



**Renfrewshire Local Development Plan
Proposed Plan – Housing Background Paper 1
2019**

The right mix and type of housing needs to be delivered in the right locations, creating strong sustainable communities and attractive places across Renfrewshire. The delivery of an effective Housing Land Supply, providing a range and choice of housing sites, is a key objective of the Renfrewshire Local Development Plan.

This Background Paper supports the Renfrewshire Local Development Plan Proposed Plan by providing more detail as to how the Housing Supply Targets set in Clydeplan Strategic Development Plan (2017) are being met.

Clydeplan (2017) sets Housing Supply Targets for the local authority area and Housing Sub-Market Areas. The Renfrewshire local authority area is covered by one Housing Sub-Market Area which also includes small parts of Inverclyde and East Renfrewshire. This Background Paper focuses on how Housing Supply Targets are being met for the local authority area and therefore Renfrewshire’s share of the wider Renfrewshire Housing Sub-Market Area target.

What are Renfrewshire’s Housing Supply Targets?

Clydeplan Strategic Development Plan (2017) sets Renfrewshire’s Housing Supply Targets for the period 2012 – 2024 and 2024 – 2029. These targets are set out below:

2012 - 2024



2024 - 2029



Meeting Renfrewshire’s Housing Supply Targets (2012-2024)

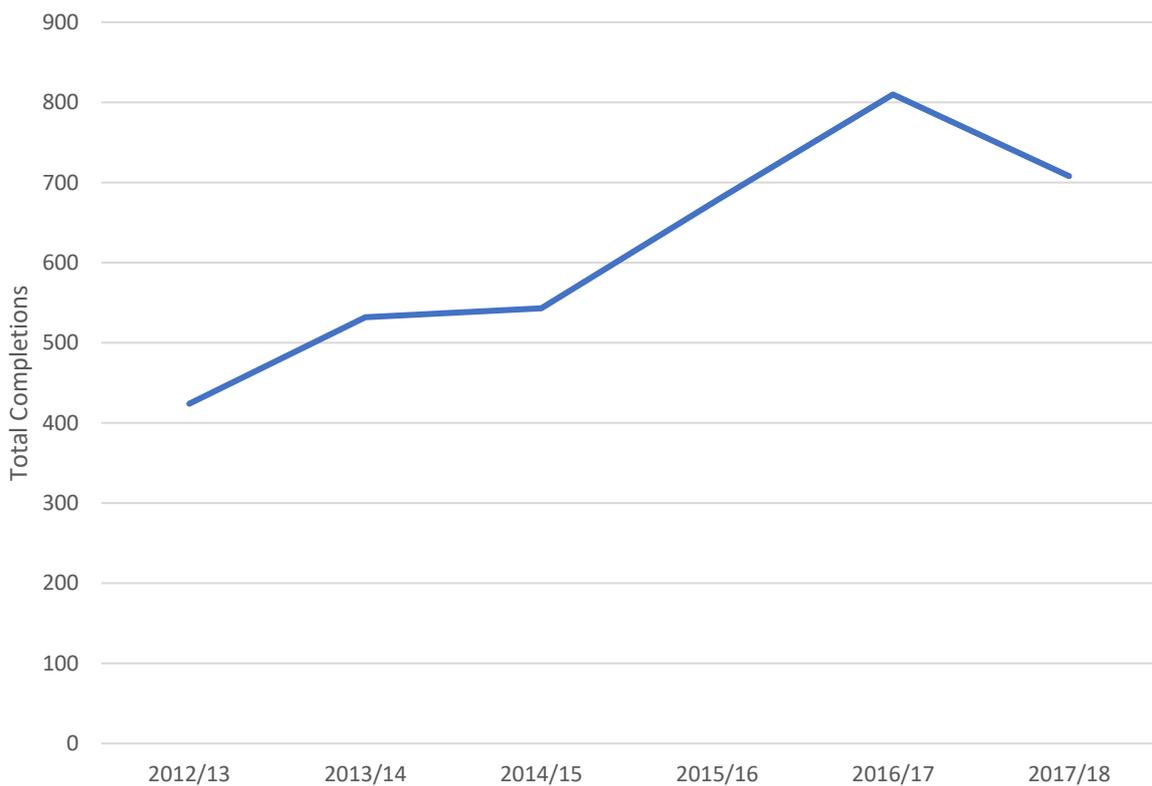
Past Completions

The target is to deliver 1800 new social sector homes and 6050 new private homes across Renfrewshire during the period 2012 – 2024 in line with the Clydeplan Strategic Development Plan (2017).

