



Renfrewshire Local Development Plan – Main Issues Report

**BACKGROUND PAPER 1**

**HOUSING LAND REQUIREMENTS (2017)**



Renfrewshire  
Council



# HOUSING LAND REQUIREMENTS – BACKGROUND PAPER 1

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# HOUSING LAND REQUIREMENTS – BACKGROUND PAPER 1

## Introduction

One of the Main Issues that is identified in the Renfrewshire Local Development Plan Main Issues Report is the need to identify a generous supply of housing land within Renfrewshire, across all tenures, to meet the Housing Land Requirement, maintaining at least a 5-year supply of housing land at all times.

The right scale 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, is a key objective of the Renfrewshire Local Development Plan.

This Background Paper supports the Renfrewshire Local Development Plan Main Issues Report by providing more detail as to how Renfrewshire Council interpreted the Housing Land Requirements which have emerged from the estimates in the Glasgow and the Clyde Valley Housing Need and Demand Assessment and Housing Supply Targets set at the strategic level in the Clydeplan Strategic Development Plan Proposed Plan.

The paper also provides the approach and methodology applied by Renfrewshire Council in meeting the Housing Land Requirements, in line with Scottish Planning Policy and consistent with the Clydeplan Strategic Development Plan Proposed Plan and Renfrewshire's Local Housing Strategy.



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**Section 1** of this paper sets out in more detail, the process and considerations that were taken into account from the Glasgow and the Clyde Valley Housing Need and Demand Assessment estimates which informed the Housing Supply Targets set in the Clydeplan Strategic Development Plan Proposed Plan.

The paper then details how the Strategic Housing Supply Targets were translated at the local level in the Renfrewshire Local Housing Strategy and how this relates to the Housing Land Requirements as set out in the Renfrewshire Local Development Plan Main Issues Report.

**Section 2** sets out how the Council will address Renfrewshire's Housing Land Requirements within the next Local Development Plan to provide a range and choice of new housing across Renfrewshire.



# SECTION 1 – Setting Renfrewshire’s Housing Land Requirements



# HOUSING LAND REQUIREMENTS – BACKGROUND PAPER 1

## SECTION 1 – Setting Renfrewshire’s Housing Land Requirements

The Renfrewshire Local Development Plan requires to take into account and be consistent with the National Planning Framework 3, Scottish Planning Policy as well as other national policy documents and the Clydeplan Strategic Development Plan.

Scottish Planning Policy states that Strategic Development Plans should set out the Housing Supply Targets and Housing Land Requirements for the plan area, each Local Authority area and each functional Housing Market Area. Figure 1 outlines the process and stages involved in setting the Housing Land Requirements for Renfrewshire.

**Figure 1 – Setting Renfrewshire’s Housing Land Requirements**

**STAGE 1** - The Clydeplan Local Authorities use the Scottish Government Housing Need and Demand Assessment (HNDA) Tool to get the housing estimates for the Clydeplan area. The HNDA received robust and credible from the Scottish Government in May 2015.

**STAGE 2** – The Housing estimates from the HNDA Tool outputs are adjusted for the private sector resulting in an increase in private sector estimates for Renfrewshire.

**STAGE 3** – Using the adjusted housing estimates, Renfrewshire Council in partnership with the other Clydeplan Local Authorities, take account of both policy and practical considerations as well as a range of other factors to provide realistic and deliverable Housing Supply Targets (See Appendix 1 for Methodology).

**STAGE 4** – 10% generosity added to private sector Housing Supply Targets in compliance with Scottish Planning Policy.

**STAGE 5** – Housing Supply Targets translated at the local level in the Renfrewshire Local Housing Strategy.

**STAGE 6** – The Renfrewshire Local Development Plan sets out how Renfrewshire’s Housing Land Requirement’s will be met providing a range and choice of new housing.

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## Glasgow and the Clyde Valley Housing Need and Demand Assessment – Housing Estimates for Renfrewshire

The housing estimates produced from the Housing Need and Demand Assessment tool estimated that Renfrewshire would be required to deliver 148 additional social rent and below market rent units per annum and 340 additional private sector units per annum during the Strategic Development Plan period to 2029.

Table 1 below sets out the all tenure housing estimates for Renfrewshire from the Glasgow and the Clyde Valley Housing Need and Demand Assessment.

**Table 1 All Tenure Housing Need Estimates for Renfrewshire, 2012-2029 from the Housing Need and Demand Assessment 2**

	2012-2029	Annual equivalent
<b>Social Rent and Below Market Rent</b>	2,513	148
<b>Private*</b>	5,781	340
<b>Total</b>	<b>8,294</b>	<b>488</b>

\*Private figures are estimated approximated to the local authority area.

The Housing Need and Demand Assessment housing estimates provide the starting point in the evidence base for establishing Renfrewshire’s housing need and demand.

In order to gain a fuller picture of the housing system operating in Renfrewshire a range of other factors and considerations require to be taken into account. These factors include:

- Local and wider economic, social and environmental factors including for example City Deal;
- Issues of capacity, resources, infrastructure constraints and deliverability; and,
- The likely pace and scale of delivery based on annual completion rates and recent development levels.

In setting the Housing Supply Targets, the housing estimates from the Housing Need and Demand Assessment are adjusted taking into account policy and practical considerations.

# HOUSING LAND REQUIREMENTS – BACKGROUND PAPER 1

## Renfrewshire Housing Supply Targets

In setting the Housing Supply Targets, Renfrewshire Council considered a range of factors. The factors considered are set out in Appendix 1. These considerations were discussed with the other Clydeplan Local Authorities before agreeing the final Housing Supply Targets that are published in the Clydeplan Strategic Development Plan Proposed Plan (January 2016).

In line with the Clydeplan Strategic Development Plan Proposed Plan, Renfrewshire's Local Housing Strategy sets Housing Supply Targets for building new affordable and private sector homes across Renfrewshire.

For the affordable sector (social rent, mid-market rent, shared ownership, shared equity, discounted low cost housing for sale and low cost housing without subsidy) the ***Housing Supply Target is 200 new homes per annum.***

For the private sector (owner occupied and private rent) ***the Housing Supply Target is 500 new homes per annum.***

These targets are considered to be realistic and deliverable in the context of average housing completion rates in Renfrewshire, the Council's aspirations for population and economic growth, City Deal investment and current Scottish Government funding levels for affordable housing.



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## *Delivering New Homes in Renfrewshire*

The Renfrewshire Local Housing Strategy sets the Housing Supply Targets for the delivery of new homes at a higher level than the housing estimates identified in the Glasgow and the Clyde Valley Housing Need and Demand Assessment and the initial Housing Supply Targets set in the Clydeplan Strategic Development Plan Proposed Plan.

### **Affordable Housing**

For the affordable housing sector, the Renfrewshire Local Housing Strategy sets ambitious Housing Supply Targets to assist in the delivery of the Scottish Government’s target of 50,000 new affordable homes. It also takes into account the additional need that has been identified over and above the Housing Need and Demand estimates and the Housing Supply Targets set in the Clydeplan Strategic Development Plan Proposed Plan.

The Renfrewshire Local Housing Strategy highlights the need to increase affordable housing in the sub-areas of North Renfrewshire (Erskine/Bishopton) and West Renfrewshire (villages to the west of Renfrewshire). This is to provide a range and choice of housing particularly aimed at the younger and emerging households, as well as older householders looking to downsize. This need is not

captured in the Housing Need and Demand estimates or the Housing Supply Targets set in the Clydeplan Strategic Development Plan.

The ambitious target of 200 homes each year is considered to be realistic and more importantly deliverable in the context of average completion rates over the last five years in Renfrewshire (842 or an average of 168 completions each year over the last five years). Furthermore, it also relates to the increase in current Scottish Government funding levels for affordable housing linked to the target to deliver 50,000 new affordable homes over the next four years.



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## **Private Sector**

Prior to the UK recession in 2008 private housing completions within Renfrewshire were regularly above 500 new homes per annum with an average of 540 new homes per annum delivered during the period 2000 to 2009.

The estimated need of 340 new private homes per annum during the period to 2029 is therefore significantly lower than the average private housing completions that Renfrewshire has experienced over the last 25 years.

## **Realistic and Deliverable Housing Supply Targets**

In light of previous trends in housing completions, both the affordable and private sector housing targets have been increased to 200 and 500 new homes per annum respectively.

This increase is considered reasonable given the Council's ambitions to grow Renfrewshire's population and to support economic growth assisted by City Deal investment.

Renfrewshire Council's Community Plan has set a target of increasing Renfrewshire's resident population by 5% by 2023. The policy direction in the Renfrewshire Local Housing Strategy and Renfrewshire Local Development Plan requires to provide the implementation framework to assist the delivery of the Community Plan vision and actions by setting ambitious Housing Supply Targets and Housing Land Requirements to deliver population growth.

The Council also has ambitious plans for economic growth supported by City Deal investment. It is anticipated that the Council's City Deal Projects, which will invest £274 million in delivering new infrastructure, will not only support economic growth and new jobs but will also increase demand to develop new housing across Renfrewshire.

As well as increasing demand for new housing, City Deal projects will also support the delivery of new homes by unlocking vacant, stalled and underutilised development land and providing enhanced opportunities for place making.

