

**To: Planning and Climate Change Policy Board**

**On: 24 January 2023**

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**Report by: Chief Executive**

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**Heading: Site Development Briefs – Thriplee Road, Bridge of Weir and Auchenlodment Road, Elderslie**

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## **1. Summary**

- 1.1 Site development briefs have been prepared for land at Thriplee Road in Bridge of Weir and Auchenlodment Road in Elderslie. Both sites are showing as 'white space' in the adopted Renfrewshire Local Development Plan (2021).
  - 1.2 The site development briefs identify a number of factors that require to be considered and addressed in preparing development proposals for these sites.
  - 1.3 The site development briefs will be a material consideration when considering future planning proposals.
  - 1.4 A copy of the site development briefs are attached at Appendix 1.
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
    - (i) Approve the site development briefs relating to the land at Thriplee Road, Bridge of Weir and Auchenlodment Road, Elderslie.
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## **3. Site Development Briefs**

- 3.1 A series of planning site development briefs have been prepared and approved following the publication of the new Renfrewshire Local Development Plan.

The site development briefs set out a planning framework that aim to provide a comprehensive checklist and set of good placemaking parameters to guide any future development proposals.

- 3.2 The green belt designation which covered both the land at Thriplee Road in Bridge of Weir and Auchenlodment Road in Elderslie in the Renfrewshire Local Development Plan 2021 was quashed following an appeal to the Court of Session. Both these sites are now identified as 'white space' in the local development plan which removes the previous green belt designation.
- 3.3 The site development briefs highlight a number of considerations which require to be taken into account when preparing development proposal for the sites.

The factors include:

- Site context;
- Site layout and building design;
- Landscaping and boundary treatments;
- Accessibility;
- Sustainable urban drainage;
- Renewables/Sustainability;
- Digital connections;
- Affordable housing;
- Education provision;
- Open space provision; and
- Required supporting information.

#### **4. Next Steps**

- 4.1 If approved by the Board, the site development briefs will be placed on the [Council's web pages](#) and used to guide development proposals for these sites.
- 4.2 It is the intention that further site development briefs will be prepared for other sites allocated within the Renfrewshire Local Development Plan (2021) and these will be brought to the Board in due course.

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#### **Implications of the Report**

1. **Financial** – The extent and details of the additional duties set out in recently published National Planning Framework 4 is still to be confirmed.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –  
Reshaping our place, our economy, and our future – the proposed site development briefs set out a framework for supporting, encouraging, and delivering sustainability, climate change adaption, reaching Net Zero, biodiversity gain and creating great places.

4. **Legal** – None.
  5. **Property/Assets** – None.
  6. **Information Technology** – None.
  7. **Equality & Human Rights** -
    - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  8. **Health & Safety** – None.
  9. **Procurement** – None.
  10. **Risk** – None.
  11. **Privacy Impact** – None.
  12. **COSLA Policy Position** - None.
  13. **Climate Risk** – The proposed site development briefs seek to ensure that any development proposal on these sites aids the adaption required as a result of climate change.
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#### **Appendix 1 – Site Development Briefs:**

- Thriplee Road, Bridge of Weir; and,
- Auchenlodment Road, Elderslie

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**Author:** Sharon Marklow, Place Strategy Manager  
Tel: 0141 618 7835; Email: [Sharon.marklow@renfrewshire.gov.uk](mailto:Sharon.marklow@renfrewshire.gov.uk)

# **SITE DEVELOPMENT BRIEF**

**Thriplee Road,  
Bridge of Weir**

**2023**





The green belt designation which covered part of 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.

