

# Glasgow and the Clyde Valley Strategic Development Plan

## **Proposed Plan**

Background Report 04

## **Vacant and Derelict Land 2010**

June 2011

04



Glasgow and the Clyde Valley Strategic Development Planning Authority

# Vacant and Derelict Land Monitoring Report 2010





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## 2010 VACANT AND DERELICT LAND SURVEY

### (A) 2010 SURVEY KEY FINDINGS

- 44% (4696ha) of Scotland's total area of vacant and derelict land (10771ha, 2010), including rural derelict land, lies within the Strategic Development Plan area.
- 6.5% (3434ha) of the total urban area of the Glasgow and the Clyde Valley is vacant or derelict.
- 73% (3434ha) of the total vacant and derelict land in Glasgow and the Clyde Valley is within the urban area.
- Glasgow, North Lanarkshire and South Lanarkshire account for 80% (2746ha) of the total urban vacant and derelict land in the Strategic Development Plan area.
- the largest area of rural dereliction is in Renfrewshire at the former ROF site at Bishopton (708ha).
- despite consistent levels of take-up for development and environmental improvement (averaging 280ha p.a. since 1996) the scale of the urban problem is still considerable.
- 30% of urban sites (588 sites) have been vacant or derelict since before 1990 amounting to some 1328ha (39% of the total urban vacant and derelict land), with some 23% of sites (450 sites) amounting to 1028ha (30%) have been vacant or derelict since before 1985.
- 55% (1883ha) of urban vacant and derelict land is in private ownership; and 9% (324ha) in multiple ownership which tends to further constrain its treatment.
- 31% (1090ha) of all urban vacant and derelict land is comprised of land within a limited number of large sites (10ha and over).
- 70% (2406ha) of urban vacant and derelict land is identified for industrial/ business or housing uses.
- take up for residential development accounts for 45% (62ha) of all development take up. Take up for industrial/business is 17% (24ha), with 15% (21ha) for transport and 1% (2ha) for environmental improvement.
- in the year 31<sup>st</sup> March 2009 - 31<sup>st</sup> March 2010 these has seen a slight decrease (0.5%) in the overall scale of vacant and derelict land, with a net decrease of 17ha;
- 25% (842ha) of urban vacant and derelict land is considered as having no prospect of development over the short-medium term. Uncertainty exists over another 30% (1032ha) categorised as 'developable' over the medium term (5 to 10 years), and in addition, 272ha (8%) is currently considered to be uneconomic to develop. This suggests that up to 62% (2146ha) of the total amount of vacant and derelict land recorded could potentially remain in this condition for up to another 10 years.

## **(B) KEY TREND STATISTICS - 1996 to 2010**

- the total amount of vacant and derelict land has declined by 21% since 1996 (5977ha/4696ha), an average of 85ha per annum.
- the total amount of urban vacant and derelict land has declined by 25% since 1996 (4581ha/3434ha), an average of 76ha per annum.
- in 1996 the urban vacant /derelict split was 46% vacant and 54% derelict; in 2010 the split is 42% vacant and 58% derelict.
- the total amount of rural derelict land has declined by 10% since 1996 (1396ha/1261ha).
- the average take up of land since 1996 has been 280ha per annum.
- the average fall out of developed land (new vacant/derelict land) since 1996 has been 259ha per annum.
- on average 71ha per annum has been removed from the Survey for 'definitional reasons' and other adjustments (including re-measurement) since 1996.
- if the above averages (92ha per annum) continue then it is estimated that it will take approximately 37 years to remove the current levels (3434ha) of urban vacant and derelict land from the Strategic Development Plan area.
- since 1996 an average of 39% of the total area of urban vacant and derelict land has been on the Survey since before 1985.
- in 1996 the take up for industry/business accounted for 7% of all development take up whilst accounting for 40% of the total urban vacant and derelict land in terms of preferred use. In 2010 the take up for industry/business accounted for 17% of all development take up whilst accounting for 32% of the total urban vacant and derelict land in terms of preferred use. These figures do not take account of industry/business within mixed use sites.
- in 1996 the take up for housing accounted for 41% of all development take up whilst accounting for 26% of the total urban vacant and derelict land in terms of preferred use. In 2010 the take up for housing accounted for 45% of all development take up with whilst accounting for 38% of the total urban vacant and derelict land in terms of preferred use. These figures do not take account of housing within mixed use sites.



## VACANT AND DERELICT LAND MONITORING REPORT 2010

### (i) INTRODUCTION

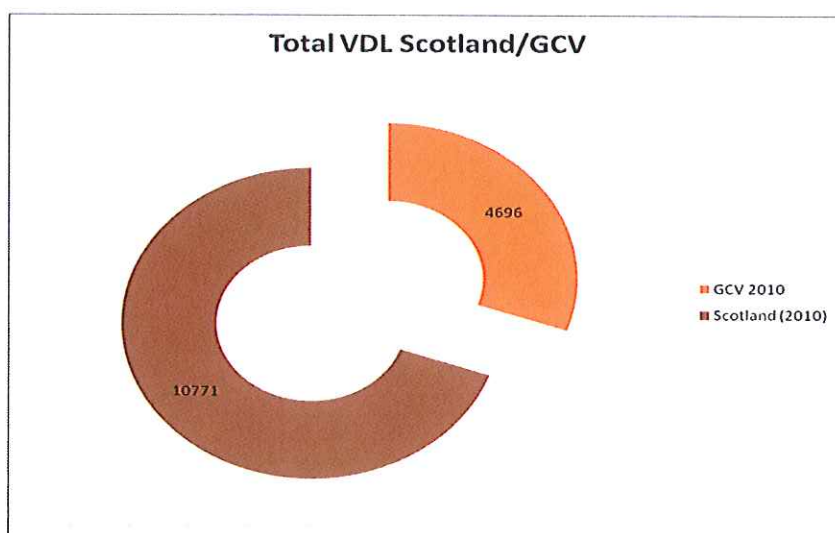
#### Context of Vacant and Derelict Land Survey

1. The aim of this report is to provide a statistical base and policy context for the monitoring of changes in the scale and nature of vacant and derelict land in the Strategic Development Plan area. The Strategic Development Plan Vacant and Derelict Land Survey (The Survey) provides an important information source for the monitoring and review of Strategic and Local Development Plan policy, particularly in relation to the redevelopment of brownfield sites in the short, medium and long term.
2. The Survey is undertaken annually (base date 31 March) and relates to the Scottish Vacant and Derelict Land Survey (SVDLS) which is co-ordinated by the Scottish Government's Communities Analytical Services. The Survey requires each Authority to monitor a range of issues in terms of vacant and derelict land including, take up of land, fall out to a vacant or derelict state, area of sites, previous use, preferred use, length of time vacant or derelict and locational characteristics. **The key statistics are given for the period following the reorganisation of local government in 1996.**
3. For the definitions of vacant and derelict land used in this report and an explanation of other terms used, refer to the SVDLS Guidance Note 2010 and the Glasgow and Clyde Valley Joint Structure Plan 2006 Glossary of Terms. The tables giving the key statistics by the number of sites and the area of vacant and derelict land, both for the Strategic Development Plan area and by unitary authority, are contained in Appendix 1. **Unless otherwise stated, these statistics relate only to the urban area.**

### (ii) SCALE OF PROBLEM WITHIN STRATEGIC DEVELOPMENT PLAN AREA

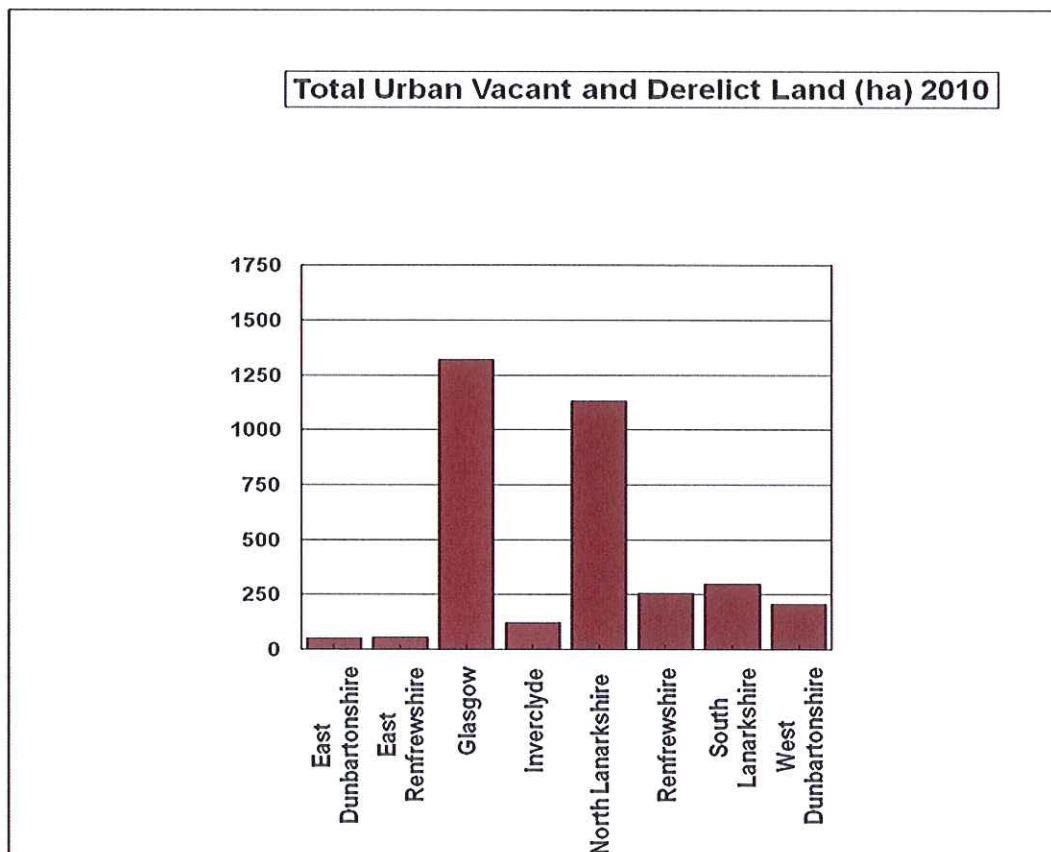
#### Total Area (Tables 1 and 2)

4. In 2010 within the Glasgow and Clyde Valley Strategic Development Plan area there was an estimated total of 4696ha vacant and derelict land. This represents some 44% of the total vacant and derelict land in Scotland (2010 - 10771ha). Within the Strategic Development Plan Area the total vacant and derelict land has fallen by 21% (5977ha/4696ha) since 1996.
  - **Key Statistic: the total amount of vacant and derelict land has declined by 21% since 1996 (5977ha/4753ha), an average of 85ha per annum.**



## Urban Area (Tables 1 and 3)

5. Of the total 4696ha of vacant and derelict land within the Strategic Development Plan area, some 73% (3434ha) is located within urban areas, of which 58% (1985ha) is derelict and 42% (1450ha) is vacant. The majority of this land 80% (2746ha) remains located principally in those areas most affected by the decline of heavy industry, i.e. Glasgow, North Lanarkshire and to a lesser extent, South Lanarkshire. This situation remains a *constant feature* of the Survey. As a percentage of their respective urban areas Glasgow (7.6%), North Lanarkshire (10.3%) and West Dunbartonshire (7%) have the highest proportion which potential impacts on the wider amenity of these areas.



## Rural Area (Table 1)

6. Within the Strategic Development Plan area there are 1,261ha of rural derelict land (27% of the total Glasgow and Clyde Valley vacant and derelict land). Most of this rural dereliction, in terms of sites, is concentrated in North Lanarkshire (26%/345ha) and South Lanarkshire (18%/229ha). The largest single area of rural derelict land is located in Renfrewshire as a result of the inclusion of some 708ha (56%) at the Royal Ordnance Survey factory at Bishopton.
- **Key Statistic:** the total amount of rural derelict land has declined by 10% since 1996 (1396ha/1261ha).

### (iii) LAND TAKE UP, NET CHANGE AND TRENDS

#### Land Take Up (Tables 4, 12 and 12a)

7. During the year 2009-2010 there were 138ha of land taken-up for development and environmental improvement. In addition, there were 38ha of land removed from the Survey for either definitional reasons i.e. where the characteristics of the land has changed such that it no longer conforms to the definitions of sites to be included in the Survey or due to other adjustments, e.g. re-measurement. The highest proportion of take up was land developed for housing, being some 45% (62ha), continuing the trend of recent years, although at a much lower level reflecting the economic conditions during that period.

