



# East Renfrewshire Local Development Plan

LOCAL  
DEVELOPMENT  
PLAN

## Supplementary Planning Neilston Infill Development Strategy June 2015





# Supplementary Planning Guidance

## Neilston Infill Development Strategy

June 2015



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## 1. FOREWORD

### 1.1. The Purpose of this Supplementary Planning Guidance (SPG)

- 1.1.1. This Supplementary Planning Guidance has been prepared under Section 22 of the Planning etc. Scotland Act 2006 and forms part of the East Renfrewshire Local Development Plan.
- 1.1.2. It arises specifically from Local Development Plan **Policy M8 Neilston Village Regeneration**, which states in its second paragraph that an Infill Development Strategy will be prepared by the Council in partnership with the Neilston Town Team, landowners, developers and key agencies and will be adopted by the Council as Supplementary Planning Guidance.
- 1.1.3. The purpose of this Guidance is to help applicants when submitting their planning applications and to give general advice and guidance on Local Development Plan proposals in and around Neilston.
- 1.1.4. In looking at specific sites and proposals, reference must also be made to the relevant planning policies in the Local Development Plan, which can be seen at [www.eastrenfrewshire.gov.uk/local-development-plan](http://www.eastrenfrewshire.gov.uk/local-development-plan).

### 1.2. Neilston

- 1.2.1. Prior to industrialisation Neilston was a small village characterised by single storey housing for agricultural workers and their families. The village expanded with the introduction of cotton bleaching, spinning and dying with associated mill worker housing close to the place of work. A significant amount of this housing remains today and forms an important part of Neilston's character, heritage and culture. Further expansion of the village took place with the arrival of the railway lines that provided good connections to Glasgow's city centre making it attractive for those wishing to live on the edge of the City.
- 1.2.2. It has a small village centre with shops along the main street, which are quite vibrant in terms of custom, but a bit run-down in terms of the buildings and environment. There is a good range of community facilities, which include two primary schools, churches, sports centre, sports and leisure facilities, library and medical centre. There remains a direct rail link to Glasgow City Centre.
- 1.2.3. There is relatively little by way of employment remaining in the village - it largely acts now as a residential and commuter village with people travelling into Glasgow, Paisley and Barrhead for work. The housing stock consists of a wide range of properties, including older cottages, (former and current) local authority stock and newer private houses.

### 1.3. Neilston Development Trust

- 1.3.1. Much of the content of the Neilston Going Places report and implementation of the projects in this Guidance will be taken forward by Neilston Development Trust (NDT). The NDT was established in 2006 by the Neilston community to champion, facilitate, support and drive the regeneration of Neilston, adopting a community-led approach to sustainable regeneration that builds from the village's assets and places people at the centre of the decision making. It was incorporated as a successor organisation to Neilston: Space to Live.

## 2. THE LOCAL DEVELOPMENT PLAN

- 2.1.1. The Local Development Plan includes a range of policies and proposals for Neilston.
- 2.1.2. Policy M8 of the LDP and associated proposals are designed to establish a sustainable and economically viable long-term vision for Neilston. The main themes outlined within section 1 of Policy M8, are the subject of this SPG 'Infill Development Strategy'.
- 2.1.3. This Supplementary Planning Guidance (SPG) will consider a variety of matters including opportunities for development; streetscape and frontage improvements; greenspace enhancements; and transport and traffic movement including accessibility throughout the settlement and linkages to its rural hinterland. The SPG process allows sites of an appropriate scale to be identified. Policy M8 is clear that proposals must be commensurate with the character and amenity of the village. Retention of the character of the village will be a key consideration of the SPG.
- 2.1.4. Under section 2 of Policy M8, 3 Green Belt locations on the outer edge of the village at Neilston Road, Kirkton Road and Holehouse Brae have been identified. These housing sites have been released in the Plan to meet housing needs, across all tenures, including private and affordable properties in Neilston over the Plan period and beyond. Alongside opportunities within the village boundary they will deliver a sustainable level of growth for the village. These sites do not form part of the Infill Strategy SPG although development contributions from these sites may assist with delivering smaller infill sites, affordable housing and developer contributions towards infrastructure.
- 2.1.5. There is a need for more housing of all tenures across East Renfrewshire as a whole, and Neilston plays its part in the provision of land for private and affordable houses. There is a particular need for affordable and social rented (Council or Housing Association) properties as there remains a long waiting list for such properties and multiple households applying for each property that becomes available. There is also a high demand for more sheltered and amenity houses, particularly those suitable for elderly people and located close to the village centre.

2.1.6. A summary of other relevant planning policies and proposals are as follows:

Site	LDP Ref	Use(s)
<b>Public realm/village centre</b>		
Environmental Improvements to public realm areas in the village centre	M8	Regeneration and environmental enhancements; and public realm improvements
Neilston neighbourhood centre	M6.5 SG7.18	
<b>Crofthead/Cowdenhall</b>		
Crofthead Mill development and restoration	M8  SG1.22  SG6.9 SG6.19 D11.20 Schedule 5	Restoration of Crofthead Mill with the potential for a mixed use development of housing and employment. Housing (subject to flood risk assessment) Business & employment safeguarded Business proposals Restoration of listed building and associated enabling development
Cowdenhall access & woodland improvements	M8 D13.15	Access and woodland improvements (associated with restoration of Crofthead Mill)
<b>Leisure/travel</b>		
Neilston Library	D13.17	Redevelopment
Kingston Playing Fields	M8 D13.16	Community/sports hub Housing (Development of sports/community hub and some limited enabling residential development)
<b>Housing sites (in addition to possible housing at Crofthead &amp; Kingston as above)</b>		
Station Yard	SG1.23	Housing (10 units)
Neilston Juniors/Brig O' Lea	SG2.1	Housing (35 units to 2025 - Relocation of Neilston Juniors to Kingston playing fields)

2.1.7. In addition to the above, a range of other Local Development Plan policies and guidance are relevant to all development, which are not repeated here, but will include the following policies: **Detailed guidance for all developments (D1); General urban areas (D2), Green Infrastructure and open space provision within new development (D7); Management and protection of the built heritage (D11); Energy Efficiency (E2); Surface water drainage and water quality (E5).**

2.1.8. A number of Supplementary Planning Guidance documents will also be relevant, including: **Affordable Housing, Energy Efficient Design, Green Network and Environmental Management, Daylight & Sunlight, Development Contributions and Residential Street Design.** National policies and guidance should also be considered where appropriate, including the Scottish Planning Policy, Designing Places, Designing Streets etc.

