

To: Planning and Climate Change Policy Board

On: 1 November 2022

Report by: Chief Executive

Heading: Site Development Briefs – Ingliston Drive, Bishopton and former Paton's Mill, Johnstone

1. Summary

- 1.1 Site development briefs have been prepared for land at Ingliston Drive, Bishopton, a site which forms part of the overall housing land supply in Renfrewshire and the previously used site at the former Paton's Mill in Johnstone.
 - 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 Ingliston Drive, Bishopton and former Paton's Mill, Johnstone.
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3. **Site Development Briefs**

- 3.1 The site at Ingliston Drive in Bishopton is a site in the existing built up area of Bishopton. The site is currently in Council ownership and there have been recent enquiries to develop this site for residential use. A planning framework to guide any proposals for this site is important to set good placemaking parameters.
- 3.2 The site at the former Paton's Mill in Johnstone has partially been develop with commercial uses. The remaining area of the site is designated as Policy P1 – Renfrewshire Place's. Given the nature of this site, previous use and surrounding environment, again it was considered that the site would benefit from site development brief to guide any future proposals.
- 3.3 The site development brief highlights a number of considerations which require to be taken into account when preparing a development proposal for the site.

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.

Implications of the Report

1. **Financial** – The extent and details of the additional duties 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.

Appendix 1 – Site Development Briefs:

- Ingliston Drive, Bishopton;
- Paton's Mill, Johnstone.

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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.

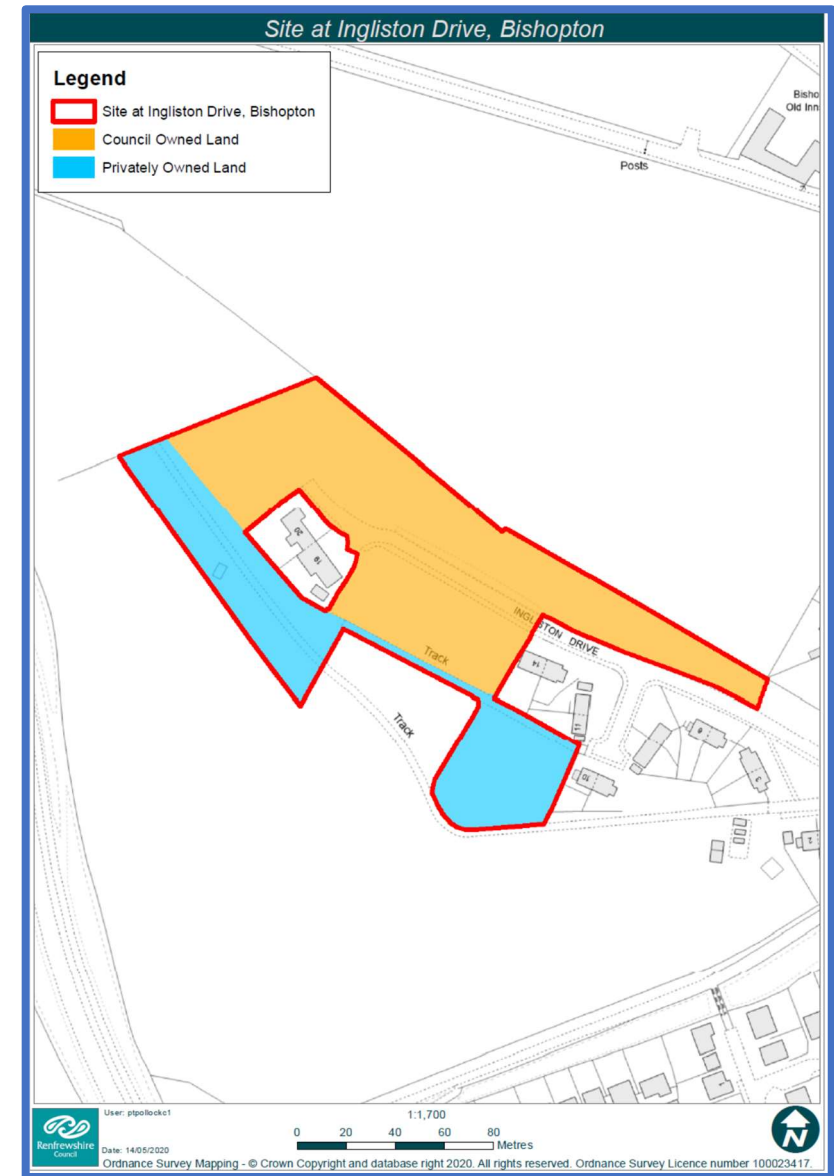
The brief sets out requirements to be addressed in preparing a development proposal for this site. The brief must be read in conjunction with the Renfrewshire Local Development Plan (2021) and New Development Supplementary Guidance (2022).

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

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).

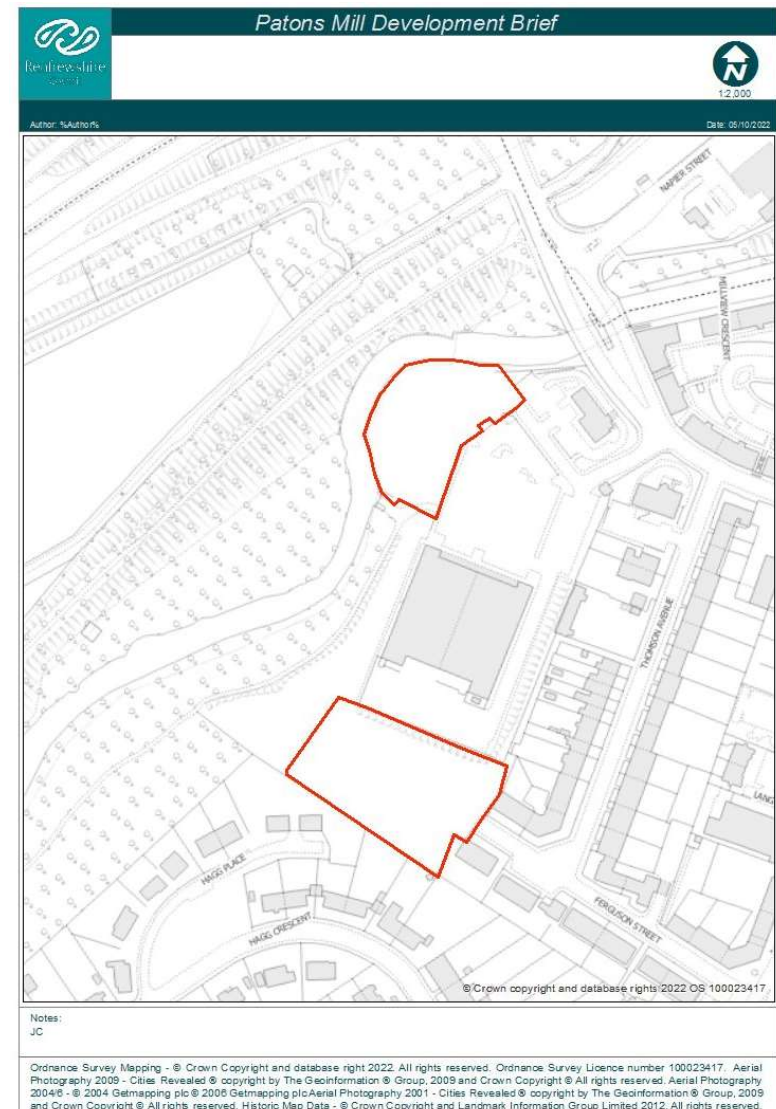
Site Context

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