

Inverclyde
council

**LOCAL
DEVELOPMENT
PLAN**

PROPOSED PLAN
MAY 2021

HOUSING LAND TECHNICAL REPORT

Introduction

The purpose of this paper is to support the Inverclyde Local Development Plan process by providing an explanation of the amount of land required for new housing development.

Compared to the Main Issues Report version of this document was published in December 2020, this version has been revised to take account of:

- The publication of the revised Scottish Planning Policy and PAN 1/2020 in December 2020
- Main Issues Report consultation responses
- Legal advice
- Revisions to the 2019 Housing Land Audit to take account of actual completions, the latest SHIP and Homes for Scotland disputes
- Discussions with colleagues in other planning authorities

The Scottish Government has made increasing the supply of new housing a priority in order to address the shortage of affordable homes across the country. Planning's role in this is set out in Scottish Planning Policy, which states that:

- Planning officials should work jointly with housing officials through housing market partnerships to identify functional housing market areas, where demand for housing is relatively self-contained;
- Development Plans should address the supply of land for all housing, setting out Housing Supply Targets, separated into affordable and market sectors, for each Housing Market Area;
- Housing Supply Targets should be increased by 10% to 20% to establish the Housing Land Requirement;
- Development Plans should allocate a generous supply of land, appropriate to supporting the creation of sustainable mixed communities and successful places, for each Housing Market Area to support the achievement of the Housing Land Requirement across all tenures;
- Development Plans should allocate a range of effective sites to meet the housing land requirement up to 10 years from the date of plan adoption;
- A minimum of a 5-year supply of effective housing land should be maintained at all times;
- Development Plans should be informed by a robust Housing Need and Demand Assessment.

A Housing Need and Demand Assessment was undertaken by the Glasgow and the Clyde Valley Housing Market Partnership (comprised of planning and housing officials from the 8 Glasgow and Clyde Valley local authorities) to inform the Clydeplan Strategic Development Plan (2017). The Housing Need and Demand Assessment was assessed as 'robust and credible' by the Centre for Housing Market Analysis (part of the Scottish Government) in 2015.

Clydeplan sets out the Housing Supply Targets and Housing Land Requirement for each Local Authority area and the private Housing Land Requirement for each Housing (Sub-) Market Area, while Background Report 8: Beyond the Housing Need and Demand Assessment sets out the methodology used to translate the outputs from the Housing Need and Demand Assessment into the Housing Supply Targets and Land Requirement.

<https://www.clydeplan-sdpa.gov.uk/strategic-development-plan/current-plan/current-strategic-development-plan-july-2017> - scroll down to see all relevant documents.

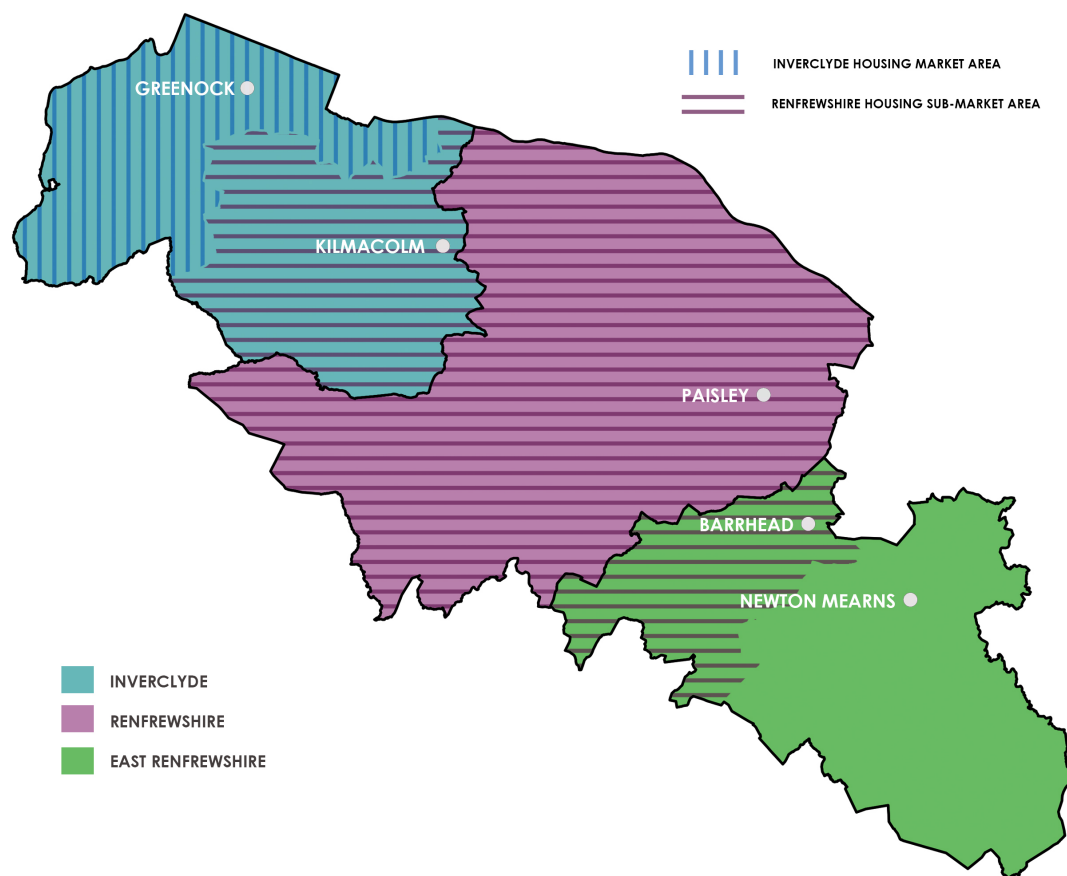
Inverclyde's Housing Geographies

There are different geographies that need to be considered when considering housing land matters in Inverclyde. These are:

- the Inverclyde local authority area
- the discrete Inverclyde Housing Market Area
- the Renfrewshire Housing Sub Market Area.

