



1.0 Introduction

- 1.1 This monitoring report details the vacant and derelict land supply and provides details of the development take up of this land and the categories of preferred future uses identified for development in Renfrewshire. The base date for the analysis of the vacant and derelict land supply is 31 March 2012.

2.0 Strategic Context and Strategic Urban Renewal Priorities within Renfrewshire

- 2.1 The Glasgow and Clyde Valley Strategic Development Plan 2012 (GCVSDP) strengthens the Joint Structure Plan's policy approach through its philosophy of seeking sustainable locations for development, taking account of such factors as the low carbon economy and energy sources, the green network, climate change and the water environment. The GCVSDP's spatial vision identifies one key component of this approach as the urban fabric and states that recycled brownfield land, the vacant and derelict land resource, will be used as the development and environmental priority and will be central to developing economic activity. The 'Development Corridor', a tract of land lying parallel to the River Clyde, has a significant reserve of vacant and derelict land, and the development strategy identifies one of its objectives as recycling and reusing brownfield land. In turn, the Spatial Development Strategy (SDS) and Spatial Vision confirm one key theme as 'Regeneration and Renewal'. One geographic area identified, by the SDS, as being a priority for long term mixed use regeneration and renewal, is the 'Clyde Waterfront'. This area includes Bishopton, which is also identified as a Community Growth Area and is centred upon the former Royal Ordnance factory site, which is the largest derelict land site (2011) within Scotland. Bishopton is additionally identified as a potential opportunity as a Strategic Investment Location (SEIL), as part of the Glasgow International Airport Zone. The SDS also lists 'Green Network Spatial Priorities' which identifies Clyde Waterfront locations such as Renfrew and Erskine for renewal. Other locations are also identified, such as the Johnstone / Black Cart Corridor, which includes the Johnstone South West Community Growth Area, comprising a number of vacant and derelict land sites, including several former (now cleared) school sites.

3.0 Local Context

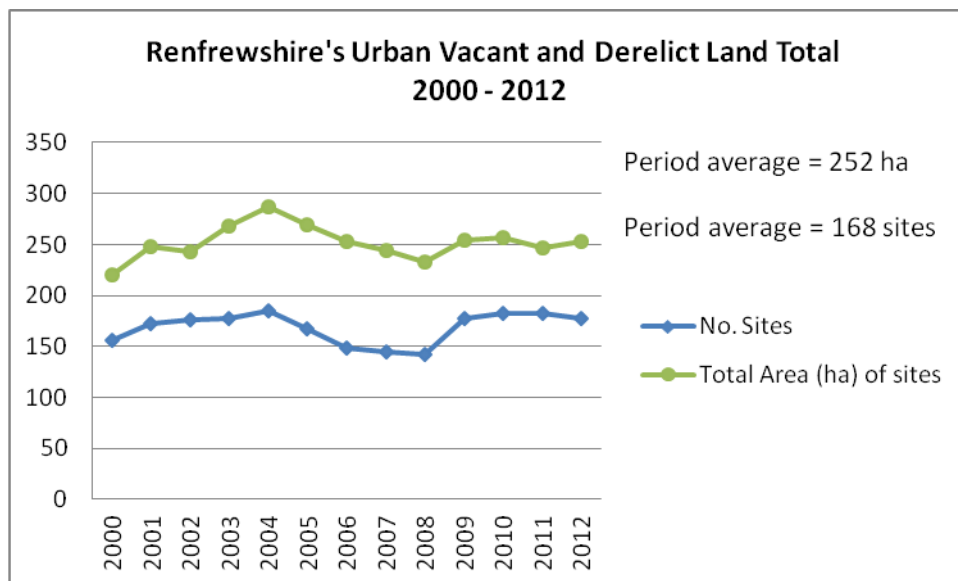
- 3.1 The existing Renfrewshire Local Plan (2006), in its strategy approach, already identified a number of areas of significant change which are located on existing vacant and derelict land. The emerging Renfrewshire Local Development Plan takes account of the findings from this Vacant and Derelict Land Monitoring Report and confirms that regeneration and the enhancement of existing places is a central theme of the plan. Redevelopment of previously used land will make a significant contribution to the overall sustainability aims of the plan, with policies focused on regeneration and renewal, creating communities and places which offer an attractive environment to meet future needs and delivers the aspirations set out within Renfrewshire Single Outcome Agreement, the Community Plan and the Council Plan. Accordingly, brownfield sites are expected to contribute towards most of Renfrewshire's housing requirements, new retail provision and any sites for economic expansion.

4.0 Vacant and Derelict Land Supply Total at 2012

4.1 The urban vacant and derelict land supply for Renfrewshire, at March 2012, amounted to a total of 253 hectares (ha), which is an increase of 7ha from March 2011. The supply comprises of 177 sites, which is a decrease of six sites from 2011. Although the number of sites have decreased, some of the existing sites have been enlarged which accounts for the increase in the total amount of land recorded. Appendix 1 consists of fifteen maps which show the locations of the urban vacant and derelict sites and the large derelict rural site at the former ROF factory, Bishopton (708ha). Also shown are the three small derelict rural sites, totaling 18ha, which have been added in 2012.

4.2 The overall amount of urban vacant and derelict land within Renfrewshire has varied over the period 2000 to 2012 (Figure 1), with higher levels in the early part of the decade. The total amount of land recorded peaked in 2004, reducing in subsequent years, before rising significantly again in the year 2009. A modest increase in the 2010 total occurred, however this total remains below the 2004 peak.

Figure 1 – Renfrewshire’s Urban Vacant & Derelict Land Total 2000 – 2012

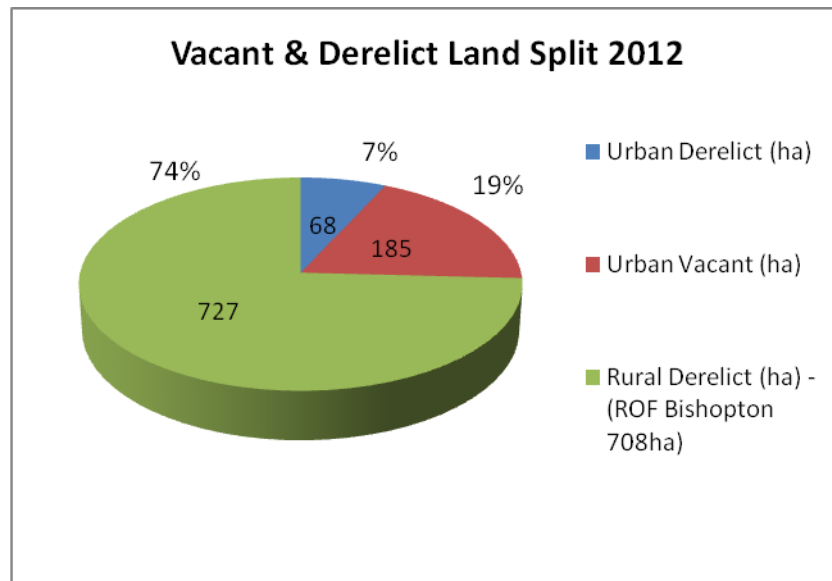


Source: Renfrewshire Council Planning & Transport Services 2012

5.0 Vacant and Derelict Land Split at 2012

5.1 The survey has identified an urban total of 253ha, comprised of 185ha vacant land and 68ha of derelict land. Urban derelict land recorded accounts for 27% of the total for urban vacant and derelict land. Urban land recorded as being vacant and derelict (253ha), accounts for 26% of the vacant and derelict land within the Council area (979ha). The largest rural derelict site is the former Bishopton Royal Ordnance Factory (708ha). This was also the largest rural derelict site recorded in the survey in Scotland in 2011.

Figure 2 – Renfrewshire’s Urban Vacant and Derelict Land Supply Split 2012

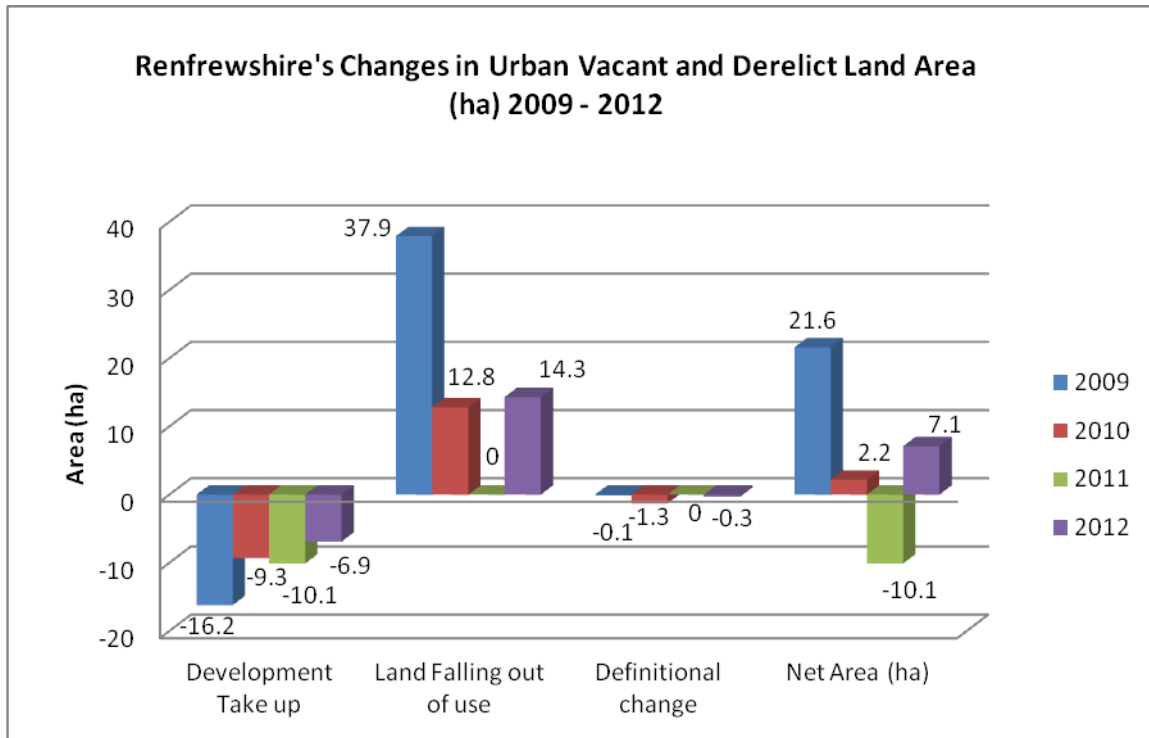


Source: Renfrewshire Council Planning & Transport Services 2012

6.0 Development Take-Up & Changes in the Urban Vacant and Derelict Land Area 2009 - 2012

- 6.1 Whilst the urban vacant and derelict land total may only vary marginally, on an annual basis, there may be significant underlying changes occurring annually (Figure 3). These changes include development take up, land falling out of use, minor adjustments to the classification of sites caused by definitional changes in the survey methodology, which all contribute to the net change to the annual total. Development take up was recorded as 6.9ha for 2011-2012. Four small urban sites were added to the survey in 2012, however, the enlargement of the former Rolls Royce site at Hillington, by 9ha, was a more significant increase. This resulted in an increase to the overall total of 7.1ha. Land has continued to fall out of use each year, with the one exception of 2011, in various amounts, whilst the annual level of development take up shows a declining trend.