### 3. 'NEILSTON TOWN CHARTER' AND 'NEILSTON GOING PLACES'

#### 3.1. Town Charter

3.1.1. In 2009 Neilston developed a Town Charter that outlined a 20-year vision for the village. The Town Charter was prepared by the Neilston Town Team that included the people of Neilston, East Renfrewshire Council, Neilston Development Trust, the Glasgow Urban Laboratory Mackintosh School of Architecture (Glasgow School of Art), Architecture and Design Scotland and Urban Design Skills. This work was also supported by Barrhead Housing Association, The Lighthouse, SUST, and the Development Trusts Association Scotland. The Charter represented a community vision for Neilston that informed the Council's Local Development Plan process and subsequently influenced the plan's policies for Neilston. In order to implement and deliver the Charter in an open and transparent way, a Charter Advisory Group has been established to replace the Town Team, with cross-community representation and Neilston Development Trust assigned a coordinating and delivery role as the local community agency.

#### 3.2. The Charrette

3.2.1. In order to take forward the aspirations of the Town Charter, it was decided to undertake a 'Charrette'. The Scottish Government supported charrette took place between February to April 2014 and involved open collaborative (plenary) sessions and other community consultations in which all interested parties (including local residents, traders, local interest groups and the Council) discussed and worked together to devise solutions to a range of issues in Neilston. The charrette was funded from a variety of sources including the Scottish Government and Architecture and Design Scotland, and was led by independent consultants.

3.2.2. In effect the charrette exercise was designed to act as a bridge between the early vision of the Town Charter and the project delivery phase. For this reason the Charrette exercise needed to do 3 things:

- Build upon the past work;
- Ensure that the outcomes of the Charrette process informed Supplementary Planning Guidance; and
- Deliver "do-able" projects that could be brought forward for early action.

3.2.3. Considerable work was undertaken by the consultants to engage with the local community, and the local community participated extensively in contributing to the outcomes of the charrette.

#### 3.3. Neilston Going Places

3.3.1. The charrette report 'Neilston Going Places' explains in detail the elements which were involved in the charrette process, the public consultation and the background research undertaken. It then goes on to look at a number of 'project studies' in chapter 4 which are the sections that will most substantially inform this Infill Development Strategy.



3.3.2. The Council participated in the charrette process and in the preparation of the *Neilston Going Places* report. This Infill Development Strategy SPG document builds upon this previous work.

3.3.3. The sections summarising the *Neilston Going Places* report concentrate on the physical improvements only. Other non-physical works are not discussed here, but it is expected that these will be implemented. There will also be community consultation on the details of the proposals and community involvement in implementation. It should be noted that whilst proposals and graphics from *Neilston Going Places* are incorporated in this guidance, these should be regarded as illustrative and without final commitment from the Council pending detailed assessment against planning policy and guidance.

### 3.4. **The Infill Development Strategy**

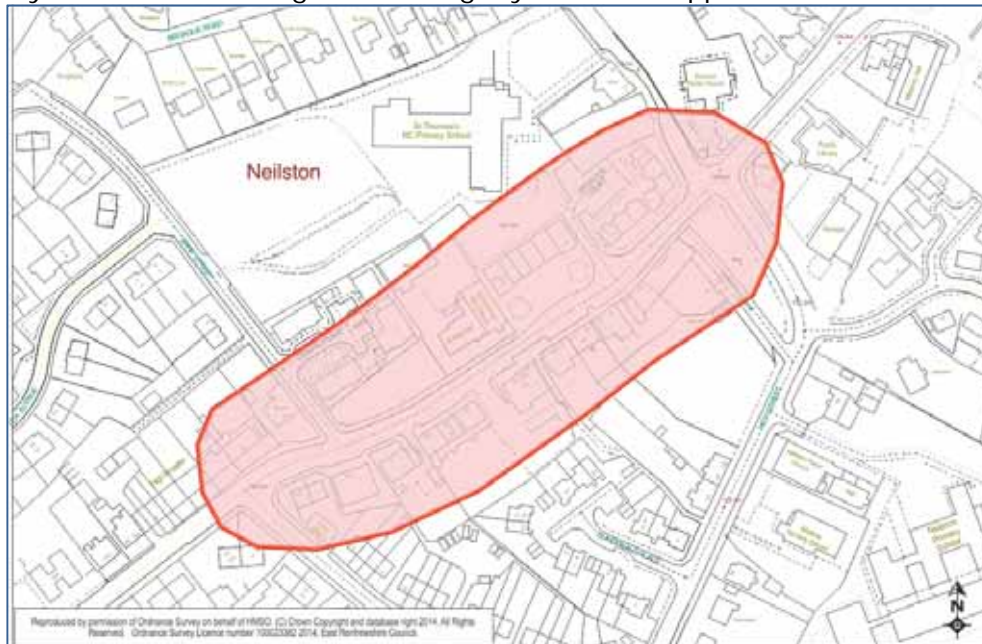
3.4.1. The following sections form the Infill Development Strategy and goes through, in turn, each of the areas/sites discussed and broadly agreed through the charrette process. For consistency, the site names used in the Neilston Going Places report are used throughout. Each section is consistent in terms of giving a description of the site; a summary of what *Neilston Going Places* says; a summary of the relevant planning policies; and then sets out the planning guidance for each site.