# HOUSING LAND REQUIREMENTS – BACKGROUND PAPER 1

## Renfrewshire’s Housing Land Requirement

To comply with Scottish Planning Policy, ensuring a generous supply of housing sites are provided, a 10% level of generosity was added to the Private Sector Housing Supply Target to give Renfrewshire’s Housing Land Requirement.

This level of generosity was set at the Clydeplan Strategic Development Plan Proposed Plan and applies to the eight local authorities in the Clydeplan area.

The next Renfrewshire Local Development Plan is required to meet the following all tenure Housing Land Requirements:

**Table 2 - Renfrewshire’s All Tenure Housing Land Requirement**

Affordable Sector	Private Sector	All Tenure
<b>200 units per annum</b>	<b>550 units per annum</b>	<b>750 units per annum</b>

Scottish Planning Policy requires the Renfrewshire Local Development Plan to maintain a 5 year effective housing land supply. Table 3 shows the total Housing Land Requirement for the effective plan period (2018-23) of the next Local Development Plan.

**Table 3 - Renfrewshire’s 5 year Effective Housing Land Requirement 2018-2023**

	Affordable Sector	Private Sector	All Tenure
	200 units per annum	550 units per annum	750 units per annum
<b>TOTAL</b>	<b>1000 units</b>	<b>2750 units</b>	<b>3750 units</b>

Scottish Planning Policy also requires the Local Development Plan to identify a 10 year supply of housing land to support the delivery of new homes in the medium to long term.

It is anticipated that the next Renfrewshire Local Development Plan will be adopted during 2018, therefore the plan will require to meet the Housing Land Requirement to 2028. The Council have used the Housing Supply Targets set in the Renfrewshire Local Housing Strategy (2016-2021) for the purpose of estimating the Housing Land Requirements to 2028.

Renfrewshire’s Housing Land Requirements would require the delivery of **7500 new homes across Renfrewshire** during the Local Development Plan Period 2018-28.

# SECTION 2 – Meeting Renfrewshire’s Housing Land Requirements



## **SECTION 2 – Meeting Renfrewshire’s Housing Land Requirements**

In meeting Renfrewshire’s Housing Land Requirements the next Local Development Plan will remain focused on the delivery of sustainable, well-designed homes in existing built up areas, concentrating on available brownfield and previously used land.

The Local Development Plan will continue to manage and grow existing communities in sustainable locations where there is the availability of infrastructure, or where investment in new infrastructure could support growth. This approach will ensure that the benefits of new housing within existing places are fully realised, as well as ensuring investment in regeneration and Community Growth Areas is maximised.

### **Renfrewshire’s Housing Land Supply - Housing Land Audit 2016**

Housing land audits are undertaken annually and are the established means for monitoring housing land. They demonstrate the availability of sufficient effective housing land to meet the

requirement for a continuous 5 year supply and indicate an established housing land supply that is capable of becoming effective to meet the requirements of a 10 year supply.

Housing land audits are central to the preparation of the development plan setting out the current housing land allocation along with the timeframe for implementation.

Table 4 details Renfrewshire’s Housing Land Requirements for both 2018-23 (effective plan period) and 2018-28 (10 year supply) that can be met from the sites within the Housing Land Audit 2016.

The Housing Land Audit 2016 provides a housing supply to deliver 1249 new affordable homes during the period 2018-23 (exceeds affordable Housing Land Requirement by 249 units) and 3200 new private homes during the same period (exceeds private Housing Land Requirement by 450 units).

# HOUSING LAND REQUIREMENTS – BACKGROUND PAPER 1

Table 4 – Meeting Renfrewshire’s Housing Land Requirements

	All Tenure	Affordable Sector	Private Sector
<b>Housing Land Requirement 2018-23</b>	3750 units	1000 units	2750 units
<b>Total All Tenure Housing Land Requirement 2018-28</b>	7500 units		
	All Tenure Housing Land Supply 2018-28	Affordable Housing Land Supply 2018-23 (Effective Supply)	Private Housing Land Supply 2018-23 (Effective Supply)
<b>Housing Land Audit 2016*</b>	8799 units	1249	3200
<b>Surplus / Shortfall</b>	<b>Surplus of 1299 units</b>	<b>Surplus of 249 affordable units</b>	<b>Surplus of 450 private units</b>

\*Appendix 2 provides details of Renfrewshire’s total Housing Land Supply based on the 2016 Housing Land Audit.

# HOUSING LAND REQUIREMENTS – BACKGROUND PAPER 1

## Delivering a 5 Year Effective Housing Land Supply (2018-23)

The Main Issues Report sets out the Council’s preferred option to meet Renfrewshire’s Housing Land Requirements delivering a range and choice of affordable and private homes across Renfrewshire.

### *Main Issues Report - Preferred Option*

The preferred option presented in the Main Issues Report is to meet the Housing Land Requirements in line with the Strategic Development Plan and Renfrewshire’s Local Housing Strategy based on the sites within the Renfrewshire Housing Land Audit 2016. At present no new land allocations are required.

The Housing Land Audit 2016 provides a range of sites to meet the Housing Supply Targets for the delivery of affordable and private homes. These sites provide sufficient flexibility for the continued delivery of new housing across Renfrewshire as well as maintaining sustainable mixed communities in line with the Renfrewshire Local Development Plan’s Spatial Strategy.

Tables 5 and 6 provide details of the programming of Affordable and Private sites within the Renfrewshire Housing Land Audit 2016; Appendix 2 provides further details on each of the sites.

**Table 5 – 5 Year Effective Private Housing Land Supply 2018-23**

	New LDP Period	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total
Affordable Housing Land Requirement (2018-23)		200	200	200	200	200	1000
2016 Housing Land Audit Affordable Sites Programming		187	278	282	278	224	1249
Surplus / Shortfall							Surplus of 249 units

**Table 6– 5 Year Effective Private Housing Land Supply 2018-23**

	New LDP Period	2018/2019	2019/2020	2020 / 2021	2021/2022	2022/2023	Total
Private Housing Land Requirement (2018-23)		550	550	550	550	550	2750
2016 Housing Land Audit Private Sites Programming		670	611	619	684	616	3200
Surplus / Shortfall							Surplus of 450 units

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## **Maintaining a 5 Year Effective Housing Land Supply (2018-23)**

The Council will continue to monitor its housing land supply to ensure that a continuous 5 year effective land supply is maintained.

At present progress in delivering the 13 sites that were released from the greenbelt in the current Renfrewshire Local Development Plan has been slow, with only 1 of the sites now complete and 3 under construction.

Should sites stall or be removed from the effective supply there will be a requirement to identify housing pipeline sites in the next Renfrewshire Local Development Plan.

Any potential pipeline site would require to be in line with the Renfrewshire Local Development Plan's Spatial Strategy, with a focus on existing built up areas and the use of brownfield and previously used land first before the use of greenbelt sites.

### ***Potential Pipeline Sites***

The Council will continue to investigate new opportunities to increase the Housing Land Supply including the potential for an additional 1500 homes at Bishopton Community Growth Area, the

development of Council owned sites and other new sites within existing urban areas.

In preparing the next Renfrewshire Local Development Plan, the Council will also investigate the development potential of existing landscaped / wooded areas which have reached maturity and require to be removed within existing settlements to enhance amenity and placemaking. This could provide additional sites to deliver new homes in sustainable locations while delivering enhanced placemaking.

56 potential housing sites were submitted to the Council in preparation of the Main Issues Report for consideration for the next Renfrewshire Local Development Plan. Each of these sites has been subject to a planning assessment and Strategic Environmental Assessment which would guide and assist the identification of sites, should they be required. The planning assessment and a summary of the Strategic Environmental Assessment are contained in Background Paper 2 Housing Site Assessments.

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## Renfrewshire’s Sustainable Approach to the Delivery of New Housing