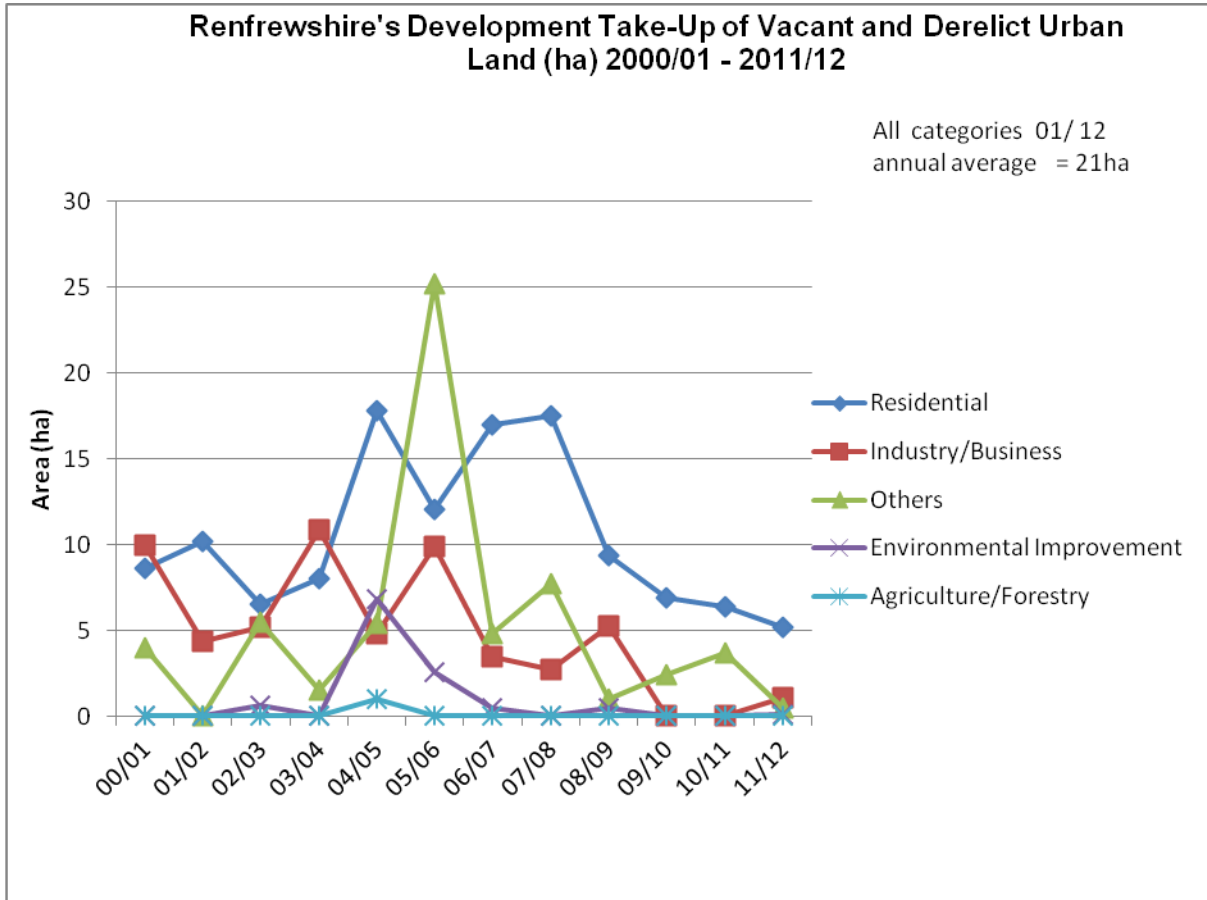
Figure 3 – Changes in Renfrewshire’s Urban Vacant and Derelict Land Area 2009 - 2012



Source: Renfrewshire Council Planning & Transport Services 2012

6.2 In terms of new development, ‘residential’ continues to be an essential feature of urban regeneration. Figure 4 shows that residential development maintained relatively high levels from 2004/05 to 2007/08. However, from 2008/09 the contribution from this category achieved approximately only half of those annual levels. In 2012 the total residential development take-up was 5ha. The low figures reflect the poor state of the economy and the fact that public sector bodies have reducing resources for improving the environment. The average development take up figure, of 21ha, for all categories over the past decade has not been achieved during the last four years.

Figure 4 – Renfrewshire’s Development Take-Up of Urban Vacant and Derelict Land 2000/01 – 2011/12

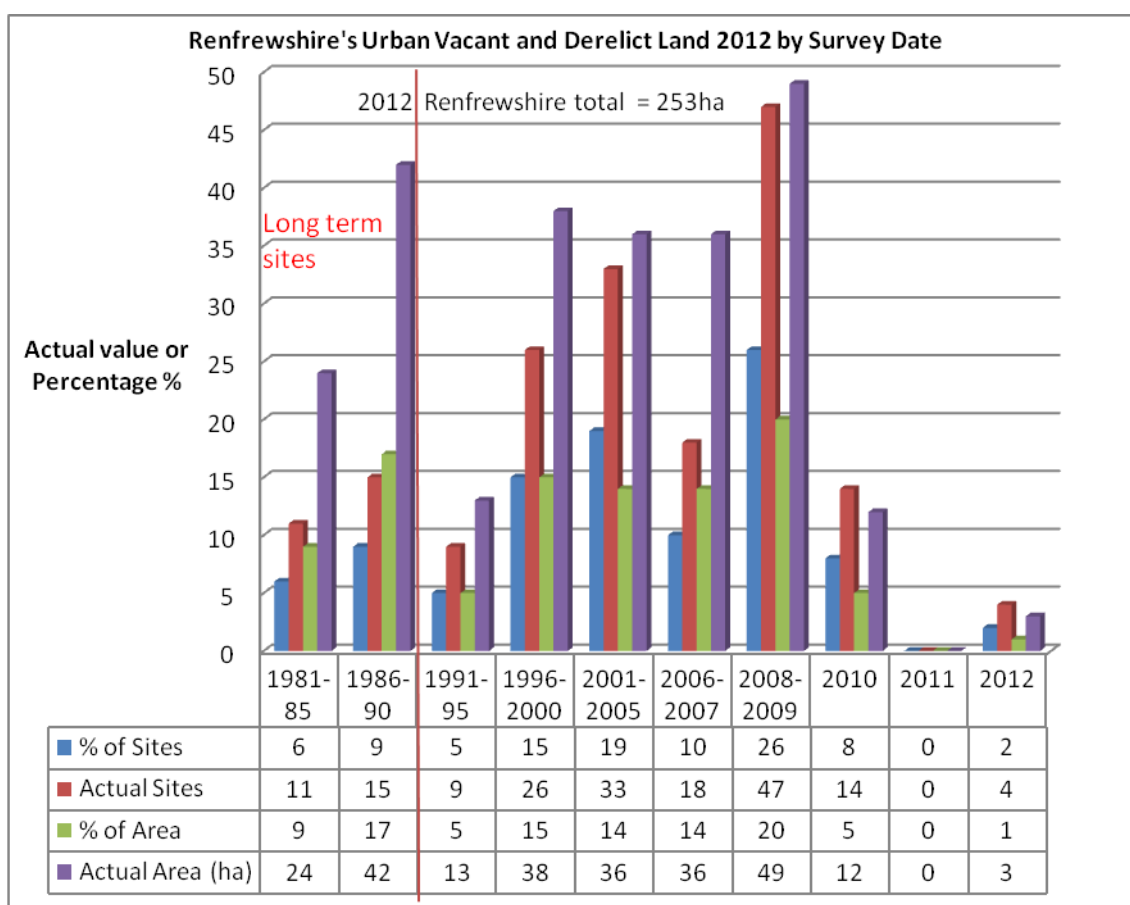


Source: Renfrewshire Council Planning & Transport Services 2012

7.0 Age Profile of Urban Vacant & Derelict Land Sites at 2012

7.1 Four new urban sites were added to the survey in 2012. The age profile of the sites in 2012 shows that 54% of the land (ha) has been recorded since 2001, whilst 20% was recorded between 1991-2000 and 26% was recorded between 1981-90. This 26% figure, which accounts for 66ha, shows the long term nature of a significant proportion of the vacant and derelict land within Renfrewshire, with most of these sites being located in the older established urban areas of Paisley, Renfrew and Linwood. Johnstone has seen a significant increase in the total of vacant and derelict land within the last six years, with the addition of three former school sites and the former Patons Mill. Hillington saw the 9ha increase at the former Rolls Royce industrial site. Recent development take up has occurred on a range of age of sites, although few are earlier than the year 1990.

Figure 5 – Vacant and Derelict Land by Date of Entry to Survey within Renfrewshire 2012

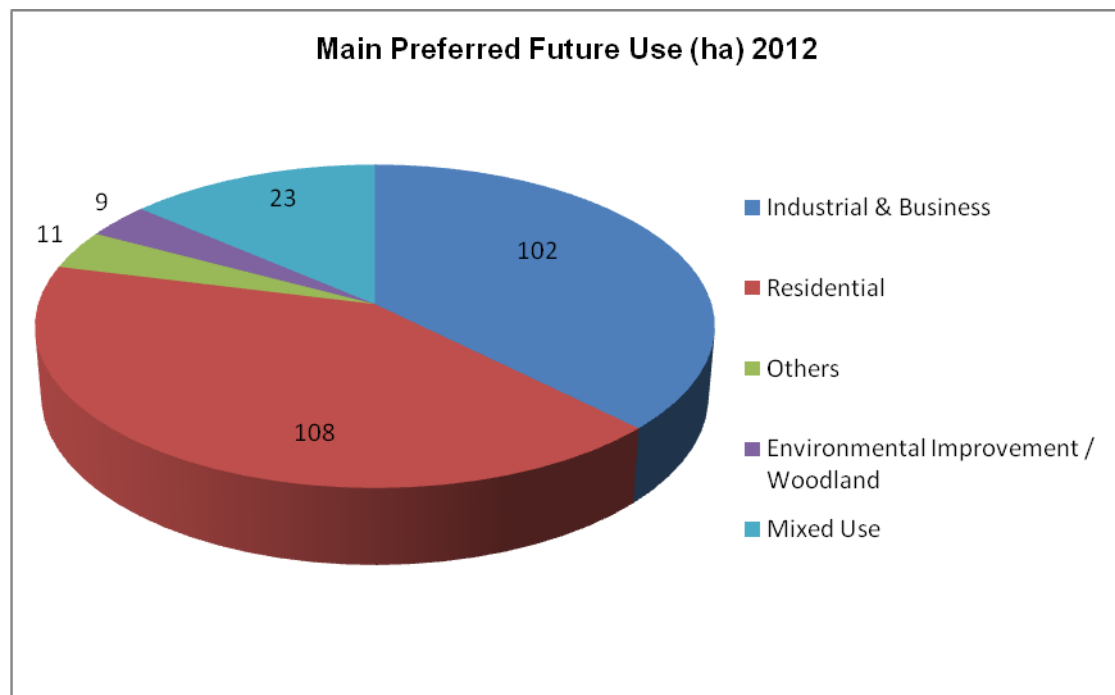


Source: Renfrewshire Council Planning & Transport Services 2012

8.0 Future Use of Vacant and Derelict Land at 2012

8.1 The main preferred future use category is 'Residential' (108ha) closely followed by Industrial and Business (102ha). Together, these two preferred future uses account for 83% of the land recorded on the survey. A number of the 'Mixed Use' category sites also include residential use. As previously indicated, residential development has played a major role in urban regeneration, however at current rates of take up the amount of land in this category would take a significant period of time to reduce. Similarly, the land preferred for future industrial and business use is unlikely to see much reduction. The summary category of 'Others' includes individual categories such as 'Retailing' and 'Recreation & Leisure'.

