

Background Report

Renfrewshire Vacant and Derelict Land Supply



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 2011.

Strategic Context and Strategic Urban Renewal Priorities within Renfrewshire

The existing Renfrewshire Local Plan (2006), in its strategy approach, already identified a number of areas of significant change. The Glasgow and Clyde Valley Joint Structure Plan 2006, operative from 29 April 2008, is underpinned by the principle of urban renewal and brownfield development and it identified a number of Strategic Development Priorities within Renfrewshire. These include Paisley (Town Centre Renewal Priority), which includes the former Arnotts department store site; North Paisley (Urban Renewal Area), where a significant number of vacant and derelict land sites are located; Johnstone South West and Bishopton (Community Growth Areas), which includes several former (now cleared) school sites at Johnstone and the largest derelict land site (2010) within Scotland, which comprises most of the former Royal Ordnance Factory (ROF); and Bishopton (Green Network – Priority for promotion and Management), which again includes the former ROF factory.

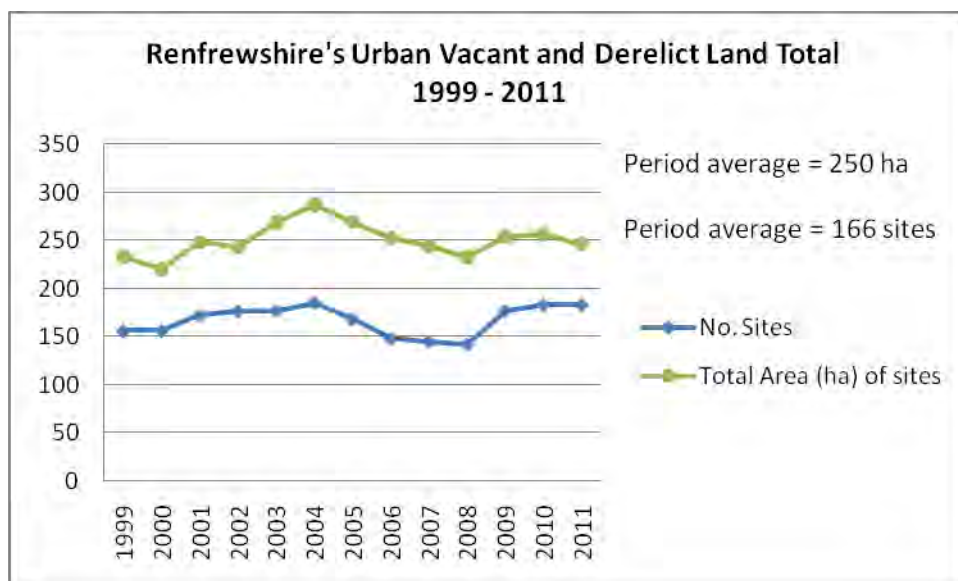
The Glasgow and Clyde Valley Strategic Development Plan 2011 (GCVSDP) Proposed Plan strengthens the Joint Structure Plan's policy approach through its philosophy of seeking sustainable locations for development, taking account of such factors as the low carbon economy and energy sources, the Green Network, climate change and the water environment. The emerging strategic plan's spatial vision identifies a 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 priority and environmental priority and will be central to developing a quality of life needed to attract economic activity, talented people and key investors'. The Spatial Development Strategy confirms 'Regeneration and Renewal' as one key part of its 'Spatial Vision'. The 'Development Corridor', a broad band 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'. The Green Network Spatial priorities identify Clyde Waterfront locations such as Renfrew and Erskine, and other locations such as the Johnstone / Black Cart Corridor; all of which include vacant and derelict land. The Main Issues Report and emerging Local Development Plan will take account of the findings from this Vacant and Derelict Land Monitoring Report.

Vacant and Derelict Land Supply Total

The urban vacant and derelict land supply for Renfrewshire, at March 2011, amounted to a total of 246.3 hectares (ha), which is a decrease of 10ha from March 2010. The supply comprises of 183 sites, the same number as in 2010, as no sites were entirely developed over the last year. (Appendix 1 consists of fourteen maps which show the locations of the urban vacant and derelict sites and the large derelict rural site at the former ROF factory, Bishopton.)

The overall amount of vacant and derelict land within Renfrewshire has remained relatively constant over the period 1999 to 2011 (Figure 1), albeit 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 well below the 2004 peak.

Figure 1 – Renfrewshire’s Urban Vacant & Derelict Land Total 1999 – 2011

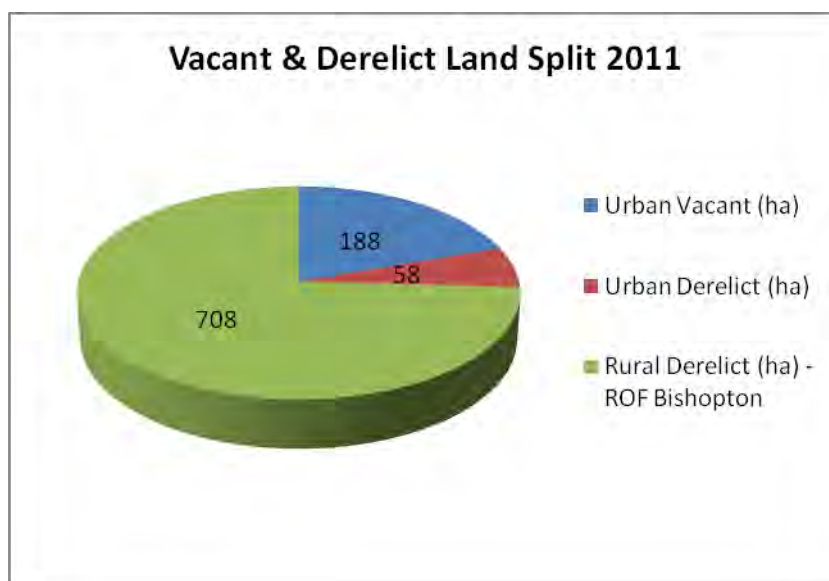


Source: Renfrewshire Council Planning & Transport Services 2011

Vacant and Derelict Land Split

The survey has identified an urban total of 246ha, comprised of 188ha vacant land and 58ha of derelict land, which represents 24% of the urban vacant and derelict land total. Each of the categories of land (vacant and derelict) also includes a proportion of buildings. The urban total (246ha) accounts for 25% of the total vacant and derelict land within the Council area. The single rural derelict site, which also includes buildings, is the former Bishopton Royal Ordnance Factory (708ha) . This was the largest rural derelict site recorded in the survey in Scotland in 2010.

Figure 2 – Renfrewshire’s Urban Vacant and Derelict Land Supply Split 2011

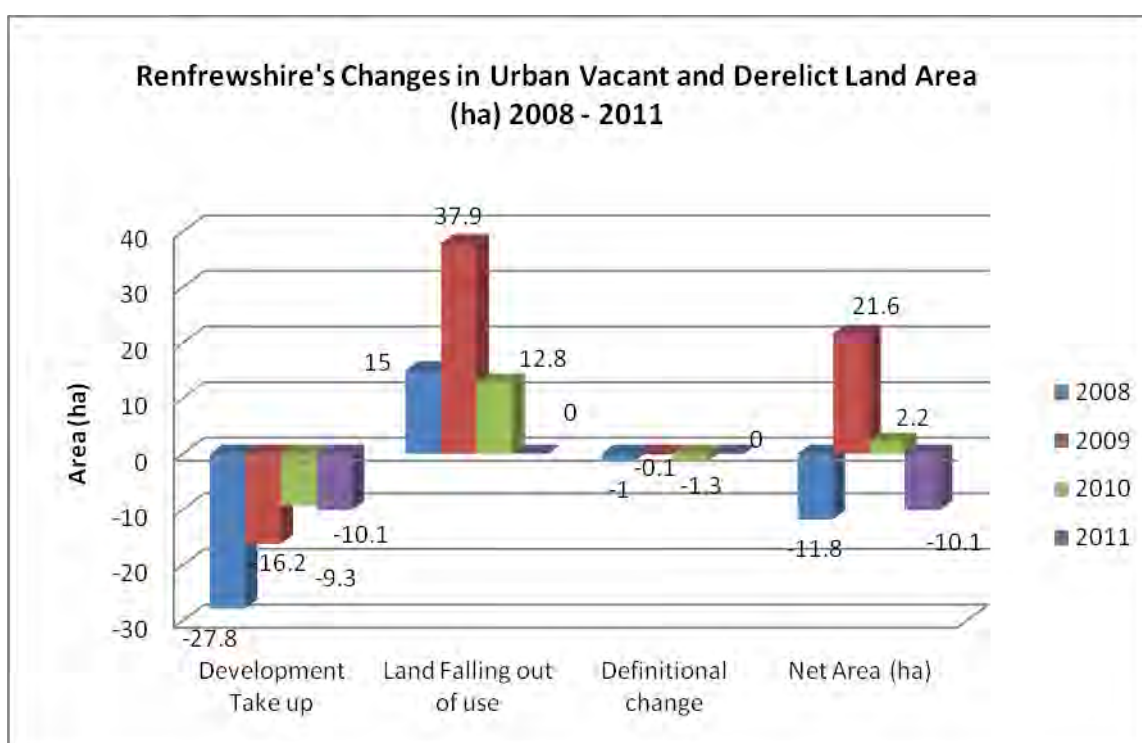


Source: Renfrewshire Council Planning & Transport Services 2011

Development Take-Up & Changes in the Urban Vacant and Derelict Land Area 2008 - 2011

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. Although development take up was relatively small for 2010-2011, no land falling out of use was identified, either from new sites or enlargements to existing sites. This resulted in an improvement to the overall total, reducing it by 10ha. (The year 2008 illustrates that a net change of a similar scale, in the overall total, may be comprised of major underlying change in terms of land falling from use and land being developed.) Land falling out of use has decreased over the last two years (zero in 2011), which may point to the fact that the restructuring of the industrial base and public sector housing stock has peaked.