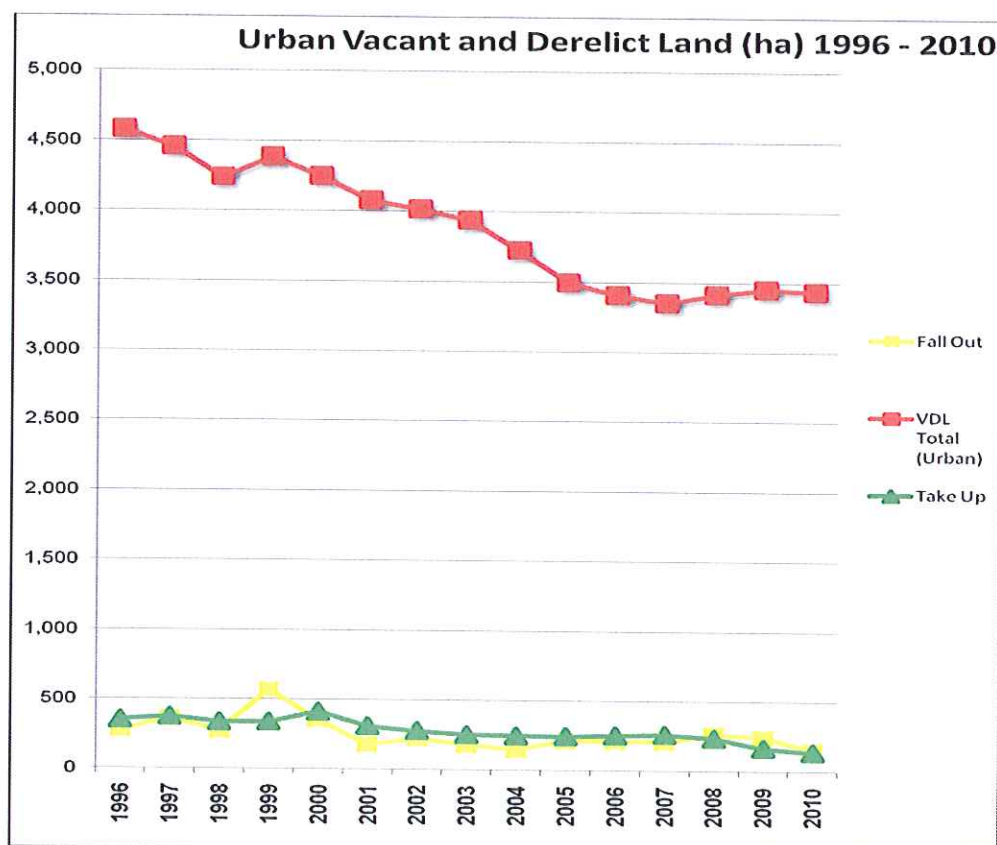
**Key Statistic:** The average take up of land since 1996 has been 280ha per annum.

**Key Statistic:** The average fall out of developed land (new sites) since 1996 has been 259ha per annum.

**Key Statistic:** On average 71ha per annum has been removed from the Survey for 'definitional reasons' since 1996.

#### Net Change (Tables 4)

8. While 133ha of urban land were brought back into use between 2009 and 2010, some 153ha of land fell out of use. As a consequence this results in a net decrease of 17ha of urban land onto the Survey, after adjustments are made for definitional change (-53ha).





## **Trends (Table 2)**

9. The overall scale of vacant and derelict land, some 3434ha, is still considerable (see paragraphs 4 and 5), and there has only been a marginal improvement over the last 10 years or so. This is principally a result of the amount of 'take up' and 'fall out' of land being generally similar.
10. In the context of a 20 year strategic development strategy it should be noted that the overall change in long term vacant and derelict land (the difference between take up plus definitional change/removed from survey against fall out) indicates that if the recent trend of a *net* reduction of c.92ha/year (average since 1996) were to continue, then it would take approximately 37 years to remove the existing level of urban vacant and derelict land from the Glasgow and Clyde Valley area. It is anticipated with the continued renewal being driven by the Flagship Projects (Clyde Waterfront, Riverside Inverclyde, Ravenscraig and Clyde Gateway including the 2014 Commonwealth Games, M74 Completion and East End Regeneration Route) that significant increases in take up will be delivered over the next 5/10 years. It is likely however that the planned levels of take up particularly for housing both in and out with these areas will be dramatically reduced over the next few years as a result of the current economic climate.

**Key Statistic:** If the above averages continue then it is estimated that it will take approximately 37 years to remove the current levels of urban vacant and derelict land from the Strategic Development Plan area.

## **(iv) LONG TERM DERELICTION (Table 5)**

11. Over the Strategic Development Plan area as a whole, some 450 sites (23% of all urban sites) have been vacant or derelict since before 1985. This equates to an area of 1028ha (30% of all urban vacant and derelict land) which can be considered as long term vacant or derelict land.

**Key Statistic:** Since 1996 an average of 39% of the total area of urban vacant and derelict land has been on the Survey since before 1985.

12. The proportion of long term vacant and derelict land remains unacceptably high and is the singular most important feature of the Survey. The fact that in 2010 over 30% of the Glasgow and Clyde Valley area - Glasgow (39% of their urban vacant and derelict land), North Lanarkshire (24%) and South Lanarkshire (40%) - has been vacant or derelict since before 1985, reflects the true nature of the problem facing the agencies attempting to deal with this issue, namely that of long term vacant and derelict land. The need for a long term regeneration focused development strategy and plan-led approach coupled with significant increases in dedicated vacant and derelict land /contaminated land funding is seen as the most appropriate way that this issue can be seriously addressed over a reasonable timeframe, of say 10 to 15 years. At a time of both reduced public sector funding and private finance availability the issue of dedicated funding is considered particularly important.

## **(v) DEVELOPABILITY (Tables 10, 10a and 11)**

13. The developability of sites classification aims to provide an informed assessment of the total amount of land which could be developed over the short (up to five years), medium (five to ten years) and longer term (over ten years). Experience over the last few years has shown that there is greater confidence in the consideration of this issue in the short term and conversely less confidence in the longer term assessment. In the short term there may, however, be an under estimate of the impact of the constraints (e.g. ownership, contamination) on the developability of sites.

14. From the perspective of problem sites (those classified as 'undetermined'), 22% of all sites (24%/842ha in area) do not seem likely to be developed over the short to medium term. In addition, 7% of sites (8% in area/272ha) are considered uneconomic to develop and are likely to be suitable for a soft-end use. Taking these two categories together means that 32% (1114ha) of all urban vacant/derelict land (28% of all sites), is unlikely, under current market demand conditions, to be redeveloped for a hard-end use. This represents a core problem for the Strategic Development Plan area. 'Greening' programmes, in particular the creation of the 'Glasgow and the Clyde Valley Green Network', aimed at removing this dereliction and blight is therefore important particularly in contributing to improving the quality of life and health of those affected communities and making the Glasgow and Clyde Valley area a more economically competitive place.

Developability Code	% of Total Sites	% of Total Area
Short term	39	37
Medium Term	32	30
Long Term (Undetermined)	22	24.5
Uneconomic/soft end use	6.5	8
Unknown	0.5	0.5

15. The approved Glasgow and Clyde Valley Joint Structure Plan seeks a 33% increase in the rate at which urban brownfield land is developed and/or treated, and if necessary decontaminated, from 300ha per annum to 400ha per annum and seeks to address the problem of long- term vacant and derelict land. Improved funding and the identification of agreed priorities through the development of urban renewal and derelict land strategies will be an important approach to meeting these targets. Partnership working will increasingly become important in terms of securing remediation. Whilst there are a number of key regeneration projects in the Glasgow and the Clyde Valley area (ref paragraph 10) Scottish Enterprise's focus away from land renewal to the support of key industry sectors will raise, at least in the short term, uncertainty, as will the long term future of the Scottish Government's 'Vacant and Derelict Land Fund' . The breakdown of 'developability' by LEC area is detailed in Table 11.

**(vi) MIXED USE** (Table 9a and 9b)

16. 'Mixed Use' considers development sites which have 2 or more hard end built development uses from different land use categories e.g. residential and town centre/retailing or business and industry and recreation/leisure. In 2010 there were a total of 73 'mixed use sites' identified in the Survey accounting for 230ha (7%) of the total area of urban vacant and derelict land. In terms of these mixed use sites residential development is the primary use.
17. It is considered however there is a significant undercount of 'mixed use' sites, despite continued guidance from the Scottish Government, as a result of the splitting of larger 'mixed use' sites into their separate components which are subsequently recorded on the VDL Survey as individual sites.

**(vii) POLICY DIRECTION**

**A Planned Strategic Approach**

18. A key element of the 2000 Structure Plan, and its 2006 Third Alteration is the effective utilisation of vacant and derelict land. The recycling of urban land should be seen as an opportunity to improve the economic competitiveness of the Strategic Development Plan Area by restructuring the environment to redress some of the imbalances in the quality of urban areas, particularly through the development of the 'Green Network'. The principle planning

policy lever for achieving these strategy elements is the 'Metropolitan Development Strategy' (MDS). This approach is also supported by the National Planning Framework for Scotland 2 (June 2009).

19. In the context of the MDS, the reclamation and improvement of vacant/derelict land should not be viewed in isolation but as an essential part of an overall integrated strategy for the regeneration and consolidation of urban areas. This type of approach can also compliment the carbon reduction agenda. This strategy-driven approach is seen as an effective way forward to tackle the scale of vacant and derelict land. A partnership approach is particularly relevant in the determination of agreed priorities and at a time of reducing resources.
20. Residential development consistently represents the largest area of land take up and the most preferred form of development. The level of housebuilding has been significantly reduced over the last two years as a direct consequence of the reduction in the levels of development finance available following the recession. This has the potential to impact on the deliverability of sites particularly in the short time where it is anticipated 40% of all urban vacant and derelict land sites will be taken up.
21. 'Hard' end uses (industry/business and housing - 2406ha/70% in area, 1556/79% of sites) are likely to be the preferred option over most of the urban area. However, 'soft' end uses, such as tree planting and landscaping are considered most beneficial where they are integral to urban restructuring, creating essential open space or longer term development opportunities, rather than as ad hoc enhancement schemes. Such 'soft' use initiatives can help with the creation of an enhanced 'Green Network' through, for example, community woodlands and improved linkages with existing green spaces. In addition short term planting in support of bio mass wood fuel production could also offer a 'greening' and financial opportunity in advance of hard end use development particularly in terms of long standing vacant and derelict sites.
22. It is important that brownfield land is made available, for both 'hard' and 'soft end' uses, to achieve the objectives of the Structure Plan. However, there remains a significant number of long term vacant and derelict sites (previously used for industrial purposes) that require to be critically reviewed by the local authorities with regard to their potential for other uses without undermining the targets of the Structure Plan. This approach would assist the ongoing process of urban renewal and, potentially, support the creation of the 'Glasgow and the Clyde Valley Green Network'.

#### **Priority Areas and Other Locations - Resource Issues**

23. As has been emphasised above, the largest proportions of vacant and derelict land are found in clusters of sites within extensive areas of Glasgow and North and South Lanarkshire. This is an important strategic planning issue and given the scale of the problem across the Metropolitan Area there is a case for continued specific funds being allocated by the Scottish Government to address this matter

#### **Scottish Government**

24. The 'Vacant and Derelict Land Fund' was established by the Scottish Government in 2004 in response to the Cities Review, which highlighted the importance of dealing more effectively with vacant and derelict land. Initially £20 million was allocated to Glasgow, North Lanarkshire and Dundee for the period 2004-2006, with a further £24.3 million continuing to be allocated to these local authorities (Glasgow £10m, North Lanarkshire £6m, South Lanarkshire £4.3m and Dundee £4m) for the period 2006-2008.

25. On 26<sup>th</sup> August 2008, the Scottish Government announced that it was continuing with funding of the Vacant and Derelict Land Fund for the period 2008-2011. The total funding package of £36.5m being divided between five Scottish Local Authorities namely, Glasgow (£13.5m) North Lanarkshire (£7.65m), South Lanarkshire (£5.7m), Dundee (£5.25m) and Highland (£4.5m) i.e. 74% of the total funding coming to the Glasgow and the Clyde Valley area.

