



Inverclyde
council
**LOCAL
DEVELOPMENT
PLAN**



**PROPOSED PLAN
2018**



**HOUSING LAND
TECHNICAL REPORT**

Housing Land Technical Report 2018

Introduction

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

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 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.

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

Demand for, and the supply of, social and below market rent housing is calculated for Local Authority areas as this is the area tenants tend to move within. Private sector supply and demand is considered within Housing Market Areas. These are the areas owner-occupiers tend to move house within, and do not necessarily follow Local Authority boundaries. This means that the private sector results from the tool need to be adjusted from Local Authority areas to fit within Housing Market Areas. Port Glasgow, Greenock, Gourrock, Inverkip and Wemyss Bay fall within the Inverclyde Housing Market Area and the majority of owner-occupiers within this area tend to move within it. Kilmacolm and Quarriers Village are part of the Renfrewshire Sub-Market Area.

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, the historic levels of private housebuilding that are 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. In Inverclyde, this can be achieved by comparing the requirement at Local Authority level, set out in Schedule 8 of the Clydeplan Strategic Development Plan as shown in Table 4 above, with that for the Inverclyde Housing Market Area as shown in Schedule 9. This provides us with figures for the Inverclyde Housing Market Area and the Inverclyde part of the Renfrewshire sub-Housing Market Area.

Table 5: Private Housing Land Requirement by Housing Market Area

	2012-2024	2024-2029	2012-2029
Inverclyde Local Authority Area* (a)	2,360	980	3,340
Inverclyde discrete Housing Market Area** (b)	2,220	920	3,140
Renfrewshire Sub-Housing 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

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. The Housing Land Requirement is set out in Clydeplan as above, but has to be adjusted to match the period covered by the Local Development Plan. There are two approaches to this, known as the *annualised* and *compound* methods. There is currently no clear guidance at a national level on which approach is preferred so this technical note considers both.

With regard to the Housing Land Requirement to 2024, the *compound* approach looks at the Housing Supply Target across the relevant time period (2012-24) then deducts the number of units already completed to the Plan base year (2017). In effect, this means that if past completions have been lower than required to meet the Housing Supply Target within the period, then this is to be made up for in the remaining years of the relevant period. The results of this approach are set out in Table 6. The *annualised* approach splits the Housing Land Requirement into a per annum requirement and calculates a 5-year (2019-2024) requirement based on this, and thus does not take account of previous completions. The results of this approach are set out in Table 7.

Table 6: Adjusted Housing Land Requirement to 2024 – Compound Approach

		Inverclyde Housing Market Area Private sites	Renfrewshire Sub Market Area Private sites	Inverclyde Local Authority Area Affordable sites	All tenure Inverclyde Local Authority Area
A	Housing Land Requirement 2012-2024	2,220	140	1,270	3,630
B	Housing Supply Target	1,930	120	1,100	3,150

	2012-2024				
C	Completions 2012-2017	516	3	269	788
D	Housing Supply Target 2017-2024 (B-C)	1,414	117	831	2,362
E	Adjusted Housing Land Requirement 2017-2024 (D+15%)	1,626	135	956	2,717

Table 7: Adjusted Housing Land Requirement 2019-2024 - Annualised Approach

		Inverclyde HMA Private sites	Renfrewshire SMA Private sites	Inverclyde LA Affordable sites	All tenure Inverclyde LA
A	Housing Land Requirement 2012-2024	2,220	140	1,270	3,630
B	Annualised Land Requirement (A/12)	185	12	106	303
C	Housing Land Requirement 2019-2024 (B*5)	925	60	530	1,515

The differences between the compound and annualised approach are not relevant in the 2024-2029 period, as there are no completions to take account of, therefore the Housing Land Requirement is as set out in Tables 4 and 5 above and shown below in Table 8.