Figure 3 – Changes in Renfrewshire’s Urban Vacant and Derelict Land Area 2008 - 2011

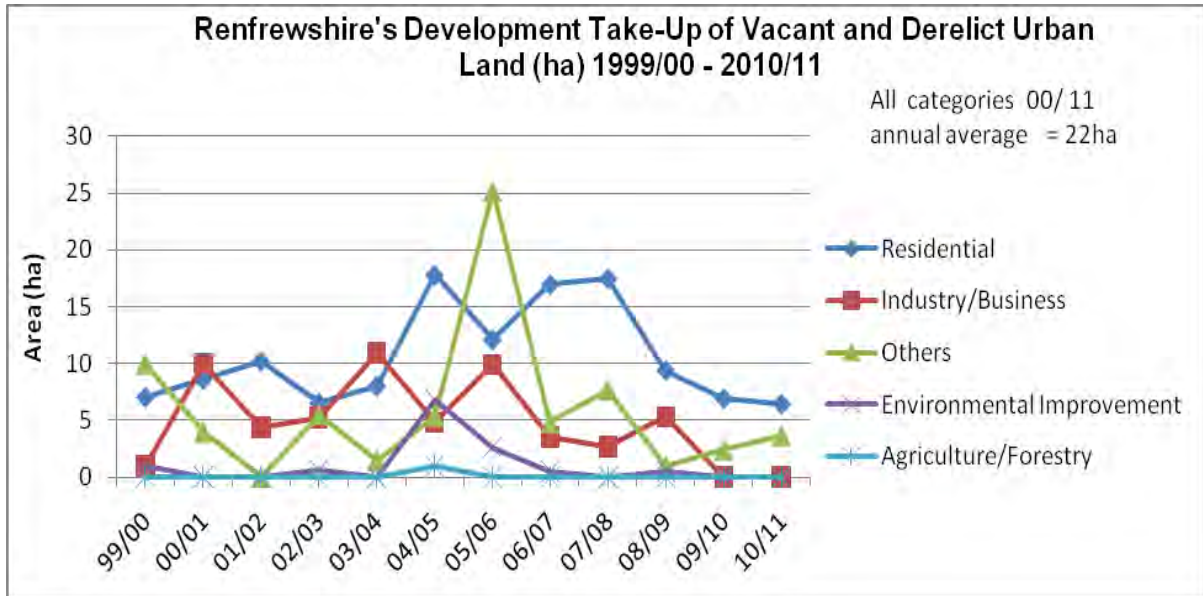


Source: Renfrewshire Council Planning & Transport Services 2011

In terms of new development (Figure 4), the category 'Residential', although being significantly below the level of previous years, continues to be an essential feature of urban regeneration. This category maintained relatively high levels towards the end of the decade, however 2011, in common with the two previous years has seen the contribution from this category achieve only half of those annual levels. The construction of a major retail unit for the garden centre firm Dobbies, at Braehead, accounted for the 'Others' figure being higher than in the previous two years. This illustrates that a single large site can have a significant effect on the overall annual total. The zero figures for the categories of 'Industrial and Business development and 'Environmental Improvement' reflect the poor state of the

economy and the fact that public sector bodies have a lack of resources for improving the environment. The average development take up figure, of 22ha, for all categories over the past decade (Figure 4) has not been achieved during the last three years (Figure 3).

Figure 4 – Renfrewshire’s Development Take-Up of Urban Vacant and Derelict Land 1999/00 – 2010/11

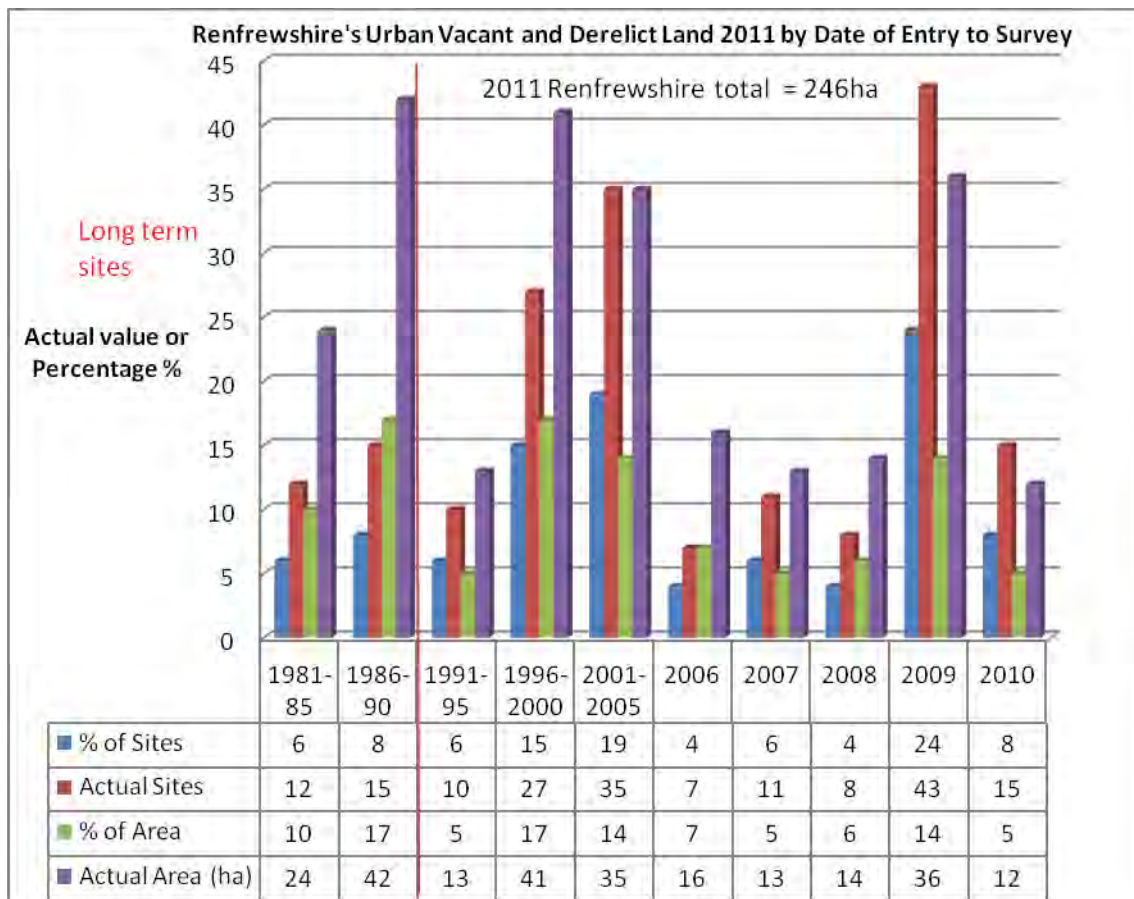


Source: Renfrewshire Council Planning & Transport Services 2011

Age Profile of Urban Vacant & Derelict Land Sites

No new sites were added to the survey in 2011. The age profile of the sites in 2011 shows that 51% of the land (ha) has been recorded since 2001, whilst 22% was recorded between 1991-2000 and 27% was recorded between 1981-90. This 27% figure, which accounts for 46ha, 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 five years, with the addition of three former school sites and the former Patons Mill. Recent development take up has occurred on a range of age of sites, although few are commonly earlier than the year 1990.

Figure 5 – Vacant and Derelict Land by Date of Entry to Survey within Renfrewshire 2011

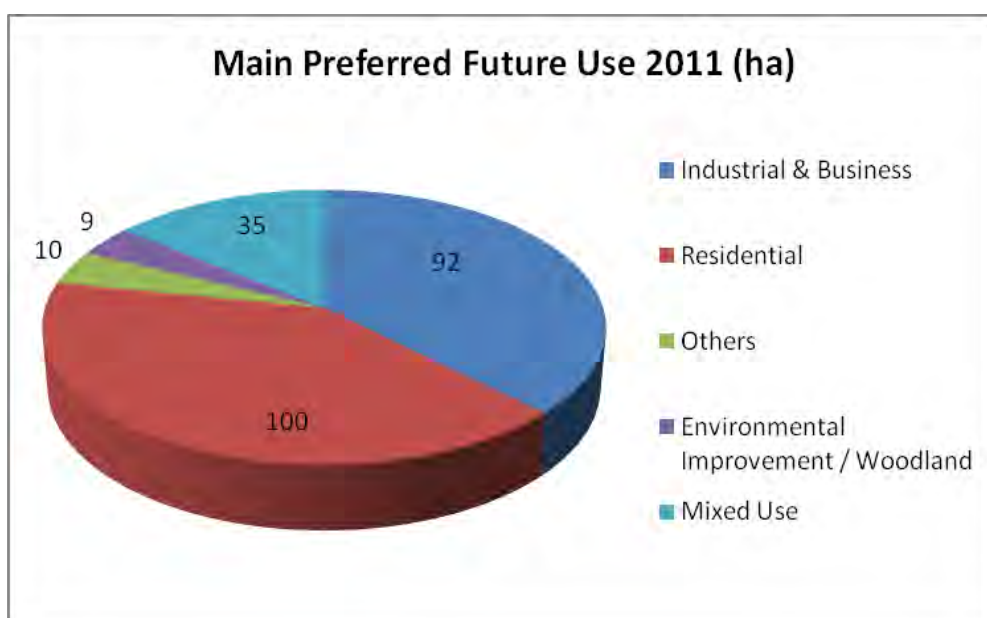


Source: Renfrewshire Council Planning & Transport Services 2011

Main Preferred Future Use of Vacant and Derelict Land at 2011

The main preferred future use category is 'Residential' (100ha) closely followed by Industrial and Business (92ha). Together, these two preferred future uses account for 78% 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. At current rates of take up, 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'. The preferred use for a number of sites recorded on the survey reflect historic policy zonings from the existing Renfrewshire Local Plan. Some of these zonings are likely to change as a consequence of the current policy review and preparation of the new Renfrewshire Local Development Plan.

Figure 6 – Main Preferred Future Use of Vacant and Derelict Land within Renfrewshire 2011

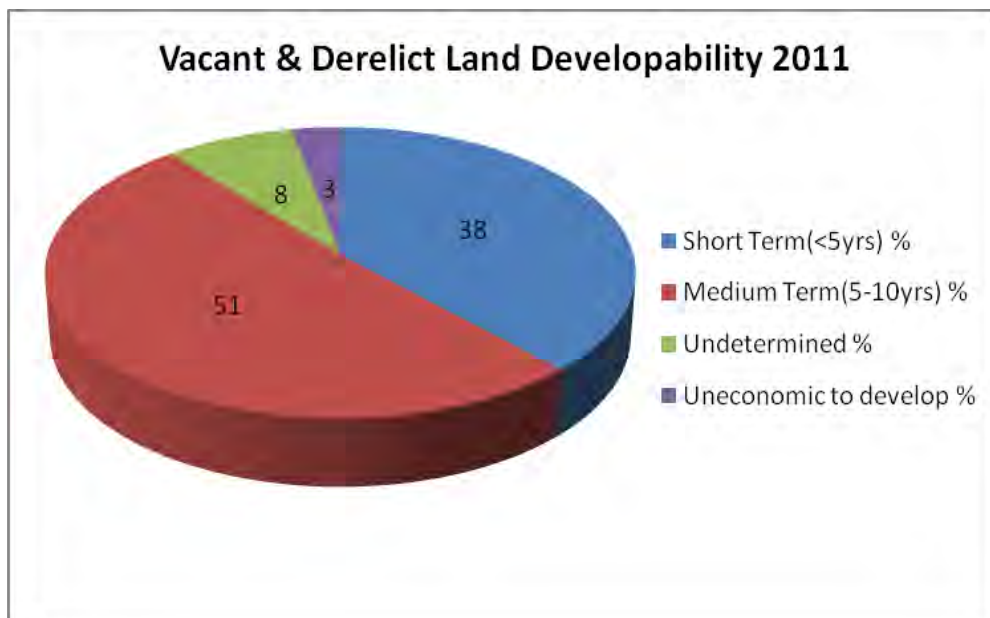


Source: Renfrewshire Council Planning & Transport Services 2011

Developability of Vacant and Derelict Land in 2011

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. However, this methodology was devised prior to the current economic recession and it assumed similar patterns of investment in development to previous years. This assessment shows that 38% of the land recorded is considered to be likely to be developed within five years. Nevertheless, this appraisal is potentially optimistic in the current economic climate and therefore the proportion of land identified as being capable of development within a five to ten year period is more than likely to exceed 51%.

