

**To: Communities, Housing and Planning Policy Board**

**On: 18 January 2022**

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**Report by: Chief Executive**

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**Heading: Site Development Brief – Florish Road, Erskine**

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## **1. Summary**

- 1.1 A site development brief has been prepared for the site at Florish Road, Erskine. The site is an allocated residential site within the Renfrewshire Local Development Plan 2021.
  - 1.2 The site development brief identifies a number of factors which require to be addressed in preparing a development proposal for the site.
  - 1.3 The site development brief is the first one to come forward since the current LDP was proposed for adoption and it is the intention that a brief will be prepared for other allocated sites within the Local Development Plan.
  - 1.4 A copy of the site development brief is detailed in Appendix 1.
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
    - Approve the site development brief relating to the site at Florish Road, Erskine.
    - Note the intention that site development briefs will be prepared for other sites allocated within the Local Development Plan.
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### 3. **Site Development Brief – Florish Road, Erskine**

- 3.1 The site development brief relating to Florish Road, Erskine sets out a planning framework for the site.
- 3.2 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. **Other Site Development Briefs**

- 4.1 It is the intention that site development briefs will be prepared for other sites allocated within the Renfrewshire Local Development Plan 2021.

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## **Implications of the Report**

1. **Financial** – None.
2. **HR & Organisational Development** – None
3. **Community/Council Planning** – None.
4. **Legal** – None.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights** - 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.
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 Brief seeks to ensure that any development coming forward is undertaken in a sustainable manner and aids the adaption required as a result of climate change.

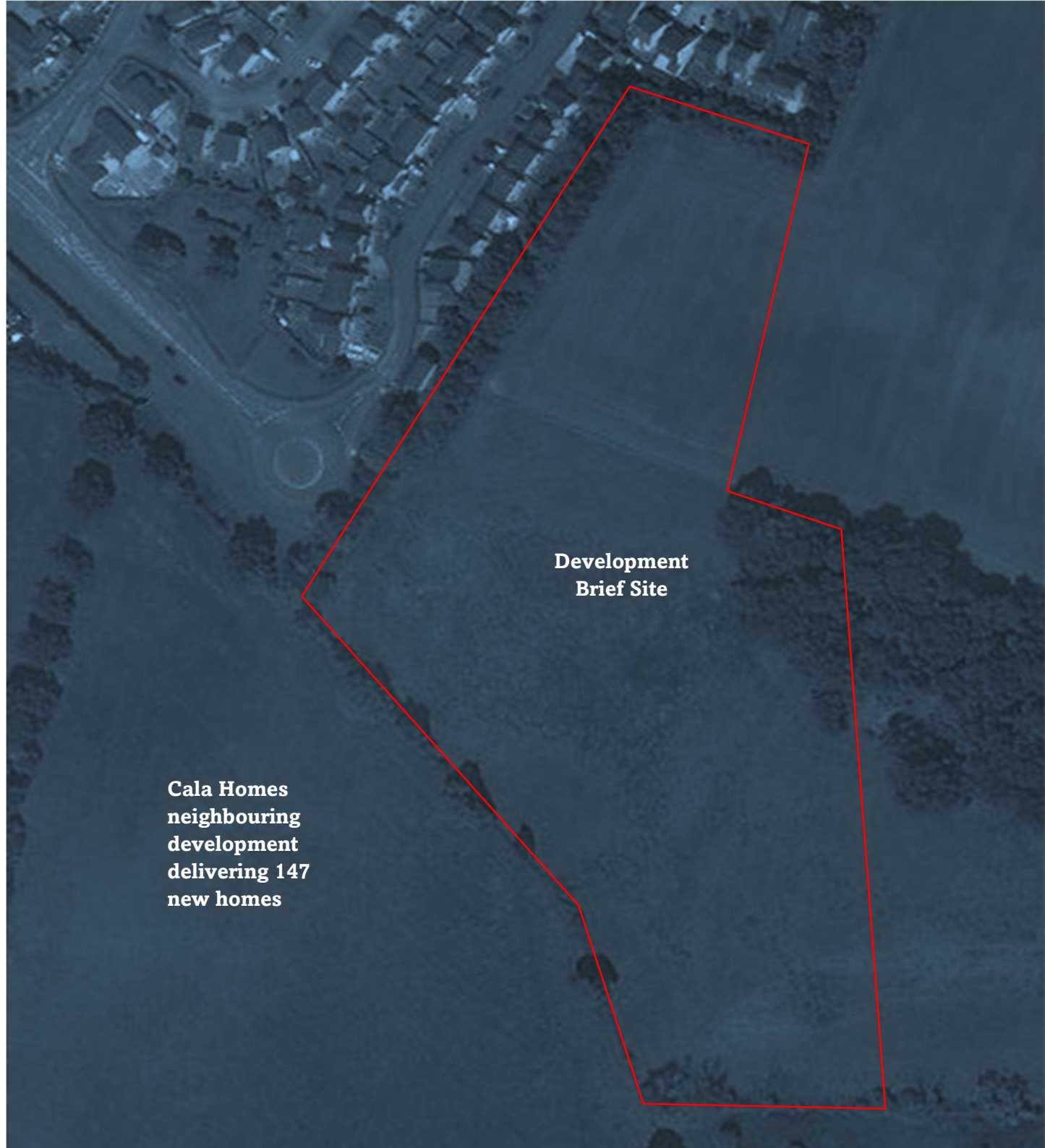
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# **SITE DEVELOPMENT BRIEF**

