately designed SuDS<sup>6</sup>.

Woodland can improve a community's quality of life. They can offer recreational opportunities, improve local environments and can promote education, physical activity and healthy lifestyles. The provision of woodland can encourage people to become involved in woodland planning, management and ownership<sup>7</sup>.

Woodland can also contribute to a high quality, resilient and diverse natural environment, helping local areas to adapt to the challenges of climate change and reducing emissions of greenhouse gases.<sup>8</sup>

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<sup>3</sup> The National Walking Strategy / Cycling Action Plan for Scotland.

<sup>4</sup> *6 qualities of successful place*: Scottish Planning Policy.

<sup>5</sup> PAN 83: Masterplanning/ EA SG Production of Masterplans.

<sup>6</sup> The SuDS Manual C753 (CIRIA).

<sup>7</sup> If drinking water source catchments or assets are located within the area of forestry activities, then adequate protection is required. See Scottish Water: Forests and Water UK Forestry Standard Guidelines.

<sup>8</sup> Ayrshire Forestry and Woodland Strategy 2014.

Opportunities to develop new woodland exist at all spatial scales from the CSGN to small community orchards.

Grasslands, and in particular wildflower grasslands<sup>9</sup>, both natural and created, can also be considered as valuably contributing to visual amenity and can also provide readily visible wildlife for children and adults.

SuDS can also offer a wealth of opportunities within developments for both passive and active recreation for members of the local community and for enhancing local amenity – both functional and aesthetic.<sup>10</sup> SuDS ponds can also be an important resource for wildlife and can do much to improve local biodiversity<sup>11</sup>.

Well-designed open spaces can reduce opportunities for crime and the fear of crime<sup>12</sup>.

Open space can provide opportunities for sport and recreation, and children's play areas, helping to promote active and healthy lifestyles, and can open up opportunities for environmental education for local groups, schools and individuals. On occasion, it may be most appropriate for existing lower quality open space to be upgraded to support a wider range of more beneficial activities through a design led process<sup>13</sup>.

### **2.3.2 Green Networks: Linkage, Connectivity & Green Corridors**

A key element in establishing and developing green networks is through linking existing green spaces by utilising existing suitable green corridors such as parkland and cemeteries, canal and riverside routes or the core path network<sup>14</sup> as well as by creating new connections such as converting, when appropriate, disused railway lines etc.

Criteria linking population catchments to the size of different spaces and sensible distance or time thresholds can be included, helping to ensure that spaces of different types, functions and sizes are easily accessible to the communities they serve.

Open spaces are more likely to be successful places where the community has been consulted and has had a say regarding the typology<sup>15</sup>, governance<sup>16</sup> and maintenance arrangements of new open space provision.

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<sup>9</sup> <https://www.forestry.gov.uk/fr/urgc-7edjrg>

<sup>10</sup> PAN 61: Planning and SUDS.

<sup>11</sup> See Scottish Water: Sewers for Scotland (3rd Edition).

<sup>12</sup> Getting it Right for Play.

<sup>13</sup> PAN 65: Planning and Open Space.

<sup>14</sup> EA Core Path Plan.

<sup>15</sup> EA Community Led Action Plans.

<sup>16</sup> EA Outdoor Access Strategy.

### 3 – Policy guidance:

- **Advice and clarification of how to interpret and apply LDP policy INF 4 and Schedule 8 in meeting green infrastructure/ open space requirements.**

The following section provides advice and clarification by:

1. Providing guidance for key aspects of the Green Infrastructure policy;
2. Providing worked examples of space requirements and funding calculations; and
3. Clarifying how the Council will collect any necessary funds.

#### 3.1 Local Development Plan policy INF 4: Green Infrastructure

Policy INF 4 requires that new development provides an adequate amount and standard of open space based on:

- the typology of the development,
- the quantum of development proposed,
- the quantum of existing acceptable open space provision at settlement level, and
- the proximity of the development to existing audited open space.

#### 3.2 Key aspects of the Green Infrastructure policy - What are the open space (OS) requirements for my development site?

##### 3.2.1 Does policy INF 4 apply to my development?

Type of development	Open space typology		
	Amenity	Recreational	Residential Private
Large scale Retail & Leisure <sup>17</sup>	✓	✓	✗
Large scale Business <sup>18</sup>	✓	✓	✗
Large scale Industry & Distribution <sup>19</sup>	✓	✓	✗
<b>Larger scale residential</b>	<b>10+ residential units</b>		
Detached/ semi detached	✓	✓	✓
Terraced houses	✓	✓	✓
Flats	✓	✓	✓

<sup>17</sup> Over 5 hectares in area or have a gross floor area of more than 10,000 square metres.

<sup>18</sup> Over 5 hectares in area or have a gross floor area of more than 10,000 square metres.

<sup>19</sup> Over 5 hectares in area or have a gross floor area of more than 10,000 square metres.

Smaller scale residential <sup>20</sup>	1-9 residential units		
Detached/ semi detached	✓	Flexible	✓
Terraced houses	✓	Flexible	✓
Flats	✓	Flexible	✓
Other residential types			
Nursing Homes	Flexible	Flexible	✓
Special Needs Housing	Flexible	Flexible	✓
✓ means the development must conform to LDP standards.			

### Delivering open space through phased developments

For the purposes of policy INF 4, the following approach will be taken when dealing with the assessment of open space associated with larger schemes involving phased build out.

Where an application provides the detail for only part of a larger scheme, the provision of open space in terms of typology and quanta should be understood in terms of the larger overall scheme and not just the detailed phase in isolation.

Were the Council to consider the individual phases in isolation, proper consideration of the cumulative impacts created by the impact of the entire development could not be duly considered. In developments comprising more than 200 housing units the minimum standard of recreational green infrastructure must be met by new on-site provision of well-located open space. Without this provision, undue pressure would be placed on existing spaces.