## 4. THE INFILL DEVELOPMENT STRATEGY

### 4.1. SITE: MAIN STREET

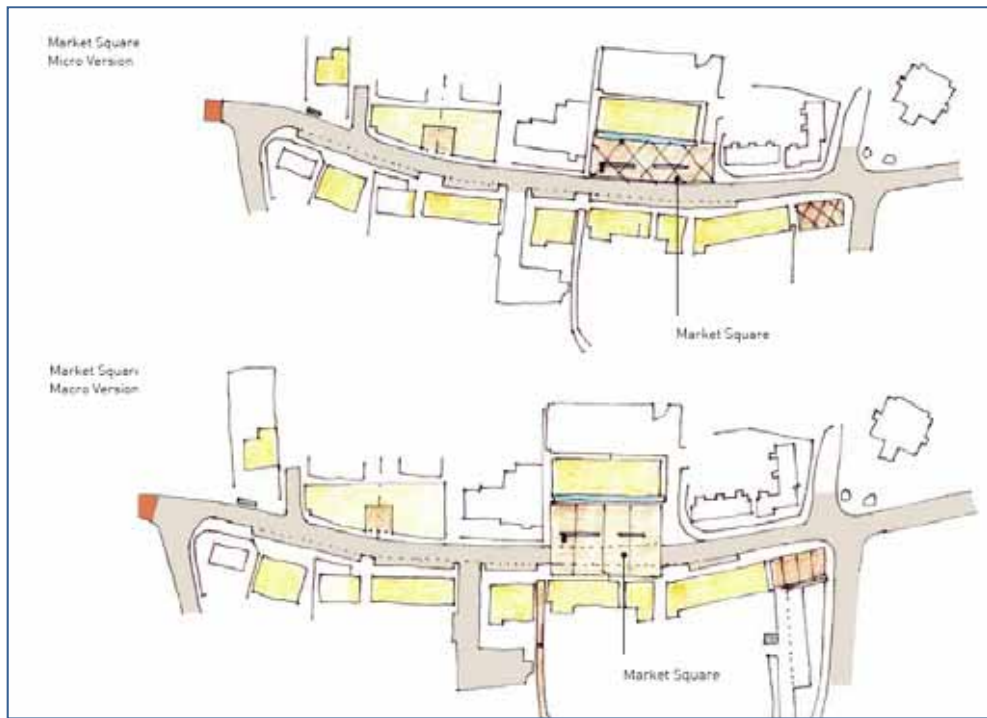
#### Description

- 4.1.1. This site includes the section of Main Street between Station Road and High Street which is the main commercial centre of Neilston.
- 4.1.2. Along the street there is on-street parking and a pedestrian crossing. At times it can be quite congested with traffic particularly when the schools go in and out, and from time-to-time when the Lochlibo Road is closed.
- 4.1.3. Uses along the street include shops, offices, rear-court car parking, a church, residential flats and houses. There is not any real cohesion of architectural styles and the buildings have a slightly run down appearance.



#### Summary of what the Neilston Going Places Charrette Report says:

- 4.1.4. The Report proposes a number of items and options along the Main Street, including:
- a) reducing the carriageway width,
  - b) re-aligning the pavement on the south side,
  - c) new trees,
  - d) additional on street parking,
  - e) existing car park areas to be resurfaced and better lighting installed,
  - f) upgrading the space in front of the parade of shops, creating a new Market Square (with micro and a macro options),
  - g) existing bus stop to be re-positioned as part of the new street alignment with a clock tower added,
  - h) spruce up and clean up of building, including painting, new awnings and signage.



#### What the Local Development Plan says

4.1.5.

The Local Development Plan has the following Policies:

- Policy **M8: Neilston Village Regeneration**, promotes environmental improvements to public realm areas in the village centre
- Other policies which may be relevant include: Policy **D16: Advertisements**, and Policy **SG10: Sustainable Transport Network**

#### Planning Guidance

4.1.6

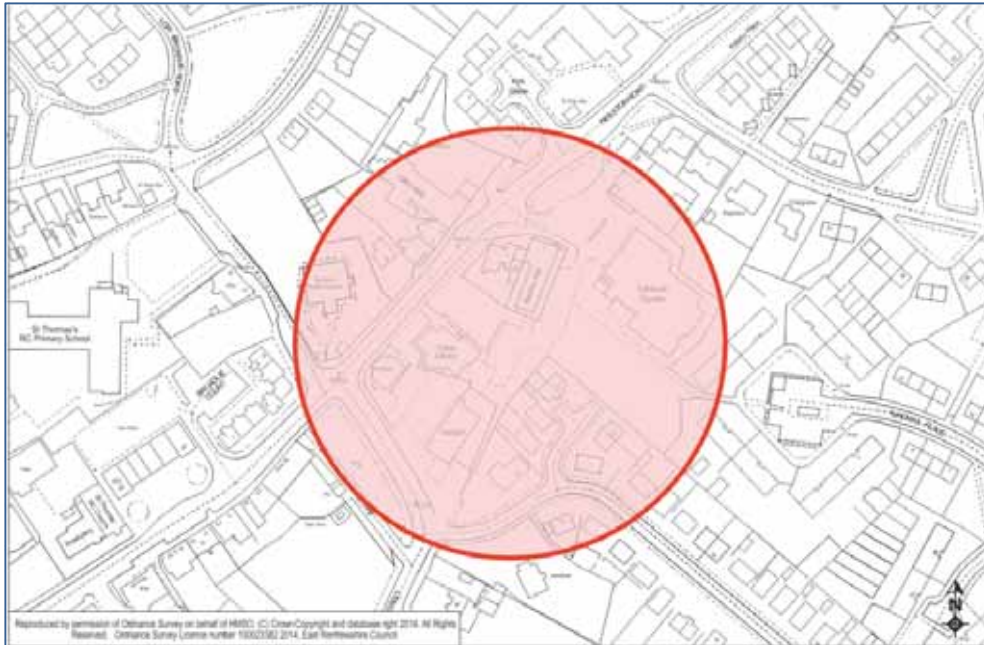
The Council in principle supports the elements of the Main Street redesign.

- The detailed design of the Main Street carriageway realignment will need to be assessed to ensure that safety standards and adequate traffic flows are maintained.
- Either option for the Market Square will be acceptable in principle, depending on which is promoted and can be funded, subject as above to detailed safety standards and adequate traffic flows being maintained.
- Improvements to buildings along Main Street will be supported. Repainting will not need planning permission. New signs and awnings will need 'advertisement consent' from the Council and new shop-fronts may need planning permission. The Council encourages a coordinated approach by property owners to give a branding, consistency and cohesion to signage along the whole of Main Street.
- Upgraded parking and street lighting is supported in principle although it is unlikely to need planning permission.

