

FUSE Greenfield

Planner Comment	FUSE Response
<p>Consultations have been requested but it would be helpful if you could provide the background on the proposed relocation from the prominent town centre site to this site in the park.</p> <p>The current site is well established and very prominent with excellent public transport access and more consistent with town centre uses. The relocation of the FUSE community centre from Shettleston Road to this site in Greenfield Park does raise some issues and policy tensions.</p>	<p>Our interest is in response to a request from local members to explore the potential for a community hub in the Greenfield area, building on existing local partnership work with the NHS, local community projects and Glasgow Kelvin College.</p> <p>Our proposal is not a relocation for Fuse.</p> <p>The Feasibility Study commissioned by FUSE identifies the high levels of social economic deprivation in the Greenfield community and limited availability of space for local community activities, particularly in terms of young people and the resultant negative perceptions of behaviour which can result. The gap in services is acknowledged by local parents and partners including schools, community police and college education providers, as evidenced in the Feasibility Study.</p> <p>The proposed location for activities is on a corner of the site, previously used for sporting activity but currently unused, and bordered by a council depot therefore having the least impact on the amenity of the site while offering a high level of community benefit.</p>
<p>Firstly the application site is identified as open space on the open space map (both park and garden and "Playing pitch".</p> <p>The park is also an Site of Special Landscape Importance: SSSI. The Council Yard, Tennis Courts and Bowling Greens are contained by large trees separating them from the main expanse of the parkland which is fairly open with a play area and groups of trees. As such non open space development on the site is contrary to policy but policy also provides for development where ancillary to the main use.</p> <p>Can you provide reason for the relocation to this open space site?</p> <p>Is there an association with the operating model and access to open space?</p> <p>Is there a necessity for it to be on an area of open space instead of a brownfield site elsewhere in the vicinity.</p> <p>We note the potential for the building to be used by community growers however the Parks Development service advised it was previously ruled it out as a growing space due to unsuitable geotechnical conditions.</p> <p>They were of the understanding that had been discussed with Fuse previously? I was also informed there may have been further discussion on extra over costs provided to</p>	<p>The proposal is to establish a community facility which offers an opportunity for a wide range of local community activities, including those for young people. FUSE would be part of the community Hub, not the Hub itself.</p> <p>We know of one gardening group interested in developing allotments, supported by Thriving Places and the Community Council. We have publicly stated our willingness to work with this (and any other local community group) interested in taking similar plans forward.</p> <p>The community hub could offer a community growing group options: a meeting space, storage, changing/tea and coffee facilities and links with young people Our plans include raised bed/planter opportunities as a 'stepping stone' to people not ready for a full allotment space. FUSE would actively seek partners on board to develop allotments/gardens/orchard opportunities.</p> <p>The site proposed is not in use at this point. The location provides easy and safe walking and cycling access for the Greenfield population and its young people avoiding busy main roads.</p>

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<p>address geotechnical issues? An updated statement filling the gaps may resolve some policy issues.</p>	
<p>In terms of policy, we will need a justification against para 4.3 of IPG6. Please note that the open space strategy identifies this ward as having a deficit of publicly usable open space when measures against the OSS Quantity Standard.</p> <p>SportScotland are the statutory consultees for development that affects sports pitches, playing fields etc regardless of their current condition or usage. Although the Open Space Strategy seems to allocate it as a playing field they have also consulted Tennis Scotland for their view as you said the area was previously used as tennis courts.</p> <p>SportScotland response below:</p> <p>We are guided by the provisions of NPF4 policy 21 (which is mirrored in City Development Plan CDP 6 Green Belt and Green Network and IPG6: Green Belt and Green Network). These state that:</p> <p><i>“a) Development proposals which result in the loss of outdoor sports facilities will only be supported where the proposal:</i></p> <ul style="list-style-type: none"> i. <i>is ancillary to the principal use of the site as an outdoor sports facility; or</i> ii. <i>involves only a minor part of the facility and would not affect its use; or</i> iii. <i>meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better-quality facility. The location will be convenient for users and the overall playing capacity of the area will be maintained; or</i> iv. <i>can demonstrate that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.</i> <p><i>This should be informed by the local authority’s Open Space Strategy and/or Play Sufficiency Assessment and in consultation with sportscotland where appropriate.”</i></p> <p><i>The applicant would be required to provide justification for the loss of the sports area in line with the policies as set out above. SportScotland will also provide further guidance from Tennis Scotland when received.