

Development brief for cooperage site, Main Street, Lochwinnoch

Director of Planning and Transport, Renfrewshire Council HQ, South Building,
Cotton Street, Paisley PA1 1LL

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Appendices (not attached - will be available in the Library after Easter)

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1 Site and location

Introduction

- 1.1 This development brief seeks to provide prospective developers with guidance on the planning and design of development which would be acceptable to the Council as planning authority for the site of the former Clyde Cooperage to the north of Main Street, Lochwinnoch.

Location

- 1.2 The site is located in the village of Lochwinnoch, approximately 14 km (9 miles) west of Paisley, 15 km (10 miles) west of Glasgow International Airport, and 24 km (15 miles) from Glasgow. Lochwinnoch is approximately 1.5 km (1 mile) from the A737(T), which provides convenient access to the M8 and the rest of the Scottish trunk road network. The village has a railway station with frequent services to Glasgow, Paisley and Ayrshire. (See location plan in Appendix 1.)
- 1.3 The site lies near the centre of Lochwinnoch, on the north side of Main Street approximately 150 metres west of the Cross (the junction of High Street, Main Street, Calder Street and Church Street).

Site

- 1.4 The site boundaries are as shown in the site plan in Appendix 2.
- 1.5 The site extends to approximately 2.6 hectares (6.4 acres) and is flat. It is now vacant, having been used for as a cooperage for well over a century. Productive use of the site ceased in early 2001. The site contains a variety of derelict industrial buildings dating from the 19th and 20th centuries. There are no Listed Buildings within the development site. The southern part and north-eastern corner of the site lie within Lochwinnoch Conservation Area; neither of these areas contain any buildings.
- 1.6 Adjacent land uses are as follows:
- To the south-east: combination of direct 60 metre site frontage onto Main Street and the rear boundaries of residential properties fronting onto Main Street.
 - To the south-west: car parking and landscaped area which forms part of the curtilage of Calderhaugh Mill (flatted residential development) and rear boundaries of predominantly residential properties fronting on McConnell Road.
 - To the north-west: Viewfield Park (football pitch in the ownership of Renfrewshire Council and leased to a local amateur football club, Viewfield Rovers).
 - To the north-east: rear boundaries of residential properties fronting onto Calder Street.

1.7 The site has three existing vehicular accesses:

Main Street: approximately 160 metres south-west of the Cross, near the southernmost point of the site.

Calder Street: approximately 125 metres north-west of the Cross.

New Street: the west end of New Street, at the northernmost point of the site.

1.8 The Council has no information on infrastructure provision or ground conditions (in terms of either load-bearing capacity or the site's former industrial use). Developers must satisfy themselves on these issues, and should note that the Council are likely to require a ground assessment to be submitted as part of a planning application for the redevelopment of the site.

2 Planning policy context

- 2.1 This section of the brief outlines the planning policy context which should be taken into account in formulating proposals for redevelopment of the site.
- 2.2 The approved Development Plan for the area comprises the Glasgow and the Clyde Valley Joint Structure Plan (approved in 2000) and the finalised version of the Renfrewshire Local Plan (published in 2002). The provisions of the finalised Local Plan are the most relevant section of the approved Development Plan in this instance.

Land use

- 2.3 The development site is identified in the finalised Local Plan as a Housing Opportunity Site. Policy H3 therefore applies. The policy states that *“The Council will support and encourage residential development on the Opportunity Sites included in Table 3, and shown on the Proposals Map”*.
- 2.4 In August 2003, the Council has approved a modification to the finalised Local Plan which relates this site. The modification will involve the following statement being added against the site in Table 3 of the Local Plan: *“The site should be subject to a design brief to ensure that (a) its development is fully integrated with and reflects the form and character of the village; (b) it provides a variety of house types and sizes to reflect local requirements”*. There are no objections to this modification.