These are illustrated in Figure 1. The discrete Inverclyde Housing Market Area covers much of Inverclyde with the exception of the Kilmacolm and Quarrier's Village and the rural area around these villages. Kilmacolm and Quarrier's Village and the surrounding rural area sits within the Renfrewshire Housing Sub Market Area, which also covers the Renfrewshire local authority area and parts of East Renfrewshire.

Figure 1: Inverclyde's housing geographies



Housing Need and Demand Assessment Outputs – Housing Estimates

The Housing Need and Demand Assessment Tool used population and household projections, along with an assessment of existing housing need and assumptions about affordability based on income and house price projections, to provide estimates of the likely number and tenure of new houses required in the period from 2012 to 2024 and 2029 to enable Local Development Plans to address the housing land requirements for these periods. Three demographic scenarios were considered based on low migration, high migration and sustained growth. The Sustained Growth Scenario was considered to best reflect the economic and demographic drivers impacting on the Glasgow city region. The tool provides estimates for Local Authority areas, with the outputs for the Inverclyde Council area shown below. These show that based on the tool, the number of households in Inverclyde, in

both the private and affordable sectors (SR &BMR – social rented and below market rent), were predicted to fall in the period between 2012 and 2024 and again in the period to 2029.

Table 1: HNDA Tool Housing Estimates – Inverclyde Council

| Household Change by Tenure | | | | | | | | |
|----------------------------|---------|-------|-----------|---------|-------|-----------|---------|--------|
| 2012-2024 | | | 2024-2029 | | | 2012-2029 | | |
| SR&BMR | Private | Total | SR&BMR | Private | Total | SR&BMR | Private | Total |
| -134 | -602 | -736 | -280 | -584 | -864 | -414 | -1,186 | -1,600 |

Source: Figure 5.4 Glasgow and the Clyde Valley Housing Need and Demand Assessment 2015 (Sustained Growth Scenario)

Private Sector Adjusted Housing Estimates

The private sector Housing Estimates from the Tool were disaggregated into Housing Market Areas and compared with existing and projected stock to generate the Adjusted Housing Estimates for the Housing Market Areas. In moving from the Housing Need and Demand Assessment Tool estimates to the Adjusted Housing Estimates, the negative figures for Inverclyde were put to zero to reflect the Council's aspiration and expectation of halting population decline. When the Adjusted Housing Estimates are aggregated back into Local Authority areas, as shown in Table 2, a need for 29 houses from 2012 to 2024 and a surplus 2 houses from 2024 to 2029 is shown due to the overlap of the Renfrewshire Sub-Market Area into Inverclyde.

Table 2: All-Tenure Housing Estimates/Adjusted Housing Estimates Summary - Inverclyde

| | HMA Adjusted Housing Estimates approximated to LAs/Housing Estimates 2012-2024 | HMA Adjusted Housing Estimates approximated to LAs/Housing Estimates 2024-2029 | HMA Adjusted Housing Estimates approximated to LAs/Housing Estimates 2012-2029 |
|----------------|--|--|--|
| Private Sector | 29 | -2 | 27 |
| SR&BMR Sector | 0 | 0 | 0 |
| All-Tenure | 29 | -2 | 27 |

Source: Figure 5.13 Glasgow and the Clyde Valley Housing Need and Demand Assessment 2015

Housing Supply Targets

Housing Estimates (from Table 2) are then adjusted to create Housing Supply Targets. Scottish Planning Policy defines Housing Supply Target as "...a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy..." and that the target, "should be reasonable, should properly reflect the HNDA estimate of housing demand in the market sector, and should be supported by compelling evidence" (para. 115).

The Housing Need and Demand Assessment Managers Guide (published by the Scottish Government - <http://www.gov.scot/Topics/Built-Environment/Housing/supply-demand/chma/hnda/ManagerGuide2014>) indicates that Housing Supply Targets should be jointly agreed through the Housing Market Partnership. The Guide sets out eight examples of factors to be taken into account in setting Housing Supply Targets that are "deliverable on the ground". It states that "Consideration of these types of factors could result in a Housing Supply Target figure which may be lower or higher than the Housing Estimate in the Housing Need and Demand Assessment." (para.13.5).

The Housing Market Partnership added environmental and social considerations to the factors set out in the Housing Need and Demand Assessment Managers Guide. The full list of factors taken into consideration in setting Housing Supply Targets for the Clydeplan area were therefore:

- Environmental factors;
- Social factors;
- Economic factors which may impact on demand and supply
- Capacity within the construction sector
- Potential inter-dependency between delivery of market and affordable housing at the local level
- Availability of resources
- Likely pace and scale of delivery based on completion rates
- Recent development levels
- Planned demolitions
- Planned new and replacement housing or housing brought back into effective use.

In Inverclyde, this led to an increased target in both the private and social rented sectors to reflect the repopulation agenda being pursued by Inverclyde Council, historic levels of private housebuilding that were expected to continue, and the anticipated level of Scottish Government funding for social rented sector projects. The Housing Supply Targets for all sectors are shown below.

Table 3: All Tenure Housing Supply Targets – Inverclyde

| 2012-2024 | | | 2024-2029 | | | 2012-2029 | | |
|-----------|---------|-------|-----------|---------|-------|-----------|---------|-------|
| SR&BMR | Private | Total | SR&BMR | Private | Total | SR&BMR | Private | Total |
| 1,100 | 2,050 | 3,150 | 400 | 850 | 1,250 | 1,500 | 2,900 | 4,400 |

Source: Schedule 7 Clydeplan Strategic Development Plan 2017

All Tenure Housing Land Requirement

Scottish Planning Policy states that Housing Supply Targets should be increased by a margin of 10% to 20% to establish the Housing Land Requirement, in order to ensure that a generous supply of land for housing is provided. The exact extent of the margin will depend on local circumstances, and a robust explanation should be provided in the plan. The generosity margin utilised by Clydeplan, following the receipt of its Examination Report, is 15%. Table 4 illustrates the Housing Land Requirement for Inverclyde based on this adjustment.

