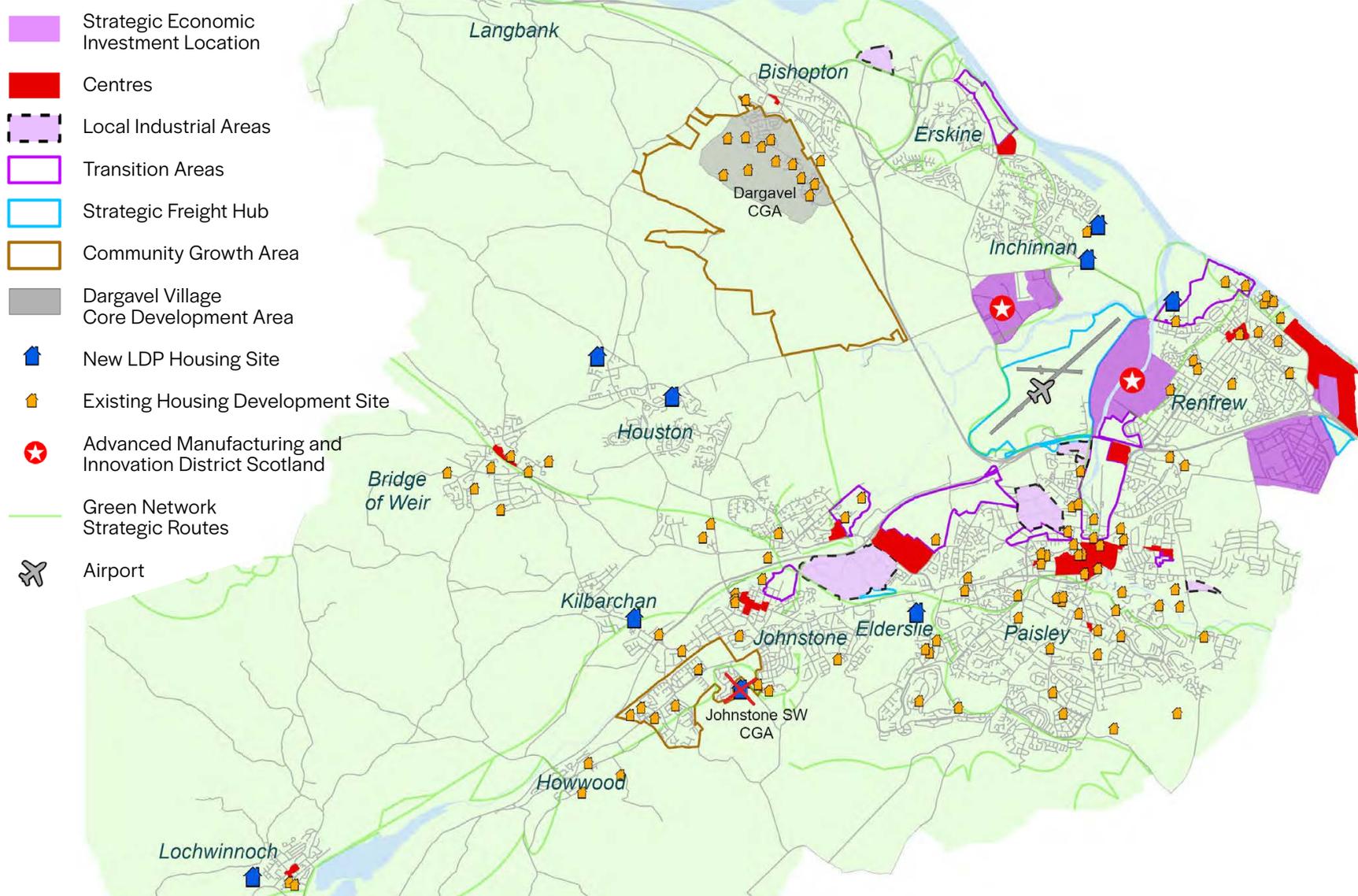


Following the Court of Session Judgement into the Renfrewshire Local Development Plan 2021 - 29 June 2022



Renfrewshire
Local Development Plan
2021





Illustrative Figure 2 – Spatial Strategy

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Johnstone South West Community Growth Area

- Community Growth Area
- Completed Housing
- Park and Ride
- New LDP Housing Site
- Existing Housing Development Site
- Open Space Assets
- Green Network Strategic Route
- Core Path Network
- Blue / Green Corridor Enhancements
- Community Gardens / Allotments
- New Nursery



Illustrative Figure 12 – Johnstone South West Community Growth Area

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Increasing the Supply of New Homes Across Renfrewshire

The Renfrewshire Local Development Plan identifies a generous supply of housing land in accordance with Scottish Planning Policy in order to meet the Housing Land Requirements set out in Clydeplan Strategic Development Plan (2017) over the next ten years. Provision has been made with the Plan, as set out in Tables 1 and 2, for meeting Renfrewshire's Housing Land Requirements as far as possible. There is a recognised shortfall in social housing which the council will monitor. The council aims to increase the supply of social housing through a number of measures including the implementation of Policy P3 and through its new build programme.

Renfrewshire's list of sites which make up the Housing Land Supply is set out in Appendix 1. The Housing Land Supply is based on sites currently identified in the agreed Renfrewshire Housing Land Audit 2019 and includes new housing sites allocated by this Local Development Plan. These sites are considered to support sustainable mixed communities and ensure the continued delivery of new housing across Renfrewshire.

To support the delivery of sites within Renfrewshire's housing land supply, Development Briefs will be prepared for Council owned sites, stalled sites and to support the regeneration of sites in line with Action 18 on the Renfrewshire Local Development Plan Action/Delivery Programme.

