



Renfrewshire Industrial and Business Land Supply 2021

Introduction

The Renfrewshire Industrial and Business Land Supply Report 2021 outlines the land supply for industrial and business uses and the take up of industrial and business land across Renfrewshire.

The Report provides information on the Industrial and Business Land Supply, take-up and consented industrial and business floor space over the period 1st April 2020 - 31st March 2021.

Key Statistics

Industrial/Business Land Supply 2021	130.76 Hectares
Take-Up of Industrial Land 2021	5.38 Hectares
Consented Industrial and Business Floor Space 2021	250,293 Square Metres



Industrial and Business Land Supply 2021

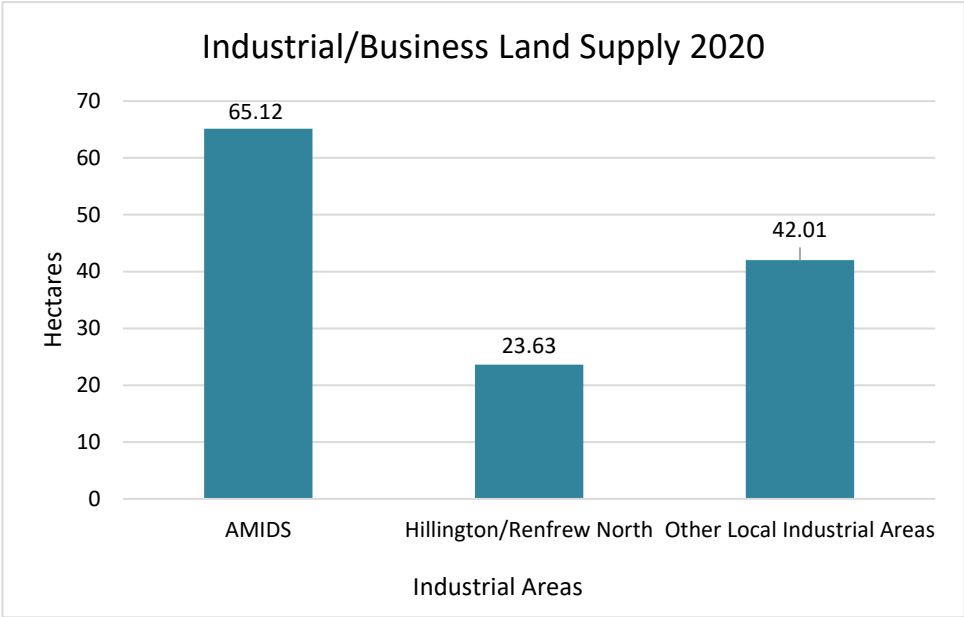
The industrial and business land supply includes the most attractive, well-located and deliverable sites. Appendix 1 contains a list of the Industrial and Business Land Supply definitions.

The industrial and business land supply for Renfrewshire at March 31st 2021 totalled 130.76 hectares. This supply is spread across 32 sites within Renfrewshire.

The Renfrewshire Local Development Plan sets out the Spatial Strategy for Renfrewshire to facilitate and promote sustainable economic growth. The Local Development Plan seeks to deliver economic and employment growth by safeguarding existing businesses as well as encouraging growth and promoting new businesses to develop. The Local Development Plan promotes investment and economic development in Renfrewshire’s Strategic Economic Investment Locations including City Deal investment in the Advanced Manufacturing and Innovation District Scotland (AMIDS).

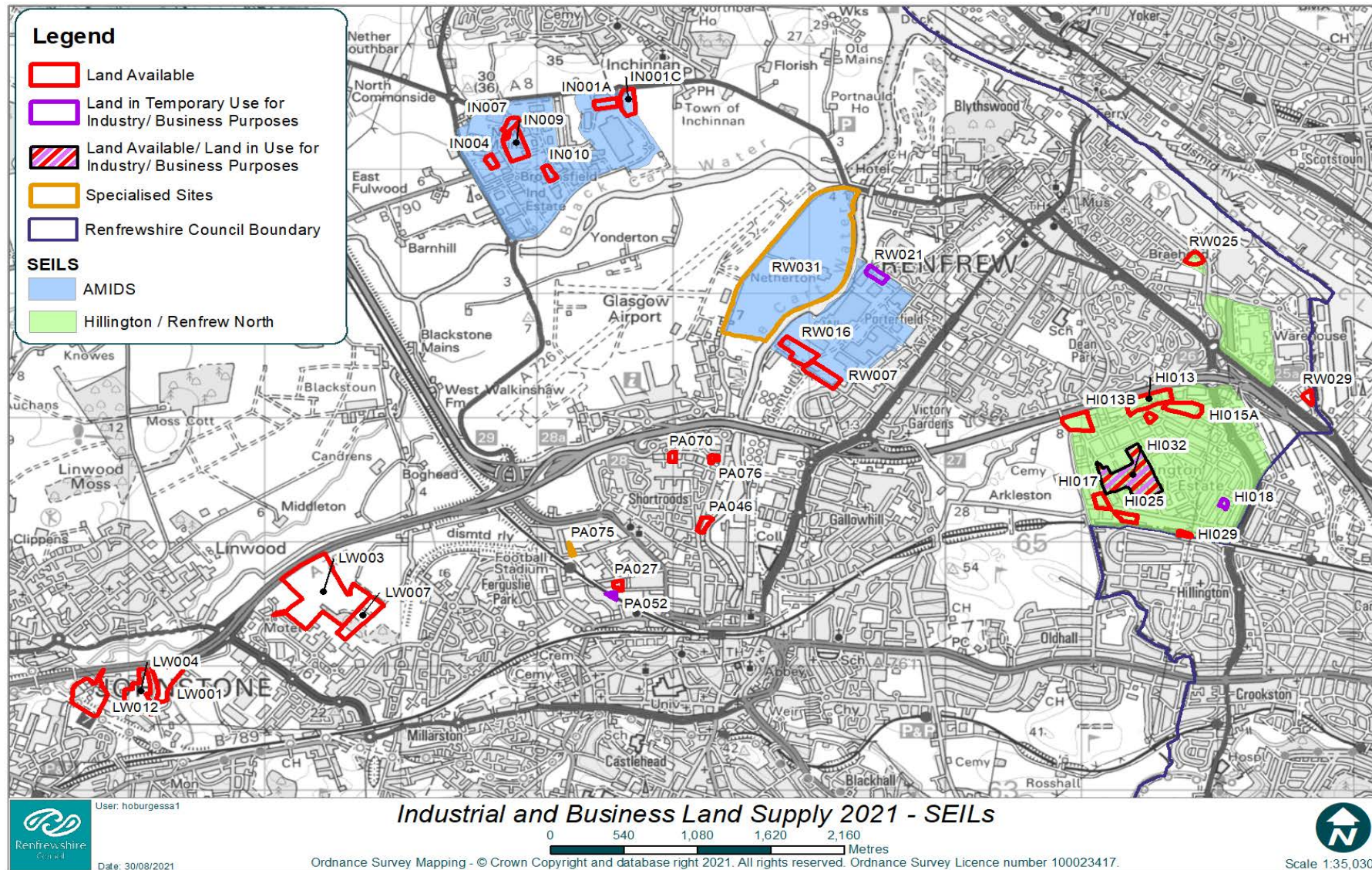
The Local Development Plan also encourages the development of vacant and derelict sites across Renfrewshire including the redevelopment of sites within Renfrewshire’s Transition Areas.

