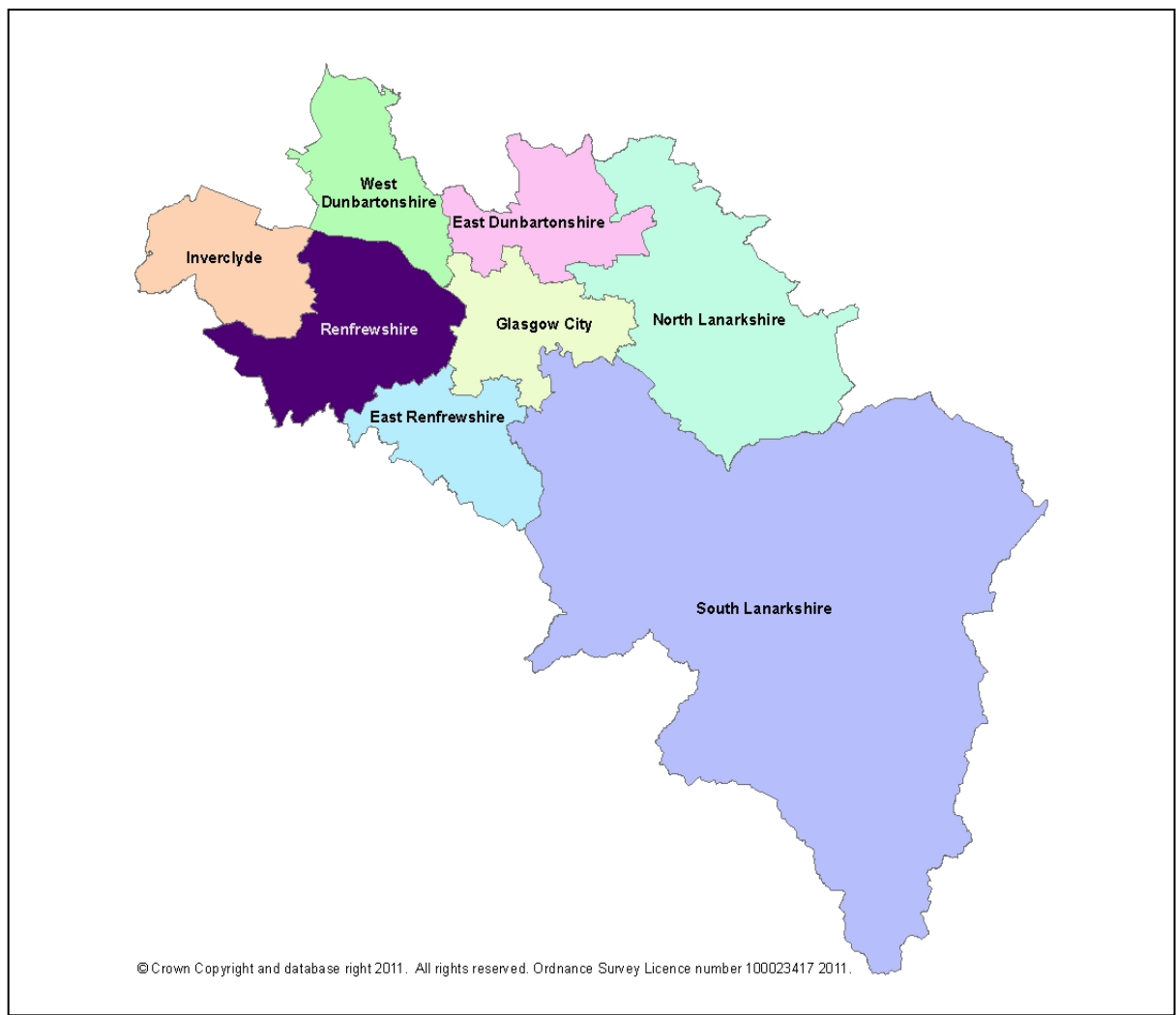


2010 Vacant & Derelict Land Survey for Renfrewshire

Context :

The annual vacant and derelict land survey has been undertaken for the past twenty one years and the data, for urban and rural (derelict only) sites, is collected using an agreed common methodology (Basic Guidance for conducting the Scottish Vacant and Derelict Land Survey 2010, issued by the Scottish Government). This is returned to both the Scottish Government, for the Scottish Vacant & Derelict Land Survey (SVDLS) (2010 Statistical Bulletin), and the Glasgow & the Clyde Valley Strategic Development Planning Authority (2010 Vacant and Derelict Land Monitoring Report). (refer to the 'Structure Plan / Strategic Development Plan' web page and the 'Vacant and Derelict Land Survey' sub-heading and associated links)