</i></p>	<p>There is no current sporting use of the space and nor has there been for a considerable period of time, possibly up to 25 years on non-use. No infrastructure exists for sporting use and the space has not been maintained for that purpose. There are no lines, no nets, no infrastructure, no drainage and no supporting toilets / accommodation.</p> <p>The community hub would support a range of activities both in the proposed building and the wider Greenfield Park, to enhance understanding of and gain benefit from access to green space e.g. outdoor education, community growing, mindfulness outdoors etc. This will foster inter-generational projects and cross-community activities from growing to horticultural skills to meditation / outdoor exercise.</p> <p>Glasgow United Football Club play at Greenfield Park and have plans to develop the space, its facilities and to broaden out its range of sporting activities. Our intention would be to work in partnership with the football club where a demand for sport activity is identified by Fuse clients.</p>

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<p>If the loss of the playing field and public park open space were to be considered ok in principle we would require a layout that better consolidates all proposed buildings into one unit, minimises access routes, etc and, preferably places it in one corner of the space to minimise impact on the potential functionality of the remaining space. Mindful of the impact on the amenity existing residents you may wish to consider the north east corner. The built elements shouldn't dominate to release a larger space for external uses. Further detail on what it is proposed with the remaining space surrounding the proposed buildings/access would be required. Are you proposing to use it positively for other open space uses to tie in with their operating model? As mentioned above, the success of the growing area is dependent on the remediation of the ground. The Council Yard, Tennis Courts and Bowling Greens are contained by large trees separating them from the main expanse of the parkland which need to be retained as part of the plans. Orchard trees won't provide any decent screening, and will need to be augmented by a mixed species wildlife hedge.</p>	<p>As the lead agent for the which has been asked to take forward proposals FUSE is a charity and company limited by guarantee with limited time resource. We have approached Glasgow City Council planning in the spirit of working with you to explore options and seek advice. We understand that our proposals will require a fully worked out site plan showing how the rest of the site will be needed / used for gardens, play areas and other activities etc.</p> <p>Much of this will be dealt with by detailed design but that's outwith the scope of the current work and will involve a full application with supporting reports as outlined in the feasibility report. We are seeking your advice at this early stage before the full application is submitted.</p>
<p>National Planning Framework 4</p> <p>Policy 1 - Tackling the climate and nature crises states that when considering all development proposals significant weight will be given to the global climate and nature crises.</p>	<p>We will adopt zero carbon principles for this site, possibly even 'off grid' energy supply options if possible. There are increasing options and community examples involving the use of sustainable, low impact design and energy supply. We have explored and will continue to explore other community spaces for net zero learning. We have, for example, visited the Woodlands Community Trust building in Ashley Street, west end of Glasgow.</p>
<p>Policy 3 - Biodiversity. To protect biodiversity, proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development.</p>	<p>This would be focused on the perimeter of the site and within the garden / growing spaces within the site. Our intention (and the reason behind the option of a wooden modular building) is to blend it into the natural surroundings and develop interest in the associated natural environment through planters, community growing and activities within and across the wider Park area e.g. mindfulness, tai chi, a nature trail etc.</p>
<p>Policy 14: Design Quality and Place Intent: To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals will be supported where they are consistent with the six qualities of successful places:</p> <p>Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.</p> <p>Pleasant: Supporting attractive natural and built spaces.</p> <p>Connected: Supporting well connected networks that make moving around easy and reduce car dependency</p> <p>Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.</p>	<p>This would be dealt with in the detailed planning design stage where we will note materials, construction methodologies and the design thinking behind the single storey 'pavilion' approach and use of the screen to create a better / safer entrance to the park.</p> <p>Our intention is to Improve lighting to reduce fear of crime. Will employ 'better by design' principles.</p> <p>We will offer activities to promote access to green space, community growing etc. These have been discussed in previous answers.</p> <p>Cycling access will be encouraged. Links to cycle proficiency in schools have been discussed with local Head Teachers.</p>

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<p>Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.</p> <p>Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.</p>	