Figure 6 – Main Preferred Future Use of Vacant and Derelict Land within Renfrewshire 2012

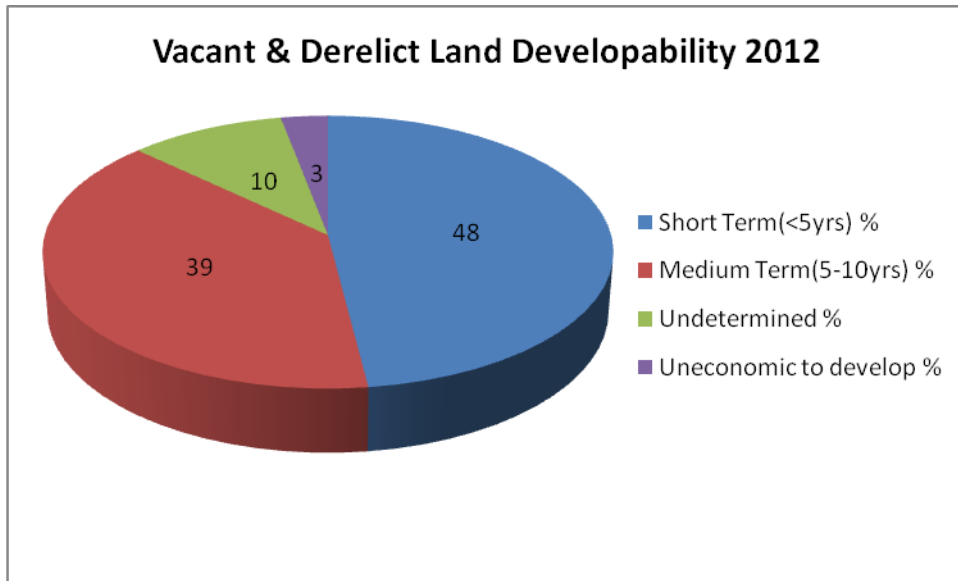


Source: Renfrewshire Council Planning & Transport Services 2012

9.0 Developability of Vacant and Derelict Land in 2012

9.1 Sites within the vacant and derelict land survey have been assessed, according to the survey guidance methodology issued by the Scottish Government, to ascertain the timescale within which they are likely to be developed. The categorization is intended to combine a factual appreciation of the recorded information and planning status of a site with a considered view of the likelihood of its development. This assessment shows that 49% of the land recorded is considered to be likely to be developed within five years.

Figure 7 – Developability of Vacant and Derelict Land within Renfrewshire 2012

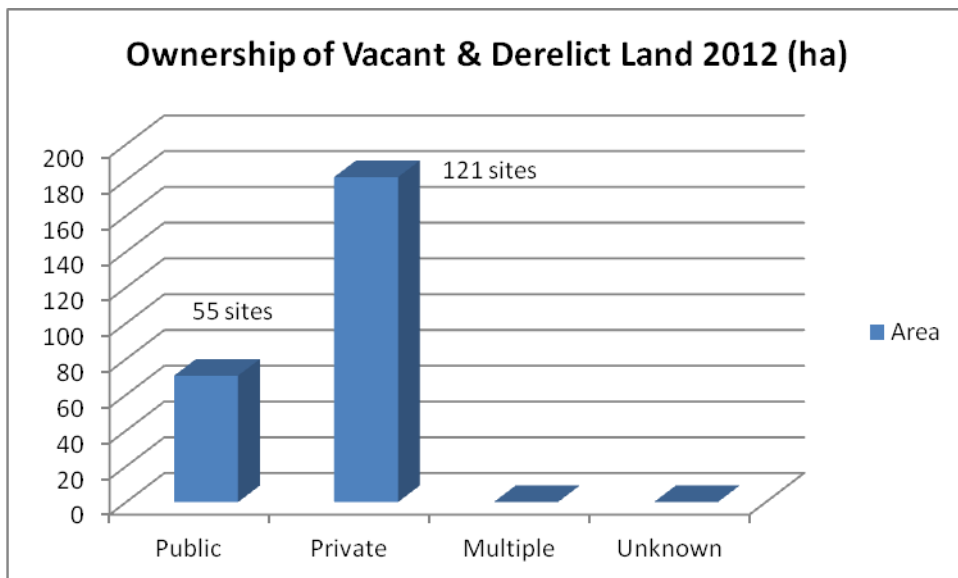


Source: Renfrewshire Council Planning & Transport Services 2012

10.0 Ownership of Urban Vacant and Derelict Land Sites in 2012

10.1 Ownership details are recorded for each site, from known planning information. In general, details of publicly owned sites are accurate, as are those for the private owners of the former public utilities. Sites held within private ownership account for 72% of the urban land recorded for Renfrewshire, whilst sites in public ownership account for 28% of the total. (Appendix 2 lists the vacant and derelict sites within local authority ownership).

Figure 8 – Ownership of Urban Vacant and Derelict Land Sites within Renfrewshire 2012

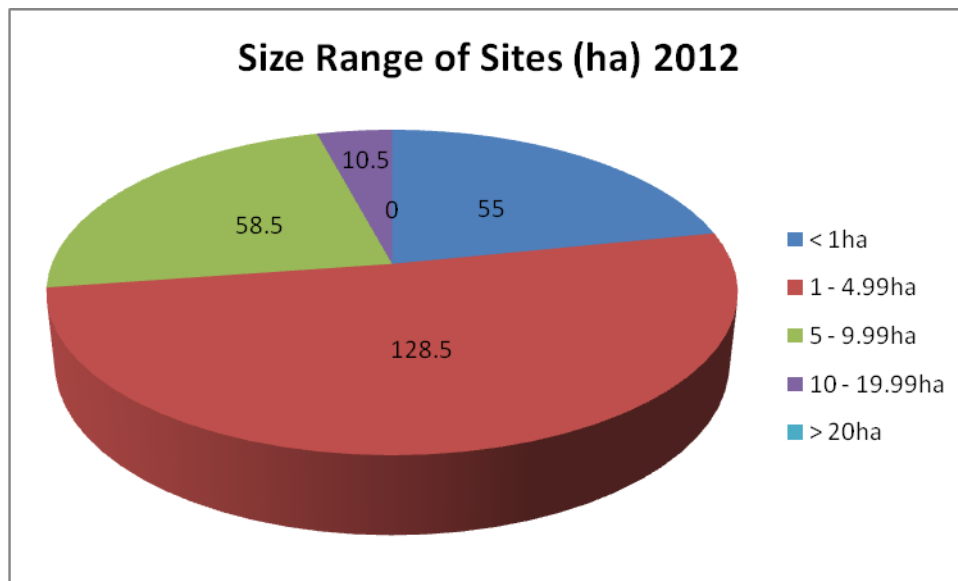


Source: Renfrewshire Council Planning & Transport Services 2012

11.0 Size Range of Urban Vacant and Derelict Land Sites in 2012

11.1 The total vacant and derelict land area is 253ha with half of this land being comprised of sites in the size range 1 to 4.99ha (56 sites). Smaller sites, less than 1ha, comprise 55ha (111 sites) of land, whilst the next largest size of site, those in the range 5 to 9.99ha, comprise 59ha of land (9 sites).

Figure 9 – Size Range of Urban Vacant and Derelict Land Sites within Renfrewshire 2012

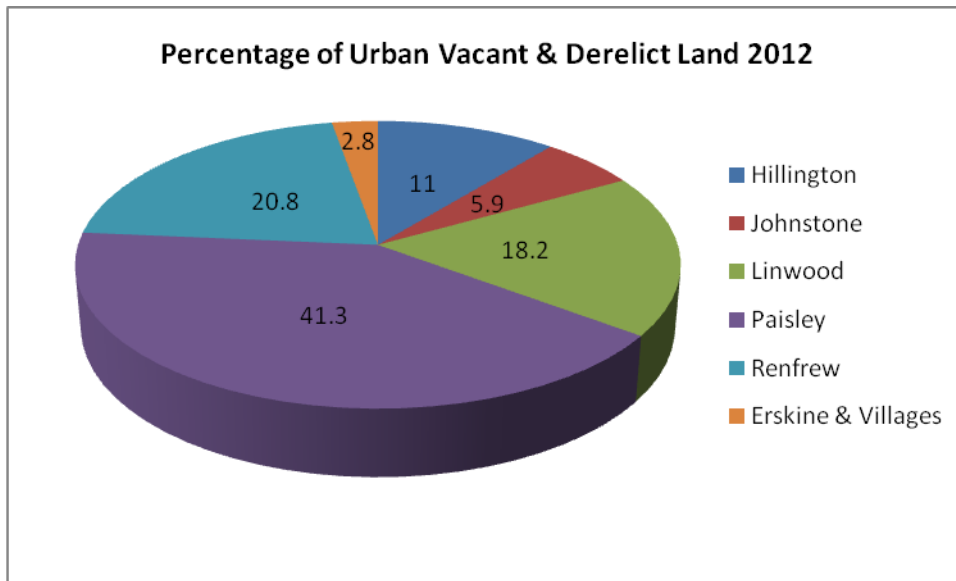


Source: Renfrewshire Council Planning & Transport Services 2012

12.0 Percentage of Urban Vacant and Derelict Land in Settlements 2012

12.1 In geographic terms, Paisley has the largest amount of land recorded on the survey at 41%, comprising 104ha and 103 sites. Renfrew and Linwood together total almost as much land, with Renfrew being slightly larger at 21%, comprising 52ha and 19 sites, and Linwood recording almost 18%, comprising 46ha and 15 sites. Hillington and Johnstone record much lower proportions of vacant and derelict land at 11% and 6% respectively, comprising 28ha and 8 sites in Hillington and 14ha and 18 sites in Johnstone. Erskine and the villages account for 3% or 7ha and 14 sites.