Figure 6 – Main Preferred Future Use of Vacant and Derelict Land within Renfrewshire 2011



Source: Renfrewshire Council Planning & Transport Services 2011

Ownership of Urban Vacant and Derelict Land Sites in 2011

Ownership details are recorded for each site, from known planning information. The Land Registry for Scotland has not been consulted. In general, details of publicly owned sites are accurate, as are those for the private owners of the former public utilities. However, there are few details of private owners outwith the aforementioned groups. Sites held within private ownership account for 69% of the urban land recorded for Renfrewshire, whilst sites in public ownership account for 30% of the total. (Appendix 2 lists the vacant and derelict sites within local authority ownership)

Figure 7 – Ownership of Urban Vacant and Derelict Land Sites within Renfrewshire 2011

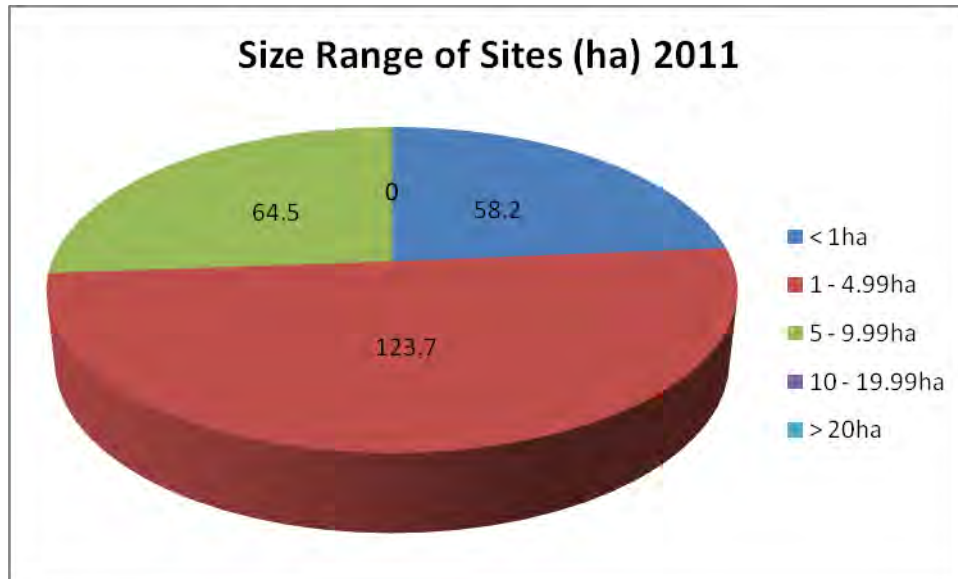


Source: Renfrewshire Council Planning & Transport Services 2011

Size Range of Urban Vacant and Derelict Land Sites in 2011

The total vacant and derelict land area is 246ha with half of this land being comprised of sites in the size range 1 to 4.99ha (54 sites). Smaller sites, less than 1ha, comprise 58ha (119 sites) of land, whilst the next largest size of site, those in the range 5 to 9.99ha, comprise 65ha (10 sites) of land.

Figure 8 – Size Range of Urban Vacant and Derelict Land Sites within Renfrewshire 2011

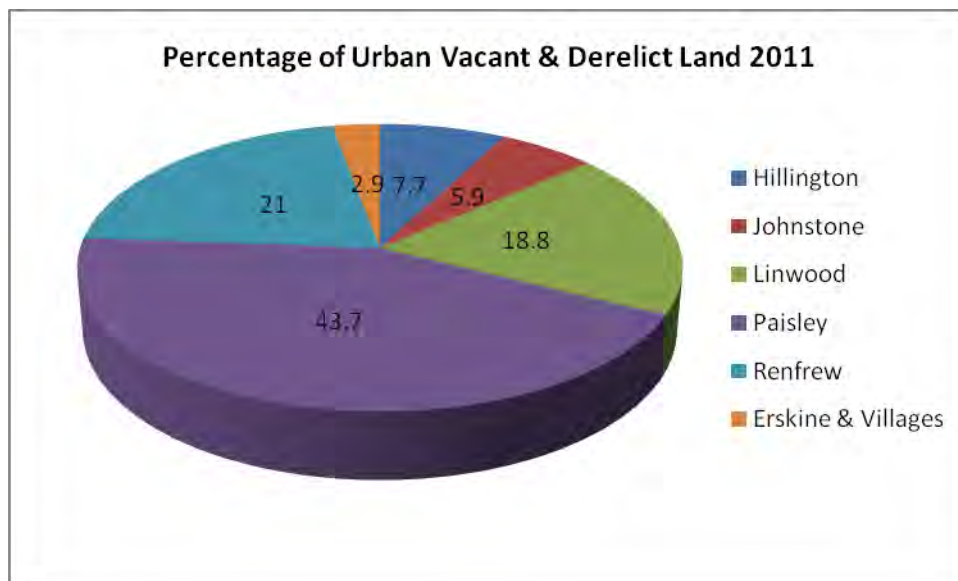


Source: Renfrewshire Council Planning & Transport Services 2011

Percentage of Urban Vacant and Derelict Land in Settlements

In geographic terms, Paisley has the largest amount of land recorded on the survey at 43%, comprising 108ha and 108 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 19%, comprising 46ha and 16 sites. Hillington and Johnstone record much lower proportions of vacant and derelict land at 8% and 6% respectively, comprising 19ha and 8 sites in Hillington and 14ha and 18 sites in Johnstone.

Figure 9 – Percentage of Urban Vacant and Derelict Land in Settlements 2011



Source: Renfrewshire Council Planning & Transport Services 2011

Royal Ordnance Factory, Bishopton

This was the largest rural derelict site (708ha) recorded in the survey in Scotland in 2010. The site was first identified as a Community Growth Area in the approved Glasgow and the Clyde Valley Joint Structure Plan in 2006. 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 eventually incorporate 2500 homes; 150000sqm of 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. 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. Work commenced in 2011 on a new access route, at Georgetown, to provide access to the construction compound, to enable the site's remediation and land reclamation.

2010-2011 Overview

The urban total for vacant and derelict reduced by 10ha and is recorded as 246ha. No new land was added to the survey for 2011 and the main characteristics of the survey have seen no significant changes over the past two years. Despite the economic downturn the residential redevelopment of vacant and derelict sites has continued, albeit at a much reduced scale. A new Dobbies retail garden centre was the single significant development. There is no significant change to the preferred future use categories of sites. Although the annual assessment shows that 38% of the urban land recorded is considered to be likely to be developed within five years, this remains an optimistic view in the current economic climate. The only derelict rural site, the Royal Ordnance Factory, Bishopton has seen the initial stage of work on its reclamation commence.

APPENDIX 1:

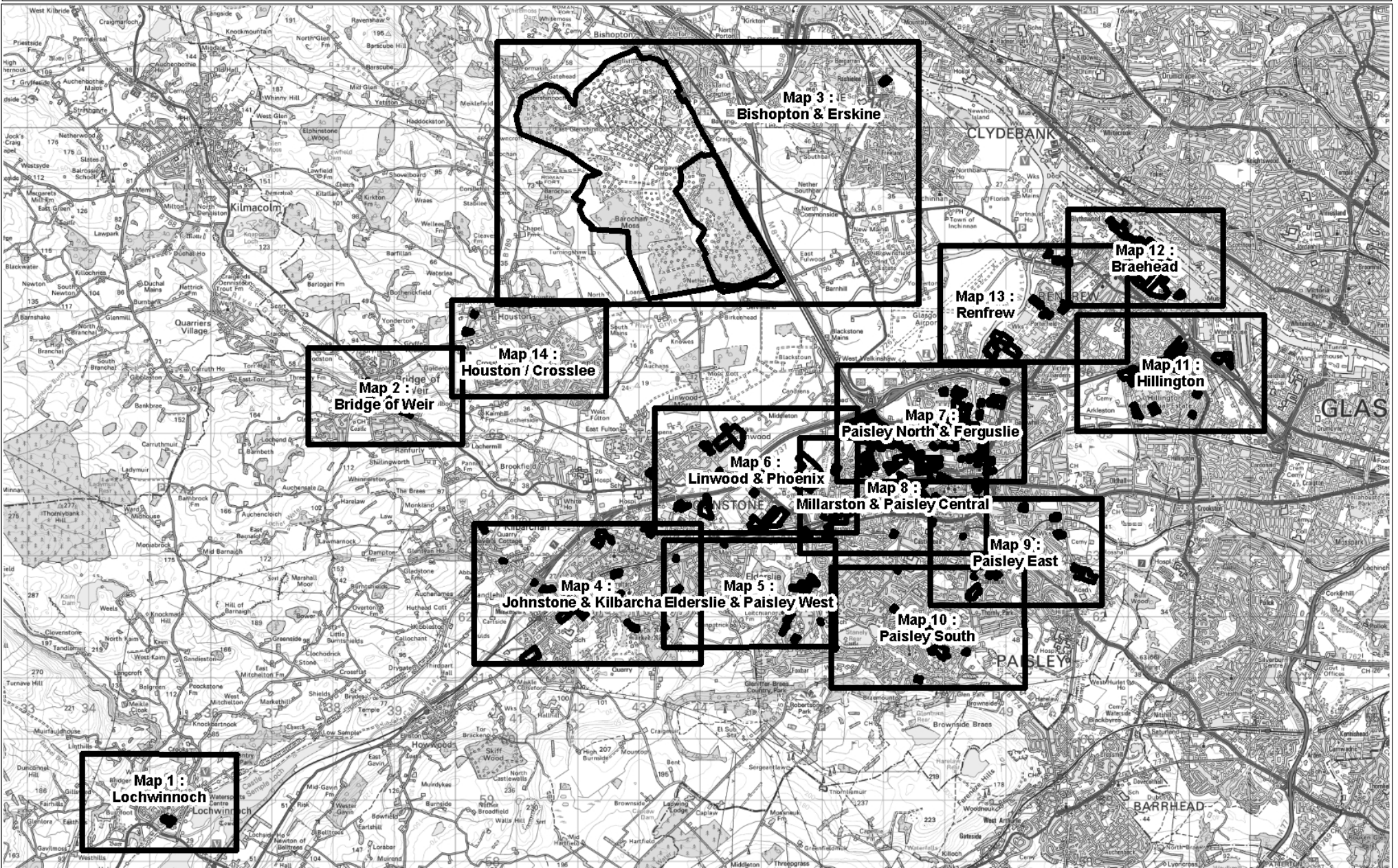
Vacant and Derelict Land Maps (15)

APPENDIX 2 :