**Land East of Florish  
Road, Erskine**

**November 2021**



**Development  
Brief Site**

**Cala Homes  
neighbouring  
development  
delivering 147  
new homes**

This brief sets out a planning framework for the site at land east of Florish Road, Erskine which is allocated in the Renfrewshire Local Development Plan 2021 for residential use.

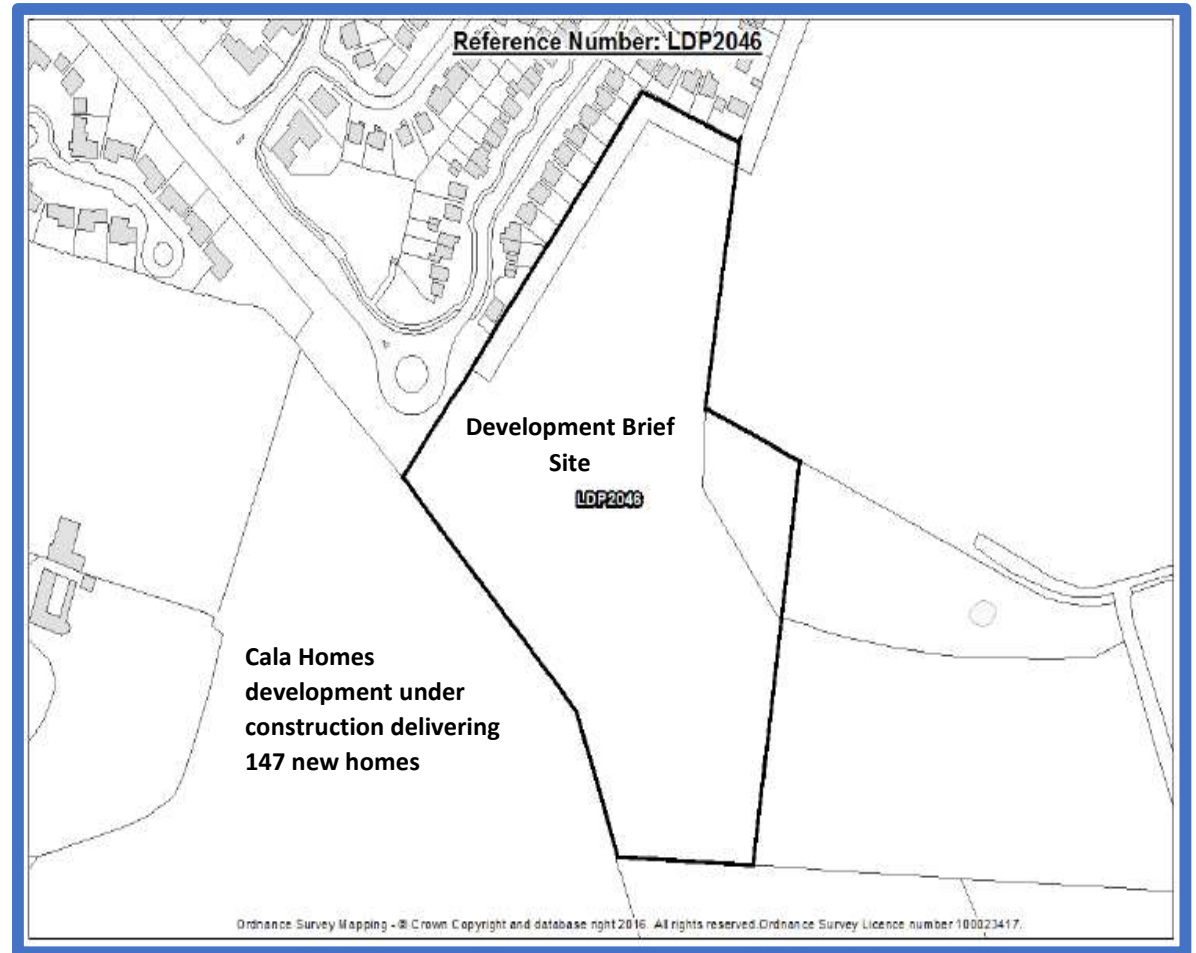
The brief sets out factors that require to be addressed in preparing a development proposal for this site and must be considered in conjunction with the Local Development Plan and New Development Supplementary Guidance.