<p>Policy 19 Heating and Cooling - Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.</p>	<p>As noted, we will adopt zero carbon principles for this site, possibly even 'off grid' energy supply options if possible. There are increasing options and community examples involving the use of sustainable, low impact design and energy supply. We have explored and will continue to explore other community spaces for net zero learning. We have, for example, visited the Woodlands Community Trust building in Ashley Street, west end of Glasgow.</p>
<p>Policy 21 Play, recreation and sport- a) Development proposals which result in the loss of outdoor sports facilities will only be supported where the proposal: i. is ancillary to the principal use of the site as an outdoor sports facility; or ii. involves only a minor part of the facility and would not affect its use; or iii. meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better quality facility. The location will be convenient for users and the overall playing capacity of the area will be maintained; or iv. can demonstrate that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision. This should be informed by the local authority's Open Space Strategy and/or Play Sufficiency Assessment and in consultation with sportscotland where appropriate. b) Development proposals that result in the quantitative and/or qualitative loss of children's outdoor play provision, will only be supported where it can be demonstrated that there is no ongoing or future demand or the existing play provision will be replaced by a newly created, or improved existing asset, that is better quality or more appropriate.</p>	<p>The community hub would support a range of activities both in the building and an aspect of which will be to enhance understanding of and gain benefit from access to and appreciation of green space e.g. outdoor education, community growing, mindfulness outdoors etc.</p> <p>There is no current sporting use of the space and nor has there been for a considerable period of time. No infrastructure exists for sporting use and the space has not been maintained for that purpose.</p> <p>We note and will contact and consult with Sportscotland as required.</p> <p>Glasgow United Football Club play at Greenfield Park and have plans to develop the space, its facilities and to broaden out its range of sporting activities. Our intention would be to work in partnership with the football club where a demand for sport activity is identified by Fuse clients.</p>
<p>Policy 22 - Flood risk and water management- Development proposals will not increase the risk of surface water flooding to others, or itself be at risk; manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing bluegreen infrastructure. All proposals should presume no surface water connection to the combined sewer; seek to minimise the area of impermeable surface.</p>	<p>Will require engineering consultancy to undertake this and will be part of our specification when detailed plans are submitted.</p> <p>The pavilion approach minimises the impact on the site and retaining much of it as garden etc will full fill any (SUDS) sustainable urban drainage needs.</p>
<p>Glasgow City Development Plan</p> <p>CDP 1: The Placemaking Principle Policy Guidance SG 1:</p>	<p>The Feasibility Study commissioned by FUSE identifies the high levels of social economic deprivation in the Greenfield community and limited availability of space for local community</p>

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<p>In order to meet placemaking principles the Council seeks to promote the delivery of high quality environments by a design led approach that promotes sustainable development objectives, promotes safe and integrated neighbourhoods and encourages overall quality and provide distinctiveness in new development.</p> <p>Part 1.38 Community Facilities - Community facilities are vital services, infrastructure, spaces and buildings that play a central role in everyday life. Locally accessible, outdoor and indoor community facilities can: a) help to tackle health inequalities and promote health and wellbeing; b) meet a wide range of social needs and are integral to the vibrancy of communities; and c) encourage participation in local community and cultural facilities.</p> <p>The scale of new development that is proposed should inform the nature of community facilities that could be provided. Analysis of the area, along with engagement with the community, should also allow developers to demonstrate what need exists and how facilities might be delivered.</p>	<p>activities, particularly in terms of young people and the resultant negative perceptions of behaviour which can result.</p> <p>The gap in services is acknowledged by local parents and partners including schools, community police and college education providers. Our proposals, which include consultation with a range of other local service providers will address the need for:</p> <ul style="list-style-type: none"> • community facilities playing a role in the everyday life of Greenfield community residents (from young people, through to families and activities for older people) • address health inequalities (by promoting access to health and wellbeing activities – FUSE has a track record in this for example see results of evaluation its FUSE Journeys programme and the mental health and wellbeing benefits for young people) • meet a wide range of social needs – from the needs of children and young people, their parents, older people and local residents benefiting from improved security and access to greenspace • encourage participation in local community and cultural activities – we envisage the community hub paying a role in supporting and fostering local community activity e.g. access to growing, supporting walkers groups etc.