Table 4: All Tenure Housing Land Requirement – Inverclyde

| 2012-2024 | | | 2024-2029 | | | 2012-2029 | | |
|-----------|---------|-------|-----------|---------|-------|-----------|---------|-------|
| SR&BMR | Private | Total | SR&BMR | Private | Total | SR&BMR | Private | Total |
| 1,270 | 2,360 | 3,630 | 460 | 980 | 1,440 | 1,730 | 3,340 | 5,070 |

Source: Schedule 8 Clydeplan Strategic Development Plan 2017

Private Housing Land Requirement

The appropriate geography for calculating the private sector Housing Land Requirement is Housing Market Areas. For the Inverclyde Housing Market Area and Renfrewshire Housing Sub Market Area this is set out in Schedule 9 of the Clydeplan Strategic Development Plan. For the Inverclyde local authority area this is set out in Schedule 8 of the Clydeplan Strategic Development Plan.

Table 5: Private Housing Land Requirement by Housing Market Area

| | | 2012-2024 | 2024-2029 | 2012-2029 |
|---|---|-----------|-----------|-----------|
| A | Inverclyde Local Authority Area* | 2,360 | 980 | 3,340 |
| B | Inverclyde discrete Housing Market Area** | 2,220 | 920 | 3,140 |
| C | Renfrewshire Housing Sub Market Area | 8,160 | 2,030 | 10,190 |
| D | Renfrewshire Housing Sub Market Area – Inverclyde part*** (A-B) | 140 | 60 | 200 |

* Source: Schedule 8 Clydeplan Strategic Development Plan 2017

** Source: Schedule 9 Clydeplan Strategic Development Plan 2017

*** Derived from subtracting Inverclyde Housing Market Area figures from Inverclyde Council figures

Adjusting the Housing Land Requirement for the Local Development Plan

The Local Development Plan is required to ensure that enough effective land is identified to meet the Housing Land Requirement for the different time periods set out in Clydeplan. For the 2012-24 period, account has to be taken of completions that have already happened in the 2012-2019 period so these are subtracted from the Clydeplan Housing Land Requirement to identify a balance of the Housing Land Requirement to be provided for by the Local Development Plan for the 2019-2024 period.

In addition, the expected date of adoption for the new Local Development Plan is 2022, so a Housing Land Requirement to 2032 can also be set to meet the Scottish Planning Policy requirement of Local Development Plans allocating housing land to meet the Housing Land Requirement of the Strategic Development Plan up to year 10 from the expected date of adoption. However, the Clydeplan Strategic Development Plan only sets a Housing Land Requirement to 2029. Given the ambition of the Housing Supply Targets on which the Housing Land Requirement for Inverclyde is set and the amount of land allocated to meet this, it is considered that no additional land is required for the 2029-2032 period, thus the requirement for land in the 2024-2029 and 2024-2032 period is the same, and is shown as 2024-2029/32 in the rest of this document.

Table 6: Housing Land Requirement to 2024, 2029 and 2032

| | | Inverclyde Local Authority Area (social) | Inverclyde Local Authority Area (private) | Inverclyde Local Authority Area (all tenure) | Inverclyde Housing Market Area (private) | Renfrewshire Housing Sub Market Area (private) | Inverclyde part of Renfrewshire Housing Sub Market Area (private) |
|---|---|--|---|--|--|--|---|
| E | Housing Land Requirement 2012-2024 | 1,270 | 2,360 | 3,630 | 2,220 | 8,160 | 140 |
| F | Completions 2012-2019 | 441 | 604 | 1045 | 601 | 3,872 | 3 |
| G | Balance of Housing Land Requirement 2019-2024 (E-F) | 829 | 1756 | 2585 | 1619 | 4,288 | 137 |
| H | Housing Land Requirement 2024-2029 | 460 | 980 | 1,440 | 920 | 2,030 | 60 |
| J | Housing Land Requirement 2029-2032 | 0 | 0 | 0 | 0 | 0 | 0 |
| K | Housing Land Requirement 2024-2029/32 (H+J) | 460 | 980 | 1,440 | 920 | 2,030 | 60 |
| L | Housing Land Requirement 2019-2029/32 (G+K) | 1,289 | 2,736 | 4,025 | 2,539 | 6,318 | 197 |

Providing for the Housing Land Requirement to 2024

Scottish Planning Policy directs Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the Housing Land Requirement. In Inverclyde, housing sites are monitored annually in the Housing Land Audit. The most recent finalised Housing Land Audit for Inverclyde is based at 31st March 2019 and includes a significant number of sites that were disputed by i.e. sites which the Council and Homes for Scotland could not agree as to whether they are effective or not, or have different views on programming. To take account of these disputes (including revised programming suggested by Homes for Scotland through the Main issues Report consultation), and of actual completions in the 2019/20 year and programming set out in the Council's 2021-26 Strategic Housing Investment Plan, the Council has revised the 2019 Housing Land Audit for the purposes of the proposed Local Development Plan. The revised Housing Land Audit is set out in Appendix 1 with notes identifying where changes have been made.

As part of Inverclyde falls within the Renfrewshire Housing Sub Market Area, this document is also based on the 2019 Housing Land Audits for Renfrewshire and East Renfrewshire which have also been finalised. No revisions have been made to these documents by Inverclyde Council for the purposes of the Local Development Plan.

Table 7 compares the balance of the 2019-2024 Housing Land Requirement with both the unit capacity of sites which are expected to start delivering housing during the 2019-2024 period, and also the number of units programmed for completion in this period.