Affordable housing

- 2.5 Policy H6 of the finalised Local Plan relates to the provision of affordable housing. The following extract is the text of the Council’s proposed modification to the policy, which is being considered at the public local inquiry into the Local Plan in December 2003:

“In accordance with National Planning Policy the Council will be guided by its Local Housing Strategy in making provision for affordable housing. The Council will ensure that there is an adequate supply of land for affordable housing within the Housing Land Supply. If the Local Housing Strategy identifies a shortfall of affordable housing within Renfrewshire, the Council will treat this as a material consideration in determining planning applications and will address the matter through future review and alteration of the Local Plan. In addition, where appropriate, the Council will require new residential developments to provide a range of house types and sizes to satisfy any identified local needs. Where necessary or expedient the Council will seek to secure appropriate provision of these measures through agreements under Section 75 of the Town and Country Planning (Scotland) Act 1997.”

Detailed criteria for development proposals

- 2.6 National Planning Policy Guideline (NPPG) 8 “Land for Housing” requires that:

“...in small towns and villages there is a particular need to ensure that their character and landscape setting is not affected unacceptably by the scale or location of new housing developments, and does not lead to over-development”.

- 2.7 Policy H7 of the finalised Local Plan requires that all new residential developments should accord with the detailed criteria contained in the policy. The Policy is reproduced in full in Appendix 3.

Open space

- 2.8 Policy L5 of the finalised Local Plan states that the Council will only grant planning permission for new housing development if there is an appropriate provision of open space, including facilities for children’s play, in accordance with the Council’s approved open space guidance (contained in Panel L5 of the finalised Local Plan). The open space should be located within the development unless it can be served by an existing easily accessible open space close to the site, within which a play area can be constructed. Both Policy L5 and Panel L5 are reproduced in full in Appendix 4.

Crime prevention

- 2.9 Development proposals should accord with the guidance on general principles and specific design issues contained in the Scottish Executive’s Planning Advice Note 46 “Planning for Crime Prevention”, which seeks to ensure that developments are designed in such a way as to assist in:

Creating safe and secure environments.

Reducing the scope for crime.

Increasing the risk of detection.

Encouraging community interaction..

Flooding

- 2.10 In accordance with National Planning Policy Guideline 7 (NPPG 7) “Planning and Flooding” and as reflected in Policy F1 of the finalised Local Plan, a detailed Flood Risk Assessment covering both an investigation and recommendations to address the risk of flooding should be submitted as part of any planning application. The developer will be required to ensure that that property is not at risk of flooding.

3 Local and historical context

Local context

- 3.1 The development site lies in a prominent and sensitive location, partly within Lochwinnoch Conservation Area. It is clearly visible from the main access route to the village, the B786 Main Street, and lies directly in the line of sight as one enters the village along Main Street from the A760.

Historical significance

- 3.2 The site formerly contained two furniture manufacturers, the Viewfield Cabinet & Chair Works and the Calder Cabinet & Chair Works. Both of these were established on the site in the second half of the nineteenth century, and were important to the local economy during that period. The two three-storey buildings which still exist on the site date from that period. They are of brick construction with slate roofs, and were designed specifically for their industrial use. They are a prominent reminder of the village's late nineteenth century industrial heritage.

Conservation designations

- 3.3 There are no listed buildings within the site.
- 3.4 Two parts of the site lie within the Conservation Area (see plan in Appendix 5):
- A substantial 60 metre frontage onto Main Street (the Conservation Area boundary runs parallel with Main Street, approximately 40 metres to the rear of the carriageway).
 - The existing vehicular access between nos. 29 and 31 Calder Street from the north-eastern site boundary.

In addition, the north-eastern, south-eastern and south-western (in part) boundaries of the site lie immediately adjacent to the Conservation Area.

4 Planning and design requirements

General

- 4.1 The most important design element of the development is its frontage to Main Street. The objective is to reinforce the cross-based street pattern of Lochwinnoch with frontage development of a scale and character that reflects that found in the Conservation Area.
- 4.2 The relationship of the site to the Conservation Area, its prominence as one enters the village, and its central location within the village mean that good design will be a fundamental consideration in the Council's assessment of development proposals. The Council cannot over-emphasise the importance of developers ensuring that high quality treatment of both layout and detailed design issues must be integral to preparation of their proposals from the outset. Developers should pay great attention to detail, referring to the legacy of traditional detailing existing in Lochwinnoch.
- 4.3 The requirements identified below assume that development proposals will be predominantly residential. Development proposals must therefore reflect relevant planning policy requirements regarding criteria for housing sites, open space, and crime prevention. These have been outlined in section 2.
- 4.4 It is of paramount important that developers propose a tight, urban form of development of medium to high density, which respects the historical layout and pattern of the village in terms of urban design. (NB: a precise density limit is not being imposed but will determined through compliance with the design requirements identified in this brief.)