Figure 1 sets out Renfrewshire’s all tenure housing completions in the last six years since 2012. During this period 3695 new homes have been built across Renfrewshire (793 social sector homes and 2902 private sector homes).

In the last three years housing completions are now reaching pre-recession levels with completions in 2016-2017 being the highest in Renfrewshire since the mid-1990s.

Figure 1 – Renfrewshire Housing Completions 2012-2018



Remaining Targets

To meet the Housing Supply Targets for the current period to 2024 as set out in Clydeplan (2017) 4,155 new homes still need to be delivered across Renfrewshire. This can be split into Social and Private Sector Targets:



Housing Land Requirements

In meeting the Social and Private Sector Housing Supply Targets for the period 2012-2024 a level of generosity requires to be added to the remaining Housing Supply Targets to ensure a flexible housing land supply is provided within the Renfrewshire Local Development Plan to meet the targets.

The level of generosity is set in Clydeplan Strategic Development Plan (2017) at 15% and when added to the remaining Private and Social Housing Supply Targets it gives the Housing Land Requirement that is to be met by the Renfrewshire Local Development Plan for the time-period to 2024.



Renfrewshire's Housing Land Supply

The Housing Land Supply identified within the Renfrewshire Local Development Plan Proposed Plan is based on the agreed Renfrewshire Housing Land Audit (2018) and new housing allocations.

The Renfrewshire Housing Land Audit (2018) was agreed in consultation with Homes for Scotland in June 2018 with no disputes on any of the sites or their anticipated delivery programming. The programming of housing sites within the Housing Land Audit focuses on the period 2018/19 to 2024/25. The sites included within Renfrewshire's Housing Land Audit are set out in Appendix 1 of this Background Report.

The new housing allocations identified in the Renfrewshire Local Development Plan Proposed Plan and their anticipated programming are set out in Appendix 1 of this Background Report.

The following calculation sets out how the Renfrewshire Local Development Plan Proposed Plan provides a generous 5-year effective supply of housing land in line with the Housing Land Requirement to meet the Housing Supply Targets for the period 2012-2024.

➤ **Private Sector Housing Supply Target for the period 2012-2024 as set out in Clydeplan Strategic Development Plan (2017) = 6050**

-Private Sector Housing Completions (2012-2018) = 2902

-Remaining Private Sector Housing Supply Target to be met (2012-2024) = $6050 - 2902 = 3148$

-Private Sector Housing Land Requirement = $3148 + 15\% \text{ generosity} = 3620$

-Private Sector Housing Land Supply (2018-2024) based on agreed Renfrewshire HLA 2018 = 4090

-Capacity of new housing allocations in Local Development Plan Proposed Plan (2018-2024) = 170

Private Sector Housing Land Supply for the period 2018-2024 as set out in the Renfrewshire Local Development Plan Proposed Plan exceeds the Private Sector Housing Land Requirement

➤ **Social Sector Housing Supply Target for the period 2012-2024 as set out in Clydeplan Strategic Development Plan (2017) = 1800**

-Social Sector Housing Completions (2012-2018) = 793

-Remaining Social Housing Supply Target to be met (2012-2024) = $1800 - 793 = 1007$

-Social Sector Housing Land Requirement = $1007 + 15\% \text{ generosity} = 1158$

-Social Sector Housing Land Supply (2018-2024) based on agreed Renfrewshire HLA 2018 = 1410

Social Sector Housing Land Supply for the period 2018-2024 as set out in the Renfrewshire Local Development Plan Proposed Plan exceeds the Social Sector Housing Land Requirement

Meeting Renfrewshire’s Housing Supply Targets (2024-2029)

The all tenure Housing Supply Target for this period is to deliver 2010 new homes across Renfrewshire in line with the Clydeplan Strategic Development Plan (2017). A level of generosity (set at 15% in Clydeplan 2017) is added to the Housing Supply Target to identify the Housing Land Requirement that the Renfrewshire Local Development Plan is required to meet for the period 2024-2029.

