

# Inchinnan Local Place Plan



**2026-2036**

V2.1 March 2026\_Information Notice Period

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# Endorsements

## Inchinnan Community Council

Inchinnan Community Council endorses Inchinnan Local Place Plan and is pleased to have worked alongside the Trust and our community in its development. We believe the plan accurately reflects the feedback received throughout consultation and that consultation strived to engage a wide cross-section of the community. We look forward to the delivery of the proposals outlined and their consideration in Renfrewshire Council's forthcoming Local Development Plan. We are confident that the Plan will deliver meaningful change and help to better empower our community in the planning decisions that affect our village.

## Inchinnan Development Trust

The Trust is proud to have worked with our local community to create this plan and develop a shared vision for the future of Inchinnan. Our small but vibrant village is rich with cultural and natural heritage and valued green assets that shape its character, and we are pleased to see Inchinnan Place Plan reflect this. We believe the document is a true reflection of our community's aspirations and that the proposals will deliver meaningful and lasting change for people, place, and environment. We look forward to continuing to engage with our community as proposals are refined and implemented.



Figure 1.1 | Bluebells in Teucheen Wood (Credit: Lacey Lindsay)

# Acknowledgements

Inchinnan Community Council wishes to express its thanks to the citizens and community groups of Inchinnan that gave their time, support and wisdom to help create this document, whether submitting ideas during the initial online survey, attending workshops or commenting during the Information Notice Period.

We especially want to thank the LPP Steering Group who gave significant time and care to project-managing and developing this final report. The Steering Group consisted of: June Morrison (IHIG); Glen Thomas (Scouts); Maggie Morrison (ICC); Morag Russell (ICC); Lacey Lindsay (IDT); Rev. Ann Knox (Inchinnan Parish Church).

We are also grateful for the funding support from Renfrewshire Council



This document was prepared by [Place at the Table](#) and [Imagine If. Space CIC](#) on behalf of Inchinnan Community Council and Inchinnan Development Trust.

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## How to Get Involved

We would like as many people as possible in the community to be involved in taking the Inchinnan Local Place Plan forward. The priorities and proposals set out in the plan will not happen without the help and support of people within our community. If you have an interest in any of these ideas, please let us know. We can connect you with likeminded people and help bring about the changes to our community that have been identified within the plan.

To register your interest or find out more please contact [lacey-idt@outlook.com](mailto:lacey-idt@outlook.com). Everyone is welcome!

# 1 Introduction

This document lays out a Local Place Plan (LPP) for Inchinnan and surrounds for the next 10 years. This LPP is a community-led plan for the future of our place which establishes a spatial vision for our area.

A LPP is a new way for communities to influence development in their area. This document contains ideas for land use, buildings and development and is designed to influence Renfrewshire Council's third [Local Development Plan \(LDP3\)](#), currently in preparation. The plan puts forward a community position seeking to shape how development happens in the area, and how the use of land and buildings should be supported or regulated. For more info about Local Place Plans, please access [this free easy-read guide](#).

Local leaders have prepared this plan, shaped by input from members of the community. The goal is to offer workable solutions to make the Inchinnan Community Council area function well, improve the wellbeing of its populace, and make it an even more enjoyable place to live. The plan was developed between October 2025 and March 2026.

## Finding your way around this Document

At the heart of this document are **18** proposals for the Inchinnan Community Council area. A *proposal* is an outline policy to shape development or the use of land in our area, submitted for assessment and inclusion in the next Renfrewshire Local Development Plan.

Our projects and proposals are organised under **5** themes: Public Space, Greenspace, and Recreation; Facilities; Housing; Moving Around; and Climate and Biodiversity. Each theme forms a separate section in the document with an overview page followed by a list of proposals relevant to that theme.

## Aspirational ideas

Additional ideas for change that emerged through the process have been listed at the end of the document (see **Appendix A**). It is intended that these could be picked up later as capacity and financing allows during the lifetime of the plan. They could also be expanded in more detail during a future development of a Community Action Plan based on the data.

## More about Local Place Plan proposals

## Reasoning and Justification for Proposals

In Chapter 4 we have also provided policy reasoning for each proposal. It includes policy and technical wording designed to address planners in Renfrewshire Council planning department, a key audience for this



Figure 1.2 | Residents on a walking tour of the village (Credit: Lacey Lindsay)



Figure 1.3 | Looking north across Inchinnan's green belt (Credit: Lacey Lindsay)

plan in addition to the community itself. It has been included to comply with the submission requirement to provide statements justifying proposals against the existing [Renfrewshire Local Development Plan \(2021\)](#) and [National Planning Framework 4](#) (NPF4) policy framework.

For members of the community, reading this chapter is optional. However, this chapter does include a significant amount of additional detail from the Council and from wider stakeholders about their plans and perspectives on the issues raised in the proposals in this LPP. This section has also been written with the aim of drawing this detail together in one place to make it easier for members of the community that are interested to review this information.