## 4.2. SITE: COMMUNITY HUB

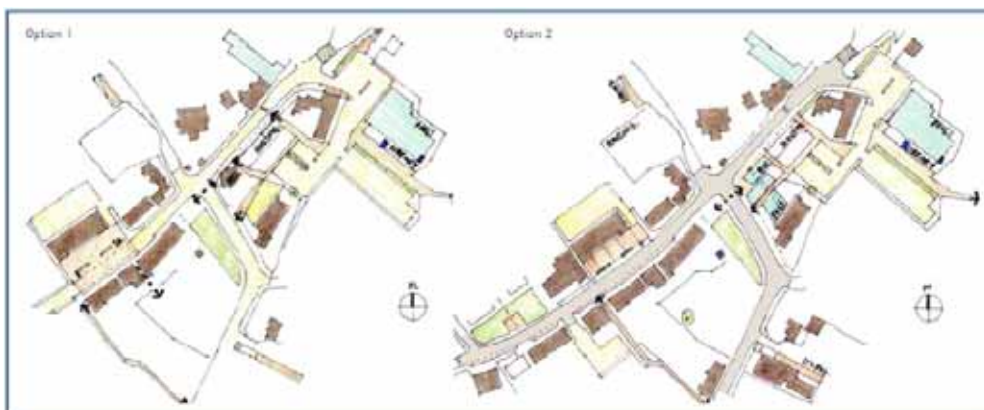
### Description

- 4.2.1. This is the area south-east of Main Street and east of Neilston Cross that includes the sports centre, library and doctor's surgery. Some of the buildings are rather dated in their design and the layout is disparate and un-coordinated. There is scope for improved layout, building design, shared uses and better use of the space.



### Summary of what the Neilston Going Places Charrette Report says:

- 4.2.2. The Report proposes a number of items and options in the Community Hub area, including:
- a medium to longer term aim to reconfigure and relocate the library facility,
  - two new car parking courtyards,
  - a small IT/homework base,
  - new commercial/business space and/or residential accommodation
  - a new pedestrian route linking the new functions with Main Street and High Street,
  - an expanded health facility,
  - re-defining the buildings facing the Cross.



### What the Local Development Plan says

4.2.3.

The Local Development Plan has the following Policies:

- Policy-**M8:Neilston village Regeneration**, promotes environmental improvements to public realm areas in the village centre
- Other policies which may be relevant include: Policy **D1: Detailed Guidance for all Development**, Policy **D13: Community, Leisure and Educational Facilities**, Policy **SG10: Sustainable Transport Network**.

### Planning Guidance

4.2.4.

The council in principle supports the elements of the Community Hub redesign as outlined in Neilston Going Places above

- The relocation of the library facility will need detailed discussion and approval by the libraries service and may or may not need planning permission, depending on whether new building will be involved. If so, normal planning criteria, including those in policy D1, requiring a high standard of design and adequate parking will apply.
- Additional parking provision would be supported which would enhance access to the community hub uses, the village centre as a whole and the nearby schools. The detailed design will need to meet Council parking and access standards.
- New commercial, residential, business, IT/homework units within a reconfiguration of the area is acceptable in principle. Planning permission will be required for such new uses and proposals will need to take particular recognition of policy D1 to ensure that high quality buildings and environment are created, particularly the frontage along Main Street and facing onto the Cross and Neilston Parish Church opposite. Parking and access standards should be in accordance with policy D1 (point 9) and 'Designing Streets'. Inclusion of pedestrian links to surrounding areas will be essential. If a comprehensive redesign is to happen, a detailed development brief may be prepared to ensure a co-ordinated design solution.

### 4.3. SITE: SCHOOL GATES

#### Description

- 4.3.1. Neilston has two primary schools (Neilston Primary School and St Thomas' Primary School) both located close to the village centre. Also located beside Neilston Primary School is a nursery school. The school gates areas create issues in that they fulfil a social and civic function for children and parents/guardians to meet and socialise, but at the same time present physical issues in terms of congestion.



- 4.3.2. **Summary of what the Neilston Going Places Charrette Report says:** The Report proposes a number of items and options for the two school gate areas, including:
- each school gate could have a new floor surface treatment, a small canopy and benches, all set back from the roadway,
  - on High Street, a new wider pavement stretching from the school gates to Kingston Playing Fields linking to a new walkway/cycle route starting from Mill Cottages providing a safe and green route to and from the school and the centre of the village,
  - a direct gate/ramp link to St Thomas's School from the adjacent car park.

- 4.3.3. **What the Local Development Plan says** The Local Development Plan has the following policies:
- Policy **M8: Neilston Village Regeneration**, promotes environmental improvements to public realm areas in the village centre.
- Other policies which may be relevant include: policy **D1: Detailed Guidance for all Development**.

- 4.3.4. **Planning Guidance.** The Council in principle supports the elements of the Community Hub redesign as outlined in Neilston Going Places above, including:
- A wider pavement and re-surfacing will need to ensure that safety standards and adequate traffic flows are maintained.
  - New civic areas involving canopies and benches are supported in principle but may need planning permission depending on detailed design, and these will be assessed on their merits

**4.4. SITE: KINGSTON PARK**

**Description**

4.4.1. Kingston Park includes playing fields, pitches, pavilion, grassland and children’s play space. It is certainly valued by the local community, is rather uninspiring, is underused and does not currently fulfil its potential. The park also provides footpath links between the western part of the village (at Double Hedges Road) and Kingston Road near the railway station and Neilston Primary School.



**Summary of what the Neilston Going Places Charrette Report says:**

4.4.2. The Report proposes a range of items for Kingston Park, including:



- a) a reduction from two to one in the number of full size football pitches and conversion of the remaining pitch into a lit, all weather surface,
- b) potential for a changing facility, a small stand and fencing,
- c) an all weather playing surface to the east of the main pitch suitable for 5 a side football and tennis,
- d) a small grass pitch for seven-a-side football and primary school level games,
- e) a skate park area and a youth shelter,
- f) the upgrading of the existing play area, suitable for a range of ages, possibly including climbing structures and a zip wire,
- g) outdoor exercise equipment,
- h) a small amphitheatre
- i) a perimeter path,
- j) woodland blocks and wild flower meadows,
- k) renewal of perimeter fencing along with new trees and planting.

### What the Local Development Plan says

4.4.3. The Local Development Plan has the following policies

- Policy **M8: Neilston Village Regeneration** Relocation of Neilston Juniors FC to Kingston playing field and development of a sports/community hub and some limited enabling residential development with the redevelopment of the former site for residential development of approximately 35 homes phased by 2025.
- Policy **D13.16: Community/sports hub**; Policy **SG2.1: Additions to the housing land supply at Neilston Juniors**; Policy **D4: Green Network**; Policy **D5: Protection of Urban Greenspace**

Other policies which will be relevant include Policy **D1: Detailed Guidance for all Development**

### Planning Guidance

4.4.4. The Council in principle supports the redesign of Kingston Park as explained in *Neilston Going Places* above. Detailed plans will need to be produced to demonstrate exactly which of the wide range of items can be accommodated within the park.

