

**SITE
DEVELOPMENT
BRIEF**

**Land at Barrhill
Crescent,
Kilbarchan**

2022



Site Development Brief

This brief sets out a planning framework for the site at Barrhill Crescent, Kilbarchan 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 (2021) and New Development Supplementary Guidance (2022).

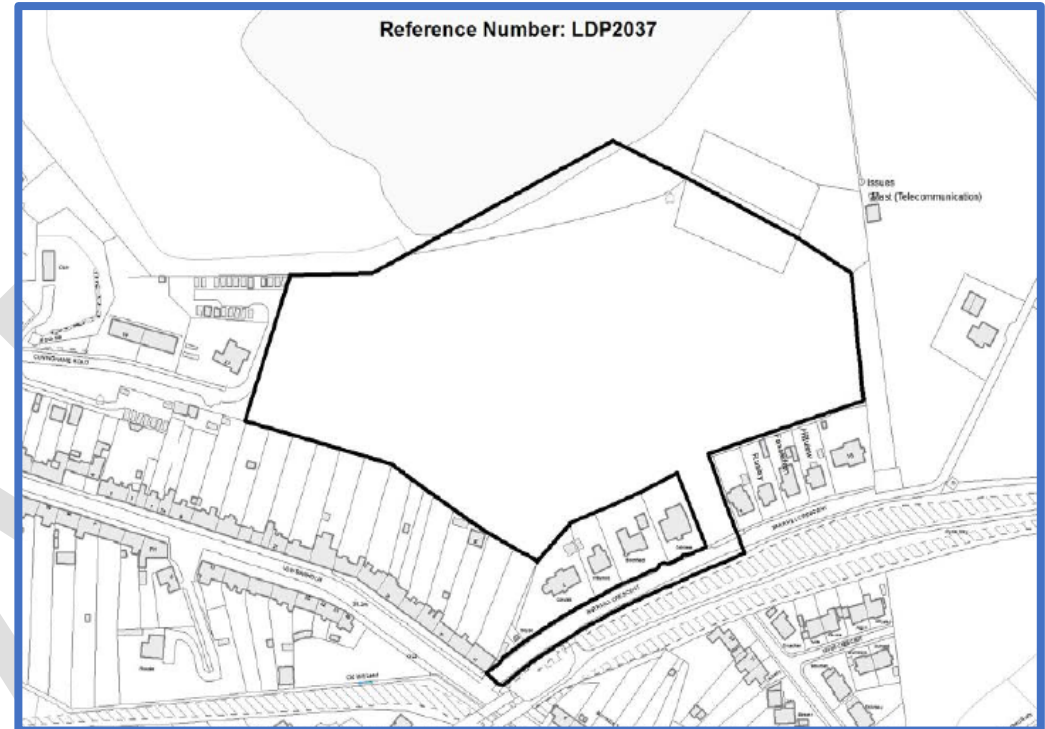
Site Context

The site is an irregularly shaped field extending to 4.73 hectares located on the edge of Kilbarchan. The site is well contained and slopes downwards significantly from the eastern and western boundaries to the low point in the middle of the site.

The site is bound by residential use on two sides. To the north there is a wooded area around a loch formed by quarrying activities. A strip of trees along the west part of the northern boundary is covered by a Tree Preservation Order. To the east is a row of trees and then open agricultural fields.

The site is adjacent to Kilbarchan Conservation Area. The development of this site would not affect the setting of the conservation area, due to its containment and the site is not overly prominent in the local landscape setting.

Vehicular access is available from Barrhill Crescent with opportunities to link into the surrounding path network including National Cycle Network Route 7.



Site Layout and Building Design

Residential development on the site requires to be at a density which reflects the surrounding area incorporating well designed landscaped areas which will enhance the existing trees on or adjacent to the site.

The site can accommodate a mix of housing types (detached, semi-detached and terraced houses) and will require to include new affordable homes, taking account of the housing need and demand in this area.

New residential proposals must provide a minimum 10% of all homes designed to be easily adaptable for residents that are wheelchair user.

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 layout and design of development proposal requires to demonstrate how this site would integrate with the neighbouring residential area in placemaking terms.

The design and finishing materials of the new houses will also require to relate to the existing surrounding residential areas.

The housing on the site will require 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 which requires to

be reflected in any development proposal:
<http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>

Landscaping and Boundary Treatments

Development must protect existing trees and areas of woodland on the site boundaries, protecting important habitats and biodiversity as well as maintaining a green edge to 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 an appropriate compensatory planting plan will be required to be submitted with any planning application.

Development of the site will be required to add to and enhance the existing green network ensuring that new 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 require to demonstrate that safe access to the site for pedestrian, cyclist and road users can be provided, including proposals to upgrade the junction at Barrhill Crescent.

The site layout must provide options 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.

Development proposals will require to demonstrate integration and connectivity with formal and informal routes including National Cycle Network Route 7, 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.

Parking must be integrated well within the layout 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 requires to 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.

Sustainable Urban Drainage Systems

There is some evidence of localised flooding in the south west of site and there have been historic flooding issues at Low Barholm which is downstream from this site.

A comprehensive and satisfactory drainage assessment could address this issue through attenuation and control of water run-off and provide an opportunity to promote sustainable flood risk management and provide a potential for betterment.

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

A planning application should be accompanied by the following information:

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