## **Corporate Ownership by Renfrewshire Council**

In addition to being assessed for inclusion in the next Local Development Plan, these proposals may also require action or ownership by Council departments other than Renfrewshire Planning Authority. As part of a holistic spatial vision for our area we consider such elements to form a critical and integrated part of delivering benefit for the wellbeing of our community. We would therefore ask the Planning Authority to share at corporate level proposals which also require action from other council departments, and collaborate in their delivery. This will enable these proposals to be integrated into inter-departmental planning for our area.

## **Support from Local Councillors**

We would like to ask for the kind support of our Ward and region-wide councillors in championing these proposals with all relevant departments. We are very grateful for the support they have offered so far .

## **Feedback justifying Inclusion/Exclusion of our Proposals in the LDP Proposal Plan**

We look forward to receiving written feedback, explanation and justification from Renfrewshire Planning Authority at the appropriate point in the Development Plan Scheme.<sup>1</sup> We will expect at that point to understand why these proposals and/or priorities have or haven't been accepted as proposals integrated into the Proposed Plan for LDP3.

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<sup>1</sup> likely when the Proposed Plan (draft LDP3) is laid before committee prior to further consultation - as per expectations laid out in the [2023 Development Planning Guidelines](#).

# Local Place Plan Boundary

The following map defines the boundary of Inchinnan Community Council which also represents the boundary of this Local Place Plan.

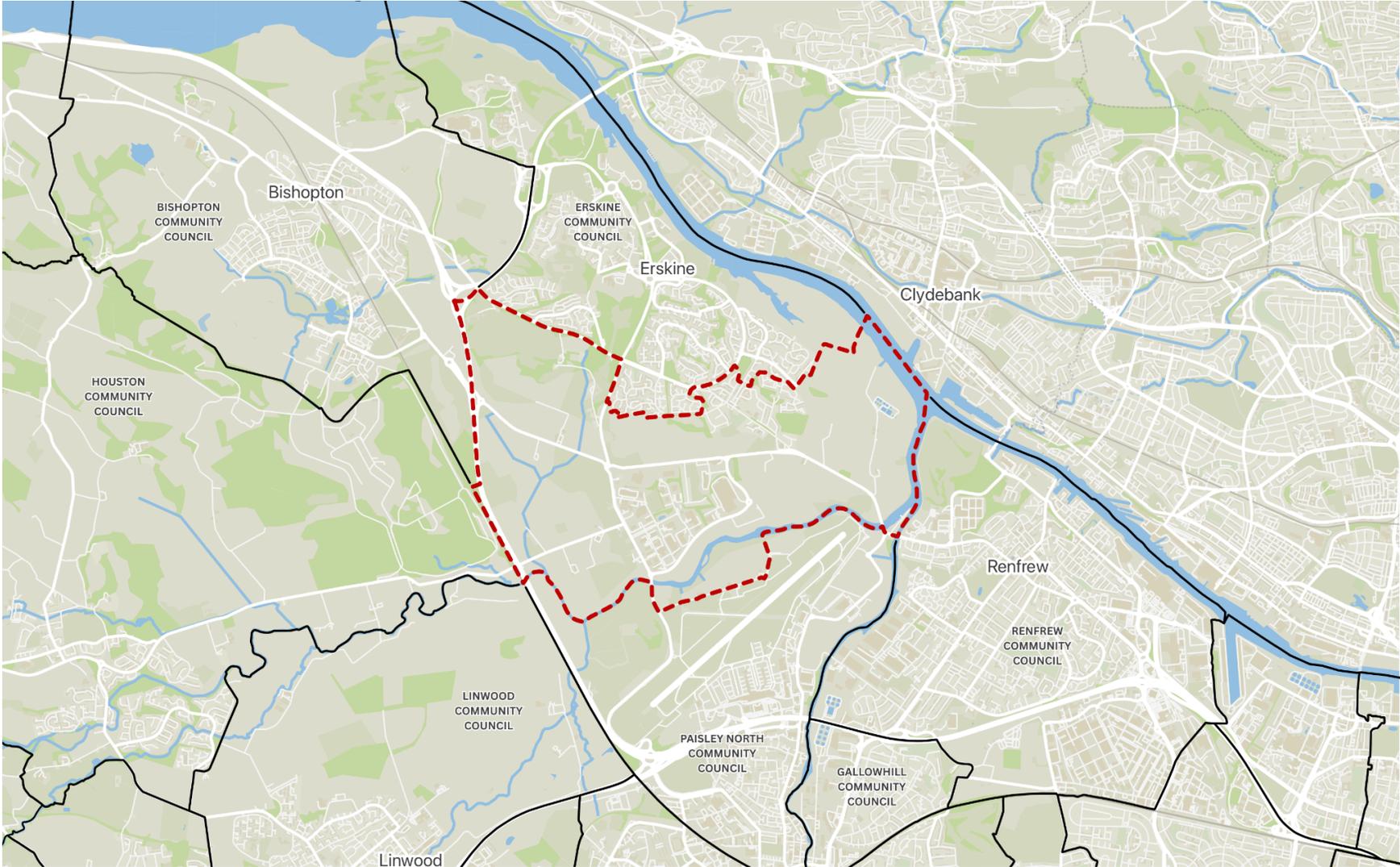


Figure 1.5 | Inchinnan Community Council / Local Place Plan Area (boundary indicated by dashed red outline).