All Tenure Housing Land Requirement (2024-2029)
(Private Housing Supply Target and Social Housing Supply Target for period 2024-2029 + 15%)



In reviewing the annual Renfrewshire Housing Land Audit, the Council will look to maintain a continuous 5-year supply of effective housing land in line with the Housing Land Requirement to meet the identified Housing Supply Targets.

The agreed Renfrewshire Housing Land Audit (2018) identifies a total housing land supply of 10,135 units (reduced from 10,347 units as four sites have been removed). As set out in Appendix 1 of this paper, 5,670 new homes are programmed for development across Renfrewshire by 2024 (5,500 units from Housing Land Audit 2018 & 170 from new housing allocations). The remaining 4,635 units within the Housing Land Audit (2018) is not programmed for development until after 2024.

The total remaining capacity of Renfrewshire’s housing land supply post 2024 is 4,768 units (4,635 units from Housing Land Audit 2018 & 133 units from new housing allocations). This supply comfortably exceeds the Housing Land Requirement (2312 units) for the period 2024-2029.

It is recognised that the total remaining capacity of the housing land supply is unlikely to be developed in full during this period, however, only approximately 42% of the remaining Renfrewshire housing land supply would need to be developed between 2024 – 2029 to meet the all tenure Housing Supply Target for this period.

Over 70% of the remaining 4,768 units within the housing land supply are on effective sites that are programmed to be under construction and to provide housing completions prior to 2024. Also, the potential for new windfall sites to add to the housing supply during the plan period has not been considered. It is therefore concluded that sufficient flexibility is provided within the housing supply to exceed the Housing Land Requirement and comfortably meet the Housing Supply Targets set in Clydeplan (2017).

Renfrewshire’s Sustainable Approach to the Delivery of New Housing

Renfrewshire’s existing Housing Land Supply supports sustainable patterns of development, prioritising the redevelopment and regeneration of brownfield and previously used sites to help create sustainable mixed communities across Renfrewshire. This is the most sustainable approach to meet Renfrewshire’s Housing Supply Targets during the Local Development Plan period.

The Housing Land Supply provides a range of housing sites with a focus on enhancing existing places, the delivery of key regeneration projects and supporting the ongoing development of Renfrewshire’s Community Growth Areas. The Local Development Plan Proposed Plan allocates 6 new sites within and at the edge of settlements to provide a range and choice of sites and new opportunities for self-build across Renfrewshire. These sites are considered to make a positive contribution to settlements helping to enhance and create attractive and sustainable places across Renfrewshire.

The Council will continue to monitor its housing land supply to ensure that a continuous 5-year effective land supply is maintained. It is recognised that sites can stall or fail to progress at the rate anticipated. Should the Council identify a shortfall in the 5-year supply of effective housing land during the plan period, planning applications for new housing developments will be considered in relation to the framework set out in Appendix 1 of the Renfrewshire Local Development Plan.

APPENDIX 1 – Renfrewshire’s Housing Land Supply

Renfrewshire Housing Land Audit Sites 2018				
Site Reference	Site Address	Remaining Site Capacity	Estimated Completions 2018 - 2024	Estimated Completions Post 2024
RFRF1023	Laymoor Avenue/Square (Phase 2), Renfrew	21	21	-
RFRF0715A1	Ferry Village 1 & 2, Renfrew	120	120	-
RFRF0769BE2	Ferry Village 3, Mulberry Square, Renfrew	47	47	-
RFRF0870	Former Hawkhead Hospital, Accord Place, Paisley	118	118	-
RFRF0880	Station Road, Millarston, Paisley	35	35	-
RFRF0899	Old Govan Road/Rocep Drive, Renfrew	7	7	-
RFRF0911D	(Southern) Bolerno, Bishopton	5	5	-
RFRF0911E	Town Centre (H4B, H4C,M2,H11 & H32), Bishopton	187	180	7
RFRF0911F	Area E4, Bishopton South, Bishopton	26	26	-
RFRF0911G	Area H10 (Northbrae/Whitemoss), Bishopton	152	152	-
RFRF0911K	Barmore Crescent, Bishopton	219	112	107
RFRF0912D	Former St Cuthbert’s, Beith Road, Johnstone	11	11	-