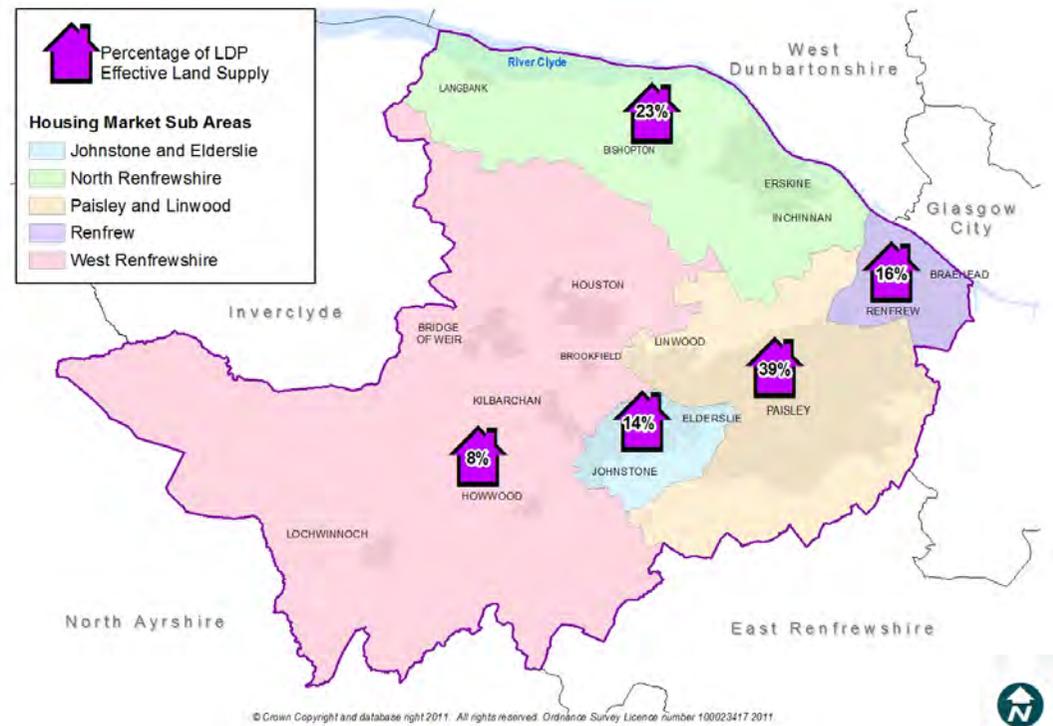
Renfrewshire’s existing Housing Land Supply supports sustainable patterns of development, prioritising the redevelopment and regeneration of brownfield and previously used sites to help create sustainable mixed communities across Renfrewshire. This is considered to be the most sustainable approach to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

Figure 2 shows the distribution of housing sites across Renfrewshire’s 5 Housing Market Sub Areas during the Local Development Plan period 2018 – 2023. 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.

Should additional housing sites be required for the Proposed Local Development Plan to maintain a range and choice of housing sites and support the delivery of new affordable homes in North and West Renfrewshire, sites would only be identified where there are

opportunities for sustainable growth, where there is infrastructure availability and/or in areas where there is investment certainty.

Figure 2 – Distribution of Housing Sites 2018-23



# HOUSING LAND REQUIREMENTS – BACKGROUND PAPER 1

## Appendix 1 – Factors Considered in Setting Private Housing Supply Targets

Table 7 – Setting Renfrewshire’s Housing Supply Targets

Factors	Description	Private Sector (+/-)	Evidence
<i>Judgement-based factors</i>	<b>1. Environmental factors</b>	=	<p>Although drainage and flooding can sometimes be barriers to development (Johnstone South West Community Growth Area) Renfrewshire Council have been working in partnership to try and resolve these issues to allow development to proceed.</p> <p>Sewerage capacity issues are considered when identifying sites for housing development which could limit the amount of development in some areas.</p>
	<b>2. Social factors</b>	+	<p>Renfrewshire want to ensure we have a steady and increasing population. The policy direction in the Renfrewshire Local Housing Strategy and Renfrewshire Local Development Plan requires to reflect this.</p> <p>The Local Housing Strategy and Local Development Plan are aiming to help deliver Renfrewshire Council's Community Plan target of stabilising the population and increasing Renfrewshire's resident population by 5% by 2023.</p> <p>The Housing Land Requirements require to meet identified Housing Need and Demand and be relative to the pace and scale of house building by considering past trends. 10% generosity is added to the private sector targets, to ensure that there is sufficient housing land identified in Renfrewshire to meet the needs of potential new residents.</p>

Factors	Description	Private Sector (+/-)	Evidence
	<b>3. Economic factors</b>	+	<p>With Renfrewshire being successful in the amount of City Deal funding allocated to the Authority, £274 million of the £1.13 billion of funding, it is anticipated that the potential additional jobs associated with City Deal may require additional housing</p> <p>The increase in jobs, access to employment and the uplift in GVA has been modelled by KPMG and it is anticipated that there would be an increase of 4%.</p> <p>There may be a slight time lag from the construction of the infrastructure projects to the need for additional housing. It is likely that there will be a requirement to identify sites associated with City Deal projects from 2019. There are a number of sites in and around the areas where the City Deal projects are located. The Strategic Business Case for Renfrewshire’s City Deal projects indicates that existing land will become unlocked and more viable. This will bring forward land identified post 7 years in Renfrewshire’s Housing Land Audit and also sites identified in the Urban Capacity Study in terms of site starts and programming.</p>
	<b>4. Capacity within the construction sector</b>	=	
	<b>5. The potential inter-dependency between delivery of market and affordable housing at the local level</b>	=	

Factors	Description	Private Sector (+/-)	Evidence
	<b>6. Availability of resources</b>	=	There are educational limitations in some school catchments across Renfrewshire. A strategic review of all educational resources and requirements is being undertaken to identify where there may be limitations to development and where developers would need to consider educational requirements when preparing to come forward with housing.
	<b>7. Likely pace and scale of delivery based on completion rates</b>	<b>+90 units pa</b>	<p>Based on completions over the years within Renfrewshire the following has been taken into account:</p> <p><u>Average 12 Year Timeframe</u></p> <p>2002-2003 to 2013-2014 = 5147 completions (429pa). This 12 year timeframe takes in years through the recession where from 2009-2010 to 2013-2014 there was a total of 1382 completions (276pa) which is very low and has never been seen in Renfrewshire.</p> <p>If a 12 year timeframe is considered from 1997-1998 to 2008-2009, the total completions are 6845 (570pa). However this did include some years where completions were very high and not common in Renfrewshire.</p> <p><u>Average 5 Year Timeframe</u></p> <p>Taking 5 year timescales, the following should be noted:</p> <p>1999-2000 to 2003-2004 = 2565 (513av)  2004-2005 to 2008-2009 = 2815 (563av)</p> <p>If we take the mean average, taking out high years and low years at various timescales from years 1991 to 2014, the completions work out to be (482pa).</p>

Factors	Description	Private Sector (+/-)	Evidence
			<p><u>Average 17 Year Timeframe</u></p> <p>If we consider a 17 year timescale, the following should be noted: 1997-1998 to 2013 – 2014 = 8204 (483pa)</p> <p><u>Conclusion</u></p> <p>Renfrewshire Council consider the total private sector estimates of 340pa from the HNDA tool is below the average completions seen over the years at 5, 12 and 17 years duration and therefore can justify an upward adjustment in the housing estimates to reflect previous build rates and to accord with what is stated in the HNDA Managers Guide (2014).</p> <p><u>Requirement</u></p> <p>To bring the pace and scale up to the average levels seen in the past, Renfrewshire Council required to have an additional <b>90 units pa</b> on to the adjusted housing estimates from years 2012 - 2029.</p>
	<b>8. Recent development levels</b>	=	
<b>Total Adjusted Housing Estimate</b>		<b>6047 (503 pa) 10% for Generosity = 6652 (554pa)</b>	

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## Appendix 2 –Housing Land Supply - Housing Land Audit 2016

Table 8- Renfrewshire’s All Tenure Housing Land Supply from Housing Land Audit 2016

### Private Housing Sites

SITE REF	ADDRESS	2018/19 -2023	Post 2023
RFRF0671	DEE DRIVE, FINDHORN AVENUE, MANOR ROAD FOXBAR, PAISLEY	107	0
RFRF0706	THE INSTITUTE, MAXWELLTON STREET, PAISLEY	0	40
RFRF0711	WEST BRAE, OAKSHAW, PAISLEY	0	35
RFRF0715A1	FERRY VILLAGE 1 & 2 (PART), RENFREW	121	0
RFRF0715C	ANDREWS AVENUE, RENFREW	0	46
RFRF0751A	FERRY VILLAGE 1 & 2 (PART), RENFREW	20	0
RFRF0752	INGLISTON DRIVE, BISHOPTON	40	0
RFRF0758B	MILL OF GRYFFE ROAD, BRIDGE OF WEIR	0	20
RFRF0769B	ADJACENT TO CHRISTIES YARD, FERRY VILLAGE PHASE 2, RENFREW	70	280
RFRF0769C2	FERRY VILLAGE 3 (E) MULBERRY SQUARE, RENFREW	32	0
RFRF0769C3	FERRY VILLAGE 3 (E) MULBERRY SQUARE, RENFREW	31	0
RFRF0769C4	FERRY VILLAGE 3 (E) MULBERRY SQUARE, RENFREW	41	0
RFRF0796A	HIGH STREET, PATONS MILL, JOHNSTONE	80	0
RFRF0807	FETLAR ROAD, BRIDGE OF WEIR	0	4
RFRF0816	24 HIGH STREET, RENFREW	0	11
RFRF0840	CARSEWOOD HOUSE, HILLFOOT DRIVE, HOWWOOD	10	0
RFRF0851	FORMER ALEXANDRA HOSPITAL, CALSIDE, PAISLEY	0	47