Table 7: Comparison the 2019-2024 Housing Land Requirement total and programmed land supply

| | | Inverclyde Local Authority Area (social) | Inverclyde Local Authority Area (private) | Inverclyde Local Authority Area (all tenure) | Inverclyde Housing Market Area (private) | Renfrewshire Housing Sub Market Area (private) | Inverclyde part of Renfrewshire Housing Sub Market Area (private)* |
|---|--|--|---|--|--|--|--|
| M | Balance of Housing Land Requirement 2019-2024 (Table 6) | 829 | 1,756 | 2,585 | 1,619 | 4,288 | 137 |
| N | Unit capacity of sites that are effective or expected to become effective in 2019-2024 | 935 | 1,948 | 2,883 | 1,906 | 7,988 | 42 |
| P | Comparison of effective land capacity with Housing Land Requirement (N-M)) | 106 | 192 | 298 | 287 | 3,700 | -95 |
| | | | | | | | |
| Q | Units programmed for completion 2019-2024 | 930 | 464 | 1,394 | 430 | 4,304 | 34 |

| | | | | | | | |
|---|---|-----|--------|--------|--------|----|------|
| R | Comparison of units programmed for completion with the Housing Land Requirement (Q-M) | 101 | -1,292 | -1,191 | -1,189 | 16 | -103 |
|---|---|-----|--------|--------|--------|----|------|

Providing for the Housing Land Requirement to 2029/32

Table 8 compares the 2024-2029/32 Housing Land Requirement with the unit capacity of sites which are expected to deliver in the 2024-2029/32 period. This figure consists of the surplus land identified for the 2019-2024 period and the unit capacity of sites in the housing land supply that are first expected to deliver in the 2024-2029/32 period.

A second comparison is made with the balance of units that are not programmed for development in the 2019-2024 period.

Table 8: Comparison of Housing Land Requirement 2024-2029/32 with the capacity of land which is available for delivery in that period

| | | Inverclyde Local Authority Area (social) | Inverclyde Local Authority Area (private) | Inverclyde Local Authority Area (all tenure) | Inverclyde Housing Market Area (private) | Renfrewshire Housing Sub Market Area (private) | Inverclyde part of Renfrewshire Housing Sub Market Area (private)* |
|---|--|--|---|--|--|--|--|
| S | Housing Land Requirement 2024-2029/32 (Table 6) | 460 | 980 | 1,440 | 920 | 2,030 | 60 |
| T | Surplus capacity of land from 2019-2024 period (Table 7) | 106 | 192 | 298 | 287 | 3,700 | 0 |
| U | Unit capacity of sites that are effective or expected to become effective in 2024-2029/32 period | 559 | 1,688 | 2,247 | 1,594 | 2,658 | 94 |
| V | Total unit capacity of land effective or expected to become effective in 2024-2029/32 period (R+S) | 665 | 1,880 | 2,545 | 1,881 | 6,358 | 94 |
| W | Comparison of effective land capacity with Housing Land Requirement for 2024-2029/32 | 205 | 900 | 1,105 | 961 | 4,328 | 34 |
| | | | | | | | |
| X | Total units expected to be developed after 2023-24 | 564 | 3,172 | 3,736 | 3,070 | 5,340 | 102 |
| Y | Comparison of total units | 104 | 2,192 | 2,296 | 2,150 | 3,310 | 42 |

| | | | | | | | |
|--|---|--|--|--|--|--|--|
| | expected to be developed after 2023-24 with the Housing Land Requirement for 2024-2029/32 | | | | | | |
|--|---|--|--|--|--|--|--|

Calculating the 5-year supply of effective land requirement

As well as providing for the Housing Land Requirement in development plans, planning authorities are required to maintain a 5 year effective housing land supply at all times. Planning Advice Note 1/2020 sets out that the 5-year requirement figure is calculated by dividing the development plan Housing Land Requirement by the length of the plan period to provide an annual figure, which should then be multiplied by 5. Table 9 sets out this calculation for the housing geographies in Inverclyde, using the Clydeplan 2012-2029 Housing Land Requirement.

Table 9: 5-year supply of effective land requirement

| | | Inverclyde Local Authority Area (social) | Inverclyde Local Authority Area (private) | Inverclyde Local Authority Area (all tenure) | Inverclyde Housing Market Area (private) | Renfrewshire Housing Sub Market Area (private) | Inverclyde part of Renfrewshire Housing Sub Market Area (private)* |
|----|---|--|---|--|--|--|--|
| AA | Housing Land Requirement 2012-2029 | 1,730 | 3,340 | 5,070 | 3,140 | 10,190 | 200 |
| BB | Annualised Housing Land Requirement | 102 | 196 | 298 | 185 | 599 | 12 |
| CC | 5-year supply of effective Housing Land Requirement | 509 | 982 | 1,491 | 924 | 2,997 | 59 |

Maintaining a 5-year effective housing land supply

To consider whether the Proposed Local Development Plan has a 5-year effective land supply at time of publication, the 5-year requirement has been compared with the programmed supply for the 2021-26 period as set out in the revised 2019 Housing Land Audit. The comparison is set out in Table 10.

Table 10: Comparison of 5-year supply of effective housing land requirement with programmed land supply for 2021-26

| | | Inverclyde Local Authority Area (social) | Inverclyde Local Authority Area (private) | Inverclyde Local Authority Area (all tenure) | Inverclyde Housing Market Area (private) | Renfrewshire Housing Sub Market Area (private) | Inverclyde part of Renfrewshire Housing Sub Market Area (private)* |
|------------|--|--|---|--|--|--|--|
| DD | 5-year supply of effective Housing Land Requirement | 509 | 982 | 1,491 | 924 | 2,997 | 59 |
| EE | Programmed land supply for 2021-26 | 738 | 753 | 1,491 | 704 | 4,797 | 49 |
| FF (DD-EE) | Comparison of programmed land supply 2021-26 with 5-year supply of effective | 229 | -229 | 0 | -220 | 1,800 | -10 |

| | | | | | | | |
|--|--------------------------|--|--|--|--|--|--|
| | housing land requirement | | | | | | |
|--|--------------------------|--|--|--|--|--|--|

Observations

Inverclyde authority area social sector – Table 7 shows that the total capacity of land that is effective or expected to become effective in the period to 2024 is in excess of the Housing Land Requirement for that period (**106 unit surplus**) and that there is also a surplus when the programmed land supply for 2019-2024 is compared with the Housing Land Requirement for that period (**101 unit surplus**). Table 8 shows that the total capacity of land that is effective or expected to become effective in the period to 2029/32 is in excess of the Housing Land Requirement for that period (**205 unit surplus**), although that surplus is smaller when the remaining unit balance of the land programmed for development up to 2024 is compared with the Housing Land Requirement to 2029/32 (**104 unit surplus**). Table 10 shows that the programmed land supply is sufficient to meet the 5-year effective land requirement for the 2021-26 period (**229 unit surplus**).