Provision of affordable housing

- 4.5 Policy H6 requires residential developments to include an appropriate range of house types and sizes to satisfy any local needs identified through the Local Housing Strategy (see section 2.5). Alongside this, the Community Council have indicated an aspiration for a proportion of smaller/lower cost houses within the development.
- 4.6 An assessment of housing need is currently being undertaken by the Council's Director of Housing and Property Services in connection with the emerging Local Housing Strategy. Preliminary findings suggest that there may be a shortfall of social rented housing in the Renfrewshire villages; and that, specifically in Lochwinnoch, there is likely to be a need for housing provision for elderly people.
- 4.7 Separately, research on house prices in Lochwinnoch by the Planning and Transport Department was undertaken in 2002 in order to establish the nature of supply of low cost properties for purchase in the village. The analysis shows that, for the years 1998-2000, approximately two-thirds of housing sales in Lochwinnoch were below

£60,000. Between 25% and 35% of the total number of properties sold each year from 1998 to 2001 changed hands for between £20,000 and £40,000. This price band is undoubtedly 'affordable' in owner-occupied terms, and is a high proportion compared to other settlements.

- 4.8 Given the aspirations of the Community Council, the policy context and the house price research, it would be appropriate for residential development on the site to include a range of house types and sizes, with a particular focus on providing smaller, lower cost houses to satisfy the local market. If more detailed requirements emerge once the Local Housing Strategy is finalised, this brief will be updated accordingly.

Potential for employment use

- 4.9 There has been a desire expressed by the Community Council for the continued provision of some employment use on the site, such as combined home/work units. There has been considerable research¹ on such units in recent year, particularly in relation to teleworking in remoter rural areas. There is however no statutory policy framework against which to consider any proposals for home/work units.
- 4.10 The Council is unaware of any demand for such units in the Lochwinnoch area either from its own records or from the Community Council.
- 4.11 Experience in other areas has shown that the development of a number of dedicated home/work units, unsuitable for solely residential use, could lead to a part of the site being sterilised from development if market demand is non-existent. If local demand can be demonstrated, the development should include an appropriate number of dwellings which satisfy likely home/work requirements but can also be used simply as a house if the owner wishes. Initial research indicates that this is possible.

Existing buildings

- 4.12 Given the local significance of the two 3-storey buildings on the site already highlighted, conversion of at least one of these buildings for residential use would be preferred.
- 4.13 Retention of both buildings would be impracticable, as their proximity to each other would lead to problems of daylighting and privacy. It is recommended that retention of the southern building would be most appropriate. This building was originally the Viewfield Chair and Cabinet Works, and is the oldest surviving building of note on the site. It includes a short wing at its western end with an interesting doorcase on the ground floor, and has an interesting tower feature at its eastern end.
- 4.14 In terms of layout, the building is likely to be suitable for conversion to residential property. A simple calculation of floor area suggests that approximately 20-25 two-bedroom flats could be accommodated on the three floors of the building. (It should be noted that, although velux windows could be installed to facilitate

¹For example "Scottish House: Home Work Units in Rural Scotland", Research Findings No.16, Countryside and Natural Heritage Research Programme, Scottish Executive, 2001

conversion of the roofspace to attics for the top floor apartments, dormers would not be acceptable.)

- 4.15 Retention of the building would not have a negative impact on the redevelopment of the rest of the site. The car parking requirement could be accommodated to the north of the building, between it and Viewfield Park. Its orientation fits the preference for right-angled building orientation expressed elsewhere (see 'Layout' below). There is sufficient space within the site to the west and south to accommodate access roads and dwellings, so retention of the building would not sterilise otherwise developable areas of the site.
- 4.16 It is therefore recommended that the conversion of the Viewfield Chair and Cabinet Works for residential use be investigated. The Council believes that the building has the potential to be a very attractive conversion at the heart of the site, helping also to conserve an important part of the village's history.

- 4.17 It is, however, recognised that commercial factors will have to be taken into account in developers' investigations. This brief therefore envisages two potential scenarios:

Conversion of the Viewfield Chair and Cabinet Works to apartments with new development elsewhere on the site.