SITE REF	ADDRESS	2018/19 -2023	Post 2023
RFRF0854	ELLISTON FARM, BEITH RD, HOWWOOD	0	5
RFRF0856	65 ESPEDAIR STREET, PAISLEY	0	18
RFRF0857	6 NEW SNEDDON STREET, PAISLEY	0	32
RFRF0860	INCHINNAN ROAD, BLYTHSWOOD, RENFREW	57	0
RFRF0861	13 OLD SNEDDON STREET, PAISLEY	0	14
RFRF0864	OLD POWER STATION SITE, KINGS INCH ROAD, RENFREW	0	100
RFRF0870	FORMER HAWKHEAD HOSPITAL, HAWKHEAD ROAD, PAISLEY	114	0
RFRF0880	STATION ROAD, MILLARSTON, PAISLEY	12	0
RFRF0889	CARLILE STREET/ NEW SNEDDON STREET, PAISLEY	0	26
RFRF0895	ST JOSEPH'S, KILBIRNIE ROAD, LOCHWINNOCH	0	30
RFRF0898	WESTWAY, RENFREW	25	100
RFRF0899	OLD GOVAN ROAD/ROCEP DRIVE, RENFREW	26	0
RFRF0907B	PHOENIX PARK, LINWOOD ROAD, (Barskiven Road), PAISLEY	165	0
RFRF0911D	H5 SITE, BALERNO, DARGAVEL VILLAGE, BISHOPTON	30	0
RFRF0911E	DARGAVEL TOWN CENTRE SITE, DARGAVEL VILLAGE, BISHOPTON	119	0
RFRF0911G	SITE H10 , DARGAVEL VILLAGE, BISHOPTON	141	0
RFRF0911Y	SITE H20, DARGAVEL VILLAGE, BISHOPTON	0	300
RFRF0911Z	(Programmed but no allocated builder ), DARGAVEL, BISHOPTON	375	974
RFRF0912D	FORMER ST CUTHBERTS, HALHILL ROAD/BEITH ROAD, JOHNSTONE	64	0
RFRF0912E	FORMER PRIMARY SCHOOLS (ST DAVIDS AND COCHRANE CASTLE, BEITH ROAD, JOHNSTONE	60	68
RFRF0927	CART CORRIDOR PHASE 3, PAISLEY	19	0
RFRF0933	FORMER STEWART HOUSE, GLENDEE ROAD, RENFREW	40	0
RFRF0934	GARTHLAND LANE, PAISLEY	25	0
RFRF0936	BLEACH WORKS, MIDTON ROAD, HOWWOOD	10	0

SITE REF	ADDRESS	2018/19 -2023	Post 2023
RFRF0938	BRACKEN PLACE, BRIDGE OF WEIR	5	0
RFRF0939	FORMER MERCHISTON HOSPITAL, BROOKFIELD	150	72
RFRF0940	BARBUSH FARM (SOUTH), JOHNSTONE	65	0
RFRF0941	FORMER JOHNSTONE HOSPITAL, JOHNSTONE	40	0
RFRF0942	ABBAY ROAD, ELDELSLIE	124	0
RFRF0943	MIDTON ROAD, HOWWOOD	19	0
RFRF0947	SPATESTON ROAD/HALLHILL ROAD, JOHNSTONE	20	20
RFRF0949	MILLERSTON DRIVE, PAISLEY	45	55
RFRF0952	GRAMPIAN AVENUE/LOMOND CRESCENT, PAISLEY	0	30
RFRF0954	ARKLESTON ROAD, PAISLEY	35	35
RFRF0955	FLOORS STREET, JOHNSTONE	15	15
RFRF0956	CRAIGDONALD PLACE, JOHNSTONE	10	10
RFRF0958	BREDILAND ROAD, PAISLEY	10	15
RFRF0964	MIDDLETON ROAD, LINWOOD	0	120
RFRF0965	BROWN STREET, RENFREW	50	0
RFRF0967	LAND SURROUNDING ST BRENDANS SOCIAL CLUB, LINWOOD	0	25
RFRF0971	PAISLEY SOUTH, PAISLEY	140	860
RFRF0972	MACDOWALL STREET / MILL BRAE, JOHNSTONE	0	25
RFRF0976	95 HIGH ST RENFREW	6	0
RFRF0977	NORTHBAR , ERSKINE	125	50
RFRF0979	STATION ROAD , BISHOPTON	50	0
RFRF0981	20 HIGH STREET , PAISLEY	6	0
RFRF0983	FORMER BIRD IN THE HAND HOTEL, JOHNSTONE	12	0
RFRF0985	MIDTON ROAD, HOWWOOD	6	0

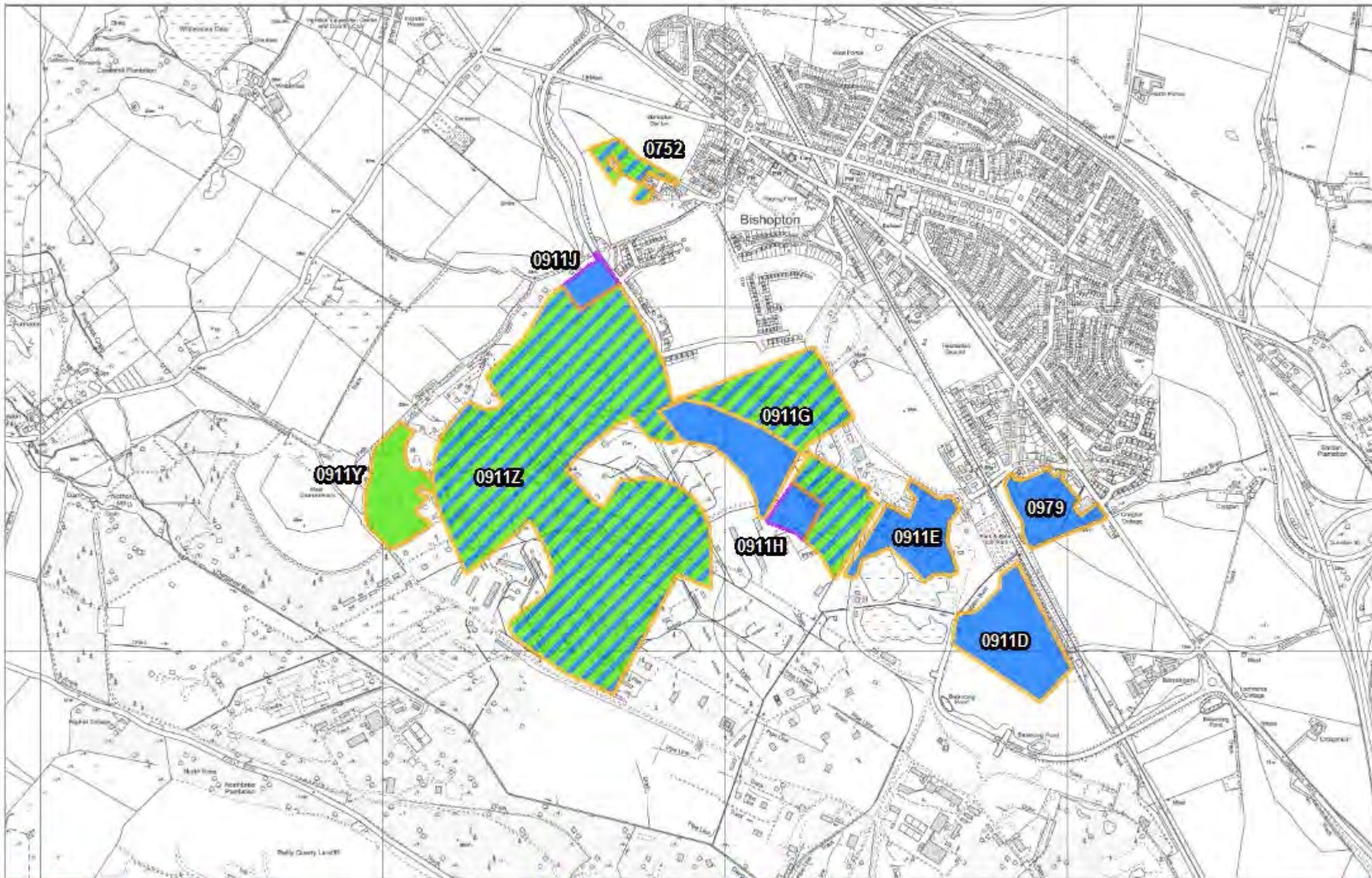
SITE REF	ADDRESS	2018/19 -2023	Post 2023
RFRF0986	14A MOSS STREET, PAISLEY	4	0
RFRF0987	22 HUNTERHILL ROAD, PAISLEY	26	0
RFRF0988	2 PRINTERS PLACE, PAISLEY	35	0
RFRF0989	FORMER BASF, HAWKHEAD ROAD, PAISLEY	200	240
RFRF0993	WALLNEUK, PAISLEY	100	0
RFRF0994	PEEL PORT LAND, RENFREW	50	384
RFRF0995	NEW INCHINNAN ROAD, PAISLEY	125	57
	<b>TOTAL</b>	<b>3307</b>	<b>4163</b>