It is not necessarily the case that the initial residential component needs to meet the policy INF 4 open space requirements if later provision can be provided in line with policy requirements, including accessibility, elsewhere in the overall scheme. It is however, necessary for the entire scheme, upon completion, to have met the overall open space requirements for the larger number of units.

Without the inclusion of a detailed masterplan, including detailed open space mapping, at Approval of Matters specified in Condition (AMCPPP) stage, there is no justification to depart from the INF 4 policy requirements when deciding individual phased components of larger schemes.

Information should include accurate measurements by typology for all open space to be provided.

### Redevelopment sites

For the purposes of policy INF 4, new residential development will include residential conversions which result in a 10+ nett gain in residential units and residential

<sup>20</sup> The Council will in certain circumstances take a flexible approach on the amenity open space standard, but only where the developer can demonstrate why the required standard cannot be met e.g. a small-scale development within a rural location.



change-of-use development e.g. Industrial (Class 5) to Flats (Sui Generis) through which 10+ units nett are created.

With regards to the provision of amenity open space, and/ or private garden-land, standards may be relaxed at the discretion of the Council if considered appropriate, for example a building is redeveloped through a change-of-use permission to residential development in an urban location such that the existing footprint does not allow for adequate onsite provision.

#### Affordable housing

For the purposes of providing open space standards, the required amenity and residential private open space standards are 'tenure blind'<sup>21</sup> and include Affordable Housing.

However in those circumstances where a development includes market and affordable housing, and funding is required to upgrade the closest area of recreational green infrastructure/ open space or contribute towards the Settlement Green Network Action Plan, the funding requirement shall be calculated on the market housing element only.

#### Residential developments including nursing homes and special needs housing

Residential developments and nursing homes and special needs housing must provide residential private open space and amenity open space to at least minimum standards set out in LDP.

Amenity open space should be provided to such an extent that visual amenity is achieved appropriate to the immediate setting of the proposal and to the satisfaction of the planning authority, so that the proposals are consistent with the further requirements of the LDP regarding design and the 'placemaking' agenda.

Due to the nature of nursing homes and some special needs housing, an on-site *communal* garden area based on the appropriate respective sqm per bed space standards should be provided for the benefit of the residents.

#### Leisure developments

Leisure development will have to provide amenity/ recreational open space if the site area is >5 ha OR has a gross floor area of more than 10,000sqm.

Leisure shall be taken to mean (Use Class 11) leisure parks such as cinemas, concert halls, bingo halls or casinos, discos and dance halls, swimming pools and skating rinks, gyms or other indoor or outdoor recreation etc.

Leisure development which, by its very nature, constitutes recreational open space such as golf courses or sports grounds such as playing fields, football pitches, tennis courts etc. synthetic or natural, will not normally be required to provide additional open space.

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<sup>21</sup> EA Supplementary Guidance: Affordable Housing.

The Council wants to encourage more active travel to reduce carbon emissions from cars and to promote healthy lifestyles. As such, LDP policy T1 requires that all new development fully embrace active travel by incorporating new, and providing links to existing, footpaths, cycle routes and public transport routes through open space provision.

The design and provision of new amenity/ recreational open space should therefore where practicable, facilitate the creation of new, or the extension of existing, multifunctional travel routes/ green corridors.

### Business developments

Business, Industry & Distribution development will have to provide amenity/ recreational open space if the site area is >5 ha OR has a gross floor area of more than 10,000sqm.

Business, Industry & Distribution shall be taken to mean Use Class 4, 5 and 6.

The Council wants to encourage more active travel to reduce carbon emissions from cars and to promote healthy lifestyles. As such, LDP policy T1 requires that all new development fully embrace active travel by incorporating new, and providing links to existing, footpaths, cycle routes and public transport routes through open space provision.

The design and provision of new amenity/ recreational open space should therefore where practicable, facilitate the creation of new, or the extension of existing, multifunctional travel routes/ green corridors.

### Retail development

Retail development will have to provide amenity/ recreational open space if the site area is >5 ha OR has a gross floor area of more than 10,000sqm. For the purposes of calculating gross floor area, mezzanine areas shall be included within the gross floor calculation for new applications<sup>22</sup>.

Where the development meets the open space thresholds, retail development shall be taken to mean Shops (Use Class 1), Financial, professional and other services (Use class 2) and Food and drink (Use class 3).

The Council wants to encourage more active travel to reduce carbon emissions from cars and to promote healthy lifestyles. As such, LDP policy T1 requires that all new development fully embrace active travel by incorporating new, and providing links to existing, footpaths, cycle routes and public transport routes through open space provision.

The design and provision of new amenity/ recreational open space should therefore where practicable, facilitate the creation of new, or the extension of existing, multifunctional travel routes/ green corridors.

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<sup>22</sup> For retrospective applications for mezzanines, on existing retail development, no new open space requirements will be sought.

### 3.2.2 What types of space do I need to provide?

There are 3 types of green infrastructure/open space:

- Amenity open space,
- Recreational open space,
- Residential private open space.

Type	Description	Typology
Public parks and gardens	Areas of land normally enclosed, designed, constructed, managed and maintained as a public park or garden. These may be owned or managed by community groups.	Recreational
Private gardens or grounds	Areas of land normally enclosed and associated with a house or institution and reserved for private use.	Residential Private Open Space
Amenity greenspace	Landscaped areas providing visual amenity or separating different buildings or land uses for environmental, visual or safety reasons and used for a variety of informal or social activities such as sunbathing, picnics or kickabouts.	Amenity
Playspace for children and teenagers	Areas providing safe and accessible opportunities for children's and teenagers play, usually linked to housing areas.	Recreational
Sports areas <sup>23</sup>	Large and generally flat areas of grassland or specially designed surfaces, used primarily for designated sports (including playing fields, golf courses, tennis courts and bowling greens).	Recreational
Green corridors	Routes including canals, river corridors and disused 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	Recreational

<sup>23</sup> Sportscotland is a statutory consultee and is required to be consulted on any planning application that will result in the loss of an outdoor sports facility; prejudice the use of an existing outdoor sports facility for that purpose; or prevent the use of land, which was last used as an outdoor sports facility, from being used again for that purpose. See LDP policies INF6: and INF7: Outdoor Sports Facilities. See EA Sports Pitch Strategy.