# List of Proposals



**Public Spaces**



**Facilities**



**Housing**



**Moving Around**



**Climate & Biodiversity**

## Local Place Plan: Proposals

Proposal Code.	Proposal
<b>PS1</b>	Protect and Enhance Local Natural Spaces & Green Assets
<b>PS2</b>	India Tyres Playing Fields - Community-Led Regeneration
<b>PS3</b>	Shelterbelt Woodland - Protect & Enhance
<b>PS4</b>	Community Ownership of Village Playing Field - Protect & Enhance
<b>PS5</b>	Inchinnan Play Park Improvement
<b>PS6</b>	Re-design Village Entrance on Greenock Road
<b>PS7</b>	Re-design land at junction of Luckinsford Road and Old Greenock Road
<b>PS8</b>	Teucheen Accessible Nature Space - Protect & Enhance
<b>F1</b>	Sites of Community Significance - Assets and Buildings
<b>F2</b>	Attract a Small Supermarket
<b>H1</b>	Retain existing Green Belt Buffer (North, East, and South)
<b>H2</b>	Housing Policy for Inchinnan Community Council Area

<b>H3</b>	Develop existing Brownfield sites for Housing
<b>MA1</b>	Enhance and Expand Active Travel Route Network
<b>MA2</b>	Old Greenock Road Traffic and Layout Appraisal
<b>C1</b>	Integrating Nature Networks across Inchinnan
<b>C2</b>	Retain North-East Green Belt and Establish LNCS - Preserve & Enhance Biodiversity
<b>C2</b>	Address Flooding on Old Greenock Road

## Terms and Acronyms

Acronym/Term	Description
CAP	Community Action Plan
ICC	Inchinnan Community Council
IDT	Inchinnan Development Trust
IHIG	Inchinnan Historical Interest Group
LDP	Local Development Plan
LNCS	Local Nature Conservation Site
LPP	Local Place Plan
NPF4	National Planning Framework 4
NTS2	National Transport Strategy 2
Proposal	An outline policy to shape development or the use of land in our area, submitted for assessment and inclusion in the next LDP
SFA	Scottish Football Association
SINC	Site of Interest for Nature Conservation ( <i>note that sites known Renfrewshire's existing LDP2 as Sites of Importance for Nature Conservation (SINCs) will be renamed as Local Nature Conservation Sites (LNCSs) in the new plan.</i> )
SSSI	Site of Special Scientific Interest

# 2 Context

## A Brief History of Inchinnan<sup>2</sup>

### Geographic Origins and Early Settlement

Inchinnan's identity is fundamentally tied to its geography, situated at the confluence of the White Cart, Black Cart, and Gryffe rivers as they flow into the Clyde. Inchinnan likely translates to "Finnan's Island" or "island in the river." The settlement dates back to the Iron Age with the Damnonii tribe, who utilized the area for trade and strategic movement. The landscape offered fertile soils and mineral resources, which later attracted Roman influence and eventually saw the area integrated into the Kingdom of Strathclyde, governed from Dumbarton Rock across the Clyde. The village served as a vital river crossing point (originally a ford, then a ferry).

### The Arrival of St Conval

The spiritual history of Inchinnan began in the late 6th or early 7th century with St Conval, a contemporary of St Mungo. "St Conval's Stone" became a significant pilgrimage site believed to possess healing properties. With the support of the Strathclyde Kings, Conval established a wattle-and-daub church at Inchinnan, which served as his missionary base.

### The Knights Templar and Medieval Wars

A stone church was built around 1100, predating both Glasgow Cathedral and Paisley Abbey. King David I granted the church and surrounding land to the Knights Templar. This established Inchinnan as a prestigious ecclesiastical and administrative hub. In 1164 during the Battle of Renfrew, Somerled, the Norse-Gaelic King of the Isles, was killed. The battle is part of local legend, with mounds in Teuchean Wood purportedly serving as the burial sites for the fallen warriors.

### The Renaissance and the Lennoxes

In the 16th century, the Earl of Lennox built the Palace of Inchinnan, a grand stately home with family suites and a private chapel, each 100 yards long. By the 18th century, it fell into ruin; its site is now beneath modern housing and a roundabout. Patronage of the parish church moved through several noble families, including the Lennoxes and the Duke of Montrose, before being acquired by the Blythswood family in 1737. By 1828, the medieval structure was deemed dangerous and replaced. In 1904, a grand new church, All Hallows, was completed. Designed by Sir Robert Rowand Anderson, it was intended to have a 125ft tower, though it was never finished.



Figure 2.1 | Inchinnan on J. Blaeu's 1654 'Praefectura Renfroana' map (Credit: National Library of Scotland)



Figure 2.2 | View of early church and enclosure at Inchinnan (Credit: David Hogg)

<sup>2</sup> For further insights into Inchinnan's history, visit the website of [Inchinnan History Interest Group's \(IHIG\)](#).