Figure 10 – Percentage of Urban Vacant and Derelict Land in Settlements 2012



Source: Renfrewshire Council Planning & Transport Services 2012

13.0 Royal Ordnance Factory, Bishopton

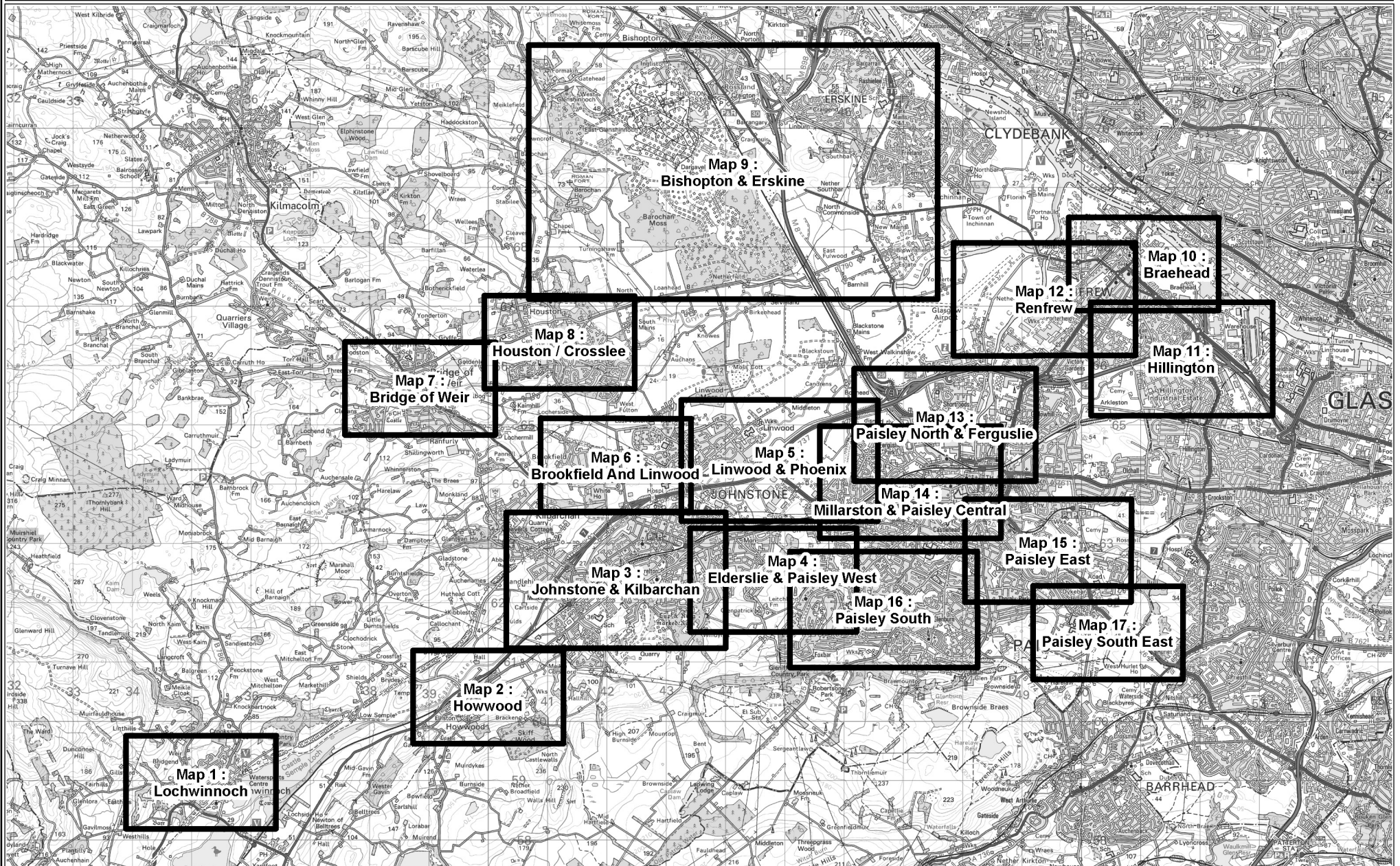
- 13.1 This was the largest rural derelict site (708ha) recorded in the survey in Scotland in 2011. The site was first identified as a Community Growth Area in the approved Glasgow and the Clyde Valley Joint Structure Plan in 2006 and this is confirmed in the Glasgow and the Clyde Valley Strategic Development Plan 2012. Planning permission for a mixed use development was granted in 2009, as part of a masterplan. The development will be constructed in five phases, over twenty years, and will incorporate 2500 homes; commercial and employment space within a business park; a community woodland; recreation and open space areas; community facilities, including a village centre and market place; local services; retail and educational provision. Three national house-builders (Persimmon Homes, CALA and Taylor-Wimpey) have submitted planning applications, for 144, 85 and 147 houses respectively. These housing developments will contribute to the 2500 housing total for the Community Growth Area. A Proposal of Application Notice has been submitted to the Council, indicating the intention to submit a planning application for the erection of a village centre which will include a small scale retail supermarket, small office units, food & drink uses and community uses.
- 13.2 Work commenced in 2011 on a new southern access route, at Georgetown, to provide access to the construction compound, to enable the site's remediation and land reclamation. Planning permission (12/0126/PP) was granted in April 2012 for a northern access road and this has also commenced construction and will be completed in Autumn 2012. The 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.

14.0 2011-2012 Overview of Vacant and Derelict Land

- 14.1 Four new urban sites were added to the survey in 2012, totalling 3ha, and one existing site, at Hillington, was enlarged by 9ha. The urban total for vacant and derelict increased by 7ha and is recorded as 253ha. Despite the economic downturn the residential redevelopment of vacant and derelict sites has continued, albeit at a significantly reduced scale. There is no significant change to the preferred future use categories of sites. The annual assessment shows that 49% of the urban land recorded is considered to be likely to be developed within five years. This increase, from 2011, can be explained by a more detailed assessment of sites being undertaken during the preparation of the new Local Development Plan. The major derelict rural site, the Royal Ordnance Factory, Bishopton has seen the initial stage of work on its reclamation commence.

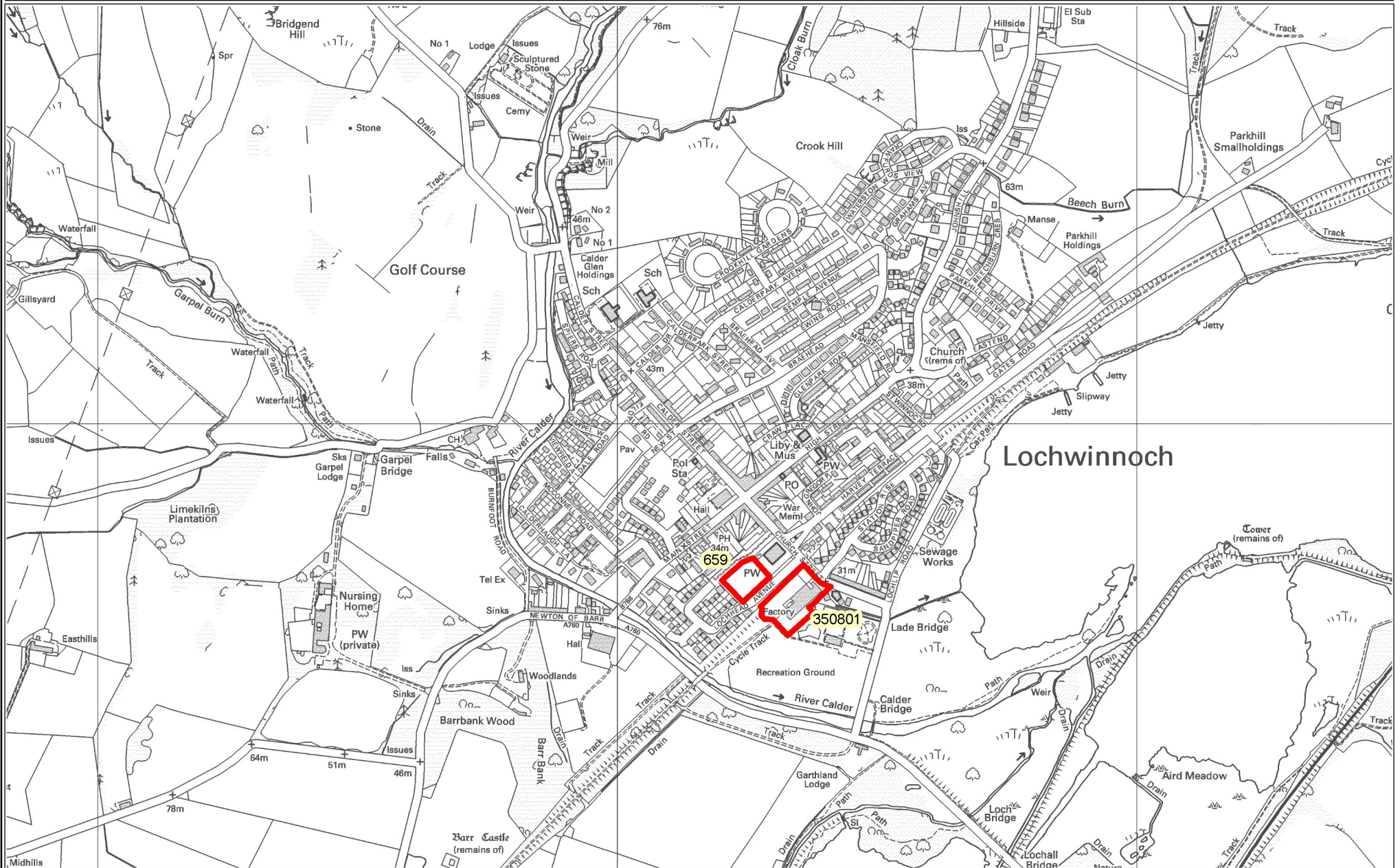
APPENDIX 1

Index Map - Vacant and Derelict Land Sites 2012



Map I : Lochwinnoch - Vacant and Derelict Land Sites 2012


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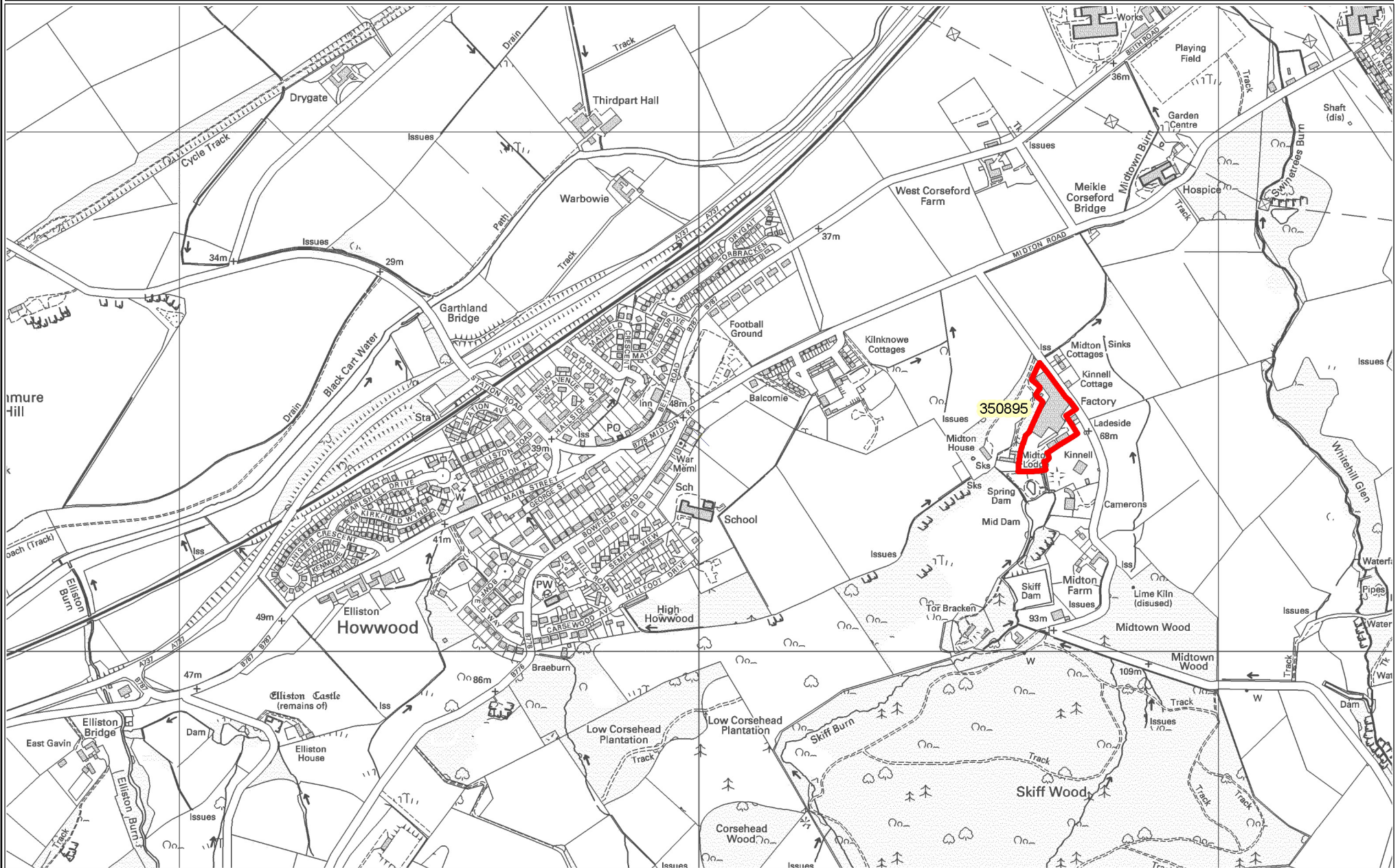
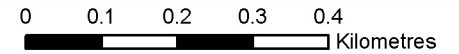
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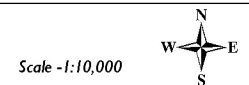
Map 2 : Howwood - Vacant and Derelict Land Sites 2012



