



North Kelvin  
Meadow and  
Children's Wood

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## **21st CENTURY AMENITY**

Public Hearing 06/09/2016

NOD-GLW-001

Argument against housing





**The CHILDREN'S WOOD**

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## MATTER 1

In the light of the reporter's recommendations in the report of the examination of the Proposed Glasgow City Development Plan that Housing Proposal H023 should be deleted, the justification for approving housing development on the site.

This section outlines why the housing proposal submitted by New City Vision for North Kelvin Meadow and The Children's Wood should not be granted.

GETTING TO THE  
OF THE  
MATTER



## Proposed Glasgow City Development Plan.

Comments from the Examination Report by Timothy Brian, Sinead Lynch and Martin Seddon to delete housing proposal H023 are below and in line with our thinking about Matter1

*“Even in wet weather, when I conducted my site inspection, people were walking dogs and families were using the play space. The site is clearly an area that is valued and looked after by the local community”*



*“The land at Clouston Street is a highly valued open space which is well used and maintained by the local community, and which should continue to be safeguarded for that purpose. It's development for housing would be in conflict with planning policies which seek to protect such areas. I have therefor decided to modify the Proposed Plan by deleting Housing Proposal H023”*

## Matter 1

It is quite clear from the Reporters conclusions at paragraph 21 of issue 26 of the Proposed Glasgow City Development Plan Examination Report (see appendix 1) that the land at the North Kelvin Meadow and Children's Wood is a highly valued open space, which should continue to be safeguarded for that purpose. The reporter recognises that the Proposed Plan does not designate open spaces but makes it clear that the Council will be expected to revise its open space map in due course to reflect the outcome of the examination.

Policy DEV2 of City Plan 2 is explicit that proposals impacting on green/open space should be assessed against the relevant policies (DEV11 and ENV1) which contain a strong presumption that all such public and private green/open space should be retained. Policy ENV1 of City Plan 2 indicates that there is a strong presumption in favour of the retention of all public and private green/open space as identified on the Council's Glasgow Open Space Map.

The NKM CW is identified in the Glasgow Open Space Map as a potential housing site containing protected open space, however, following the conclusions of the Proposed Glasgow City Development Plan Examination Report noted above, this status will need to be changed. Paragraph 13 of issue 26 in the examination report clarifies that the NKM CW is a multi-functional open space containing the following categories of open space: 1. public parks and gardens, 3. amenity space, 4. play-space for children and teenagers, 6. allotments and 9. other functional greenspace.

Policy ENV1 goes on to state that where exception is made for development on open space within categories 1 to 6, the development should:

- either be directly related to the current use(s) of the open space or better serve local community needs by the provision, in the local area, of an area of equivalent, or higher quality open space, to directly replace the type of open space that would be lost (this will require the developer to consult with the local community using consultation methods agreed with the Council);

As we will demonstrate under matter 2, the proposal to replace the land lost at the NKM with a landscaped area on the site and through proposed upgrading of the North Kelvin sports pitches does not equate to a replacement of the type of open space that would be lost at the NKM CW and therefore the proposed housing development does not accord with policy ENV1 of City Plan 2 and should be refused.

We acknowledge that development of the site for housing would help to meet the demand for new homes within the city but we do not think that this outweighs the need to protect highly valued open space.

Matter 1 concerns the justification for approving housing development on the site given the reporter's recommendation, in the report of the examination of the Proposed Glasgow City Council Development Plan, that Housing Proposal H023 should be deleted. That is, given that the reporter recommended a designation of open space for the site, how could a planning application for building still be approved?

We assume that any such justification would be made on the basis that open spaces can, under extraordinary circumstances, be built on. Hence, despite the reporter's requirement that Glasgow City Council determine an appropriate open space designation for the site, this can still be overridden in a particular planning decision, provided that appropriate guidelines are followed. Such guidelines appear to depend on the identification of how the open space is being used, and where necessary, providing appropriate compensation to the local community for the loss of the open space.

While in this case, the justification must principally be made by the applicant, New City Vision, and by Glasgow City Council, the following points are noted, primarily in relation to the report prepared by Mr I Briggs for Glasgow's Planning Applications Committee, dated 15/10/2015. This is the report on the basis of which Glasgow City Council's planning committee initially approved the planning application.

1. Glasgow City Council's justification for building on a recognised open space rests primarily on two points:

a. A conclusion that the land has been abandoned and that it therefore has no defined use, and hence compensation is not necessary.

b. Despite this, compensation of the loss of open space with refurbishment of nearby sports pitches is proposed.

These two points are now considered.

2. The Council considers the site to be abandoned since it hasn't been used for organized football for 20 years. They do not see a new designation consistent with the stated requirement for "10 years of continuous, uninterrupted use".

3. In reaching this conclusion, the Council is disregarding the efforts by local people over that same 20-year period to manage the land for the wider community's use, in the face of persistent Council neglect.

4. Our understanding of the use of the land is at a broader level than the narrow view taken by the Council: we consider this open space to have always been used, continuously and uninterrupted, for the local community's benefit, whether in the form of sports pitches, or informal outdoor activities during the period 1997-2007 while the Compendium Trust worked to develop the land for formal community use, or in the increasingly formalised use of the land to support outdoor education.

5. In short, while this open space site may have been abandoned by Glasgow City Council, it was never abandoned by the local community.

6. Compensation is offered by the Council, and, if the view of abandonment is not upheld, would be a requirement of the Council's own sports pitch strategy and also planning policy ENV1, under City Plan 2.

7. The proposed compensation is refurbishment of the North Kelvin pitches. community use of their land. Both City Plan 2 and the proposed new city plan, developed by Glasgow City Council, indicate a presumption in favour of retaining open space with North Kelvin Meadow's patterns of use. The reporter notes that the land is well-used and highly-valued by the local community

8. The North Kelvin pitches are open space already available to the community. We do not understand how existing open space can be considered to be compensation for the loss of the open space at North Kelvin Meadow, whether refurbished or not. Furthermore, it is hard to see how sports pitches are compensation for the unique inner city wildspace that is North Kelvin Meadow.

9. The minimal open space within the proposed development is regarded by the recent reporter, and also by the reporter appointed in 1996 for the Miller Homes proposal, as unsatisfactory compensating space: it is not a wildspace, and it is owned by, and contained entirely within, the complex of houses, and therefore residents are unlikely to welcome widespread community use of their land.

Both City Plan 2 and the proposed new city plan, developed by Glasgow City Council, indicate a presumption in favour of retaining open space with North Kelvin Meadow's patterns of use. The reporter notes that the land is well-used and highly-valued by the local community. The proposals for compensation, whether the North Kelvin pitches or within the proposed development, are unworkable. As such, we conclude that no justification can be made for approving the planning application in the face of the arguments used by the reporter in removing housing proposal H023 from the proposed city plan, irrespective of which city plan the application is judged against.