#### **Overview**

26. 2010 has seen a significant downturn in global and national economic activity with major financial institutions at the forefront of this downturn. The full implications of the downturn and its impact on development take up particularly for housing on the overall totals of vacant and derelict land will emerge over the next few years. Major projects such as the M74 Completion and the infrastructure for the Commonwealth Games will remove significant areas of long term dereliction but their impact on the overall vacant and derelict land totals will undoubtedly be diminished by the economic downturn. In this context the role of short term greening and Scottish Government funding will have an increasingly important role to play however the ability of such funding to lever in supporting private sector funding may be severely diminished.
27. Current budgetary constraints on both the private sector and central and local government as a consequence of the global recession will potentially have implications for both take up and fall out of vacant and derelict land over the next few years. The Scottish Government's commitment to the Vacant and Derelict Land Fund for 2011 of £10.009m, albeit for just one year, is welcomed. Distribution of the funding in the Glasgow and the Clyde valley area will be on the basis of the existing receiving local authorities, i.e. Glasgow, South Lanarkshire and North Lanarkshire.

## Local Authority Update

### East Dunbartonshire

Within East Dunbartonshire there has been little change from the 2009 monitoring position. No land has fallen out of use however two small scale sites have been developed for housing - one site of 0.46 ha adjacent to Auchinairn Primary School, Bishopbriggs and the other a site of 0.29ha at Lammermoor Road, Kirkintilloch.

### East Renfrewshire

Within East Renfrewshire there has been little change from the 2009 monitoring position. Two small scale sites, totalling 1.33ha, have been added to the Survey one a former hotel the other previously used for other general industry whilst two small scales sites have been removed from the survey, totalling 0.41ha, one in Barrhead for housing the other in Busby for other general industry

### Glasgow

Glasgow City Council was allocated £13.5m form the vacant and Derelict Land Fund Programme 2008/11 by the Scottish Government.

Year One (2008/09) of the Programme was characterised by a slowing down of activity in response to the economic downturn, Year Two (2009/10) showed some resurgence of activity with public sector-led development performing particularly strongly. Year Three (2010/11):

- Commonwealth Games Athletes' Village: the site remediation contract was well underway and proceeding according to schedule, having drawn down almost £3m during 2009/10;
- Housing Investment: remediation works were completed at all eight social rented developments and the sites are now at various stages of delivery of housing units;
- Riverside Museum: the associated landscaping and parking contract commenced on site;
- Glasgow Canal Regeneration Project: having got off to a slow start, Maryhill Locks benefited from completed site investigations and contract was awarded for construction of the first 125 units; also, Two further pieces of canal-related work were put out to tender - a Surface Water Management Plan and a Canal Environment Framework, both of which will provide guidance for future development;
- Burntbroom, Carmyle and Kenmuir sites: a Greenspace Network Development Framework was in preparation to help guide development and identify projects which could bring vacant land into the green network;
- Holmfauld Road: advance site services infrastructure was installed, preparing the site for delivery of social enterprise-led workshops and business space (a funding package is currently being assembled);
- Maryhill Town Centre: feasibility studies commenced for residential development on a town centre site by a Council/private sector developer partnership and possible housing association partner (the Council also instigated work on a Town Centre Action Plan and Development Framework for the Town Centre and its Environs to underpin recent investment from the Town Centre Regeneration Fund and the Maryhill Transformational Regeneration Area).



The above progress reflects the strategy which the Council adopted during the latter half of Year One of the 2008/11 Programme when it purposely re-focused VDLF activity into positive action to prepare sites for development pending an upturn in market strength, including:

- reviewing the projects where private sector partners were involved to assess what measures could be taken to work with partners to keep projects moving forward until the market regains confidence;
- instigating studies which would assist in filling information gaps in advance of development;
- examining whether sites could be treated and/or tidied up in the interim;
- examining whether infrastructure could be installed in advance of development; and,
- instigating interdivisional and cross-departmental working within the Council to address policy and infrastructure issues to minimise delays in the planning process.

While some projects have not drawn down funding during 2009/10 most are expected to do so during 2010/11. To ensure full draw down some amendments to the delivery plan are to be proposed following a full review.

### **Outcomes and key highlights**

Glasgow's achievements in Year Two, i.e. 2009/10, comprised the following:

- Commonwealth Games Athletes' Village site remediation proceeded on schedule with almost £3.0m contributed to site investigations;
- Planning application was received for retail use at Glasgow Gait site as a result of the further £0.5m contributed to removal of baled waste;
- Maryhill Locks Transformational Regeneration Area was supported by over £0.5m invested in site investigations, land acquisition, landscaping and towpath upgrade, all contributing to implementation of the recently approved masterplan for the area and assisting delivery of the first tranche of housing (construction contract for which was recently awarded);
- Legal negotiations with a private sector partner have commenced following demolition of a primary school at Nitshill to extend a vacant site - this has given the developer confidence to proceed with housing (currently in legal negotiations);
- The funding continued to underpin the regeneration of North Glasgow through £100,000 contribution to upgrading links between Cadder - an area with extensive vacant land - and the canal network;
- Collaboration with historic environment, ecology and access specialists to prepare a brief for the design of an innovative decision-making tool focused on the Forth and Clyde Canal corridor but with potential to roll out to other areas.

During the period, no capital receipts were raised from the previous Programme and therefore there have been no additional outcomes as a result of additional funds.

### **Inverclyde**

The area of vacant and derelict land recorded in Inverclyde remains approximately the same as the three previous years but is slightly less than the average yearly amount recorded over the past 15 years. The number of sites in the survey is the lowest in 13 years. The percentage of derelict land in the survey has decreased dramatically in recent years, from 51% in 2002 to 20% in 2010.

The take up in 2010 followed the trend of the previous two years, being less the 6ha. This position contrasts with the period of strong development activity in Inverclyde during the period 2004-07, when the average yearly take up was 19 ha.

## **Development Progress**

### **(i) Riverside Inverclyde - Waterfront/A8 Corridor**

- (a) Pottery Street/Ladyburn: The Urban Regeneration Company, Riverside Inverclyde (ri) has carried out improvement work to this area, now known as Riverside Business Park. Art work has been erected and landscaping work completed on land that was previously vacant. Planning Permission has been granted for the conversion of the office building at the entrance to the Park to a café and for a new childrens nursery to be erected on part of one of the two remaining undeveloped platforms. The developed area houses a new two- storey office block which is currently being tenanted.
- (b) Kingston, Port Glasgow: The southern half of the former Scott Lithgow shipyard site is still under construction for residential (233 dwelling units) and a planning application is pending for a further 47 houses on the vacant land on the waterfront, east of Inchgreen Dock. Landscaping works have been approved along the waterfront.
- (c) James Watt Dock, Greenock: Work has been completed on the access to the dock area to provide infrastructure, roadways and landscaping in preparation for the approved redevelopment of the dockland area, which includes the Grade 'A' listed former sugar warehouses. The proposed development by a public limited company consists of approximately 600 dwelling units (one-third of which are expected to be flatted), with public open space and dock-side landscaping. Work funded by ri is continuing to render the Grade 'A' listed sugar warehouses wind and water tight and an application is pending for the use of the warehouse as a business centre (Class 4) and café/bar.
- (d) Former Kincaid Works, Carttsyde, Greenock (SIBL): Using public funding through ri, the strategic business site on the western side of the former works site has now been re-levelled: however, it has still not been marketed.
- (e) The Harbours, Greenock (Town Centre): Work has commenced on a new Theatre, including a café bar on Custom House Quay as part of the mixed-use residential-led marina development.

In relation to the other Waterfront Sub Areas: Pottery Street (North), Greenock [a designated SIBL]; Newark (South), Port Glasgow; the former Gourock Ropeworks, Newark (North), Port Glasgow; and Port Glasgow Waterfront; there are no changes from the position reported last year. The latter is a significant area of very prominent vacant land alongside the A8 trunk road, west of Port Glasgow town centre.

### **(ii) Other Major Development Areas**

#### **(a) Former Inverkip Power Station, by Wemyss Bay**

An outline planning application submitted by Scottish Power, supported by a Planning and Development Framework 'Masterplan' for this large 42ha site on the Firth of Clyde coast, is currently being assessed by the Council. The proposal is for a mixed-use 'urban village' development, comprising of residential, neighbourhood-level retail and business use, leisure uses and open (green) space, including retention of woodlands. The proposal is in accord with the adopted Local Plan's special area policy framework, but issues concerning the scale of residential development and potential transport impacts are still to be satisfactorily addressed.

#### **(b) Spango Valley, South West Greenock**

Discussions are ongoing regarding a masterplan for this extensive area, which is under the ownership of two private parties. The area is now referred to by the name of 'Valley Park'. The submission made in advance of the LDP Main Issues Report is to consolidate business uses in a smaller area and to introduce housing and associated local facilities.

In addition, there is a planning application pending for the area immediately west of the residential area and adjacent to Valley Park, for the demolition of two school buildings and three houses for the construction of a new prison with associated infrastructure, servicing and access arrangements. An increase in the area of vacant land in this locality can be expected shortly.

### **(iii) Area Renewal**

The Council, Scottish Government (HID), the local Housing Associations and River Clyde Homes, continue to be active in promoting the restructuring of the social rented sector in Greenock and Port Glasgow. The Area Renewal Strategy - a joint partnership by the Council, RSLs and Scottish Government - is introducing more mixed tenure through Low Cost Home Ownership and where appropriate middle market homes. The five 'New Neighbourhoods' designated in the Local Plan for area renewal are spread throughout Greenock South and East, South West and Port Glasgow, together with other major development areas undergoing restructuring.

Current activity and re-provisioning plans included in the recent 2010 SHIP submission are in: Maukinhill, in east Greenock (Cloch HA); River Clyde Homes in the Woodhall area and at Park Farm/Oronsay, Port Glasgow; and with a further start date in 2011 expected in south west Greenock, at a number of sites in Larkfield.

Consideration will continue to be given by the area renewal partners to the re-use of now significant areas of vacant land, through the demolition of RCH housing stock, including the area covered by the former Belville Street tower blocks on the edge of Greenock town centre. Much of this increased vacant land does not lend itself to redevelopment but could provide opportunities for increasing Inverclyde's green space cover. This prospect is the subject of a GCV Green Network Partnership study recently completed and will be promoted through the emerging LDP.

Meanwhile, demolition and clearance continues at Peat Road/Holefarm in south west Greenock, creating more vacant sites, and while it does remove some unattractive and undesirable housing stock, helping to improve the image of the area, it is unlikely to provide development opportunities within the short-medium term.

### **North Lanarkshire**

North Lanarkshire Council has benefited from significant funding from the Scottish Government's Vacant and Derelict Land Fund. The current allocation of funds (the third consecutive programme) represents an award of £7.65 million, covering the three years from 2008/9 to 2010/11 and the Council is directing these funds to a number of projects identified within its Local Delivery Plan. The projects vary in scale and cover a range of key regeneration themes including Local Regeneration, Economic Development, Town Centres, Environmental Improvement, Community Infrastructure and Strategic Physical Development. To 25<sup>th</sup> June 2010 £2.8 million has been spent on eligible projects, with £4.8 million remaining to be spent within the 2010/11 financial year.

The VDLF Programme is managed by the Council's Regeneration Services, although due to the complex nature of addressing vacant and derelict sites it is often necessary to review the programme and grant allocations made to individual projects on an annual basis to ensure that they are capable of being delivered within the agreed timeframe. Accordingly, the Council are seeking to progress new regeneration opportunities in the form of additional projects which have been identified as a reserve list and discussions are ongoing with Scottish Government to secure their inclusion within the Programme. These are

- Ravenscraig TIF: Additional funding to be allocated towards supporting the development of a Tax Incremental Funding Scheme (TIF) for Ravenscraig and for undertaking a due diligence exercise for the Ravenscraig Joint Venture Agreement.