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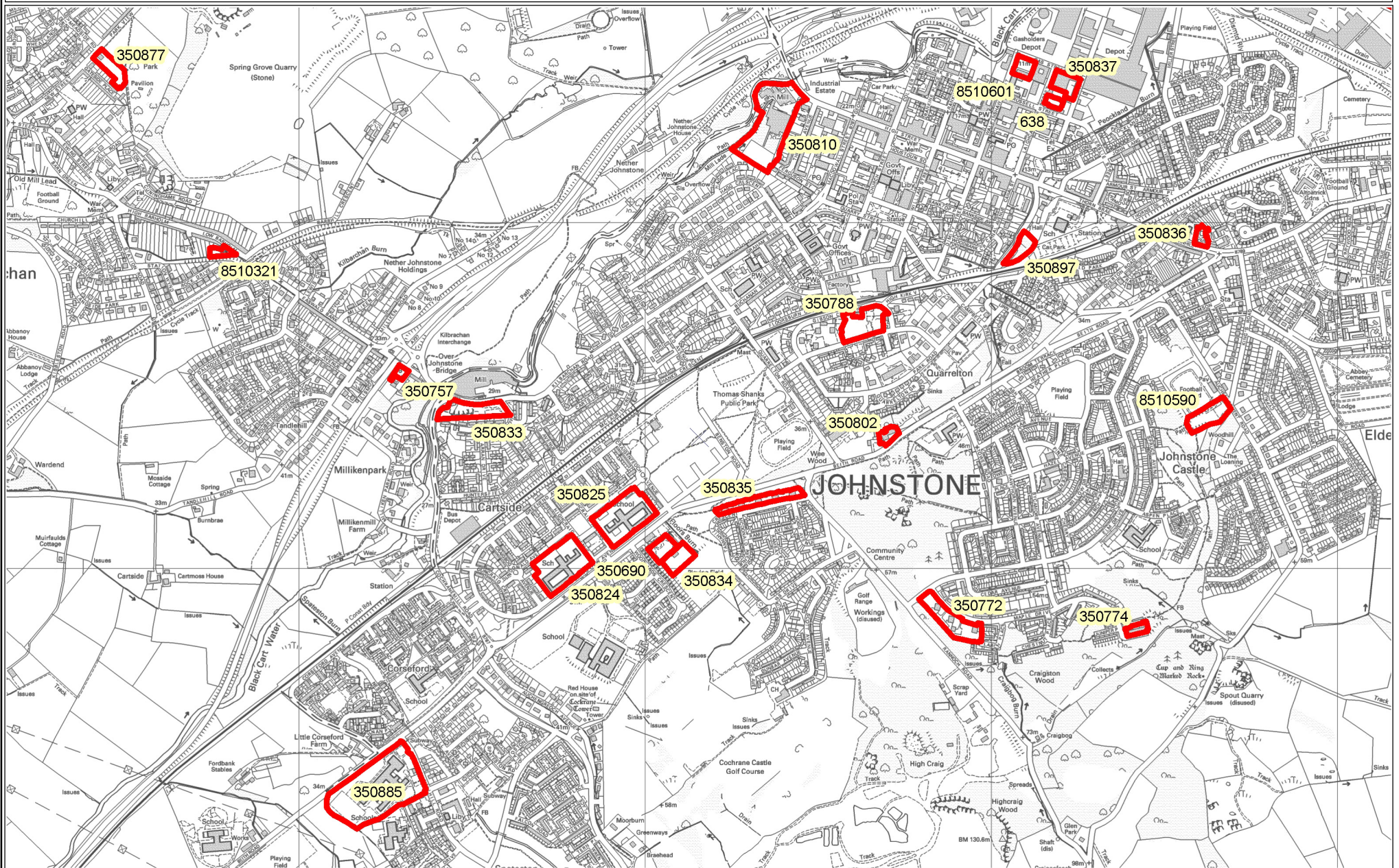
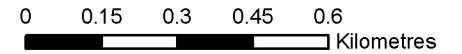


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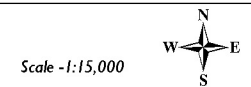
Map 3 : Johnstone and Kilbarchan - Vacant and Derelict Land Sites 2012



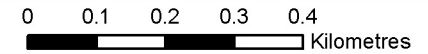
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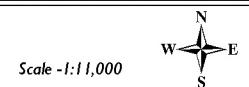
Map 4 : Elderslie & Paisley West - Vacant and Derelict Land Sites 2012



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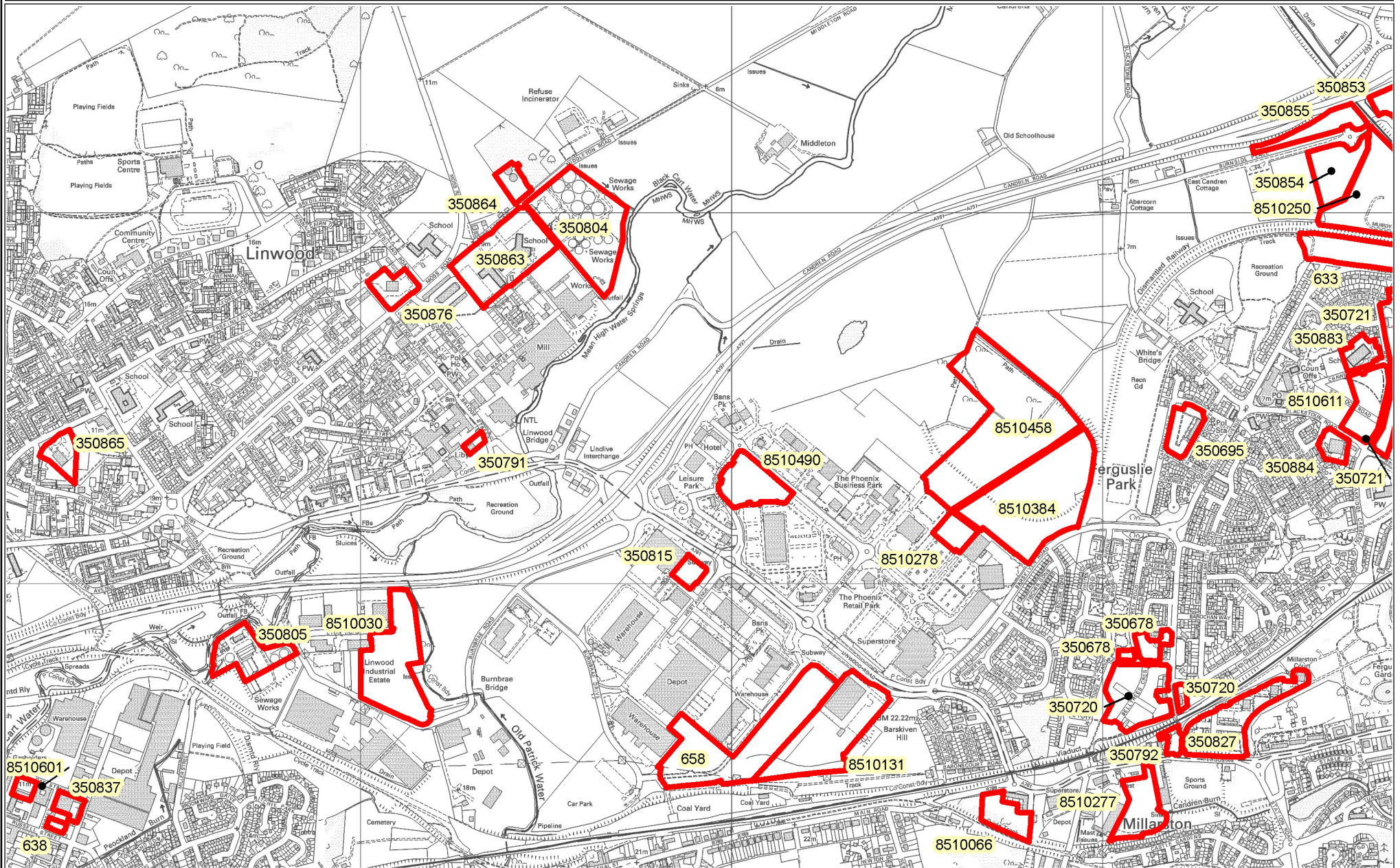


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Map 5 : Linwood & Phoenix - Vacant and Derelict Land Sites 2012


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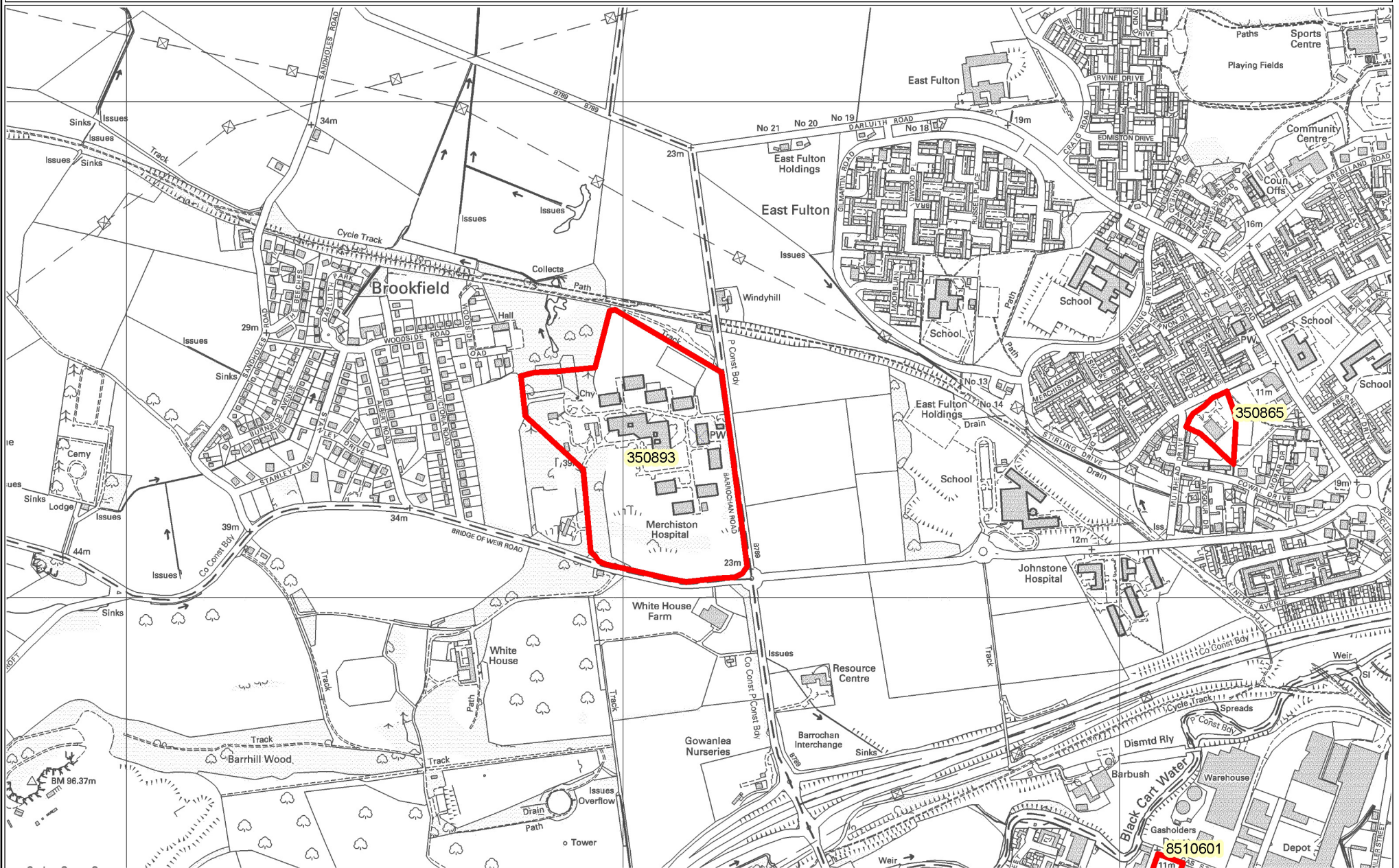
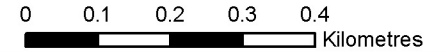
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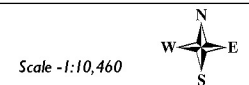
Map 6 : Brookfield & Linwood West - Vacant and Derelict Land Sites 2012