4.4.5. Local Development Plan Policy M8 allows for some 'enabling' housing development in order to help fund what will be quite an expensive project. The *Neilston Going Places* report however concludes that the project could be implemented without the need for the enabling housing development.

4.4.6. It is expected that the park redevelopment will progress in partnership with the redevelopment of the Brig O Lea site, the development of which could release some cross-funding.

- The Council supports the mix of uses described in *Neilston Going Places* and encourages the redesign in a co-ordinated and programmed manner to deliver, over time, all of the facilities outlined.
- Many of the new facilities will need planning permission. The detailed arrangements for new changing facilities and spectator stands in particular will need to be carefully designed to minimise any adverse impacts to surrounding houses and the road network. The Council will take into account amenity, access, parking, floodlighting, hours of operation, drainage etc in detail, particularly in view of policy D1. Uses (particularly potentially noisy uses such as the skate park or similar uses) must be positioned to minimise disturbance to neighbouring houses.



- Footpath links into and through the site will be essential to enhance public access.
- Additional planting and improved boundary treatment will be essential in order to improve amenity.
- A park and ride facility has been implemented at the eastern end of the park and there could be potential to expand that.

## 4.5. SITE: RAILWAY PATH

### Description

- 4.5.1. This land consists of the former railway line and embankments running between Double Hedges Road and Glen Shee Avenue. The ground is almost flat and there are trees dotted around the periphery of the site. The land is in private ownership.



### Summary of what the Neilston Going Places Charrette Report says:

- 4.5.2. The Report proposes the following:
- a) a fully made up path along the former railway solum linking Double Hedges Road to Glen Shee Avenue appropriate for cyclists, buggy users, wheeled chair access and pedestrians,
  - b) the path to include a new drainage system and adoptable lighting,
  - c) edge planting and fencing to be included,
  - d) a light controlled crossing at Double Hedges Road linking the path to Kingston Park,
  - e) the formation of allotments together with a compound and service area.



**What the Local Development Plan says**

- 4.5.3. The Local Development Plan does not contain a specific proposal regarding improvements at this location, but it is covered by:
  - Policy **D5: Protection of Urban Greenspace** which safeguards greenspace, and
  - Policy **D4: Green Network** which promotes enhancements to the green network.
- 4.5.4. Other policies which will be relevant include Policy **SG10: Sustainable Transport Network** which promotes opportunities for improving the walking and cycling network

**Planning Guidance**

- 4.5.5. Prior to the work undertaken during the charrette process, the Council had drafted a plan for the Neilston Cycle Plath along this stretch of land. It involved 500 metres of a shared use path to a width of 2.5 metres, running along a line slightly south-east of that shown in the Neilston Going Places report, including tree planting but not including allotments.
  - The Council supports the formation of the footpath/cycleway in principle, whichever of the two alternative detailed routes are chosen. The detailed design, including finished surface, width, lighting and planting will need to be the subject of a planning application.
  - The design and positioning of the road crossing will need to be agreed with the Council’s Roads Service to ensure public safety.
  - The creation of allotments is also supported in principle. This will also need to be the subject of a planning application, with careful consideration needed to boundary treatments and the provision of adequate planting and fencing in order to ensure the protection of the amenity of the neighbouring houses.

## 4.6. SITE: CROFTHED MILL

### Description

- 4.6.1. This site consists of the Crofthead Mill complex at the junction of Holehouse Brae and Lochlibo Road. There are a number of buildings on the site which are used for a mixture of business and industrial uses with a range of occupiers. The main building extends up to five storeys high and is a Category 'B' Listed Building. The site is at the edge of Neilston and backs on to the Cowden Hall estate with woodland edges to the west and south. The Levern Water runs culverted underneath the site.



### Summary of what the Neilston Going Places Charrette Report says:

- 4.6.2. The Report proposes the need for further discussions and studies to develop a coherent and viable business strategy for the area. Viable and sustainable new uses for the building and the site, involving a mix of sustainable uses is promoted, in order that a vibrant and viable new destination on the edge of the village is created along with new employment opportunities whilst sustaining an important part of Neilston's heritage



### What the Local Development Plan says

4.6.3. The Local Development Plan has the following policies:

- Policy **M8 Neilston Village Regeneration**
  - Restoration of Crofthead Mill (Policy D11 and Schedule 5)
  - Mixed use development of housing and employment focused on Crofthead Mill 200 units phased post 2025
- Policy **D11: Management and Protection of the Built Heritage;** Policy **D11.20 (Schedule 5: Environmental Protection Projects);** Policy **SG1.22 (Schedule 8: Housing Sites);** Policy **SG6.9 (Schedule 12: Safeguarded Business and Employment Areas);** Policy **SG6.19 (Schedule 13: Business Proposals);** Policy **D4: Green Network;** Policy **D8.4: Local Biodiversity Site;** Policy **D1: Detailed Guidance for all Development**

### Planning Guidance

4.6.4. The Council is supportive of the restoration and redevelopment of Crofthead Mill and its surrounds.

4.6.5. Development should include the following elements:

- Restoration of the main mill buildings.
- A mixture of uses.
- Business uses ('Class 4' uses compatible with residential amenity) as this is one of few opportunities for such employment generating uses in Neilston.
- Residential use to provide accommodation in the village and to cross-fund the redevelopment. Affordable housing provision or contribution will be needed.
- An attractive environment, being located in an edge-of-centre location and with good use of trees and planting in and around the site.
- Pedestrian and cycle links into the village and to the adjacent Cowden Hall estate (discussed below).
- Sustainable and attractive use of the watercourse currently running beneath the site.
- Flood risk along the route of the river will need assessment to ensure that any development is not at flood risk nor is exacerbating flood risk in the surrounding area.