Vacant and Derelict Land Sites in Local Authority Ownership

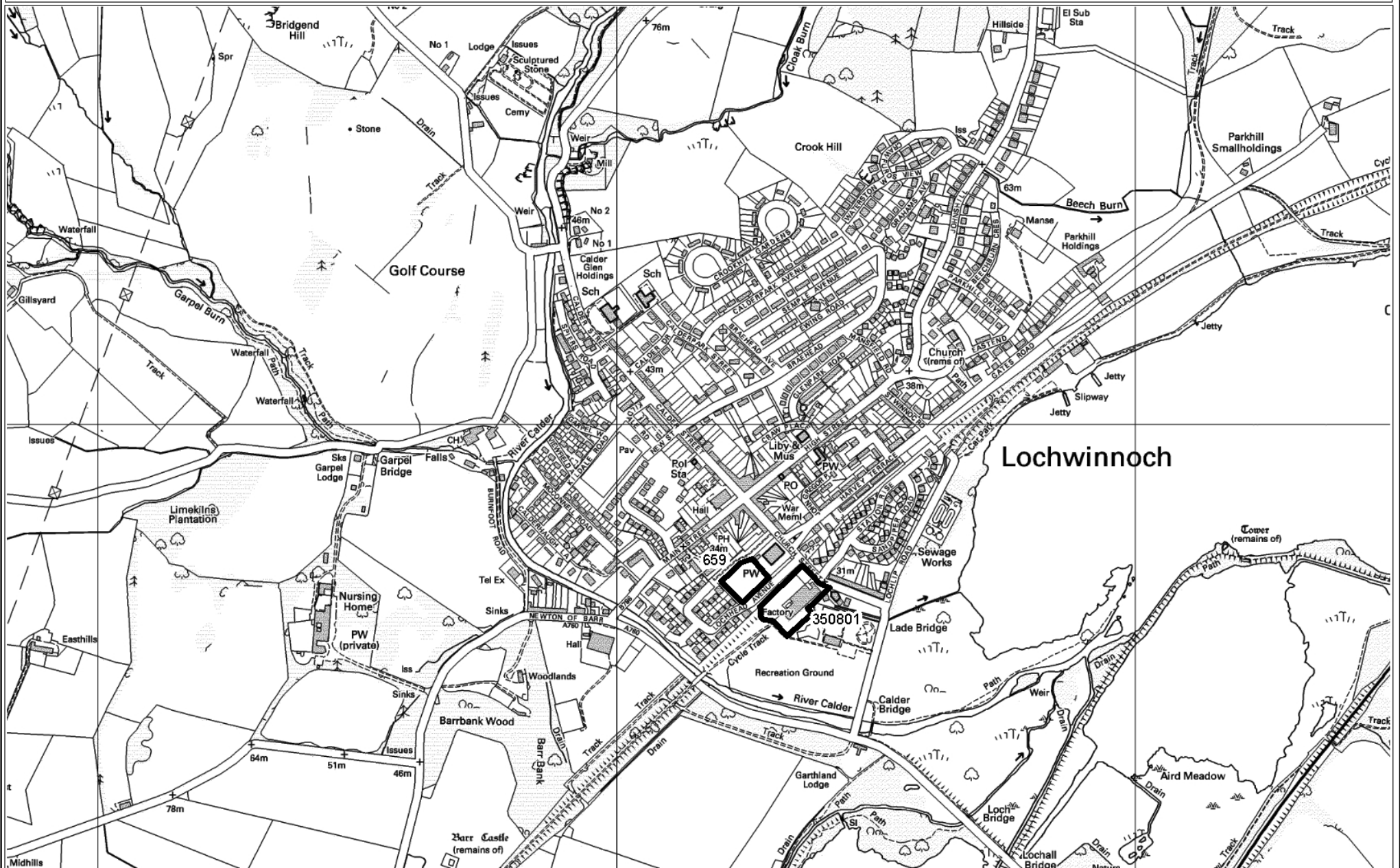
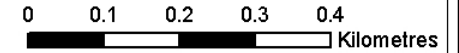
APPENDIX 1

Index Map



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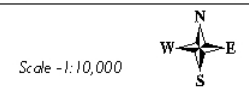
Map 1 : Lochwinnoch - Vacant and Derelict Land Sites 2011



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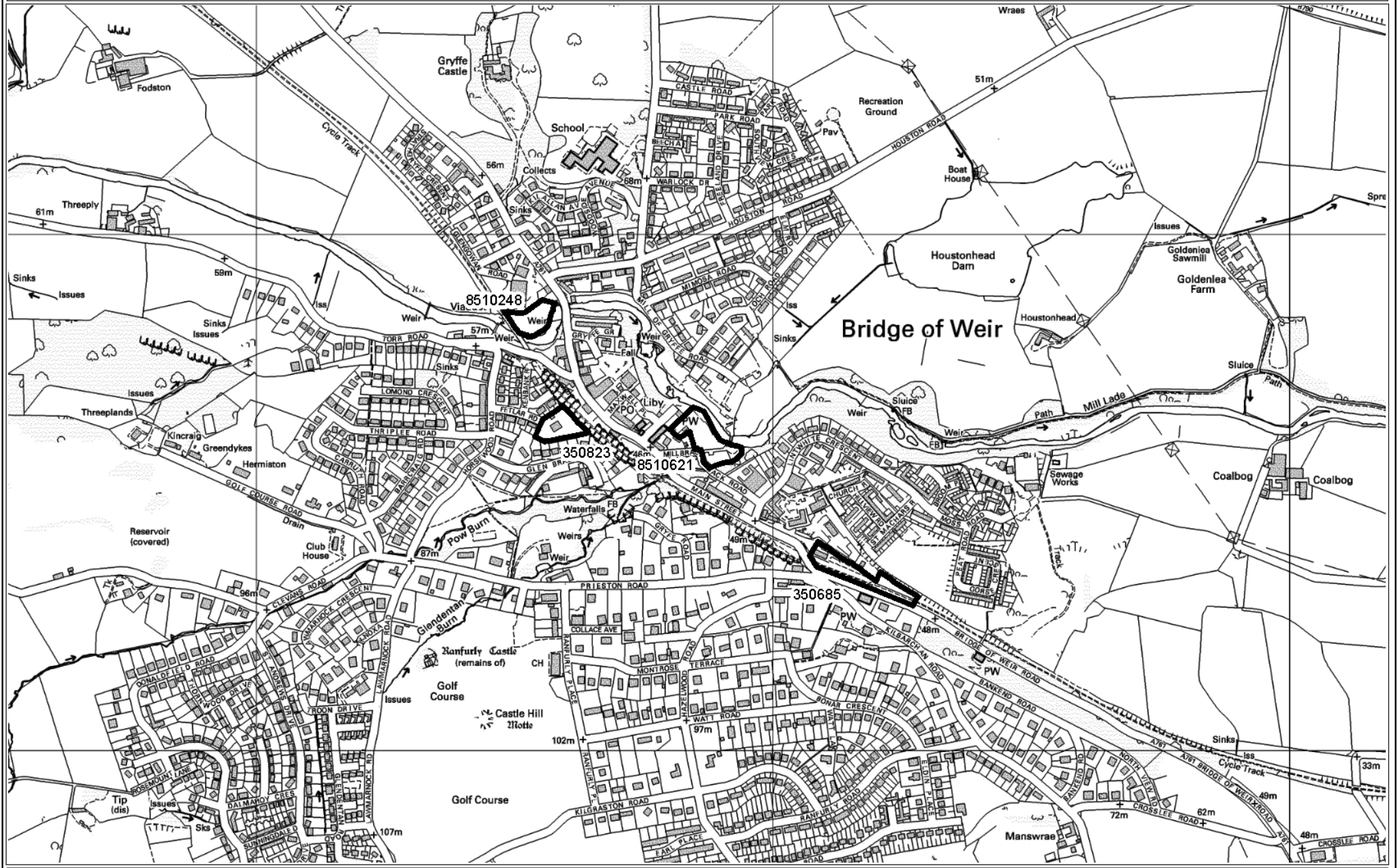
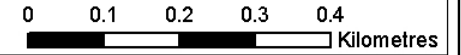


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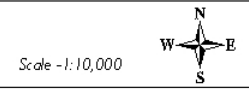
Map 2 : Bridge of Weir - Vacant and Derelict Land Sites 2011



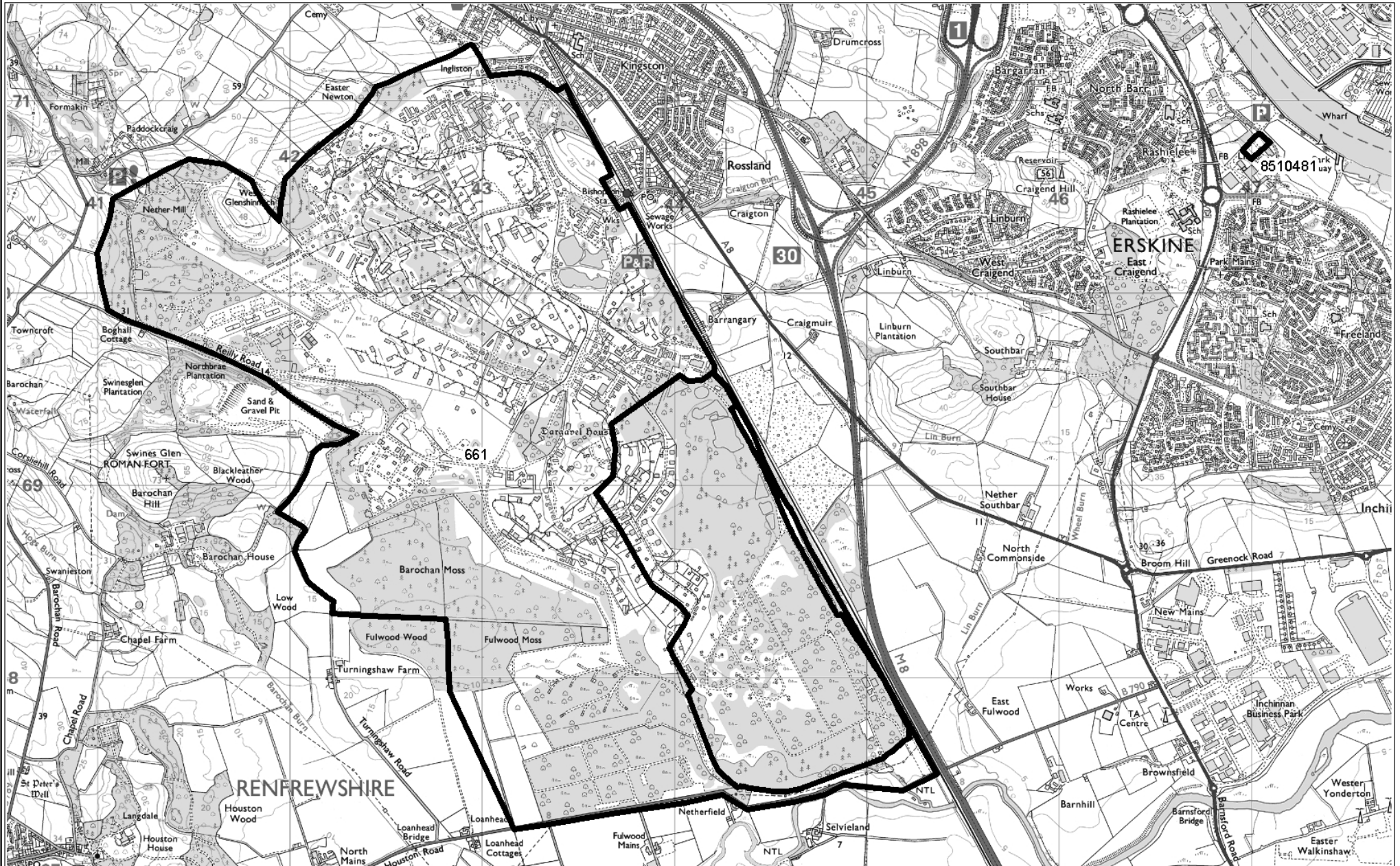
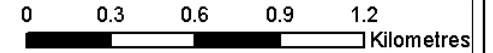
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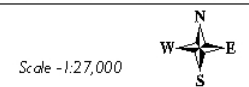
Map 3 : Bishopton - Vacant and Derelict Land Sites 2011