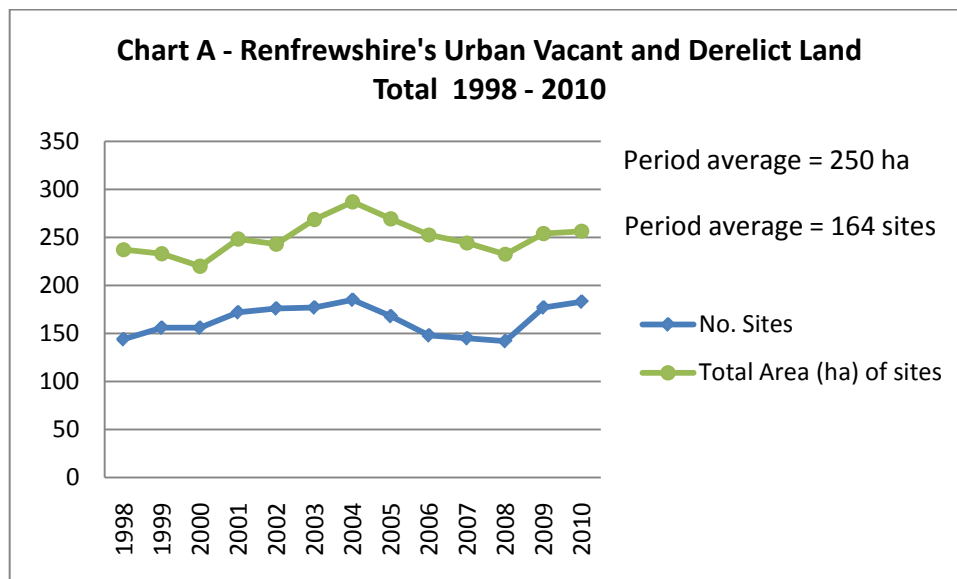
Glasgow & the Clyde Valley Strategic Development Plan Area