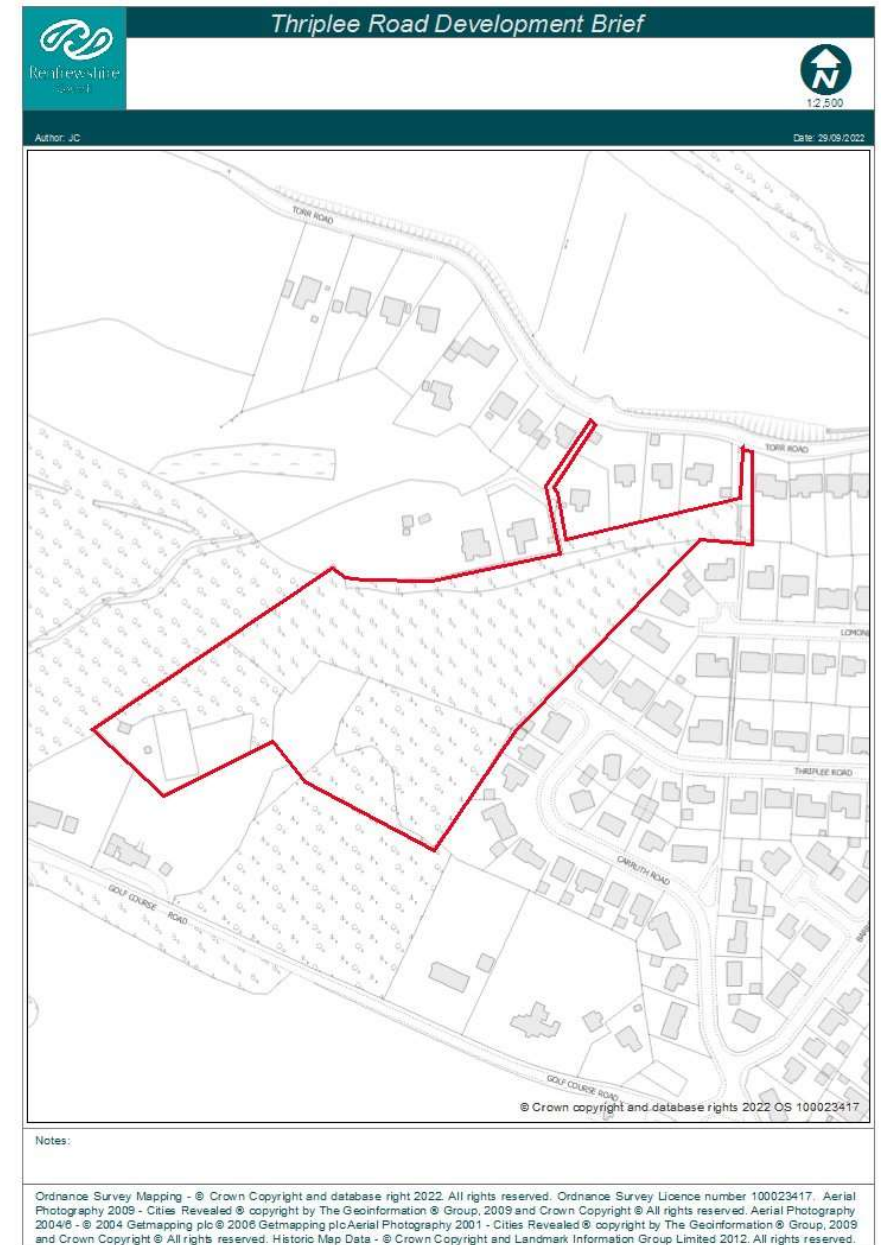
This brief sets out requirements to be considered and addressed in preparing development proposal for this site. The brief must be read in conjunction with the Renfrewshire Local Development Plan (2021) and New Development Supplementary Guidance (2022).

## Site Context

The site is located to the west of Bridge of Weir and is irregular in shape. It has existing residential development to the north, east and south of the site, with Ranfurly Castle Golf Club further south of the site. To the north west and west of the site there is an established woodland and a Site of Importance for Nature Conservation. The site comprises rough grassland and has a mix of developing scrub, semi and mature trees.

The site is undulating and slopes gently in a northwards direction. A small stream / water feature appears to flow into the site and dissipates creating a marshy area.

The southern portion of the site is within Ranfurly Conservation Area. Listed buildings are adjacent to the site fronting Golf Course Road.



## 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 around and throughout the site, demonstrating inclusive design relating to the surrounding residential area.

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.

Particular consideration requires to be given to the setting, character and enhancement of Ranfurly Conservation Area and surrounding listed buildings.

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

[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 trees and areas of woodland on site as well as surrounding the site to ensure habitats, biodiversity and natural environmental assets are preserved.

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.