RFRF0933	Stewart House, Glendee Road, Renfrew	6	6	-
RFRF0939	Former Merchiston Hospital, Brookfield	261	240	21
RFRF0942	Abbey Road, Elderslie	134	134	-
RFRF0943	Midton Road, Howwood	33	33	-
RFRF0944	Shillingworth, Bridge of Weir	4	4	-
RFRF0965	Brown Street, Renfrew	52	52	-
RFRF0973	6-8 George Street, Paisley	5	5	-
RFRF0989	Former BASF Site, 144 Hawkhead Road, Paisley (Site 1)	261	204	57
RFRF0989A	Former BASF Site, 144 Hawkhead Road, Paisley (Site 2)	210	165	45
RFRF0995	New Inchinnan Road, Paisley	155	155	-
RFRF0998	Clevans Road (Ranfurly Golf Course), Bridge of Weir	5	5	-
RFRF1000	Ashfield, Prieston Road, Bridge of Weir	3	3	-
RFRF0930/ RFRF093A	Former St. Mirren Park, Paisley	132	132	-
RFRF1015	23 School Wynd/30A & 30B High Street, Paisley	5	5	-
RFRF0911L	Area H22 & H9, Bishopton	167	167	
RFRF0991	Andrew Avenue, Phase 2, Renfrew	60	60	-
RFRF0948A	Former Co-op, West End, Paisley	39	39	-
RFRF0667	Barbush (Millview Crescent), Johnstone	12	0	12

RFRF0769B	Clyde Waterfront and Renfrew Riverside Area 1, Renfrew	350	140	210
RFRF0769BE1	Ferry Village 3, Mulberry Square, Renfrew	44	44	-
RFRF0851	35 Calside (Former Alexandra EPH), Paisley	47	-	47
RFRF0857	6 New Sneddon Street (former Carnegies), Paisley	32	32	-
RFRF0860	Inchinnan Road, Blythswood, Renfrew	85	75	10
RFRF0864	Kings Inch Road (Old Power Station), Renfrew	100	-	100
RFRF0898	Porterfield Road (Westway), Renfrew	125	-	125
RFRF0907B	Linwood Road (Barskiven Road), Phoenix Park, Paisley	200	40	160
RFRF911M	Area H8 (Tain Avenue/Thurso Crescent/Alness Way), Bishopton	121	121	-
RFRF0911Y	ROF, Bishopton	350	-	350
RFRF0911Z	ROF, Bishopton	1661	255	1406
RFRF0936	Midton Road (Former Bleach Works), Howwood	20	20	-
RFRF0977	Northbar, Erskine	195	180	15
RFRF0978	Lawmarnock Road, Bridge of Weir	12	12	-
RFRF0980	21 High Calside, Paisley	9	9	-
RFRF0981	20 High Street, Paisley	6	6	-
RFRF0987	22 Hunterhill Road, Paisley	18	18	-
RFRF0988	2 Printers Place, Paisley	35	-	35

RFRF1001	Land at Hunter Street, Paisley	7	7	-
RFRF1014	Blackhall Street, Paisley	59	59	-
RFRF1016	16 Park Road, Paisley	12	12	-
RFRF1017	35 Napier Street, Linwood	12	12	-
RFRF1018	26 High Street, Renfrew	9	9	-
RFRF1019	24 High Street, Renfrew	11	11	-
RFRF0911H	ROF (Phase 1, M5 & H11), Bishopton	80	80	-
RFRF0911J	ROF (Phase 2), Bishopton	120	120	-
RFRF0912H	Maple Drive, Johnstone	78	78	-
RFRF0967A	Stirling Drive (Land Surrounding St Brendan's Social Club), Linwood	50	25	25
RFRF0992	Smithhill Street, Paisley	26	26	-
RFRF0996	Elm Drive, Johnstone Castle Phase 1, Johnstone	95	95	-
RFRF1005	Milliken Road, Kilbarchan	18	18	-
RFRF0706	Maxwellton Street, The Institute, Paisley	40	-	40
RFRF0711/ RFRF0711B	West Brae, Oakshaw (Paisley West End Phase II) Paisley	171	171	-
RFRF0715A	Ferry Village 1 & 2, Renfrew	20	-	20
RFRF0752	Ingliston Drive, Bishopton	40	-	40
RFRF0758B	Mill of Gryffe Road, Bridge of Weir	20	-	20
RFRF0840	Hillfoot Drive (Carsewood House), Howwood	10	-	10
RFRF0856	65 Espedair Street, Paisley	10	-	10