Table 8: Adjusted Housing Land Requirement 2024-2029

		Inverclyde HMA Private sites	Renfrewshire SMA Private sites	Inverclyde LA Affordable sites	All tenure Inverclyde LA
A	Housing Land Requirement 2024-2029	920	60	460	1,440

Providing for the Housing Land Requirement and meeting the Housing Supply Targets

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 2017 and has been agreed with Homes for Scotland, albeit with some disputed sites i.e. sites which the Council and Homes for Scotland could not agree as to whether they are effective or not. Appendix 1 lists the sites identified for housing development in the Proposed Local Development Plan. This is based upon the 2017 Housing Land Audit, and amended to take account of:

- 1) sites proposed for deletion from the Proposed Local Development Plan (Appendix 2)
- 2) increased capacity and accelerated delivery on existing sites (Appendix 2)
- 3) other adjustments to take account of changes in capacity and tenure that have emerged since the audit was undertaken (Appendix 2)
- 4) new sites identified for housing development in the Proposed Local Development Plan (Appendix 3)

A comparison of the land supply in Appendix 1 with the Housing Land Requirement for the Plan period set out in each approach shown above is set out in Tables 9 and 10 below. A comparison from 2024 to 2029 is shown in Table 11.

Table 9: Comparison of Compound Approach Housing Land Requirement with Proposed Plan Effective Land Supply 2017-2024

		Inverclyde Housing Market Area Private sites	Renfrewshire Sub Market Area Private sites	Inverclyde Local Authority Area Affordable sites	All tenure Inverclyde Local Authority Area
A	Adjusted Housing Land Requirement 2017-2024 (Table 6)	1,626	135	956	2,717
B	Adjusted Effective Housing Land Supply (Appendix 1)	1,413	110	1,421	2944
C	Comparison of Adjusted Housing Land Requirement and Adjusted Effective Housing Land Supply	-213	-25	465	227

Table 9 shows that, for the compound approach in the period 2017-2024, when the Adjusted Housing Land Requirements for the Inverclyde Housing Market Area and Renfrewshire Sub Market Area are compared with predicted completions in this period from the land identified for private housing by the Proposed Local Development Plan, the full Housing Land Requirement for the period is not provided for. For the affordable sector, the Proposed Local Development Plan identifies sufficient effective land to provide the Housing Land Requirement for that sector. When a comparison is made on an all tenure and Inverclyde authority area basis, it is demonstrated that the Plan identifies sufficient land to provide the adjusted all-tenure Housing Land Requirement.

Table 10: Comparison of Annualised Approach Housing Land Requirement with Proposed Plan effective land supply 2019-2024

		Inverclyde Housing Market Area Private sites	Renfrewshire Sub Market Area Private sites	Inverclyde Local Authority Area Affordable sites	All tenure Inverclyde Local Authority Area
A	Housing Land Requirement 2019-2024 (Table 7)	925	60	530	1,515
B	Adjusted Effective Housing Land Supply 2019-2024 (Appendix 1, ⁵ / ₇ of 2017-2024 figure)	1,009	79	1015	2103
C	Comparison of Adjusted Housing Land Requirement and Adjusted Effective Housing Land Supply (2019-	84	19	485	588

2024)				
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For the annualised approach, as the period under comparison (2019-2024) only forms part of the Effective Housing Land period (2017-2024), a $\frac{5}{7}$ adjustment is made to the Proposed Plan Effective Housing Land Supply to provide an Effective Land Supply figure for 2019-2024. Table 10 shows that, for the annualised approach, when the Adjusted Housing Land Requirement for the Inverclyde Housing Market Area private sector (2019-2024) is compared with predicted completions in this period from the land identified for private housing by the Proposed Local Development Plan Adjusted Effective Land Supply (2019-2024), the Housing Land Requirement for the period is provided for. This is also the case for the Renfrewshire Sub-Market Area private sector. For the affordable sector, the Proposed Local Development Plan identifies sufficient effective land to meet the Housing Land Requirement for that sector. When a comparison is made on an all tenure and Inverclyde authority area basis, it is demonstrated that the Plan identifies sufficient effective land to provide the adjusted all-tenure Housing Land Requirement.

