

PPP SCHOOL MODERNISATION PROJECTS AND THE LOSS OF OPEN SPACE IN SCOTLAND

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(HWCAG)**

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Preface

This report is the first-ever national survey of how PPP school projects are damaging Scotland's greenspace. It examines how, across Scotland, Councils are building new schools on parks and community playing fields, often at the behest of multinational construction companies and their advisers, whose concept of 'best value' cares little for the interests of communities or the environment.

The report has been drafted by the Holmhill Wood Community Park Action Group (HWCAG). HWCAG is a community group set up to voice public opposition to South Lanarkshire Council's plans to rebuild two schools on a public park, taking one-third of the park area from free community use. In the course of its campaign, HWCAG realised that South Lanarkshire Council is not alone in its environmental vandalism. We found that South Lanarkshire is just one – albeit one of the worst offenders – in a long list of local authorities building schools on Scotland's greenspace.

This prompted HWCAG to undertake a national survey, using Freedom of Information requests, of the open space implications of all Scottish Councils' PPP programmes. We also investigated the role of the key statutory consultees (sportscotland, Scottish Natural Heritage) and the oversight role meant to be exercised by the Scottish Executive.

The result makes depressing reading for anyone concerned at the state of Scottish greenspace and the way it is being damaged by PPP schools modernisation projects. Action is needed now, before it is too late.

HWCAG, October 2005

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EXECUTIVE SUMMARY

Across Scotland, a huge PPP-funded school modernisation programme is in progress. 30 of Scotland's 32 Councils are using PPP to rebuild or refurbish around 300 schools by 2009. Most of the public and media attention in relation to PPP has focused on value-for-money issues, but the schools modernisation projects have major, damaging implications for open space.

In order to satisfy the preference of multinational construction companies for new-build rather than refurbishments, Councils are rebuilding a significant proportion of new schools in new locations, often on greenfield sites. Many Councils are also selling the existing school sites – including open space, such as playing fields – for housing development.

The results of a HWCAG survey covering 30 Councils and 268 schools suggests that c.130 ha (c.320 acres) of public greenspace across Scotland is currently earmarked for development, or is already being built on, as a result of schools PPP projects. Equivalent to over 180 full-size football pitches, this loss of open space encompasses, parkland, playing fields, recreation grounds, amenity space and informal greenspace.

This is happening predominantly in the urban areas in and around the Central Belt – in South Lanarkshire, Falkirk, North Lanarkshire, Renfrewshire, Glasgow and Edinburgh – but also in Stirling, the Highlands, Aberdeen, Dundee and Clackmannanshire.

The sale of over 140 school sites is also leading to a reduction in the net stock of open space in urban areas, an increase in housing density and a decrease in the accessibility of facilities.

Why is this happening? For three reasons.

1. Some Councils are failing to respect national planning policy guidance. Many have failed to carry out any monitoring of open space or to take a strategic approach to open space issues. Worst of all, some Councils – South Lanarkshire, Stirling and Highland councils are cited as

examples – have engaged in questionable tactics to over-ride local plans and avoid consultation with local communities on contentious PPP schools projects

2. The statutory consultation process is not effective in protecting open space. The views of Scottish Natural Heritage can be ignored, while the remit of Sportscotland is too narrow to protect greenspace.
3. The Scottish Executive is either willfully or unconsciously ignoring the loss of open space and the failures of the planning system associated with PPP schools projects. Ministers rarely intervene to 'call in' planning applications damaging greenspace. Like Councils, they have also failed to monitor the loss of open space in Scotland. Lastly, the current proposals to reform the planning system will be too late to have an effect on the loss of open space associated with PPP.

This is not an issue that can await leisurely investigation and protracted debate. Over the next 3-6 months, many Councils will be signing contracts with private developers. Action needs to be taken now. Specifically:

- Ministers should take a lead by 'calling in' any PPP-related planning application that involves a significant loss of parkland, playing fields or other green space.
- In the context of the national picture presented here, Ministers need to look again urgently at planning applications already approved and establish ways in which Councils can be required to ameliorate greenspace losses at community level.
- Finally, the Executive needs to strengthen statutory consultation and improve local accountability to ensure that there is more effective protection for open space and much stronger requirements for proper local consultation on open space issues.

INTRODUCTION

This report presents the first-ever national survey of the damage being done by PPP school modernisation projects to greenspace in Scotland.

The report reveals that, in order to make school modernisation financially attractive to private developers, local Councils are sanctioning the rebuilding of schools on parkland, school playing fields and other sports pitches, combined with the sale of school sites and other public land for housing development.

Disturbingly, the report has found that, in some local authorities Councillors and senior Council officials are prepared to flout planning guidance, hide information and mislead the public in order to get PPP projects approved.

Despite pressure from communities and some politicians, the Scottish Executive has so far ignored the problem. Urgent action is now needed; if the Executive does not step in within the next six months it will be too late.

The following report starts by outlining the extent of PPP-funded school modernisation in Scotland, the implications for open space and the pressure on Councils from multinational developers (Section 1). It then presents the results of the HWCAG survey of every Council in Scotland, identifying the extent of the loss of greenspace through building on parks and playing fields, as well as the sale of vacated school sites (Section 2).

In response to the question 'why is this happening?', the report then describes the inability of government policy to protect open space in Scotland. This reflects a failure of the planning system (Section 3), the failure of the statutory consultation process (Section 4) and the failure of the Scottish Executive to exercise effective oversight (Section 5).

The report concludes with some recommendations for action in both the short and medium terms (Section 6).

1. PPP SCHOOL MODERNISATION AND OPEN SPACE

1.1 PPP school modernisation projects in Scotland

Across Scotland, a huge PPP-funded school modernisation programme is in progress. 30 of Scotland's 32 Councils are currently undertaking a mix of primary and secondary school improvement projects.¹ Under the current phase of the Scottish Executive's Schools PPP Programme, the government has allocated capital support of £2.5 billion for the rebuilding or refurbishment of around 300 schools. These allocations range from allocations of c.£50 million to Eilean Siar, East Renfrewshire and Angus to more than £150 million to Edinburgh, Dumfries & Galloway and North Lanarkshire.²

With a target date of 2009 for completing the programme as a whole, most Councils are currently at the stage of inviting bids or negotiating with preferred bidders (see Table 1). It is likely that a significant number of deals will reach 'financial close', completing the signing of contracts with private firms, over the next six months.

This volume of investment will transform a large part of the schools estate. It should provide modern, purpose-built school buildings and enable new and better teaching methods to be introduced. The new schools are intended to be available to the whole community and are supposed to include high quality facilities for drama, music, sport, IT and (in secondary schools) science laboratories. They are also meant to demonstrate commitment to the highest design and environmental standards.³

However, the use of PPP programmes is controversial. According to an Audit Scotland report⁴, the use of private finance has benefits in terms of clearer

¹ Orkney Islands Council and Shetland Islands Council are the exceptions.

² Scottish Executive www.scotland.gov.uk/Resource/Doc/1069/0011664

³ Scottish Executive, <http://www.scotland.gov.uk/Topics/Education/School-Education/16238/14315>

⁴ Audit Scotland, *Taking the initiative: using PFI contracts to renew councils schools*, The Accounts Commission, June 2002.

specification of service requirements, better control of construction costs, timely delivery and the scope for innovative solutions. On the other hand, the same report also recorded disbenefits such as reducing future financial flexibility and the higher costs of the procurement process. Other research has questioned the extent of the cost savings, especially with schools projects.⁵

Further, while PPP may deliver the benefits of quick infrastructure provision in the short term, it has been estimated that the taxpayer ends up paying five or six times the amount of the investment over the lifetime of the contract.⁶ There is also concern over the so-called 'affordability gap', since the costs of schools PFI projects are only partly funded by the Scottish Executive, requiring Councils to make up the difference through higher Council tax, cuts in services or transfers from other budgets.

Recent research on PPP commissioned for the Scottish Executive found strong evidence that PPP is effective in transferring construction risk to the private sector. It was less certain about whether post-asset completion risks are transferred more effectively than conventional procurement: "The issue is whether the potential benefits of PPP, such as whole life costing, are sufficient to outweigh its disadvantages such as lack of flexibility".⁷

Importantly, experience with the first generation of the PPP-funded schools found that the PPP procurement route may not necessarily deliver best value for local authorities. Some Councils have therefore been looking at variants of PPP, such as the Non-Profit Distributing Organisation used by Argyll & Bute and Falkirk Councils, or non-PPP financing models, as in the case of the Glasgow 3Rs primary schools modernisation project.

PPP/PFI has also been criticised for providing significantly worse design quality than in traditionally procured schools⁸, a point reinforced by the views of Architecture & Design Scotland, the Royal Institute of British Architects and

⁵ 'Comparing cost' by Paul Maltby, *PFI Journal*, 30 April 2003.

⁶ Professor Allyson Pollock, UCL, quoted in: Sunday Herald, *How Scotland's new PPP 'gamble could cost the nation £25 bn*, 13 June 2004.

⁷ Cambridge Economic Policy Associates Ltd, *Public Private Partnerships in Scotland: Evaluation of Performance*, Report to the Scottish Executive, March 2005.

⁸ Audit Commission, January 2003.

the Royal Fine Arts Commission for Scotland. An RFACS review of the designs for the Highland Council's PPP programme is typical of many expert assessments of PPP projects across Scotland: all of the school designs were found to be "extremely disappointing", failing to meet basic design principles, lacking in architectural vision, and failing to meet with many of the Scottish Executive school design criteria or with specialist guidance on designing, procuring and managing the school estate.⁹

Such concerns are echoed in a survey conducted by the EIS, which found that while teachers are glad of new facilities, they are disappointed and frustrated at the quality of the new establishments in which they work. Only 30% of schools consider their new/refurbished school to provide value for money.¹⁰

1.2 PPP schools projects and open space

Most of the public and media attention in relation to PPP school modernisation projects has focused on value-for-money issues: the long-term cost of the projects to taxpayers and the quality of the buildings and services provided by private firms. By contrast, there has been much less public awareness of the implications of PPP schools projects for open space, notably the negative environmental and community impact on Scotland's green space. In fact, the PPP schools modernisation projects being carried out by Councils have major implications for land use, especially in urban areas where open space is in short supply.

Under many of the PPP projects, Councils are taking the opportunity (in response to falling rolls) to merge schools, bringing 2 or 3 schools onto the same site in a single school or creating joint campuses of primary and secondary schools. Special needs schools, nurseries and other community facilities are also being brought onto the same sites as mainstream schools.

In Aberdeen, for example, the *3Rs Project* schools modernisation programme is bringing together 13 schools and various other community facilities

⁹ Highland Council, *Area Planning Committee Minutes, Ross & Cromarty*, 11 April 2005 (Annex 4 - Consultation reply from the Royal Fine Arts Commission For Scotland, 21 March 2005).

(nurseries, libraries, community centres) onto nine sites¹¹. In North Lanarkshire, the *Education 2010* programme will see 24 schools rebuilt on 17 sites,¹² and in Glasgow, the *Project 2002* has rationalised the secondary school estate from 39 to 29 schools.

This process is changing land use in two ways:

- First, Councils are rebuilding a significant proportion of new schools in new locations, often on greenfield sites.
- Second, many Councils are selling off the existing school sites (including open space, such as playing fields) for housing development.

Driving this process are the private developers. For construction companies, a new-build school on a greenfield site is much more financially attractive than refurbishment. Equally, the disposal of the original school site for housing allows companies to offer Councils cost savings on the project while making additional profits for themselves.

Bidders for schools PPP projects will typically seek ways to increase the amount of new build. In South Lanarkshire, the Council's original proposal to rebuild 8 schools and refurbish 11 schools was restructured, on the recommendation of the preferred bidder, to become 17 new-builds and 2 refurbishments.¹³ A similar situation was found in Glasgow:

"The educational need for the refurbishment of 26 secondary schools and the construction of two new secondaries and one primary, as assessed by Glasgow's educational experts, has been ignored. Instead, the project is for the construction of twelve new schools and the refurbishment of the others. A change which provides a more profitable

¹⁰ Educational Institute of Scotland, *EIS Survey of New and Refurbished Schools*.

¹¹ Aberdeen City Council, *3Rs Project Consultation Document*, June 2004

¹² North Lanarkshire Council *Education 2010 Newsletter*, Issue 7, 2005,

¹³ South Lanarkshire Council, Press Release, February 2005.

option for the private sector but fails to meet Glasgow's educational requirements".¹⁴

In some cases, bidders will even refuse to undertake refurbishment. In Clackmannanshire, it was reported that: *"The original 1 new school and 2 refurbishments had become 3 new schools. This was as a result of pressure from potential bidders who were unwilling to take on as much refurbishment".¹⁵* Similarly, in South Ayrshire it was noted that: *"Refurbishment projects are not popular with bidders due to risk transfer and operational issues...Bidders prefer New Build projects particularly with a small number of Schools within a compact geographical area".¹⁶*

Typically, the construction companies bidding for PPP projects do not mention housing development or use of green space in their initial bid. What happens is that, at the stage when they are selected by the council as the 'preferred bidder', the developers will submit a so-called 'variant bid', identifying ways of boosting the profitability of the project by acquiring green space for the schools project or for housing.