RFRF0912E	Beith Road (Former Primary Schools, Johnstone)	128	20	108
RFRF0934	Garthland Lane, Paisley	36	36	-
RFRF0938	Bracken Place, Bridge of Weir	5	-	5
RFRF0940	Barbush Farm, Johnstone	65	20	45
RFRF0941	Johnstone Hospital, Linwood	110	110	-
RFRF0952	Grampian Avenue/Lomond Crescent, Paisley	30	-	30
RFRF0954/A	Arkleston Road, Paisley	60	30	30
RFRF0964	Middleton Road, Linwood	120	0	120
RFRF0971	Paisley South UWS, Paisley	200	50	150
RFRF0971A	Paisley South Dykebar, Paisley	620	240	380
RFRF0972	MacDowall Street/Mill Brae, Johnstone	25	-	25
RFRF0979	Station Road, Bishopston	50	-	50
RFRF0993	Wallneuk, Paisley	90	-	90
RFRF0994	Clyde Waterfront and Renfrew Riverside Area 2, Renfrew	434	25	409
RFRF1003	Erskine Riverfront, Erskine	250	130	120
RFRF1007	Glencourse Road (Former Tennis Courts), Paisley	50	15	35
RFRF1020	Land between Nos. 32 and 38 St. James Street, Paisley	7	7	-
RFRF1021	Houston Station House, Barochan Road, Johnstone	24	24	-
RFRF1022	40 Church Street, Lochwinnoch	33	33	-

RFRF1024	Beith Road, Johnstone	100	75	25
RFRF1025	Corseford Avenue, Johnstone	53	53	-
RFRF1026	Station Road, Bridge of Weir	39	39	-
RFRF0671	Dee Drive, Findhorn Avenue, Manor Road, Foxbar, Paisley	40	40	-
RFRF0671A	Don Drive, Foxbar, Paisley	40	40	-
RFRF0759	Ryefield, Kibarchan Road, Johnstone	24	24	-
RFRF0773	Almond Crescent, Foxbar Rivers, Paisley	41	-	41
RFRF0817A	High Calside (Westerfield House), Paisley	10	10	-
RFRF0819B	North Road (East)/Gibson Crescent, Johnstone	25	25	-
RFRF0839	Heriot Avenue (Adj. Nursing Home), Foxbar, Paisley	35	-	35
RFRF0875	Bute Crescent, Iona Drive, Glenburn, Paisley	120	120	-
RFRF0912K	Auchengreoch Road, Johnstone	35	35	-
RFRF0937	Amochrie Road (former Stanely Firs), Paisley	36	36	-
RFRF0949	Millarston Drive, Paisley	100	100	-
RFRF0950	Cartha Crescent, Paisley	25	25	-
RFRF0972A	MacDowall Street, Mill Brae, Johnstone	25	-	25
RFRF0997	Albert Road (School Site), Renfrew	44	44	-
RFRF1004	New Sneddon Street, Paisley	30	30	-
RFRF1006	Church Street, Lochwinnoch	30	30	-

RFRF1009	St. Ninian's Road/Crescent, Paisley	16	16	-
RFRF1012	Cotton Street (Former Institute), Paisley	20	-	20
RFRF1013	High Calside, Paisley	20	-	20
RFRF1027	Ferguslie (site not in HLA 2018 added from SHIP)	100	100	-
Total		10,135	5,500	4,635

Renfrewshire Local Development Plan Proposed Plan Allocated Sites

Site Reference	Site Address	Estimated Indicative Site Capacity*	Estimated Completions 2018 - 2024	Estimated Completions Post 2024
LDP2024	South of Woodend House, Houston Road, Houston	70	50	20
LDP2032	West of Burnfoot Road, Lochwinnoch	113	50	63
LDP2057	Golf Driving Range, Rannoch Road, Johnstone	90	50	40
LDP2094	Beardmore Cottages, Inchinnan	Self-build plots 10 units	5	5
LDP2095	Manse Crescent, Houston	Self-build plots 10 units	5	5
LDP2096	Renfrew Golf Course	10	10	0
Total		303	170	133

*Final site capacity to be confirmed by assessment of future planning application.