Table 11: Comparison of Housing Land Requirement with Proposed Plan land supply 2024-2029

		Inverclyde Housing Market Area Private sites	Renfrewshire Sub Market Area Private sites	Inverclyde Local Authority Area Affordable sites	All tenure Inverclyde Local Authority Area
A	Housing Land Requirement 2024-2029 (Table 8)	920	60	460	1,440
B	Adjusted Post 2024 Housing Land Supply (Appendix 1)	2,490	3	139	2,632
C	Comparison of Adjusted Housing Land Requirement and Post 2024 Housing Land Supply	1570	-57	-321	1192

Table 11 shows that for the Inverclyde Housing Market Area private sector, there is sufficient land in the post-2024 Housing Land Supply to provide for the 2024-2029 Housing Land Requirement. In the Renfrewshire Sub-Market Area, there is insufficient land supply to provide the 2024-2029 Housing Land Requirement and, although using the annualised approach there is a surplus of land identified for the period to 2024, this is insufficient to address the later shortfall. For the affordable sector, at the Inverclyde authority area, there is a shortfall of land in the 2024-2029 period. However, this is common for medium/long-term programming in the affordable sector, as investment, and therefore the identification of housing sites is focused on the short-term. When comparing all tenures at an authority area level, there is a surplus of land in the 2024-2029 period, and it is anticipated from past trends that some of the land identified in the Inverclyde Housing Market Area for private development in the long-term may be developed for affordable housing.

Conclusions

Inverclyde Housing Market Area private sector – Table 9, based on the compound approach indicates that insufficient effective land has been identified to meet the Housing Land Requirement, whilst Table 10 based on the annualised approach indicates that the Housing Land Requirement can be met (in both instances to 2024). The Proposed Local Development Plan brings forward all the deliverable and acceptable sites within the Inverclyde Housing Market Area that have been put forward as part of the Call for Sites and

Main Issues Report processes, as well as other sites identified by the Council. It is not considered there are any other deliverable options, nor is there significant pressure from landowners/developers to release other sites. The Plan also anticipates increased delivery from already identified sites. Whilst this approach does not fully address the Housing Land Requirement to 2024 under the compound approach, it has to be seen in the context of the Housing Need and Demand Assessment including optimistic housing estimates for Inverclyde in response to the Council's repopulation agenda. There is also an all-tenure surplus of housing land in the period to 2024. For the 2024-2029 period, Table 11 indicates that there is sufficient land to meet the Housing Land Requirement. The Council is therefore satisfied that the land supply identified in the Local Development Plan is sufficient to meet Housing Supply Targets for the private sector in the Inverclyde Housing Market Area.

Renfrewshire Sub Market Area private sector – Table 9, based on the compound approach indicates that the Housing land Requirement is not provided for in full Area in the period to 2024. Table 10, based on the annualised approach, indicates that the Housing Land Requirement is met by the housing development opportunities identified in the Plan. Table 11 indicates that there is not sufficient land identified in the plan to meet the 2024-2029 Housing Land Requirement.

Inverclyde authority area affordable sector – Both the compound and annualised approach show that the Housing Land Requirement for affordable housing is met in the period to 2024. In the 2024-2029 period, the Housing Land Requirement is not met. However, this is common for medium/long-term programming in the affordable sector, as investment, and therefore the identification of housing sites is focused on the short-term. The expectation is that some of the land currently identified for private sector housing in the post-2024 period, of which there is a surplus, will in fact be developed for affordable housing, as will 'windfall' sites. There is also a surplus of land when compared to the Housing Land Requirement in the period to 2024, which is still likely to be developed for affordable housing but perhaps in the later post-2024 period.

Affordable housing policy – Owing to the surplus of land identified for affordable housing in the period to 2024, and the shortfall of land for private housing identified by the compound approach in the same period, it is concluded that there is no requirement for an Inverclyde-wide affordable housing policy in the period to 2024. A new Local Development Plan will be prepared for the post-2024 period, in which the need for an Inverclyde-wide affordable housing policy can be revisited. However, owing to the limited supply of social rented housing in the Inverclyde villages (Kilmacolm, Quarriers Village, Inverkip and Wemyss Bay) and there being no land identified in the villages for social rented housing development, the Plan will include a policy requiring 25% of houses on new greenfield housing sites to be available for social rent.