Inverclyde authority area private sector – Table 7 shows that the total capacity of land that is effective or expected to become effective in the period to 2024 is in excess of the Housing Land Requirement for that period (**192 unit surplus**), but that when the programmed land supply is considered, there is a shortfall (**1,292 unit shortfall**). Table 8 shows that the total capacity of land that is effective or expected to become effective in the period to 2029/32 is in excess of the Housing Land Requirement for that period (**900 unit surplus**), and that there is an even larger surplus if the comparison is with units programmed for development post-2024 (**2,192 unit surplus**). Table 10 shows that there is a shortfall when the programmed land supply is compared to the 5-year effective land requirement for the 2021-26 period (**229 unit shortfall**).

Inverclyde authority area all-tenure – Table 7 shows that the total capacity of land that is effective or expected to become effective in the period to 2024 is in excess of the Housing Land Requirement for that period (**298 unit surplus**), but that when the programmed land supply is considered, there is a shortfall (**1,191 unit shortfall**). Table 8 shows that the total capacity of land that is effective or expected to become effective in the period to 2029/32 is in excess of the Housing Land Requirement for that period (**1,105 unit surplus**), and that there is an even larger surplus if the comparison is with units programmed for development post-2024 (**2,296 unit surplus**). Table 10 shows that the programmed land supply is balanced with the 5-year effective land requirement for the 2021-26 period (**0 unit surplus/shortfall**).

Inverclyde Housing Market Area private sector – Table 7 shows that the total capacity of land that is effective or expected to become effective in the period to 2024 is in excess of the Housing Land Requirement for that period (**287 unit surplus**) but that when the programmed land supply is considered, there is a shortfall (**1,189 unit shortfall**). Table 8 shows that the total capacity of land that is effective or expected to become effective in the period to 2029/32 is in excess of the Housing Land Requirement for that period (**961 unit surplus**), and that there is an even larger surplus if the comparison is with units programmed for development post-2024 (**2,150 unit surplus**). Table 10 shows that there is a shortfall when the programmed land supply is compared to the 5-year effective land requirement for the 2021-26 period (**220 unit shortfall**).

Renfrewshire Housing Sub Market Area private sector – Table 7 shows that the total capacity of land that is effective or expected to become effective in the period to 2024 is in excess of the Housing Land Requirement for that period (**3,700 unit surplus**), but that when the programmed land supply is considered, the surplus is significantly smaller (**16 unit surplus**). Table 8 shows that the total capacity of land that is effective or expected to become effective in the period to 2029/32 is in excess of the Housing Land Requirement for that period (**4,328 unit surplus**), although the comparison with land programmed for

development post-2024 results in a smaller surplus (**3,310 unit surplus**). Table 10 shows that the programmed land supply is sufficient to meet the 5-year effective land requirement for the 2021-26 period (**1,800 unit surplus**).

Renfrewshire Housing Sub Market Area private sector (Inverclyde part) – Table 7 shows that there is a shortfall when the total capacity of land that is effective or expected to become effective in the period to 2024 is compared to the Housing Land Requirement for that period (**95 unit shortfall**), with a similar shortfall when the programmed supply is compared with the Housing Land Requirement for the same period (**103 unit shortfall**). Table 8 shows that there is a surplus when the total capacity of land that is effective or expected to become effective in the period to 2029/32 is compared to the Housing Land Requirement for that period (**34 unit surplus**), with a surplus also showing when the comparison is with units programmed for development post-2024 (**42 unit surplus**). Table 10 shows that there is a shortfall when the programmed land supply is compared to the 5-year effective land requirement for the 2021-26 period (**10 unit shortfall**).

Conclusions

The above figures indicate a requirement for some additional housing land to be identified in Inverclyde. The significant figures are:

- An indicative 220 unit shortfall in the 5-year effective land supply of private housing in the Inverclyde Housing Market Area in the 2021-2026 period. There is also an indicative 1,189 unit shortfall when only the programmed land supply is compared with the Housing Land Requirement to 2024, although a 287 unit surplus when the total capacity of effective sites is considered. It is therefore considered that land should be identified to increase the 5-year effective land supply for the 2021-26 period in the Inverclyde Housing Market Area.
- An indicative shortfall of approximately 100 units in the Inverclyde part of the Renfrewshire Housing Sub-Market Area, when either the total capacity of effective land and the programmed supply of land is compared to the Housing Land Requirement to 2024. It is noted that a surplus of land does exist in the wider Renfrewshire Housing Sub Market Area, but that the identification of additional land for approximately 100 units for development commencing in the period to 2024 would address any perceived shortfall in the Inverclyde part of the Renfrewshire Housing Sub Market Area, whilst increasing the total supply of programmed effective land within the Inverclyde authority area, and assist the population priority. It would also address the small indicative shortfall (10 units) in the 5-year effective housing land requirement for 2021-26.
- An indicative 229 unit shortfall in the 5-year effective land supply of private housing in the Inverclyde Council Area in the 2021-2026 period. There is also an indicative 1,292 unit shortfall when only the programmed land supply is compared with the Housing Land Requirement to 2024, although a 192 unit surplus results when the total capacity of effective sites is considered. Addressing shortfalls in the separate housing market areas will assist in addressing shortfalls in the overall Council area.