The limited competition in the industry means that developers are able to dictate terms to Councils. A South Ayrshire Council assessment of market conditions in 2004 noted that *"The PPP market place had now 'matured'. While only two or three years ago Councils could expect up to five interested bidders this is no longer the case. Most recently, some Councils have only attracted one bidder and in the case of a refurbishment project no market interest was forthcoming.... There are now only six potentially serious bidders in the Scottish Market".¹⁷* This is potentially damaging to local interests, since Councils come under pressure to structure bids and projects according to what suits the developers rather than the interests of their communities. Limited competition also undermines the rationale for using PPP, since the cost advantages for PPP are associated with strong competition and large projects.¹⁸

¹⁴ 'PFI in Schools: Pass or Fail', by Bill McCabe, Jim McKendrick and John Keenan, *Journal of Finance and Management in Public Services*, Vol 1, Summer 2001.

¹⁵ Clackmannanshire Council, School Estates Committee, 4 August 2005.

¹⁶ South Ayrshire Council, Policy and Resources Committee, 11 February 2004.

¹⁷ South Ayrshire Council, *op. cit.*

¹⁸ Cambridge Economic Policy Associates Ltd, *op. cit.*

Competition for legal advisory services in this market is limited as well. It has been estimated that there are only about five legal firms in Scotland dealing with PPP projects, giving rise to concerns about conflicts of interest. In Highland, it was alleged that the same legal firm was both acting for the Council and advising on PPP issues for the company carrying out schools modernisation work.¹⁹

There are wider issues of concern about the closeness of the relationships between Councils and multinational construction and property development firms. Edinburgh City Council recently sacked a senior official for gross misconduct, amidst allegations that one of the developers (Balfour Beatty, part of 'Transform' consortium) had been passed confidential information.²⁰ The withdrawal of Balfour Beatty leaves only one remaining bidder for the Council's £180 million PPP schools project.

A major problem is that public scrutiny of the details of the process is almost impossible. With major political and financial interests at stake, many Councils carefully control the release of information in ways that are not always in the public interest; in North Ayrshire, Councillors and officials are alleged to have made misleading public statements about the bidders, the procurement process and the support of statutory bodies such as Sportscotland.²¹

Councils regularly cite commercial confidentiality in refusing to release information on the content of the deals made between developers and councils. Council meetings dealing with bids are often taken in private with no public record made available. Minutes are frequently incomplete and key documents – such as the Outline Business Case – are sometimes suppressed.

¹⁹ West Highland Free Press, *Council may be caught up in conflict of interest over £100m schools PPP*, 25 February 2005.

²⁰ The Scotsman, *Schools revamp delayed for a year by inquiry*, 7 September 2005.

²¹ Sunday Herald, *Gross incompetence claim over £80 m project*, 24 July 2005.

Table 1: Scottish Schools PPP Programme

Authority	Capital Value (£m)	2003 Q4	2004				2005			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Aberdeen City	80							OJEU	ITN	
Aberdeenshire	45		PB	FC						
Angus	50				OJEU	ITN				
Argyll & Bute	80	ITN	PB							
Clackmannanshire	48				OJEU			ITN		
Dumfries & Galloway	160	ITN							OJEU	ITN
Dundee	89		OJEU	ITN					BAFO	
East Ayrshire	60			OJEU				ITN		
East Dunbartonshire	100							OJEU	ITN	
East Renfrewshire	50		PB				FC			
Edinburgh	180				OJEU	ITN				
Eilean Siar	48								OJEU	ITN
Falkirk	70							OJEU	ITN	ITN
Fife	53	ITN								
Highland	100		ITN				PB			
Inverclyde	80									OJEU
Midlothian	50				OJEU	ITN				
Moray	50									OJEU
North Ayrshire	80		OJEU		ITN					
North Lanarkshire	196	ITN		PB					FC	
Perth & Kinross	104		OJEU	ITN						
Renfrewshire	186	ITN	PB					FC		
Scottish Borders	50							OJEU	ITN	
South Ayrshire	60				OJEU	ITN				
South Lanarkshire	150			ITN					PB	BAFO
Stirling	73	OJEU	ITN							PB
West Lothian	55	OJEU	ITN							PB
West Dunbartonshire	100									OJEU
Total (£m)	2,447									

Key to status:

Projects with business case & timetable approved by Scottish Executive

Projects with business case & timetable not yet approved by S. Executive

OJEU

ITN

OJEU

ITN

Advertised in Official Journal of the EU

Invitation to Negotiate

Advertised in Official Journal of the EU

Invitation to Negotiate

PB

FC

Preferred Bidder

Financial Close

Source: Scottish Executive, Financial Partnerships Unit (<http://www.scotland.gov.uk/Resource/Doc/1069/0011664.xls>)

Status at 15 July 2005

2. THE LOSS OF OPEN SPACE IN SCOTLAND THROUGH SCHOOLS PPP PROJECTS: A NATIONAL SURVEY

Until now, there has been no comprehensive picture of how the PPP schools modernisation programme is affecting open space in Scotland. Neither the Scottish Executive nor local authorities are carrying out any monitoring of the loss of open space (see Sections 3 and 5 below). In response to this situation, HWCAG has undertaken the first ever Scotland-wide survey of the impact of PPP school modernisation projects. The HWCAG survey has found that open space is being lost in almost every Council area as a result of projects to rebuild or refurbish schools. This section outlines the survey undertaken and the results obtained.

2.1 The HWCAG survey of schools PPP projects and open space

The HWCAG research is based on a survey of every Council in Scotland carried out between August and October 2005. Using Freedom of Information requests, each local authority was asked to provide figures for the loss of open space for the period 1999-2005 and specifically to identify any cases of PPP/PFI school modernisation projects which involved the loss of open space (and the characteristics of the open space loss in terms of types and amounts of space).

The FOI responses from Councils were cross-checked wherever possible against Council committee minutes, site plans, planning application reports, local development plans, information from MSPs or other sources. Where necessary, supplementary information was sought from Councils on issues such as the change in playing fields provision, previous land use and the disposal of vacated sites.²²

²² Further details on the survey methodology are in Annex 1.

The results of the survey cover 30 Councils and 268 schools, representing over 90 percent of the planned PPP-funded school projects in Scotland. The individual PPP programmes are listed by Council area in Table 2 listing the total number of schools involved, those involving new-build on new sites, the number of existing sites being vacated and the types of open space being used by schools modernisation projects. Further details, including estimates of the amounts of open space being utilised in each case are provided in Annex 2.

Table 2: PPP schools programmes and open space

	PPP schools programmes			Identifiable open space used by PPP projects (excluding brownfield and developed land)
	Total schools	New sites	Vacated Sites	
Aberdeen City	11	2	6	Open space, including playing fields. Farmland
Aberdeenshire	9	2	2	Greenfield sites. Farmland. Part of local sports field.
Angus	6	2	5	Part of caravan park and parkland. Informal greenspace.
Argyll & Bute	5	3	5	Predominantly farmland. Informal play area.
Clackmannanshire	3	2	2	Parkland. Greenfield sites
Dumfries/Galloway	10	3	3	Greenfield sites (mostly farmland). School playing field.
Dundee	12	5	4	School greenspace (inc. playing fields). Farmland.
East Ayrshire	4	-	5	No new open space used.
E. Dunbartonshire	7	1	2	No new open space used.
East Lothian	6	-	-	(:)
E. Renfrewshire	6	2	2	Farmland.
Edinburgh	24	4	10	Urban greenspace. Playing fields
Eilean Siar	4	-	-	(:)
Falkirk	8	2	3	School playing fields. Public playing fields. Farmland.
Fife	3	2	3	Farmland.
Glasgow	30	1	11	Parkland.
Highland	14	10	9	School playing field. Community space. Farmland.
Inverclyde	(:)	(:)	(:)	(:)
Mid-Lothian	9	6	10	Farmland.
Moray	3	-	1	No new open space used.
North Ayrshire	4	1	2	Playing field. Greenspace.
North Lanarkshire	17	9	13	Parkland. Playing fields. Recreation grounds. Woodland.
Orkney Islands	-	-	-	No PPP schools modernisation projects.
Perth & Kinross	6	3	4	Farmland.
Renfrewshire	7	5	8	Parkland. Playing fields. Amenity open space.
Scottish Borders	3	1	-	Farmland.
Shetland Islands	-	-	-	No PPP schools modernisation projects.
South Ayrshire	7	-	-	No new open space used.
South Lanarkshire	17	2	16	Parkland. Public playing fields.
Stirling	7	6	7	School playing fields. Cricket pitches. Urban greenspace.
W. Dunbartonshire	3	3	6	School grounds.
West Lothian	11	-	-	School pitch. Greenspace.

Source: HWCAG survey. Note: (:) = No information available. See Annex 2 for further details.

The results of the HWCAG survey show that two types of open space loss are important: the building of new schools on parks and playing fields; and the loss of neighbourhood open space to infill development.

2.2 Building on parks and playing fields

The most damaging impact of schools PPP projects is where Councils are permitting – or actively encouraging – developers to build on parks or playing fields. According to the HWCAG survey, this is happening predominantly in the urban areas of the Central Belt – in South Lanarkshire, Falkirk, North Lanarkshire, Renfrewshire, Glasgow and Edinburgh – but also in Stirling, the Highlands, Aberdeen, Dundee and Clackmannanshire

Based on the survey results, a conservative estimate is that 130 ha (320 acres) of public greenspace is currently earmarked for development or being built on as a result of schools PPP projects. This is an area equivalent to over 180 full-size football pitches. This loss of open space encompasses parkland, playing fields and other sports pitches, recreation grounds, amenity space and informal greenspace.

The following examples illustrate some of the more damaging cases found in the HWCAG survey.

- **South Lanarkshire.** The Council has approved a planning application to rebuild two schools on Holmhill Wood Community Park (at Cambuslang/Cathkin) – the site of which will take up one-third of the park - and to dispose of the original school sites for housing. The same is happening in Bothwell Road Park (Hamilton).
- **Stirling.** Six of the school projects in the PPP programme involve loss of playing fields, cricket pitches and other space, in one case leading to the loss of c.60% of green space in the local community.
- **Highland.** The Council has approved plans to build a new Dingwall Academy on playing fields adjacent to the old school, taking up one of the few areas of greenspace in Dingwall.
- **Falkirk.** The Council has decided to locate the new Denny High School on Herbertshire playing fields and to sell a considerable proportion of

the existing school grounds for housing development. Three other PPP schools projects also involve the loss of playing fields.

- **Clackmannanshire.** The Council is consulting on a proposal to rebuild Alloa Academy in Alloa Park, a site identified in the Local Development Plan as “safeguarded recreational space”.
- **North Ayrshire.** The Council proposes to build a PPP ‘superschool’ on Laignykes playing fields, a key open site in Ardrossan and Saltcoats.
- **North Lanarkshire.** Three of the Council’s school PPP projects involve rebuilding schools in Rosehall Park, Russell Street Park and Houldsworth Park. Part of a Victorian park (Dunbeth) has been declared surplus to requirements to allow developers to build a fullsize floodlit Astroturf football pitch on the park.

In the context of local communities, this kind of development potentially has a major impact on the amenity and environmental benefit of residents. In many cases, the parks, playing fields and other amenity spaces being lost provide some of the few accessible areas of greenspace in densely populated urban areas.

2.3 Loss of neighbourhood open space to infill development

The second type of open space loss is where Councils are selling off vacated school sites for infill housing development.

In designing schools projects, Councils are taking the opportunity to rationalise the schools estate in their area through mergers. This is giving rise to a large stock of surplus sites, which Councils generally sell off for housing development, often to the same developers undertaking the schools PPP projects. Other infill arises because new-build or refurbishment projects involve a smaller ‘footprint’, allowing part of school sites to be sold for housing.

This disposal is taking place in almost every Council area in Scotland. According to the results of the HWCAG survey, over 140 school sites are being vacated, potentially representing 200-350 ha (500-850 acres) of public land - equivalent to about 300-500 full-size football pitches - which is being disposed of, mainly for housing development.

In smaller rural communities, where there is no shortage of open space, this may not be a problem. Also, it has to be recognised that some inner-city schools are on small sites, with little open space that could be retained. And a small number of Councils are planning to use at least some of the vacated sites for green space provision, for new community facilities or sporting purposes.

However, in the majority of cases, the impact of the site sell-off is threefold:

- (i) a reduction in the net stock of open space in urban areas;
- (ii) an increase in the density of housing; and
- (iii) in cases where a new school is sited some miles away, a decrease in the accessibility of open space (and school facilities)²³.