- JESSICA Support: Develop and implement projects targeting the Joint European Support for Sustainable Investment in City Areas (JESSICA). In partnership with Fusion Assets This would be used to create a bank of assets
- CSFT VDLF Study: Allocate funds towards implementation of a greening study for small vacant and derelict land sites within Urban Areas of North Lanarkshire.
- Harthill: Feasibility work connected with the redevelopment of a former school site at West Main Street, Harthill for residential use in association with a local housing association.
- Former Clarkston Primary: Contribution towards meeting abnormal remediation costs associated with new housing led development.
- Mossend: Target funding towards infrastructure works to unlock development potential of derelict land site and allow expansion of the rail freight terminal at Mossend.
- Contaminated Land Sites: Allocate funding towards remediation of contaminated land sites where this work can support VDLF programme outputs.

In addition, as part of an ongoing review of the Council's Local Delivery Plan, revised funding allocations have also been made to the following projects:-

- Netherton, Wishaw: Due to slippage in the start date for the development of new industrial units at Netherton Industrial Estate, it is proposed to reduce the grant allocation from £750,000 to £350,000.
- Wishaw Town Centre: Given delay to start date for the development of housing on the former Tesco site, it is proposed to reduce the grant allocation on site from £350,000 to £250,000.
- Coatdyke Cluster: Due to economic downturn, it is unlikely that a full Master Plan for this area will be produced. As a consequence funding allocation reduced from £545,070 to £176,860.
- Mill Street, Airdrie: Additional £4,500 requested to support the remediation works to boundary wall and car park at Airdrie Business Centre.

Full details of the Local Delivery Plan are contained in the table below which indicates the proposed spend on key project areas over the remaining project period to 2011.

VDLF Project	Recipient	Revised Allocation	Spend to Date	Remaining Spend	Output
Gowkthrapple - Phase1 Road Improvements	NLC	407,939	79,048	328,891	620sqm community hub development. Access and enabling works to support the development of 50 affordable and 60 private houses.
Gowkthrapple - Castlehill Grove	Garrion People's Housing Co-op	120,000	120,000	0	
Gowkthrapple - Green Network	NLC	15,000	15,000	0	

Gowkthrapple - Community Hub	Garrion People's Housing Co-op	1,365,039	888,043	476,996	
Gowkthrapple Masterplan/Briefs	NLC	49,500	49,500	0	
Gowkthrapple Smiths Clockworks Site	NLC	1,710	0	1700	
Netherton	NLC	366,500	16,500	350,000	935sqm industrial business space.
Shieldmuir Street	Wishaw and District HA	69,689	69,689	0	Site purchased for the future development of 30 affordable housing units.
Wishaw Town Centre	Wishaw and District HA	250,000	0	250,000	Site investigation/'abnormal costs' works to support the future development of 54 housing units.
Caldercruix Cluster	NLC	85,000	1,166	83,834	Environmental improvements for public open space.
Orchardton Woods, Cumbernauld	NLC	35,000	0	35,000	Strategic Master Plan.
Brownsburn Park Phase 2	NLC	400,000	37,489	362,511	Environmental improvements to support community infrastructure.
Wellwynd, Airdrie	Clyde Valley HA	400,000	400,000	0	547sqm lettable office space, 105.5sqm conference facilities and 78sqm meeting rooms.
Coatdyke Cluster	Fusion Assets	176,860	162,875	13,985	Strategic Master Plan.
Ravensraig - APBs/Appraisals	Wilson Bowden	498,200	41,580	456,620	Site investigation, appraisal and infrastructure works to support Phase 2 of the Ravensraig Master Plan, the Regional Sports Facility and BRE Innovation Park.
Ravensraig - Regional Sports Facility	NLC	497,511	497,511	0	
Ravensraig - BRE Innovation Park	BRE Scotland Ltd	574,489	2,489	572,000	
Bothwell Park	NLC	50,265	45,265	5,000	Site investigation to assess future development and limited remediation works.

Sunnybank Shotts	Highline Construction	39,538	0	39,538	Abnormal costs' works to support the future development of 17 private housing units.
Stoneylee Road, Cumbernauld	Sanctuary Housing	200,000	0	200,000	Abnormal costs' works to support the future development of 75 affordable housing units.
Gartcosh	Scottish Enterprise	750,000	220,000	530,000	Access and infrastructure works for Gartcosh Business Exchange.
Holytown	NLC	29,600	0	29,600	Development support for 20 affordable housing units.
Forgewood	NLC	60,297	60,297	0	Strategic Master Plan.
Dalziel Street, Motherwell	Lanarkshire HA	30,087	30,087	0	Site purchased for the future development of 10 affordable housing units.
Biomass Storage Facility, Motherwell	NLC	300,000	53,952	246,048	Development of a biomass storage/woodchip facility.
Glenboig Primary School	NLC	17,776	17,776	0	Site Investigation works to assess future development potential.
Mill Street, Airdrie	NLC	14,500	0	14,500	Additional works required by project previously funded through VDLF.
<b>Reserve Projects</b>					
JESSICA Support	NLC / Fusion Assets				
Ravensraig TIF	NLC				
CSFT VDLF Study	CSFT				
Harthill	NLC / Horizon HA				
Clarkston PS, Airdrie	NLC				
Mossend	Private				
Contaminated Land Sites	NLC				
<b>Total</b>		<b>7,650,000</b>	<b>2,808.000</b>	<b>4,841,733</b>	

## **Renfrewshire**

### New Urban Sites

Fifteen new sites, which derive from a range of previous uses, totalling 8ha (13ha when extensions to existing sites are included) were added in the 2010 Survey. The majority of the smaller sites are situated in Paisley.

Significant new sites, in terms of their scale, include the following:

- ex Focus DIY branch on Renfrew Road, Paisley (1.8ha);
- ex MacKays clothes distribution warehouse on Greenock Road, Paisley (1.1ha);
- ex airport parking at Clark Street, Paisley (1.5ha) which lay on the route of the abandoned Glasgow Airport Rail Link (GARL).
- ex vehicle storage yard on Inchinnan Road, Paisley (0.7ha).
- ex St Cuthberts school on Beith Road, Johnstone (2.5ha).
- ex hotel on Moss Road, Linwood (0.9ha).

### Urban Development Take-Up

Development take-up, totalling 9.3ha, was almost halved from the previous year. It is clear that the economic recession has again influenced this situation, with a number of sites having progressed little since 2008. Development on SVDLS sites was comprised of seven whole sites and a further seven sites which were partially developed.

Significant developments are comprised mainly of phases of larger residential sites : two sites off Kings Inch Road, Renfrew (1.3ha and 1.1ha respectively) and part of the former hospital site at Hawkhead Road, Paisley (1ha).

One further site, which occupies a prominent location at Mossland Road, Renfrew was developed in part (1.5ha) for a car showroom. Only five sites, comprising a total of 2.3ha, received public funding, with four of these sites being developed for sheltered / special needs housing.

### Existing Urban Sites where Development / Progress has Faltered

Progress continues to remain slow on a number of major residential re-development sites at Renfrew North and south and east Paisley and this is largely attributed to the current economic situation.

The re-development of the SVDLS sites at the southern edge of the Blythswood Retail Park has still not commenced, again as a consequence of the economic recession. This comprises the former Comet and B&Q units and the site of the demolished MFI store. A planning consent exists for the development of a football ground for Renfrew Juniors FC on part of this site. A second smaller site, at the western edge of the retail park, has planning permission for residential development.

No further progress has been made towards the redevelopment of a number of large former industrial and business sites at north and south Phoenix Park, Linwood. These sites, the subject of mixed use proposals by the Mountgrange Group, total approximately 25ha and they are unlikely to be developed in the short to medium term.

### Progress towards Urban Site Development

The Council was successful in attracting funding from the Scottish Government's Town Centre Regeneration Fund (TCRF) in 2009. The funding award has contributed to the regeneration of a number of town centre sites throughout Renfrewshire, including the former Arnotts department store within the heart of Paisley town centre.

A grant award of £1.83m assisted the Council in acquiring the site and enabled the formation of a Joint Venture Company with Park Lane Developments to take forward regeneration proposals. An outline planning application for enabling structural works and the erection of a mixed use development was subsequently approved in February 2010. The outline application includes proposals for a foodstore (1500m<sup>2</sup>), other retail floorspace (2150m<sup>2</sup>), residential flats (45) and parking spaces (approximately 300). Enabling works were undertaken during Autumn 2010.

A cluster of small sites, at Wallneuk, Paisley, comprised of a mix of previous uses received planning permission in 2010 for a major retail development (12890m<sup>2</sup>) and petrol filling station by Tesco Stores Ltd. Work on this prominent 'gateway' development site, which lies on Renfrew Road link to the M8 motorway, is due to commence in Spring 2011.

A substantial part of the former Paton's Mill (2.6ha), Johnstone (an 'A' listed building dating from the late 19<sup>th</sup> century) was destroyed in an arson attack in the summer of 2010, dashing the re-development proposals for the conversion of the main historic buildings to form residential flats. Planning permission exists for housing on part of the remainder of the site (approx 75 units) and a development brief has been prepared for the site incorporating the remaining listed structures.

Work is progressing on a large site (7ha) at Kings Inch Drive, Renfrew on the new Dobbies Garden Centre, which was granted planning permission in 2010. This will result in the removal of approximately 3.6ha of the site when the store opens in Spring 2011.

#### Urban Regeneration Initiatives / Funding Programmes

A number of SVDLS sites lie within eight existing Area Development Framework (ADF) documents prepared over recent years for parts of Renfrewshire. Each ADF has been prepared to provide a cohesive regeneration strategy for small geographic areas affected by a range of complex issues, which include vacant and derelict land.

The SVDLS sites within these areas predominantly comprise those considered appropriate for residential development and in the context of the economic downturn, a review of the ADF programme is presently underway to consider the outstanding development sites and how these may be progressed.

Most recently, an ADF was approved for the 'West End' of Paisley, an inner urban area immediately to the west of Paisley town centre. The ADF covers a small geographic area which includes only a small number of SVDLS sites however it is an area which is likely to experience significant physical change over the next few years. Recent proposals for new student accommodation by the University of the West of Scotland immediately adjacent to the ADF area will also have a further positive effect on the physical environment of the West End and act as a catalyst for regeneration.

A Town Centre Action Plan is in place for Paisley, providing a framework for a range of initiatives in respect of town centre maintenance, traffic management and physical regeneration, as well as support for private sector investment. This has provided for significant investment in physical development, public realm improvements and events which support the town centre as a key employment, cultural and retail centre which meets the needs of the local community. Good progress has been made on a number of regeneration projects identified within the Action Plan, with investment exceeding £70m.

Town Centre Action strategies are also currently being prepared to provide a framework for further regeneration, investment and development in each of Renfrewshire's town and village centres. A key element of these strategies will be the redevelopment of vacant and derelict land within town centre locations.

Significant investment has been made within Renfrew town centre in recent years, including £4m of public realm improvements to enhance the town centre environment. As part of this investment, an £8m flood prevention scheme will assist in protecting existing homes and the significant residential redevelopment occurring at Renfrew Riverside, immediately adjacent to the River Clyde.



The first phase of the scheme, west of Ferry Road, was completed in April 2009. A second phase, centred on the ferry dock at Kings Inch Road, is due for completion in March 2011. A third and final phase is anticipated to progress in late 2011.

A cluster of SVDLS sites lie within an area to the south west of Johnstone, including two schools demolished in 2008, totalling 3ha. Much of the area is periodically affected by flooding. The area is identified as a Community Growth Area in the Glasgow and Clyde Valley Structure Plan and the Council are currently working in partnership with a number of key stakeholders, including Scottish Water and the Scottish Environment Protection Agency, to consider development options in the context of surface water management and associated infrastructure requirements.

#### Former Royal Ordnance Factory, Bishopton

(the only derelict rural site included within the SVDLS for Renfrewshire ).

A planning application was submitted in 2006, by BAE Systems (Property Investments) Ltd, for outline planning permission for the regeneration of the site to form a mixed use Community Growth Area (CGA). The Planning and Economic Development Policy Board, at the meeting on the 15th December 2008, was disposed to grant planning permission subject to conditions and a Section 75 Agreement. In accordance with the Town and Country Planning (Notification of Applications) (Scotland) Direction 2007, the proposals were referred to Scottish Ministers. By letter dated 5 February 2009 the Scottish Government confirmed that it did not intend to intervene and authorised the Council to deal with the application in the manner it thinks fit.