Appendix 1: Revised 2019 Housing Land Audit

| HLA REF | ADDRESS1 | ADDRESS2 | REMAINDER | 2019-24 | 2021-26 | 2024-29 | 2029-32 | 2024-32 | POST-24 | TOTAL CAPACITY OF 2019-2024 SITES | CAPACITY FOR 2024-32 PERIOD | REVISION NOTES |
|-------------------------------|---|--------------|-------------|------------|------------|-------------|------------|-------------|-------------|-----------------------------------|-----------------------------|--|
| IC0026* | ARRAN AVENUE (PARKHILL)* | PORT GLASGOW | 115 | 20 | 60 | 95 | 0 | 95 | 95 | 115 | | First completions moved from 21/22 to 23/24. |
| IC0094 | RENTON ROAD* | GREENOCK | | | | | | | | | | |
| IC0192A* | BROADFIELD HOSPITAL* | PORT GLASGOW | 27 | 27 | 18 | 0 | 0 | 0 | 0 | 27 | | |
| IC0192B* | BROADFIELD HOSPITAL (GROUNDS)* | PORT GLASGOW | 27 | 27 | 9 | 0 | 0 | 0 | 0 | 27 | | 19/20 completions revised based on survey |
| IC0249B* | STRONE - GARELOCH ROAD* | GREENOCK | 25 | 0 | 0 | 0 | 0 | 0 | 25 | | 25 | |
| IC0336* | 32 UNION STREET* | GREENOCK | 20 | 0 | 0 | 0 | 0 | 0 | 20 | | 20 | |
| IC0349* | VICTORIA & EAST INDIA HARBOURS* | GREENOCK | 240 | 40 | 80 | 100 | 60 | 160 | 200 | 240 | | |
| IC0354E* | WOODHALL PHASE 4* | PORT GLASGOW | 140 | 0 | 0 | 0 | 0 | 0 | 140 | | 140 | |
| IC0359* | JAMES WATT DOCK/GARVEL ISLAND* | GREENOCK | 900 | 0 | 0 | 0 | 0 | 0 | 900 | | 900 | |
| IC0367* | INVERKIP POWER STATION* | WEMYSS BAY | 670 | 20 | 100 | 200 | 120 | 320 | 650 | 670 | | |
| IC0375* | 28 SINCLAIR ST* | GREENOCK | 12 | 0 | 0 | 0 | 0 | 0 | 12 | | 12 | |
| IC0376 | REGENT ST* | GREENOCK | | | | | | | | | | |
| IC0380* | THE GLEBE* | INVERKIP | 32 | 32 | 14 | 0 | 0 | 0 | 0 | 32 | | 19/20 completions revised based on survey |
| IC0397* | LEVAN FARM - PHASE 3* | GOUROCK | 150 | 25 | 75 | 125 | 0 | 125 | 125 | 150 | | First completions moved from 21-22 to 23-24. |
| IC0415 | BRIDGEND* | INVERKIP | | | | | | | | | | |
| IC0438 | DRUMFROCHAR ROAD* | GREENOCK | | | | | | | | | | |
| IC0443* | CARWOOD STREET PHASE 3* | GREENOCK | 31 | 0 | 0 | 0 | 0 | 0 | 31 | | 31 | |
| IC0457* | SPANGO VALLEY* | GREENOCK | 420 | 20 | 100 | 200 | 120 | 320 | 400 | 420 | | First completions moved back to 23/24 at 40pa. |
| IC0462* | KIRN DRIVE - KEMPOCK HOUSE* | GOUROCK | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 5 | | |
| IC0466* | LYLE ROAD - FMR HOLY CROSS SCHOOL* | GREENOCK | 15 | 15 | 15 | 0 | 0 | 0 | 0 | 15 | | |
| IC0467* | MADEIRA STREET - GREENOCK ACADEMY* | GREENOCK | 30 | 30 | 30 | 0 | 0 | 0 | 0 | 30 | | |
| IC0475* | 3 HIGHHOLM STREET* | PORT GLASGOW | 12 | 0 | 0 | 0 | 0 | 0 | 12 | | 12 | |
| IC0477A* | ASHBURN GATE, FMR QUEENS RES. HOME* | GOUROCK | 7 | 4 | 0 | 3 | 0 | 3 | 3 | 7 | | |
| IC0477B* | ASHBURN GATE, FMR QUEENS RES. HOME EXTENSION* | GOUROCK | 6 | 3 | 0 | 3 | 0 | 3 | 3 | 6 | | |
| IC0478* | ELDON ST - FRM NAVAL BUILDINGS* | GREENOCK | 60 | 60 | 0 | 0 | 0 | 0 | 0 | 60 | | 19/20 completions revised based on survey |
| IC0482* | COWAL VIEW* | GOUROCK | 16 | 16 | 0 | 0 | 0 | 0 | 0 | 16 | | 19/20 completions revised based on survey |
| IC0485* | 1 ASHTON ROAD* | GOUROCK | 11 | 11 | 11 | 0 | 0 | 0 | 0 | 11 | | |
| IC0488* | UPPER KIRN DRIVE* | GOUROCK | 110 | 0 | 0 | 0 | 0 | 0 | 110 | | 110 | Programming removed from 2019-24 period. |
| IC0489* | AUCHNEAGH ROAD* | GREENOCK | 28 | 28 | 0 | 0 | 0 | 0 | 0 | 28 | | 19/20 completions revised based on survey |
| IC0490* | WESTMORLAND ROAD - FMR SACRED HEART PS* | GREENOCK | 40 | 0 | 40 | 46 | 0 | 46 | 40 | | 40 | First completions moved back to 24/25 |
| IC0491* | PORT GLASGOW INDUSTRIAL ESTATE* | PORT GLASGOW | 200 | 0 | 60 | 150 | 50 | 200 | 200 | | 200 | Programming removed from 2019-24 period. |
| IC0492* | DUNCAN STREET* | GREENOCK | 35 | 35 | 35 | 0 | 0 | 0 | 0 | 35 | | |
| IC0493* | RATHO/MACDOUGALL STREET* | GREENOCK | 100 | 0 | 50 | 100 | 0 | 100 | 100 | | 100 | Programming removed from 2019-24 period. |
| IC0495* | 25 WEST BLACKHALL STREET* | GREENOCK | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | | 19/20 completions revised based on survey |
| IC0497* | DOUGLIEHILL TERRACE* | PORT GLASGOW | 4 | 0 | 4 | 4 | 0 | 4 | 4 | | 4 | |
| IC0498* | MANSION HOUSE, ARDGOWAN SQUARE* | GREENOCK | 8 | 8 | 3 | 0 | 0 | 0 | 0 | 8 | | 19/20 completions revised based on survey |
| INVERCLYDE HMA PRIVATE | | | 3500 | 430 | 704 | 1026 | 350 | 1376 | 3070 | 1906 | 1594 | |
| IC0207* | BROADSTONE AVENUE* | PORT GLASGOW | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 12 | | |
| IC0249A* | STRONE - GARELOCH ROAD* | GREENOCK | 75 | 0 | 0 | 0 | 0 | 0 | 75 | | 75 | |
| IC0313* | 11 HOUSTON STREET* | GREENOCK | 20 | 20 | 20 | 0 | 0 | 0 | 0 | 20 | | Programming changed to reflect 2021-26 SHIP |
| IC0333 | LAND OFF KILLOCHEND DRIVE* | GREENOCK | | | | | | | | | | |
| IC0336A* | 32 UNION STREET (CAMPBELL STREET)* | GREENOCK | 40 | 0 | 0 | 0 | 0 | 0 | 40 | | 40 | |
| IC0359D* | JAMES WATT DOCK EAST* | GREENOCK | 137 | 137 | 137 | 0 | 0 | 0 | 0 | 137 | | Programming changed to reflect 2021-26 SHIP |
| IC0362* | WELLINGTON PARK* | GREENOCK | 120 | 0 | 0 | 0 | 0 | 0 | 120 | | 120 | |
| IC0364A* | RAVENSCRAIG HOSPITAL* | GREENOCK | 149 | 149 | 149 | 0 | 0 | 0 | 0 | 149 | | Programming changed to reflect 2021-26 SHIP |
| IC0364B* | RAVENSCRAIG HOSPITAL* | GREENOCK | 49 | 49 | 49 | 0 | 0 | 0 | 0 | 49 | | Programming changed to reflect 2021-26 SHIP |
| IC0366* | PEAT ROAD/HOLEFARM* | GREENOCK | 102 | 0 | 0 | 0 | 0 | 0 | 102 | | 102 | |
| IC0381* | 53/55 SHORE STREET* | GOUROCK | 8 | 0 | 4 | 4 | 0 | 4 | 8 | | 8 | |
| IC0384* | 16 WEST STEWART STREET* | GREENOCK | 24 | 24 | 24 | 0 | 0 | 0 | 0 | 24 | | Programming changed to reflect 2021-26 SHIP |