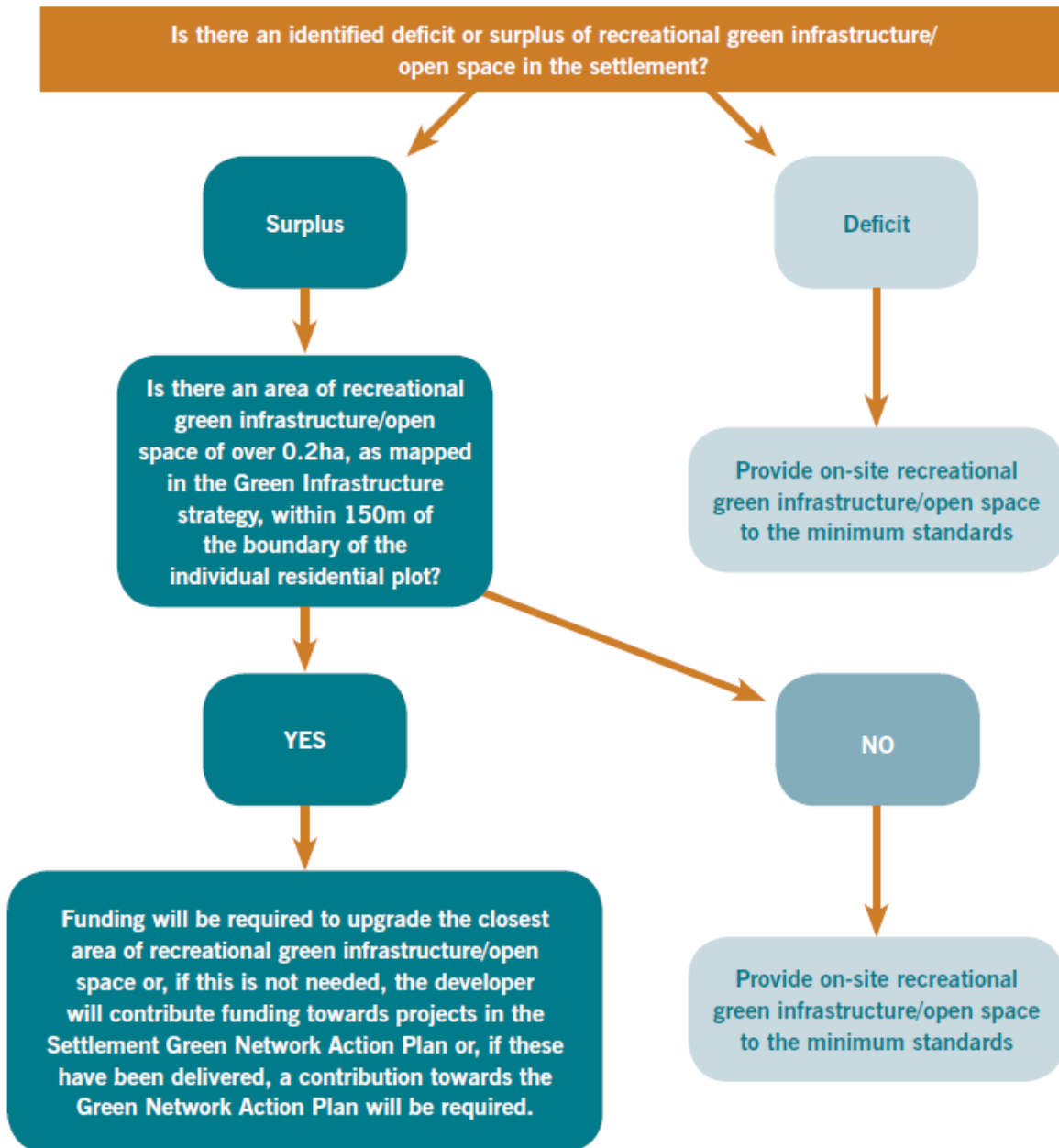
	cities to their surrounding countryside or country parks. These may link green spaces together. (Where practicable, active travel routes/green corridors linking to other open space, facilities and services to be created/ extended).	
Natural/ semi-natural greenspaces	Areas of undeveloped or previously developed land with residual natural habitats or which have been planted or colonised by vegetation and wildlife, including woodland and wetland areas.	Recreational/ amenity
Allotments and Community growing spaces <sup>24</sup>	Areas of land for growing fruit, vegetables and other community plants, either in individual allotments or as a community activity.	Recreational
Civic space	Squares, streets and waterfront promenades, predominantly of hard landscaping that provide a focus for pedestrian activity and can make connections for people and for wildlife.	Recreational/ amenity
Burial grounds	Includes churchyards and cemeteries.	Low impact, passive or contemplative recreational
Other functional greenspace	May be one or more types as required by local greenspace circumstances or priorities.	Recreational/ amenity

<sup>24</sup> The importance of community support and involvement in open spaces is important. Furthermore, East Ayrshire Council supports communities in developing their own projects including those outlined in the Community Led Action Plans. See Part 4: Further reading

### 3.2.3 Using the Schedule 8 Diagram 1 flow chart process

Schedule 8 Diagram 1 is only applicable to housing schemes of between 10 and 200 units. For larger schemes of over 200 units, open space provision must be delivered on site.