Accordingly, permission was granted by Decision Notice dated 10 August 2009 for Planning Permission - In Outline (06/0602/PP). The permission is subject to conditions and an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997. This Agreement was registered on the 7<sup>th</sup> August 2009. All reclamation costs associated with the re-development of the site are to be borne by the private sector, and these are currently estimated to be of the order of £30m. The current economic climate is likely to delay the progress of the CGA for the foreseeable future.

### **South Lanarkshire**

#### *(a) Vacant and Derelict Land Fund*

The South Lanarkshire Local Delivery Plan for the Scottish Government's *Vacant and Derelict Land Fund* identifies the key priorities for the current three year programme as:

- Town and Village Centres;
- Area Regeneration Partnerships and Settlements included in the worst 15% of the Scottish Index of Multiple Deprivation;
- Housing / Neighbourhood Regeneration areas; and
- Major regeneration initiatives - Clyde Gateway.

The approved delivery plan for the second year of the programme, 2009/2010, set a budget of £2.115 million to be spent across the following key project themes. The actual expenditure achieved amounted to a total of £2,352,255:

**Clyde Gateway** - investment focussed on potential relocation sites lying within or close to the Clyde Gateway regeneration project boundaries. Expenditure of £124,812 was spent on sites at locations including Shawfield Industrial Estate, Burgh Primary, Rutherglen and Cuningar Loop.

**Town and Village Centres** - investment focussed on the acquisition, treatment and development of land to bring it back into active use. Expenditure of £1,223,791 was spent on sites in Hamilton (Bothwell Lodge, Quarry Street, Low Waters Road and Keith Street); Lanark (North Vennel); Cambuslang (Miners Welfare, Mill Road and Lesmahagow (Langdykeside)).

**Housing/Neighbourhood Regeneration** - investment focussed on facilitating the development and provision, in accordance with South Lanarkshire Local Housing Strategy, of affordable housing (for rent and sale) in priority areas of South Lanarkshire. Expenditure of £200,000 was spent on demolition works at Cairns, Fernhill and Cathkin.

**South Larkhall** - investment totalling £677,043 focussed on a number of key locations in the area including Canderside, Carlisle Road, Birkenshaw and Strutherhill.

**Redlees Quarry** - investment focussed on improving the physical environment associated with this disused quarry and the creation of up to 27 hectares of usable open space for local residents of Blantyre and beyond. Expenditure of £126,635 was spent on the Phase 1 works implementing development plans for Redlees Quarry Urban Fringe Park

#### *(b) Contaminated Land Programme*

The approved programme for 2009/2010 allocated resources of £376,418. The final expenditure was £401,851 with the overspend of £25,433 being carried forward to 2010/11.

The expenditure was incurred on the following projects:

- Stage 1 Investigations to inform the Remediation Strategy £65,000;
- Action Arising from Stage 1 Investigations £33,082;
- Site Investigation and Demolitions at Cairns / Fernhill £52,969;
- Strutherhill Industrial Estate £50,000;
- Bothwell Lodge, Hamilton £155,999;
- Site Investigations, Cathcart Place, Rutherglen £20,113;
- Demolitions and Site Investigations, Union St, Carluke £12,150;
- Demolitions and Site Investigations, Delves Road, Lanark £9,818;
- Demolition of Honeywell House, East Kilbride £2,720.

Key projects involved the completion of site investigations at Cathcart Place, Rutherglen, demolitions at sites in Cairns, Cambuslang and completion of essential repairs to Bothwell Lodge, Hamilton which has created a unique opportunity for new business space in that location.

#### **Proposed Programmes for 2010/2011**

##### *(a) Vacant and Derelict Land Fund*

The delivery plan for the final year of the programme anticipates expenditure of £2.258 million to be spent across the same key project themes. It is proposed that expenditure for 2010/2011

- **Clyde Gateway** - proposed expenditure of £620,000 to be focussed on sites at Shawfield, Rutherglen and Clydesmill, Cambuslang;
- **Town and Village Centres** - proposed expenditure of £453,000 to be focussed on sites at Hamilton, Lanark and Lesmahagow.
- **Housing/Neighbourhood Regeneration** - proposed expenditure of £307,000 to be focussed on priority areas identified within the South Lanarkshire Local Housing Strategy eg. Cairns, Fernhill, Cathkin
- **South Larkhall** - proposed expenditure of £481,000 to be focussed on sites at Canderside.
- **Redlees Quarry** - proposed expenditure of £397,000 to be spent on the completion of site works at the disused quarry to create an Urban Fringe Park.

#### *(b) Contaminated Land Programme*

The resources available for 2010/11 will be £255,567, comprising £281,000 SLC Capital Allocation less the £25,433 overspend from 2009/2010.

The proposed programme for 2010/11 is as follows:

- Stage 1 Investigations to inform the Remediation Strategy £65,000;
- Action Arising from Stage 1 Investigations £35,000;
- Site Remediation, Peacock Cross, Hamilton £50,000;
- Site Remediation, Cathcart Place, Rutherglen £57,533;
- Demolitions and Site Investigations, Union St, Carluke £32,850;
- Demolitions and Site Investigations, Delves Road, Lanark £15,184.

#### **West Dunbartonshire**

##### Scottish Enterprise

On their vacant site in Clydebank Business Park, Scottish Enterprise (SE) has worked with an existing local company which has now (December 2010), secured planning permission for the development of a 2-storey office facility of around 26,000 sq ft gross on around 2.7 acres of the site. This will facilitate the retention and expansion of the business in Clydebank, and SE will continue to try and secure the economic development of the remainder of the site.

At the Vale of Leven Industrial Estate SE, as owner of vacant land, is a stakeholder in the ongoing process of producing a masterplan and action programme which is being driven by WDC. The end aim of this work, which should be completed early - mid 2011, is to encourage and facilitate investment, and help secure not just the economic development of the vacant land but also the regeneration and improvement of the estate as a whole.

SE also remains a board member of both Clydebank re-built and Strathleven Regeneration Company, and as such continues to support their aims, objectives and undertakings regarding regeneration works as appropriate.

##### Strathclyde Regeneration Company

The site preparation works for the Lomond Gate Business Park, to the north west of Dumbarton, is complete, and a hotel and restaurant complex is under construction. The site is being actively marketed for business and industry development and ancillary services. Construction is also underway for a factory unit for Aggreko on a 6.2ha site to the north of the main business park area. To the south of the A82, the former bonds site has been cleared and prepared for a major residential development of around 300 houses.

##### Clydebank re-built URC

Clydebank re-built Urban Regeneration Company was set up by West Dunbartonshire Council and Scottish Enterprise to progress the physical, economic and social regeneration of Clydebank. Since the URC was established in 2002, a number of key brownfield sites have been remediated and/or redeveloped as part of the strategic aims of Clydebank re-built to deliver and promote economic development.

The Queens Quay Enterprise and Learning District is a 16 acre site located at the southern end of the East Yard at the former John Brown shipyard. It was decontaminated and serviced between 2004 -2006 and the following development has since been undertaken:

- Clydebank College new £34m campus which opened in 2007 attracts around 10,000 students per annum. The former College property on Kilbowie Road was sold to a national housebuilder and while the site was cleared, no development has commenced in the last year;

- the 20,000 sq ft Titan Enterprise centre was built by Clydebank re-built and provides managed office accommodation aimed at start-up and small businesses with office suites ranging from 250 sq ft to 950 sq ft. This property is approaching full capacity;
- the second office pavilion at the Queens Quay, Aurora House, was completed in May 2009. The four storey 27,000 sq.ft. building provides flexible accommodation in up to 8 medium-sized suites. To date there have been no lettings. This reflects the current lack of activity in the office market, even for well situated and competitively priced accommodation;
- a new pontoon was completed in Summer 2009 allowing river access to pleasure craft and small commercial boats;
- It is proposed that Plot 3 be developed for a new four storey Council leisure facility. A planning application is due for submission in early 2011.

A fourth block of small units was completed in July 2009 at the JKS Workshops complex. At this point the development will extend over 21,000 sq ft, providing a total of 25 small industrial premises. The new block was fully occupied at the end of 2010.

Outline planning consent was granted several years ago for substantial housing development, with allied commercial uses, at the wider 60 acre privately owned Queens Quay site. No development was initiated at the site during the year, although an application for temporary planning consent has been submitted by the owner to establish a construction waste crushing facility on part of the site. This material will be used to raise the site level.

A 40 unit social rented housing scheme at Cart Street, adjacent to the Queens Quay was completed in September 2009. Project managed by Clydebank re-built on behalf of Clydebank Housing Association, this project on previously vacant ground was the first social housing new build in the town for several years.

Adjacent to the Golden Jubilee Hospital, Clyde Gate is a serviced 5 acre site, with capacity for up to 9 individual office pavilions. The first 3 storey pavilion was completed in April 2010. The 11,250 sq. ft. building comprises a children's nursery at ground level, with office space on the upper floors.

#### Contaminated Land

During the year 2009-10, the WDC Environmental Health Section carried out the following contaminated land work

- Desk Studies - The Section commenced work on 4 desk studies of which 2 were completed (Havoc, Milton Coup)
- Procurement  
Preparatory procurement work (eg PQQ) was undertaken for future projects. In addition to this Environ were commissioned to undertake a DQRA and ecological risk assessment at Cordale Point.
- Specifications  
Specifications for the following sites were prepared to allow the Section to put tenders out to various external environmental consultants:
  1. Cordale Point (6 ha site) - following the DQRA and ecological risk assessment of the site a specification for the remediation of the site was prepared. The main purpose of these proposed works was to provide a cap over the identified area of contamination while ensuring as minimal disturbance as possible.
  2. William St Park (2.3ha) - the site in question was being used for recreational pitches and was shown to have been a former dam that had been infilled. In addition to this the Duntocher Burn passed the boundary of the site and there was evidence to suggest

that material from the site was spilling out of the embankment into the burn. On this basis a specification for a full SI and associated risk assessment was produced including a stability survey of the site's embankment.

- Ongoing work from 2008-09

1. Former Kilbowie Refuse Tip (6 ha) - verification report for the first phase of the remediation work (Water Treatment Centre) at the site was submitted for comment with the remediation of the second phase (construction of pitches) underway.
2. Esso Bowling Site (63 ha) - Large scale SI of entire site undertaken, awaiting risk assessment reports.

- Planning Applications

The department also provided advice on a number of planning applications where reports in relation to contaminated land investigations had been submitted. The majority of large scale developments in the district have had to consider contaminated land including developments at Lomondgate, Denny Shipyard, Queens Quay and Bonhill Bridge.



# **APPENDIX 1**

## **KEY STATISTICS 2010 VACANT AND DERELICT LAND SURVEY**

TABLE 1 2010 Vacant and Derelict Land - Urban and Rural Split

	Urban Vacant		Urban Derelict		Urban Vacant & Derelict		Rural Derelict		Total Vacant & Derelict	
	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)
East Dunbartonshire	11	13.6	11	36.3	22	49.9	6	18.8	28	68.7
East Renfrewshire	17	17.2	23	36.8	40	54.0	0	0.0	40	54.0
Glasgow	611	632.9	311	688.8	922	1,321.7	0	0.0	922	1,321.7
Inverclyde	89	97.8	27	23.8	116	121.6	0	0.0	116	121.6
North Lanarkshire	224	338.2	183	791.3	407	1,129.5	73	311.7	480	1,441.2
Renfrewshire	141	197.1	42	59.3	183	256.4	1	708.3	184	964.7
South Lanarkshire	123	130.6	76	165.2	199	295.7	39	222.7	238	518.4
West Dunbartonshire	22	22.2	67	183.1	89	205.3	0	0.0	89	205.3
GCV Area	1,238	1,450	740	1,985	1,978	3,434	119	1,261	2,097	4,696



TABLE 2 Total Urban Vacant and Derelict Land 1996-2010

[illegible]

• If you have a question about this page, please email [info@openstax.org](mailto:info@openstax.org).

Source: U.S. Census Bureau, *2000 Census of the United States*, Table 1-1, <http://www.census.gov/cen2000/states/01.html>.

