

1.5.2 LIVING WELL LOCALLY

For developments that include housing:

- Show the walking/wheeling distance from the development site to key facilities.
- Outline how many of the key facilities are within 800m distance and whether a bus or tram stop is within 400m.

Provide or contribute to a mix of uses where there is a shortfall in the existing range and/or quality of facilities and services.

City Plan 2030 Policies

Inf 1 – Access to Community Facilities

Env 25 – Layout Design

NPF4 Policies

Policy 15 - Local Living and 20-minute neighbourhoods.

An important way of supporting sustainable transport is ensuring that neighbourhoods enable people to meet most of their daily needs within reasonable distance of their home. Supporting people to be able to live well locally has the potential to improve liveability, quality of life for residents and the local economy, while decreasing health inequalities and travel-related carbon emissions.

As part of the Transport Statement or Assessment, an application must provide the following information:

- A map showing the development, and all the nearest key facilities mentioned in this chapter

- A walkability ratio for the development, with
 - a clear diagram showing how all distances have been calculated
 - clear information on the relevant facilities (eg type and size of shop), bus stops with full timetable information and daily bus numbers including Sundays
- Proposals to mitigate any shortfalls as set out in ‘Enabling access to facilities and services’ above

Key facilities to living well locally

The following are considered key facilities to have within a short walking/wheeling distance of a housing application:

- Primary school.
- Local green space.
- Equipped play area.
- Sport and recreation facilities (e.g. leisure centre, bowling green, swimming pool, football pitch).
- Health centre (GP or pharmacy).
- Local shops (including the nearest food shop).
- Community facilities (e.g. community centre, library, church hall, community garden)
- Bus or tram stop.

The walking/wheeling distance (in metres) and route from the application site to the nearest of these facilities must be clearly indicated on a wider plan of the surrounding area. The quality of both the facilities and the routes to them should be clearly assessed.



Local shops can also provide opportunities for socialising - Seating outside a local delicatessen, Henderson Place

Measuring Distances

Walking/wheeling distances should be calculated using an expected walking route. Where street layouts are yet to be decided within the site, the distance must be measured:

- first from the centre of the site to its boundary,
- and then from the site boundary to the relevant facility following the existing street layout.

Where a street layout has already been defined, routes must follow the proposed street layout from the centre

of the developable area. Barriers to movement must be considered as part of the mapping of walking routes, including an assumption that busy roads can only be crossed at defined controlled crossing points. (ie signalled / zebra crossings).

When assessing walking distances, criteria defining ‘walkable’ routes (see [“1.5.1 Prioritising Sustainable Transport” on page 48](#)) must be used. Where routes do not meet these walkability criteria, alternative routes should be considered. This could result in a lower walkability ratio being applied to sites. See example in the diagram on the next page illustrating walking routes to key facilities.

To support local living most of the key facilities listed above should be provided within an 800m walking/ wheeling distance of homes. 800m is the typical distance a non-disabled person can walk in 10 minutes. The mix of facilities within 800 metres should be appropriate to the type and scale of the development. It is expected that bus or tram stops with a regular service must be within 400 metres of most developments, and a food shop within 800 metres of most developments, except in exceptional circumstances. The council’s Open Space Strategy also requires housing development to have a local green space within 400m.

Quality of facilities, and appropriateness to the development, will also be assessed. Facilities deemed to be inadequate, even if nearby, may result in a lower walkability ratio being applied.

Walkability Ratio

To simply display this information, applicants for developments that include housing should include a walkability ratio. The walkability ratio is how many of the key facility categories can be met within the distances outlined above (400m for bus or tram stops and local green space, 800m for the other key facilities). For example, if a proposed development has 5 of the 8 categories that are met within these distances, the walkability ratio would be **5/8**.



Measuring Walkability Ratio - This example has a walkability ratio of 5/8, as five of the eight key facility categories are within the appropriate distance of the centre of the development.

Enabling access to facilities and services

Where a site has a low walkability ratio, development is expected to deliver a mix of uses, proportionate to the scale of the proposal, that promotes wider access to key facilities. For sites covered by specific Place Policies in City Plan 2030 then the relevant facilities are listed under the Place Policy. For other sites the appropriate new facilities should be guided by which key facilities are missing. New facilities should be well integrated into the site layout to maximise accessibility to both the

existing and proposed community. Further information on Mixed Use development is provided in [“2.1.1 Housing Mix, Size and Tenure” on page 71](#).

Further information:

- [Scottish Government Planning Guidance: Local living and 20-minute neighbourhoods \(2024\)](#)