

# **SITE DEVELOPMENT BRIEF**

**Ingliston Drive,  
Bishopton**

**2022**



## Site Development Brief

This brief sets out a planning framework for the site at Ingliston Drive, Bishopton which is allocated housing site in the Renfrewshire Local Development Plan (2021) for small scale residential development which encourages self-build houses.

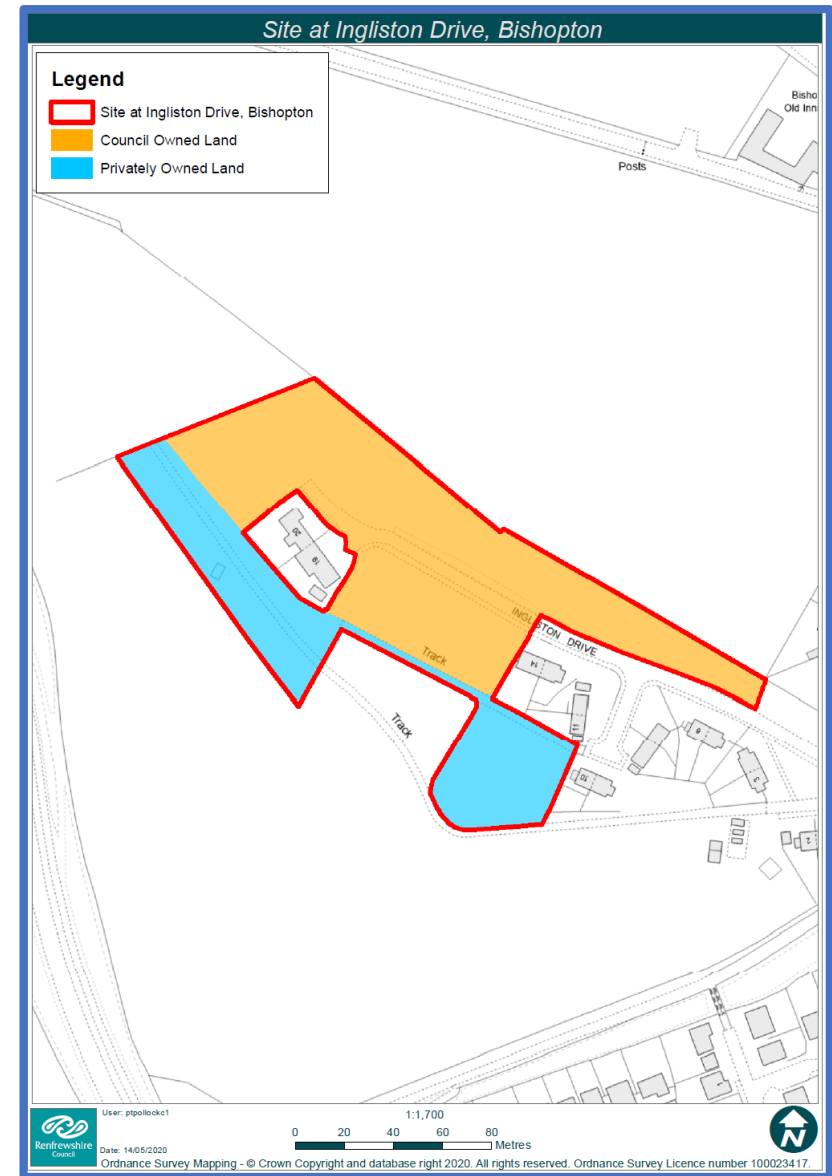
The brief sets out requirements to be addressed in preparing a development proposal for this site. The brief must be read in conjunction with the Renfrewshire Local Development Plan (2021) and New Development Supplementary Guidance (2022).

## Site Context

The site is an irregular shaped site that extends to 1.6 hectares. Two existing residential properties are located in the middle of the site and are accessed from Ingliston Drive.

The site lies at the western edge of Bishopton, adjacent to the Dargavel Village Community Growth Area. The site is an area of grassed amenity land.

The surrounding area includes a mix of semi-detached and terraced residential properties, areas of open farmland and Dargavel Village further south. Access is available from Ingliston Drive that runs through the site.



## 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, demonstrating inclusive design relating to the surrounding residential area.

Development requires to incorporate a mix of housing types and sizes including detached, semi-detached and terraces to fully comply with Policy P3 – Housing Mix and Affordable Housing.

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

The housing requires 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 on site and be designed to take account of these trees. 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.

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.

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

Development of the site requires to ensure that new green infrastructure is incorporated with links and connections to the wider green network.

Boundary treatments shall utilise high quality materials and planting to define public and private spaces contributing to the character, appearance and setting of the area.

## Accessibility

The site lies at the western edge of Bishopton, close to the village centre where local services and convenience shops are located. The site is within 2km of Bishopton Train Station which provides regular access to Paisley and Glasgow City Centre. A core path runs along Ingliston Drive and there are other core paths in close proximity.

Development proposals require to demonstrate how the development will integrate into formal and informal routes, 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.

Particular focus requires to be given to the movement of pedestrians and cyclists to promote active travel.

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 well integrated with resident parking provided within the curtilage of the dwelling or within dedicated private parking areas. Suitable visitor parking also requires to be provided.

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.

## 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. These details should 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

Affordable housing requires to be delivered on sites with a capacity of over 50 units. Given the size of this site, new affordable homes will not be a requirement.

A mix of property types will be required to support the range and choice of homes available in the village.

## 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.

Once further details are known in relation to the proposed development, it should be noted that a developer contribution in respect of education provision may be required.

## Supporting Information

A planning application may need to be accompanied by the following information:

- Sustainability Statement
- Ecology Report/ Habitat Survey
- Drainage Assessment
- Transport Assessment/Statement
- Site Investigation (soil condition)
- Design and Access Statement
- Tree Survey and associated management, maintenance and compensatory planting plans
- Landscape / Built Heritage Visual Assessment & Plans
- Plan(s) detailing safe routes to schools/local services
- Planning Statement