Complete redevelopment of the entire site. If demolition of all existing buildings are proposed, developers will be expected to demonstrate that their retention is not feasible.

The remainder of the brief applies equally to each of these scenarios.

Layout (see also plan in Appendix 5)

- 4.18 Sensitive treatment of the site frontage onto Main Street is essential, this being part of the Conservation Area and a prominent frontage. Development should form an unbroken row or terrace of dwellings exactly on the building line, with no setback except that required for visibility splays as detailed in section 4.29.
- 4.19 Frontage development to the east of any new junction on Main Street may require a slight setback to accommodate visibility splay requirements. Any setback should be kept to a minimum, and should taper to nothing at the eastern extremity of the site frontage. The footway on the north side of Main Street should extend to the building line.
- 4.20 Within the development, the layout of both streets and roof planes should be parallel with either Calder Street or Main Street to respect the right-angled pattern of development in the centre of the village.
- 4.21 Dwellings along the north-western site boundary to Viewfield Park should be orientated so that their rear gardens abut the site boundary, with appropriate structural landscaping planted along (and within) the site boundary.

- 4.22 The site is bounded by the rear gardens of existing houses on its south-western, north-eastern, and part of its south-eastern boundaries. Developers should ensure that proposed dwellings adjacent to these boundaries are oriented so that their rear gardens abut the site boundaries.
- 4.23 Minimum window to window spacing between dwellings of 18 metres is required both within and outwith the development, with the exception of dwellings facing across Main Street to the existing dwellings at 45a-c Main Street.

Detailed design

- 4.24 Dwellings should be a maximum of two storeys in height on the frontage to Main Street and adjacent to the site's western and northern boundaries. In the interior of the site three storeys may be appropriate, particularly if the existing building is maintained. Any three storey buildings would however need careful design to avoid overlooking adjacent dwellings, and to ensure that their roof profile and orientation is acceptable in townscape terms.
- 4.25 On the site frontage to Main Street and on dwellings which are prominently visible within the site, the following detailed requirements should be adhered to:
- Roof ridges and eaves should be parallel with front walls, symmetrically dual pitched, with side gables. They should be constructed of slate.
 - Chimneys should be included on prominent gables (i.e. the gable at the south-western end of the frontage, and the two gables either side of any new access).
 - Walls should be either wet-dash render or stone. Brick will not be permitted.
 - Windows should have vertical emphasis, and should be painted timber sliding sash and case.
 - Doors should be timber.
- 4.26 The south-western corner of the site is particularly important, as it is prominent as one enters Lochwinnoch from the A760 along Main Street. The corner should be the gable end of a two-storey row of dwellings on the building line. The gable should contain a chimney, but otherwise be either blank or contain simply a small vertical emphasis window on the upper storey, appropriately positioned.
- 4.27 Within the site (other than on prominently visible buildings), requirements will be as follows:
- Hips will be acceptable on roofs.
 - Forward projections from roofs will be acceptable, but must be hipped if the main roof is hipped.
 - Roofs should be constructed of slate or slate substitute.

In any house type or block, all roofs (including porches and garages) should be of a similar pitch and all wall and roof materials should be similar.

Integral garages should not project forward of the building line, and garage doors should not be prominently coloured.