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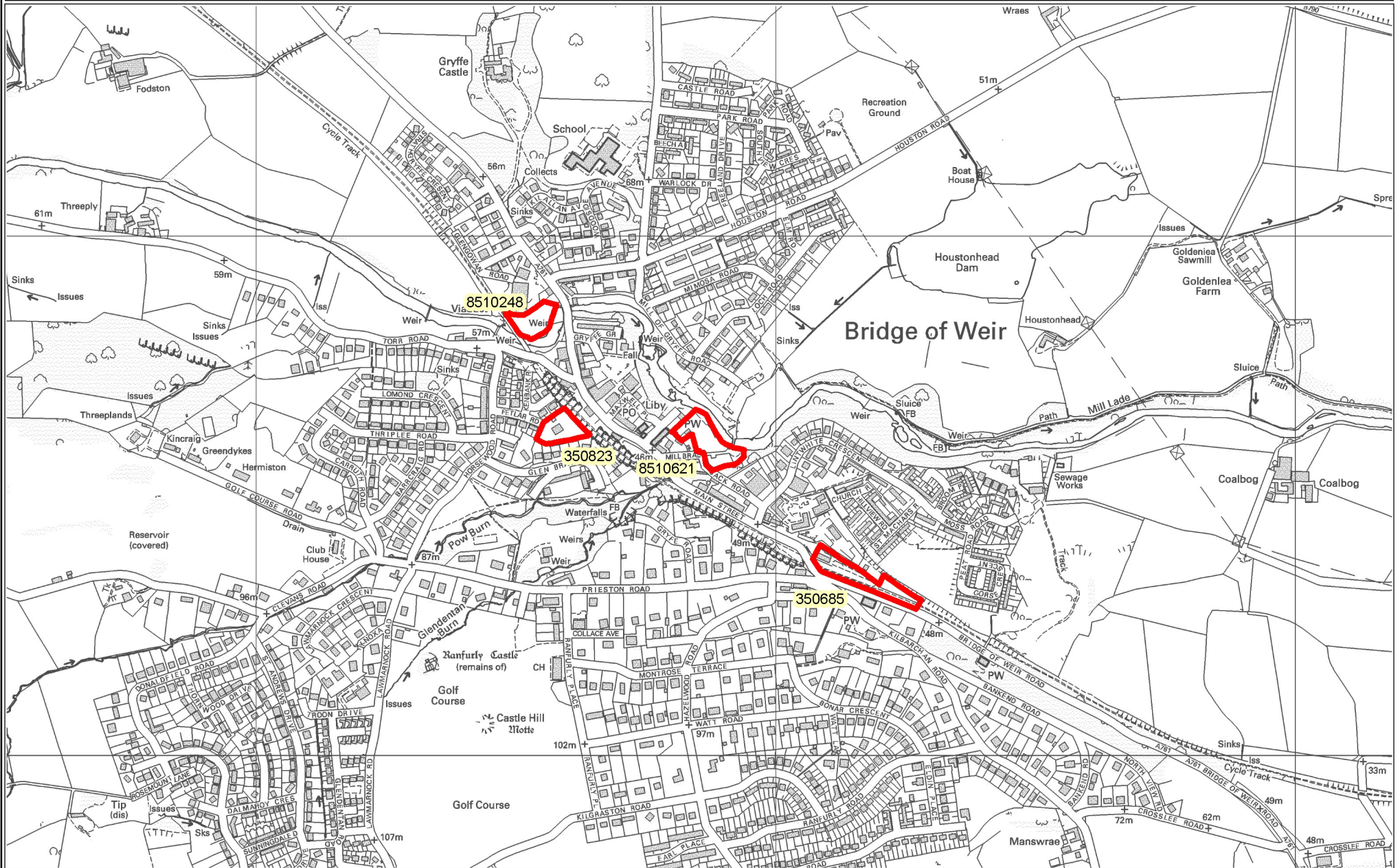


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Map 7 : Bridge of Weir - Vacant and Derelict Land Sites 2012

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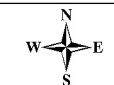


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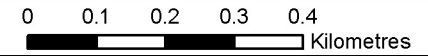
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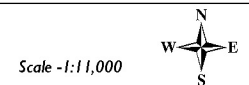
Map 8 : Houston / Crosslee - Vacant and Derelict Land Sites 2012



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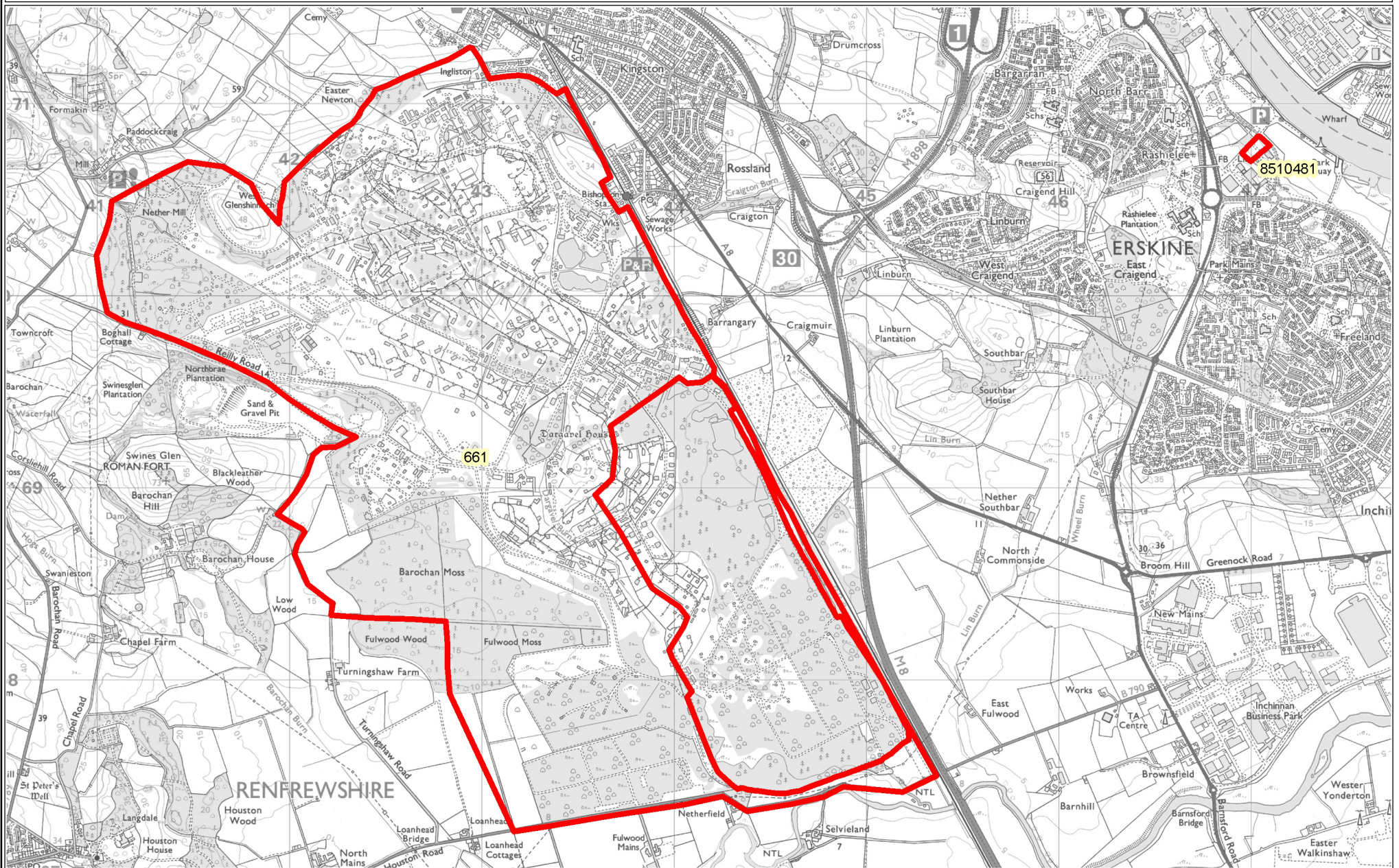
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Map 9 : Bishopton & Erskine - Vacant and Derelict Land Sites 2012