## The Blythswood Legacy

The Blythswood family left a significant mark on the parish. In the 1700s and 1800s, the local economy shifted toward limestone and sandstone extraction. These quarries provided the stone for the iconic Black and White Cart bridges built between 1809 and 1812. Archibald, the first Baron Blythswood, was a decorated veteran of the Crimean War and a Member of Parliament. A distinguished amateur scientist, he established a laboratory where he experimented with X-rays, radioactivity, and, years before the Wright Brothers, even early propellers. His scientific contributions earned him a Fellowship in the Royal Society and the title of Freeman of the City of Glasgow.

## The Modern Era

The 20th century transformed Inchinnan from a rural parish into an industrial village. This period saw the first housing schemes designed for workers. During WWI, William Beardmore & Co. established an airship construction station and built fifty two homes house key workers in a "model village" style, known as the Beardmore Cottages. These are characterized by a Garden City influence and prioritized greenery, private gardens, and low-density living.

In the interwar years India Tyres purchased the airship site. Influenced by the style of Beardmore Cottages, they also developed Allands Avenue and India Drive to house their 2,500-strong workforce. Nearby was erected an iconic Art Deco office block, now the area's most famous landmark. India of Inchinnan is a Category A listed building designed by Thomas Wallis (who also designed the Hoover Building in London). A 2003 renovation added a modern extension shaped like an airship gondola to honor the site's history.

## Glasgow Airport and Modern Development

The fate of the All Hallows church changed with the expansion of Abbotsinch Airport (now Glasgow Airport). As the runway grew, aircraft began passing only 16 feet above the church tower. Consequently, the church was demolished in 1965 to make way for the airport. The church's legacy lives on through its interior fittings, which were moved to the new Inchinnan Parish Church at the heart of the village.

With the creation of Erskine to the west in the late 1960s and 70s, a large portion of agricultural land surrounding Inchinnan was annexed to create the New Town. This significantly altered the rural character of the area, as traditional farmlands to the west were replaced by high-density modern housing. The area is now also home to Inchinnan Business Park, with global giants like Rolls-Royce and Thermo Fisher Scientific positioned around the housing in India Drive. Recent years have seen significant new-build developments, such as the Cala Homes project at Northbar, which added nearly 200 luxury dwellings, further transitioning the village into a commuter hub.

## Community Ownership

In 2020, the community set-up Inchinnan Development Trust and successfully purchased Teucheen Wood, ensuring that this historic landscape (once part of the Lennox estate) remains protected. Following this, the Trust turned its sights to other community assets such as the historic India Tyres Playing Fields.



Figure 2.3 | The R34 airship emerging from her hangar (Credit: Robert Hunt Library/Mary Evans)



Figure 2.4 | Entrance to community-owned Teucheen Wood (Credit: Lacey Lindsay)

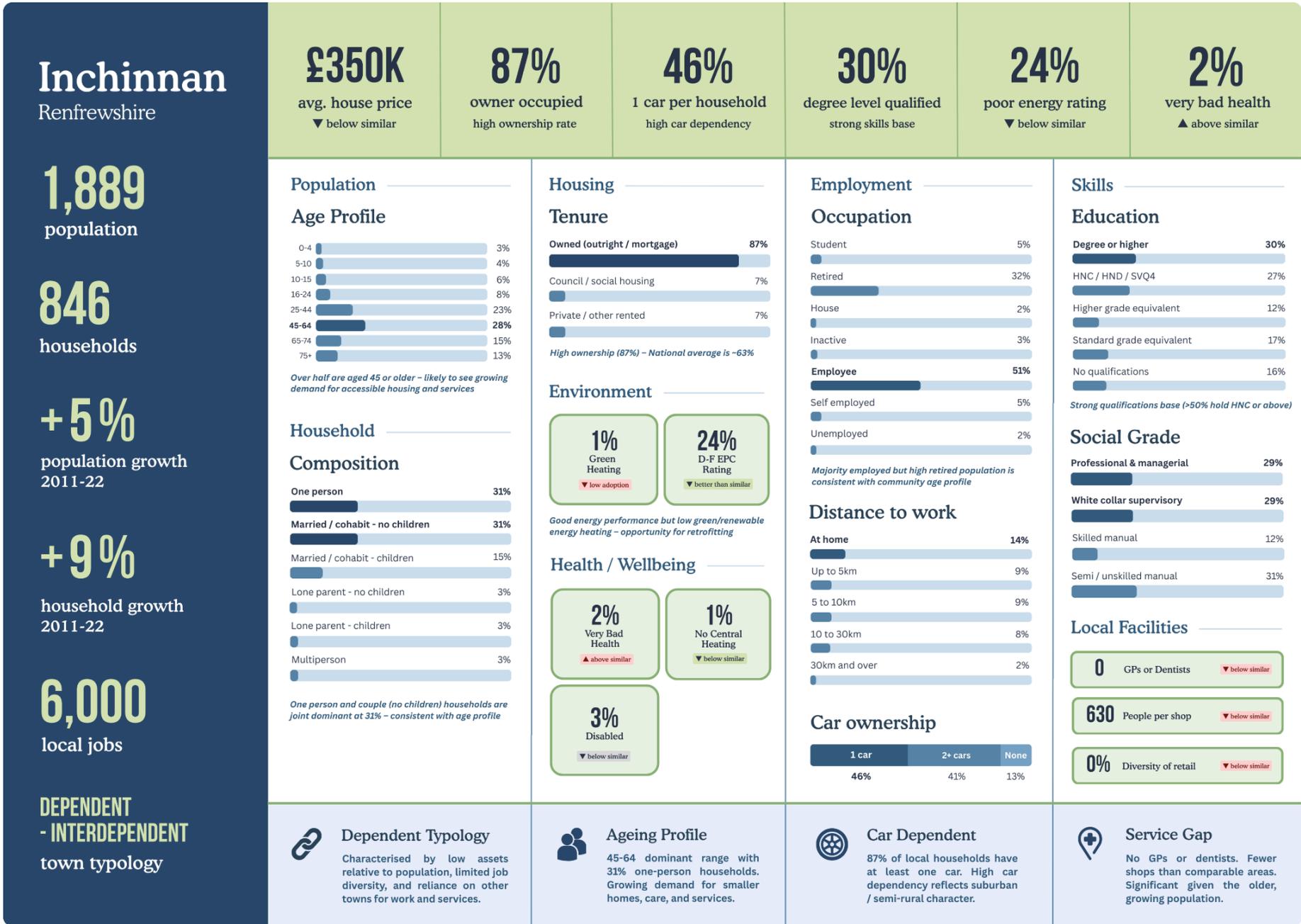
## Demographics of Inchinnan (Based on 2022 Census)<sup>3</sup>