Around 65% of the industrial land supply is located within the Strategic Economic Investment Locations at Hillington/Renfrew North and the Advanced Manufacturing and Innovation District Scotland (AMIDS).



Industrial and Business Land Supply Locations Map

The map below shows the Industrial and Business Land Supply 2021. Maps for each area are contained in Appendix 2 and 3. Appendix 4 contains the list of the Industrial and Business Land Supply 2021 sites.



Advanced Manufacturing and Innovation District Scotland

Development of the Advanced Manufacturing and Innovation District Scotland (AMIDS) will unlock 65 hectares of industrial and business land offering a generous industrial and business land supply for Renfrewshire over the next 10-15 years.

Investment into AMIDS will improve connections between Westway Park, Inchinnan Business Park and land to be developed adjacent to Glasgow Airport at Netherton Farm.

AMIDS will be home to two new national innovation centres; the National Manufacturing Institute for Scotland (NMIS) and a Medicines Manufacturing Innovation Centre (MMIC). AMIDS is being led by Renfrewshire Council in partnership with Scottish Government and Scottish Enterprise. It is supported by significant public sector investment including £39.1 million City Deal infrastructure funding.

Planning Permission was approved for the in March 2019.

Infrastructure works and the development of Medicines Manufacturing Innovation Centre (MMIC) and National Manufacturing Institute Scotland (NMIS) is underway which includes the delivery of new bridges, roads, cycling and pedestrian routes. A new pedestrian and cycle bridge has been installed over the Black Cart Water which will open to the public late 2021.



Hillington/Renfrew North Strategic Economic Investment Location

The Hillington and Renfrew North Strategic Economic Investment Location has 23.63 hectares of available industrial and business land.

A Simplified Planning Zone (SPZ) was prepared in a partnership between Renfrewshire Council, Glasgow City Council, and largest landowner within the park. In 2014 it became the first Simplified Planning Zone in Scotland in over 20 years.

The Simplified Planning Zone scheme has encouraged investment in the Park, to deliver sustainable economic development through streamlining the planning process. The SPZ Scheme will remain in place until 2024.

The Simplified Planning Zone Supports existing businesses and the re-development of key sites allowing for a range of Industrial/Business and complementary uses. The Hillington Park Simplified Planning Zone has supported development proposals creating over 40,000 square metres of new floorspace.



