

SITE DEVELOPMENT BRIEF

Land West of
Barochan Road,
Houston

2022



This brief sets out a planning framework for the site at land West of Barochan Road, Houston which is allocated in the Renfrewshire Local Development Plan (2021) for residential use.

The brief sets out requirements to be addressed in preparing a development proposal for this site. The brief must be read in conjunction with the Renfrewshire Local Development Plan and New Development Supplementary Guidance.

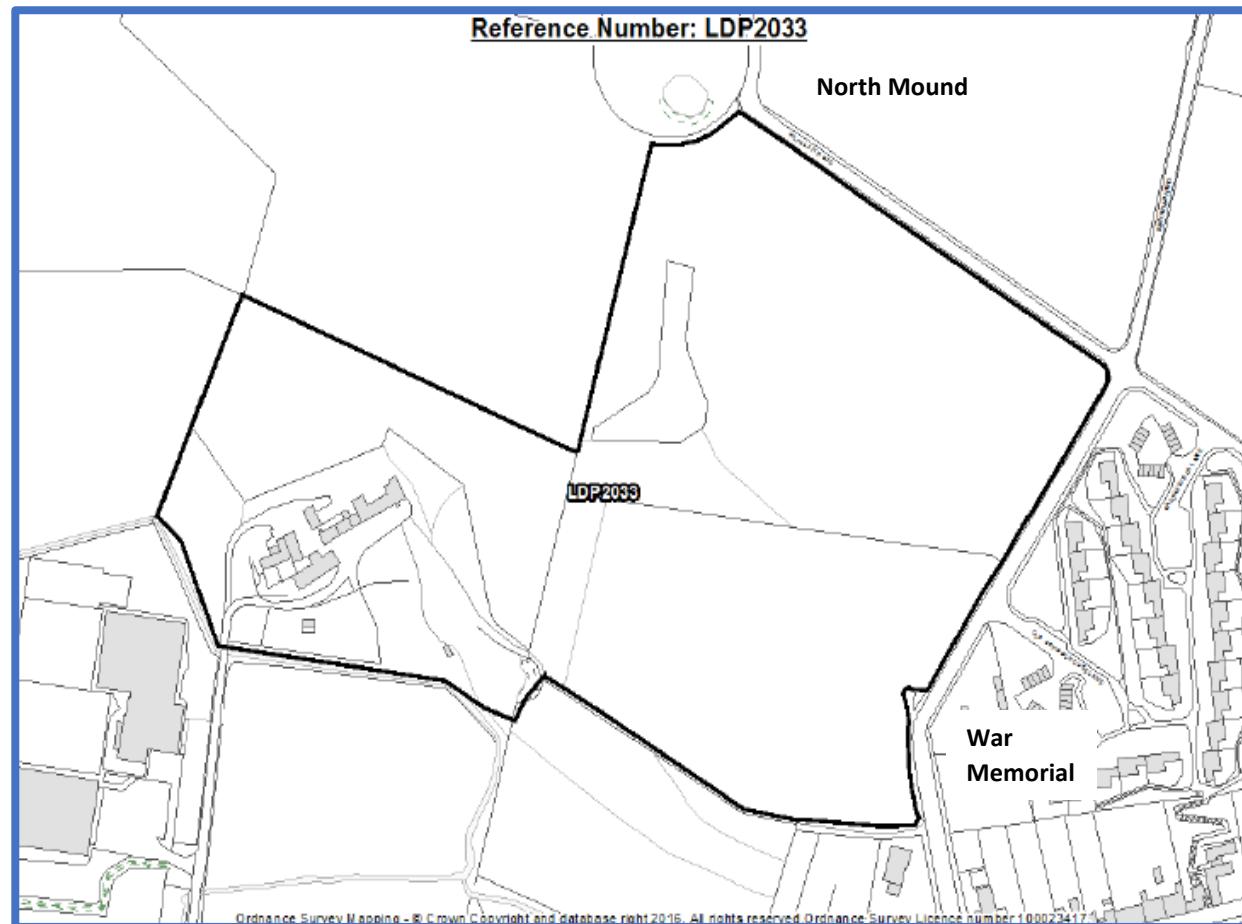
Site Context

The site consists of irregularly shaped open grazing fields along with an existing house and kennels.

Most of the site consists of undulating rough grazing fields, with areas of overgrown shrubby vegetation. The tree belt along the northern boundary is well established and effectively screens the site when approaching the settlement from the north. The site slopes down from north to the south where it meets existing housing.

The site sits adjacent to Houston Conservation Area with the North Mound Scheduled Monument and a War Memorial in close proximity.

Vehicular access is available from Barochan Road with opportunities to link into the surrounding path network.



Site Layout and Building Design

Residential development of the site requires to be at a density which reflects the surrounding area incorporating well designed landscaped areas and include a mix of housing types (detached and semi-detached and terraced houses) and tenure including new affordable homes.

The proposal requires to demonstrate how inclusive design will be achieved with the development relating to and linking well with the surrounding residential area. The design and finishing materials of the new houses will also require to relate to the existing adjoining residential areas.