2.4 Why is this happening?

The HWCAG survey has found evidence that Councils are prepared to sacrifice green space in order to satisfy the preference of developers to build new schools on greenfield sites. Parkland, community playing fields and informal 'kickabout areas' are all being built on, regardless of the views of local communities. In towns and cities across Scotland, communities are losing rare and valuable open space. Once built on, the space is unlikely ever to revert to green space.

²³ Councils often argue that the quality of schools facilities (including provision for sports) is superior in the new schools. This is often true, but the point being made here is that the access to these improved facilities may be less. A critical factor in the use of open space is local accessibility; even a small increase in distance to travel (let alone a mile or more) can reduce the potential for usage considerably (see also Section 5 below).

The obvious question is: why is this happening? The average person might assume and expect that there are planning policies and systems that are meant to stop this kind of thing from happening. In fact, there are several levels of protection that are indeed meant to prevent Councils building on open space. However, there is clear evidence that the planning system is not working and – even worse – is being actively subverted by some local authorities.

The following sections examine each of the three aspects of the planning system that are failing:

- the failure of Councils to respect national planning policy guidance;
- the failure of Sportscotland – the statutory watchdog - to protect playing fields; and
- the failure of the Scottish Executive to act as safeguard 'of last resort'.

3. THE FAILURE OF THE PLANNING SYSTEM

In principle, the Scottish Executive has a strong commitment to protecting green space. The availability and accessibility of playing fields, parks and other green areas are at the heart of Executive policies for the health improvement, social inclusion, regeneration, leisure and the environment. The Scottish Executive's views on open space are regularly summarised in the following terms:

"The provision, design, management and protection of a network of open spaces in our cities, towns and villages is an issue right at the heart of sustainability. Open space is a vital resource for a range of functions including sport, play, visual amenity, nature, moderating climate, improving health, facilitating urban renewal and attracting economic development. It is central to local authority objectives in relation to Local Agenda 21, for sportscotland in the provision of facilities, increasingly in Scottish Natural Heritage's work with Countryside Around Towns projects and local communities and with Scottish Enterprise and the LEC Network in developing "competitive places". In addition, open space provides opportunities for local people to become actively involved in the management and enhancement of their local environment".²⁴

In practice, it is the planning system which is meant to protect and improve the provision of open space.

3.1 National Planning Policy Guidance

Local authorities have the primary responsibility for making decisions on local land use. Local authority policies on the provision of land for sporting and other recreational facilities are set out in Development Plans, which consist of two parts, a more strategic Structure Plan and a particularised Local Plan, developed through a process of consultation with local communities, often after exhaustive and extensive public inquiries.

Decisions on land use are also meant to be influenced by Scottish Executive national planning policy. On the subject of open space, the Scottish Executive has issued a specific set of guidelines: National Planning Policy Guidance 11 –

²⁴ Scottish Executive, *Open Space Research Project*, 10 March 2004

Sport Physical Recreation and Open Space.²⁵ NPPG 11 makes clear the priority meant to be given to open space by Councils, as the following extracts show:

- *“Robust planning policies are required to safeguard established open spaces, playing fields and access routes where they contribute to local community needs and enjoyment. Councils should lead by example and generally resist development of open space and playing fields in their ownership”* (para. 29).
- *“Development proposals affecting open space, especially playing fields, must...be considered carefully if they would be likely to adversely affect the community value of the open space”* (para. 38).
- *“Public parks should be safeguarded from development”* (para. 43).
- *“Where [informal amenity open spaces] are under pressure for infill development their role as part of the open space system should be given full weight”* (para. 43).
- *“There should be a presumption against redevelopment of playing fields or sports pitches, public or private”* (para. 47).

NPPG 11 also provides guidance on the disposal of vacated school sites, indicating that decisions should take account of the wider community interest:

“In response to a fluctuating school population, some education authorities have taken decisions to dispose of land and building surplus to educational requirements. Such decisions are a matter for local discretion, but once redeveloped, it is unlikely that school playing fields can ever be reinstated, so the loss to the community should be regarded as permanent. Disposals should only be entertained if open space analysis demonstrates that the land is surplus to requirements, taking account of both its recreational and amenity value” (para. 46).

Indeed, NPPG 11 goes on to say that Councils should not sanction the redevelopment of playing fields and sports pitches unless there would be no loss of amenity and they make available alternative provision of equal

²⁵ Scottish Executive, *NPPG 11 – Sport, Physical Recreation and Open Space*, National Policy Planning Guidance, www.scotland.gov.uk/_utils/print.aspx

community benefit and accessibility, and there is a clear long term excess of pitches, playing fields and public open space in the wider area.

In January 2003, the Scottish Executive published a further Planning Advice Note on planning and open space (PAN 65)²⁶ to raise the profile of open space as a planning issue. PAN 65 was published because of Executive concern that Councils were not giving a high priority to the open space conditions laid down in NPPG 11. Specifically, PAN 65 advised Councils:

- (a) to take a strategic approach to open space, including an open space audit, and to ensure inter-departmental coordination on open space issues; and
- (b) to ensure that the development control decisions taken by Councils do not set aside or undermine open space commitments, particularly where Councils have an interest in the land.

3.2 The failure of Councils to respect NPPG 11 and PAN 65

The planning system relies on local authorities being the guardians of green space. Under national planning legislation and guidance, it is Councils who are responsible for ensuring that open space is protected and maintained. In practice, the picture is quite different. As the HWCAG survey has shown, Councils are allowing – or actively facilitating – the loss of green space to suit other interests. Three factors are important here: the lack of interest among Councils in monitoring the loss of open space; the lack of strategic recognition of open space issues under PPP; and the questionable tactics of some Councils in pushing through PPP planning applications.

3.2.1 No open space audits

The starting point of the problem is that most Councils do not have a clue about the loss of open space in their area. As part of the HWCAG survey of Scotland's Councils (carried out through FOI questions in August-October

²⁶ Scottish Executive Development Department, *Planning and Open Space*, Planning Advice Note 65, January 2003.

2005), every local authority was asked what figures it could provide on loss of open space.

Table 3: Information held by Councils on loss of open space

Council	Information held on loss of open space	Loss of open space 1999-2005
Aberdeen City	No records held	No information
Aberdeenshire	No records held	No loss of open space
Angus	No records held	9.6 ha lost
Argyll & Bute	No records held	No information
Clackmannanshire	No records held	No information
Dumfries/Galloway	No records held	Loss of space "minimal"
Dundee	No records held	No information
East Ayrshire	No records held	No information
E. Dunbartonshire	No records held	No information
East Lothian	(:)	(:)
East Renfrewshire	No records held	No information
Edinburgh	No records held. Audit under way	No information
Eilean Siar	(:)	No loss of open space
Falkirk	No records held. Audit planned	No information
Fife	No records held	No information
Glasgow	No records held	No information
Highland	No records held	No information
Inverclyde	(:)	(:)
Midlothian	No records held	No information*
Moray	No records held	No information*
North Ayrshire	No records held	No information
North Lanarkshire	No records held	No information
Orkney Islands	No records held. Audit planned	No information
Perth & Kinross	No records held	No information
Renfrewshire	No records held	No information
Scottish Borders	No records held	No information
Shetland Islands	-	No loss of open space
South Ayrshire	No records held	No information
South Lanarkshire	No records held	No information
Stirling	No records held	No information
W. Dunbartonshire	(:)	(:)
West Lothian	No records held.	17.89 ha lost

Source: HWCAG survey, August 2005. For methodology, see Annex 1. Notes: (:) = No information available. (*) = Spreadsheets or lists of planning application decisions provided but not in a collated form.

The results are damning: almost three years after the Scottish Executive advised all Councils to carry out open space audits, the survey found that few Councils collected data or were able to assess the amounts or types of

development taking place on open space in their Council area (see Table 3).²⁷ Only three local authorities (Aberdeenshire, Eilean Siar, Shetland Islands) were able to say definitively from their records that there had been no loss of open space.

Moreover, the situation shows little sign of changing in the near future. According to the HWCAG survey, only three Councils (Edinburgh, Falkirk, Orkney) are either undertaking or planning to carry out any kind of open space audit. In these circumstances, it is impossible for Councils to be making informed decisions on open space usage. Four years ago, research commissioned by the Scottish Executive concluded that:

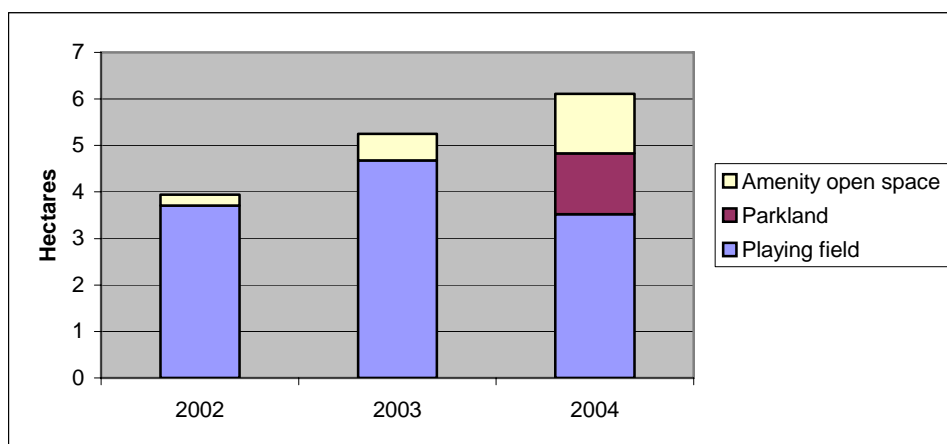
“without such audits, [Councils] lack the information they will need to make informed judgements on a wide range of open space issues, such as appropriate local provision standards; where particular playing fields or sports pitches can be redeveloped for some other purpose; and the true value of existing open space such as urban and country parks.”²⁸

The urgent need for Councils to take this issue seriously can be demonstrated by figures from one Council which has been running an unofficial pilot project to monitor development applications involving change in green space. According to their data, in only three years some 15 ha (37 acres) of green space – parkland, playing fields and amenity open space – has been lost to development, mostly housing (see Figure 1)²⁹. Moreover, the loss has been increasing each year over the three-year period of the data.

²⁷ The issue of open space monitoring pre-dates PAN65. As far back as 1997, Scottish Natural Heritage recommended that local authorities should implement their own monitoring of greenspace, carried out to a nationally agreed standard.

²⁸ Scottish Executive Central Research Unit, *Rethinking Open Space: Open Space Provision and Management: A Way Forward*, by Kit Campbell Associates, Edinburgh, SECRU, 2001, para. 2.44.

²⁹ The figures were provided by one Council in the Central Belt as unofficial data based on a pilot project; the name of the Council is therefore being withheld.

Figure 1: Loss of open space in one Council area, 2002-2004

Source: Unofficial information from one Council

3.2.2 Lack of strategic recognition of open space issues under PPP

A central recommendation of PAN 65 was that Councils should take a strategic approach to open space management, with a coordinated approach that would integrate the activities and decisions of different Council departments and policies.

In practice, open space issues and environmental factors are largely being ignored when PPP school modernisation programmes are developed. Despite the fact that these projects have important implications for open space – and Councils often have strategic commitments (on paper) relating to open space - the strategic objectives of PPP programmes focus exclusively on educational and financial issues.

There is frequently no mention of environmental, amenity or land use issues, and there is no recognition that decisions on individual school sites need to be considered in the context of the wider community interest in land use.

3.2.3 The questionable tactics of Councils

These *strategic* failures to undertake open space monitoring, or to consider the wider environmental and community issues associated with the changes in land use and loss of open space, are then exacerbated by *operational*

failures concerning the inability or unwillingness of Council planning decision-makers to protect open space when planning applications are put forward for approval.

In fact, it is clear that NPPG 11 and PAN 65 are not just being ignored in order to get PPP school modernisation projects approved. What is worse is that Councils are actively undermining the guidance with a wide range of questionable tactics, which, in some cases are subverting their own plans, the integrity of the planning system, local democracy and accountability. These include:

- over-riding plans, both the local development plan and structure plan;
- ignoring objections from statutory bodies;
- obscuring or misrepresenting the location, boundaries or impacts of development projects, or providing inaccurate information on projects;
- limited or biased consultation of the community;
- concealment of legal advice;
- conflicts of interests among Councillors;
- lack of objectivity on the part of Council officials.

It should be noted that not all Councils are guilty of such tactics. Some local authorities – Angus Council and Moray Council are examples – appear to have made considerable efforts to publicise their PPP projects, to consult communities and to change their plans in response to public opinion.

By contrast, the following examples – of South Lanarkshire Council, Stirling Council and Highland Council – illustrate some of the worst examples of the above tactics among Scotland's local authorities.