Hillington Simplified Planning Zone Notifications

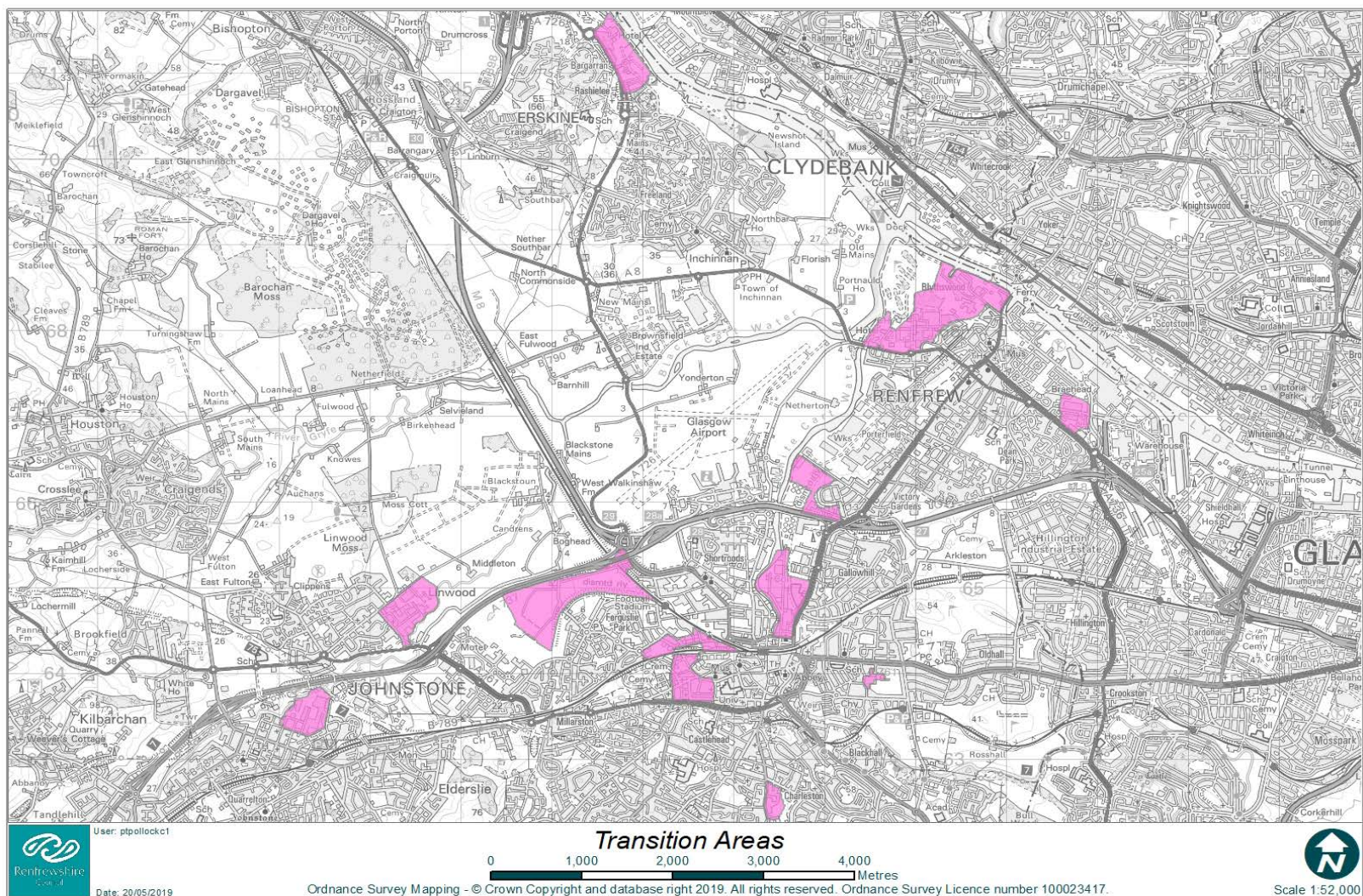
The table below lists the notifications that have been submitted to the Council under the Hillington Park Simplified Planning Zone Scheme and provides details on the floorspace permitted under the Simplified Planning Zone Scheme, the amount of floorspace used and the amount of floorspace remaining.

Use Class	Development Parameters (Permitted under SPZ – sqm)	Total Floorspace permitted by SPZ (sqm)	SPZ Notifications (floorspace used - sqm)	Floorspace Remaining (sqm)
Class 1 Shops	28,588	3,000	325	2,675
Sui generis (motor vehicle sales)	17,000	10,034	6,044	3,988
Class 2 Financial, Professional Services	2,343	2,250	0	2,250
Class 3 Food and drink, sui generis hot food take away	2,730	1,500	341	1,159
Class 4 Business	87,875	44,652	7,851	36,805
Class 5 General industrial and Class 6 Storage and distribution	423,050	13,935	26,299.5	45,484.5*
Class 7 Hotels	7,246	7,246	0	7,246
Class 10 Non-residential institutions	500	0	0	0
Class 11 Assembly and leisure	9,780	2,400	0	2,400
Non-classified (Sui Generis)	279	0	0	0
Total	579,391	85,017	40,860.5	102,007.5

* Includes former Rolls Royce floorspace.

Transition Areas

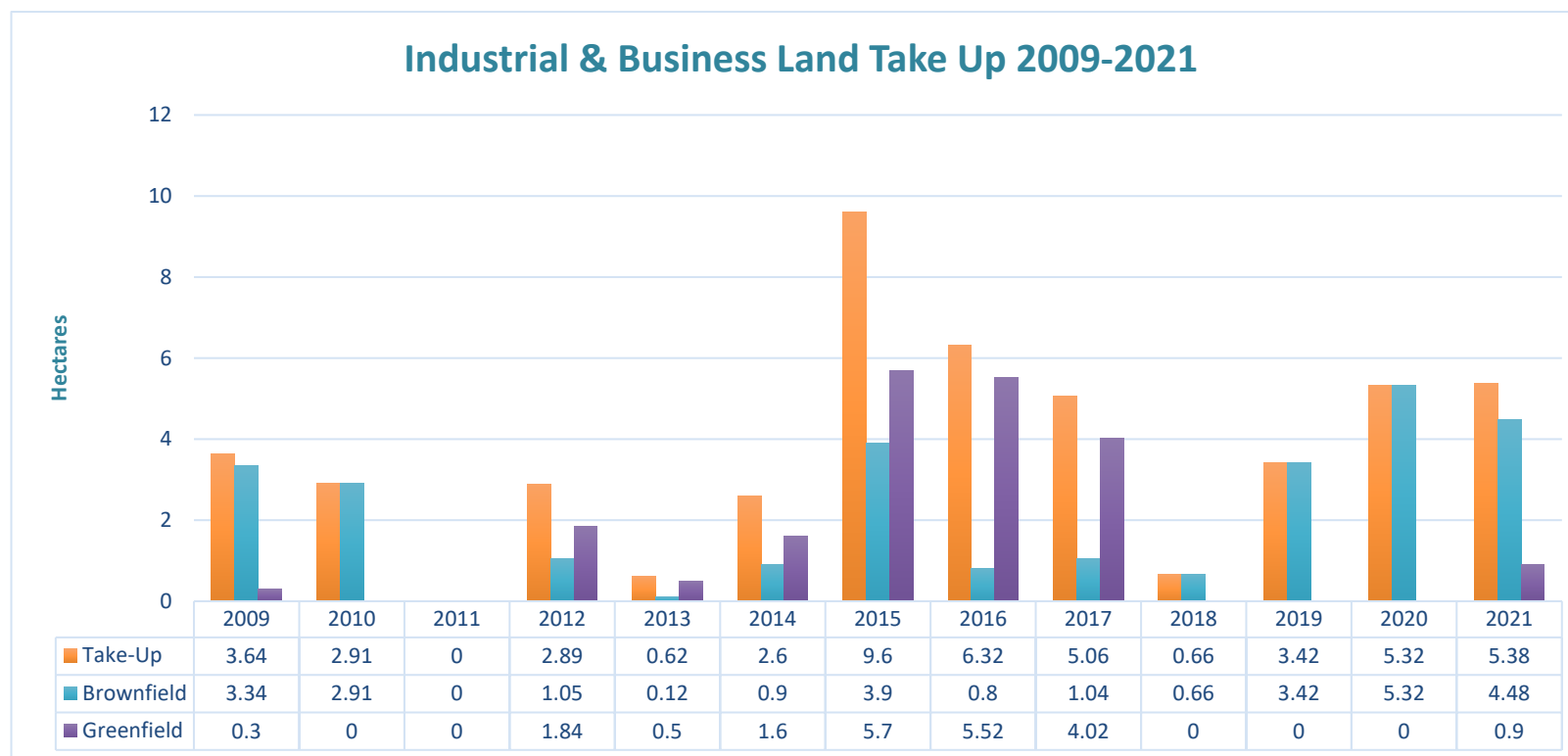
Transition Areas have been identified across Renfrewshire where investment and development of a range of uses is encouraged. The re-development of these areas requires to fit in with the surrounding area ensuring that there is no significant impact on existing uses. A number of the Transition Areas are within older industrial areas that could support future business and industrial uses.