## Affordable Housing Sites

SITE REF	ADDRESS	2018/19 -2023	Post 2023
RFRF0667	MILLVIEW CRESCENT, BARBUSH, JOHNSTONE	0	12
RFRF0711A	WEST BRAE, OAKSHAW, PAISLEY	35	0
RFRF0711B	WELLMEADOW STREET, PAISLEY	35	29
RFRF0759	KILBARCHAN ROAD (S), JOHNSTONE	20	0
RFRF0773	FOXBAR RIVERS, HERIOT AVENUE, FOXBAR, PAISLEY	41	0
RFRF0817	HIGH CALSIDE, PAISLEY	13	0
RFRF0819B	NORTH ROAD (EAST)/GIBSON CRESCENT, JOHNSTONE	40	0
RFRF0871	WESTERN PARK, INCHINNAN ROAD, RENFREW	33	0
RFRF0875	BUTE CRESCENT/ IONA DRIVE, GLENBURN, PAISLEY	130	0
RFRF0879	CARBROOK STREET, PAISLEY	0	30
RFRF0911H	ROF PHASE 1 ( AFFORDABLE)	50	0
RFRF0911J	ROF PHASE 2, DARGAVEL VILLAGE, BISHOPTON	100	0
RFRF0912F2	FLOORSBURN AT SPATESTON, JOHNSTONE	40	0
RFRF0912H	MAPLE DRIVE, JOHNSTONE	38	0
RFRF0912I	AUCHENGREOCH ROAD, JOHNSTONE	40	0
RFRF0930	FORMER ST MIRREN PARK, LOVE STREET, PAISLEY	80	0
RFRF0935	AUCHENTORLIE, PAISLEY	47	0
RFRF0937	STANELY FIRS, AMOCHRIE ROAD, PAISLEY	48	0
RFRF0948A	CO-OP WEST END, PAISLEY	40	25
RFRF0949A	MILLERSTON DRIVE, PAISLEY	50	0
RFRF0950	CARTHA CRESCENT, PAISLEY	50	0
RFRF0951	TODHOLM ROAD, PAISLEY	0	20
RFRF0961	MANNERING ROAD, FOXBAR, PAISLEY	0	30

SITE REF	ADDRESS	2018/19 -2023	Post 2023
RFRF0966	SUTHERLAND STREET, PAISLEY	0	16
RFRF0967A	LAND SURROUNDING ST BRENDANS SOCIAL CLUB, LINWOOD	25	0
RFRF0972A	MACDOWALL STREET / MILL BRAE, JOHNSTONE	0	25
RFRF0991	ANDREW AVENUE PHASE 2, RENFREW	57	0
RFRF0996	ELM DRIVE PHASES 1 & 2 , JOHNSTONE CASTLE, JOHNSTONE	80	0
RFRF0997	ALBERT ROAD, MOORPARK, RENFREW	50	0
	<b>TOTAL</b>	<b>1142</b>	<b>187</b>

Maps 1-14 show the location of these sites. The sites identified as effective would be developed during the period 2018-23; established sites would be developed post 2023; and; sites identified as effective and established would be developed during both time periods.



# Map 1: Bishopton

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-  Affordable Sites
-  Private Sites

-  Established - Sites to be Developed Post 2023
-  Effective - Sites to be Developed between 2018- 2023
-  Effective & Established Sites would be developed during both time periods



Scale 1:14,000



## Map 2: Erskine and Inchinnan

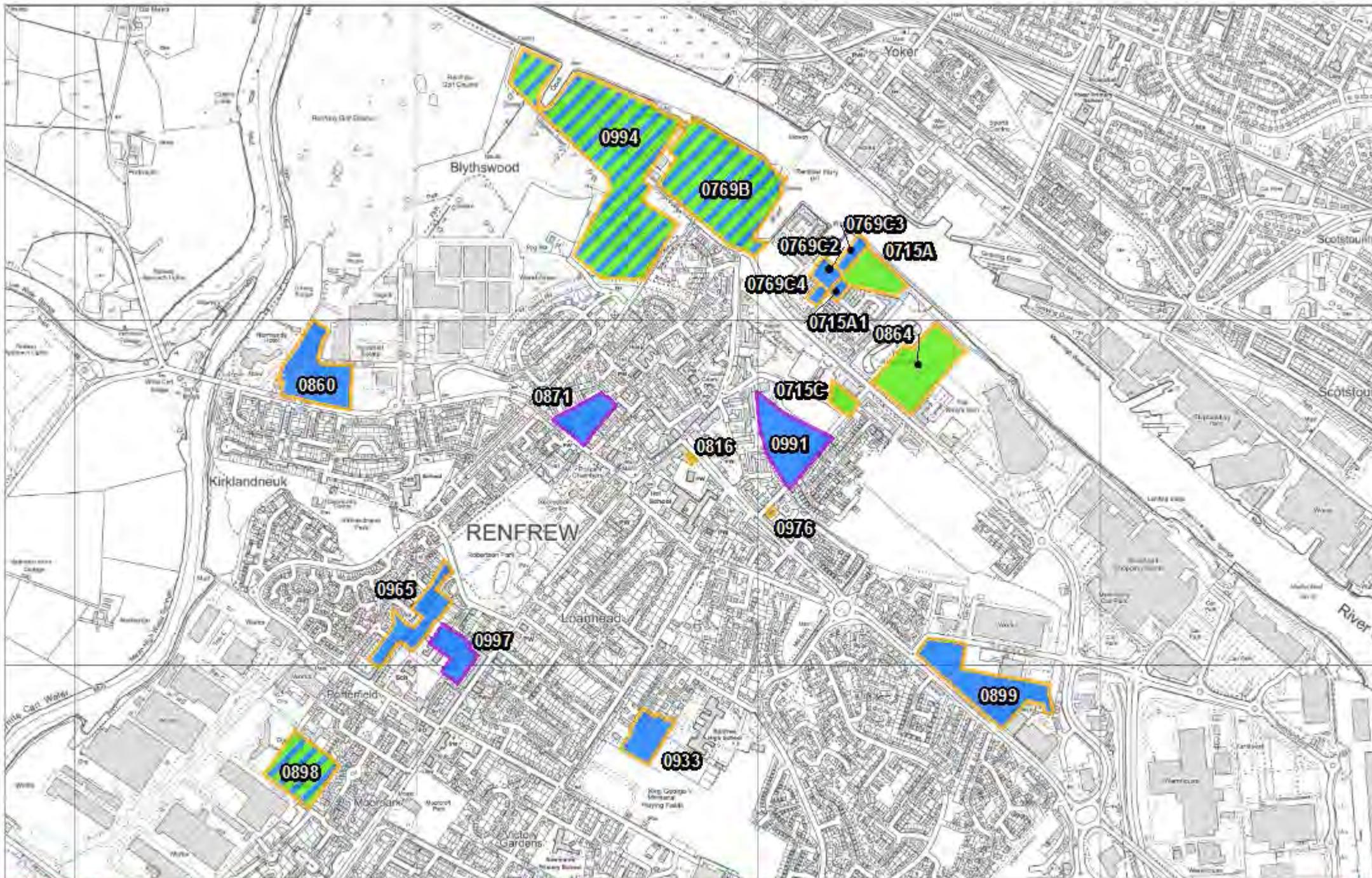
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-  Affordable Sites
-  Private Sites

-  Established - Sites to be Developed Post 2023
-  Effective - Sites to be Developed between 2018- 2023
-  Effective & Established Sites - would be developed during both time periods



Scale 1:14,000



### Map 3: Renfrew

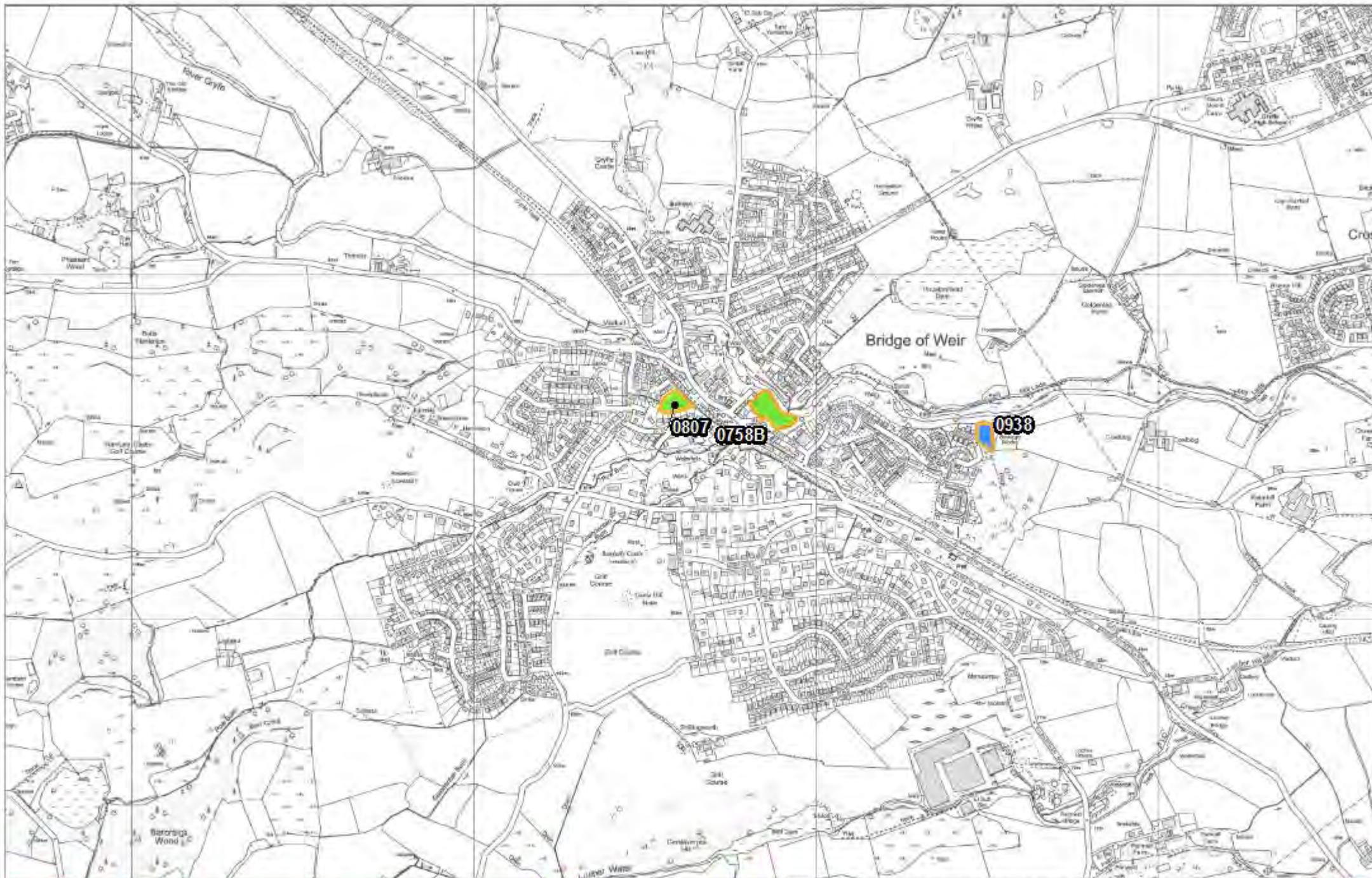
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- Affordable Sites
- Private Sites