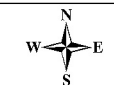
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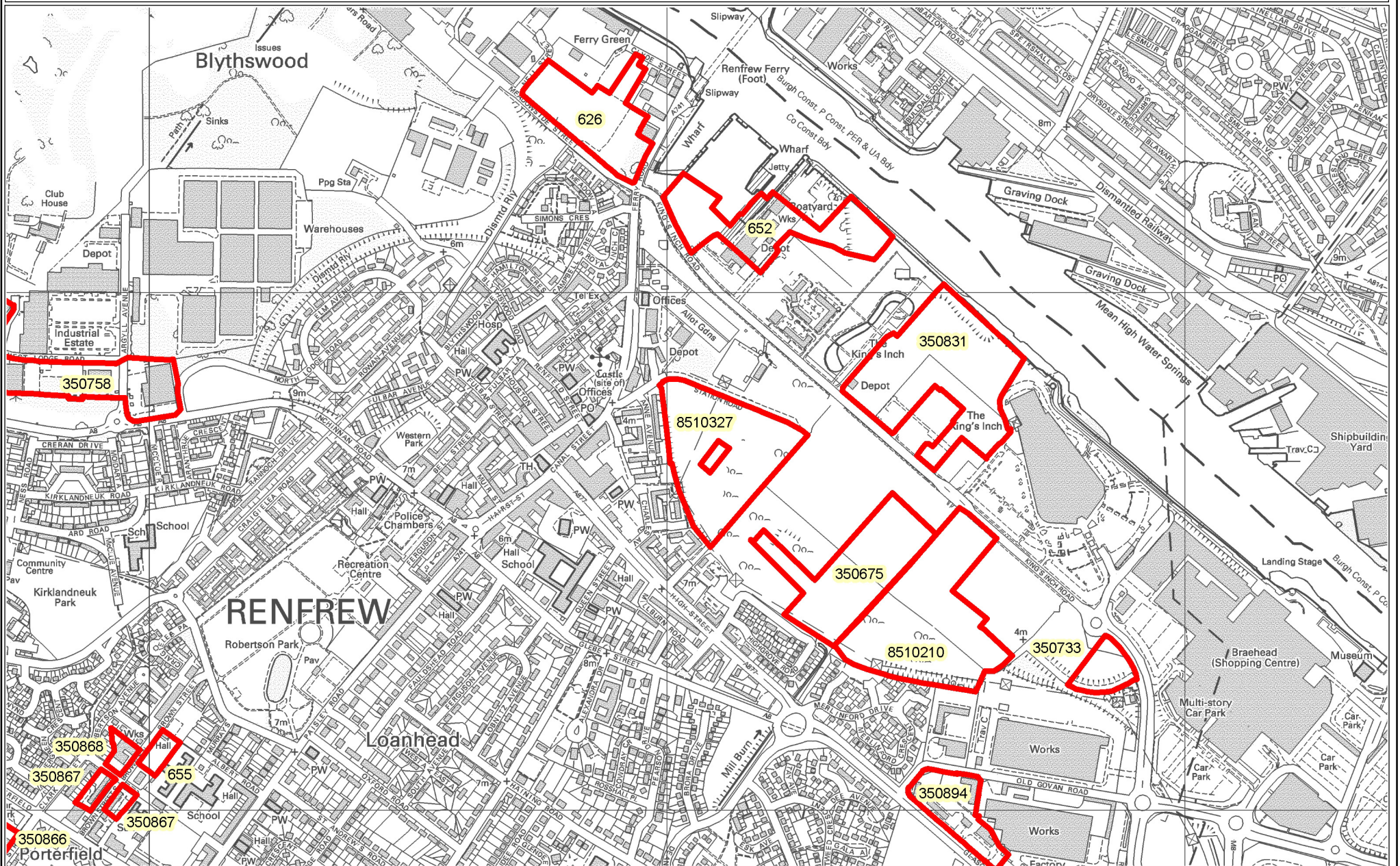
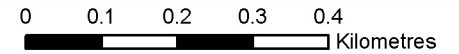
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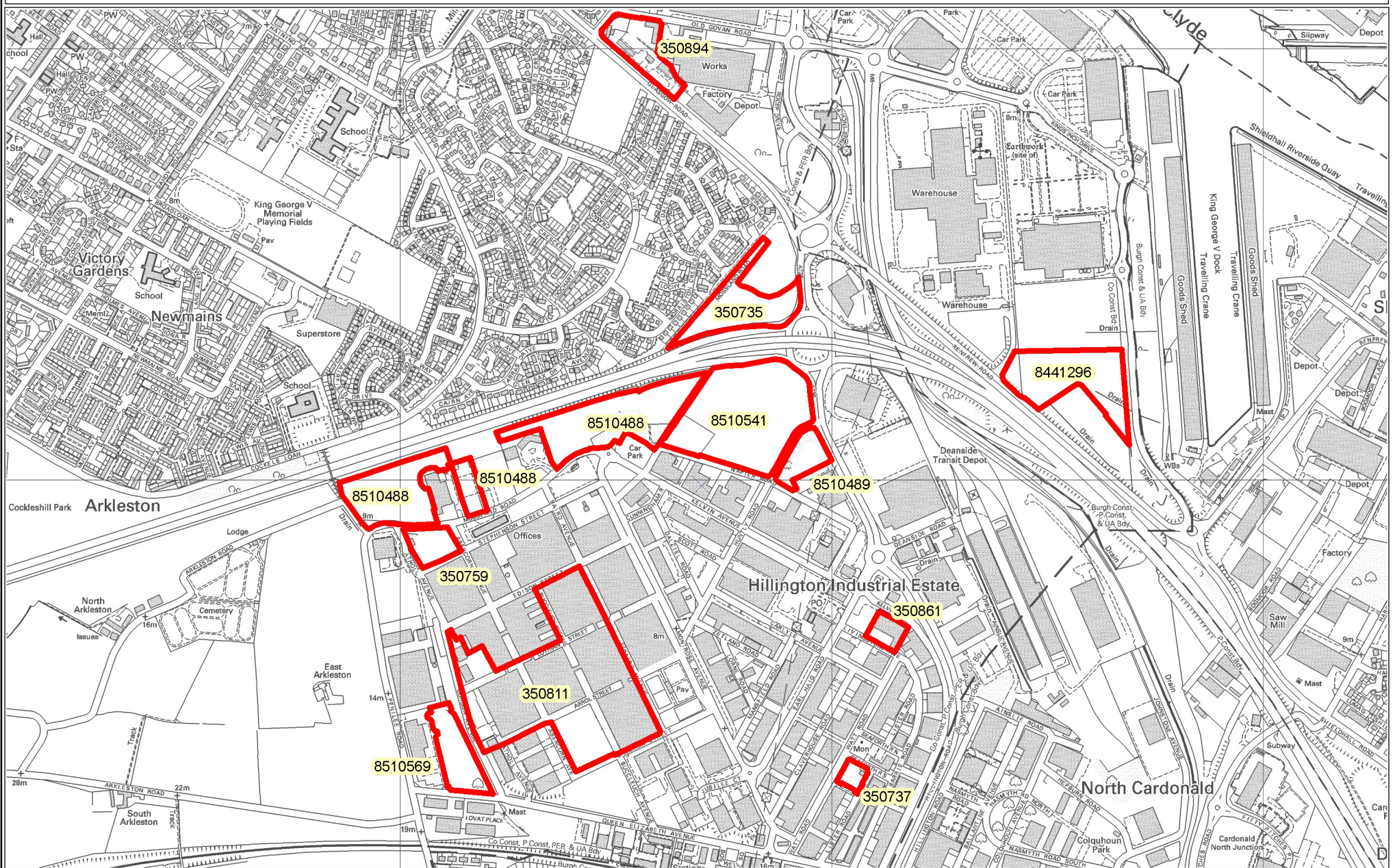
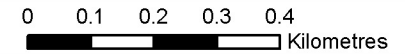
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Map 10 : Braehead - Vacant and Derelict Land Sites 2012



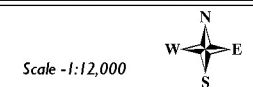
Map 11 : Hillington - Vacant and Derelict Land Sites 2012



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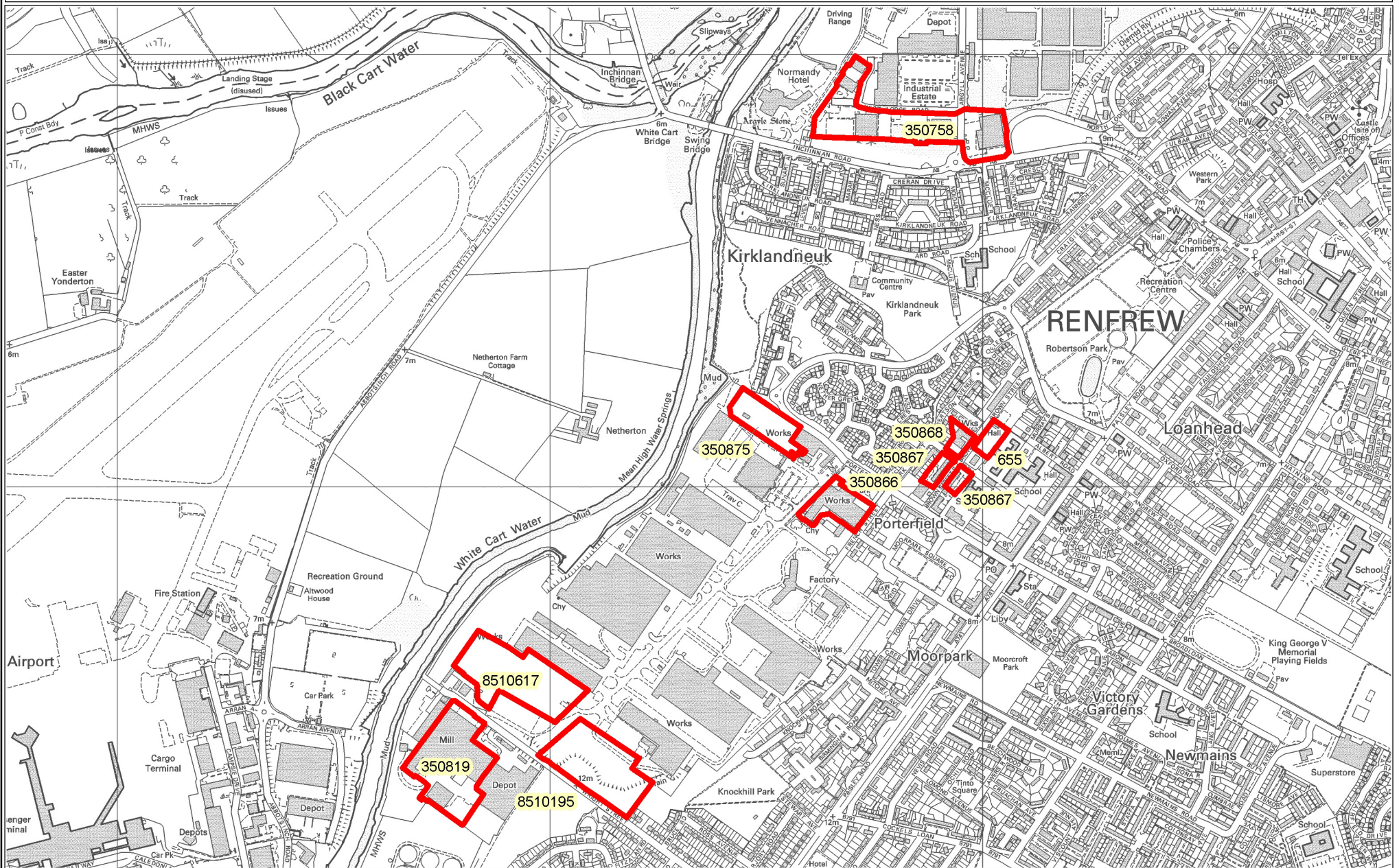


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Map 12 : Renfrew - Vacant and Derelict Land Sites 2012


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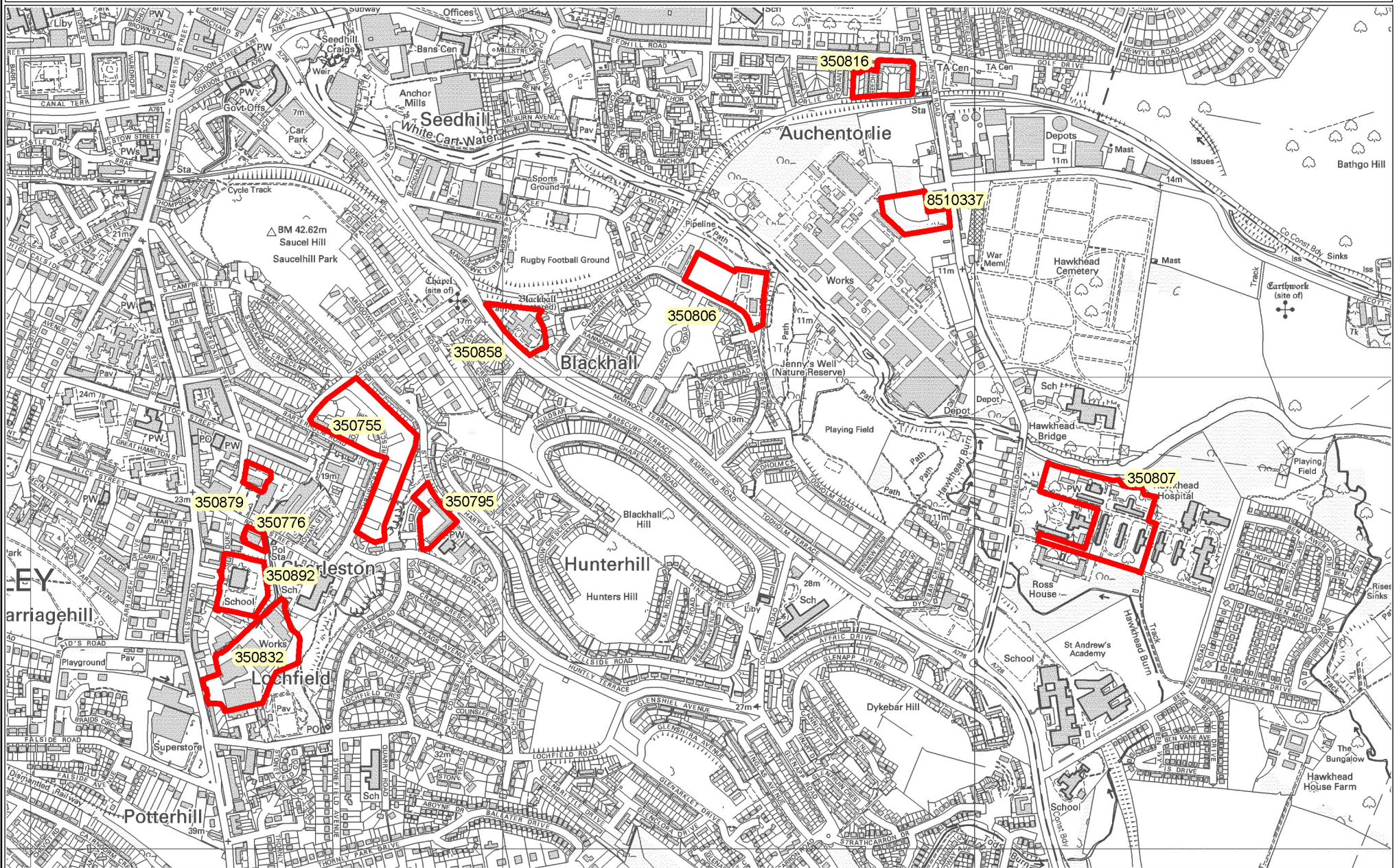
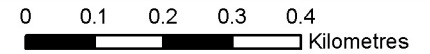
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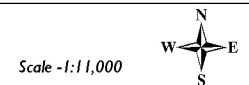
Map 15 : Paisley East - Vacant and Derelict Land Sites 2012