Housing Market Area approach – as per Scottish Planning Policy and the Strategic Development Plan, the Council has followed a Housing Market Area approach in considering its housing figures. This requires that Housing Land Requirements are met in the Housing Market Area in which they arise. The Council has explored the option of meeting its Renfrewshire Sub-Market area requirement in the Renfrewshire or East Renfrewshire Council areas, but no acceptable opportunities to achieve this were identified.

Appendix 1: Schedule of Residential Development Opportunities Proposed Local Development Plan

Inverclyde Housing Market Area							
Site	2017	Site Location	Indicative	Indicative	Programmed	Programmed	Notes
Ref.	HLA		Tenure	Capacity	2017-2024	Post 2024	
INVERCLYDE HOUSING MARKET AREA AFFORDABLE SECTOR SITES							
PORT GLASGOW							
r1	IC0483A-E	Slaemuir	Affordable	147	147	0	Change in capacity from 2017 HLA based on 2017 SLP
r3	IC0354E	Woodhall (Phases 4 & 5)	Affordable	18	18	0	Development Framework
r4	IC0474	Southfield Avenue (fmr St. Stephen's Sch.)	Affordable	120	120	0	
r5	IC0472	Auchenbothie Road (fmr Barmoss Nursery)	Affordable	8	8	0	Change of capacity from 2017 HLA based on 2017 SLP
r6	New site	Dubbs Road (fmr Boglestone Clinc)	Affordable	24	24	0	Based on 2017 SLP
r8	IC0484	Selkirk Road	Affordable	18	18	0	
r10	IC0288B	Bay Street	Affordable	41	41	0	Development near completion - not shown on Proposals Map
r12	IC0207	Broadstone Ave (fmr Broadstone Hospital)	Affordable	12	12	0	Change of capacity from 2017 HLA based on 2017 SLP
r13	IC0473	Lilybank Road (fmr Lilybank School)	Affordable	16	16	0	Change of capacity from 2017 HLA based on 2017 SLP
GREENOCK							
r15	IC0359D	James Watt Dock (East)	Affordable	135	135	0	Change of capacity from 2017 HLA based on 2017 SLP. Development Framework
r19	IC0480	East Crawford Street	Affordable	40	40	0	
r21	IC0398	Garvald Street	Affordable	45	45	0	Development near completion - not shown on Proposals Map
r22	IC0464	Cardross Crescent (fmr King's Glen School)	Affordable	58	58	0	Change of capacity from 2017 HLA based on 2017 SLP
r24	IC0249A	Gareloch Road	Affordable	75	0	75	

r26	IC0470A/B	Drumfrochar Road (fmr Tate & Lyle (SE))	Affordable	60	60	0	Development Framework. Change of tenure and programming from 2017 HLA based on 2017 SLP
r27	IC0469A/B	fmr Tate & Lyle (NE)	Affordable	20	0	20	Development Framework. Change of tenure from mixed.
r28	IC0445	89-105 Drumfrochar Road	Affordable	50	50	0	Development Framework
r31	New site	Hill Street	Affordable	20	0	20	
r34	IC0384	16 West Stewart Street	Affordable	24	0	24	Change in tenure and capacity from 2017 HLA based on 2017 SHIP
r35	IC0313	Houston Street	Affordable	24	24	0	
r36	IC0336A	Union Street	Affordable	40	40	0	
r40	IC0333	Killochend Drive	Affordable	16	16	0	
r41	IC0468	Mount Pleasant Street (fmr Highlander's Academy)	Affordable	44	44	0	Change of capacity from 2017 HLA based on 2017 SLP
r42	IC0486	Papermill Road	Affordable	40	40	0	
r43	IC0366A/B	Peat Road/Hole Farm	Affordable	102	102	0	Development Framework. Change in tenure from 2017 HLA based on 2017 SLP
r44	IC0427	Bow Farm	Affordable	54	54	0	
r45	New site	Upper Bow	Affordable	62	62	0	Based on 2017 SLP
r46	IC0479	Merlin Lane	Affordable	20	20	0	
r47	IC0364B	Ravenscraig Hospital	Affordable	150	150	0	Change in tenure from 2017 HLA based on 2017 SLP
r50	IC0463	Auchmead Road (fmr Ravenscraig Sch.)	Affordable	36	36	0	Change in capacity from 2017 HLA based on 2017 SLP
r51	IC0465	Juno Terrace	Affordable	23	23	0	Development near completion - not shown on Proposals Map
GOUROCK							
r53	IC0381	Shore Street	Affordable	8	8	0	
r56	IC0459	Weymouth Crescent	Affordable	10	10	0	Change in tenure and capacity from 2017 HLA based on 2017 SHIP
INVERCLYDE HMA AFFORDABLE TOTAL				1560	1421	139	
Site	2017	Site Location	Indicative	Indicative	Programmed	Programmed	Notes