- Established - Sites to be Developed Post 2023
- Effective - Sites to be Developed between 2018- 2023
- Effective & Established Sites to be developed during both time periods



Scale 1:14,000



## Map 4: Bridge Of Weir

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Affordable Sites

Private Sites



Established - Sites to be Developed Post 2023

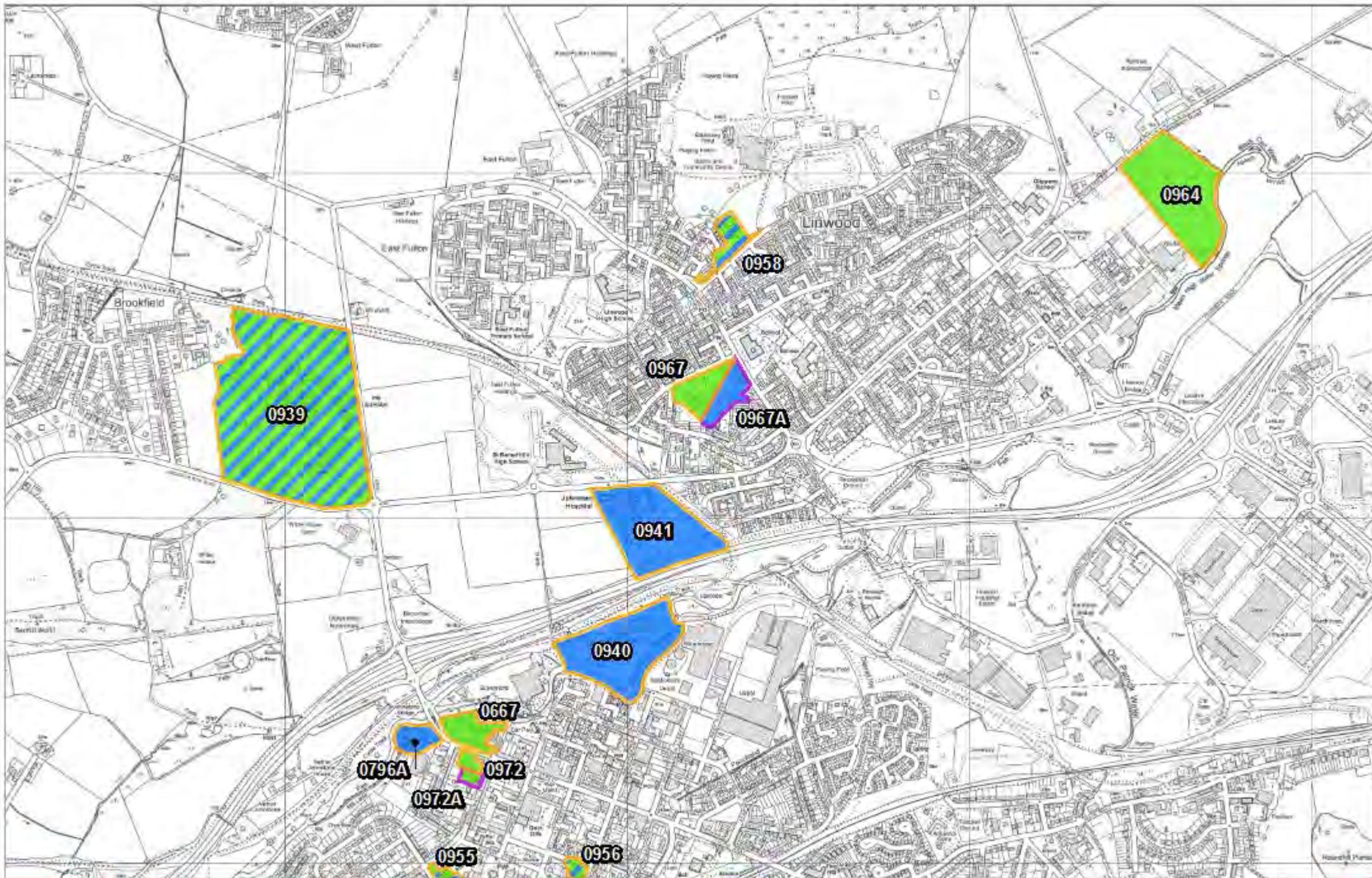
Effective - Sites to be Developed between 2018-2023



Effective & Established Sites to be developed during both time periods



Scale 1:14,000



### Map 5: Linwood & N Johnstone

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-  Affordable Sites
-  Private Sites

-  Established - Sites to be Developed Post 2023
-  Effective - Sites to be Developed between 2018- 2023
-  Effective & Established Sites - would be developed during both time periods



Scale 1:14,000



## Map 6: Paisley N.W.

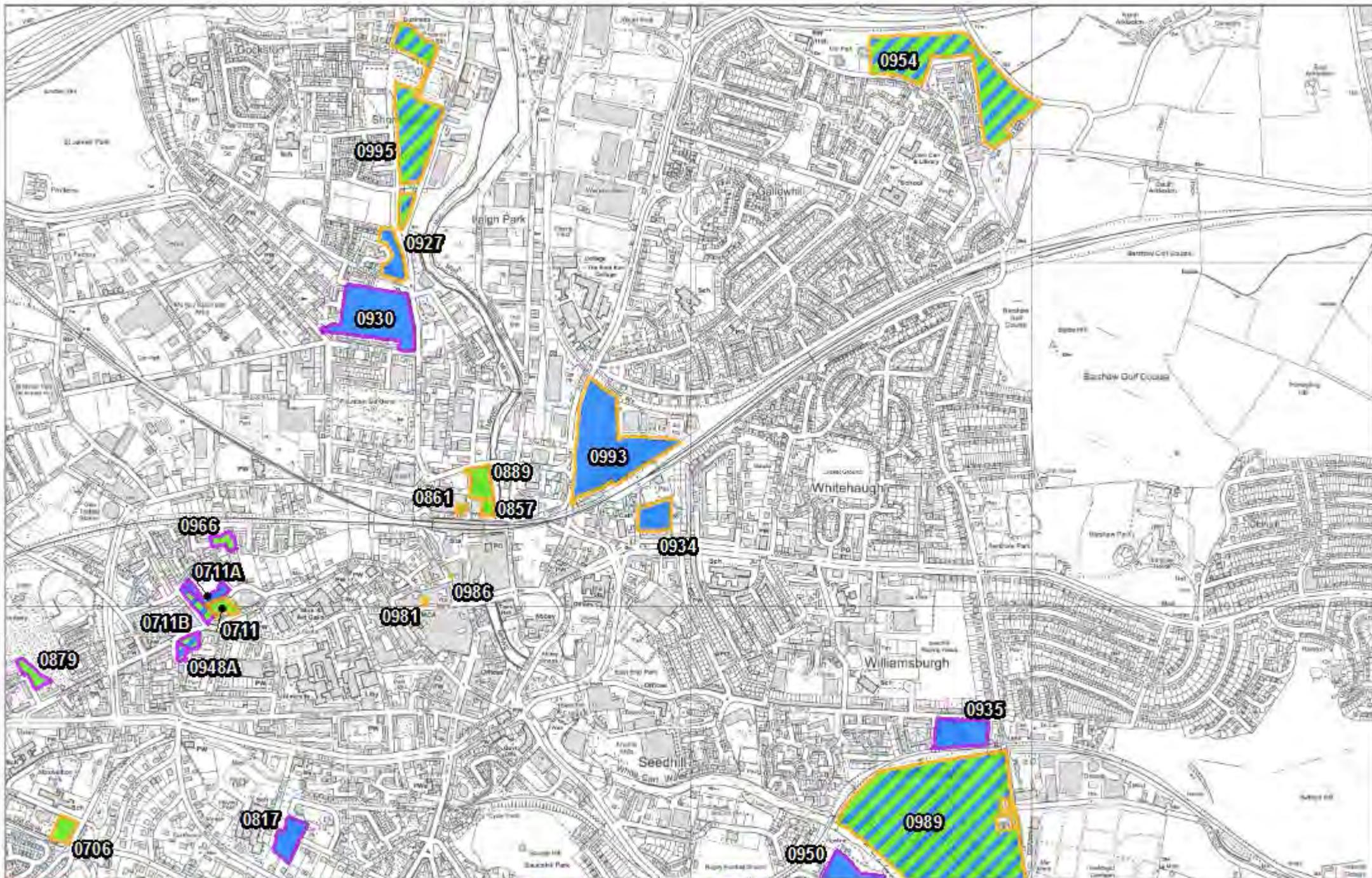
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-  Affordable Sites
-  Private Sites