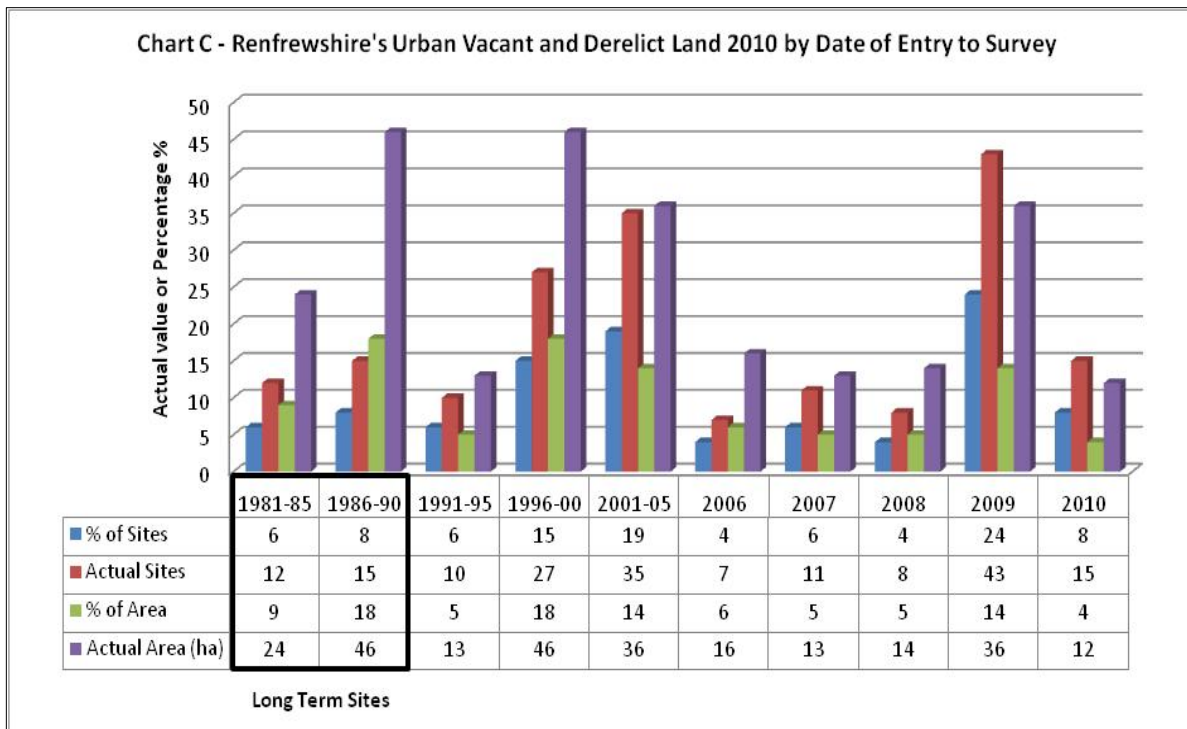
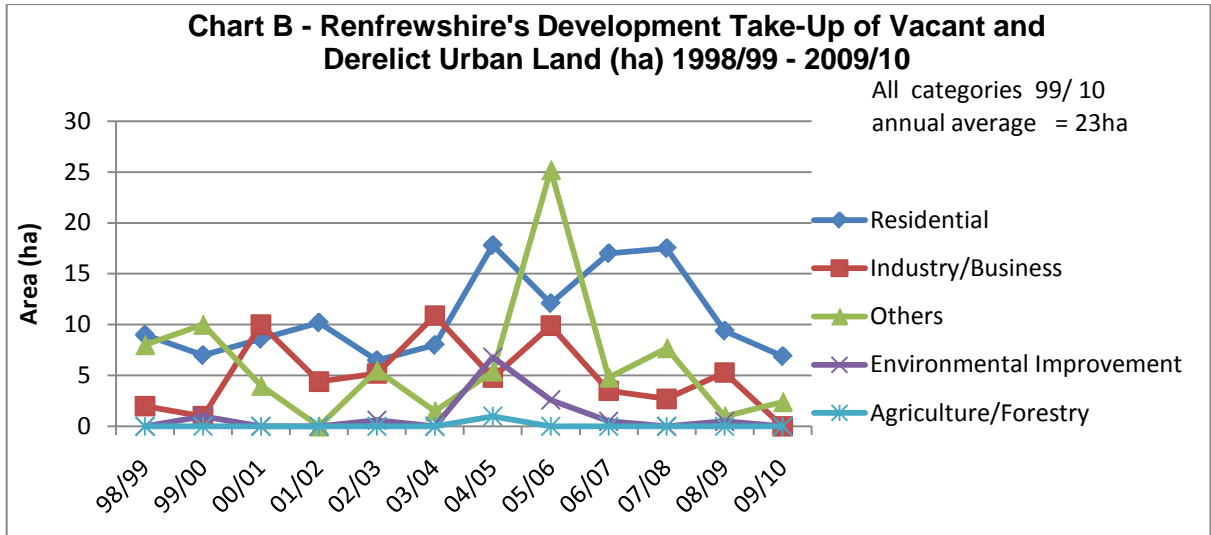
Urban Vacant and Derelict Land in Renfrewshire - main points :

The total amount of vacant and derelict land in the urban part of Renfrewshire totals 256 hectare (ha), comprising 183 sites. Renfrewshire records the fourth highest total, for urban vacant and derelict land, of the eight Local Authorities within the Glasgow & the Clyde Valley Strategic Development Plan area. The equivalent ranking is third, if land at the former Royal Ordnance Factory at Bishopton, currently designated as a rural site, is included. Most of the sites are located in the older urban areas of Paisley, Renfrew and Johnstone. The locations of these sites can be viewed on the Interactive Vacant and Derelict Land Map 2010, under the 'Vacant and Derelict Land Survey' sub-heading. A list of vacant and derelict sites in Renfrewshire Council ownership is also provided.

At present, vacant land within the urban area amounts to 197 ha, whilst the amount of derelict land is 59 ha. Since 1998 the urban vacant and derelict land total has varied significantly, recording a low of 220 ha in 2000, and a high of 287 ha in 2004, with a subsequent decrease between the years 2004 and 2008. The average for the period 1998 to 2010 was 250 ha. These trends are shown in Chart A below.