Inchinnan can be compared to Aberlady, Balmullo, Bankfoot, and Cairneyhill as similar small towns. In towns like these, the population is commonly older and better off, with a higher proportion being owner occupiers and car owners.

As of the 2022 census, Inchinnan's population is 1,889 across 846 households. Between 2011 to 2022 its population increased by 5%, and the number of households increased by 9% (more than similar towns per head of population). The large majority of homes are owner-occupied, with around 55% being households of just one person or couples with no children. There are around 125 children in the local Primary School.

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<sup>3</sup> (see [Understanding Scotland's Places](#) data).



🔗

### Dependent Typology

Characterised by low assets relative to population, limited job diversity, and reliance on other towns for work and services.

👤

### Ageing Profile

45-64 dominant range with 31% one-person households. Growing demand for smaller homes, care, and services.

🚗

### Car Dependent

87% of local households have at least one car. High car dependency reflects suburban / semi-rural character.

📍

### Service Gap

No GPs or dentists. Fewer shops than comparable areas. Significant given the older, growing population.

Figure 2.5 | Census Data 2022 - Summary Infographic (Percentages rounded to nearest whole number)

# Community Assets of Inchinnan

Inchinnan benefits from a range of community assets (both built and natural). A summary of these is illustrated below.



## India of Inchinnan

An art deco style Category A listed building, now a modern business hub and local landmark.



## Inchinnan Parish Church

Constructed in the 1960s following the demolition of All Hallows Church, serving as a central hub for all community members.



## Inchinnan Community Association & Social Club

Another central space hosting events, community meetings, and home to Inchinnan Bowling Club.



## Inchinnan Primary School and Community Nursery

The original village school building (1830) was incorporated into the current primary school and nursery.



## Beardmore Cottages

Cottages built in 1919 for William Beardmore & Co employees working at Inchinnan Airship Factory.



## The Tavern

Inchinnan's local pub and eatery.



## Teucheen Wood

Inchinnan's local woodland and first community-owned asset offering a space for people and wildlife.



## Village Playing Field

The most central green space in our community. A space for sports, play, and school events.



## India Tyres Playing Fields

Historic sports field being managed and regenerated for community use.



## Inchinnan Playpark

An open play area located adjacent to the Village Playing Field, with both play equipment and an outdoor gymnasium.



## Sandielands Woods

A small but important woodland supporting various local wildlife species.



## All Hallows Site

Archaeological site of the former All Hallows Church and Old Parish Church.

Figure 2.6 | Inchinnan Community Assets



Figure 2.7 | Visioning drawing by a pupil at Inchinnan Primary School

# 3 LPP Proposals

## Introduction

This chapter lays out **18 LPP proposals** that the community would like to see delivered over the next 10 years. They are organised under 5 themes: Public Space, Greenspace & Recreation; Facilities; Housing; Moving Around; and Climate and Renewables

### Page layout

Each proposal page articulates a vision for the policy, lays out in more detail what the policy aims to achieve and where relevant includes a location map and imagery. Significant additional information linking proposals to existing planning policy is laid out in Chapter 4: Planning Statements.