-  Established - Sites to be Developed Post 2023
-  Effective - Sites to be Developed between 2018- 2023
-  Effective & Established Sites - would be developed during both time periods



Scale 1:14,000



# Map 7: Paisley N.E.

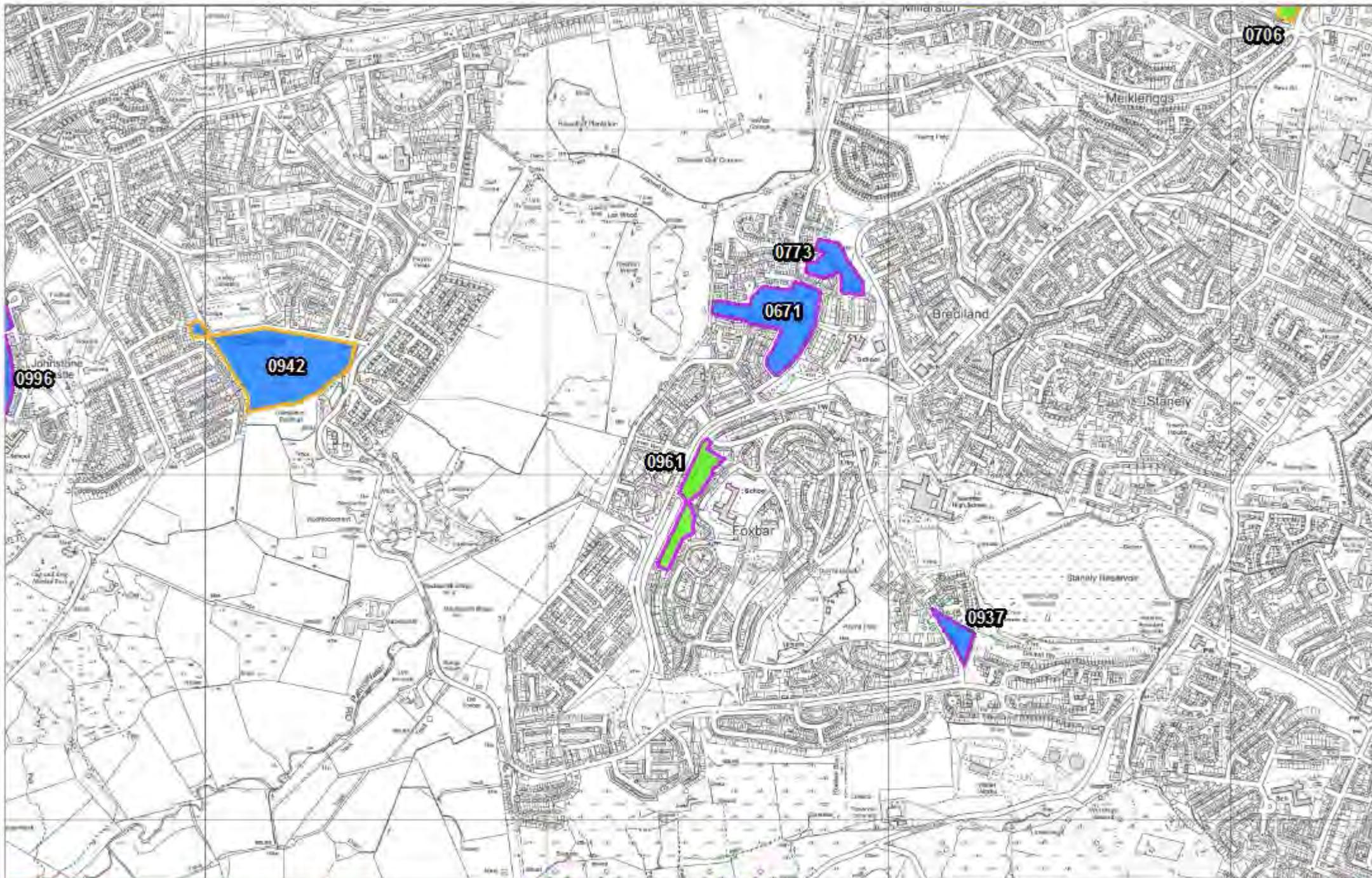
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- Affordable Sites
- Private Sites

- Established - Sites to be Developed Post 2023
- Effective - Sites to be Developed between 2018-2023
- Effective & Established Sites to be Developed during both time periods



Scale 1:14,000



## Map 8: Paisley S.W.

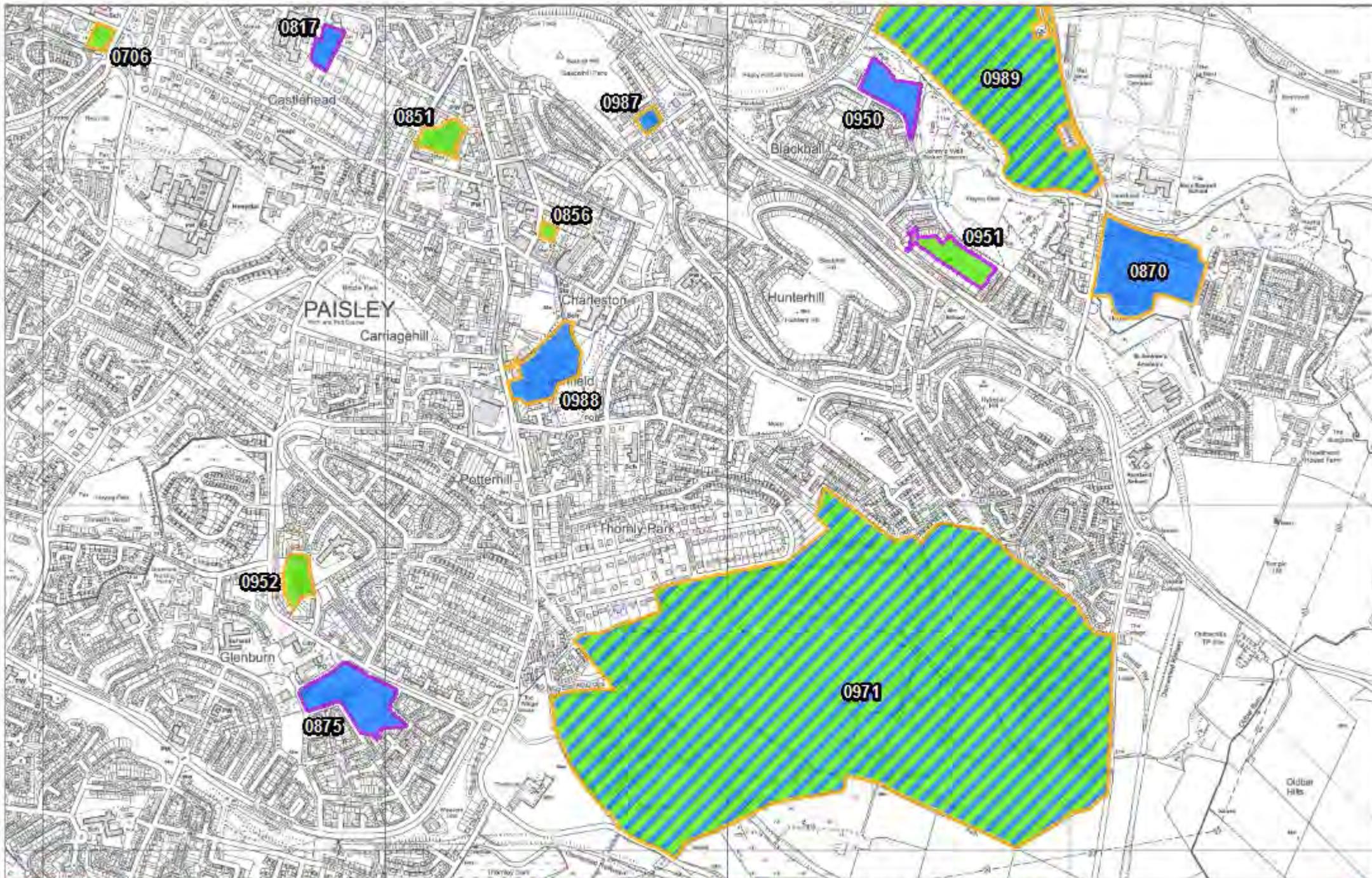
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-  Affordable Sites
-  Private Sites