## 4.7. SITE: COWDEN HALL

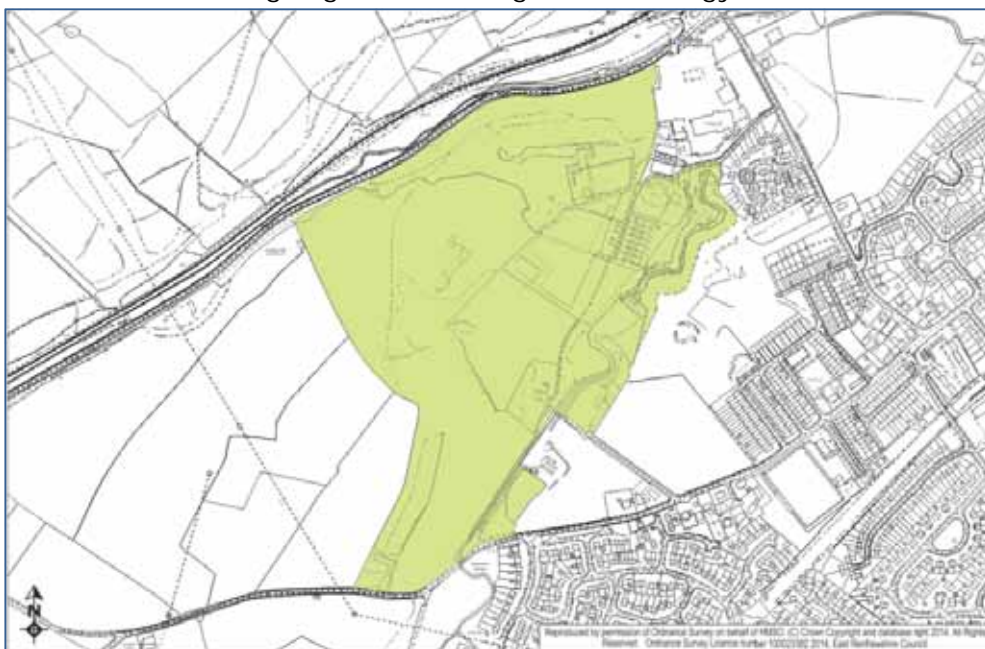
### Description

- 4.7.1. This is an unmanaged estate located on the north-west edge of Neilston. It consists largely of woodland and old gardens. There are some former mill workers cottages at the site which are still in residential use and some other remains of estate buildings, including Cowden Hall and greenhouses.
- 4.7.2. The estate is located beside Crofthead Mill (which is discussed separately above) and there is a need to consider links between the two areas.



### Summary of what the Neilston Going Places Charrette Report says:

- 4.7.3. The estate should be developed and managed on a low key basis offering access and informal recreational facilities for the local community, akin to a local country park. A full audit of the remnants of the surviving estate should be carried out, including a detailed tree survey and a biodiversity assessment. An ongoing active management strategy should be devised.



### What the Local Development Plan says

- 4.7.4. The Local Development Plan has the following policies:
- Policy **M8: Neilston Village Regeneration** – Cowdenhall access/woodland management improvements associated with restoration of Crofthead Mill.
  - Policy **D3: Green Belt and Countryside Around Towns**; Policy **D4: Green Network**; Policy **D8.3: Tree Preservation Orders**; Policy **D8.4: Local Biodiversity Site**; Policy **D13.15: Access/woodland planting/management of Cowdenhall**

### Planning Guidance

- 4.7.5. The Council supports the environmental improvement of the Cowden Hall estate, including the opportunity for improved public access and recreational use.
- Its location in the green belt gives a presumption against 'urban' development or indoor or intensive commercial recreation. However opportunity exists for new and additional outdoor recreational uses which would assist the viability of the restoration project.
  - Any developments will need to protect the local biodiversity value of the estate and the preserved trees.
  - Any significant development will need to have regard to the proposals for the restoration of Crofthead Mill in order to ensure that the developments are compatible.

**4.8. SITE: KIRKSTYLE LANE/ PIG SQUARE**

**Description**

- 4.8.1. This site consists of an open flat area of grassland, trees and car parking near the Cross and village centre.
- 4.8.2. The car parking area at the east of the site is where buildings used to exist, and provides around 16 parking spaces for people using the facilities in the village centre and for drop-off/pick-up at the adjacent school. The rest of the site, around the prominent tree is used at a low-key level for informal recreation (children playing and dog walking) and for village community events. The frontages to High Street and facing the Cross are particularly prominent.



**Summary of what the Neilston Going Places Charrette Report says:**

- 4.8.3. The land south-west of Kirkstyle Lane is proposed for the development of amenity housing and one, two, and three bedroom accommodation. This development provides opportunity for additional amenity and accessible housing as well as townscape benefits. The proposal suggests the creation of two terraces with both private and shared open spaces.
- 4.8.4. The existing car parking would be located to the 'community hub' area (see section above). There could also be a new pedestrian way from High Street through to Main Street.





### What the Local Development Plan says

- 4.8.5. The Local Development Plan has the following policies:
- Policy **M8: Neilston Village Regeneration**, supports infill development opportunities compatible with the Charter and the character and amenity of the village
  - Policy **D5: Protection of Urban Greenspace**
- 4.8.6. Other policies which will be relevant include: Policy **D1: Detailed Guidance for all Development**; Policy **D2: General Urban Areas**; Policy **D7: Green Infrastructure and Open Space Provision within New Development**; Policy **SG5: Affordable Housing**.

### Planning Guidance

- 4.8.7. The Local Development Plan does not include a policy promoting the development of this site, in fact it is covered under the protection of urban greenspace policy. However, policies M8 and D2 support infill development where compatible with the character and amenity of the area.
- 4.8.8. The proposals contained in Neilston Going Places however have a number of elements to commend it, including:
- The reuse of an under-used site;
  - The beneficial use of a site in an accessible location very close to the village centre;
  - The creation of building frontage facing the Cross;
  - The provision of needed housing, including affordable housing; and
  - The creation of pedestrian links between High Street, Neilston Primary School and Main Street.
- 4.8.9. Housing development at the site would require to be implemented in conjunction with or following:
- the provision of the additional parking contained in the 'community hub' project as outlined above in order to maintain adequate village centre and school car parking; and
  - the provision of the market square redesign in order that a community meeting space is maintained.
- 4.8.10. In principle the Council supports the development of this site for infill housing development, most likely terraced houses or flats as it is considered that this could be implemented in character with the area. Development would need to be the subject of a planning application and assessment against the development plan policies. A design guide may be prepared by the Council. The specific design should include the following:
- The need for adequate access and parking for residents and visitors to the development, taking account of *designing streets* principles.
  - The need for adequate gardens and open space in accord with policy and the Green Network Guidance.
  - Affordable housing provision or contribution will be needed.
  - A design statement will be needed to justify the site design chosen for this sensitive site, which should include assessment of the building layout. The erection of two buildings perpendicular to High Street (as illustrated in *Neilston Going Places*) does not provide the only design solution and the option of reinstating a building frontage to High Street should be considered/explored.
  - Pedestrian access through the site linking to Main Street should be explored, although it may be that the access along Kirkstyle Lane will be sufficient.