**THE FAILURE OF THE PLANNING SYSTEM:
CASE STUDY OF SOUTH LANARKSHIRE COUNCIL**

In December 2001, South Lanarkshire Council presented its case to the Scottish Executive for funding for its School Modernisation Programme for all secondary schools in the Council area. The Council received Executive backing and in 2003 consulted extensively on its proposals. The only proposals on offer at that time for Cathkin and Rutherglen High Schools were for refurbishment of both schools on their present sites. These proposals gained 98% approval from those consulted. However, in February 2005 without any further consultation whatsoever the Council announced its intention to rebuild Cathkin and Rutherglen High Schools on Holmhills Wood Community Park and to use the existing school sites for housing. These changes were proposed by the chosen developer (Inspired). On announcing the changed proposal, the Council originally mis-described the site, refusing to acknowledge that it formed part of the Park.

This development is contrary to the Local Plan and Structure Plan where the site was designated as community parkland and part of the Glasgow and Clyde Valley 'Green Network'. It is contrary to the Council's biodiversity, environmental and woodland management strategies. It contravenes European Union and Scottish Enterprise Lanarkshire rules on funding provided to the Council for the creation of the park in 1999 and will require repayment of significant sums by the Council. Contrary to the requirements of NPPG 11 and PAN 65, no analysis of open space needs was done by the Council, and there is no clear long-term excess of pitches, playing fields and public open space in the wider area.

The Council undertook no public consultation on the plan to build on Holmhills Park beyond the statutory minimum; no public meetings were held; and no information was distributed to the community. In fact, Council officials misinterpreted the proposal to concerned politicians and community objectors. A senior education official wrote that the proposal "would add to the quality of the woodland" when many hundreds of trees would actually be destroyed. Council planning officials also displayed lack of objectivity: more than 3 weeks before the final date for lodging objections the Council's Head of Planning stated that he had formed a conclusion on the application and that it was the task of the planning department to justify the departures from the Development Plan.

The planning application was opposed by Cambuslang Community Council, Scottish Natural Heritage, the National Playing Fields Association, MSPs of four political parties and 250+ individual objectors. The proposal was also opposed by the entire staff of Rutherglen High School which caters for children with special needs; the existence of the teachers' opposition was suppressed by the Council.

All these factors were ignored by the Council when it approved the development in September 2005, ignoring the conflict of interest on the part of Committee members. Almost two-thirds of the Councillors on the Planning Committee also sit on either Education Resources Committee and/or the Executive Committee, the latter of which had previously authorised the project (see Annex 3).

Source: Holmhills Wood Park Community Action Group

**THE FAILURE OF THE PLANNING SYSTEM:
CASE STUDY OF STIRLING COUNCIL**

In 2003, Stirling Council decided to refurbish/rebuild Stirling High School on its current site, as part of its PPP schools modernisation project, and for which outline planning permission was granted. However, among the changes proposed by the Council's chosen developer (Gateway), and accepted by the Council was to rebuild the school on Williamfield cricket ground and school playing fields and to use the original Stirling HS site for housing development. The new proposal would use the equivalent of six football pitches worth of green space, representing a loss of some 80% of the total green space left in the community.

The relocation of Stirling HS would be to a smaller campus, shared with a commercial entertainment concern. The cramped nature of the site has required the appropriation of the public football pitch in the neighbouring public park. Playing field losses are being met with pitches more than two miles away, essentially unreachable with public transport.

The submission of detailed plans for the PPP project by Gateway, backed by the Council, revealed the abandonment of the green belt, green space and green corridor commitments in the Council's Development Plans. The development is contrary to the Clackmannanshire & Stirling Structure Plan and the Stirling Area Local Plan policies in relation to open space, housing, traffic, conservation areas, sustainability and land use. It is also contrary to the Local Community Plan for St Ninians. A public survey of 722 households undertaken by the local Community Council (with 225 responses) found only 9.4% of households supporting the new-build proposal.

The public consultation was inadequate, with limited access to the detailed plans, and a lack of balanced information on the tender proposals, the bids and the planning applications. Impact assessment reports contained inaccuracies and failed to address serious issues; in some case statutory concerns were not dealt with prior to final consideration of the detailed planning applications.

Despite these concerns, the Council approved the planning applications on 12 May 2005, and they are currently with the Scottish Executive.

Source: Torbrex Community Council

THE FAILURE OF THE PLANNING SYSTEM: CASE STUDY OF HIGHLAND COUNCIL

The present Dingwall Academy is arguably one of the best-situated schools in Scotland. It is a prominent landmark on a large site with a commanding view over the town and its playing fields, These are Dingwall's only large green space and form part of the flood plain of a tidal river.

Highland Council began considering PPP for schools in 2000 at which time Councillors publicly stated their uneasiness about the lack of community consultation and inadequate Best Value inherent in PPP. However, in mid-2003 the Council began discussions with Alpha Schools, which became its preferred bidder. In December 2003, without warning, residents in the vicinity of Dingwall Academy were notified of an application for outline planning permission to build on the playing fields of the existing school. However, in January 2004 Dingwall Community Council dissolved itself for unspecified reasons and failed to ascertain and express local opinion on the plans before and at the outline planning meeting. On questioning the absence of consultation the Council pointed to an unpublicised meeting in April 2003 at which its staff met with the school board. The existence of minutes of the meeting was initially denied, but they reveal that only the generalities of the PPP process were discussed.

In February 2004, outline planning permission was granted. The Council alleged that failure of one of the major projects in its PPP2 scheme would result in the collapse of the whole project. Subsequently, a petition was raised with more than 2,000 signatures opposing the plan, public meetings were held by a new Community Council, and a vigorous debate, overwhelmingly against the proposals, occurred in the local press and radio. Despite many representations, the Minister for Communities accepted the outline proposals in June 2004. Requests to see her adjudication have been denied.

In February 2005, a local referendum run by the Electoral Reform Society voted by 73.5% to 26.5% against the proposal, with a 63.6% turnout. The following month, the School Board, sent out approximately 3,000 letters in two mailings to parents in the Academy's catchment area warning of threats to their children's education provision if the PPP plans did not proceed. In the town of Dingwall this produced letters of support for the Council's plans from only 38 individuals or families

Despite the strength of objections, the opposition of the Community Council, continuing concerns about flooding and traffic safety, and strong architectural criticism by the RFACS (see Section 1.1), the detailed plans were approved in April 2005. The results of the local referendum were dismissed. The current Minister for Communities approved the proposal in July without giving his reasons. The Highland PPP2 schools scheme is to be considered by the full Highland Council on 27 October 2005.

Source: Keep off the Grass, Dingwall Community Action Group

4. THE FAILURE OF STATUTORY CONSULTATION

Planning applications for PPP schools modernisation projects that are contrary to the Local Plan involve a process of statutory consultation. This includes advertising the application in the local press for a minimum period and seeking the views of a range of interested parties, such as community councils, and a range of national statutory consultees. With respect to open space issues, the main bodies are Scottish Natural Heritage, and, for applications affecting playing fields, Sportscotland.³⁰

4.1 Scottish Natural Heritage

Scottish Natural Heritage (SNH) is an independent national body, responsible to the Scottish Executive, with the task of securing the conservation and enhancement of 'Scotland's unique and precious natural heritage' with reference to issues such as wildlife, biodiversity, habitats and landscape. As a statutory consultee, its main concern in assessing planning applications is to assess whether they will improve or damage the natural heritage and its sustainable usage.

Unfortunately, Councils can effectively ignore opposition from SNH to planning proposals. The South Lanarkshire PPP proposal for Holmhill Wood Community Park is a good example. Here, SNH was unequivocal in its condemnation of the application:

"we note with much disappointment that the above proposals would result in the loss of public open space..... SNH does not support the development of amenity open space particularly, as in this instance, where it makes a positive contribution to the Green Network. Whilst we do not question the intention to improve and upgrade education facilities within South Lanarkshire, we would expect this to take place without detriment to the natural environment and open green spaces enjoyed by local communities. The release of an amenity open space to development should be fully justified as part of a wider Open Space Strategy and supporting Audit.....The continuing piecemeal loss of such

³⁰ The Scottish Environmental Protection Agency (SEPA) has a role but tends to be concerned only about environmental impact issues such as air, water and ground pollution, flooding, drainage and similar issues.

*sites without this information to inform decisions is of great concern to SNH. On that basis, **SNH objects to the proposed development.***³¹

Revealingly, the SNH consultation response went on to say that: *“as this proposal forms part of the Council’s schools modernisation project, we assume that planning consent for the proposal will be forthcoming.”*

This demonstrates clearly the failure inherent in the system of statutory consultation. Not only could South Lanarkshire Council (like several other local authorities across Scotland) ignore SNH, but SNH obviously *anticipated* – on the basis of experience - that a development proposal in which the Council has an interest would go ahead regardless of objections from SNH, other statutory consultees and community objectors.

4.2 Sportscotland

Whenever the Scottish Executive is challenged about the loss of playing fields, it justifies the adequacy of existing safeguards with reference to the role of Sportscotland. Sportscotland is a statutory consultee on planning applications affecting playing fields. If a local authority wants to grant permission to a planning application involving development on playing fields where Sportscotland has maintained an objection, the application must be notified to the Scottish Executive. Ministers may then decide to call in and determine the application.

The number of referrals to Sportscotland arising from schools PPP programmes is clearly increasing: *“In 2004, 168 planning applications were referred to sportscotland, 118 of which were on playing fields sites. This marked increase [compared to an average of 60 per year is principally due to the large number of new and refurbished schools being provided through the current round of PPP projects].”*³²

Despite the impact of PPP on playing fields, Sportscotland claims that the current system is effective. This is based on Sportscotland’s perception that

³¹ Scottish Natural Heritage Consultation Response to South Lanarkshire Council, 19 August 2005.

³² Sportscotland *Annual Monitoring Report 2005: Planning Applications Affecting Playing Fields*, May 2005, p.1.

the number of pitches being lost is small and that PPP proposals are leading to an increase in pitch quality and playing capacity.³³

However, there are several important caveats to this view:

1. SportsScotland's primary concern is solely with the number and quality of sports facilities, not with environmental issues. Councils can justify building a school on a park or community playing fields by stating that they are providing better quality school playing fields.
2. SportsScotland does not consider community accessibility. Replacement all-weather pitches are generally not as available as open space playing fields. In most cases, access is controlled (and restricted by maintenance contracts) and often a booking fee is required. They are subject to block bookings by organised groups and may only be available to the public informally in the close season.
3. SportsScotland does not consider the location of facilities. Local playing fields can be 'traded' for replacement facilities several miles away, regardless of the (un)availability of public transport or cost of travel. This also contradicts the recommended approach under NPPG 11 which advocates "providing opportunities for sport and recreation near to where people live" to enhance people's quality of life and reduce the need for people to travel.³⁴
4. Many PPP school modernisation projects involve mergers. When schools are merged, the pupils may only have access to half of the playing fields of the combined schools.
5. SportsScotland objections can be ignored by local authorities and over-ruled by the Scottish Executive. In the view of SportsScotland *"this indicates the need for sportsScotland to take a pragmatic approach to*

³³ SportsScotland *op. cit.* .

³⁴ National PPG 11, *op. cit.* paragraph 8.

*the issue of the loss of pitches and proposed compensation/replacement provision*³⁵.

It is also worth noting that Sportscotland's positive assessment of the protection of playing fields in Scotland is not shared by the National Playing Fields Association (NPFA) in Scotland which is warning of a steady loss of playing fields as a result of development. It notes that: *"school fields are under threat as hard-pressed education authorities seek to turn their valuable land assets into cash"*³⁶. The Association has been pressing Scottish Ministers to give much greater protection to Scotland's recreational spaces. In June 2005, the NPFA Development Officer for Scotland called on the Scottish Executive to put in place measures properly to protect play areas, open space and playing fields. In particular, he drew attention to the threat from PPP schools projects:

"The NPFA is...concerned about new schools being built under the private-public partnership (PPP) which in most cases have significantly reduced areas for the provision of physical education (PE). In many cases school playing fields are the only recreational space serving communities".³⁷

Furthermore, whatever the Scottish Executive's public support for the role of Sportscotland, internally there is concern among both civil servants and special advisers at Sportscotland's perceived inadequacy in safeguarding playing fields. As part of the Labour-Liberal Democrat 'Partnership Agreement' commitment to set strong minimum standards for public open space, consideration was given to making the National Playing Fields Association (NPFA) a statutory consultee with the aim of protecting existing open space "in a more robust manner". It was noted that *"Sportscotland's policy led to the loss of playing fields which could not be replaced. NPFA was likely to take a less relaxed view than sportscotland about potential loss of playing fields*

³⁵ Sportscotland *Annual Monitoring Report 2005: Planning Applications Affecting Playing Fields*, May 2005, p4.

³⁶ www.npfa.co.uk/content/npfascotland/index.html

³⁷ National Playing Fields Association, *Action Demanded to Tackle Threatened Playing Fields in Scotland*, NPFA Press Release, 1 June 2005

and therefore was likely to be more active in objecting to relevant planning applications³⁸.

The difference in the approaches of Sportscotland and the NPFA is evident from their responses to South Lanarkshire Council's proposals to build a PPP school on Holmhills Wood Community Park – see Table 4 below.