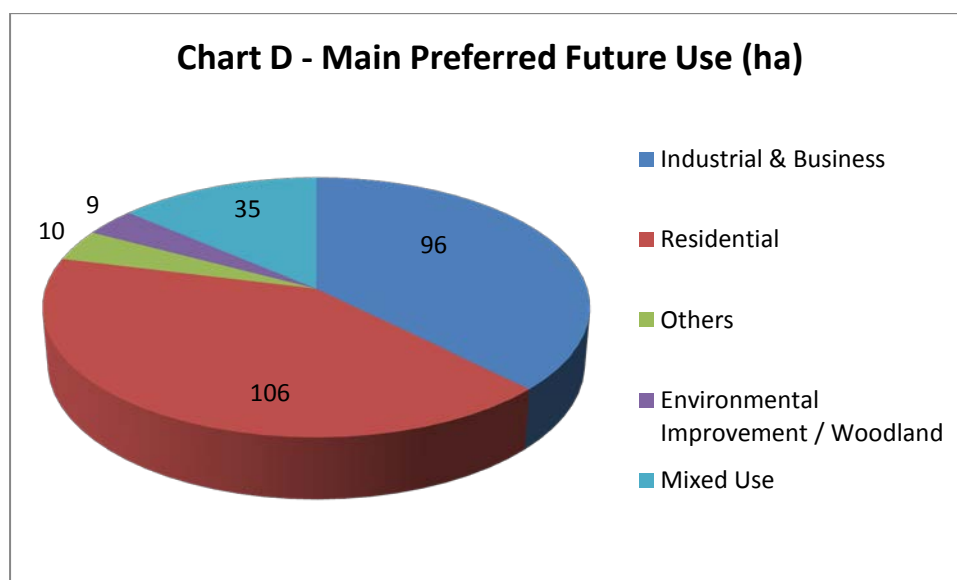
The annual figure for development take-up of urban sites has varied greatly over the period from 1998. Between 1999 and 2010, the yearly average was 23ha. Between 1998/99 and 2003/04 this annual average maintained a very consistent level at, or near 19ha. Higher take-up levels have occurred in more recent years, with two years in particular showing significant peaks, 2004/05 (36ha) and 2005/06 (50ha). Levels of residential development have largely contributed to these higher totals, as indicated on Chart B. The current economic situation is undoubtedly a significant factor in the low levels of development take up during the last two years.



The age profile of the urban vacant and derelict land in the 2010 Survey shown on Chart C indicates that 27% of vacant and derelict land has been recorded in the survey for more than 21 years, whilst 34% of land has been recorded since 2006.

Approximately 40% of the urban vacant and derelict land is classified as 'developable' within the short term, with an expectation of development within 5 years. This percentage figure has reduced by 10% from the equivalent 2009 figure and is a more realistic assessment of the likely timescale for development and takes account of the current economic situation, which has resulted in both lower demand for development and slower rates of development.

In terms of the preferred future use of urban vacant and derelict land, 37% is classified for industrial / business (or related) development, whilst 41% is classified for residential development. The number of hectares within these categories of main uses is shown in Chart D.



The reduction in the industrial / business proportion, from 2009, can be partly attributed to the re-classification of some sites from this category to a broader 'mixed use' category. This re-classification is, in part, a consequence of the current economic situation. The slight increase recorded in the residential proportion, from 2009, is a consequence of a small number of new sites being included in this year's survey which are situated within established residential areas and are covered by a general residential policy. These new sites were not previously in residential use.

Approximately 24% of urban vacant and derelict land recorded is in Council ownership, whilst 71% is in private ownership which is a slight increase from 2009. The survey does not identify individual owners.

Approximately 69% of urban vacant and derelict land recorded is comprised of sites under 5ha in size.

Approximately 40% of the urban vacant and derelict land had a previous industrial, or related use, whilst 18% had a previous residential use.

Rural Derelict Land - main points :

Currently, the only site classified as derelict rural within Renfrewshire, is the former

Royal Ordnance site south-west of Bishopton, which for the past century has been used for the production of munitions. This site totals 708 ha and is the largest site recorded on the Scottish Vacant & Derelict Land Survey. The site is identified as a Community Growth Area in the Glasgow and the Clyde Valley Joint Structure Plan 2006.

Outline planning permission was granted, in 2009, for the regeneration of the site to form a mixed use Community Growth Area. Substantial reclamation costs associated with the remediation and redevelopment of the site, including infrastructure improvements and community facilities are to be borne by the private sector. Work commenced, in early 2011, on a new access route at Houston Road, Georgetown, to provide access to the construction compound, to enable the site's remediation and land reclamation.

The development will be constructed in five phases and once completed will comprise: 2,500 housing units; 150,000sqm of commercial and employment related space within a business park; a community woodland park; recreation and open space areas; community facilities, including a village centre and market place; local services; retail and educational provision. Associated with these developments, the following infrastructure works have also been approved: the formation of a motorway junction from the M8; northern and southern access roads; improvements to the existing Bishopton railway station approach and Park and Ride facilities; and the retention of the existing BAE Environmental Test Facility (which is excluded from the Scottish Vacant & Derelict Land Survey site).