Diagram 1: Process for Residential Sites of 10 – 200 houses



**Question: Has the settlement a surplus or deficit in OS provision?**

The Green Network and Green Infrastructure Strategy Open Space Audit provides the evidence base for implementing the open space requirements identified in Schedule 8 of policy INF 4.

The audit is both quantitative and qualitative. Open space requirements based on national standards (PAN 65) are applied on a per capita basis for each settlement to provide a recommended quantum against which a qualitative/ quantitative audit is carried out with the resultant poor, average and good quality scores being attributed against the availability of open space within each settlement.

Only existing areas of 0.2ha and over have been assessed as potentially contributing towards a settlement's open space requirements. (The open space audit will be subject to updates to enable new open space provision to be included).

Only open space rated as average or good contributes to the recommended supply of open space for each settlement. Where the availability is above the recommended supply, the settlement is deemed to have a surplus of open space. Although there may be green infrastructure/open space close to people, not all of the types of green infrastructure/open space identified in PAN 65 are deemed to be useable. This could be due to their characteristics or size or they may not be accessible to all.

**Question: Is there 0.2ha of GIS audited OS within 150m of housing site?**

This assessment represents the starting point for the Schedule 8 Diagram 1 Flow chart process.

<b>GIS Summary Results of Open Space within each Settlement</b>			
<b>Settlement</b>	<b>Quantity (+/-)</b>	<b>Quality<sup>25</sup> % total area open space 50% and over</b>	<b>Accessibility - meets the 150m 'door to space' accessibility standard? (Y/N)</b>
Auchinleck	+	56	N
Catrine	+	89	N
Crosshouse, Knockentiber, Gatehead	-	94	N
Cumnock	+	66	Y
Dalmellington, Burnton, Bellsbank	+	45	Y
Dalrymple	-	92	Y
Darvel, Priestland	-	66	N
Drongan	-	42	N
Dunlop, Lugton	+	100	N
Fenwick, Waterside, Moscow	-	100	N
Galston	+	92	Y
Hurlford, Crookedholm	-	55	N

<sup>25</sup> Based on an assessment of the following criteria: Accessibility and connectivity; Attractiveness; Contribution to biodiversity and ecological networks; Active, supporting health and well-being; and Community Support.

Kilmarnock	+	96	N
Kilmaurs	-	51	N
Lugar, Logan, Cronberry	-	37	N
Mauchline	-	65	N
Muirkirk	+	52	N
New Cumnock	+	67	Y
Newmilns	-	100	N
Ochiltree	-	15	N
Patna, Waterside, Polnessan	+	68	Y
Rankinston, Sinclairston, Skares, Hayhill	+	100	Y
Sorn	+	90	Y
Stewarton	+	96	N

**Question: Is there an on-site requirement or an off-site contribution to be made?**

When a settlement is deemed to have a deficit of open space, for developments of between 10-200 units, the recreational open space process illustrated in Schedule 8: Diagram 1 is invoked.

When a settlement is deemed to have a surplus of open space, existing audited open space within 150m will be upgraded as deemed appropriate based on its qualitative assessment in the open space audit.

Where this open space does not require upgrading, contributions will be sought towards projects identified in the Green Network and Green Infrastructure Strategy Settlement Green Network Action Plans.

Where all such projects have been delivered, contributions will be sought towards projects identified in Green Network Action Plan.

### **3.2.4 Accessibility standard**

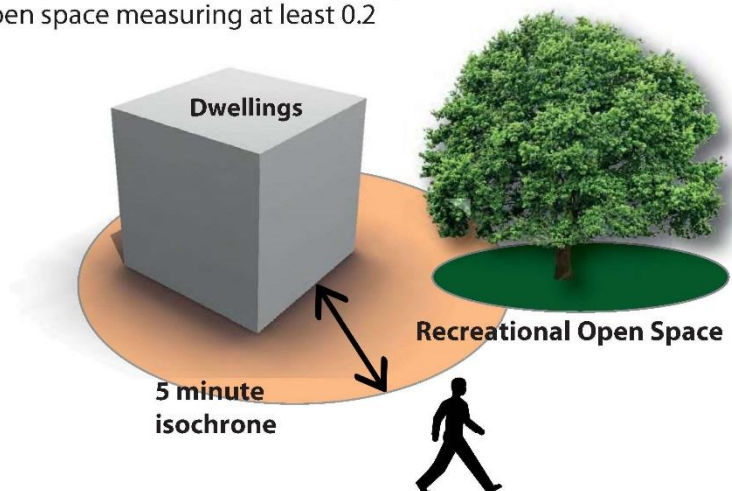
International research into the impacts of green infrastructure/ open space strongly indicates the benefits for health and quality of life where recreational green infrastructure/ open space is conveniently located i.e. about a 5 minute walk from home. For the purposes of implementing policy INF 4, and Schedule 8, a 5 minute walk is deemed to mean *a walk of approximately 250m 'door to space'*.

In achieving permeable developments, with green pathways linking to and through a hierarchy of appropriately designed open spaces, design innovation should not be unduly constrained.

Where the policy requirement calls for on-site recreational open space, that space should be at least 0.2ha in area and easily accessible by residents and this should be taken to mean 'within approximately a 5 minute walk'.

**Diagram 1: The East Ayrshire ‘door to space’ accessibility standard.**

**Standard** - all of the residential development is within approximately a 5 minute walk of a recreational open space measuring at least 0.2 hectares in area.



### 3.3 Worked examples of space requirements and funding calculations.

#### 3.3.1 Space requirements

To provide guidance on assessing the potential space requirements of development according to policy INF 4, and associated Schedule 8, a number of *hypothetical* development scenarios are provided. These examples include different development typologies, development quanta and housing types, and spatial relationships to existing open space of varying quality.