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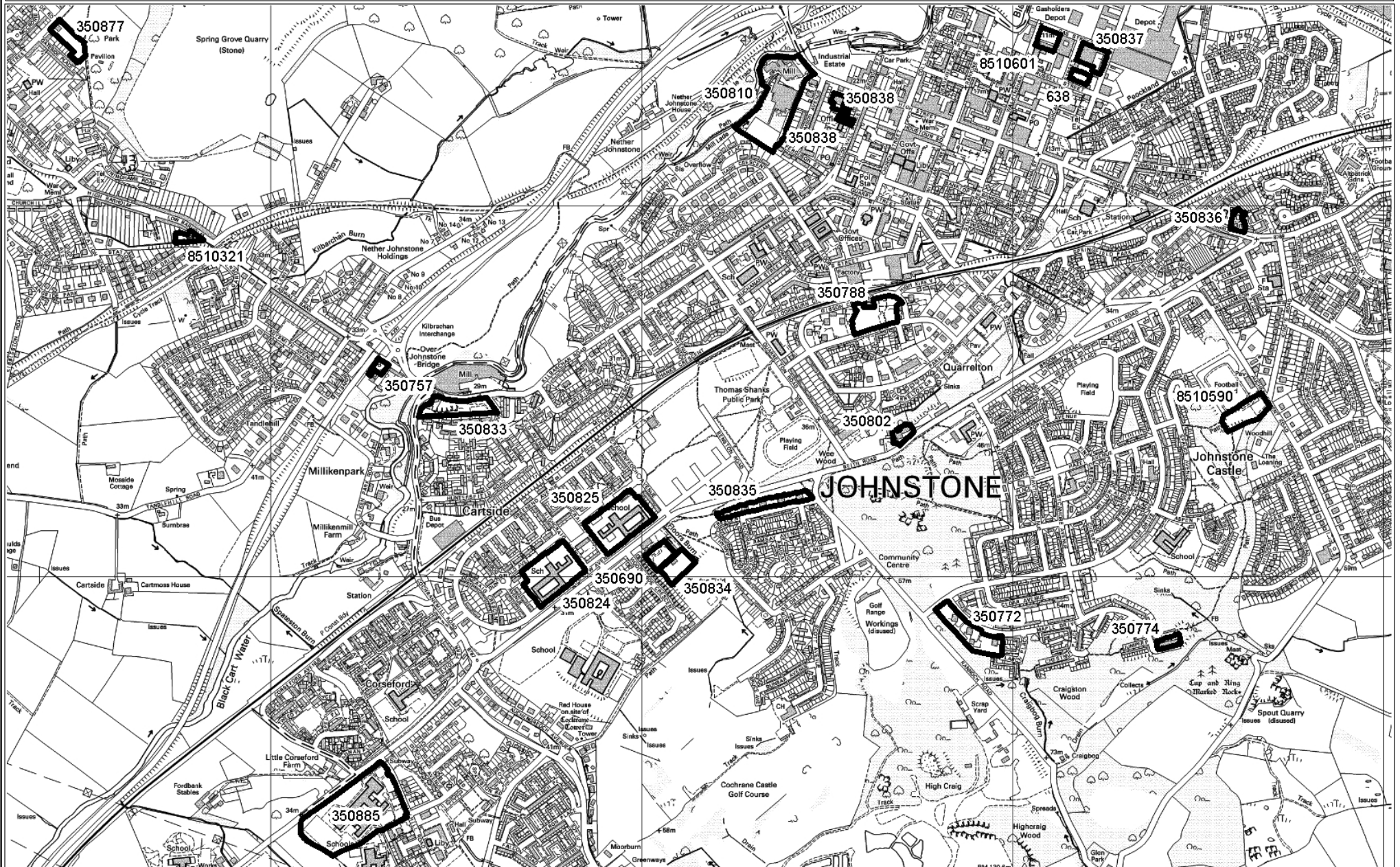


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Map 4 : Johnstone & Kilbarchan - Vacant and Derelict Land Sites 2011

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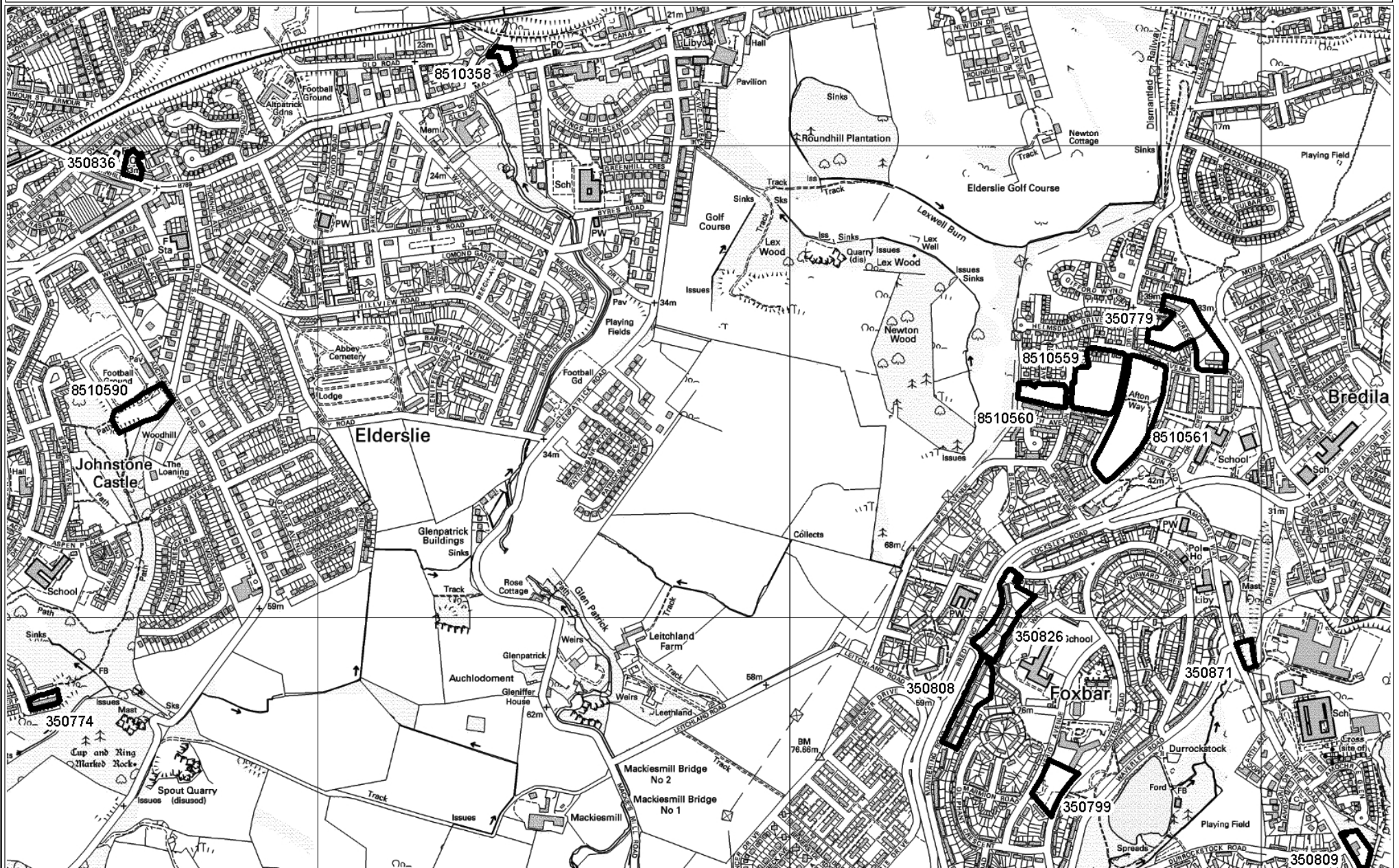
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Map 5 : Elderslie & Paisley West - Vacant and Derelict Land Sites 2011

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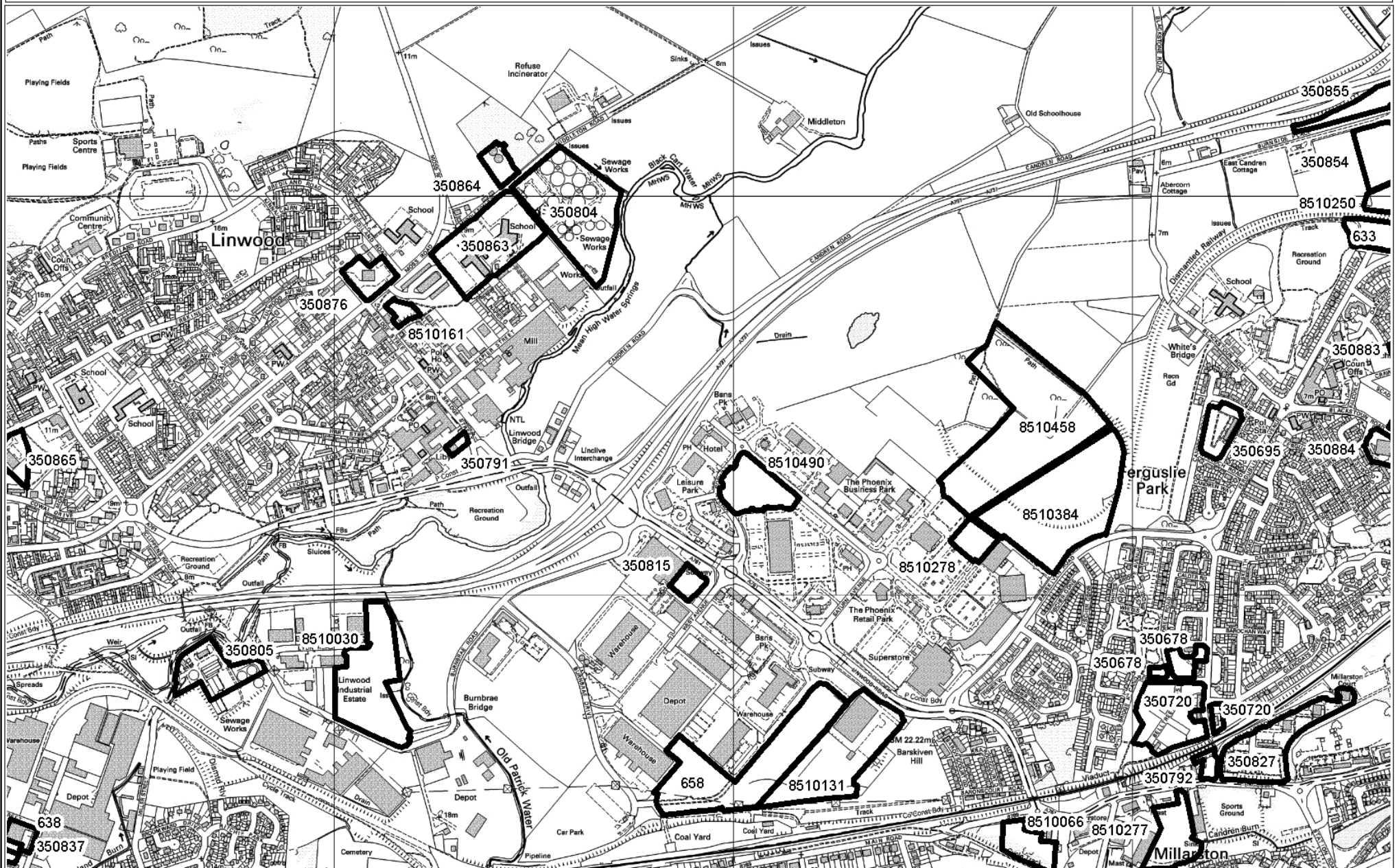
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Map 6 : Linwood & Phoenix - Vacant and Derelict Land Sites 2011