Industrial and Business Land Take-Up Trends 2021

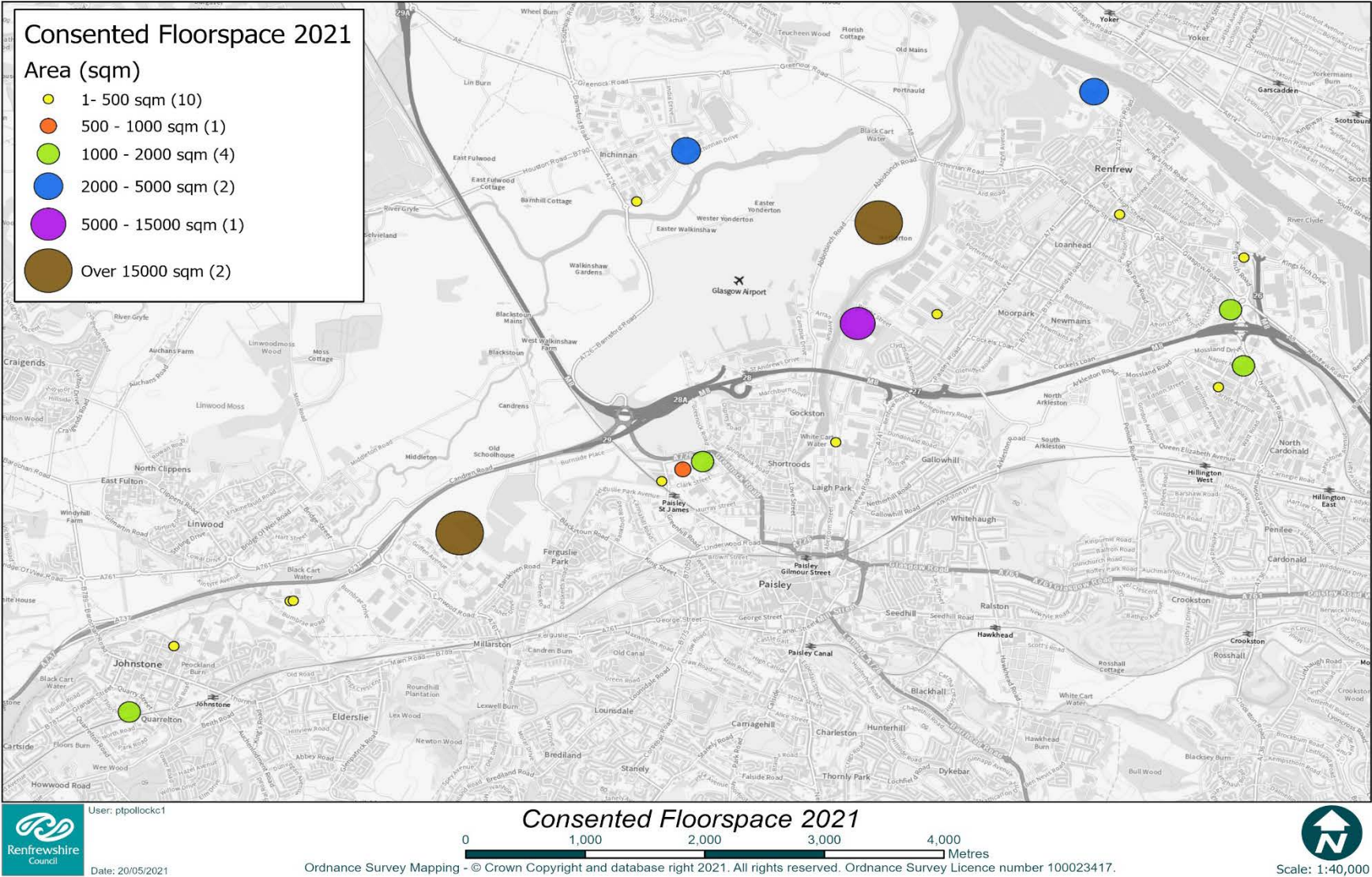
In 2021, 5.38 hectares of land was developed for industrial and business use. The ongoing Covid-19 pandemic has impacted the development of sites for industrial uses. However, two of the industrial land supply sites have been taken up for residential use. The take-up figure also includes an industrial land supply site at Hillington and Paisley and a vacant site in the Linwood Industrial Area.

Take up is expected to rise as the UK moves out of lockdown and with the construction of the National Manufacturing Institute for Scotland (NMIS) and a Medicines Manufacturing Innovation Centre (MMIC) and at Hillington Business Park where the Simplified Planning Zone continues to attract new investment and economic development.