<b>Example 1:</b>
A large residential site partially accessible to audited open space.
<b>Development description</b>
A large residential development of 228 dwellings on a 9.15 ha site is proposed within a settlement boundary with 25% of all housing being affordable housing.
<b>Amenity open space requirement</b>
4,560 sqm
<b>Recreational open space requirement</b>
14,364 sqm
<b>Residential private open space requirement</b>
22,502 sqm
<b>Workings</b>
See below-

#### Amenity Open Space

$20 \text{ sqm} \times 228 \text{ dwellings} = 4,560 \text{ sqm}$  of on-site amenity open space.

#### Recreational Open Space

As the housing development is larger than 200 units, the development should accommodate the full minimum standard for recreational green infrastructure/



open space on site, as larger sites put greater pressure on the existing open space resource.

For development of more than 200 units, the residential open space standard to be used is 63 sqm per dwelling. In this instance, the space requirement would be (63 sqm x 228 units) of on-site recreational per space i.e. 14,364 sqm.

An existing area of public recreational open space, of over 0.2 ha was assessed as part of the Open Space Audit and lies within 150m of part of the housing development. As detailed in Schedule 8 the open space would not qualify as a means of offsetting the development's open space requirements.

Due to the scale of the development and concomitant cumulative impacts on existing green infrastructure, all recreational open space requirements should be provided on-site.

#### Residential Private Open Space

According to the table below, based on hypothetical housing types which provide a range of ground floor areas, the Total Minimum quantitative standard for private garden space would be 22,502 sqm.

Residential private open space standards						
Housing type	Number of units per housing model	Ground floor area (sqm)	Multiplier	Total ground floor area	Minimum quantitative standard (sqm)	Total private open space requirement per type (sqm)
Detached	20	65.55	1.5	99.82	100	2,000
Detached	6	92.00	1.5	138	-	828
Detached	26	78.88	1.5	118.32	-	3,076.3
Detached	14	86.94	1.5	130.41	-	1,825.7
Detached	18	67.12	1.5	100.68	-	1,812.2
Detached	31	65.85	1.5	98.79	100	3,100
Semi-detached	18	43.00	1.5	64.5	100	1,800
Semi-detached	36	41.58	1.5	62.37	100	3,600
Semi-detached	11	56.15	1.5	84.22	100	1,100
Terrace	48	33.11	1.5	49.66	70	3,360
Total Minimum quantitative standard (sqm)						22,502

<b>Example 2:</b>
A small residential site requiring on site contributions.
<b>Development description</b>
A small residential development of 69 private dwellings (53 detached and 16 semi-detached) on a 3.5 ha site is proposed within a settlement boundary which has a deficit in quality OS provision.  The site is affected by surface flooding and SuDs are required for the treatment of surface water from the site including surface features (such as ponds). Such features require to be incorporated into the overall design.
<b>Amenity open space requirement</b>
1,380 sqm
<b>Recreational open space requirement</b>
2,622 sqm
<b>Residential private open space requirement</b>
14,198 sqm
<b>Workings</b>
See below-

#### Amenity Open Space

20 sqm x 69 dwellings = 1,380 sqm of on-site amenity open space. Where a SuDS is of an appropriate design, it may count towards the required quantum of open space e.g. where a soakaway is to be employed and is indistinguishable from other areas of amenity space. In the case of detention basins, ponds or other fenced off or steep sided drainage features, these will not be counted due to lack of accessibility.

In this instance, a detention basin with a fenced off area of 500 sqm is created within the amenity open space area and does not count towards the 1,380sqm minima.

The Green Infrastructure and Green Network Strategy identifies the settlement as having an open space *deficit*. As such, on-site provision of open space would be sought.

#### Recreational Open Space

As the development is between 10 and 200 dwellings, the residential open space standard to be used is 38 sqm or 0.2 ha (whichever is the greater). In this instance, the space requirement would be 2,622 sqm (38 sqm x 69 units) of on-site recreational open space.

#### Residential Private Open Space Standards

69 detached and semi-detached dwellings. The scheme consists of the following ground floor areas: None of the dwellings have a ground floor area of less than 100 sqm.

Residential private open space standards					
Housing type	Number of units	Ground floor area (sqm)	Multiplier	Total ground floor area (sqm)	Total Minimum quantitative standard (sqm)
Semi-detached	10	115	1.5	1,725	
Detached	35	130	1.5	6,825	
Detached	21	155	1.5	4,883	
Detached	3	170	1.5	765	
					14,198

**Example 3:**

A small residential scheme requiring off-site contributions.

**Development description**

A small residential development of 10 detached and 10 semi-detached dwellings on a 0.6 ha site is proposed within a settlement boundary. The Green Infrastructure and Green Network Strategy identifies the settlement as having an open space surplus.

**Amenity open space requirement**

400 sqm

**Recreational open space requirement**

Financial contribution in lieu of on-site provision

**Residential private open space requirement**

2,218.5 sqm

**Workings**

See below-

Amenity Open Space

20 sqm x 20 dwellings = 400 sqm of on-site amenity open space. The final design of layout has been fundamentally influenced by significant on-site constraints. A required stand-off area doubles as an amenity area providing the development with part of its open space requirements.

Recreational Open Space

An area of recreational green open space, as mapped in the Green Infrastructure strategy, is located close to the development site.

The 20 dwellings proposed in the scheme, are within 150m of access to an area of open green space audited in the GIS but requires some upgrading.

Accordingly, the financial contribution towards upgrading the nearby open space is calculated as follows:

Financial contribution						
Number of dwellings liable	x	Expected sale value per unit (£)	x	Multiplier based on sale value (%)	=	Financial contribution (£)
20	x	100,000	x	5	=	100,000

### Residential Private Open Space Standards

Residential private open space standards					
Housing type	Number of units	Ground floor area (sqm)	Multiplier	Total ground floor area	Total Minimum quantitative standard (sqm)
Detached	10	80	1.5	120	1,200
Semi-detached	10	67.9	1.5	101.85	1,018.5
Total					2,218.5

#### **Example 4:**

Nursing home.