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TABLE 3 2010 Vacant and Derelict Land as a Percentage of Authority Area/ Authority's Urban Area

	V&D Area (ha)		Aut Area (ha)		% of Authority Area	Urban V&D Area (ha)	Aut Urban Area (ha)	% of Urban Area
East Dunbartonshire	69	17,500			0.4		50	1.5
East Renfrewshire	54	17,269			0.3		54	1.9
Glasgow	1,322	17,550			7.5		1,322	7.6
Inverclyde	122	16,450			0.7		122	5.0
North Lanarkshire	1,441	47,358			3.0		1,130	10.3
Renfrewshire	965	26,320			3.7		256	5.3
South Lanarkshire	518	177,860			0.3		296	3.6
West Dunbartonshire	205	17,630			1.2		205	7.0
<b>GCV Area</b>	<b>4,695.6</b>	<b>337,937</b>			<b>1.4</b>		<b>3,434</b>	<b>6.5</b>
							<b>53,083</b>	

Source of Areas: MLURI 1995, Land Cover of Scotland Survey 1988 (Recalculated)

Renfrewshire/Glasgow authority area change to reflect administrative boundary changes at Braehead

**TABLE 4 Changes in Urban Vacant and Derelict Land 2009 - 2010**

	Take up*		Land out of use**	Definitional change/Removed from Survey***		Net change in total urban vacant and derelict land****
	No. of Sites	Total Area (ha)		No. of Sites	Area (ha)	
East Dunbartonshire	2	0.8	0	0	0.0	-0.8
East Renfrewshire	2	0.4	2	2	1.3	0.9
Glasgow	90	70.9	90	90	79.4	39.3
Inverclyde	10	6.0	0	0	0.0	-0.6
North Lanarkshire	10	28.2	22	22	28.0	4.7
Renfrewshire	7	9.3	15	15	12.8	2.2
South Lanarkshire	5	8.5	12	12	5.8	-4.2
West Dunbartonshire	7	14.1	7	7	26.0	11.3
<b>GCV Area</b>	<b>133</b>	<b>138</b>	<b>148</b>	<b>153</b>	<b>37.6</b>	<b>52.8</b>

\* for development and environmental improvement (includes partial take up)

\*\* additions to vacant and derelict land survey (new sites)

\*\*\* no longer satisfies the definition of vacant and derelict land and other adjustments (including remeasurement)

\*\*\*\* net change = take up plus definitional change/removed from survey minus land falling out of use

TABLE 5 2010 Urban Vacant and Derelict Land by Date of Entry to Survey

	No. Sites	%	Area (ha)	%
<b>East Dunbartonshire</b>				
1980 or earlier	0	0.0	0.0	0.0
1981-85	7	31.8	22.8	45.7
1986-90	2	9.1	0.8	1.6
1991-95	5	22.7	17.7	35.5
1996-2000	1	4.5	1.5	3.0
2001-2004	7	31.8	7.1	14.2
2005	0	0.0	0.0	0.0
2006	0	0.0	0.0	0.0
2007	0	0.0	0.0	0.0
2008	0	0.0	0.0	0.0
2009	0	0.0	0.0	0.0
2010	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0.0
<b>Totals</b>	<b>22</b>	<b>100.0</b>	<b>49.9</b>	<b>100.0</b>
<b>East Renfrewshire</b>				
1980 or earlier	2	5.0	1.8	3.3
1981-85	5	12.5	5.8	10.7
1986-90	1	2.5	3.5	6.4
1991-95	5	12.5	17.9	32.9
1996-2000	2	5.0	1.3	2.4
2001-2004	13	32.5	13.8	25.3
2005	4	10.0	6.7	12.3
2006	0	0.0	0.0	0.0
2007	2	5.0	0.4	0.7
2008	1	2.5	0.8	1.4
2009	3	7.5	1.2	2.2
2010	2	5.0	1.3	2.4
Unknown	0	0.0	0.0	0.0
<b>Totals</b>	<b>40</b>	<b>100.0</b>	<b>54.5</b>	<b>100.0</b>
<b>Glasgow</b>				
1980 or earlier	91	9.9	236.8	17.9
1981-85	168	18.2	282.3	21.4
1986-90	55	6.0	100.6	7.6
1991-95	87	9.4	156.1	11.8
1996-2000	110	11.9	175.8	13.3
2001-2004	88	9.5	86.3	6.5
2005	25	2.7	32.4	2.5
2006	40	4.3	42.9	3.2
2007	43	4.7	32.7	2.5
2008	108	11.7	91.7	6.9
2009	53	5.7	52.3	4.0
2010	54	5.9	31.9	2.4
Unknown	0	0.0	0.0	0.0
<b>Totals</b>	<b>922</b>	<b>100.0</b>	<b>1,321.7</b>	<b>100.0</b>
<b>Inverclyde</b>				
1980 or earlier	9	7.8	10.0	8.2
1981-85	3	2.6	7.5	6.2
1986-90	12	10.3	7.8	6.4
1991-95	14	12.1	14.3	11.8
1996-2000	41	35.3	38.5	31.7
2001-2004	7	6.0	2.8	2.3
2005	8	6.9	11.7	9.6
2006	2	1.7	0.3	0.3
2007	3	2.6	0.9	0.8
2008	3	2.6	23.1	19.0
2009	6	5.2	2.6	2.2
2010	5	4.3	1.2	1.0
Unknown	3	2.6	0.7	0.6
<b>Totals</b>	<b>116</b>	<b>100.0</b>	<b>121.6</b>	<b>100.0</b>

<b>GSV Area</b>				
1980 or earlier	159	8.0	413	12.0
1981-85	291	14.7	615	17.9
1986-90	138	7.0	300	8.7
1991-95	175	8.8	646	18.8
1996-2000	253	12.8	358	10.4
2001-2004	196	9.9	223	6.5
2005	71	3.6	133	3.9
2006	74	3.7	109	3.2
2007	99	5.0	98	2.9
2008	194	9.8	195	5.7
2009	175	8.8	161	4.7
2010	102	5.1	106	3.1
Unknown	54	2.7	82	2.4
<b>Totals</b>	<b>1,981</b>	<b>100.0</b>	<b>3,439</b>	<b>100.0</b>

<b>North Lanarkshire</b>				
1980 or earlier	34	8.4	123.4	10.9
1981-85	31	7.6	142.7	12.6
1986-90	23	5.7	78.0	6.9
1991-95	36	8.8	391.0	34.6
1996-2000	50	12.3	76.6	6.8
2001-2004	30	7.4	31.0	2.7
2005	25	6.1	55.2	4.9
2006	16	3.9	49.3	4.4
2007	35	8.6	47.7	4.2
2008	52	12.8	50.8	4.5
2009	42	10.3	45.3	4.0
2010	19	4.7	25.3	2.2
Unknown	14	3.4	13.4	1.2
<b>Totals</b>	<b>407</b>	<b>100.0</b>	<b>1,129.5</b>	<b>100.0</b>
<b>Renfrewshire</b>				
1980 or earlier	0	0.0	0.0	0.0
1981-85	12	6.6	24.0	9.4
1986-90	15	8.2	46.2	18.0
1991-95	10	5.5	13.2	5.1
1996-2000	27	14.8	45.8	17.9
2001-2004	30	16.4	32.0	12.5
2005	5	2.7	4.2	1.6
2006	7	3.8	15.6	6.1
2007	11	6.0	13.4	5.2
2008	8	4.4	14.0	5.5
2009	43	23.5	36.1	14.1
2010	15	8.2	11.9	4.6
Unknown	0	0.0	0.0	0.0
<b>Totals</b>	<b>183</b>	<b>100.0</b>	<b>256.4</b>	<b>100.0</b>
<b>South Lanarkshire</b>				
1980 or earlier	4	2.0	3.8	1.3
1981-85	56	28.1	112.6	38.2
1986-90	17	8.5	15.0	5.1
1991-95	8	4.0	7.6	2.6
1996-2000	10	5.0	6.3	2.1
2001-2004	16	8.0	21.9	7.4
2005	0	0.0	0.0	0.0
2006	4	2.0	2.9	1.0
2007	6	3.0	3.7	1.3
2008	15	7.5	20.0	6.8
2009	22	11.1	32.3	10.9
2010	6	3.0	2.4	0.8
Unknown	35	17.6	66.5	22.5
<b>Totals</b>	<b>199</b>	<b>100.0</b>	<b>294.9</b>	<b>100.0</b>
<b>West Dunbartonshire</b>				
1980 or earlier	19	21.3	36.9	18.0
1981-85	9	10.1	17.1	8.3
1986-90	13	14.6	48.5	23.6
1991-95	10	11.2	28.2	13.7
1996-2000	12	13.5	10.7	5.2
2001-2004	5	5.6	43.8	21.3
2005	2	2.2	1.2	0.6
2006	1	1.1	1.1	0.5
2007	2	2.2	0.4	0.2
2008	7	7.9	11.0	5.3
2009	6	6.7	3.2	1.6
2010	1	1.1	2.1	1.0
Unknown	2	2.2	1.2	0.6
<b>Totals</b>	<b>89</b>	<b>100.0</b>	<b>205</b>	<b>100.0</b>

TABLE 6 2010 Urban Vacant and Derelict Land by Ownership

	Public		Private		Multiple		Unknown		Total	
	No. Sites	(ha)	No. Sites	(ha)	No. Sites	(ha)	No. Sites	(ha)	No. Sites	Total Area (ha)
East Dunbartonshire	1	1.1	19	48.0	0	0.0	2	0.8	22	49.9
East Renfrewshire	9	8.3	31	45.7	0	0.0	0	0.0	40	54.0
Glasgow	523	655.6	296	459.7	88	202.2	15	4.2	922	1,321.7
Inverclyde	58	41.5	40	60.3	18	19.8	0	0.0	116	121.6
North Lanarkshire	117	301.2	257	731.2	32	96.9	1	0.1	407	1,129.5
Renfrewshire	55	73.3	127	183.0	1	0.1	0	0.0	183	256.4
South Lanarkshire	54	71.5	96	185.7	1	0.2	48	38.2	199	295.6
West Dunbartonshire	26	30.7	57	169.3	4	4.8	2	0.5	89	205.3
GCV Area	843	1,183	923	1,883	144	324	68	44	1,978	3,434

TABLE 7 2010 Urban Vacant and Derelict Land by Size Bands

	No. of Sites <1ha	Total Area of Sites <1ha	No. of Sites 1 - 4.99ha	Total Area of Sites 1 - 4.99ha	No. of Sites 5 - 9.99ha	Total Area of Sites 5 - 9.99ha	No. of Sites 10 - 19.99ha	Total Area of Sites 10 - 19.99ha	No. of Sites >20ha	Total Area of Sites >20ha
East Dunbartonshire	10	4.2	7	13.7	4	20.2	1	11.9	0	0.0
East Renfrewshire	26	12.0	12	22.1	1	5.4	1	14.6	0	0.0
Glasgow	590	257.9	286	585.4	32	219.0	9	130.3	5	129.1
Inverclyde	85	36.4	29	58.7	1	5.0	0	0.0	1	21.4
North Lanarkshire	243	93.5	123	270.8	22	153.8	11	145.9	8	465.6
Renfrewshire	117	56.6	54	120.7	12	79.1	0	0.0	0	0.0
South Lanarkshire	138	58.2	46	93.6	9	60.1	6	83.9	0	0.0
West Dunbartonshire	55	21.7	24	61.8	6	35.4	2	29.9	2	56.5
<b>GCV Area</b>	<b>1,264</b>	<b>540</b>	<b>581</b>	<b>1,227</b>	<b>87</b>	<b>578</b>	<b>30</b>	<b>417</b>	<b>16</b>	<b>673</b>

<b>Total Sites</b>	<b>Total Area</b>
22	50.0
40	54.0
922	1,321.7
116	121.6
407	1,129.5
183	256.4
199	295.7
89	205.3
<b>1,978</b>	<b>3,434</b>