<p>Engagement –the placemaking process requires developers to engage with community groups and bodies in order to successfully ascertain what facilities a particular community values and/or needs. It will, therefore, be expected that meaningful engagement with local communities will be undertaken at an early stage in order to ensure that the right facilities are provided in the right locations. This dialogue with the local community should continue throughout the design and construction process.</p>	<p>The Feasibility Study has made initial contact with several local community organisations who have indicated support for proposals including:</p> <ul style="list-style-type: none"> • Glasgow Kelvin College • Community Connector, Thriving Places Springboig and Barlanark • Shettleston Community Sports Trust/Glasgow Juniors • Growing Food, Glasgow City Council • Police Scotland, community police • St Timothy's Primary School • Local parents. <p>When taking things forward with detail design plans, we will organise onsite or nearby events to present proposals, engage with neighbours and others. This will be built into the tender specification.</p>
<p>Locations and Connections - The location and accessibility of community facilities is of great importance. Well-connected facilities (see also SG11 - Sustainable Transport, SG3 - Economic Development and SG4 - Network of Centres) can provide valuable and sustainable assets to local communities. The following guidance applies. It is expected that where new community facilities are provided they will: a) be well connected to surrounding communities by active travel routes and public transport; b) be located in</p>	<p>The site is situated within walking distance of several residential streets and associated neighbourhoods. The Feasibility Study identified a lack of services for those communities in spite of high levels of social, economic and health need. <i>“Two thirds of the Greenfield population live in the most deprived 20% of households in Scotland based on the Scottish Index of Multiple Deprivation, above the Scottish average of 19.5%”</i>.</p>

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<p>existing local centres, where such proposals are appropriate in relation to surrounding uses and townscape. Proposed facilities should be positioned in the heart of the community, where the heart of the community is defined by the local community, see also SG4 Network of Centres; and c) relate to existing buildings and public spaces and, where appropriate, the surrounding green network.</p>	<p>The proposed development would be within easy walking distance for many of the families in the immediate vicinity and offer a 20 minute neighbourhood solution in terms of access to a community facility with benefits In terms of increased social interaction and reduced isolation.</p> <p>Our intention is to explore and promote, in conjunction with local schools, cycling opportunities in and around the community hub.</p> <p>As part of a detailed planning proposal will explore transport and access issues in more detail. This will include local bus and train routes etc.</p>
<p>With regards to Non Residential Development Affecting Residential Areas any non-residential development in proximity to residential development does not harm residential amenity or erode the character of residential neighbourhoods through unacceptable levels of disturbance, traffic, noise, vibration, and emissions (particularly outside normal working hours</p> <p>Part 6 provides guidance on DETAILED DESIGN. It is expected that all new development, depending on the nature and scale of the development, will: a) employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area; b) use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and acknowledge the local architectural and historic context through the use of appropriate materials. It is expected that brick and mortar will be specified to harmonise with the tonality and texture of the existing built context. Brickwork should acknowledge and respond to existing coursing in the proposals immediate context, where appropriate. Render will not be deemed an appropriate choice of material. Living roofs consist of a waterproofing layer covered with a growing medium and a covering of vegetation. They can have numerous environmental benefits in terms of sustainability and adaptation to climate change, when designed and installed correctly, and can contribute to visual amenity.</p>	<p>The detailed design stage would provide a more detailed timetable of activities, hours of operation and assessed decibel levels. A basic potential timetable, based on existing known activities, has been provided.</p>