Table 4: Different views - Sportscotland and NPFA responses to South Lanarkshire's proposal to build on Holmhills Wood Community Park

Sportscotland	National Playing Fields Association
<p>"In terms of our statutory role in the planning process, I can confirm that sportscotland have no objection to the principle of the development proposed, namely the erection of a new school and the construction of, inter alia, a full size floodlit all weather pitch and playing field large enough to accommodate at least 2 good quality grass pitches"</p> <p>[This was subject to further consideration of conditions relating to the siting of the school, proximity of pitches to residential houses and the pitch surfaces].</p>	<p>"The 5.3 ha of recreational space which exist at present would see approximately 2.5 ha lost to the bricks and mortar environment of the proposed new building. There is <i>no</i> commitment within the Planning Application (PA) to make good this loss of open space <i>anywhere</i> – far less within the Cambuslang/Cathkin community.</p> <p>Even for the remainder of the PA site where new Sports Pitches are proposed, access to these Playing Fields will be severely restricted to the community at large for informal recreation and play by the perimeter security fencing where, at present, Holmhills Park open space is available to local people without restriction.</p> <p>The foregoing arguments form the basis for the NPFA's Formal Objection to this Planning Application which rides roughshod over the Council's adopted Local Development Plan; National Planning Policy Guidelines; the health and welfare of future generations of Cathkin/Cambuslang inhabitants; and the express wish of that community."</p>

Source: Extracts from the submissions of the consultation letters from Sportscotland and the National Playing Fields Association to South Lanarkshire Council.

Finally, it should be noted that the possibility of the NPFA becoming a statutory consultee has been mooted within the Scottish Executive on several occasions, but this has been repeatedly resisted by the Scottish Executive Sports Policy Unit, most recently in June 2005.³⁹

³⁸ Scottish Executive, *Special Advisers Meeting*, 8 December 2003

³⁹ Scottish Executive, *NPPG 11 – Briefing Notes*, June 2005.

5. THE FAILURE OF THE SCOTTISH EXECUTIVE

The final safeguard for open space is meant to be the Scottish Executive. It is the Scottish Executive which has set out policies on the protection of open space and which repeatedly stresses the importance of open space for environmental, social inclusion, sports and recreation and other policy reasons. It is also the Scottish Executive, which, under the planning system, is often the final arbiter on planning applications that are contrary to the development plans, since frequently such applications cannot be granted by local authorities without first being referred to the Executive.

In practice, the Scottish Executive is either wilfully or unconsciously ignoring the loss of open space associated with PPP, the failure of the planning system and the questionable tactics of local authorities. This is evident, first, in its almost total failure to 'call in' controversial applications and, second, in its lack of action to monitor the loss of open space.

5.1 Failure to 'call in' planning applications

Planning applications in which a Council has an interest (e.g. PPP projects), or which are located on land owned by a Council (e.g. parks or playing fields), and which are contrary to the development plan, or which involve a large number of objections, have to be notified to the Scottish Executive. In cases where the Executive is concerned about the implications of the application, Ministers may call in the application for determination. However, in response to an FOI request from HWCAG, the Scottish Executive was unable to say whether or not any, or how many, planning applications involving the loss of greenspace had been called in by Ministers over the past five years. This reflects the fact that planning procedures do not contain a specific requirement for planning authorities to notify the Executive of planning applications involving loss of green space in urban areas.

Scottish Executive information *is*, though, available on the notification and 'calling in' of planning applications involving development specifically relating to playing fields. Planning applications involving the loss of playing fields

have to be notified to the Scottish Executive where Sportscotland has advised against consent or has recommended conditions which the Council does not propose to meet. Since the introduction of this notification requirement in 1997, only 14 planning applications have been notified to Scottish Ministers, and, of these, only 3 have been called in for determination by Ministers.⁴⁰ Between 1997 and 2002, there was only one known case of a planning application involving loss of playing fields being refused by Ministers.⁴¹

This does not suggest a pro-active approach to protecting greenspace by the Scottish Executive. It has to be remembered that Sportscotland takes a narrow view of the impact of playing field loss, related solely to the quality/quantity of playing field provision and ignoring environmental, amenity, community interest or accessibility issues. This is reflected in the small number of applications that need to be notified to Scottish Ministers, but clearly even when Sportscotland objects to the loss of playing fields, Ministers are rarely minded to intervene. The above data shows that Ministers have 'called in' only about one-in-five applications to which Sportscotland has objected over the past eight years. If Ministers do not call in the application, the local authority is free to grant it.

5.2 Failure to monitor loss of open space

The inability of the Scottish Executive to provide information on the wider role of Scottish Ministers in protecting open space in relation to notified planning applications is part of a general ignorance on the part of government about what is happening to open space in Scotland.

It should be clear to the Scottish Executive that the loss of open space is an issue of public concern, reflected in the following representations⁴²:

⁴⁰ Scottish Executive response to FOI request, 8 August 2005. Of the three applications called in, two were withdrawn by the applicant and the third (St Modan's HS, Stirling), was under consideration by Minister at the time of the response.

⁴¹ Parliamentary Answer by Hugh Henty to Irene McGugan, 28 May 2002, S1W-25894.

⁴² Information based on HWCAG research and Scottish Executive response to FOI request, 25 July 2005.

- Two Parliamentary Motions and Debates concerning “the continuing loss of green space in Glasgow” (S2M-1172, 21 April 2004) and “the continuing diminution in the number of sports pitches and open space across Scotland” (S2M-2615, 1 June 2005). See also the box below.
- At least five public petitions to the Scottish Parliament Public Petitions Committee (PE721, PE724, PE771, PE 813 and PE821) and subsequent representations made by the Committee to the Scottish Executive in November 2004 and March 2005.
- 30 Parliamentary Questions involving both Written Answers and Oral Answers, asked by MSPs from all political parties (see Annex 4).
- Letters to Ministers and representations to the Scottish Executive Education Department concerning the possible construction of schools on greenspace as part of school PPP projects, in particular relating to projects by South Ayrshire Council, Stirling Council, Highland Council and Falkirk Council.

Despite this level of concern, the standard Scottish Executive response has been to deny that there is a problem. Apart from referring to the role of Sportscotland, the guidance provided by NPPG 11 and the responsibilities of local authorities (all of which have been shown to be deficient in this report), the most common reply from the Scottish Executive is that it has no information on the issue. (See Annex 4 for a complete listing of Scottish Executive responses to MSP questions on the loss of open space.)

But this is not a new problem. As long ago as 1997, Scottish Natural Heritage’s review of the state of Scottish greenspace concluded that *“greenspace resource should be recorded, assessed and monitored....there is an urgent need for monitoring to incorporate meaningful measures of quality and accessibility”*⁴³.

⁴³ Scottish Natural Heritage, *The State of Scottish Greenspace*, by Anne McCall and Nigel Dear, SNH Review No. 88, 1997, p.71

Cross-Party concern at the loss of open space

"I am increasingly worried about the continued threat to, and loss of, Glasgow's green spaces. Developers are targeting football playing fields, bowling greens and tennis courts, as well as smaller grassed areas and gap sites across the city. In fact, the phenomenon is common to many towns and cities across Scotland."

"It seems that council planning committees in Glasgow are not as rigorous as they should be in enforcing planning and conservation protections which are designed to safeguard communities. Indeed, a coach and horses has sometimes been driven through these planning protections"

Robert Brown (Glasgow) Liberal Democrats

"The loss of green spaces, open spaces and sporting facilities is one of the issues that has most frequently arrived on my desk in the two years since I joined the Parliament, and I am sure that every other member throughout Glasgow and well beyond would say the same".

Patrick Harvie (Glasgow) Green Party

"In Edinburgh, we have lost land at Peffermill, Jock's Lodge, Holyrood, Hawkhill, Ferryfield, Gypsy Brae, Crewe Toll, Muirhouse, Ravelston Dykes, Meggetland, Canal Field, Gray's Loan, Craighouse, Double Hedges, Colinton Mains, Gyle and Turnhouse, to mention but a few places. That is a devastatingly depressing list of communities that have been robbed of facilities that they have enjoyed for many years. What happened at Meggetland is a prime example of the way in which local authorities and planners have got round things. Over the weekends, Meggetland was home to literally hundreds of young people flying kites and playing games of football, here and there, with piles of shirts for goalposts. That has been replaced by manicured grass and all-weather pitches that people have to pay to use. The massive informal use of that space has gone, probably for ever. It cannot be returned, yet that space was of great value to the community."

"We cannot allow that process to continue in our cities. The Executive has a clear duty to arrest what appears to be a pell-mell reduction of real play space for communities – for children, their parents and friends....There could be irreversible effects if we do not arrest very soon the progressive loss of amenity spaces in our cities."

Robert Harper (Lothian) Green Party

"There is pressure on local authorities to sell playing fields to developers in order to finance new school building projects. As a result there are fewer playing facilities for school pupils and the wider community."

Dennis Canavan (Falkirk West) Independent

"[Referring to Ayrshire] the councils seem determined to ride roughshod over their own development plans and national planning policy guidelines by building new schools on well-used and established playing fields using PPP funding. It is clear that the strictures of national planning policy guideline 11 and planning advice 65 are not having the desired effect.

"...there is also a clear conflict of interests, with the councils being landowners, the education authorities or de facto planning applicants and the planning authorities. Such cases pose an obvious danger to the integrity of the local planning system. Unfortunately, since the advent of PPP, they are becoming much more commonplace"

Adam Ingram (South of Scotland) SNP

Source: Scottish Parliament Debates (21 April 2004 and 1 June 2005), and Public Petitions Committee, April 2005

Two years later, in 1999, a Scottish Executive paper stated that *"there has been little information gathered about the state of greenspace resources in the five main population centres"... "It is not clear to what extent local authorities have been successful in providing open space, given the lack of comparative information on the quantity and quality of open space provision across Scotland"*.

Since then, nothing much has happened. The Scottish Executive is still not monitoring the state of open space. And neither Scottish Natural Heritage nor Greenspace Scotland has up-to-date, systematic or Scotland-wide information on the loss of greenspace in Scotland. The Scottish Executive can therefore effectively deny that there is a problem associated with the impact of PPP projects on open space and the loss of open space more generally.

5.3 The review of the planning system – too late to have an effect

One recent development is potentially important for the future protection of open space in Scotland. In June 2005, the Scottish Executive published a White Paper *Modernising the Planning System* setting out a package of measures to "make the system more efficient and give local people better opportunities to participate in the decisions that affect them".⁴⁴ The stated intention of the Executive is to introduce a planning Bill to implement the proposals that require legislative change during this current (2005-2006) parliamentary session.

Much of the public comment on the document has focused on the provisions made to determine developments of national strategic importance. However, the White Paper also proposes to strengthen local consultation where planning applications depart from a local development plan and for more scrutiny of planning applications in which a local authority has an interest.

⁴⁴ Scottish Executive, *Modernising the Planning System*, Edinburgh, June 2005, p.4

Worthwhile though these proposals may be in the future, it must be emphasised in the strongest possible terms that the White Paper will have virtually no effect on the loss of open space associated with PPP schools modernisation projects. By the time that the proposed planning Bill is debated and approved, virtually every PPP schools project will have reached 'financial close' (see Section 1). In other words, Councils will have signed contracts with developers, and any parkland, playing fields or other greenspace involved, will have been irretrievably lost. If the Scottish Executive wants to halt the loss of greenspace, it will need to act with great speed; the next three months are vital.

6. CONCLUSIONS AND RECOMMENDATIONS

Scotland's school estate is undergoing a process of renewal unparalleled in modern times. Across Scotland, every local authority is engaged in rebuilding or modernising its primary and secondary schools. The chosen method of finance in many cases is the private finance initiative (PFI) or the public private partnership (PPP).

The problem with using PPP is that school modernisation projects are being designed to suit the financial interests of developers rather than local communities. In particular, the preference of multinational construction companies for new-build projects on greenfield sites is leading to a major loss of green space in Scotland's towns and cities. According to the survey of 30 Councils undertaken by HWCAG for this report, more than 130 ha of parkland, playing fields and other amenity space is being lost to PPP schools projects. Further losses of open space are associated with the sell-off of vacated school sites for housing developers, often as part of the PPP deals.

Some of this open space loss may be justified, and a number of Councils have clearly consulted extensively with local communities before deciding where to locate schools. However, it is clear that some Councils have completely failed to undertake any meaningful consultation and, indeed, have actively sought to restrict the availability of information and to avoid or ignore community views.

The Scottish Executive is belatedly taking notice, driven by the protests of local communities and MSPs, and is proposing to review its planning guidance (NPPG 11) and update the planning system. However, by the time these reviews are complete, it will be too late. Many Councils are in the process of inviting tenders or negotiating with preferred bidders with a view to signing contracts in the next 3-6 months.

Furthermore, the evidence shows that national guidance has its limitations. In a contest between making PPP deals attractive for developers and planning guidelines, the developers are winning hands down. One of the most worrying

aspects is that some Councils are prepared not only to ignore national planning guidance but also actively to undermine the system with a range of questionable tactics.