Figure 3.1 | Bench on Rabbit Hill overlooking Greenock Road and India of Inchinnan (Credit: Ellie Burroughs)

# Overview of Proposals by Theme

Theme	Reference Code.	Project/Proposal	Place Standard Theme
 <p><b>PS</b> Public Space, Greenspace and Recreation</p>	<b>PS1</b>	Protect and Enhance Local Natural Spaces & Green Assets	<b>Streets and Spaces; Play and Recreation; Natural Spaces</b>
	<b>PS2</b>	India Tyres Playing Fields - Community-Led Regeneration	
	<b>PS3</b>	Shelterbelt Woodland - Protect & Enhance	
	<b>PS4</b>	Community Ownership of Village Playing Field - Protect & Enhance	
	<b>PS5</b>	Inchinnan Play Park Improvement	
	<b>PS6</b>	Re-design Village Entrance on Greenock Road	
	<b>PS7</b>	Re-design land at junction of Luckinsford Road and Old Greenock Road	
	<b>PS8</b>	Teucheen Accessible Nature Space - Protect & Enhance	
 <p><b>F</b> Facilities</p>	<b>F1</b>	Sites of Community Significance - Assets and Buildings	<b>Facilities and Services</b>
	<b>F2</b>	Attract a Small Supermarket	
 <p><b>H</b> Housing</p>	<b>H1</b>	Retain existing Green Belt Buffer (North, East, and South)	<b>Housing</b>
	<b>H2</b>	Housing Policy for Inchinnan Community Council Area	
	<b>H3</b>	Develop existing Brownfield sites for Housing	

 <b>MA Moving Around</b>	<b>MA1</b>	Enhance and Expand Active Travel Route Network	<b>Moving Around; Traffic and Parking</b>
	<b>MA2</b>	Old Greenock Road Traffic and Layout Appraisal	
 <b>C Climate</b>	<b>C1</b>	Integrating Nature Networks across Inchinnan	<b>Climate and Biodiversity</b>
	<b>C2</b>	Retain North-East Green Belt and Establish LNCS - Preserve & Enhance Biodiversity	
	<b>C3</b>	Address Flooding on Old Greenock Road	