### Site Context

The site is relatively flat, comprises of two fields and extends to 3.69 hectares. It adjoins the residential site currently being developed by Cala Homes to the south west.

The eastern boundary is partially enclosed by the mature established woodland of Sandieland Wood. A treeline runs along the North Western boundary along an established residential area. Teucheen Wood is located to the south out with the site boundary and is covered by a Tree Preservation Order (TPO).

Vehicular access is available from Florish Road with opportunities to link into the surrounding path network.



## Site Layout and Building Design

Residential development of the site must include a mix of housing types (detached, semi-detached and terraced houses) and tenure including new affordable homes.

The proposal requires to demonstrate how inclusive design will be achieved with the development relating to the surrounding and adjoining residential areas including street pattern. The design and finishing materials of the houses will also require to relate to the existing and surrounding residential areas.

The different types of housing, including any affordable homes, are required to be well integrated throughout the development in terms of 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 and areas of woodland on site, including Sandieland Wood, protecting important habitats and biodiversity as well as maintaining a green edge around neighbouring residential areas.

In order to protect existing trees, any development should include landscape buffers around trees, which will be informed by a tree survey. The landscape buffers will ensure new developments are sited well clear of root protection areas and the crown spread of the trees.

Additional boundary planting will be required along the eastern boundary to create a robust green belt boundary which will support and enhance existing biodiversity and wildlife corridors.

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 need to remove any existing trees, a detailed justification will be required together with appropriate compensatory planting.

Residential development will be required to enhance the existing green network by ensuring that new on site green infrastructure is incorporated and links into the wider green network.

Boundary treatment using high quality materials and planting will be required to define public and private spaces contributing to the areas character.

### Accessibility

Vehicular access to the site is provided via an existing roundabout on Florish Road.

Development proposals will 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. A plan showing safer routes to school/local services requires to be included in the planning submission.

The site offers the opportunity to link in with the wider core path network in Erskine including REN/1 and EI/28, which connects neighbourhoods and local services as well as providing access to wider opportunities for recreation in Boden Boo Woods and the Clyde Walkway.

The site layout must provide options for pedestrians, cyclists and vehicular traffic to move through the development including direct routes for all users. Particular focus requires to be given to the movement of pedestrians and cyclists to promote active travel.

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.

### 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. This should be outlined in a Sustainability Statement and submitted along with the planning application.

In addition, consideration should be given to incorporating a district heating network within any development.

Provision should be made for electric car charging points to be included in each residential unit.

## 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 requirements will require to be addressed providing 25% of the total site capacity as affordable homes.

Opportunity to deliver amenity housing on site which is identified as a priority in the Renfrewshire Local Housing Strategy, with funding potentially available to registered social landlords through the Strategic Housing Investment Plan.

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. Children's Services will require to be consulted in respect of any proposed development.

## Open Space Provision

Children's play areas are sought for all housing developments in excess of 50 units. Provision should be the equivalent to 1 metre 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.

Consideration will be given to upgrading nearby existing open space/play facilities. In such circumstances where a suitable existing facility is within the vicinity of the proposed development site a developer contribution would be sought.

## Supporting Information

A planning application for this site 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
- Tree Survey/Landscape Visual Assessment & Plans

- Archaeological Assessment
- Coal Mining Risk Assessment
- Planning Statement
- Pre-Application Consultation Report