| | | | | | | | | | | | | |
|--------------------------------------|--|--------------|-------------|-------------|-------------|-------------|------------|-------------|-------------|--|-------------|---|
| IC0427* | UPPER BOW* | GREENOCK | 26 | 0 | 0 | 0 | 0 | 0 | 26 | | 26 | |
| IC0445* | 89-105 DRUMFROCHAR ROAD* | GREENOCK | 50 | 0 | 0 | 0 | 0 | 0 | 50 | | 50 | |
| IC0450* | CLUNE PARK* | PORT GLASGOW | 80 | 0 | 0 | 0 | 0 | 0 | 80 | | 80 | |
| IC0459* | WEYMOUTH CRESCENT* | GOUROCK | 10 | 5 | 5 | 5 | 0 | 5 | 5 | | 10 | |
| IC0463* | AUCHMEAD ROAD - FMR RAVENS CRAIG SCHOOL* | GREENOCK | 36 | 36 | 0 | 0 | 0 | 0 | 0 | | 36 | |
| IC0464* | CARDROSS CRESCENT - FMR KINGS GLEN SCHOOL* | GREENOCK | 57 | 57 | 57 | 0 | 0 | 0 | 0 | | 57 | Programming changed to reflect 2021-26 SHIP |
| IC0468* | MOUNT PLEASANT STREET - FMR HIGHLANDERS ACADEMY* | GREENOCK | 44 | 44 | 0 | 0 | 0 | 0 | 0 | | 44 | |
| IC0469 | TATE AND LYLE NE* | GREENOCK | | | | | | | | | | |
| IC0470 | TATE AND LYLE SE (DRUMFROCHAR ROAD)* | GREENOCK | | | | | | | | | | |
| IC0472 | AUCHENBOTHIE ROAD - FMR BARMOSS NURSERY* | PORT GLASGOW | | | | | | | | | | |
| IC0473* | LILYBANK ROAD - FMR LILYBANK SCHOOL* | PORT GLASGOW | 16 | 16 | 0 | 0 | 0 | 0 | 0 | | 16 | |
| IC0474* | SOUTHFIELD AVENUE - ST STEPHENS SCHOOL* | PORT GLASGOW | 224 | 224 | 224 | 0 | 0 | 0 | 0 | | 224 | Programming changed to reflect 2021-26 SHIP |
| IC0480* | EAST CRAWFORD ST | GREENOCK | 40 | 0 | 0 | 0 | 0 | 0 | 40 | | 40 | |
| IC0483C* | SLAEMUIR PHASE 1/2- CUILLINS AVE* | PORT GLASGOW | 8 | 8 | 0 | 0 | 0 | 0 | 0 | | 8 | 19/20 completions revised based on survey |
| IC0483D* | SLAEMUIR PHASE 3 - SLAEMUIR AVENUE* | PORT GLASGOW | 33 | 33 | 0 | 0 | 0 | 0 | 0 | | 33 | 19/20 completions revised based on survey |
| IC0483E* | SLAEMUIR PHASE 2 - CAMPSIE ROAD SOUTH* | PORT GLASGOW | 7 | 7 | 0 | 0 | 0 | 0 | 0 | | 7 | 19/20 completions revised based on survey |
| IC0483F* | SLAEMUIR PHASE 2 - TEVIOT ROAD* | PORT GLASGOW | 16 | 16 | 0 | 0 | 0 | 0 | 0 | | 16 | |
| IC0484* | SELKIRK ROAD* | PORT GLASGOW | 18 | 0 | 0 | 0 | 0 | 0 | 18 | | 18 | |
| IC0487* | DUBBS ROAD - FMR BOGLESTONE CLINIC* | PORT GLASGOW | 24 | 24 | 0 | 0 | 0 | 0 | 0 | | 24 | |
| IC0494 | HILL STREET* | GREENOCK | | | | | | | | | | |
| IC0496* | BOW FARM* | GREENOCK | 69 | 69 | 69 | 0 | 0 | 0 | 0 | | 69 | Programming changed to reflect 2021-26 SHIP |
| INVERCLYDE HMA SOCIAL | | | 1494 | 930 | 738 | 9 | 0 | 9 | 564 | | 935 | 559 |
| IC0030A* | WHITELEA ROAD* | KILMACOLM | 4 | 2 | 2 | 2 | 0 | 2 | 2 | | 4 | 19/20 completions revised based on survey |
| IC0320A* | BALROSSIE SCHOOL (GROUNDS)* | KILMACOLM | 49 | 0 | 0 | 0 | 0 | 0 | 49 | | 49 | Made non-effective to 2026 |
| IC0320B* | BALROSSIE SCHOOL & OUTBUILDINGS* | KILMACOLM | 15 | 0 | 0 | 0 | 0 | 0 | 15 | | 15 | Made non-effective to 2026 |
| IC0379* | LEPERSTONE AVE* | KILMACOLM | 7 | 4 | 5 | 3 | 0 | 3 | 3 | | 7 | 19/20 completions revised based on survey |
| IC0430A* | SMITHY BRAE* | KILMACOLM | 12 | 12 | 12 | 0 | 0 | 0 | 0 | | 12 | First completions moved back to 23/24 |
| IC0430B* | SMITHY BRAE* | KILMACOLM | 30 | 0 | 30 | 30 | 0 | 30 | 30 | | 30 | First completions moved back to 24/25 |
| IC0435* | WOODSIDE CARE HOME* | QUARRIERS | 7 | 4 | 0 | 3 | 0 | 3 | 3 | | 7 | |
| IC0476* | LOCHWINNOCH ROAD, FMR K'COLM INSTITUTE* | KILMACOLM | 12 | 12 | 0 | 0 | 0 | 0 | 0 | | 12 | 19/20 completions revised based on survey |
| RENFREWSHIRE HSMA PRIVATE | | | 136 | 34 | 49 | 38 | 0 | 38 | 102 | | 42 | 94 |
| INVERCLYDE COUNCIL PRIVATE | | | 3636 | 464 | 753 | 1064 | 350 | 1414 | 3172 | | 1948 | 1688 |
| INVERCLYDE COUNCIL SOCIAL | | | 1494 | 930 | 738 | 9 | 0 | 9 | 564 | | 935 | 559 |
| INVERCLYDE COUNCIL ALL TENURE | | | 5130 | 1394 | 1491 | 1073 | 350 | 1423 | 3736 | | 2883 | 2247 |