The Scottish Executive needs to take action immediately to stop an irretrievable loss of open space. Specifically, it should take the following steps.

1. **Call in applications infringing green space provision.** Ministers should make it clear that they will 'call in' any application that involves a significant loss of parkland, playing fields or other amenity green space. Ministers should state that they will expect the provisions of NPPG 11 to be met, i.e. that the development of playing fields needs to be justified on the basis of alternative provision of equal community benefit and accessibility, and evidence of a clear long-term excess of pitches, playing fields and public open space in the wider area. The same conditions should be expected for development on parkland. This would immediately send a powerful message to local Councils that planning guidance will be backed up by Scottish Executive action.
2. **Review approved applications.** In the light of the evidence published in this report concerning the national picture on open space loss, there is a strong case for the Scottish Executive to review all approved PPP planning applications that involve open space loss with a view to establishing ways in which Councils can be required to ameliorate greenspace losses at community level.
3. **Strengthen statutory consultation.** One or more of the current statutory consultees needs to be given the responsibility to safeguard greenspace. Further, either the mandate of Sportscotland should be extended to take account of amenity, community and environmental interests, or (preferably) the National Playing Fields Association should be made a statutory consultee.
4. **Improve local accountability.** The research for this report has found huge differences in the openness of local Councils regarding PPP school

modernisation projects. While some have gone to great lengths to keep people informed through websites, newsletters, consultation documents and public meetings, others appear almost obsessive about secrecy. Some Councils have published their Outline Business Case on the council website, whereas other local authorities will not even release a copy in response to Freedom of Information requests. As the Scottish Parliament's Finance Committee observed in 2002, there is a need for much greater openness, transparency and accountability in relation to budgetary and planning issues and the decision-making for individual projects.

5. **Increase community consultation.** Changes to land use affect the whole community. In the case of a school which is being moved to a different campus, Councils are statutorily required to consult parents and a range of bodies with education interests – but they do not have to consult local residents, even though they may be significantly affected by the relocation of a school and encroachment on open space. Three years ago, the Parliament's Finance Committee said: *"We recommend that a strategy for community consultation and involvement is incorporated within PPP contracts to ensure an appropriate degree of local accountability. We recommend that the Scottish Executive brings forward proposals for ensuring that each PPP project demonstrates that it has in-built mechanisms for consultation with users and local residents where appropriate and for dealing with any grievances which might arise"*. Implementing this recommendation is long overdue.

6. **Require developers to consider alternative sites.** In cases where an Environmental Statement is required under the Environmental Impact Assessment (Scotland) Regulations, a developer is required to include in the Statement details of the main alternative sites considered and the reasons for the choice of the proposed site taking into account the environmental impact. These provisions should be extended to all proposed developments where a significant loss of greenspace would be involved, particularly in PPP projects where local authorities are likely to be less objective.

ANNEX 1: METHODOLOGY OF THE HWCAG SURVEY

The HWCAG survey was undertaken over the period August-October 2005. It was initiated at the start of August when Freedom of Information requests were sent to every Council in Scotland. Information was sought on two main issues:

1. Figures held by the Council on the loss of open space from 1999 to 2005 in the Council area, and details on the characteristics of the open space lost: the type of open space (eg. parkland, playing fields etc); the amount of each type lost; and the type of development responsible.
2. Any cases of PPP/PFI funded school modernisation projects (being planned, underway or completed in the Council area over the period 1999 to 2005 which involved the loss of open space. For each of these projects, details of the project (name of school, purpose of the project, date of the project) and the details of the open space being lost (type of open space eg. parkland, playing fields etc, and amount of space of each type lost).

The FOI responses from Councils were cross-checked wherever possible against relevant Council committee minutes, Council press releases and PPP websites, site plans, planning application reports or local development plans, information from MSPs, and specialist sources (such as Partnerships UK and other PPP service websites). Where necessary, supplementary information was sought from Councils on issues such as the change in playing fields provision, previous land use and the disposal of vacated sites. Table 5 provides a list of the main sources used for each Council area.

It is important to emphasise the limitations of the data collected; this is not an academic study. The willingness or ability of Councils to respond to the FOI requests varied greatly, and information was supplied in different formats. While some Councils provided prompt, helpful and extensive information in the requested format (eg. Falkirk, West Lothian), others provided minimal details (notably Glasgow and Dundee) or refused to provide information (eg.

Perth & Kinross). Certain respondents were also less than frank in their responses, using euphemisms such as ‘vacant land’ or ‘undeveloped land’ to refer to greenspace. Some of the FOI details had to be interpreted or supplemented through other sources; estimates of open space losses were sometimes calculated from site plans or maps with potential for error in determining the precise extent of proposed school sites. Nevertheless, since the data comes predominantly from Council sources, the data presented in this report should generally be robust.

Table 5: Information sources used for the HWCAG survey

Council	Information sources
Aberdeen City	<ul style="list-style-type: none"> FOI response from Legal & Democratic Services, Sept. 2005. Minutes & Reports of the Education & Leisure Committee. Learning & Leisure Services Information Memorandum, May 2005
Aberdeenshire	<ul style="list-style-type: none"> FOI response from Transportation & Infrastructure Dept, August 2005. Minutes & Reports of the Education & Recreation Committee. Press Release, Education in the 21st century, 18 January 2005
Angus	<ul style="list-style-type: none"> FOI response from Planning & Transport Dept, August 2005 Minutes & Reports of the Education Committee.
Argyll & Bute	<ul style="list-style-type: none"> FOI response from Argyll & Bute Council, August 2005 Minutes & Reports of the Strategic Policy Committee. NPDO Press Releases
Clackmannanshire	<ul style="list-style-type: none"> FOI response from Development & Environmental Services, August 2005 Minutes & Reports of the Schools Estate Committee. Clackmannanshire Local Plan
Dumfries & Galloway	<ul style="list-style-type: none"> FOI response from Corporate Services, August 2005 Minutes & Reports of the Education & Community Services Committee, and Schools PPP Sub-Committee
Dundee	<ul style="list-style-type: none"> Minutes & Reports of Dundee City Council Planning Reports of the Development Quality Committee
East Ayrshire	<ul style="list-style-type: none"> FOI response from Development & Property Services, Sept 2005 Building Learning Communities – Schools PPP Project Newsletter Building Learning Communities, Consultation Documents
East Dunbartonshire	<ul style="list-style-type: none"> FOI response from East Dunbartonshire Council FOI Officer, Sept 2005 PPP Project for Schools – Proposed Project Scope
East Lothian	<ul style="list-style-type: none"> Minutes of the Council Committee for Education
East Renfrewshire	<ul style="list-style-type: none"> FOI response from Environment Dept, September 2005 East Renfrewshire Online information
Edinburgh	<ul style="list-style-type: none"> FOI response from Edinburgh City Council FOI Officer, Sept 2005 Minutes & Reports of the Council Executive, and the City of Edinburgh Council
Eilean Siar	<ul style="list-style-type: none"> FOI response from Comhairle nan Siar, September 2005
Falkirk	<ul style="list-style-type: none"> FOI response from Planning & Transportation Services, August 2005 Falkirk Schools Project – Outline Business Case
Fife	<ul style="list-style-type: none"> FOI responses from Education Service, September/October 2005
Glasgow	<ul style="list-style-type: none"> FOI response from Admin, ICT and Schools, September 2005 Minutes & Reports of the Education Services Sub-Committee
Highland	<ul style="list-style-type: none"> FOI response from Chief Executive's Office, August 2005 Minutes & Reports of Highland Council Area Planning Committees (various) Highland Council website
Inverclyde	<ul style="list-style-type: none"> No response at time of writing.

Midlothian	<ul style="list-style-type: none"> • FOI response from Strategic Services, September 2005 • Minutes & Reports of the Council Cabinet • Midlothian Schools Plus Programme website
Moray	<ul style="list-style-type: none"> • FOI response from Educational Development Service, October 2005 • Moray Schools PPP website • Report on a Public Consultation on PPP, March 2005
North Ayrshire	<ul style="list-style-type: none"> • FOI responses from Legal & Protective Services, Sept/October 2005 • Minutes & Reports from the Planning Committee. • North Ayrshire Council News Releases
North Lanarkshire	<ul style="list-style-type: none"> • FOI response from North Lanarkshire Council FOI Officer, Oct 2005 • Education 2010 website
Orkney Islands	<ul style="list-style-type: none"> • FOI response from Orkney Islands Council
Perth & Kinross	<ul style="list-style-type: none"> • FOI response from Corporate Services • Perth & Kinross Invest in Learning website
Renfrewshire	<ul style="list-style-type: none"> • FOI response from Corporate Services, August 2005
Scottish Border	<ul style="list-style-type: none"> • FOI response from Education & Lifelong Learning, August 2005 • 3HS Project press releases
Shetland	<ul style="list-style-type: none"> • FOI response from Executive Services Dept, August 2005
South Ayrshire	<ul style="list-style-type: none"> • FOI response from Legal and Administration, August 2005-10-08 • Minutes & Reports of the Planning Committee, Policy & Resources Committee, and the Council • South Ayrshire Council website
South Lanarkshire	<ul style="list-style-type: none"> • FOI response from Enterprise Resources, August/October 2005 • Minutes & Reports of the Executive Committee
Stirling	<ul style="list-style-type: none"> • FOI responses from Planning & Resources, August/September 2005 • Torbrex Community Council
W. Dunbartonshire	<ul style="list-style-type: none"> • West Dunbartonshire Council website
West Lothian	<ul style="list-style-type: none"> • FOI response from Development & Regulatory Services, Sept 2005

ANNEX 2: DETAILED RESULTS OF THE HWCAG SURVEY

This annex provides a listing of the specific schools in the schools modernisation programmes of each Council together with details on the specific types and amounts of open space being used by the individual projects.

Table 6: PPP schools modernisation programmes and the impact on open space

Council	PPP programme	Impact on open space
Aberdeen City	<ul style="list-style-type: none"> '3Rs Project' to rebuild and refurbish 11 schools: Airyhall PS, Bankhead Academy, Cults Ac, Kaimhill, Marchburn, Middlefield/Smithfield, Mile End/Beechwood, Balgownie/Upper Westfield (new build) and Hazelhead and Seaton (refurbishment). 	<ul style="list-style-type: none"> Bankhead Accademy to be built on a new site, currently open space, including playing fields; net use of open space is 7 ha. Marchburn School will be built on new site, currently farming land (3.48 ha). Other new-build schools are on existing sites. Cults Academy and Mile End/Beechwood school will involve small loss of open space provision. 6 vacated school sites (including playing fields) will be sold to help fund the PPP project.
Aberdeenshire	<ul style="list-style-type: none"> PPP1 project in 2001-02 to build a new secondary school (Meldrum Academy) and refurbish two primary schools (Meldrum PS and Banff PS). PPP2 project (2004-06) to rebuild four primary schools (Longside, Roseheartly, Rothienorman, Kintore) and one secondary (Porthleven Academy) on existing sites, and one new-build on a new site (Hill of Banchory PS). 	<ul style="list-style-type: none"> New sites for Meldrum and Hill of Banchory are on greenfield sites. Disposal of vacated sites unclear. Kintore school rebuilt mostly on agricultural land but also involved using part of local sports field. Other new schools on existing sites involved acquisition of additional land formerly used for agriculture.
Angus	<ul style="list-style-type: none"> 'Forfar/Carnoustie Schools Project' to rebuild four schools (Langlands PS, Whitehills, Woodlands, Thomas Street), refurbish one school (Carlogie Street) and to rebuild/refurbish one school. Planned completion by 2008. 	<ul style="list-style-type: none"> Woodlands school project involves loss of 1.2ha green space (use of part of caravan park, which in turn will be extended into parkland). Thomas Street involves possible loss of 'kickabout area' on part of site (may be made maintained as community pitch).
Argyll & Bute	<ul style="list-style-type: none"> Pathfinder NDPO/PPP project to rebuild/refurbish a reconfigured set of 10 schools on 5 sites: Hermitage Academy, Dunoon GS, Rothesay Joint Campus (Rothesay Academy/Rothesay PS), Lochgilpead Joint Campus (Lochgilpead HS, Lochgilpead PS, Whitecraigs Learning Centre), Oban Primary Campus (Rockfield PS, St Columba's RC PS, Drummore Learning Centre). 	<ul style="list-style-type: none"> New sites for Hermitage Academy, Rothesay JC and Lochgilpead JC are mainly on former agricultural land. Oban Primary Campus uses informal play area (0.19 ha) Disposal of vacated sites (where use has been determined) is for housing development. New schools on existing sites involve no loss of open space.
Clackmannanshire	<ul style="list-style-type: none"> Project to rebuild three secondary schools (Alva Ac, Lornshill Academy and Alloa Academy). Planned completion by 2008. 	<ul style="list-style-type: none"> Alloa Academy to be built on new site on Alloa Park (ca.2.4 ha) currently in Local Development Plan as "safeguarded recreational space" with "playing fields integral to adjoining housing development". Consultation on school development initiated August 2005.