The following new residential sites are allocated in the Local Development Plan to add to the range and choice of housing sites across Renfrewshire:

- LDP2024 - South of Woodend House, Houston Road, Houston
- LDP2032 - West of Burnfoot Road, Lochwinnoch
- LDP2033 - Land west of Barochan Road, Houston
- LDP2037 - Barhill Crescent, Kilbarchan
- LDP2046 - Northbar Phase 2, Erskine
- ~~LDP2057 - Golf Driving Range, Rannoch Road, Johnstone~~
- LDP2077 - Elderslie Golf Club, Elderslie
- LDP2094 - Beardmore Cottages, Inchinnan
- LDP2096 - Renfrew Golf Club, Renfrew

Background Paper 2 – Housing Site Assessments published alongside the Local Development Plan provides a detailed assessment of each of these sites which includes comments from Key Agencies and other stakeholders consulted during the assessment process. These assessments require to be taken into account when preparing detailed development proposals for each site.

In line with the Spatial Strategy the Housing Land Supply focuses on the development of previously used sites, concentrating on existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development.

The Renfrewshire Local Development Plan Action/Delivery Programme will continue to investigate new residential development opportunities.

Table 1: Meeting Renfrewshire’s Housing Land Requirement 2012 to 2024

	Housing Land requirement* 2012/2024	Completions** 2012/2019	Housing land supply** 2019/2024	Additional allocations 2019/2024
Private	6950	3686	3317	374
Social	2070	968	1004	0
All tenure	9020	4654	4321	374

* Housing land requirement from Clydeplan Schedules 8 and 10.

** Completions and housing land supply from 2019 Housing Land Audit adjusted for site RFRF1003

Table 2: Meeting Renfrewshire’s Housing Land Requirement 2024 to 2031

	Housing land requirement* 2024/2031	Housing Land Supply** 2024/2031	Additional allocations 2024/2031
Private	2030	3065	153
Social	1204	217	0
All tenure	3234	3282	153

* Housing land requirement from Clydeplan Schedules 8 and 10 extrapolated to 2031.

** Projected programming from 2019 Housing Land Audit adjusted for sites RFRF1003 and RFRF0994.

Effect of court of session judgement removes site LDP2057 from the housing land supply. 90 units removed from additional allocations (50 units from additional allocations shown in Table 1 and 40 units from additional allocations shown in Table 2).

Housing for Key Specific Groups

With regards to the housing needs of specific groups, including housing for older people and less able residents, the delivery of starter homes and smaller units, the Renfrewshire Local Housing Strategy sets out how Renfrewshire plans to meet these needs.

It is considered that the Renfrewshire Local Development Plan provides a suitable supply of land to meet these requirements.

When preparing new residential development proposals developers will require to demonstrate how they intend to meet local housing needs and demands through a mix of housing.

In relation to the needs of Gypsy/Traveller and Travelling Showpeople, the Renfrewshire Local Development Plan includes a policy which supports the identification of new privately-owned transit or permanent sites.

Renfrewshire Council will continue to monitor and work with neighbouring local authorities to review housing needs. Should future updates of the Renfrewshire Local Housing Strategy identify a need to allocate land to address the housing needs of key groups this will be addressed through the Renfrewshire Local Development Plan Action/Delivery Programme.

Johnstone, Linwood and Elderslie

-  Local Industrial Areas
-  Centres
-  Strategic Freight Hub
-  Community Woodland
-  Transition Area
-  Development Opportunity Sites
-  Community Gardens / Allotments
-  Investigate Junction Enhancements
-  Blue / Green Corridor Enhancements
-  New LDP Allocated Housing Sites
-  Existing Housing Development Sites
-  Open Space Assets
-  Green Network Strategic Route
-  Green Network Opportunity Route
-  Core Path Network



Illustrative Figure 21 – Johnstone, Linwood and Elderslie

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APPENDIX 1 – RENFREWSHIRE’S HOUSING LAND SUPPLY

RFRF0950	Cartha Crescent, Paisley	25	25	-
RFRF0967A	Land surrounding St Brendans Social Club, Stirling Drive, Linwood	50	-	50
RFRF0972A	MacDowall Street, Mill Brae, Johnstone	25	-	25
RFRF0997	Albert Road, Renfrew	44	44	-
RFRF1004	New Sneddon Street, Paisley	30	-	30
RFRF1006	Church Street, Lochwinnoch	30	-	30
RFRF1009	St. Ninian’s Road/Crescent, Paisley	20	20	-
RFRF1013	High Calside, Paisley	20	-	20
RFRF1027	Land at Ferguslie, Paisley	100	100	-
LDP2077	Elderslie Golf Course, Newton Avenue, Elderslie	25	25	-
LDP2046	Northbar Phase 2, Erskine	90	65	25
LDP2057	Golf Driving Range, Rannoch Road, Johnstone	90	50	40
LDP2033	West of Barochan Road, Houston	59	59	-
LDP2037	Barrhill Crescent, Kilbarchan	60	60	-
LDP2024	South of Woodend House, Houston Road, Houston	70	50	20
LDP2032	West of Burnfoot Road, Lochwinnoch	113	50	63
LDP2094	Land at Beardmore Cottages, Inchinnan	10	5	5
LDP2096	Land at Renfrew Golf Club, Renfrew	10	10	-
	Total	9911	4695	5216

- Sites Based on Renfrewshire Housing Land Audit 2019 and sited allocated in the Local Development Plan.
- Final site capacity to be confirmed by assessment of future planning application.

Effect of court of session judgement removes 90 units from housing land supply.