

SITE DEVELOPMENT BRIEF

**Blythswood,
Inchinnan Road,
Renfrew**

2022



Site Development Brief

This brief sets out a planning framework for a vacant site at Blythswood, Inchinnan Road, Renfrew.

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).

The site is identified as a residential development opportunity and is covered by Policy E3 – Transition Areas in the Local Development Plan which would support a range of uses.

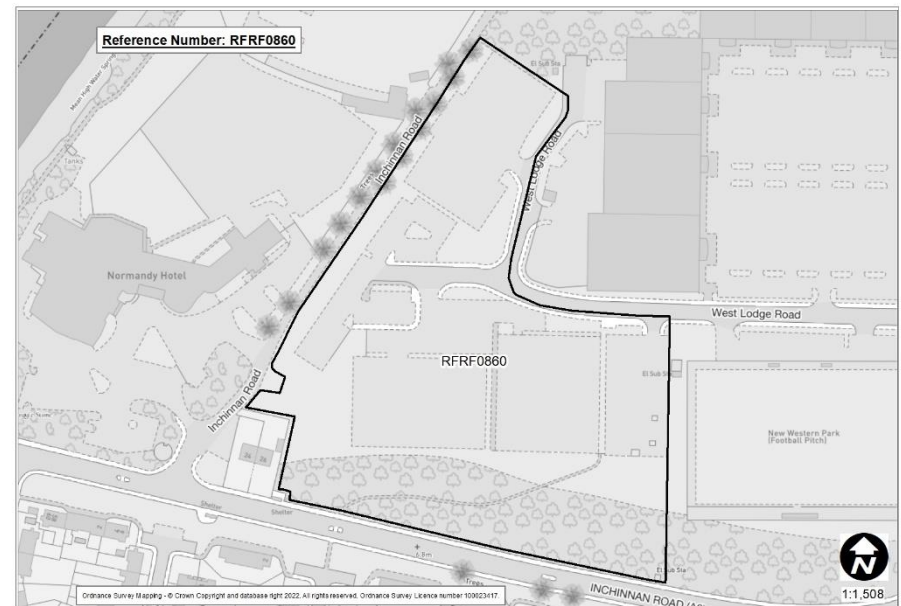
The Blythswood and Renfrew North Transition Area is set to benefit from City Deal infrastructure investment which is delivering a new bridge over the River Clyde to the north of this site connecting new and existing walking routes, cycling corridors and roads.

The investment will provide enhanced connectivity and links to Scotland's home for advanced manufacturing AMIDS which is currently being delivered on land adjacent to Glasgow Airport. More information on the delivery of the City Deal projects can be found on the following [link](#).

Site Context

The site is flat and is bounded by the Normandy Hotel and a small residential development to the west; Blythswood Retail Park to the north; Renfrew Football Club to the east and residential areas to the south. The site extends to 3.14 hectares.

Mature trees covered by a Tree Preservation Order are located along Inchinnan Road to the southern frontage of the site as well as the line of mature trees also lies along the western boundary of the site. Mature trees are also positioned inside the site boundary, these trees are not covered by a Tree Preservation Order.



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 the site.

The site can accommodate a mix of housing types (detached, semi-detached, terraced houses along with flatted units) 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. 5% of all new homes on this site must be designed to be wheelchair accessible.

The proposal requires to demonstrate how inclusive design will be achieved with the development relating to and linking well with the surrounding area.

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

The row of mature trees located along the front of the site at Inchinnan Road as well as the trees along the western boundary are protected by a Tree Preservation Order and must be retained. Development must protect existing trees, protecting important habitats and biodiversity as well as maintaining the existing natural screening.

In order to protect existing trees, any development should include landscape buffers around trees, which will be informed by a tree survey (provided 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.

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 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 Renfrew Town Centre, schooling and bus routes/bus stops. Connectivity for pedestrians and cyclists to Inchinnan Road will require to be achieved to link to existing and proposed networks.

A plan showing safe routes to school/local services requires to be included in the planning submission for any residential development as well as how the site relates to the 20 minute neighbourhood concept.

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.

Vehicular access is available from West Lodge Road, which requires to be upgraded to an adoptable standard.

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 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

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 could

improve connectivity. These details require to be included in the submission of the planning application.

Affordable Housing

If 50 or more homes are to be delivered as part of this development, affordable housing requirements will require to be addressed providing 25% of the total site capacity as affordable homes. This provision must be 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 an equipped children's play area which is central to the layout, well overlooked with good landscaping.

Other Considerations

For residential proposals a Noise Impact Assessment will be required to determine the impact of noise from the adjacent hotel, retail park and airport noise. Any scheme to protect the amenity of dwellings requires to be agreed with the Council.

Although the site is close to the Diageo Plant at Argyll Avenue, only the eastern part of the boundary is within the COMAH consultation zone. In such circumstances there is no requirement to undertake an assessment of the proposal in relation to COMAH health and safety.

Supporting Information

A planning application should be accompanied by the following information:

- Sustainability Statement
- Drainage/Flood Assessment
- Transport Assessment/Statement
- Site Investigation (soil condition)
- Noise Impact Assessment
- Design and Access Statement
- Ecology Report/ Habitat Survey
- Tree Survey

- Landscape Assessment & Plans – Landscaping should comply with Advice Note 3 ‘Potential Bird Hazards from Amenity Landscaping and Building Design’.
- Bird Hazard Management Plan
- Planning Statement

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