#### **Development description**

A 60 bedroom nursing home on a 0.3 ha site is proposed within a settlement boundary.

#### **Amenity open space requirement**

Flexible approach adopted

#### **Recreational open space requirement**

N/A

#### **Residential private open space requirement**

Communal garden to 15sqm per bed space standard to be provided on site.

#### **Workings**

See below-

#### Amenity & Recreational Open Space

No specific recreational or amenity open space standards are identified for nursing homes in policy INF 4. However, amenity open space should be provided to such an extent that visual amenity is achieved appropriate to the immediate setting of the proposal and to the satisfaction of the planning authority, so that it is consistent with the further requirements of the LDP regarding design and the 'placemaking' agenda.

#### Residential Private Open Space Standards

The requirement for private open space will be calculated as follows:

Residential private open space standards				
Number of bed spaces	x	Minimum quantitative standard (sqm)	=	Total Residential private open space requirement (sqm)
60	x	15	=	900

<b>Example 5:</b>
100% Affordable Housing development.
<b>Development description</b>
A small residential development of 23 affordable housing units (10No. 1 bedroom flats & 13No. 2 bedroom flats) on a 0.64 ha brownfield site is proposed within a settlement boundary. The Green Infrastructure and Green Network Strategy identifies the settlement as having an open space deficit.
<b>Amenity open space requirement</b>
460 sqm
<b>Recreational open space requirement</b>
Flexible approach adopted
<b>Residential private open space requirement</b>
900 sqm
<b>Workings</b>
See below-

#### Amenity Open Space

The provision of amenity open space was provided in accordance with normal requirements of 460 sqm i.e. 23 units x 20 sqm per unit.

#### Recreational Open Space

The number of dwellings proposed is between 10-200 therefore, the recreational open space requirement is set at the lower standard of 38sqm per unit OR 0.2ha whichever is greater.

Normally, 0.2ha of recreational on-site open space would be the required amount based on the settlement having an open space *deficit*.

In this instance, the affordable housing development represents a high quality design solution for the site; optimising redevelopment of a brown field site, appropriate housing density informed by the need to provide barrier free access, in-curtilage parking and bungalow housing types and additional landscaping features aimed at mitigating the reduction in on-site recreational open space provision.

Mitigation includes the provision of landscaped shared space capable of supporting impromptu activities, high amenity front of house planters to provide 'defensible space', and the provision of a new pathway to connect the development with the Core Path network and facilitate town centre pedestrian access.

Due to demonstrable abnormal on-site costs incurred in developing the site balanced against the social gain secured in delivering this enhanced provision affordable housing scheme, the standard recreational open space requirement, which would result in an unacceptable impact on the development's financial viability, is waived in this instance.

#### Residential Private Open Space Standards

The requirement for private open space will be calculated as such:

Residential private open space standards				
Number of bed rooms	x	Minimum quantitative standard (sqm)	=	Total Residential private open space requirement (sqm)
36	x	25	=	900

<b>Example 6:</b>
Large scale Retail development Gross floor area of more than 10,000sqm.
<b>Development description</b>
A retail development of 12,000 sqm gross floor area is proposed.
<b>Amenity/ recreational open space requirement</b>
1,440 sqm
<b>Residential private open space requirement</b>
N/A
<b>Workings</b>
See below-

All new retail development falling within the policy INF 4/ Schedule 8 stated size thresholds, will be required to provide recreational/ amenity open space at the following rate:

12 sqm per 100 sqm of gross floor area.

The total recreational/ amenity open space requirement will be  $12 \text{ sqm} \times (12,000\text{sqm}/100\text{sqm}) = 1,440 \text{ sqm}$ .

Well-designed and managed spaces can raise the quality of retail (as well as leisure, business, industrial and distribution) developments, making them more attractive to potential investors, users and customers.

Clearly, the approach taken in delivering open space within non-residential developments will be different as the requirement to accommodate the recreational needs of a resident population is absent.

However opportunities do exist for the creation of *multifunctional spaces*. For example spaces can be designed to incorporate public art and/or childrens' play areas. They could also be designed to allow for civic events.

The integration of areas of car parking/ other ancillary space with safe, well designed, legible pedestrian routes using planting schemes and trees to create an attractive whole generally requires a masterplan approach to be taken.

Internalised retail development which results in large expanses of external blank wall space can be improved through the use of landscaping. Planting schemes could include a range of trees, and green features such as living walls.

### **3.4 How the Council will collect any necessary open space funds.**

Where a payment is required in lieu of on-site recreational green infrastructure space, this should be provided to the Council in advance of planning consent being granted or will be the subject of a Section 75 Obligation attached to the consent for that development.

With regard to the level of funding that will be sought from developers of market housing, should they require to make payment towards the improvement of alternative, off-site recreational green infrastructure/ open space, this amount will be set at a level equivalent to a percentage of the expected sale cost of each unit that is built on the area of the site, which would have normally have formed recreational open space.

The percentage levels are set as follows:

- 2.5% of the expected sale cost for each residential unit from £0 to £75,000
- 5% of the expected sale cost for each residential unit from £75,000 to £150,000
- 7.5% of the expected sale cost for each residential unit from £150,000 to £250,000
- 10% of the expected sale cost for each residential unit from £250,000 upwards.

### **3.5 Stewardship - Management and maintenance.**

Management and maintenance of any green infrastructure/ open space should be considered and documented, along with details of the mechanisms being put in place to deliver this.

Normally, these operations are secured by attachment of conditions during the consent process, with developers being required to provide a scheme of maintenance, in perpetuity, of all on-site green spaces, trees, amenity space and/ or other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable home owner.

Furthermore, the approved scheme of maintenance must be enacted prior to first occupation on site and maintained thereafter.