Floorspace Monitoring

The consented industrial floorspace in Renfrewshire is 250,293 square meters. The consented floorspace is primarily located within AMIDS specifically at Netherton Farm where 156,300 square metres has been consented and a large site at Phoenix Park, Linwood for vehicle delivery and storage. There are also a number of sites within Paisley Industrial Areas and Hillington Industrial Estate.



Appendix 1: Industrial and Business Land Supply Definitions

- Category A: **Land available for Industry and Business purposes.**
- Category B: **Specialised Sites** – Sites with unique circumstances/specific need at location.
- Category C: **Land in use for industrial/business purposes, including storage use, but where no physical development has taken place.**
- Category D: **Review to Other Use** – Sites that could be re-allocated from industry and business uses.
- Category E: **Developed for Industry or Business.**
- Category F: **Site developed for non-industrial/business purposes.**
- Category G: **Deallocated site no longer identified in the industry and business land supply**





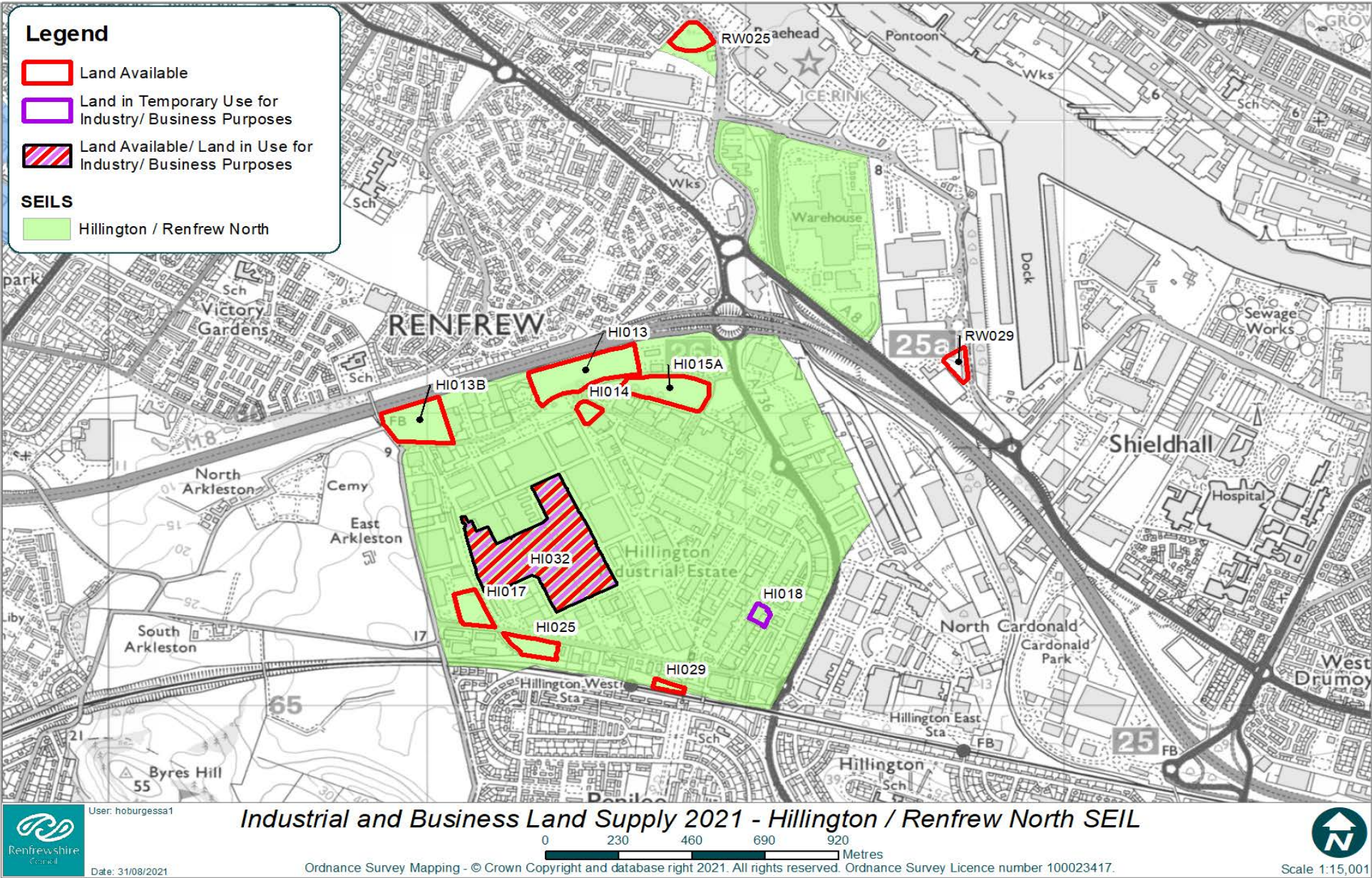
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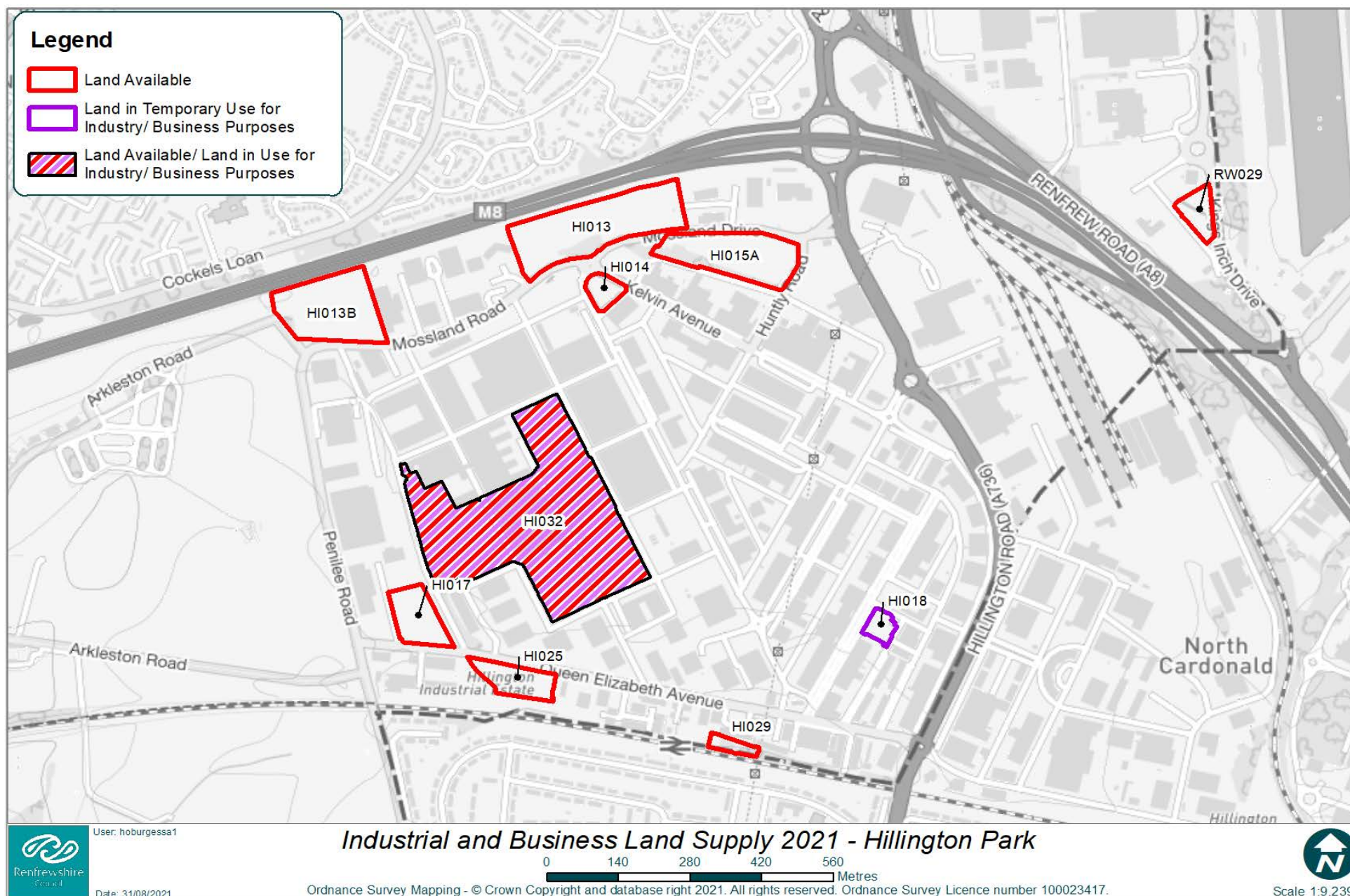
0 500 1,000 1,500 2,000 Metres