## 4.9. SITE: BRIG O'LEA

### Description

- 4.9.1. The site is a football pitch with associated stands, terraces, parking and facilities used by Neilston Juniors Football Club. The land is owned by East Renfrewshire Council and leased to the Football Club. The facilities are under-used and are in need of upgrading if they are to be brought up to a reasonable standard. The site is surrounded on three sides by housing, with a scout hall at the north-east corner and direct access to the main Uplawmoor Road to the north. The railway walkway (discussed separately above) runs along its southern boundary.



### Summary of what the Neilston Going Places Charrette Report says:

- 4.9.2. The proposal is to utilise land in the event that it became available if the football club were to relocate to a new facility at Kingston Park. The proposal would provide up to 48 homes in mainly two storey terraces arranged in a similar orientation to the mill cottages to the north. The existing Scout hall will remain and its boundary tree-planted, and the overall "green" of the existing site will be reflected in a new village orchard linking the existing Uplawmoor Road with the proposed allotments on the site of the redundant railway line.



- 4.9.3.

### What the Local Development Plan says

4.9.4. The Local Development Plan has the following policies:

- Policy **M8 Neilston Village Regeneration**  
Relocation of Neilston Juniors FC to Kingston playing field and development of a sports/community hub and some limited enabling residential development with the redevelopment of the former site for residential development of approximately 35 homes phased by 2025.
- Policy **SG2.1 Additions to the Housing Land Supply** Neilston Juniors: notionally 35 units

Other policies which will be relevant include Policy **D1: Detailed Guidance for all Development**; Policy **D7: Green Infrastructure and Open Space Provision within New Development**; Policy **SG5: Affordable Housing**

### Planning Guidance

4.9.5. The Council supports housing development at this site, which will be dependent on the new and enhanced provision of the leisure/football facilities at Kingston Park, as discussed separately above.

4.9.6. The detailed design will need to be the subject of a planning application and assessment against the development plan policies. Support is given for the principle of the Neilston Going Places concept which reflects the pattern of the mill cottages to the north. A design brief will be prepared by the Council. The number of units to be provided will be dependent on the detailed design.

4.9.7. The specific design should include the following:

- The need for adequate access and parking for residents and visitors to the development, taking account of *designing streets* principles.
- The need for adequate gardens and open space in accord with policy and the Green Network Guidance.
- Affordable housing provision or contribution will be needed.
- Pedestrian links to the adjacent railway walkway will be essential.
- The 'village orchard' and 'community green' concepts are supported and should be incorporated into the development.

## 4.10. SITE: BROADLIE ROAD

### Description

- 4.10.1. This is a vacant site facing Broadlie Road and backing onto St Thomas' Primary School. It sits opposite the 'B' listed Neilston Parish Church. There were buildings (including a public house) on the site until relatively recently.



### Summary of what the Neilston Going Places Charrette Report says:

- 4.10.2. The proposal involves 10 amenity flats over three levels grouped in an L shape around a central south facing shared garden. This maximises the potential for views to the countryside to the north and provides a better definition to Broadlie Street as part of the townscape around the Kirk and its grounds and views from the Cross.



### What the Local Development Plan says

- 4.10.3. The Local Development Plan does not include a policy specifically promoting the development of this site, however policies **M8: Neilston Village Regeneration** and **D2: General Urban Area**, support development within the general urban areas where compatible with the character and amenity of the locality and surrounding land uses. Other policies which will be relevant include: Policy **D1: Detailed Guidance for all Development**; Policy **D2: General Urban Areas**; Policy **D7: Green Infrastructure and Open Space Provision within New Development**; Policy **SG5: Affordable Housing**

### Planning Guidance

- 4.10.4. Given that the site had buildings on it until relatively recently, its redevelopment in principle is in character with the area and accords with policy. In principle the Council supports the development of this site for infill development as it is considered that this could be implemented in character with the area. Planning permission will be needed for the site redevelopment. In principle the Council supports redevelopment of the site frontage with potential for an 'L' shaped flatted building as illustrated in Neilston Going Places if space permits. Given the site's central location it may be particularly suitable for amenity or sheltered housing.
- 4.10.5. The specific design should include the following:
- The need for adequate access and parking for residents and visitors to the development, taking account of *designing streets* principles.
  - The need for adequate gardens and open space in accordance with policy and the Green Network Guidance.
  - Affordable housing provision or contribution will be needed.
  - Cognisance of the design of the building in relation to its setting opposite the listed church and its visibility from Neilston Cross.

## 4.11. SITE: CRAIG ROAD

### Description

- 4.11.1. The site is a small flat area of land within the residential area which has a low-level use for car parking. There is one garage presently on the site although previously it had more lock-ups. There are open fields to the rear of the site. It is owned by East Renfrewshire Council.



### Summary of what the Neilston Going Places Charrette Report says:

- 4.11.2. The proposed two dwelling development would address the dis-connect in geometry of the existing street, and its location gives the site visual prominence. Both two storey homes would benefit from south facing gardens to the open countryside



### What the Local Development Plan says

- 4.11.3. The Local Development Plan does not include a policy specifically promoting the development of this site, however policies **M8: Neilston Village Regeneration** and **D2: General Urban Area**, support development within the general urban areas where compatible with the character and amenity of the locality and surrounding land uses.
- 4.11.4. Other policies which will be relevant include: Policy **D1: Detailed Guidance for all Development**; Policy **D2: General Urban Areas**; Policy **D7: Green Infrastructure and Open Space Provision within New Development**; Policy **SG5: Affordable Housing**

### Planning Guidance

- 4.11.5. Given that the site was originally used for lock-up garages and for parking, its use for urban redevelopment in principle is in character with the area and accords with policy.
- 4.11.6. In principle the Council supports the development of this site for infill development, as it is considered that this could be implemented in character with the area, most likely two houses to two storeys in height. A design guide is to be prepared by the Council. Planning permission will be needed for the proposal and the detailed design should include the following:
- The need for adequate access and parking for residents and visitors to the development.
  - The need for adequate gardens and open space in accord with policy and the Green Network Guidance.
  - Affordable housing provision or contribution will be needed.
  - Particular consideration will need to be given to the relationship of the new buildings on the site to neighbouring buildings, existing building lines and to side boundaries. Means should be sought to provide separation of the houses from the side boundary, thus ensuring visual separation of the buildings and providing access to the rear gardens.