Clackmannanshire (continued)		<ul style="list-style-type: none"> Alva Academy to be rebuilt on school playing pitches, a greenfield site and an adjacent brownfield site. Lornshill Academy to be rebuilt on existing site. Disposal of two vacated sites unclear.
Dumfries & Galloway	<ul style="list-style-type: none"> PPP project to rebuild/refurbish 10 schools: new-build on existing site (Kirkcudbright PS, Castle Douglas PS, Lockerbie PS/Academy, Wallace Hall Academy/PS); new-build on a new site (Heathhall PS, Dumfries RC PS, Moffat School (all through); and refurbishment (Stranraer Academy) 	<ul style="list-style-type: none"> Kirkcudbright PS development on existing site involves loss of school playing field. Wallace Academy/PS to be rebuilt on playing field site. Moffat, Heathhall, Dumfries to be rebuilt on mix of greenfield sites (mostly farmland) and brownfield sites. Disposal of vacated sites unclear.
Dundee	<ul style="list-style-type: none"> PPP project to rebuild/refurbish 12 schools – 5 new builds (Lawsid RC Academy/St Saviour's RC HS, Douglas PS/Powrie PS, Fintry PS, St Margaret's PA/St Columba's PS, Mid Craigie PS/Mossgiel PS, and Macalpine PS/Brackens PS, Downfield PS) and 3 extensions/refurbishments (Barnhill PS, Forthill PS, Grove Academy) 	<ul style="list-style-type: none"> Lawsid/St Saviours to be built on new site at Kirkton Park on recreational land (temporary use of 5 pitches - to be reinstated) but estimated net loss of 3 pitches from merger. Macalpine/Brackens school to be built on Macalpine site, using part of the "extensive areas of green open space". Mid Craigie/Mossgiel to be built on open space (1.43 ha, mainly grassed area) at Glenconnor Drive. Rebuild of Fintry will involve loss of playing field area. Extensions of Barnhill, Forthill and Grove Academy all involve loss of open space (school greenspace and undeveloped grazing land). Disposal of vacated sites of St Margaret's, Downfield, Mid Craigie, Mossgiel unclear (one site potentially to be used for new Kingspark School).
East Ayrshire	<ul style="list-style-type: none"> PPP project to rebuild/refurbish 7 schools on 4 sites – Mauchline PS (refurbishment), Shortlees (new build on existing site), Grange Academy (rebuild together with Annanhill PS and Park School) and St Joseph's Academy (rebuild to bring together two campuses together with St Matthew's PS and St Columba's PS). 	<ul style="list-style-type: none"> Annanhill PS/Grange Academy new-build will involve smaller footprint (surplus area of c.3 acres). Shortlees rebuild and Mauchline modernisation on existing sites; no loss of open space. Disposal of vacated sites and surplus area unclear.
East Dunbartonshire	<ul style="list-style-type: none"> PPP project to rebuild 7 secondary schools – four on existing sites (Douglas Academy, St Ninians HS, Kirkintilloch HS, Turnbull HS), one merged school (Thomas Muir HS and Bishopbriggs HS) on Bishopbriggs HS site, and Bearsden Academy to be rebuilt on former St Andrew's campus site. 	<ul style="list-style-type: none"> Douglas Academy to be rebuilt on part of current site, with disposal of 2.75 ha - part to be used for community woodland/garden, but c.1.8ha to be used for housing. Other schools to be rebuilt on existing sites. Disposal of two vacated sites (13.8 ha) to be used for housing (Bearsden site) and mixed residential and community uses (Thomas Muir site).

East Lothian	<ul style="list-style-type: none"> • PFI project (2002-05) to develop six schools (mix of refurbishment and new building: Dunbar GS, Knox Academy, Musselburgh GS, North Berwick HS, Preston Lodge HS and Ross HS). 	<ul style="list-style-type: none"> • No detailed information on sites.
East Renfrewshire	<ul style="list-style-type: none"> • PPP1 project (2000-01) to replace Mearns Primary and extend St Ninian's HS. • PPP2 project to replace Williamwood HS and Carlibar PS, and extend Mearnscastle HS and Woodfarm HS; planned completion by July 2006. 	<ul style="list-style-type: none"> • Two new schools – Mearns PS and Williamwood HS – built on greenfield sites (former grazing land) of c.12.9 ha. • Vacated Williamwood site to be used for housing development; use of vacated Mearns PS site undecided. • Other school projects being modernised on existing sites, with no loss of open space.
Edinburgh	<ul style="list-style-type: none"> • PPP1 project (2001-05) to rebuild/refurbish 17 schools. 14 new build schools: Craigroyston PS (replaces Muirhouse and Silverknownes), Forthview PS (replaces Craigmuir and Inchview), Pirniehall/St David's Campus, Craigour Park (replaces Fernside PS and Mourduin PS), Broomhouse/St Joseph's campus, St Peter's RC, Castlevie PS (replaces Peffermill PS and Greendyke PS), Oxgangs PS, Braidburn, Gracemount, Craigmount, Rowanfield (replaces Drylaw and Piershill); and 3 refurbishments (Firhill HS, Drummond and Royal HS). • PPP2 project underway for new-build replacements for 7 schools: Bonaly PS, Juniper Green PS, Craigroyston, Forrester, Holy Rood, Augustine's HS and Tynecastle HS. 	<ul style="list-style-type: none"> • Castlevie PS built on adjacent greenspace ("planted area"). • Craigmount built on playing fields; loss of 3 pitches and part of site sold. • Other schools built on existing school site, some on playing fields but with reinstatement of pitches. • Vacated sites of Silverknownes, Craigmuir, Inchview, St Joseph's, Peffermill, Greendykes, Oxgangs, Piershill sold (use not known). • Craigroyston to be relocated to residential housing site plus 2 new pitches to be created on greenbelt land, formerly occupied by riding school; relocation will result in loss of 2 pitches; vacated site to be used for housing. • Tynecastle HS to be relocated to site occupied by roads depot, to include one new pitch; use of vacated site unclear. • Other PPP2 schools to be rebuilt on existing sites, with no loss of open space.
Eilean Siar	<ul style="list-style-type: none"> • PPP project for new-build school on the West Side of Lewis, the upgrading of Sir E Scott School, (Harris), Babyle School (Point) and improvements to the Nocholson Institute (Stronoway). 	<ul style="list-style-type: none"> • No detailed information available.
Falkirk	<ul style="list-style-type: none"> • PPP1 project in 1998-2000 to replace four High Schools – Bo'ness Academy, Graeme HS, Larbert HS and Braes HS, and Dawson Park Special school. • PPP2 project underway to replace 4 schools – Falkirk HS, St Mungo's HS, Denny HS and Grangemouth HS. Three schools to be developed on existing sites, Denny HS on new campus. 	<ul style="list-style-type: none"> • PPP1 project of three schools was on playing fields and (in one case) open space, with development of housing on school site. Net loss of at least four playing fields (11.3 ha). • PPP2 project involves relocation of Denny HS onto council community playing fields and use of school site for housing. Net loss of open space unknown.

Fife	<ul style="list-style-type: none"> • PPP1 project (2001-03) to rebuild three schools: Queen Anne HS, Beath HS and (combined) Anstruther Wester PS and Cellardyke PS. 	<ul style="list-style-type: none"> • Queen Anne HS built on school playing fields; new land (vacant development site of 5.034 ha) acquired for playing fields and sports facilities; original school site sold for housing. • Beath HS built on playing fields, reinstated on original school site; no loss of open space. • Anstruther PS built on former playing fields of Waid Academy to form joint campus; additional farmland (3.28 ha) acquired for new playing fields. • Cellardyke PS site sold for development.
Glasgow	<ul style="list-style-type: none"> • 'Project 2002' to rationalise secondary school estate from 39 to 29, involving refurbishment of 10 schools, demolition and rebuilding of 12 schools (including one primary school) and refurbishment/extension of 8 schools. • '3Rs' pre-12 schools estate modernisation programme under way funded through Prudential Code borrowing involving 10 new-build schools in regeneration areas, involving rationalisation of 25 primary schools plus 13 nurseries and several special needs schools. 	<ul style="list-style-type: none"> • Rosshall Academy built on new site in Rosshall Park, with school/playground taking up 2ha (14%) of the park. • Other schools on built on existing sites using 'pitch and ditch' method – building of schools on playing fields and reinstatement of fields on former sites. • Of 11 vacated sites, 5 are being disposed for housing / regeneration (one to include replacement grass pitch), 4 to be used for new schools and 2 are vacant. • Under the non-PPP Primary school modernisation programme, 3 of the 10 new schools are being built on open space; the remainder are being built on playing fields with reinstatement of fields on former sites. • Disposal of vacated sites unclear.
Highland	<ul style="list-style-type: none"> • PPP1 (2001) project to rebuild two primary schools (Spean Bridge, Strathdearn) and two secondary schools (Ardnamurchan HS, Glen Urquhart HS). • PPP2 (2005) to rebuild/refurbish 10 schools: Cawdor PS, Culbokie PS, Cullicudden/Newhall PS, Inverness Gaelic PS, Inshes PS, Kinlochleven HS and PS, Dingwall Academy Drummond, Milburn Ac and Portree HS. 	<ul style="list-style-type: none"> • PPP1 schools all on new sites, formerly agricultural land (Ardnamurchan, Glen Urquhart) or scrubland (Spean Bridge, Strathdearn) • Dingwall Academy to be rebuilt on current playing fields of the school with loss of green space. • Kinlochleven HS and PS to be rebuilt on existing site and 'community area'. • Drummond, Millburn Academy and Portree to be rebuilt on existing sites; no loss of open space. • Inverness Gaelic and Inshes to be rebuilt on new sites, formerly agricultural land.
Inverclyde	<ul style="list-style-type: none"> • No information available. 	<ul style="list-style-type: none"> • No information available

Midlothian	<ul style="list-style-type: none"> • PPP1 project (2001-03) to rebuild St David's High, Dalkeith High and Saltersgate Special schools on single campus (Dalkeith). • PPP2 project to build 8 new primary schools (for 13 existing schools) on seven sites: Pathhead, North Middleton, Gorebridge, Stobhill, Bryans/Langlaw, Eastfield/Ladywood, and Loanhead/St Margaret's. Planned completion by 2007. 	<ul style="list-style-type: none"> • New Dalkeith campus built on former agricultural land. Three vacated sites being sold for housing development. • New-build primary schools on existing sites (Gorebridge, Stobhill), former agricultural land (Bryans/Langlaw, Pathhead, North Middleton) and brownfield sites (Eastfield/Ladywood, Loanhead/St Margaret's). • Disposal of vacated sites not determined.
Moray	<ul style="list-style-type: none"> • PPP project proposing to replace 3 schools (Elgin High, Elgin Academy and Keith PS) on existing sites. Keith PS to involve merger of junior/senior split site at single location. • Consultation under way on merging Elgin Academy and Elgin HS on the site of Elgin HS. 	<ul style="list-style-type: none"> • Rebuilding of three schools on existing sites; no use of open space. • Disposal of vacated sites not clear at this stage.
North Ayrshire	<ul style="list-style-type: none"> • PPP project to rebuild five schools on four sites, all involving new-build (Arran HS, Stanley PS, St Michael's PS/St Andrew's Academy, Greenwood Academy). 	<ul style="list-style-type: none"> • New St Matthew's Academy (replacing St Andrew's Academy and St Michael's PS) to be built on Laighdykes playing fields (loss of 2 ha). • New Stanley PS to be rebuilt and extended onto open space (loss of 0.16 ha). • Greenwood Academy and Arran HS to be rebuilt on existing site. • Disposal of former St Michael's site (6 ha), part of Greenwood Academy site (0.9 ha) and part of Stanley site (0.8 ha) to be marketed for development.
North Lanarkshire	<ul style="list-style-type: none"> • 'Education 2010' PPP project for 17 new-build projects, comprising three secondary schools (Airdrie Academy, Coatbridge RC, Coatbridge ND) and 14 primary schools, six involving joint campuses (Clarkston, Chapelhall/St Aloysius, Stepps/St Patrick's, St Timothy's, Bargeddie/St Kevin's, Glenboig/Our Lady & St Joseph's, Glengowan/St Mary's, Plains/St David's, New Stevenston/St Patrick's, Viewpark ND, Viewpark RC, Wishaw Academy/St Ignatius, Cambusnethan). 	<ul style="list-style-type: none"> • Coatbridge RC SS and St Timothy's PS to be built on Rosehall Park (loss of 7.2 ha) • Chapelhall PS / St Aloysius PS to be built on Russell Street Park (loss of 4.5 ha) • Stepps PS to be built on recreation ground (loss of 3.8 ha) • Wishaw Academy / St Ignatius PS to be built on Houldsworth Park sports facility (loss of 2.6 ha) • Plains PS / St David's PS and St Patrick PS to be built on playing fields (loss of pitch area of 0.86 ha) • Viewpark ND PS to be built on site involving part of recreation ground (loss of 1.6 ha) • Clarkston PS, Cambusnethan PS, New Stevenston PS / St Patrick's PS to be built on open space, inc. some woodland (overall space use of 5.9 ha)