Key elements to be considered in establishing high standards of open space management and maintenance should include, monitoring and early identification of adverse quality indicators such as the presence of dog fouling, vandalism, graffiti, litter, grass arisings, weeds in paths, poor ground conditions, poor condition of planting and visible water courses.



## **4 – Further reading:**

- **Provides useful links to policy & design guidance; and**
- **Cites an example of green infrastructure good practice in East Ayrshire.**

### **4.1 At a National Level**

#### ***National Planning Framework***

The [National Planning Framework \(NPF3\)](#) takes forward the spatial aspects of the Scottish Government’s policy commitments on sustainable economic growth and climate change. It establishes the Central Scotland Green Network (CSGN) as a national development and recognises the fundamental role that the green network concept can play in delivering a high quality landscape structure to support development plan ambitions for settlement growth, infrastructure and economic growth.

#### ***Scottish Planning Policy***

Scottish Government planning policy on the green network is set out in [Scottish Planning Policy \(SPP\)](#) revised June 2014. SPP is the Scottish Government’s policy statement on nationally important land use planning matters. One of the key principles of SPP is the requirement for planning to protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful placemaking.

#### ***Designing Streets***

In addition to SPP, [Designing Streets](#) is the design policy statement for Scotland. This has the same status as SPP and provides design guidance on how to create successful places.

#### ***Green Infrastructure: Design and Placemaking***

The Scottish Government has produced guidance and recommendations on the creation of better quality places by citing examples of practical projects. [Green Infrastructure: Design and Placemaking](#) provides practical tips on the use of ecosystems to deliver environmental and quality of life benefits.

#### ***Planning Advice Note 65: Planning and Open Space***

Planning Advice Note (PAN) 65: [Planning and Open Space](#) provides information on the role of the planning system in protecting and enhancing open spaces and on open space audits and strategies.

### ***Planning Advice Note 83: Masterplanning***

Planning Advice Note (PAN) 83: [Masterplanning](#) aims to encourage the design quality agenda by providing advice on the need for, and process of, creating and implementing masterplans.

### ***Planning Advice Note 61: Planning and SuDS***

Planning Advice Note 61: [Planning and SuDS](#) provides advice on how the return of excess surface water to the natural water cycle can be achieved through systems designed as attractive integral amenity features within development.

### ***The SuDS Manual C753 (CIRIA)***

[The SuDS Manual C753 \(CIRIA\)](#) incorporates the latest research, industry practice and guidance regarding how SuDS design can maximise the benefits obtained by improving the way water quality, quantity, amenity and biodiversity are managed.

### ***Let's Get Scotland Walking - The National Walking Strategy***

The [National Walking Strategy](#) aims to influence areas such as planning, regeneration, economic development, mental and physical health and wellbeing, transport, climate change and education to deliver benefits from promoting walking by embedding it into the implementation of existing and new policy, strategy and guidance.

The strategy's 3 strategic aims are to:

- Create a culture of walking;
- Create better quality walking environments; and
- Enable easy, convenient and safe independent mobility for everyone.

### ***Cycling Action Plan for Scotland***

The [Cycling Action Plan for Scotland](#) (CAPS) sets out how cycling, within the wider context of walking and active travel, contributes to improving health, reducing congestion, reducing carbon emissions and providing a good transport alternative to cars.

### ***Getting it Right for Play - Children's Play in Scotland; the policy context***

The [Getting it Right for Play](#) document from Play Scotland is a policy response aimed at redressing the curtailment of children's opportunities for free play, especially outdoors. It is acknowledged that free play is essential for the well-being of children, their healthy development and that spending time in environments with natural features have a positive effect on mental health as well as fostering a respect for nature.

### ***Greenspace Quality: A Guide to assessment, planning and strategic development***

The [Greenspace Quality: A Guide to assessment, planning and strategic development](#) has been prepared to assist those involved in greenspace planning to share and better understand best practice in developing a co-ordinated approach to greenspace provision based on a Greenspace Strategy.

This guide focuses on how quality of greenspace is assessed in the Greenspace Audit and how quality issues and standards can be best addressed in greenspace planning.

*It formed the basis upon which the EA Open Space Audit assessment methodology was developed.*

### **Equality Act 2010**

The [Equality Act 2010](#) replaced the Disability Discrimination Act 1995 (DDA) in Great Britain in October 2010. Disabled people have the same level of protection under the Equality Act as the DDA provided. It also brings in some new rights for disabled people and fills gaps in protection.

## **4.2 At a Regional Level**

### ***Ayrshire and Arran Forestry and Woodland Strategy 2014***

The [Ayrshire and Arran Forestry and Woodland Strategy 2014](#) is intended to guide woodland management and expansion in Ayrshire and Arran, providing a policy and a spatial framework to maximise the contribution of woodland and forestry to the people, environment and economy of the region. Woodlands can provide important opportunities for outdoor recreation and can accommodate core paths, longer distance walking and cycling routes and facilities for mountain biking and other woodland-based outdoor challenges.

## **4.3 At a Local Level**

### **4.3.1 EAST AYRSHIRE POLICY CONTEXT**

#### ***East Ayrshire's Local Development Plan***

[Local Development Plan 2017](#) (Policy INF 4: Green Infrastructure - Including the Placemaking Agenda (The LDP states that the provision of Open Space/ Green Infrastructure should be a core component of any Master Plan. Reference Pan 83: Master Planning).