<p>CDP 2 – Sustainable Spatial Strategy CDP 2 requires that proposed developments utilise brownfield sites in preference to greenfield sites, prioritise the remediation and reuse of vacant and derelict land</p>	<p>We are responding to a site identified to us by local councillors and are unaware of any brownfield sites in the immediate vicinity of the Greenfield community offering the same level of community benefit which might be developable. The higher development costs (and technical expertise required) to develop vacant and derelict land sites would be likely to deter potential funding.</p>

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<p><u>CDP 4 – Network of Centres</u> Local Town Centres - In addition to their primary shopping function, the accessibility of these centres makes them appropriate locations for a range of other uses that provide a service to the public, including professional services, community uses and also leisure and entertainment uses. These other uses provide additional reasons to visit and help to generate activity at different times of the day. The current location of the FUSE facility border Shettleston Local Town Centre which seems a more appropriate location than the proposed site in the park. CDP4/SG4 aims to provide accessible locations for a range of other local services required by the public, places of social interaction that provide a focus for community life and to promote accessibility in order to reduce car dependency and promote social inclusion.</p>	<p>This proposal is not about relocating FUSE activities. It is about offering new activities from a community hub within an area of high need that lacks facilities. FUSE would be the lead agent for activities developed by a wider set of partners in response to locally identified needs.</p> <p>The location provides easy and safe walking and cycling access for the Greenfield population and its young people avoiding busy main roads.</p>
<p><u>CDP 5 & SG 5 – Resource Management SG5</u> This policy sets out how the City Development Plan can help contribute to meeting the Climate Change (Scotland) Act 2009 Targets of reducing greenhouse gas emissions. All new developments need to be designed to reduce the need for energy from the outset by making use of low and zero carbon generating technologies. A Statement of Energy is required to support all applications that demonstrate to the satisfaction of the Planning Authority that development meet the stated energy saving requirements .</p> <p>I have discussed policy CDP6 above</p>	<p>Detailed design would be dealt with in a full planning application which is outwith this feasibility work and will require an external consultant to demonstrate compliance. The modular building approach offers a high degree of potential to adopt low and zero carbon generating materials and technologies.</p>
<p><u>CDP 7 & SG 7 – Natural Environment</u> This sets out how the biodiversity landscape and geodiversity of Glasgow will be taken into account when considering development proposal. A desk top study on specific, biodiversity, animals, geology including how the site and the surrounding area is used by them is required in support of this planning application. <i>In accordance with guidance under SG7 Natural Environment supplementary planning guidance there should also be some provision in the design for increasing biodiversity value of the site (e.g. green roof, trees, wildflower grassland)</i>. The policy requirements of SG7 since COP26, the recent Glasgow Climate Plan and NPF4 has increased focus to address climate change and reducing emissions through protection of natural habitats and increase biodiversity. This area is within the water vole trigger map and therefore water voles are a constraint in this location. Surveys are therefore required to inform decision making as protected species need to be taken into account prior to determining planning applications. Guidelines on fossorial water voles https://www.glasgow.gov.uk/CHttpHandler.ashx?id=45426&p=0 NatureScot Standing Advice on water voles https://www.nature.scot/doc/standing-advice-planning-consultations-water-voles . In addition a general survey/PEA is required to cover all</p>	<p>FUSE would actively seek partners on board to develop allotments/gardens/orchard opportunities. We have discussed, for example, the possibility of community orchard provision as in other communities (e.g. in Coatbridge).</p> <p>The community hub could offer a community growing group options such as: a meeting space, storage, changing/tea and coffee facilities and links with young people Our plans include raised bed/planter opportunities as a 'stepping stone' to people not ready for a full allotment space.</p> <p>The community hub would support a range of activities both in the proposed building and the wider Greenfield Park, to enhance understanding of and gain benefit from access to green space e.g. outdoor education, community growing, mindfulness outdoors etc. This will foster inter-generational projects and cross-community activities from growing to horticultural skills to meditation / outdoor exercise.</p> <p>Our intention (and the reason behind the option of a wooden modular building) is to blend it into the natural surroundings and develop interest in the associated natural environment through</p>