Ref.	HLA		Tenure	Capacity	2017-2024	Post 2024	
INVERCLYDE HOUSING MARKET AREA PRIVATE SECTOR SITES							
PORT GLASGOW							
r2	IC0192A/B	fmr Broadfield Hospital	Private	70	70	0	Remaining capacity of site already under construction. Enabling development
r3	IC0354F	Woodhall (Phases 4 & 5)	Private	122	0	122	Development Framework
r7	New site	Port Glasgow Industrial Estate	Private	200	60	140	
r9	IC0450A/B/C	Clune Park	Private	120	0	120	Development Framework
r11	IC0475	3 Highholm Street	Private	12	0	12	
GREENOCK							
r14	IC0355G	Kingston Dock	Private	17	17	0	Development near completion - not shown on Proposals Map
r16	IC0359/E	JWD/Garvel Island	Private	900	0	900	Change of capacity from 2017 HLA due to change of capacity of James Watt Dock (East) and rounding. Development Framework
r17	IC0375	Sinclair Street	Private	12	0	12	
r18	IC0443	Carwood Street	Private	31	0	31	
r20	New site	Ratho/MacDougall Street	Private	100	100	0	
r23	IC0094/C	Luss Ave/Renton Road	Private	50	0	50	Change of tenure and programming from 2017 HLA as not in 2017 SHIP/SLP
r24	IC0249B	Gareloch Road	Private	25	0	25	
r25	IC0362A/B	Wellington Park	Private	120	0	120	
r29	IC0438	Drumfrochar Road	Private	50	0	50	Development Framework. Change in capacity and site size from 2017 HLA based on Greenock Central East Masterplan
r30	New site	Duncan Street (fmr Greenock Health Centre)	Private	35	35	0	
r32	IC0376A/B	Regent Street	Private	40	0	40	Development Framework
r33	IC0349/A	Victoria/East India Harbour	Private	240	60	180	Development Framework
r36	IC0336	Union Street	Private	20	0	20	

