

# **SITE DEVELOPMENT BRIEF**

**Auchenlodment Road,  
Elderslie**

**2023**



The green belt designation which covered this land in the draft Renfrewshire Local Development Plan 2021 was quashed following the outcome of a statutory Court of Session appeal in 2022 in relation to the adoption of the local development plan.

This site is now identified as 'white space' which removes the previous green belt designation.

This brief sets out requirements to be considered and 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 site is located to the southwest of Elderslie and is roughly triangular in shape. The site comprises of overgrown grassland, scrubby vegetation, bushes, hedgerows and a selection of deciduous trees. Desire lines traverse the site from pedestrian movement.

The north of the site is bordered by an existing residential area, whilst the eastern boundary is formed by Auchenlodment Road. The site is offered containment by an area of established woodland which extends along the southern and western boundaries.

The site slopes in a north and easterly direction from a high point that is situated in the southwestern corner. A minor watercourse runs along the western edge of the boundary, arriving from the higher ground in the adjacent woodland.



## Site Layout and Building Design

Residential development on the site requires to be at a density which reflects the surrounding area, incorporating well designed landscaping, demonstrating inclusive design relating to the surrounding residential area. Particular attention must be given to the amenity of the neighbouring uses including the residential care establishment and existing residential dwellings.

A mix of housing types and sizes will be required to fully comply with Policy P3 – Housing Mix and Affordable Housing. A minimum 10% of all homes on the site require to be designed to be easily adaptable for residents that are wheelchair users.

Housing 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.

Existing natural features including established hedges which extend along the site boundaries require to be incorporated into the development proposal to minimise impact on the landscape setting.

The desire lines that traverse the site require to be considered and integrated into the residential layout to ensure continued connectivity to the wider 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

Development must protect existing hedgerows and trees as well as areas of woodland in close proximity of the site to ensure habitats, biodiversity and natural environmental assets are preserved.

There is a presumption against any tree removal on site and any proposed development must be designed to take account of existing trees. Development must not impact on the Craigston Wood located on the southern and western boundaries which is covered by a Tree Preservation Order.

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, an appropriate compensatory planting plan along with a management and maintenance scheme 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

Development proposals require to demonstrate how the development will integrate into formal and informal routes, rights of way, core paths, footways and local streets as well as indicating pedestrian connections to the local 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 options for pedestrians, cyclists and vehicular traffic including direct routes for all users. Particular focus requires to be given to the movement of pedestrians and cyclists to promote active travel which will require footway enhancements along Auchenlodment Road.

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 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

There is potential for localised flooding due to a minor watercourse that runs in proximity to western boundary. A flood risk assessment and drainage assessment will be required to support any development proposal.

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.

A 30" trunk water main crosses this site. Early pre application discussions with Scottish Water will be required in relation to providing an appropriate buffer between the development and the water main.

### Renewables/Sustainability

Low or Zero carbon generating technologies require to be integrated into any 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 any 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.

### Open Space Provision

Children's play areas are sought for all housing developments more than 50 units. Provision should be the equivalent to 1 square metre of open space per house in the form of a single area serving 50-150 units. The open space should contain a play area which is central to the layout, well overlooked 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
- Landscape / Built Heritage Visual Assessment & Plans

- Tree Survey and associated management, maintenance and compensatory planting plans
- Plan(s) detailing safe routes to schools/local services
- Planning Statement