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<p>protected species and habitat impacted by the proposal to produce a summary (map and table of habitats and species impacted and mitigation/compensation proposed to meet GCC and NPF4 policies on biodiversity). A key aim of the National Planning Framework 4 is limiting urban growth at the expense of green infrastructure and ongoing loss of biodiversity. Looking at the proposed scale and design of the building it is suitable to accommodate a green living roof/wall mentioned above. The landscaping strategy is required and to include green living walls/roofs and biodiversity rich native planting.</p>	<p>planters, community growing and activities within and across the wider Park area e.g. mindfulness, tai chi, a nature trail etc.</p> <p>The detailed design stage would include an assessment of the environmental impact of the proposed development and appropriately qualified consultants would be commissioned with a priority given to preserving biodiversity and promoting educational opportunities for local residents.</p>
<p><u>CDP 8 & SG 8 – Water Environment SG8</u> A Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) is required for any development in excess of 250m². These require to be self-certified and independently checked in accordance with published Glasgow City Council policy 'Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers'.</p>	<p>The detailed design stage would include Flood Risk Assessment of the proposed development and appropriately qualified consultants would be commissioned as part of this process.</p>
<p><u>CDP 11 & SG 11 – Sustainable Transport SG11</u> This policy contains detailed guidance on vehicle and cycle parking standards for new development. It sets out maximum parking standards for certain types of development which also relates to public transport accessibility. Parking levels are determined through a place making approach to the design of the development while ensuring that an appropriate amount of vehicular parking is provided in development. Safe and secure cycle parking should also be provided at the destination for those wishing to commute journey by cycle and to lessen car dependency. The FUSE facility is currently sited in an High Accessibility Public Transport area that is within easy access and encourages sustainable travel. The proposed site is within a Below Base Public Transport Accessibility area which seems to increase dependency on private car use contrary to the sustainability aims of the Council and NPF4.</p>	<p>The detailed design stage would include an assessment of the environmental impact of the proposed development and appropriately qualified consultants would be commissioned as part of this process.</p> <p>The location provides easy and safe walking and cycling access for the Greenfield population and its young people avoiding busy main roads. FUSE has discussed the prospect of safe cycling activity with local schools and our intention would be to provide facilities for cyclists at the community hub to encourage cycle access.</p>
<p>The following reports are also required in support of this proposal;</p> <ul style="list-style-type: none"> Planning Statement – addressing the above policies Transport Statement Flood Risk Assessment Drainage Impact Assessment Finished Floor Levels Statement of Energy (SOE) Site Investigation report including Remediation Strategy Landscaping/Biodiversity Strategy including green living walls and roofs Waste and Recycle Strategy 	<p>We acknowledge the need for a range of supports to support our application. Flood Risk, Drainage Impact, Energy, Site Investigation, Protected Species reports would all be addressed within the more detailed design brief with appropriately qualified consultants appointed to address these issues.</p>

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Tree Survey and replacement tree plan. Protected Species Assessment – noted above	
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