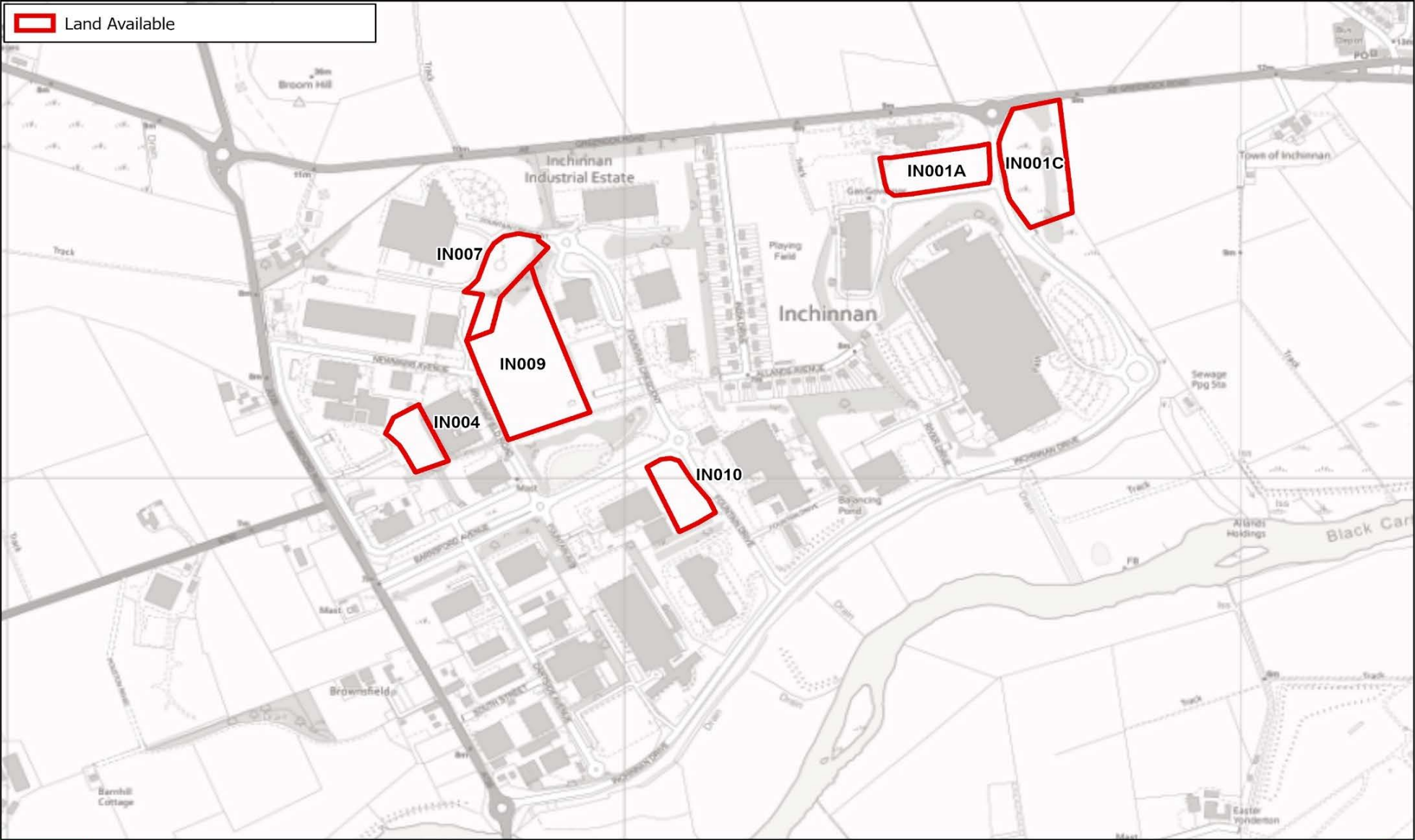
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Appendix 3: Industrial and Business Land Supply Maps