There is a presumption against tree removal on site and any proposed development must 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, 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 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.

The site layout must provide options for pedestrians, cyclists and vehicular traffic including direct routes for all users, as well as accessibility to public transport options. Particular focus requires to be given to the movement of pedestrians and cyclists to promote active travel.

There will be a requirement to demonstrate safe and appropriate vehicular access to and from the site, providing a comprehensive assessment of all existing road and junction capacity in order to accommodate any development at this site.

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 some evidence of localised flooding on the site. 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.

### 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 of 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



# **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.

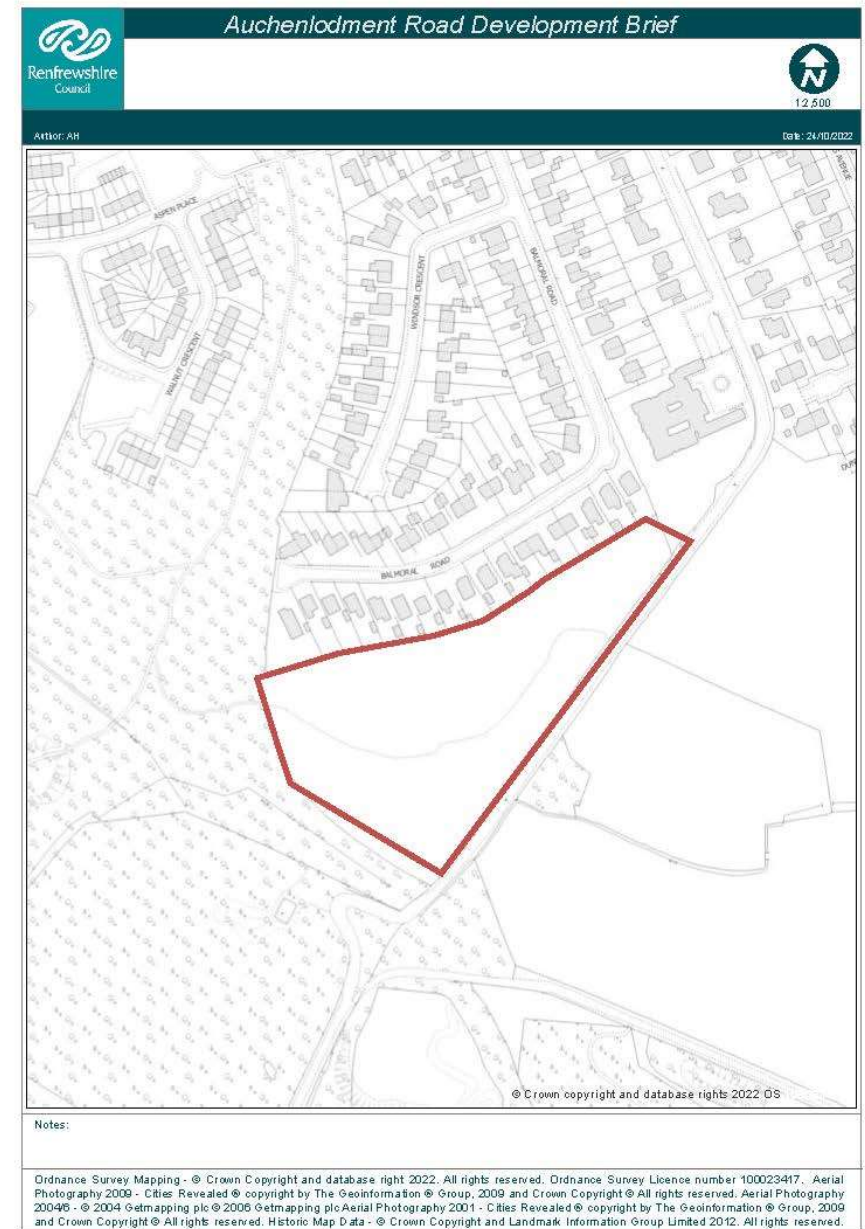
This brief sets out requirements to be considered and addressed in preparing development proposals for this site. The brief must be read in conjunction with the Renfrewshire Local Development Plan (2021) and New Development Supplementary Guidance (2022).

### 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](#).

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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.

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