#### ***Other LDP policy with potential design implications for green networks/ green infrastructure:***

Policy OP 1: Overarching

Policy OP 2: Implementation of the SEA Environmental Report

Policy RES 1: New Housing Developments  
Policy RES 3: Affordable Housing  
Policy IND 4: Mixed Use Sites  
Policy ENV 8: Protecting and Enhancing the Landscape  
Policy ENV 9: Trees, Woodland and Forestry  
Policy ENV 11: Flood Prevention  
Policy ENV 12: Water, air and light and noise pollution  
Policy INF 8: Temporary Greening of Vacant and Derelict Land  
Policy TC5: Improving town centre environments

### ***The ‘Placemaking’ maps***

The maps all share set types of placemaking projects. Of relevance to the delivery of green infrastructure/ open space requirements are:

- Opportunities to create new or improve existing footpath/cycle routes,
- Streetscape improvements,
- Blue and green network/infrastructure opportunities,
- Areas forming a landscape setting to the town which merit protection from development,
- Opportunities for civic space improvements,
- Areas which would benefit from temporary greening, and
- Green space requiring improvement.

Where a Local Community Action Plan has been prepared by communities in association with the Council’s Vibrant Communities Service, these should be fully taken into account. Other sources of information are previous work such as the Kilmarnock Integrated Urban Development Plan (IUDP) and the Four Towns Enquiry by Design Reports.

### ***EA Core Path Plan***

The Land Reform Scotland Act (2003) was implemented in February 2005, giving councils several powers and duties to maintain responsible use of the outdoors, both land and inland water. These include the duty to produce a Core Path Plan which meets the needs of the community, providing a number of routes which give reasonable access throughout the area. The East Ayrshire [Core Path Plan](#) was adopted on 5 November 2008.

### ***EA Outdoor Access Strategy***

Many of the key issues raised in the [Outdoor Access Strategy](#) relate to the need to ensure that access contributes to the development of more sustainable communities. This includes linking projects and plans with the wider agenda on social inclusion, as well as ensuring that walking, horse riding and cycling are integrated with health and fitness promotional work.

### 4.3.2 EAST AYRSHIRE NON-STATUTORY GUIDANCE

#### ***The Green Infrastructure and Green Network Strategy (Including the Open Space Audit)***

The [Green Infrastructure and Green Network Strategy](#) provides a strategic vision for the provision, development, regeneration and management of Open Space within East Ayrshire. It also provides a coordinated approach to the development of local green space initiatives and the core path plan. It acts as the key evidence base document that sits behind policy INF 4 and this SG, and is formed of four volumes.

The strategy consists of:

Volume 1: Strategic Vision and Open Space Standards

Volume 2: Settlement Review and Green Network Action Plans

Volume 3: Cemetery Strategy

Volume 4: Biodiversity Delivery Plan 2015 - 2017

Volume 1 is made up of 4 sections:

- Section 1 sets the context for a strategy for green infrastructure in East Ayrshire and includes a review of open space type and benefits and an audit of the current policy framework surrounding green infrastructure and open space.
- Section 2 provides an outline of the open space standards which are recommended on a local and a regional level for public and private open space.
- Section 3 identifies strategic recommendations that will ensure a holistic approach to green infrastructure development and will demonstrate the role that green infrastructure has to play in local and regional plans, priorities and policies.
- Section 4 sets out the monitoring arrangements that will be put in place for ongoing evaluation of the strategy and its implementation.

Volume 2 outlines the findings of the open space audit which was carried out using the locally developed assessment system and analyses the open space provision in terms of quantity, quality and accessibility.

The audit has focused on the quality, quantity and accessibility of green infrastructure/ open space, the demand for the different types of green infrastructure/ open space as defined by PAN 65 typologies, and whether each settlement has a deficit or surplus, an assessment of quality, and an assessment of accessibility in the provision of green infrastructure/ open space overall.

The findings of the Open Space Audit were determined using a locally developed assessment system which analysed the open space provision in

terms of quantity, quality and accessibility for each settlement assessed<sup>26</sup>. Further, it identifies key actions from the *Settlement Green Network Action Plan* to inform the distribution of funding.

This information has been used along with information gathered through the development of [Community Led Action Plans](#), the Core Path plan and other local priorities to develop individual Settlement Green Network Action Plans. These plans include actions that can be delivered in the short term, medium term and long term.

Volume 3 contains the Cemetery Strategy for East Ayrshire which aims to provide a clear vision for the future development of cemetery services across East Ayrshire for the next 10 years.

Volume 4 is the Biodiversity delivery Plan 2015 – 2017 for East Ayrshire.

### ***EA Allotment Framework***

An action has been included within the Green Infrastructure and Green Network Strategy to review the Allotment Framework following enactment of the below legislation.

### ***The Community Empowerment (Scotland) Act 2015***

[The Community Empowerment \(Scotland\) Act 2015](#) will help to empower community bodies through the ownership of land and buildings, and by strengthening their voices in the decisions that matter to them. It will also improve outcomes for communities by improving the process of community planning, ensuring that local service providers work together even more closely with communities to meet the needs of the people who use them.

The Act does a number of things relevant to the delivery of Community Led Actions Plans with respect to green networks/ green infrastructure including:

- Community Rights to Buy Land, (See Part 4)
- Asset Transfer, (See Part 5)
- Delegation of Forestry Commissioners', (See Part 6)
- Allotments, (See Part 9).

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<sup>26</sup> Based on the Greenflag Award Scheme and Local Environmental Audit and Management System (LEAMS).

## 4.4 Example of green infrastructure good practice in East Ayrshire

**Diagram 2: Moorfield, Kilmarnock – Open Space provision case study**



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**Contact details:**

Andy MacGibbon  
Planning and Economic Development,  
Development Planning and Regeneration,  
East Ayrshire Council,  
The Johnie Walker Bond,  
Kilmarnock,  
KA1 1HU.

**01563 578235**

Anneke Freel  
Countryside Services,  
Dean Castle Country Park,  
Dean Road,  
Kilmarnock,  
KA3 1XB.

**01563 554748**





**East Ayrshire Council**  
Comhairle Siorrachd Àir an Ear

Planning & Economic Development  
The Johnnie Walker Bond, 15 Strand Street  
Kilmarnock, East Ayrshire KA1 1HU

[www.east-ayrshire.gov.uk](http://www.east-ayrshire.gov.uk)