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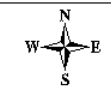


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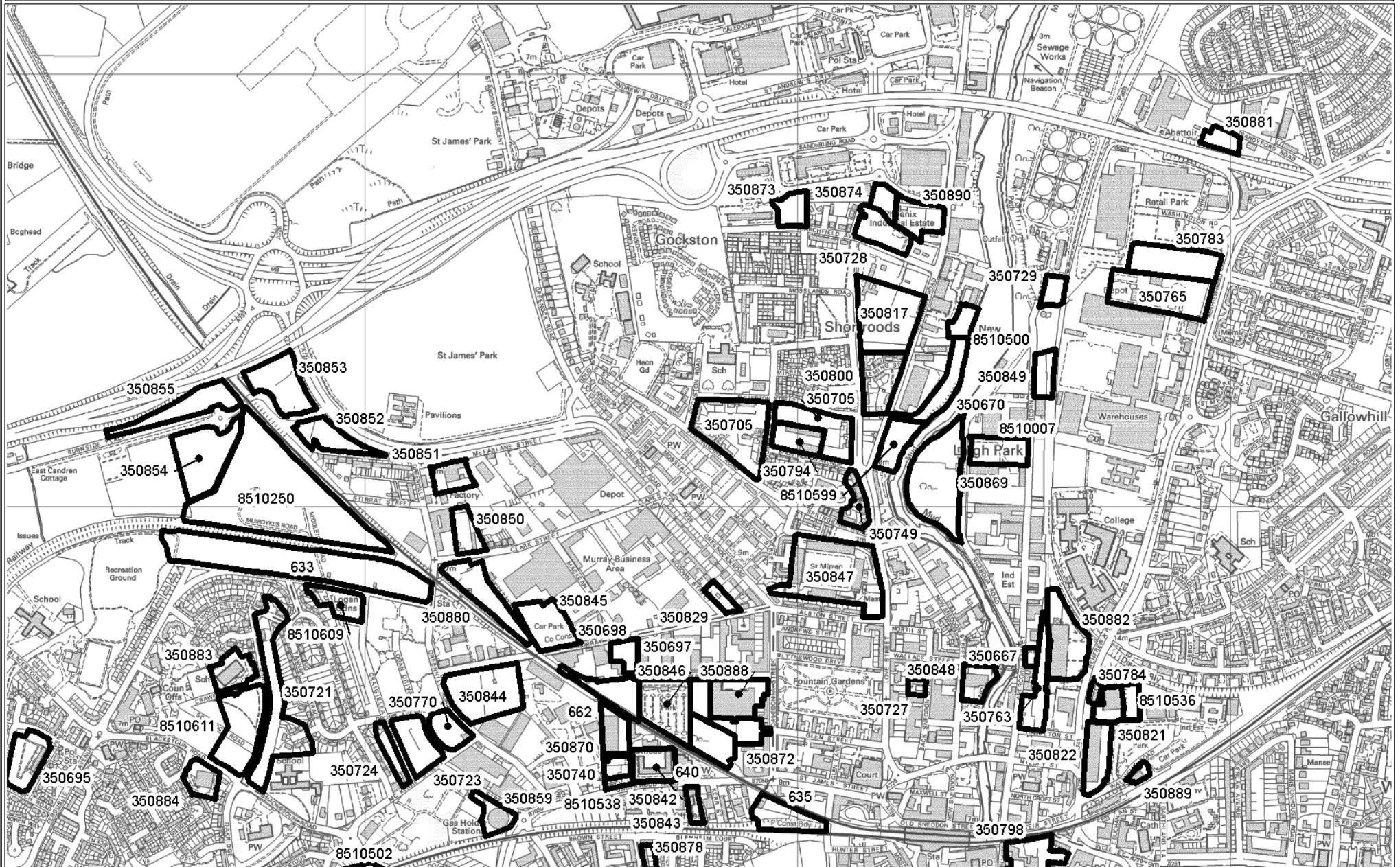
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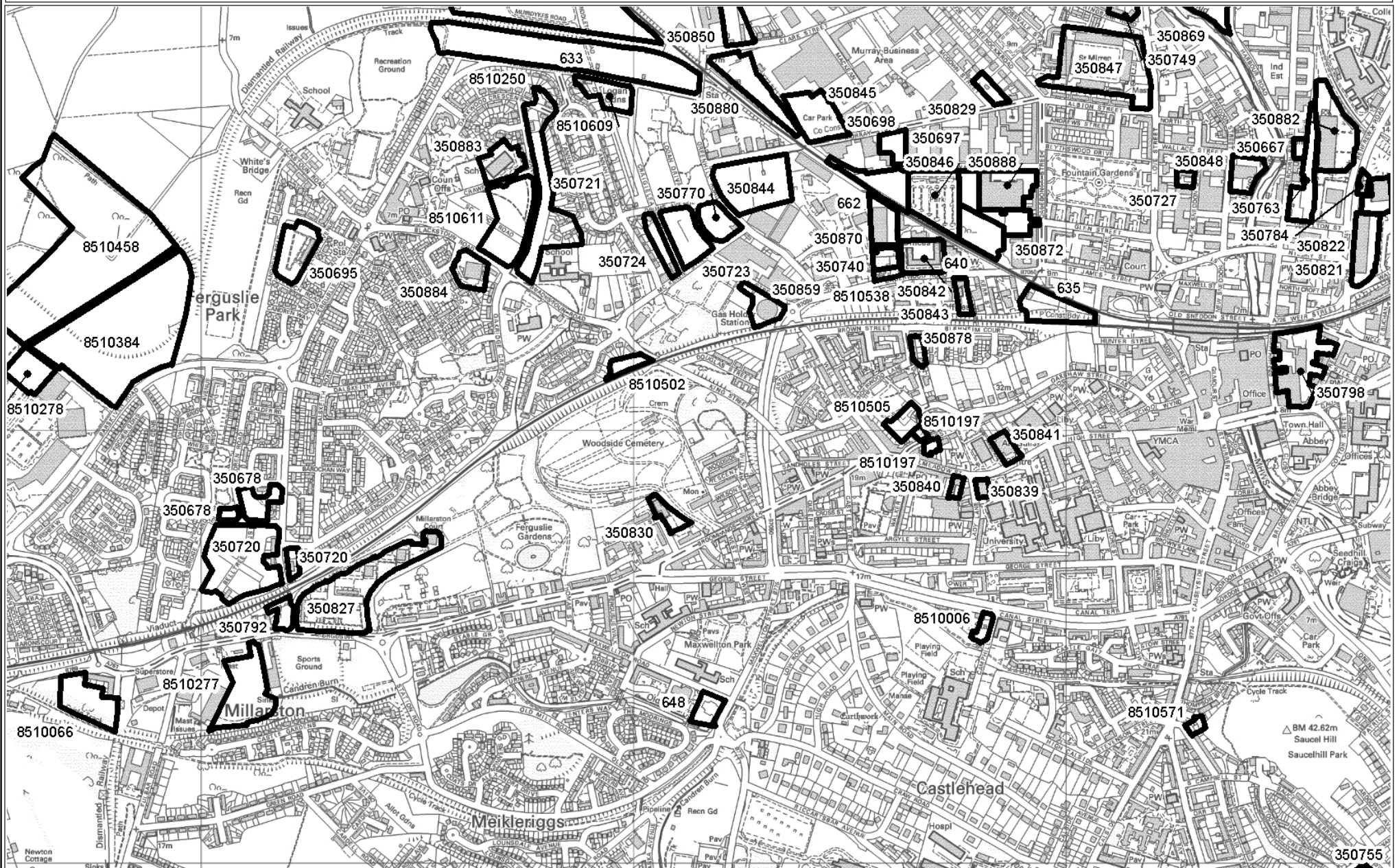
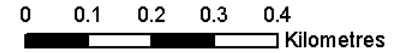


Map 7 : Paisley North & Ferguslie - Vacant and Derelict Land Sites 2011

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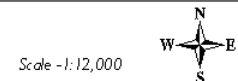
Map 8 : Millarston & Paisley Central - Vacant and Derelict Land Sites 2011



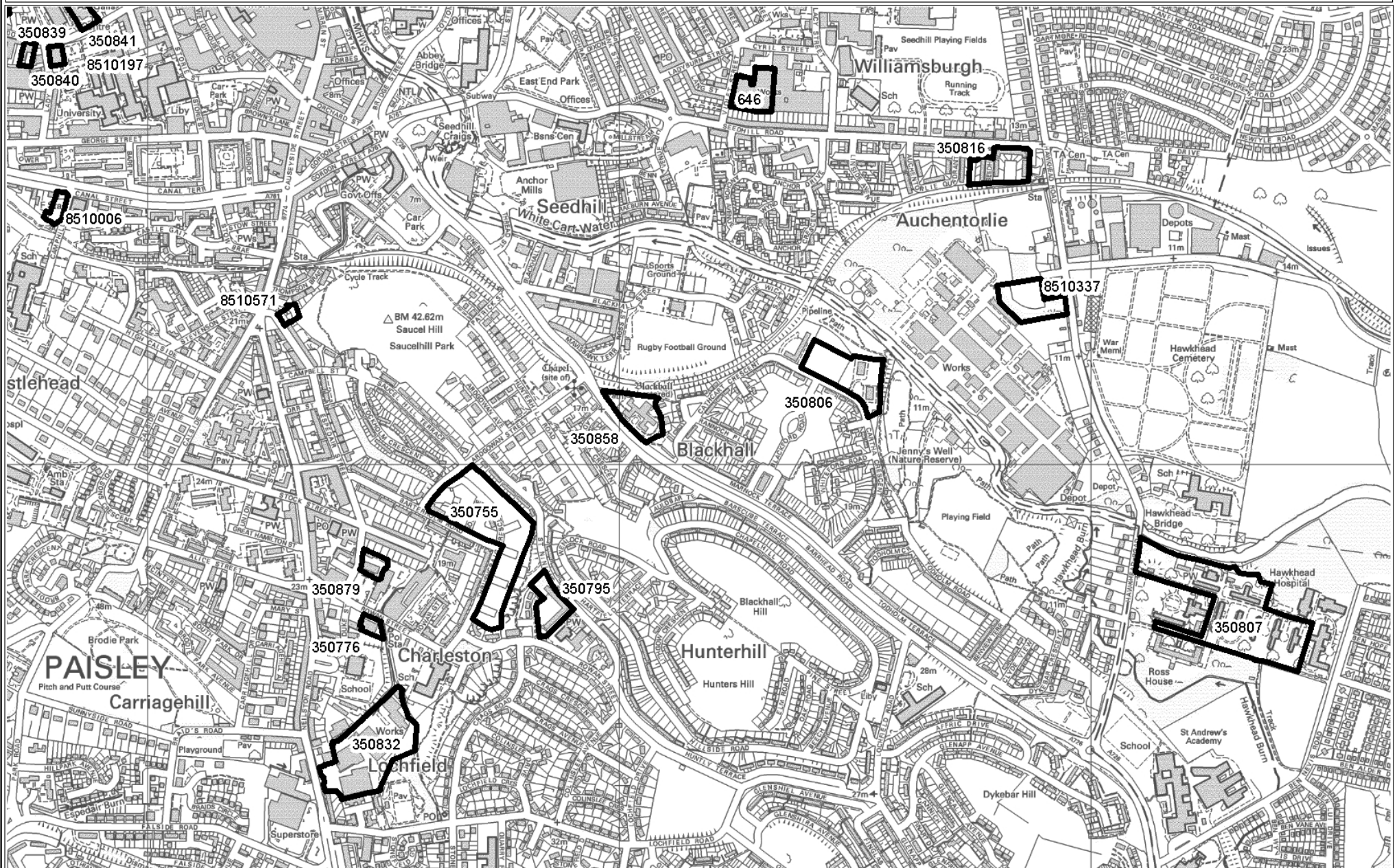
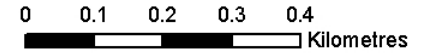
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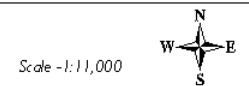
Map 9 : Paisley East - Vacant and Derelict Land Sites 2011