-  Established - Sites to be Developed Post 2023
-  Effective - Sites to be Developed between 2018-2023
-  Effective & Established Sites would be developed during both time periods



Scale 1:14,000



## Map 9: Paisley S.E.

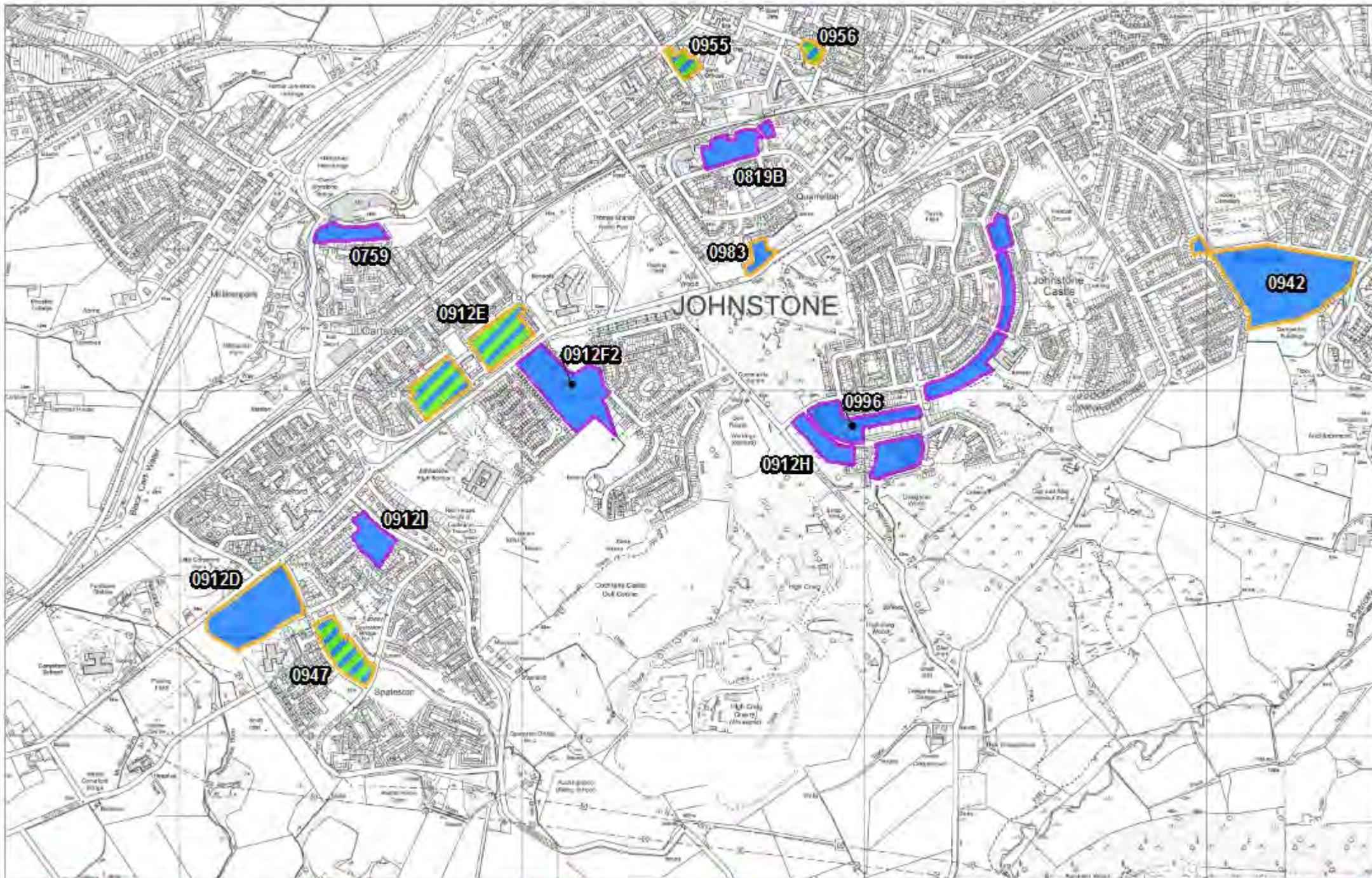
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- Affordable Sites
- Private Sites

- Established - Sites to be Developed Post 2023
- Effective - Sites to be Developed between 2018-2023
- Effective & Established Sites to be developed during both time periods



Scale 1:14,000



## Map 10: Johnstone

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- Affordable Sites
- Private Sites

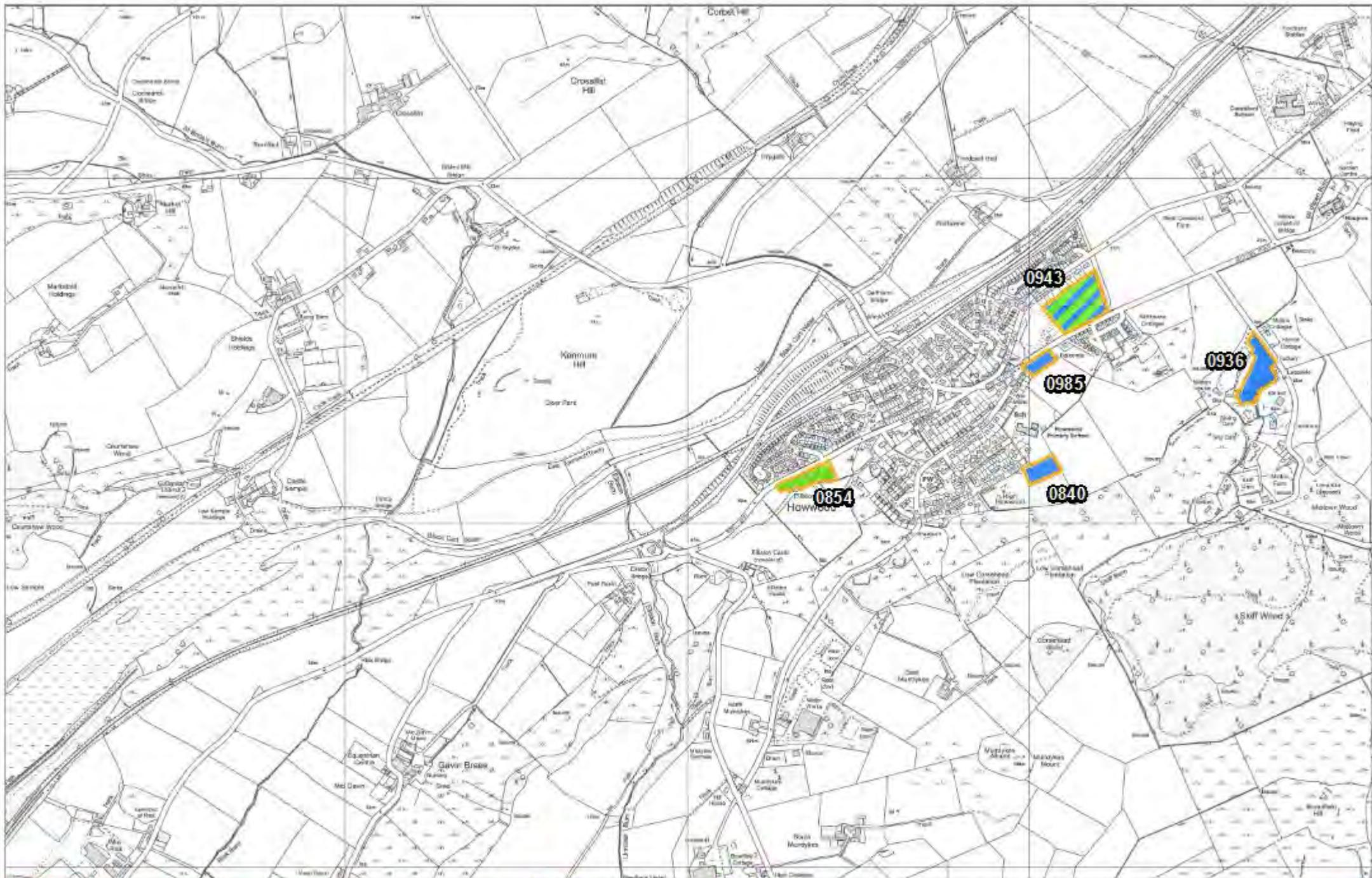
Established - Sites to be Developed Post 2023

Effective - Sites to be Developed between 2018- 2023

Effective & Established Sites would be developed during both time periods



Scale 1:14,000



# Map 11: Howwood

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- Affordable Sites
- Private Sites

- Established - Sites to be Developed Post 2023
- Effective - Sites to be Developed between 2018-2023
- Effective & Established Sites to be developed during both time periods



Scale 1:14,000



## Map 12: Lochwinnoch

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-  Affordable Sites
-  Private Sites

-  Established - Sites to be Developed Post 2023
-  Effective - Sites to be Developed between 2018-2023
-  Effective & Established Sites - would be developed during both time periods



Scale 1:14,000



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