Access and car parking

- 4.28 It is anticipated that one vehicular access would be sufficient for residential development. This should be provided direct from Main Street rather than from Calder Street. Access should either be via the existing access to Calderhaugh Mill if available, or by creating a new 5.5 metre wide access onto Main Street to the east of the existing Calderhaugh Mill access.
- 4.29 Spacing with existing junctions should preferably be 25 metres. The access should be positioned as far north-east as possible within this requirement to ensure sufficient space for two dwellings between the new access and the existing Calderhaugh Mill access. Visibility splays of 2.5 metres by 70 metres should be provided along Main Street in each direction.
- 4.30 The developer should provide safe walking routes from the development to local amenities, for example the commercial centre around the Cross, the Primary School to the north on Calder Street, and open space to both the south (the main recreation ground/public park beyond Main Street) and the north (Viewfield Park). Not only should pedestrian access be fully integrated with the vehicular access on Main Street, but other route(s) should be provided as necessary, bearing in mind the provisions of Planning Advice Note 46 “Planning and Crime Prevention” (see section 2.9). It is anticipated that the minimum requirement would be for pedestrian access to New Street to the north-east of the site. All routes should be carefully designed to minimise opportunities for crime and anti-social behaviour, for example through passive surveillance, good visibility, and appropriate design of fencing and landscaping.
- 4.31 It is anticipated that the finger of land leading to Calder Street from the site’s north-eastern boundary would not be appropriate for use as a pedestrian access in terms of security. This area of land would therefore be surplus to requirements, and would be best disposed of to be incorporated into the curtilages of one of the adjoining residential properties on Calder Street.
- 4.32 The site’s internal road layout should conform to Council guidelines. A loop road would be preferable.
- 4.33 Car parking should be provided at the rate of 100% within curtilages plus 30% visitor spaces outwith curtilages.
- 4.34 Drainage within the site should be designed in accordance with Sustainable Urban Drainage Systems (SUDS) principles.

Provision of open space

- 4.35 Developers would normally be required to provide open space facilities as an integral part of residential development, in accordance with Policy L5 of the finalised Renfrewshire Local Plan and Panel L3 of the adopted Renfrew District Local Plan (see section 2.8 and Appendix 4). On this particular site, the anticipated scale of development is likely to lead to a requirement to provide a children's play area, kickpitch and amenity open space.
- 4.36 Children's play provision should be accommodated within the site. It is however likely that a kickpitch (which would be required for developments of around 100 houses) would be inappropriate in urban design terms, as a result of the site's location so close to the village Cross and within a Conservation Area. The reason for this is that it is crucial that the layout and density of development reflect the tight, right-angled pattern of the existing village centre. If a kickpitch is required, consideration should therefore be given to commuting this requirement to appropriate investment in open space outwith the site, possibly in the form of upgrading of existing recreational or play provision elsewhere in the village. The exact nature of likely improvements would be the subject of further discussion with the local community and the developer.

5 Further enquiries

- 5.1 Further enquiries regarding this brief should be directed to Nick Wright, Planning and Transport Department, Renfrewshire Council. His contact details are as follows:

Nick Wright
Planning and Transport Department
Renfrewshire Council HQ
South Building
Cotton Street
Paisley PA1 1LL

Tel: 0141 842 5271

Fax: 0141 842 5833

Email: nick.wright@renfrewshire.gov.uk

Appendix 1
Location plan

(Please see overleaf)

Appendix 2
Site plan

(Please see overleaf)

Appendix 3

Policy H7 of the finalised Renfrewshire Local Plan

Policy H7: Criteria for New Residential Development

The Council will require new residential development proposals to meet the following criteria:

- (a) The density of the new housing proposals will require to be in keeping with the density of surrounding residential areas; higher densities will be appropriate in areas which have good access to a range of modes of transport.
- (b) The layout, built form, design and materials of all new residential developments will require to be of a high quality and be in accordance with the setting and character of the area.
- (c) The open space and children's play area standards, as identified in Open Space and Recreation Policy L5 [see Appendix 4] will require to be met.
- (d) Existing landscape and ecological features will require to be retained where they make a positive contribution to the character of the area, and should be supplemented by new integrated landscaping and habitat proposals where considered necessary by the Council.
- (e) It should be demonstrated that adequate provision has been made for all services, including water, sewerage, power, communications and education.
- (f) Surrounding land uses should not have an adverse effect on the proposed residential development in regard to visual quality, noise, smell, traffic, hours of operation, vibration, dust, overlooking and meeting statutory air quality objectives.
- (g) The proposal should not constitute backlands development. Development will only be permitted if it can be demonstrated that it is acceptable in regard to the pattern of development, outlook, overlooking of other properties, privacy of the existing and proposed properties, adequate garden ground for the existing and proposed properties, loss of mature trees and vehicular access, in accordance with approved guidelines.
- (h) The proposal should accord with Transport Policy T1, including item (x).