r37	IC0467A/B	Madeira Street (fmr Greenock Academy)	Private	30	30	0	Change in capacity from 2017 HLA due to removal of off-site provision for affordable housing policy
r38	IC0478	Eldon Street	Private	98	98	0	
r39	New site	Lyle Road (fmr Holy Cross Sch.)	Private	15	15	0	
r47	IC0364A	Ravenscraig Hospital	Private	50	50	0	Change in tenure from 2017 HLA based on 2017 SLP
r48	New site	Auchneagh Road	Private	28	28	0	
r49	New site	Westmorland Road	Private	40	40	0	
r52	IC0457A/B	Spango Valley	Private	420	240	180	Change in capacity and site size from 2017 HLA. Development Framework
GOUROCK							
r54	IC0477A/B	Ashburn Gate	Private	13	7	6	
r55	IC0485	1 Ashton Road	Private	11	11	0	
r57	IC0462	Kempock House, Kirn Drive	Private	36	36	0	Change in capacity due to new planning application. Development near completion - not shown on Proposals Map
r58	New site	Kirn Drive	Private	110	110	0	
r59	IC0453	Cowal View	Private	15	15	0	
r60	IC0397/A	Levan Farm (Phase 3)	Private	150	106	44	
INVERKIP							
r61	IC0415	Bridgend	Private	28	0	28	
r62	IC0380A/B	The Glebe	Private	25	25	0	
WEMYSS BAY							
r63	IC0367A/B	fmr Inverkip Power Station	Private	670	260	410	Change in programming from 2017 HLA due to expected accelerated delivery. Development Framework
INVERCLYDE HMA PRIVATE TOTAL				3903	1413	2490	
INVERCLYDE HMA ALL TENURE TOTAL				5463	2834	2629	
Renfrewshire Sub-Market Area							
Site	2017	Site Location	Indicative	Indicative	Programmed	Programmed	Notes

Ref.	HLA		Tenure	Capacity	2017-2024	Post 2024	
RENFREWSHIRE SUB-MARKET AREA PRIVATE SECTOR SITES							
KILMACOLM							
r64	IC0379	Leperstone Avenue	Private	7	7	0	
r66	IC0430/A	Smithy Brae (incl GB adj.)	Private	42	42	0	
r67	IC0476	Lochwinnoch Road (fmr Kilmacolm Institute)	Private	13	13	0	
r68	IC0030A	Whitelea Road	Private	4	4	0	Change in programming from 2017 HLA owing to planning permission
r69	IC0320/A	fmr Balrossie School	Private	40	40	0	Enabling Development
QUARRIERS VILLAGE							
r70	IC0435	Woodside Care Home	Private	7	4	3	
RENFREWSHIRE SUB-MARKET TOTAL				113	110	3	
INVERCLYDE TOTAL				5576	2944	2632	
Source: Inverclyde 2017 HLA Audit, including new LDP sites (Proposed Plan).							
Notes:	Indicative Tenure : Private - Owner-occupied: Mixed - Private & RSL/HA; Affordable - RSL/HA						
	Indicative Capacity : Remaining capacity where site under construction or expected total capacity						
	2017 SLP - Strategic Local Programme agreed with More Homes Scotland						

Appendix 2: Adjustments to 2017 Finalised Housing Land Audit

Site	Notes	2017 HLA Ref.	Change in units programmed to 2024		Change in units programmed post 2024	
			Private	Affordable	Private	Affordable
Slaemuir, Port Glasgow	Capacity change – 2017 SLP	IC0483A-E		+21		
Arran Avenue, Port Glasgow	Deleted from Proposed Plan	IC0026			-109	
Auchenbothie Road, Port Glasgow	Capacity change – 2017 SLP	IC0472		-2		
Barr's Brae, Port Glasgow	Deleted from Proposed Plan	IC0454	-4		-4	
Gourock Ropeworks, Port Glasgow	Deleted from Proposed Plan	IC0288C			-49	
2 Highholm Street, Port Glasgow	Deleted from Proposed Plan	IC0437			-18	
Broadstone Avenue, Port	Capacity change – 2017 SLP	IC0207		+2		