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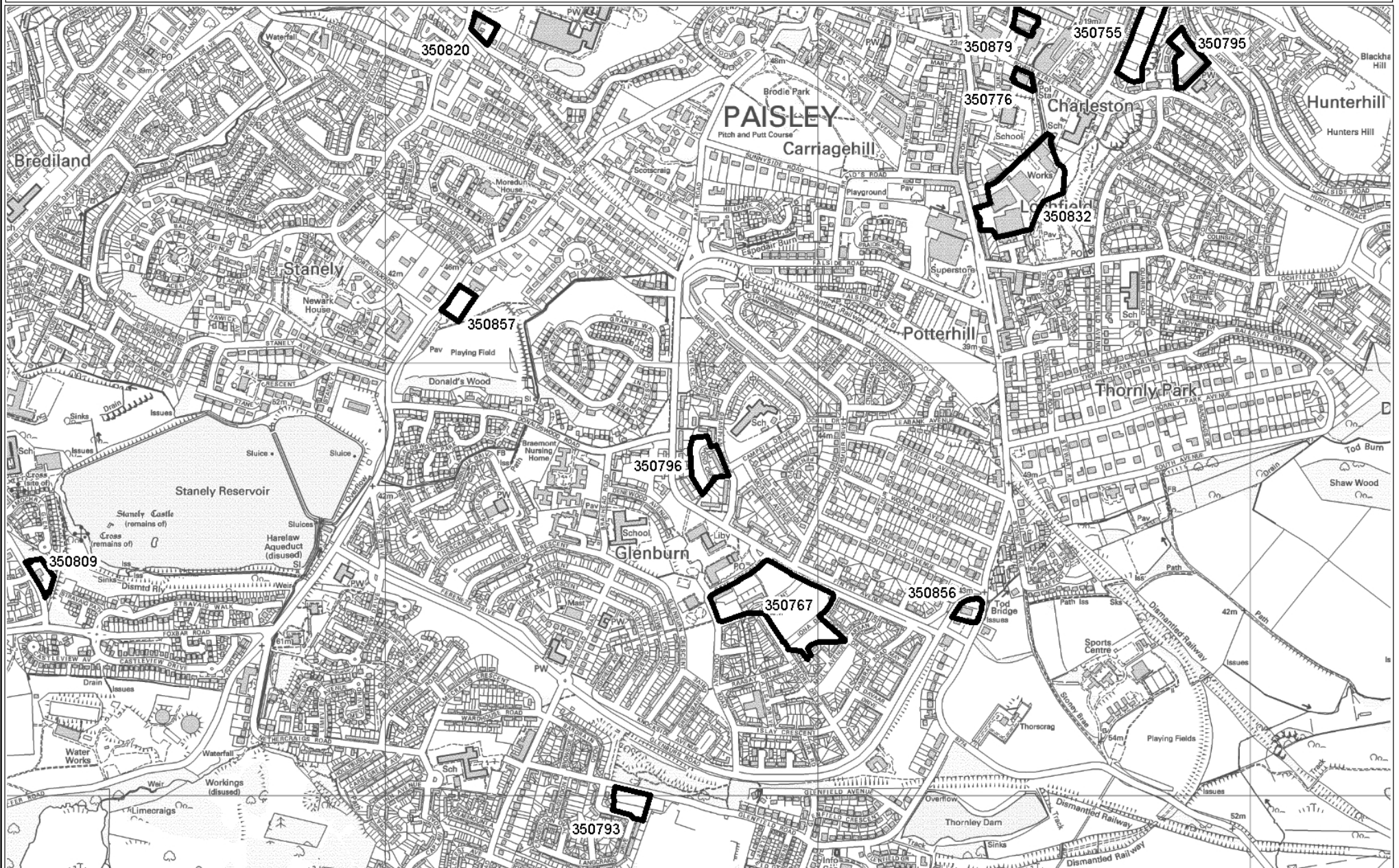
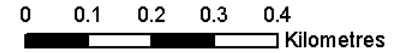


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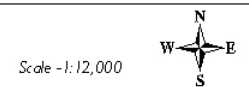
Map 10 : Paisley South - Vacant and Derelict Land Sites 2011



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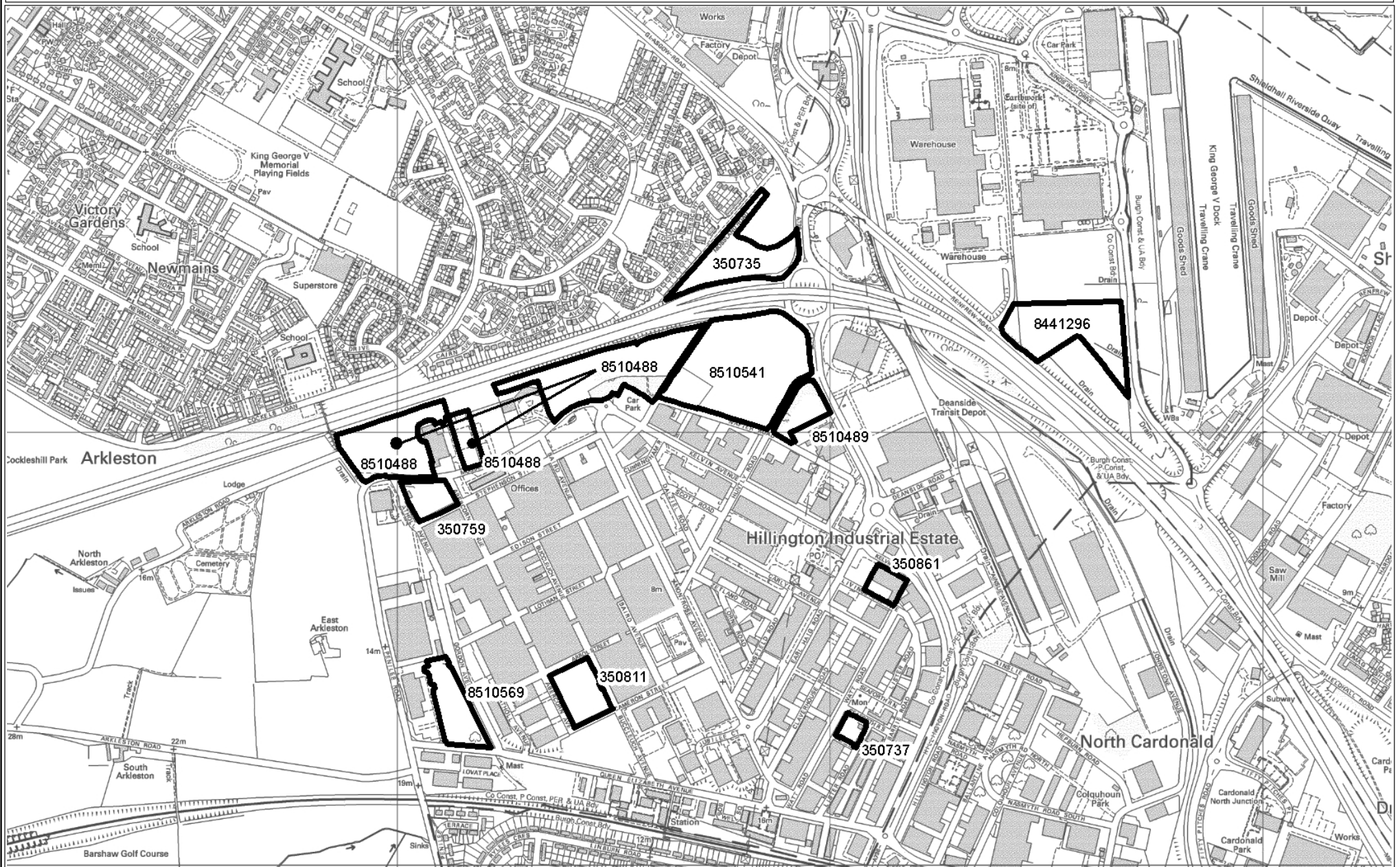


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Map 11 :Hillington - Vacant and Derelict Land Sites 2011