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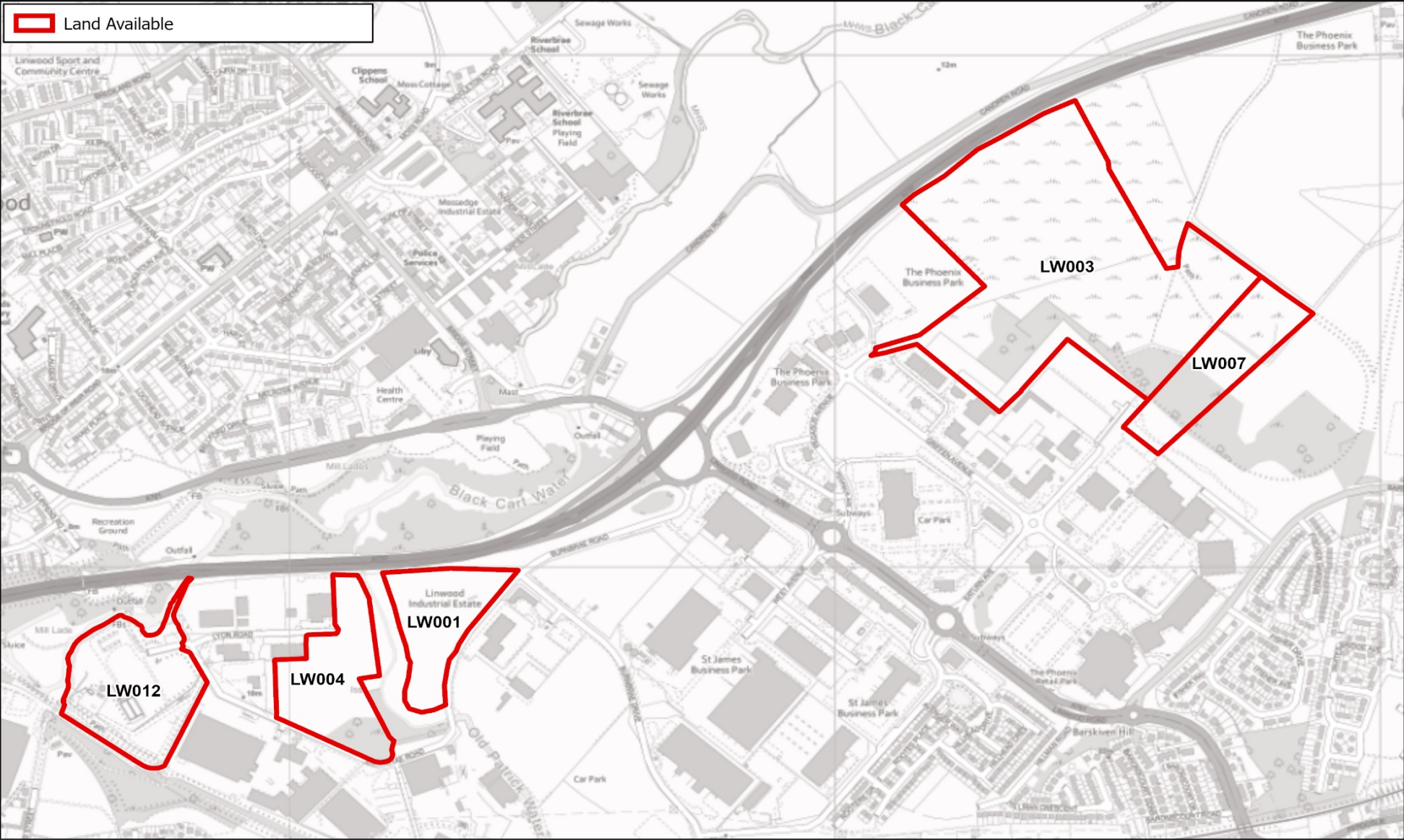
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Industrial and Business Land Supply 2021 - Inchinnan