Glasgow						
Lilybank Road, Port Glasgow	Capacity change – 2017 SLP	IC0473		+6		
Kingston Dock, Port Glasgow	Deleted from Proposed Plan	IC0355			-25	
James Watt Dock (East), Greenock	Capacity change – 2017 SLP	IC0359D		+57		
James Watt Dock/Garvel Island, Greenock	Capacity change - rounding	IC0359/E			-33	
Cardross Crescent, Greenock	Capacity change – 2017 SLP	IC0464		+4		
Luss Avenue/Renton Road, Greenock	Tenure/programming change as not in 2017 SLP	IC0094/C		-31	+31	
Kilmacolm Road, Greenock	Deleted from Proposed Plan	IC0458				-15
Strone Greenfield, Greenock	Deleted from Proposed Plan	IC0357/A			-57	-70
Drumfrochar Road (Tate & Lyle SE), Greenock	Tenure/programming change – 2017 SLP	IC0470A/B		+60	-60	
Tate & Lyle (NE), Greenock	Tenure change	IC0469A/B			-10	+10
Drumfrochar Road, Greenock	Site size/capacity change – Masterplan	IC0438			+22	
Mount Pleasant Street, Greenock	Capacity change – 2017 SLP	IC0468		+4		
West Blackhall Street, Greenock	Deleted from Proposed Plan	IC0429A/B			-24	
16 West Stewart Street, Greenock	Tenure/capacity change – 2017 SHIP	IC0384			-30	+24
Madeira Street, Greenock	Capacity change – removal of affordable housing policy	IC0467A/B	-15			
Peat Road/Hole Farm, Greenock	Tenure/capacity change – 2017 SLP	IC0366A/B	-40	+52	-20	-50
Ravenscraig Hospital, Greenock	Tenure/capacity change – 2017 SLP	IC0364A/B	-120	+150	-30	
Auchmead Road, Greenock	Capacity change – 2017 SLP	IC0463		+6		
Spango Valley, Greenock	Capacity change – increased site size	IC0457A/B	+120		+180	
Cove Road, Gourrock	Deleted from Proposed Plan	IC0306A/B	-5		-10	
Riverside Gardens, Gourrock Bay	Deleted from Proposed Plan	IC0295A/B		-30	-90	
Pierhead, Gourrock	Deleted from Proposed Plan	IC0289A/B			-60	
Kempock House, Kirn Drive, Gourrock	Capacity change – new planning permission	IC0462	-5			

Weymouth Crescent, Gourock	Tenure/capacity change – 2017 SHIP	IC0459	-4	+10	-5	
Former Inverkip Power Station, Wemyss Bay	Programming change – accelerated	IC0367A/B	+80		-80	
The Meadows, Wemyss Bay	Deleted from Proposed Plan	IC0221B			-21	
Craig's Farm, Greenock	Deleted from Proposed Plan	IC0453	-3		-3	
Total Inverclyde HMA			4	309	-505	-101
Whitelea Road, Kilmacolm	Change in programming – new planning permission	IC0030A	2		-2	
Total Renfrewshire SMA			2	0	-2	0
Total Inverclyde LA			6	309	-507	-101

Appendix 3: New housing development opportunity sites

Site reference	Site/Address	Location	Indicative tenure	Completions 2019 to 2024	Completions post 2024
r7	Industrial Estate, Dubbs Road	Port Glasgow	Private	60	140
r20	Ratho Street/MacDougall Street	Greenock	Private	100	0
r30	Greenock Health Centre, Duncan Street	Greenock	Private	35	0
r39	Former Holy Cross Primary School, Lyle Road	Greenock	Private	15	0
r48	Auchneagh Road	Greenock	Private	28	0
r49	Former Sacred Heart Primary School, Westmorland Road	Greenock	Private	40	0
r58	Kirn Drive	Gourock	Private	110	0
Total Private sites Inverclyde HMA				388	140
r6	Dubbs Road	Port Glasgow	Affordable	24	0
r31	Hill Street	Greenock	Affordable	0	20
r45	Upper Bow	Greenock	Affordable	62	0
Total Affordable sites Inverclyde LA				86	20

Appendix 4: Summary of adjustments to 2017 Housing Land Audit

	2017-2024				Post 2024			
	Inverclyde HMA		Renfrewshire SMA		Inverclyde HMA		Renfrewshire SMA	
	Private	Affordable	Private	Affordable	Private	Affordable	Private	Affordable
2017 Housing Land Audit	1,021	1,026	108	0	2,855	220	5	0
Adjustments to 2017 Housing Land Audit (Appendix 2)	4	309	2	0	-505	-101	-2	0
New Sites (Appendix 3)	388	86	0	0	140	20	0	0
Proposed Plan Housing Land Supply (Appendix 1)	1,413	1,421	110	0	2,490	139	3	0



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