

**Glasgow City Council  
Land and Environmental Services**

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# Developers Contributions A Glasgow Perspective

- Planners
- Lawyers
  
- Section 75 Agreements
- Section 69 Agreements
  
- Glasgow City Plan Policies
  - Residential Policy 3 (RES3)



# City Plan Policy RES 3

- City Plan adopted August 2003
- Development proposals must comply with City Plan policies
- RES 3 was a new policy for Glasgow
- Policy RES 3 specifies three types of greenspace provision
  - Children's Play
  - Amenity Greenspace
  - Outdoor Sport (Formal and informal)



# Policy Requirements

- New housing developments must make provision for adequate greenspace, as outlined in the policy
  - Flatted development - 1.2 hectares per 1,000 people
  - Non-flatted development – 2.9 hectares per 1,000 people
- Can be on site / off site or combination of both
- Existing greenspaces may be counted towards meeting requirements
- Shortfalls in provision must be alleviated by developer contributions
- Legal agreements used to secure contributions



# City Plan Policy RES 3

- **New housing development required to provide recreational greenspace:**
  
- **RES 3 funds can contribute to Land Services providing the following categories of recreational greenspace:**
  - **Children's Play**
  - **Amenity Greenspace**
  - **City Centre Public Realm**



# The Process in action

- **Assessment of Planning Application – principally DRS assisted by LES and CS(G) - will determine balance of on/off site greenspace provision and any developer contribution required.**
- **Legal agreement drawn up by Legal Services**
- **Contribution paid to Council prior to granting of Planning Permission**
- **RES 3 funds can contribute to Land Services providing the following categories of recreational greenspace:**
  - **Children's Play**
  - **Amenity Greenspace**
  - **City Centre Public Realm**
- **Greenspace Reserve Fund (RES3 contributions) administered by Development and Regeneration Services (Planning and Finance)**



# Allocation of RES 3 Funds

- Spend must be related to the needs of the development, and committed within period of time specified in legal agreement – initially five years now extended.
- Funds distributed to Council Services according to greenspace category and the 5 City Plan sectors
- Policy requires the Council to consider opportunities in the following order of priority:
  - Distance thresholds
  - Council approved strategies for greenspace
  - Local area priorities



# Preparation of Area-based Greenspace Strategies

- **Corporate Working Group prepare initial strategy for each Area**
- **Present draft strategy to Area Committees with corporate view of priorities**
- **Area Committee approve local strategies and priorities**



# Review Process

- Agree consolidated view for greenspace in each area
- Decide investment priorities and report to Area Committees
- Agree timetable for annual review

# Assessment of Proposals for Funding

- Area strategies essential to inform individual decisions on projects
- Projects are recommended for approval according to:
  - Location of development that generates the funds
  - Priorities that are jointly agreed
  - Availability of other funding
- Presented to Working Group for approval in principle
- Final approval by Executive Committee (or delegated authority)



# Developer Contributions – Spend Criteria

- Investment can only be committed when housing development starts on site
  
- Should relate to the site spatially
  - Within distance thresholds
  - Closest suitable opportunity
  - Within same City Plan sector
  
- Spend must be additional to Council funding



# Developer Contributions – Funds Split

- **Contribution for recreational greenspace allocated according to proportions in policy**
  - **Amenity Greenspace            0.5 ha/1000**
  - **Children's Play                    0.35 ha/1000**
  - **Outdoor Sport                    0.35 ha/1000**
  
- **20% of these sums must be allocated to maintenance - released over 10 years.**
  
- **Service Departments must consider revenue implications of ongoing maintenance**



# Issues

- **Implementation of RES 3 relies on:**
  - Effective corporate working
  - Improvement in data quality
  
- **Review of City Plan underway – Final draft stage**
  
- **Use of Interest Accruing**
  - Staff Resources
  - Wider Projects – not tied to RES3 spend criteria
  
- **Combination of smaller contributions (<£10k) within City Plan Sector**



# Progress to Dec 2007

- Over £9 million raised
- £2m Capital for amenity and play
- Almost £1m Revenue for these categories
- £4.2m for Formal Sports
- £1.2m for kickabout/MUGA/informal sport
- £1m for city centre public realm



# Examples of RES3 Investment