## 4.12. SITE: HILLSIDE ROAD

### Description

- 4.12.1. This is an open piece of grassland within the residential area which is fenced off from surrounding houses. The ground slopes slightly downwards from south to north. There is car parking to the front of the site and parking and a play area opposite. To the rear is a field which is allocated for greenfield housing development (Holehouse Brae). It is owned by East Renfrewshire Council.



### Summary of what the Neilston Going Places Charrette Report says:

- 4.12.2. The proposed two storey addressing the perceived gap in the existing street form, this proposal is set back to reflect its location fronting the central garden space on Hillside Road. Development may include a split level proposal aligning with heights of surrounding two storey buildings. Pushing the homes back from the main building frontage also allows retention of partial oblique views to the surrounding countryside.





### What the Local Development Plan says

- 4.12.3. The Local Development Plan does not include a policy specifically promoting the development of this site, however policies **M8: Neilston Village Regeneration** and **D2: General Urban Area**, support development within the general urban areas where compatible with the character and amenity of the locality and surrounding land uses.
- 4.12.4. Other policies which will be relevant include: Policy **D1: Detailed Guidance for all Development**; Policy **D2: General Urban Areas**; Policy **D7: Green Infrastructure and Open Space Provision within New Development**; Policy **SG5: Affordable Housing**

### Planning Guidance

- 4.12.5. Given that the site is in the urban area, its use for urban redevelopment in principle is in character with the area and accords with policy. In principle the Council supports the development of this site for infill development, as it is considered that this could be implemented in character with the area, most likely two houses to two storeys in height. A design guide is to be prepared by the Council. Planning permission will be needed for the proposal and the detailed design should include the following:
- The need for adequate access and parking for residents and visitors to the development.
  - The need for adequate gardens and open space in accord with policy and the Green Network Guidance.
  - Affordable housing provision or contribution will be needed.
  - Particular consideration will need to be given to the relationship of the new buildings on the site to neighbouring buildings and existing building lines. The full effect of the set-back shown in the Neilston Going Places illustration will need to be carefully considered as the buildings may have less impact on the neighbouring properties if positioned nearer the front of the site.

#### 4.13. SITE: HARTFIELD CRESCENT

##### Description

- 4.13.1. This is a lock-up garage site at the rear of Hartfield Crescent. There are three garages on the site. The current access point off Hartfield Crescent is single-track. The site extends southwards to Kirktonfield Road. There are trees at the south of the site and close to the south-eastern and western boundaries. There is a mix of single and two storey houses in the surrounding area. It is owned by East Renfrewshire Council.



##### Summary of what the Neilston Going Places Charrette Report says:

- 4.13.2. The proposal is for six 1.5 storey terraced cottages, sitting in a common court behind the existing crescent development. The visual image here might be Eaglesham, where intimate residential courts site behind street frontages and share parking whilst having very compact private outdoor space.



### What the Local Development Plan says

- 4.13.3. The Local Development Plan does not include a policy specifically promoting the development of this site, however policies **M8: Neilston Village Regeneration** and **D2: General Urban Area**, support development within the general urban areas where compatible with the character and amenity of the locality and surrounding land uses.
- 4.13.4. Other policies which will be relevant include: Policy **D1: Detailed Guidance for all Development**; Policy **D2: General Urban Areas**; Policy **D7: Green Infrastructure and Open Space Provision**; Policy **SG5: Affordable Housing**.

### Planning Guidance

- 4.13.5. Given that the site is in the urban area, its use for urban redevelopment in principle is in character with the area and accords with policy. In principle the Council supports the development of this site for infill development, as it is considered that this could be implemented in character with the area. Careful consideration will need to be given to the internal layout, particularly in terms of the road access arrangements as the existing road access is single-track (which is unlikely to be acceptable for more than one or two houses). The southern boundary onto Kirktonfield Road might afford an access point, but there are trees there, so it would need to be assessed whether satisfactory access (in terms of road safety and amenity – due to the loss of trees) could be created at that point. Planning permission will be needed for the proposal and the detailed design should include the following:
- The need for adequate access and parking for residents and visitors to the development taking account of *designing streets* principles.
  - The need for adequate gardens and open space in accord with policy and the Green Network Guidance.
  - Affordable housing provision or contribution will be needed.
  - Particular consideration will need to be given to the relationship of the new buildings on the site to neighbouring buildings, particularly the single storey terraced cottages to the west.

#### 4.14. SITE: STATION YARD

##### Description

- 4.14.1. The yard is located beside Neilston train station and consists of a flat rectangular piece of ground containing a large brick shed and open tarmac/parking area. The shed provides some 6000ft<sup>2</sup> of accommodation (understood to be currently used for unheated storage). There is housing along the north boundary and the station car park to the south.



##### Summary of what the Neilston Going Places Charrette Report says:

- 4.14.2. The former railway sheds could provide an opportunity for investment. From an external inspection the building appears to be in reasonable condition and could be utilised for light “craft based” industrial activity. Alternatively, subject to meeting building standards residential conversion may be possible.

##### What the Local Development Plan says

- 4.14.3. The Local Development Plan has the following policies:
- Policy **SG1.23 (Schedule 8 Housing Sites)** Remaining capacity 10 units
- Other policies which will be relevant include: Policy **D1: Detailed Guidance for all Development**; Policy **SG5: Affordable Housing**

##### Planning Guidance

- 4.14.4. The Council is happy to support either the retention of the site for business purposes or its redevelopment for housing.
- 4.14.5. If redeveloped for housing, the capacity is estimated at 10 units, most probably flats as the site is long and narrow and is unlikely to be suitable for traditional houses with gardens. Planning permission will be needed for the proposal and the detailed design should include the following:
- The need for adequate access and parking for residents and visitors to the development.
  - The need for adequate gardens and open space in accord with policy and the Green Network Guidance.
  - Affordable housing provision or contribution will be needed.

- The relationship to the neighbouring houses will be important in terms of respecting building heights and considering issues of overlooking/overshadowing of neighbouring gardens.
- The development should improve security within the adjacent station car park area by providing overlooking.

4.14.6. The site is small, but there could also be potential for a few park and ride car parking spaces to serve the adjacent station

## 5. CONTACT DETAILS

If you have any questions regarding the above, please contact East Renfrewshire Council Planning Service at:

### **Development Management**

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With thanks to the Charrette Team (Tom Sneddon Architects, City Design Co-operative, Urbis Ltd and Snook) for their input to the Charrette Report sections and graphics in this Guidance.

If you require this information in large print, Braille or translated, please telephone our Customer Service Officer on 0141 577 3001.

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