Appendix 4

Policy L5 of the finalised Renfrewshire Local Plan and Panel L3 of the adopted Renfrew District Local Plan

Policy L5: Open Space in New Housing Developments

The Council will only grant planning permission for new housing development if there is an appropriate provision of open space, including facilities for children's play, in accordance with the Council's approved open space guidance (see Panel L5). The open space should be located within the development unless it can be served by an existing easily accessible open space close to the site, within which a play area can be constructed. In the latter instance the Council will seek a planning agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997, in order either to oblige the developer to provide the required facility on a suitable nearby site, or to secure funding from the developer to enable the Council to provide the facility.

Panel L3: Guidelines for Open Space Provision in New Housing Sites

[N.B. These guidelines will only be operative until such time as the Council approves replacement guidelines.]

The following open space requirements are guidelines, indicative of the levels and types of open space which the Council considers should be achieved by builders of new housing estates. The requirements cannot be rigidly stated because experience has shown that many factors (e.g. house sizes, density of development, existing landscape features and open space needed within a development) will influence the level, type and location of open space provision.

There is a requirement to agree the provision of open space/landscaping with the following categories prior to the granting of planning consent. The need to agree details regarding the maintenance of such areas prior to development commencing on site will be a condition of any planning consent.

Toddlers' Play Areas

1. Not required in lower density areas where detached and semi-detached houses with reasonably sized gardens predominate.
2. Required in higher density developments where terraces and flats predominate, particularly where these houses are being marketed for the young family (as opposed to the solo house type).
3. Toddlers' play areas should be provided to serve small groups of about 10-12 houses. They should be provided with an acceptable and drained safety surface (e.g. bitmac) and be located away from roads. These play areas need only measure 20-30 sq.m.
- 4.

Equipment should be kept simple; for example one steel climbing frame (manufactured in the form of animals, letters or vehicles) and a bench seat would be sufficient. If large boulders

1. are available, these could be cleaned and used as a play feature. Care should be taken in selection, to avoid misuse by older children.
2. These areas are to be provided to serve the needs of toddlers, below school age, and should be easily supervised from neighbouring houses.

Children's Play Areas

1. A children's play area is required for all housing developments in excess of 50 units.
2. The children's play area should cater for children in the 6-11 age group.
3. The play area should be provided with an acceptable and drained safety surface with an appropriate footpath access. It is proposed that provision should be equivalent to 1 sq.m. per house in the form of a single area covering 50-100 houses.
4. The play area should be located 30 metres from the nearest house. This distance might be reduced if the developer can provide landscaping, mound barriers, or screen fencing to ensure good visual and sound screening.
5. Equipment suited to the 6-11 year old might include swings, contour slides and climbing frames.

Kickpitches

1. The provision of this facility will be sought in larger developments of around 100 house units, where site conditions permit.
2. A kickpitch will consist of a flat, well drained area of ground measuring 20m by 30m and situated at least 40m from the nearest house. This distance figure might again be reduced if the developer can provide landscaping, mounding, or screen fencing to ensure good visual and sound screening.
3. Surfacing should be either grass (with a maintenance provision in accordance with Council policy) or a hard, porous material (e.g. red ash) with a maintenance regime to include scarifying, raking, and rolling of surface and twice yearly application of weedkiller/mosskiller.

Amenity Open Space / Landscaped Areas

1. All housing developments are likely to contain an amount of amenity open space. These areas should be clearly indicated in planning applications - showing landscaping proposals, e.g. grassed areas, shrubs and trees. Planting densities, types of shrubs and trees should also be shown.
2. All such areas should be easily accessible for maintenance purposes and grassed areas should not be provided on slopes greater than 1 in 3. Wild flower mixes may appropriately replace mown grass on banks and verges to reduce maintenance requirements.
3. Existing important landscape features which are to be retained should be indicated on the submitted plans and protected by fencing during construction.

.../continued overleaf

Additional guidance

1. All the areas of open space listed above require to be regularly maintained. Arrangements for open space maintenance in new housing areas must be agreed in writing with the Director of Planning and Transport prior to development commencing on site.
2. The various categories of open space should be clearly shown on the developer's plans at the earliest possible stage for the benefit of intending residents.

Appendix 5

Historical plans showing the site in c1860, c1896 and c1913

(Please see overleaf)

Appendix 6
Plan showing Lochwinnoch Conservation Area boundary

(Please see overleaf)

Appendix 7
Plan showing planning and design requirements

(Please see overleaf)