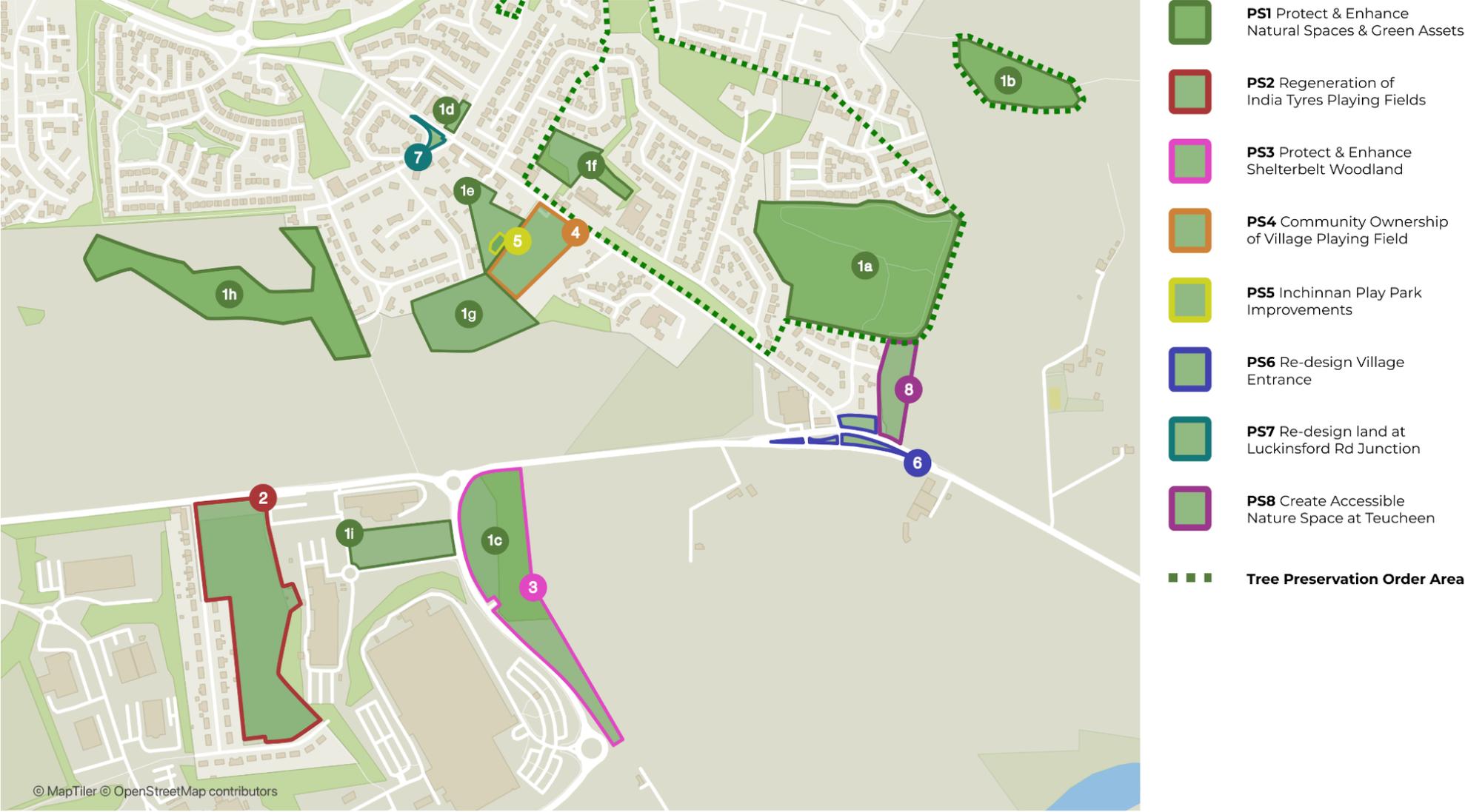


Figure PS0a | Map showing overview of PS proposals (PS1-8) across central Inchinnan.

# Public Space, Greenspace and Recreation - Overview



Figure PS0b | Eastern edge of Teucheen Wood (Credit: Lacey Lindsay)



Figure PS0c | People walking along Teucheen Wood entrance path (Credit: Lacey Lindsay)

## Existing Context / Ongoing Work

- A vibrant green landscape is enjoyed by the local community, with green spaces, outdoor recreation areas, and a robust green belt.
- Strong sense of stewardship over public green space with several community-owned assets including Teucheen Wood and India Tyres Playing Fields.

## Future Aspirations

- Secure Local Nature Conservation Site status for qualifying woodland and wetland sites across the Community Council area.
- Provide high quality playground space for children and other ages.
- Create or upgrade public spaces with accessible infrastructure and amenities to encourage greater use and inclusivity.
- Plan spaces that accommodate community activities, educational programming, and outreach initiatives.

## Vision

Protect and enhance Nature Areas across Inchinnan.

***"I love that Teucheen Woods are protected by Inchinnan Development Trust"***  
***"Sandieland Wood is a small but important area of native ancient woodland!"***  
***"Could we have a community orchard on some of the green space along Park Road?"***

Local Residents

## Detail

Protect and enhance the following Nature Areas:

- A. Teucheen Wood
- B. Sandieland Wood
- C. Shelterbelt Woodland to east of India of Inchinnan
- D. Park Road Lawns
- E. Land to north-west of Village Playing Field
- F. The Headies (marshy land to the north of Inchinnan Primary School, including the small stand of trees known as the 'School Forest')
  - o explore potential for wet grassland planting to support biodiversity and a permeable path for access to promote outdoor learning.
- G. Land to south-west of Village Playing Field
  - o Council-owned site with potential for planting and biodiversity enhancement
- H. Woodland to the west of Greenhead Road and Freeland Drive
- I. India of Inchinnan Meadow/Grassland

Sustain existing protections:

- Retain and enforce the [Inchinnan Road Tree Preservation Order](#) (2024)

Assign policy designations:

- Designate above sites as Protected Open Spaces under Renfrewshire's Open Space Strategy (forthcoming, being produced to support LDP3).
- Designate sites 1, 2 and 3 above as [Local Nature Conservation Sites](#)
  - o advocate for Local Authority Biodiversity officers to assess all these sites for this potential against established criteria.
  - o *(note that sites known Renfrewshire's existing LDP2 as Sites of Importance for Nature Conservation (SINCs) will be renamed as Local Nature Conservation Sites (LNCSs) in the new plan.)*



Figure PS1a | Sandieland Wood (Credit: Lacey Lindsay)



Figure PS1b | Drawing by an Inchinnan Primary School pupil showing a 'protective dome' over Teucheen Wood (Credit: IPS)

## PS2 | India Tyres Playing Field - Community-Led Regeneration

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### Vision

Support ongoing work to regenerate this site into a community hub for outdoor recreation. Assign it the status of Protected Open Space.

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### Detail

#### Protect

- Designate the site as Protected Open Spaces under Renfrewshire's Open Space Strategy (forthcoming, being produced to support LDP3).

#### Enhance

- Create and improve sports facilities:
  - Installation of sustainable artificial sports pitch for football and rugby training - free use for community and hire income from professional/club use
  - Upgrade of existing grass pitches to professional standard
  - Improvement of drainage to allow year-round use of entire site
- Increase connectivity to and around site:
  - Upgrade of car parking area with electric charging and active travel infrastructure
  - Creation of accessible walkways and path loop across site
- Create new recreational opportunities:
  - Creation of community growing grounds (raised bed allotments)
  - Creation of new playpark
- Increase biodiversity of site:
  - Establish wildflower/biodiversity areas and tree/shrub planting scheme across site (functional and amenity planting)
  - Establish volunteer programme to maintain biodiversity areas



Figure PS2a | South-east view of India Tyres Playing Fields (Credit: Lacey Lindsay)



Figure PS2b | Imagery for proposed pitch development looking north-west (Credit: Mac Consulting Ltd)

### Vision

- Mitigation of the proposed redevelopment of the site through biodiversity enhancement of development boundaries and shelterbelt planting on farmland to the east of the site.
- Re-designate site from Employment Land to Protected Open Space in LDP3
  - (See also proposal PS1 which asserts that the site should be surveyed for its suitability to be designated an LNCS)
- Community Asset Transfer remaining undeveloped land from Scottish Enterprise.