TABLE 8 2010 Urban Vacant and Derelict Land by Previous Use

	Agriculture	Forestry/ Woodland	Communi/ Health	Education	Defence	Passive Open Space	Recr & Leisure	Manufac.	Other Gen. Ind.	Minerals	Offices	Residential	Retail	Storage	Transport	Utility Services	Wholesale Dist	Business	Other	Unknown	Total
East Dunbartonshire	No. Sites Area (ha)	0 0.0	0 4.9	1 5.9	0 0.0	0 0.0	0 0.0	2 9.4	0 0.0	2 11.9	1 0.5	0 0.0	0 0.3	1 9.0	3 4.4	2 0.0	0 0.0	0 0.0	0 1.2	1 2.3	6 49.8
East Renfrewshire	No. Sites Area (ha)	0 0.0	0 2.0	1 1.4	0 0.0	4 4.1	3 1.7	4 16.7	12 15.4	0 0.0	0 0.5	1 0.2	1 0.0	0 3.0	4 7.5	6 1.5	0 0.0	0 0.0	0 0.1	1 0.0	40 54.0
Glasgow	No. Sites Area (ha)	21 130.2	2 69.3	45 120.4	88 0.0	24 19.1	36 79.6	72 160.8	58 74.7	3 36.5	8 1.9	260 242.1	25 9.5	15 21.5	67 111.0	11 6.2	3 16.1	0 0.0	0 41.0	8 177.4	176 1,321.7
Inverclyde	No. Sites Area (ha)	2 7.4	0 1.1	3 2.7	2 2.1	2 1.9	5 2.5	23 27.0	3 3.1	0 0.0	0 0.0	42 31.2	0 0.0	5 5.1	8 8.7	7 25.2	0 0.0	0 0.0	0 1.2	4 2.2	7 116
North Lanarkshire	No. Sites Area (ha)	66 186.4	5 106.4	23 34.0	0 0.0	0 0.2	1 20.3	65 558.4	35 36.6	20 85.5	5 1.3	61 37.0	4 1.3	10 7.6	18 13.9	1 4.8	5 4.3	2 0.3	15 6.0	22 11.5	407 1,129.5
Renfrewshire	No. Sites Area (ha)	10 13.7	2 0.4	4 12.9	8 12.3	1 0.3	6 4.8	25 46.1	11 21.4	0 0.0	3 1.1	42 45.9	6 4.5	24 29.7	8 10.4	2 2.8	3 2.3	1 0.9	8 2.7	13 35.4	183 256.4
South Lanarkshire	No. Sites Area (ha)	11 8.1	1 20.1	6 4.1	7 0.0	9 22.1	7 9.2	8 26.2	26 27.7	6 12.2	1 0.3	16 10.9	3 1.2	4 9.9	4 5.7	8 0.0	0 0.0	0 0.0	12 4.8	74 128.9	199 295.7
West Dunbartonshire	No. Sites Area (ha)	3 8.2	1 0.3	6 1.7	3 0.0	7 16.8	4 4.3	16 60.5	3 3.9	2 8.0	1 0.4	20 8.7	1 0.2	1 70.4	6 8.2	2 2.1	0 0.0	0 0.0	1 0.4	5 1.3	89 205.3
GCV Area	No. Sites Area (ha)	113 354	11 218	91 218	140 191	3 2	53 122	215 907	148 183	33 154	20 6	442 376	40 17	71 156	125 170	24 43	11 23	3 1	50 58	303 359	1,978 3,434

TABLE 9 2010 Urban Vacant and Derelict Land by Preferred Use

	Residential	Industry/ Business	Others	Env. Imp.	Agriculture	Forestry/ Woodland	Unknown	Mixed Use	TOTAL
East Dunbartonshire No. Sites Area (ha)	8 13.1	11 15.0	2 12.4	1 9.4	0 0.0	0 0.0	0 0.0	0 0.0	22 50
East Renfrewshire No. Sites Area (ha)	10 8.5	21 40.6	2 0.4	1 0.1	0 0.0	3 2.9	2 1.3	1 0.2	40 54
Glasgow No. Sites Area (ha)	580 660.2	161 325.1	79 108.8	69 170.2	7 15.0	0 0.0	0 0.0	26 42.4	922 1322
Inverclyde No. Sites Area (ha)	49 35.5	21 27.3	10 9.2	25 14.8	0 0.0	0 0.0	0 0.0	11 34.8	116 122
North Lanarkshire* No. Sites Area (ha)	175 323.5	156 487.2	44 248.9	12 9.2	0 0.0	2 51.7	18 9.0	0 0.0	407 1129
Renfrewshire No. Sites Area (ha)	77 106.4	72 95.8	14 9.7	7 9.0	0 0.0	1 0.5	0 0.0	12 35.0	183 256
South Lanarkshire No. Sites Area (ha)	80 82.2	67 83.1	21 49.1	18 50.9	1 2.6	0 0.0	0 0.0	12 27.9	199 296
West Dunbartonshire No. Sites Area (ha)	43 67.9	25 34.9	5 5.8	4 4.4	0 0.0	1 3.1	0 0.0	11 89	89 205
GCV Area No. Sites Area (ha)	1022 1297	534 1109	177 444	137 268	8 18	7 58	20 10	73 230	1978 3434

Note: Retail \* Includes Ravenscraig East. While the primary use of this site is retail, the town centre is not the only proposed use for the site. The retail component is therefore likely to be considerably less than the area stated.



Table 8a 2010 Urban Vacant and Derelict Land by Preferred Use	Industry & Business										Others										Env. Imp.										Mixed Use Totals
	Residential	Manufac.	Other Gen. Ind.	Storage	Wholesale Dist.	Business	Education	Recr & Leisure	Commun/ Health	Defence	Office	Retailing	Transport	Utility Services	Minerals	Other	Passive Open Space	Nature Cons	Agriculture	Forestry/ Woodland	Unknown										
East Dunbartonshire No. Sites Area (ha)	8 13.1	0 0.0	5 13.2	0 0.0	0 0.0	6 1.8	11 9.9	1 0.5	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	9 4.1	0 0.0	3 2.9										
East Renfrewshire No. Sites Area (ha)	10 8.5	0 0.0	21 40.6	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	2 0.4	0 0.0	0 0.0	0 0.0	0 0.0	1 0.1	0 0.0	0 0.0	2 1.3										
Glasgow No. Sites Area (ha)	580 650.2	160 324.2	0 0.9	1 0.0	0 0.0	0 0.0	3 1.1	23.5 7.8	4 0.0	0 0.0	12 5.4	23 38.1	13 21.3	0 0.0	0 0.0	13 11.8	69 170.2	0 0.0	7 15.0	0 0.0	0 0.0										
Inverclyde No. Sites Area (ha)	49 35.5	2 3.8	7 5.3	0 0.0	0 0.0	12 18.1	1 0.4	1 0.9	2 0.0	0 0.8	2 0.8	1 5.0	1 0.4	0 0.0	0 0.0	2 0.7	25 14.8	0 0.0	0 0.0	0 0.0	0 0.0										
North Lanarkshire* No. Sites Area (ha)	175 323.5	55 191.7	80 198.6	2 3.9	6 13.1	13 79.9	2 1.4	14 50.0	7 2.0	0 0.0	3 3.8	10 188.2	4 0.8	1 1.9	0 0.0	3 0.8	11 9.0	1 0.3	0 0.0	2 51.7	18 9.0										
Renfrewshire No. Sites Area (ha)	77 106.4	0 0.0	53 65.5	3 1.4	0 0.0	16 28.9	0 0.0	1 0.6	0 0.0	0 0.0	0 0.0	10 6.6	0 0.0	0 0.0	0 0.0	0 2.5	7 9.0	0 0.0	0 0.0	0 0.5	12 35.0										
South Lanarkshire No. Sites Area (ha)	80 82.2	4 2.3	56 77.0	1 0.3	0 0.0	6 3.3	1 0.2	6 14.3	1 0.4	0 0.0	1 0.8	3 1.4	4 11.2	0 0.0	1 3.4	4 17.4	17 36.7	1 14.2	1 2.6	0 0.0	12 27.9										
West Dunbartonshire No. Sites Area (ha)	43 67.9	1 0.4	20 28.8	0 0.0	0 0.0	4 5.7	0 0.0	2 2.0	0 0.0	0 0.2	0 0.0	1 2.0	0 0.0	0 0.0	0 0.0	0 1.6	4 4.4	0 0.0	0 0.0	1 3.1	0 0.0										
GCV Area No. Sites Area (ha)	1,022 1,297	222 523	243 430	6 13	6 13	57 138	8 16	36 111	14 0	19 0	19 0	50 242	22 34	3 2	1 3	35 35	134 244	3 24	7 10	20 58	73 230										

Note: Retail \* includes Ravenscraig East. While the primary use of this site is retail, the town centre is not the only proposed use for the site. The retail component is therefore likely to be considerably less than the area elated.

TABLE 10 2010 Developability of Urban Vacant and Derelict Land

Dev. Code	Short Term				Medium Term				Undetermined				Uneconomic to develop/ soft end use				Unknown				Totals			
	[0-5 years]		[5-10 years]																					
	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)				
East Dunbartonshire	1	0	17	37	2	3	1	9	1	1	1	1	1	1	22	50								
East Renfrewshire	13	30	16	15	6	6	5	4	0	0	0	0	0	0	40	54								
Glasgow	436	682	286	367	125	144	64	124	11	6	6	6	6	6	922	1322								
Inverclyde	54	72	30	32	9	3	23	15	0	0	0	0	0	0	116	121								
North Lanarkshire	111	237	82	234	206	600	8	59	0	0	0	0	0	0	407	1130								
Renfrewshire	58	99	90	129	29	19	6	9	0	0	0	0	0	0	183	256								
South Lanarkshire	54	58	90	145	35	44	20	49	0	0	0	0	0	0	199	296								
West Dunbartonshire	51	103	18	73	16	24	3	4	1	1	1	1	1	1	89	205								
GCV Area	778	1281	629	1032	428	842	130	272	13	7	7	7	7	7	1978	3433								



TABLE 11 2010 Developability of Urban Vacant and Derelict Land by LEC

Dev. Code	Short Term [0-5 years]	Medium Term [5-10 years]	Undetermined	Uneconomic to develop/ soft end use	Unknown
	% of Total GCV Urban Vacant and Derelict Land in LEC Area	% of Total GCV Urban Vacant and Derelict Land in LEC Area			
Scottish Enterprise Dunbartonshire	3	3	1	0	0
Scottish Enterprise Glasgow	20	11	4	4	0
Scottish Enterprise Lanarkshire	9	11	19	3	0
Scottish Enterprise Renfrewshire	6	5	1	1	0
Totals					
% of Total GCV Urban Vacant and Derelict Land in LEC Area					
					7
					38
					42
					13
					100

TABLE 12 2009-10 Take Up\* (ha) of Urban Vacant and Derelict Land by Land Use - Summary

	Residential	Industry/ Business	Others	Env Imp.	Agriculture	Forestry/ Woodland	TOTAL
East Dunbartonshire	0.8	0.0	0.0	0.0	0.0	0.0	1
East Renfrewshire	0.3	0.0	0.1	0.0	0.0	0.0	0
Glasgow	29.9	2.6	38.0	0.5	0.0	0.0	71
Inverclyde	3.9	0.7	0.6	0.7	0.0	0.0	6
North Lanarkshire	6.0	19.0	3.3	0.0	0.0	0.0	28
Renfrewshire	6.9	0.0	2.4	0.0	0.0	0.0	9
South Lanarkshire	5.0	1.3	2.2	0.0	0.0	0.0	8
West Dunbartonshire	9.7	0.0	3.8	0.5	0.0	0.0	14
GCV Area	62	24	50	2	0	0	138