The layout and design of the site should add to and enhance the setting of Houston Conservation Area with particular consideration given to the setting of the adjacent North Mound Scheduled Monument and War Memorial. The development will required to be set back from the ridge line along the northern boundary safeguarding views to and from North Mound.

The housing on the site will required to be well integrated in terms of style, appearance and materials with a high standard of development layout and design.

Renfrewshire's Places Design Guide sets out further guidance in relation to sustainable place making and design and this requires to be reflected in any development proposal:

<http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>

Landscaping and Boundary Treatments

An established hedge is located to the north with a well-established belt of trees beyond. In the western area of the site there is an area of shrubby vegetation. Located in the south out with the site there is an area of established mature woodland.

Development must protect existing trees, including the tree belt along the northern boundary, protecting important habitats and biodiversity as well as maintaining the existing natural screening which will assist in visually containing the site.

In order to protect existing trees, any development should include landscape buffers around trees, which will be informed by a tree survey (to be undertaken by the applicant). The landscape buffers will ensure any new development is sited well clear of root protection areas and the crown spread of trees.

The provision of planting and preservation of trees must be in line with the [Renfrewshire's Planning & Development Tree Policy](#).

There is a presumption against any tree removal on site and any proposed development should be designed to take account of existing trees on site. Should the development proposal identify the removal of any trees, a detailed justification together with a comprehensive landscaping scheme and appropriate compensatory planting will be required.

Residential development will be required to add to and enhance the existing green network by ensuring that new on site green

infrastructure is incorporated with links into the wider green network.

Boundary treatment using high quality materials and planting will be required to define public and private spaces contributing to the areas character.

Accessibility

Development proposals will require to demonstrate integration and connectivity with formal and informal routes including rights of way, core paths, footways along existing roads and local streets as well as indicating pedestrian connections links to the village centre, schooling and bus routes/bus stops.

A plan showing safe routes to school/local services requires to be included in the planning submission as well as how the site functions as a 20 minute neighbourhood.

The site layout must provide safe routes for pedestrians, cyclists and vehicular traffic to move through the development including direct routes for all users. Particular focus requires to be given to the movement of pedestrians and cyclists to promote active travel.

Parking must be well integrated with resident parking provided within the curtilage of the dwelling or within dedicated private parking areas. Visitor parking also requires to be distributed throughout the site.

The level of parking provision must be in line with the SCOTS National Roads Development Guide and should be discussed with the Council prior to the submission of the planning application.

Flood Risk and Sustainable Urban Drainage Systems

The majority of this site is not impacted from a flood risk perspective, however, it is adjacent to the 1:200-year fluvial outline of the Houston Burn. It will be necessary to make sure that all development is set back and above this watercourse and a buffer strip will be required to separate the watercourse and development.

A detailed Flood Risk Assessment and Drainage Strategy will be required to confirm the developable extent of the site and ensure that there is no impact from the development to surrounding areas.

Drainage requirements, constraints and solutions will be integral to the layout and submission of the planning application. New development will require to integrate surface water management into the design of green infrastructure including naturalised Sustainable Urban Drainage Systems and permeable surfaces.

Renewables/Sustainability

Low or Zero carbon generating technologies require to be integrated into the development proposal including the use of both active carbon reducing technologies such as solar panels or ground source heat pumps and passive factors such as orientation, siting, ventilation and sustainable materials. Provision requires to be made for electric car charging points for residents.

These details will require to be outlined in a Sustainability Statement and submitted along with the planning application.

Digital Connections

The development will incorporate existing or future high speed digital network connections and other digital technologies that improves connectivity. These details require to be included in the submission of the planning application.

Affordable Housing

Affordable housing requirements for this site will be 25% of the total site capacity, which will require to be provided on-site.

Affordable housing requires to be tenure blind with a similar design and style to the open market housing.

Early discussions with the Council are encouraged to discuss the requirements for the delivery of affordable homes on site and potential Registered Social Landlord partners.

Education Provision

The cumulative impact of residential development on both primary and secondary school provision will require further consideration subject to the final site capacity, potential site start and phasing of the development.

It is likely that a developer contribution will be required for education infrastructure as a direct result of the new development.

Open Space Provision

Children's play areas are sought for all housing developments in excess of 50 units. Provision should be the equivalent to 1 square metre per house in the form of a single area serving 50-150 units.

The open space should contain play equipment which is central to the layout, with natural surveillance from streets and houses with good landscaping.

Supporting Information

Bat roost potential has been identified within the roof spaces of the farm buildings around the kennels. Bat surveys would be required prior to any work being done on these buildings.

A planning application should be accompanied by the following information:

- Sustainability Statement
- Ecology Report/ Habitat Survey
- Bat Survey
- Drainage/Flood Assessment
- Transport Statement
- Site Investigation (soil condition)
- Design and Access Statement
- Tree Survey
- Landscape/Built Heritage Visual Assessment & Plans
- Archaeological Assessment
- Planning Statement