

# **SITE DEVELOPMENT BRIEF**

**Paton's Mill,  
High Street,  
Johnstone**

**2022**



This brief sets out a planning framework for two areas of land at the former Paton's Mill site, High Street, Johnstone.

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

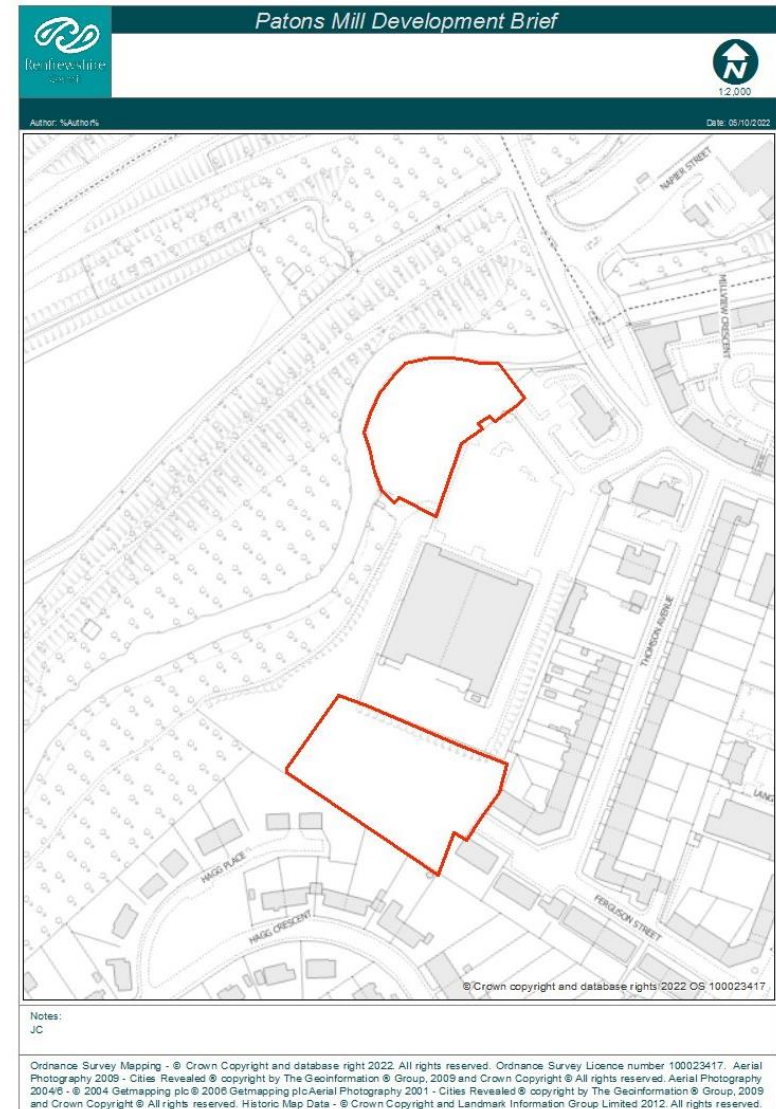
## Site Context

The sites currently comprise of vacant land which when combined extend to approximately 0.65 hectares. The sites are located in Johnstone, approximately 500 metres west of the town centre. The site is in private ownership. Other parts of the original Paton's Mill site have been developed into a commercial area containing shops and a café.

The site is covered by Policy P1 – Renfrewshire Places in the local development plan which would support a range of uses provided they are compatible with the surrounding uses.

The Black Cart Water and areas of woodland run along the northern and western edge of the site. Milliken Park Site of Importance for Nature Conservation (SINC) borders both sites.

Vehicular access is available from existing access from High Street and Ferguson Street to the south with opportunities to link into the surrounding path network.



## Site Layout and Building Design

It is preferable that both the northern and southern parcels of land on the site come forward together in order to provide a comprehensive development proposal.

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.

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

Development proposals will require to enhance the overall amenity and appearance of the area and complete the redevelopment of the former mill site.

The proposal requires to demonstrate inclusive design relating to the surrounding area. Any 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 which relates to the surrounding area.

[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.

## Landscaping and Boundary Treatments

Any proposed development will be required to provide an appropriate landscape buffer in order to protect the SINC to preserve this important biodiversity, flora and fauna resource and natural environment asset.

Redevelopment must protect existing trees on site and the layout 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.

Additional boundary planting will be required around the northern site to create a division between a retail area and residential area.

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.

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 and appearance of the area.

### Accessibility

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 town centre, schooling and bus routes/bus stops.

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

Any development proposal will require to demonstrate that there will be no adverse impact on the local road network.

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. 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 developable extent of the site requires to be informed by a flood risk assessment considering the potential impact from the Black Cart Water.

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 the site capacity exceeds, 50 units affordable housing requirements will require to be addressed providing 25% of the total site capacity as affordable homes.

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.

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 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
- Landscape / Built Heritage Visual Assessment & Plans
- Tree Survey and associated management, maintenance and compensatory planting plans
- Archaeological report (site within archaeological trigger zone.
- Plan(s) detailing safe routes to schools/local services
- Planning Statement