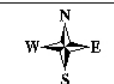
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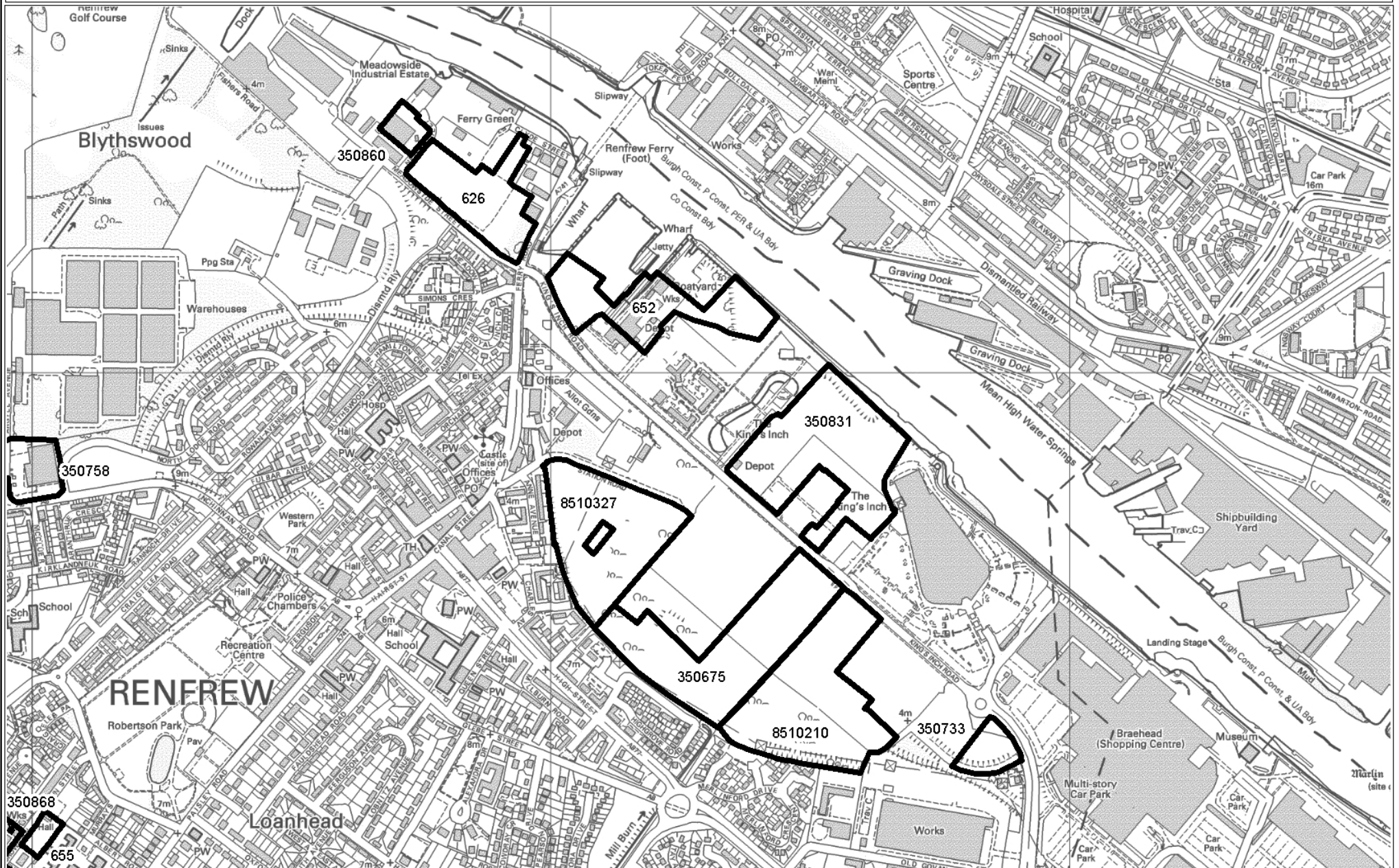
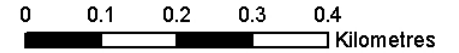
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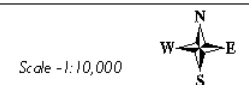
Map 12 :Braehead - Vacant and Derelict Land Sites 2011



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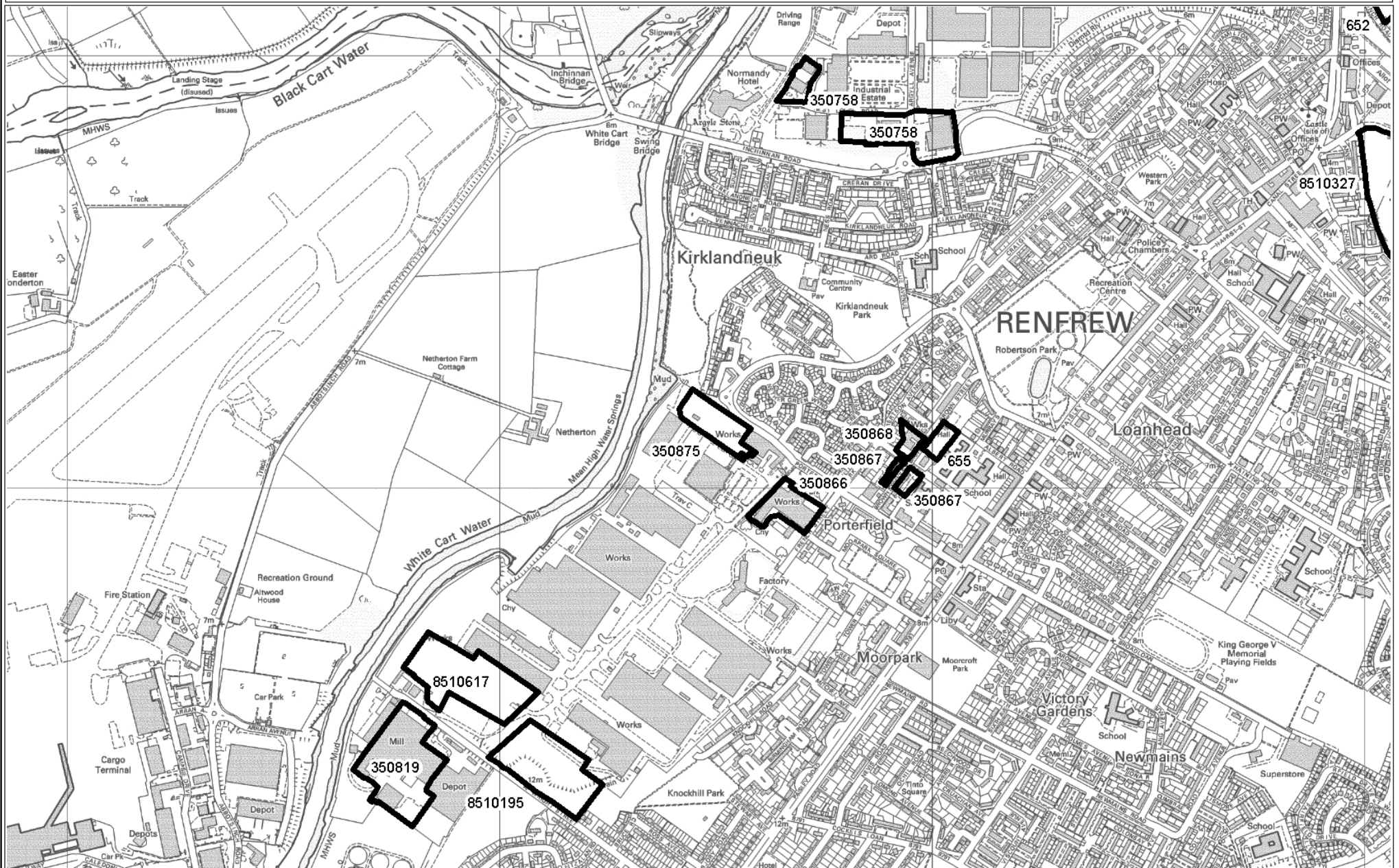


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Map 13 :Renfrew - Vacant and Derelict Land Sites 2011

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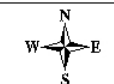


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Map 14 :Houston / Crosslee - Vacant and Derelict Land Sites 2011

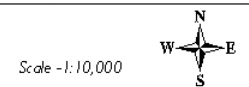
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APPENDIX 2

SCHEDULE OF VACANT AND DERELICT LAND SITES 2011

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
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	2	0.57	2010
350887	Local Authority	Fleming Road	Houston	Residential	2	0.3	2010
350772	Local Authority	Maple Drive (2)	Johnstone	Residential	1	0.96	2003
350825	Local Authority	Highcraig Avenue (east)	Johnstone	Residential	1	1.63	2008
350885	Local Authority	Hallhill Road (ex St Cuthberts)	Johnstone	Residential	2	2.54	2010
350824	Local Authority	Highcraig Avenue (west)	Johnstone	Residential	1	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
350835	Local Authority	off Beith Road (Bentt Rd Flats)	Johnstone	Residential	2	0.56	2009
8510321	Local Authority	Low Barholm	Kilbarchan	Residential	2	0.15	1983
350863	Local Authority	Middleton Rd (sth) (ex school)	Linwood	Residential	2	3.75	2009
350830	Local Authority	West Campbell Street	Paisley (Central)	Residential	1	0.33	2008
350878	Local Authority	Sutherland Street	Paisley (Central)	Residential	2	0.13	2010
8510505	Local Authority	Oakshaw Brae (West)	Paisley (Central)	Residential	2	0.4	1990
350806	Local Authority	Cartha Crescent	Paisley (East)	Residential	2	1.37	2006
350858	Local Authority	Barrhead Road	Paisley (East)	Residential	1	0.78	2009
350795	Local Authority	St. Ninian's Crescent	Paisley (East)	Residential	2	0.62	2005

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
350816	Local Authority	Seedhill Road (Auchentorlie)	Paisley (East)	Residential	2	1.12	2007
350755	Local Authority	Thrushcraig Crescent	Paisley (East)	Residential	2	3	2002
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
350827	Local Authority	Millarston Drive	Paisley (Ferguslie)	Residential	2	2.86	2008
350695	Local Authority	Candren Road (East)	Paisley (Ferguslie)	Residential	3	0.94	2000
8510609	Local Authority	Craigielea Drive (North)	Paisley (Ferguslie)	Recreation & Leisure	1	0.63	1996
350883	Local Authority	Crawfurd Drive	Paisley (Ferguslie)	Residential	1	0.67	2010
350884	Local Authority	Blackstoun Road	Paisley (Ferguslie)	Residential	1	0.52	2010
633	Local Authority	Ferguslie Park Avenue (North)	Paisley (Ferguslie)	Passive open space	4	4.26	1997
350720	Local Authority	Beltrees Crescent	Paisley (Ferguslie)	Passive Open Space	4	2.69	2001
350721	Local Authority	Bankfoot Road	Paisley (Ferguslie)	Residential	3	2.19	2001
350723	Local Authority	Drums Avenue (East)	Paisley (Ferguslie)	Mixed Use	2	0.91	2001
350724	Local Authority	Drums Avenue (West)	Paisley (Ferguslie)	Mixed Use	2	0.38	2001
8510611	Local Authority	Blackstoun Road	Paisley (Ferguslie)	Residential	3	1.65	1996
8510559	Local Authority	Dee Drive	Paisley (Foxbar)	Residential	1	1.2	1992
8510561	Local Authority	Dee Drive	Paisley (Foxbar)	Residential	1	1.95	1992
350826	Local Authority	Mannering Road (North)	Paisley (Foxbar)	Residential	2	0.88	2008
350808	Local Authority	Mannering Road (south)	Paisley (Foxbar)	Residential	2	0.75	2007
350779	Local Authority	Almond Crescent	Paisley (Foxbar)	Residential	1	1.26	2004
8510560	Local Authority	Don Drive	Paisley (Foxbar)	Residential	1	0.41	1992

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
350799	Local Authority	Montrose Road	Paisley (Foxbar)	Residential	1	0.55	2005
350796	Local Authority	Lomond Crescent	Paisley (Glenburn)	Residential	3	0.73	2005
350767	Local Authority	Iona/Bute Crescent	Paisley (Glenburn)	Residential	1	3.31	2003
350800	Local Authority	Fleming Street, Shortroods	Paisley (North)	Mixed Use	1	1.12	2006
350846	Local Authority	MacDowall Street	Paisley (North)	Other general Industry	2	1.44	2009
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	3.35	2000
655	Local Authority	Brown Street (North)	Renfrew	Residential	2	0.33	1998
350867	Local Authority	Brown Street South	Renfrew	Residential	2	0.3	2009