Renfrewshire Local Development Plan Proposed Plan – Housing Land Supply

Private Supply 2018 - 2024	4260 units
Social Supply 2018 - 2024	1410 units
All Tenure Supply Post 2024	4768 units
Total	10,438 units

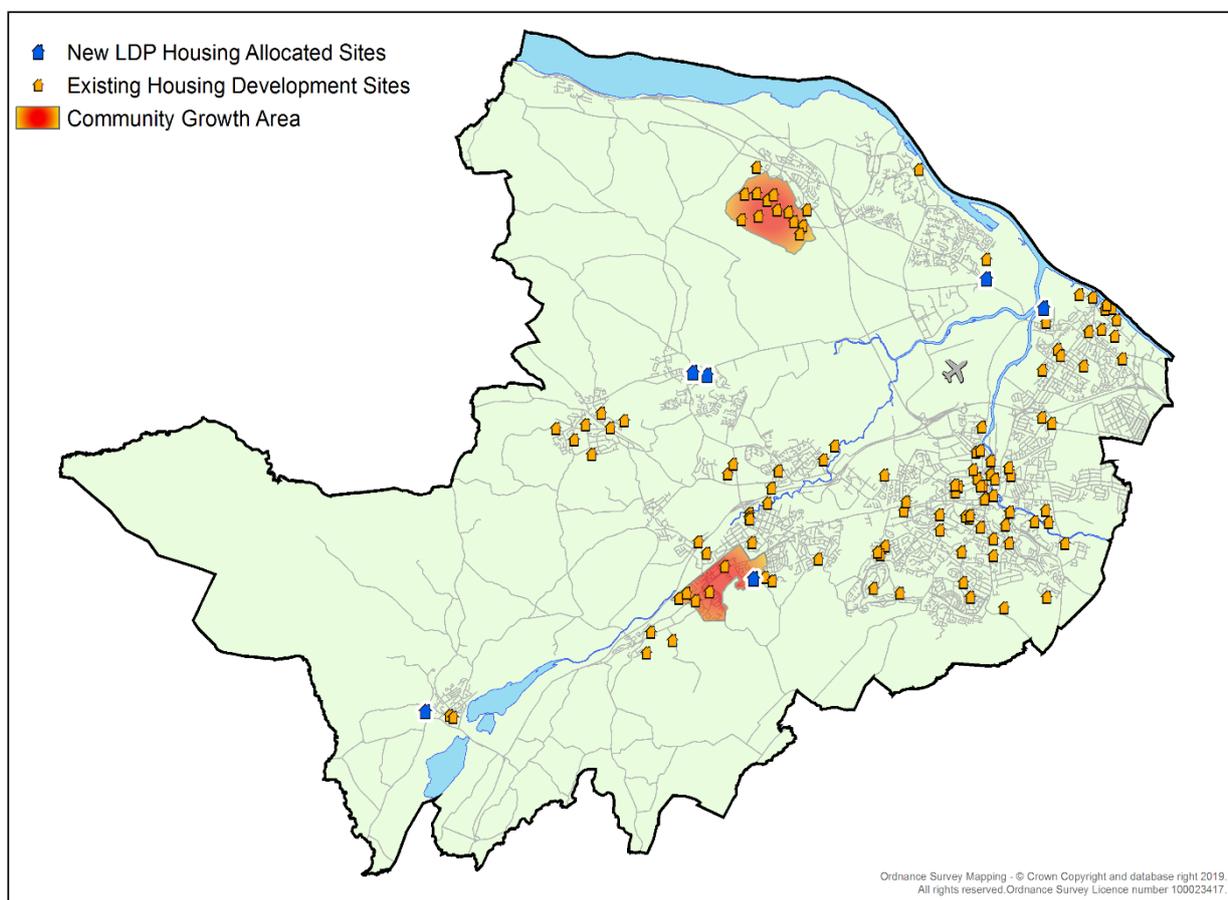


Figure 2 – Housing Land Supply

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LocalPlanConsultation@renfrewshire.gov.uk