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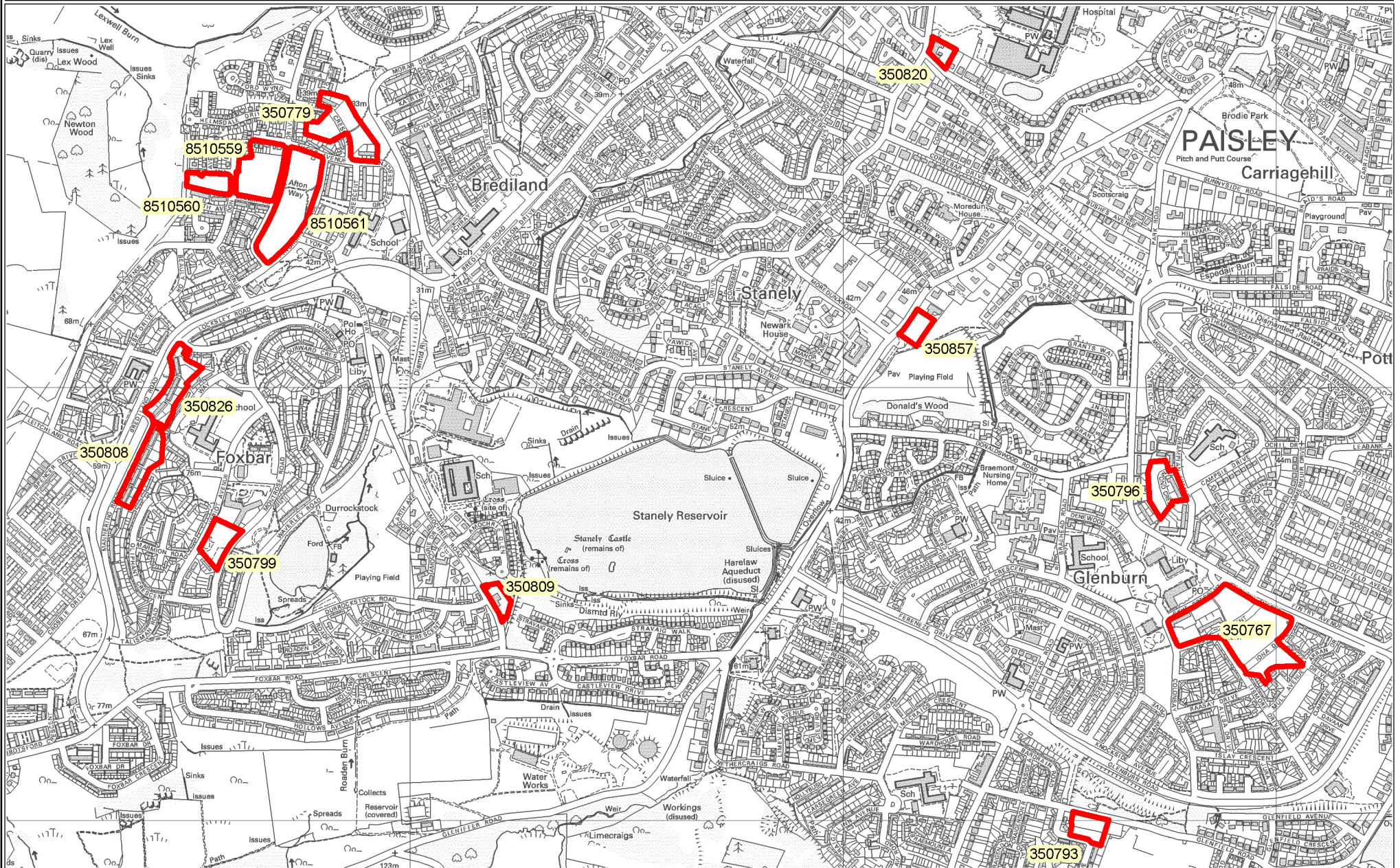
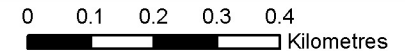


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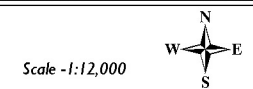
Map 16 : Paisley South - Vacant and Derelict Land Sites 2012



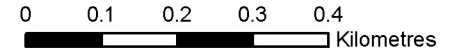
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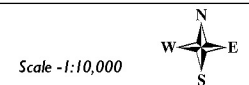
Map 17 : Paisley South East - Vacant and Derelict Land Sites 2012



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APPENDIX 2

SCHEDULE OF VACANT AND DERELICT LAND SITES 2012

SITE CODE	OWNER	STREET	TOWN	MAIN PREF INTEND USE	DEVT STATUS <i>1 - short (5yrs)</i> <i>2 - med (5-10yrs)</i> <i>3 / 4 - ? / unecon</i>	SITE SIZE HA	YEAR RECORDED
8510066	Local Authority	Newton Terrace	Elderslie	Residential	3	1.08	1981
8510481	Local Authority	Kilpatrick Drive	Erskine	Passive Open Space	1	0.89	1990
350886	Local Authority	Houstonfield Road	Houston	Residential	1	0.57	2010
350887	Local Authority	Fleming Road	Houston	Residential	1	0.3	2010
350835	Local Authority	off Beith Road (Bentt Rd Flats	Johnstone	Residential	1	0.56	2009
350885	Local Authority	Hallhill Road (ex St Cuthberts)	Johnstone	Residential	2	2.54	2010
350825	Local Authority	Highcraig Avenue (east)	Johnstone	Residential	2	1.63	2008
350824	Local Authority	Highcraig Avenue (west)	Johnstone	Residential	2	1.59	2008
350788	Local Authority	North Road (East)	Johnstone	Residential	1	0.88	2004
350774	Local Authority	Holly Place	Johnstone	Passive Open Space	2	0.16	2003
350772	Local Authority	Maple Drive (2)	Johnstone	Residential	1	0.96	2003
8510321	Local Authority	Low Barholm	Kilbarchan	Residential	3	0.15	1983
350863	Local Authority	Middleton Rd (sth) (ex school)	Linwood	Residential	3	3.75	2009
350830	Local Authority	West Campbell Street	Paisley (Central)	Residential	1	0.33	2008
8510505	Local Authority	Oakshaw Brae (West)	Paisley (Central)	Residential	2	0.4	1990
350892	Unitary Authority	Neilston Road	Paisley (Central)	Business Class	2	1.35	2012
350806	Local Authority	Cartha Crescent	Paisley (East)	Residential	3	1.37	2006
350755	Local Authority	Thrushcraig Crescent	Paisley (East)	Residential	3	3	2002
350816	Local Authority	Seedhill Road (Auchentorlie)	Paisley (East)	Residential	1	1.12	2007

SITE CODE	OWNER	STREET	TOWN	MAIN PREF INTEND USE	DEVT STATUS 1 - short (5yrs) 2 - med (5-10yrs) 3 / 4 - ? / unecon	SITE SIZE HA	YEAR RECORDED
350795	Local Authority	St. Ninian's Crescent	Paisley (East)	Residential	2	0.62	2005
350858	Local Authority	Barrhead Road	Paisley (East)	Residential	1	0.78	2009
350723	Local Authority	Drums Avenue (East)	Paisley (Ferguslie)	Mixed Use	2	0.91	2001
350721	Local Authority	Bankfoot Road	Paisley (Ferguslie)	Residential	3	2.19	2001
350720	Local Authority	Beltrees Crescent	Paisley (Ferguslie)	Passive Open Space	4	2.69	2001
633	Local Authority	Ferguslie Park Avenue (North)	Paisley (Ferguslie)	Passive open space	4	4.26	1997
350883	Local Authority	Crawfurd Drive	Paisley (Ferguslie)	Residential	3	0.67	2010
350724	Local Authority	Drums Avenue (West)	Paisley (Ferguslie)	Mixed Use	2	0.38	2001
350678	Local Authority	Candren Road (South)	Paisley (Ferguslie)	Passive Open Space	4	0.62	1999
350770	Local Authority	Drums Crescent	Paisley (Ferguslie)	Other general industry	2	0.57	2003
8510609	Local Authority	Craigielea Drive (North)	Paisley (Ferguslie)	Recreation & Leisure	1	0.63	1996
8510611	Local Authority	Blackstoun Road	Paisley (Ferguslie)	Residential	3	1.65	1996
350884	Local Authority	Blackstoun Road	Paisley (Ferguslie)	Residential	3	0.52	2010
350827	Local Authority	Millarston Drive	Paisley (Ferguslie)	Residential	1	2.86	2008
350695	Local Authority	Candren Road (East)	Paisley (Ferguslie)	Residential	3	0.94	2000
8510560	Local Authority	Don Drive	Paisley (Foxbar)	Residential	2	0.41	1992
8510561	Local Authority	Dee Drive	Paisley (Foxbar)	Residential	2	1.95	1992
350826	Local Authority	Mannering Road (North)	Paisley (Foxbar)	Residential	3	0.88	2008
350808	Local Authority	Mannering Road (south)	Paisley (Foxbar)	Residential	3	0.75	2007
350779	Local Authority	Almond Crescent	Paisley (Foxbar)	Residential	2	1.26	2004
8510559	Local Authority	Dee Drive	Paisley (Foxbar)	Residential	2	1.2	1992

SITE CODE	OWNER	STREET	TOWN	MAIN PREF INTEND USE	DEVT STATUS 1 - short (5yrs) 2 - med (5-10yrs) 3 / 4 - ? / unecon	SITE SIZE HA	YEAR RECORDED
350799	Local Authority	Montrose Road	Paisley (Foxbar)	Residential	2	0.55	2005
350767	Local Authority	Iona/Bute Crescent	Paisley (Glenburn)	Residential	2	3.31	2003
350796	Local Authority	Lomond Crescent	Paisley (Glenburn)	Residential	3	0.73	2005
350846	Local Authority	MacDowall Street	Paisley (North)	Other general Industry	2	1.44	2009
350800	Local Authority	Fleming Street, Shortroods	Paisley (North)	Mixed Use	1	1.12	2006
350749	Local Authority	Shortroods Avenue (4,6)	Paisley (North)	Residential	2	0.52	2002
350728	Local Authority	Marchfield Avenue	Paisley (North)	Business Class	1	0.8	2001
8510536	Local Authority	Wallneuk Road	Paisley (North)	Retailing	1	0.32	1992
350705	Local Authority	Fullerton Street (Central)	Paisley (North)	Residential	2	2.13	2000
350867	Local Authority	Brown Street South	Renfrew	Residential	2	0.3	2009
655	Local Authority	Brown Street (North)	Renfrew	Residential	2	0.33	1998