Removed from Survey**	0.0
	0.5
	30.8
	5.3
	4.9
	-1.3
	-1.5
	-0.7
	38

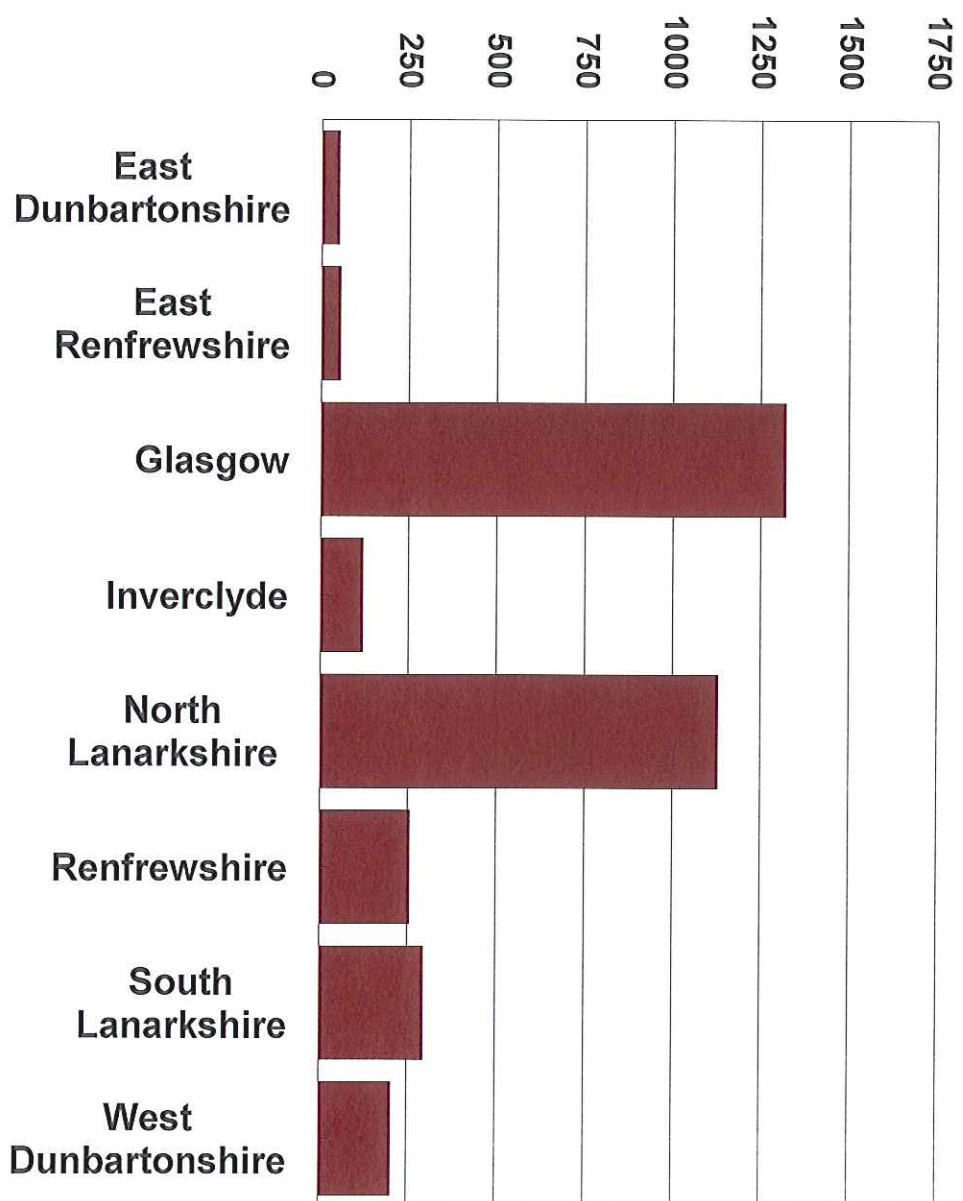
Table 12a 2009-10 Take Up* (ha) of Urban Vacant and Derelict Land by Land Use	Industry & Business					Others					Env. Imp.					Removed from Survey**				
	Residential	Manufac.	Other Gen. Industry	Storage	Wholesale Dist.	Business	Education	Recreation & Leisure	Comm. & Health	Offices	Retailing	Transport	Utility Services	Mineral Activity	Other	Pass. Open Space	Nature Cons.	Agriculture	Forestry/ Woodland	Total
East Dunbartonshire	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8
East Renfrewshire	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.4
Glasgow	29.9	0.2	2.3	0.0	0.2	0.0	0.0	0.3	15.8	4.8	1.5	0.6	14.9	0.0	0.0	0.2	0.5	0.0	0.0	70.9
Inverclyde	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	6.0
North Lanarkshire	6.0	0.2	3.8	0.2	14.2	0.6	0.0	0.1	0.8	0.0	0.0	0.0	1.7	0.0	0.0	0.7	0.0	0.0	0.0	28.2
Renfrewshire	6.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.3
South Lanarkshire	5.0	0.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	8.5
West Dunbartonshire	9.7	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0	2.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.0
GCV Area	62	0	7	0	15	1	1	1	16	6	1	2	21	0	0	3	2	0	0	138

\* For development and environmental improvement (includes partial take up)

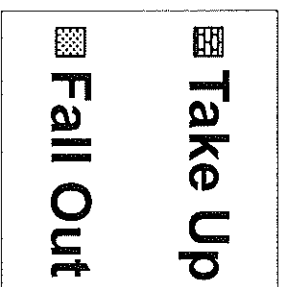
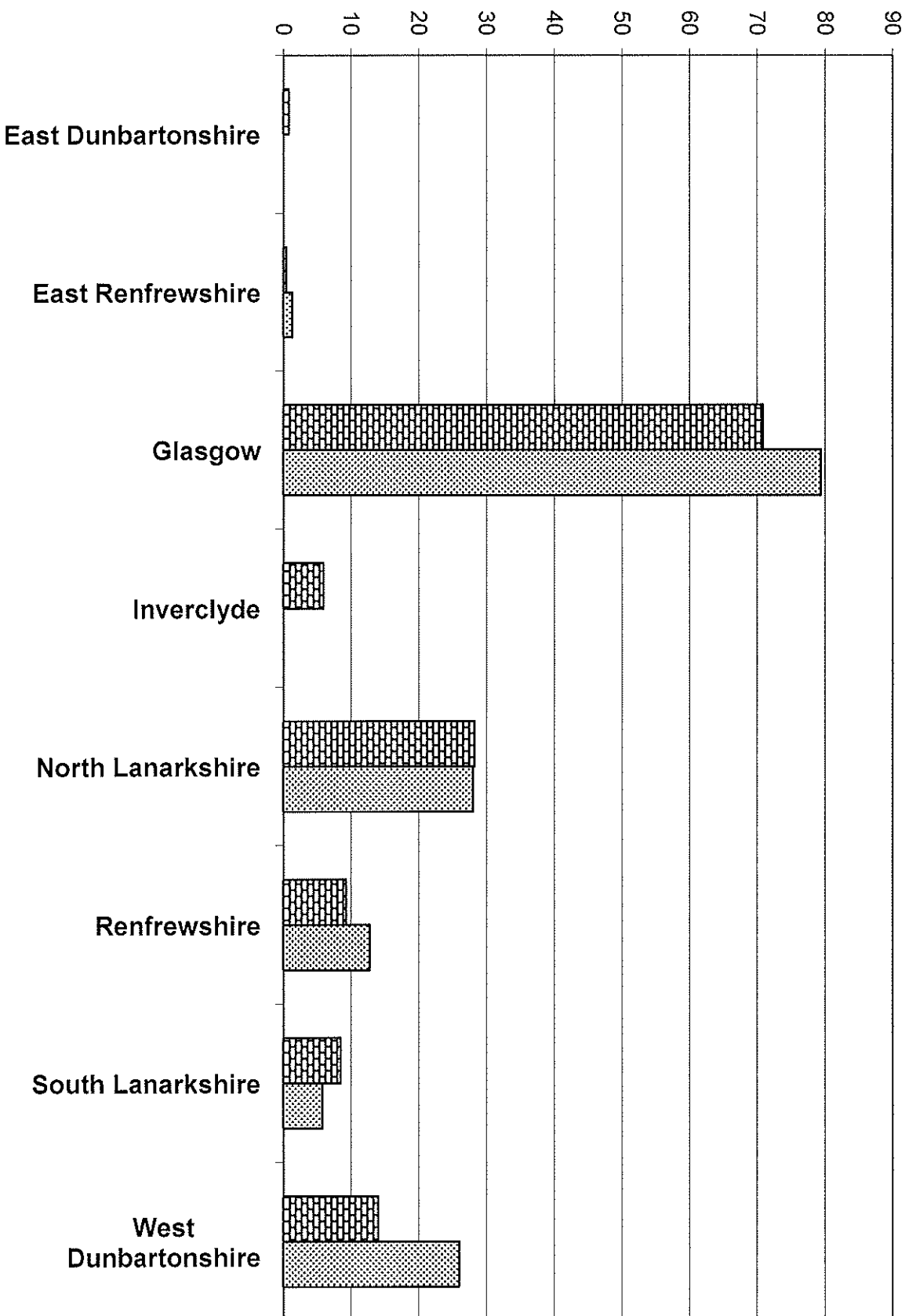
\*\* no longer satisfies the definition of vacant and derelict land and other adjustments (including remeasurement)

a negative figure = additions to survey

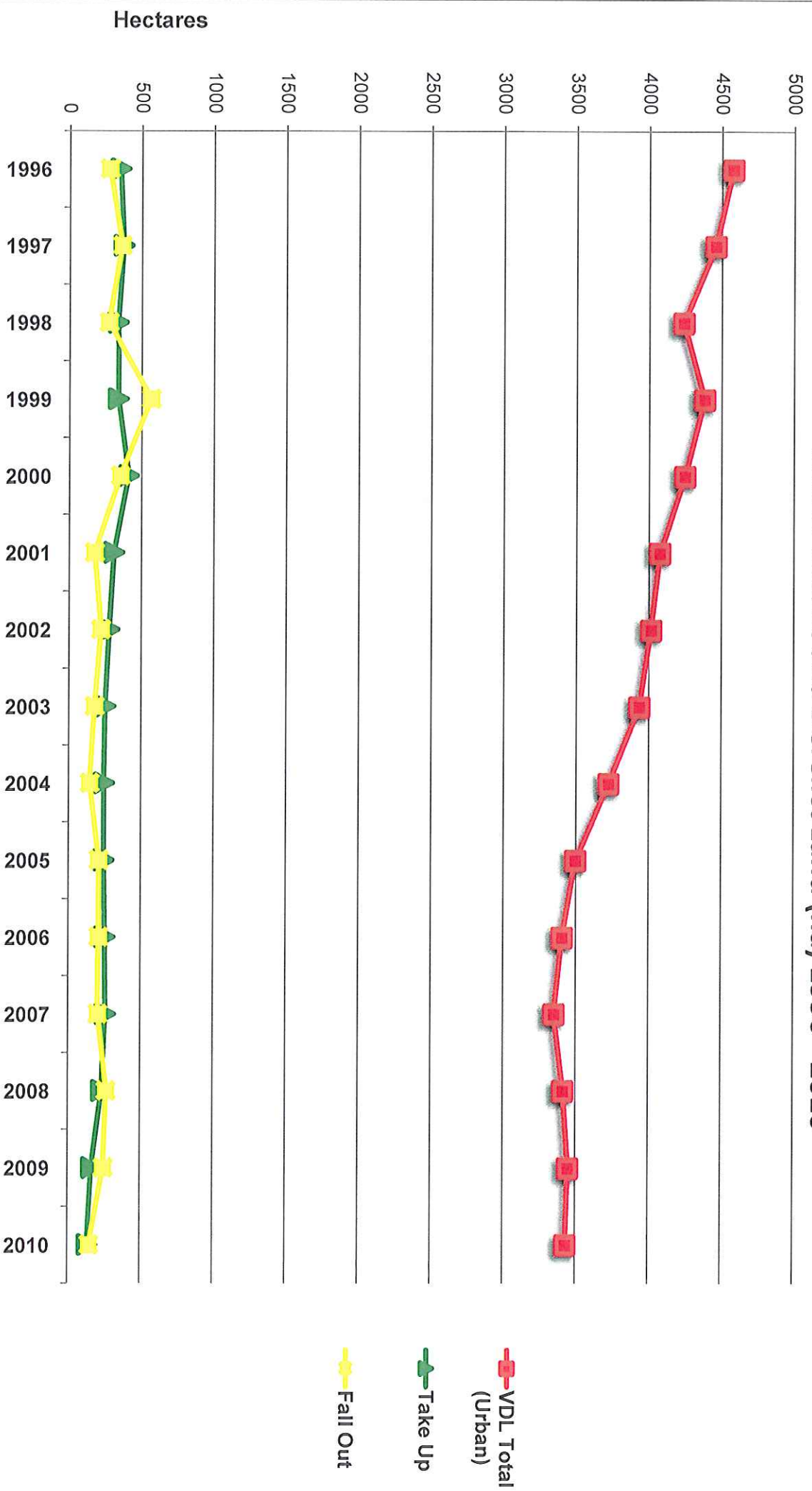
**Total Urban Vacant and Derelict Land (ha) 2010**



Take Up and Fall Out of Urban Land (ha) 2010



# Urban Vacant and Derelict Land (ha) 1996 - 2010















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