0 250 500 750 1,000 Metres
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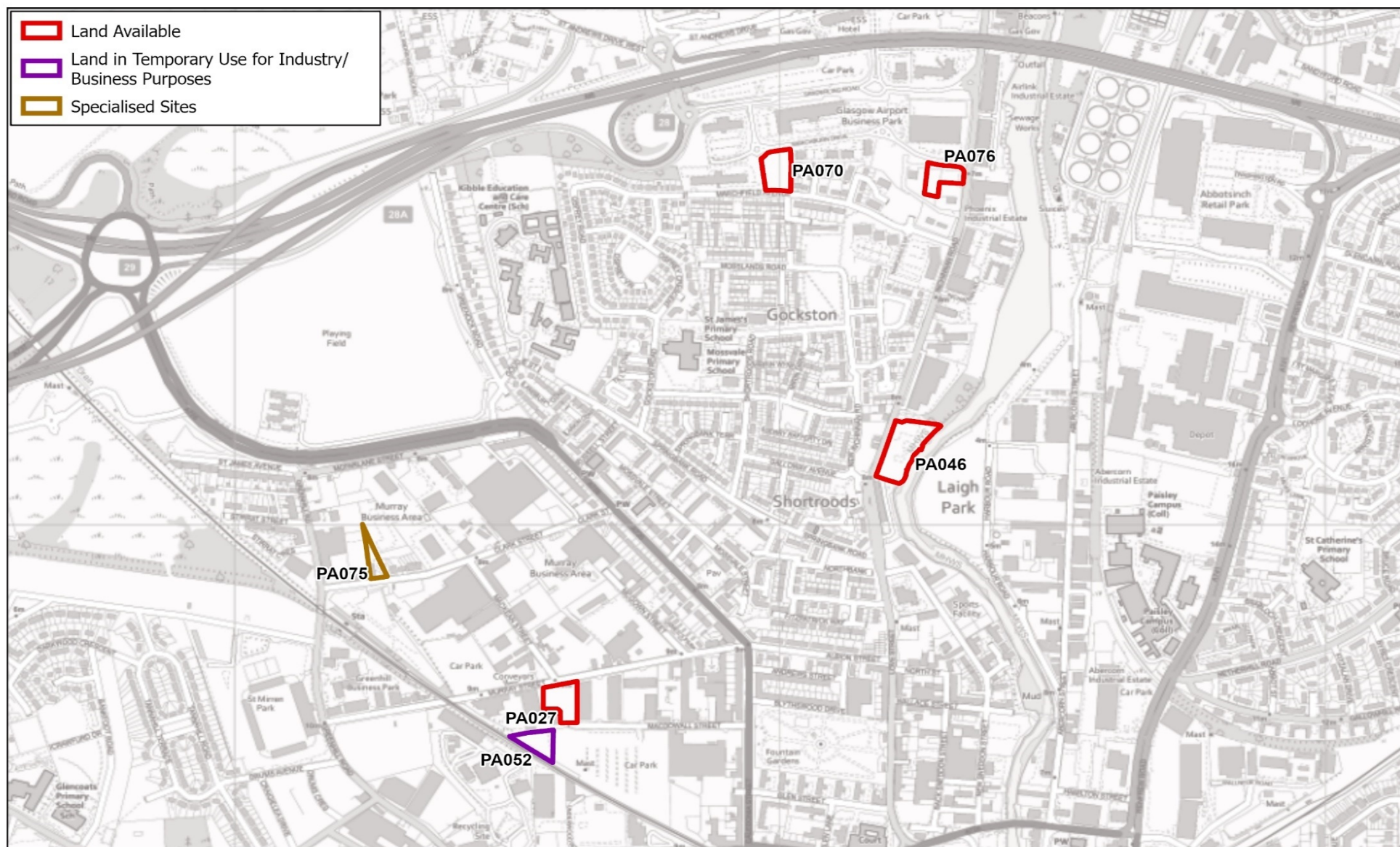
Industrial and Business Land Supply 2021 - Linwood



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Appendix 4: Industrial and Business Land Supply Sites

Reference number	Strategic Economic Investment Location	Street	Town	Developable Area (hectares)	Category
HI013	Hillington/Renfrew North	Adjacent Rank Xerox, Mossland Street	Hillington	3.4	A
HI013B	Hillington/Renfrew North	North West Site, Mossland Street	Hillington	2.5	A
HI014	Hillington/Renfrew North	Montrose Ave/Kelvin Ave	Hillington	0.4	A
HI015A	Hillington/Renfrew North	Napier Rd/Hillington Rd	Hillington	2.18	A
HI017	Hillington/Renfrew North	Littlewoods Site, Queen Elizabeth Avenue	Hillington	1	A
HI018	Hillington/Renfrew North	DCS Site, Watt Road	Hillington	0.3	C
HI025	Hillington/Renfrew North	South West Site, Gordon Avenue/Queen Elizabeth Avenue	Hillington	0.9	A
HI029	Hillington/Renfrew North	Hillington Station, Queen Elizabeth Avenue	Hillington	0.25	A
HI032	Hillington/Renfrew North	Abercorn Avenue	Hillington	10.5	A/C
IN001A	AMIDS	India Tyres, Greenock Road	Inchinnan	1.1	A
IN001C	AMIDS	Dunlop b, Greenock Road	Inchinnan	1.9	A
IN004	AMIDS	Adjacent Aulds Site, Inchinnan Bus Park (West)	Inchinnan	0.62	A
IN007	AMIDS	Adjacent Eclipse World HQ, Newmains Avenue	Inchinnan	1	A
IN009	AMIDS	Arable Site, Brownsfield Road	Inchinnan	3.3	A
IN010	AMIDS	Fountain Drive	Inchinnan	0.7	A
LW001		Air Cargo Site, Burnbrae Road	Linwood	3.4	A
LW003		Phoenix Business Park, Linwood Road	Linwood	22.2	A
LW004		W.H. Malcom Site, Burnbrae Road	Linwood	4.4	A
LW007		Tilbury Phoenix (East), Barskiven Road	Linwood	6	A
LW012		Sewage Works, Burnbrae Road	Linwood	5.4	A
PA027		Malcolm Site, Murray Street	Paisley	0.38	A
PA046		Filshill, Inchinnan Road	Paisley	0.7	A
PA052		Adj Park & Ride, MacDowall Street	Paisley	0.3	C
PA070		Sanderling Road West	Paisley	0.4	A
PA076		Marchburn Drive	Paisley	0.25	A
PA075		Clark Street	Paisley	0.15	B
RW007	AMIDS	Babcocks South, Wright Street	Renfrew	2.6	A
RW016	AMIDS	Babcocks South, Porterfield Road	Renfrew	3	C

RW021	AMIDS	Babcocks North, Porterfield Road	Renfrew	1.1	C
RW025	Hillington/Renfrew North	Kings Inch Road	Renfrew	2.2	A
RW029		Kings Inch Drive A, Kings Inch Drive	Braehead	0.53	A
RW031	AMIDS	Netherton Farm	Renfrew	49.8	A