Green fill highlights sites that become effective in the period to 2024

Amber fill highlights sites that are expected to become effective after 2023/24

Red fill highlights 2019 HLA audit sites that are being removed from the Plan

Appendix 2: Proposed Housing Land Allocations

The following new housing land allocations are included in the Proposed Local Development Plan.

| Location | Settlement | Indicative Tenure | HMA | Indicative Capacity | 2019-24 | POST 2024 | 2021-26 |
|---|--------------------|--------------------------|------------|----------------------------|----------------|------------------|----------------|
| McPherson Drive | Gourock | Private | INV | 22 | 22 | 0 | 22 |
| Mearns Street | Greenock | Private | INV | 10 | 0 | 10 | 10 |
| Whinhill | Greenock | Private | INV | 100 | 25 | 75 | 75 |
| Union Street (additional capacity) | Greenock | Private | INV | 70 | 30 | 40 | 70 |
| Industrial Estate (additional capacity) | Port Glasgow | Private | | 50 | 0 | 50 | 0 |
| INVERCLYDE HMA PRIVATE | | | | 252 | 77 | 175 | 167 |
| West of Quarry Drive | Kilmacolm | Private | | 78 | 25 | 53 | 78 |
| Craigbet Road | Quarrier's Village | Private | | 9 | 9 | 0 | 9 |
| Kaimes Grove | Quarrier's Village | Private | | 6 | 6 | 0 | 6 |
| RENFREWSHIRE HSMA PRIVATE | | | | 93 | 54 | 39 | 93 |
| INVERCLYE COUNCIL PRIVATE | | | | 345 | 131 | 214 | 260 |
| Glenbrae Road | Greenock | Social Rent | | 15 | 15 | 0 | 15 |
| Eldon Street | Greenock | Social Rent | | 22 | 22 | 0 | 22 |
| Industrial Estate | Port Glasgow | Social Rent | | 250 | 0 | 250 | 0 |
| Norfolk Road | Greenock | Social Rent | | 10 | 0 | 10 | 0 |
| Cumberland Walk | Greenock | Social Rent | | 20 | 20 | 0 | 20 |
| INVERCLYDE COUNCIL SOCIAL RENT | | | | 317 | 57 | 260 | 57 |
| INVERCLYDE COUNCIL ALL TENURE | | | | 662 | 188 | 474 | 317 |

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