North Lanarkshire (continued)		<ul style="list-style-type: none"> • Other schools to be built on existing school sites or brownfield sites, with no loss of open space • Disposal of vacated sites unclear.
Orkney Islands	<ul style="list-style-type: none"> • No PPP schools modernisation projects. 	<ul style="list-style-type: none"> • Not applicable.
Perth & Kinross	<ul style="list-style-type: none"> • 'Invest in Learning' PPP project to construct six new campuses at Blairgowrie (St Stephen's RC PS / Hill PS), Breadalbane Academy (primary/secondary), Crieff HS, Kinross HS, Perth South (replacing Caledonian Road PS), and RC Campus Perth (replacing St Columba's HS and St John's PS). 	<ul style="list-style-type: none"> • Blairgowrie site will involve new-build on Gamesie Park (loss of 2 pitches, to be reinstated elsewhere) and fields. • Breadalbane Academy, Crieff HS and RC Campus Perth involve extensions of existing site onto undeveloped land; no loss of open space claimed (unverified). • Kinross HS and Perth South to be built on new sites; no loss of open space claimed (unverified). • Disposal of vacated sites unclear.
Renfrewshire	<ul style="list-style-type: none"> • PPP project (2005-07) to rebuild 10 new schools on seven sites: 3 new-build on new sites (St Andrews Academy, Linwood HS, Todholm PS); 1 new-build on existing site (Gleniffer HS); a new joint secondary school on a new site at Barbush (replacing St Cuthbert's and St Brendan's) and two new joint primary schools on new site (West Johnstone) and existing site in Paisley (replacing Craigielea PS, Ferguslie PS) 	<ul style="list-style-type: none"> • Five of seven sites involve applications to build on (or dispose) all or part of 4 playing fields, parkland and 2 areas of amenity open space. Total loss of open space of 6.11 ha. • Specific losses are: Linwood HS – loss of part of playing fields (1.59ha); Ferguslie – loss of playing field and enmitry open spaces (1.92 ha); Johnstone – loss of parkland (1.41 ha) and playing field (1.84 ha); and Linwood (loss of playing field – 0.53 ha). • Disposal of vacated sites unclear.
Scottish Borders	<ul style="list-style-type: none"> • '3HS' PPP project to replace 3 secondary schools – Duns (new build on new site), Eyemouth and Earlston (options of refurbish/rebuild or new build on new sites to be decided) 	<ul style="list-style-type: none"> • No loss of greenspace predicted at this stage; new sites would use agricultural land. • Disposal of vacated sites for housing.
Shetland	<ul style="list-style-type: none"> • No PPP schools modernisation projects. 	<ul style="list-style-type: none"> • Not applicable.
South Ayrshire	<ul style="list-style-type: none"> • PPP project for six new-build schools (Belmont Academy, Prestwick Academy, Alloway PS, Barassie PS, Monkton, PS, Grammar PS) and 1 new-build extension (Kyle Ac). 	<ul style="list-style-type: none"> • All schools are being built on existing sites; no loss of open space claimed. • Original proposal to rebuild Ayr GS on Old Racecourse withdrawn after public protest.
South Lanarkshire	<ul style="list-style-type: none"> • PPP project (2005-09) for 17 new-build schools (Ballerup HS/Duncanrig SS, Blantyre HS/Earnock HS, Biggar HS, Carluke HS, Cathkin HS/Rutherglen HS, Claremont HS/Hunter HS, Holy Cross HS, John Ogilvie HS, Lanark GS, Larkhall GS, Larkhall Academy, Lesmahagow HS, 	<ul style="list-style-type: none"> • Cathkin HS/Rutherglen HS to be rebuilt on community park (inc. public playing fields) involving 7.1 ha of parkland. • Holy Cross HS to be rebuilt on Bothwell Road Park (park and playing fields); loss of 3.9 ha. • Council proposal to rebuild Lanark GS on common land

South Lanarkshire (continued)	Sanderson HS, St Andrew's HS/St Bride's HS, Strathaven Ac, Trinity HS, Uddingston GS) and 2 refurbishments (Hamilton GS, Stonelaw HS).	rejected following public opposition. <ul style="list-style-type: none"> • Vacated sites – whole or part of 16 school sites - declared surplus for housing development.
Stirling	<ul style="list-style-type: none"> • PPP1 (2000-01) project to replace Balfron HS. • PPP2 (2005-08) project to replace Dunblane HS, McLaren HS, St Modans HS, Stirling HS and Wallace HS and a new Raploch Campus for 2 primary schools and special school. 	<ul style="list-style-type: none"> • Six of the sites involve loss of green space totalling 24 ha (mostly school playing fields and cricket pitches), partly replaced by use of agricultural land, but net loss estimated at 9.1 ha. • Specific site losses are Balfron HS (2.4 ha); Dunblane HS loss of school playing fields (0.4 ha); St Modans HS (1.6 ha); Stirling HS (1.8 ha); Wallace HS (2.8 ha). • Vacated sites to be developed for housing.
West Dunbartonshire	<ul style="list-style-type: none"> • PPP project to build three super-schools: RC Campus (merger of St Andrew's SS and St Columba's SS, together with a new St Eunan's PS); ND Campus (merger of Braidfield HS and Clydebank HS on the Clydebank site); and a new campus at Vale of Leven Academy (incorporating Bonhill PS and Renton PS) 	<ul style="list-style-type: none"> • No details available on new sites or disposal of vacated sites.
West Lothian	<ul style="list-style-type: none"> • PPP1 Project (2001-03) to rebuild Linlithgow Bridge PS, and to refurbish / reconfigure three primary and three secondary schools: Bathgate Academy, Whitburn Ac, Low Port PS, Linlithgow PS and Broxburn Academy. • PPP2 project (2005-07) currently underway to upgrade/extend 5 schools (Armadale Academy, Deans Community HS, Inveralmond Community HS, St Kentigern's Academy, James Young HS) 	<ul style="list-style-type: none"> • PPP1 redevelopment of Broxburn involves loss of pitch and open space (2.2 ha) • Refurbishment of Lowport PS involves minor loss of space (0.02 ha). • PPP2 redevelopment of Deans CHS involves loss of 0.75 ha of pitch area. • St Kentigerns involves minor pitch loss of 0.09 ha.

Notes: PS – Primary School; HS – High School; GS – Grammar School.

ANNEX 3: CONFLICTS OF INTEREST IN SOUTH LANARKSHIRE

The following table lists the Committee membership of the relevant Committees of South Lanarkshire Council.

The South Lanarkshire PPP schools modernisation project was approved first by the Education Resources Committee and subsequently by the Executive Committee. Many of the same Committee members then approved the planning applications for the school projects in the Planning Committee. None declared a conflict of interest. It is notable that, in at least one other local authority area, the Council guaranteed that such conflicts of interest would not be allowed.

Table 7: South Lanarkshire Council committee membership

		Educ. Resources Committee		Executive Committee	Planning Committee
Mushtaq Ahmad	Lab		●		
David Baillie	Lib Dem	.			●
Archie Buchanan	SNP	.		●	●
Jackie Burns	Lab		●		.
Tony Carlin	Lab	.			●
Sam Casserly	Lab	.			●
Pam Clearie	Lab		●		●
Russell Clearie	Lab		●		.
Cathie Condie	Lab		●		●
Gerry Convery	Lab		●	●	●
Jim Daisley	Lab		●	●	●
Alan Dick	Lab		●	●	●
Gerry Docherty	Lab	.			●
Jim Docherty	Lab		●	●	●
Allan Falconer	Lab	.			●
Bev Gauld	SNP		●		.
Tommy Gilligan	Ind		●		●
Ian Gray	SNP	.			●
James Handibode	Lab	.		●	●
Carol Hughes	Lab		●		●
Eileen Logan	Lab	.		●	.
Hector Macdonald	Con		●	●	●
Anne Maggs	SNP		●	●	.
James Malloy	Lab		●		●
Tom McAlpine	SNP	.			●
Edward McAvoy	Lab		●	●	●
Billy McCaig	Lab	.			●
Michael McCann	Lab		●		●
John McGuinness	Lab		●	●	●
Alex McInnes	Lab	.			●
Ian McInnes	Lab	.			●
Dennis McKenna	Lab	.			●
Mary McNeill	Lab	.			●
Alice Marie Mitchell	Lab		●		.
Henry Mitchell	Con		●		.
Pat Morgan	Lab		●		.
John Ormiston	Lab		●		.
Brian Reilly	Lab		●		●
Bob Rooney	Lab		●		●
Gretel Ross	Lab		●	●	.
Graham Scott	Lab		●		●
Mary Smith	Lab		●	●	.
Chris Thompson	Lab		●	●	●
Murray Tremble	Lab		●		.
Jim Wardhaugh	SNP		●		●
David Watson	SNP		●		.
Pat Watters	Lab		●	●	.

ANNEX 4: SCOTTISH EXECUTIVE ANSWERS TO MSP QUESTIONS ON LOSS OF OPEN SPACE

Reference	MSP	Answer	Minister	Question	Answer
S2W-17086	Michael Matheson	14-Jun-05	Peter Peacock	Playing fields sold to private developers	Information not available
S2W-17087	Michael Matheson	14-Jun-05	Peter Peacock	Playing fields sold by PPPs	Information not available
S2W-17082	Michael Matheson	13-Jun-05	Patricia Ferguson	Minimum maintenance requirements for playing fields	No requirements
S2W-15961	Kenny MacAskill	21-Apr-05	Patricia Ferguson	Information on playing fields and artificial pitches	Information not available
S2W-14226	Richard Lochhead	28-Feb-05	Patricia Ferguson	Number of playing fields etc in the last five years	Information not available
S2W-12040	Rosemary Byrne	19-Nov-04	Johann Lamont	Measures to protect green space from development	Referred to NPPG11
S2W-12041	Rosemary Byrne	19-Nov-04	Johann Lamont	Loss/creation of green space in Scotland	Information not available
S2W-11098	Sandra White	01-Nov-04	Patricia Ferguson	Playing fields sold since 1999 - acreage	Information not available
S2W-11099	Sandra White	01-Nov-04	Patricia Ferguson	Playing fields sold since 1999 - number	Information not available
S2W-10714	Rosemary Byrne	30-Sep-04	Johann Lamont	Loss of green space projects referred to the Exec	No requirement for notification
S2O-3481	Margaret Smith	30-Sep-04	Peter Peacock	Safeguards for playing fields and school projects	Regulations on playing field area
S2O-3228	Robert Brown	16-Sep-04	Mary Mulligan	SE action to protect green space in urban areas	Referred to NPPG11
S2W-10261	Rosemary Byrne	16-Sep-04	Mary Mulligan	Referral of green space planning applications to SE	Information not available
S2W-8300	Donald Gorrie	01-Jul-04	Peter Peacock	Open space and PPP school projects	Up to local authorities to decide
S2W-8301	Donald Gorrie	01-Jul-04	Peter Peacock	Guidance on open space and school building	Referred to NPPG11
S2W-8303	Donald Gorrie	01-Jul-04	Peter Peacock	Open space and PPP school projects - ownership	Depends on projects
S2W-7718	Fiona Hyslop	05-May-04	Frank McAveety	Prevention of sale of school/public playing fields	Referred to NPPG11/Sportscotland
S2W-5526	Kenny MacAskill	27-Jan-04	Mary Mulligan	Loss of urban green space and playing fields in Scot	Information not available
S1W-34866	Bruce Crawford	26-Mar-03	Ross Finnie	Indicators for access to green space	No specific indicators
S1W-25894	Sandra White	07-Jan-03	Des McNulty	Housing development on playing fields	Information not available
S1W-25894	Irene McGugan	28-May-02	Hugh Henry	Playing field cases referred to the Exec - outcomes	One case refused
S1W-25460	Irene McGugan	13-May-02	Margaret Curran	Guidance given to sportscotland	Referred to NPPG11
S1W-24931	Christine Graham	07-May-02	Margaret Curran	Standards for assessing development of playing fields	Referred to NPPG11
S1W-23884	Christine Graham	21-Mar-02	Nicol Stephen	Protection for school playing fields	Referred to NPPG11/Sportscotland
S1W-18989	Ian Jenkins	07-Nov-01	Lewis Macdonald	Notices of intention to develop playing fields	583 notices
S1W-17021	Kenny MacAskill	05-Sep-01	Lewis Macdonald	Information on loss of green space	Information not available
S1W-17219	Irene McGugan	20-Aug-01	Allan Wilson	Adequacy of levels of green space in urban areas	Referred to NPPG11/Sportscotland
S1W-15640	Robert Brown	18-May-01	Lewis Macdonald	Provision of urban green space	Referred to NPPG11

Source: www.scottish.parliament.uk