***"I am in support of the woodland at the side of the India of Inchinnan being maintained and not built on." "It's an important land bridge for wildlife"***

*Local Residents*

***"They should not be building stuff here they should not be." "I'd like to see a duck pond created here for us all to enjoy"***

*Local Primary School pupils*

### Detail

#### Protect

- The site should be assessed as a potential LNCS.
- This site is designated for commercial use under LDP2. An application for planning consent is currently being considered for this site: [25/0551/PP](#) Erection of industrial unit to accommodate use classes 5 and 6 with associated yard space, access, and landscaping.
- IDT maintains that this site has significant ecological value and should be considered as being renaturalised under NPF4s Brownfield policy.
- Many other opportunities for development of commercial land exist in the wider area, including within Inchinnan Business Park and AMIDS to the east.
- The site should be considered for designation as Protected Open Space under LDP3, especially in a scenario where consent is not granted, or development does not come forward.

#### Enhance

- Should the proposed development go ahead, retaining woodland around site edges, protecting scrub and meadow habitat to the south, and adding targeted planting would help support wildlife on and surrounding the site,
- Additional woodland buffer planting, new hedgerow, and a small wetland/wader scrape area would further enhance nesting habitat and food supply.

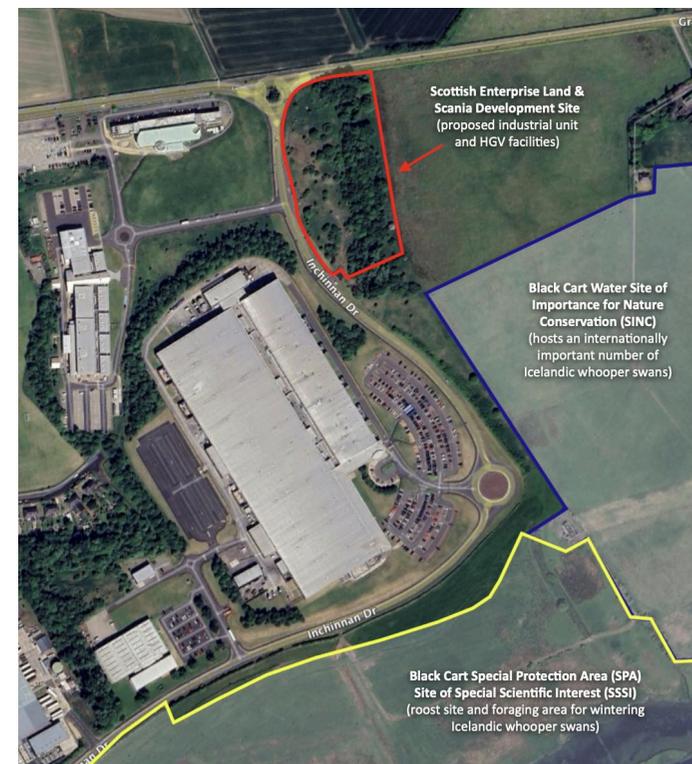


Figure PS3 | Satellite view showing proposed development area (25/0551/PP) and adjacent protected wildlife areas. Source: Google Imagery, Airbus.

## PS4 | Community Ownership of Village Playing Field: Protect & Enhance

### Vision

Secure Asset Transfer to Inchinnan Development Trust. Maximise the value of this site for the recreational needs of the community. Retain designation of the site as Protected Open Space.

***“This should become an asset of the Trust along with the adjacent playpark. The playing fields require a new pavilion with appropriate changing facilities and a community cafe.”*** - Local Resident

### Detail

#### Protect

- Designate the Village Playing Field as Protected Open Space.

#### Enhance

- Secure Community Asset Transfer to Inchinnan Development Trust
- Retain grass playing pitch and upgrade to SFA standard.
- Improve access and parking facilities
- Maintain and upgrade the existing pavilion building
  - Upgrade changing facilities for all users
  - Potential for cafe/stand with coffee, ice-creams, snacks - somewhere central for families and a new hub for the community.
  - Potential for improved patio area and seating
  - Potential for public toilets and associated maintenance role
- Explore potential for tiered spectator seating along boundary of site



Figure PS4a | Residents walking along Cathy's Way between Village Playing Field and the Playpark. (Credit: Lacey Lindsay)



Figure PS4b | Satellite view of Village Playing Field and Playpark (Credit: Google Imagery, Airbus, Maxar Technologies)

## PS5 | Inchinnan Playpark Improvement

### Vision

Designate the site as Protected Open space. Upgrade and enhance the Playpark.

**“Could we increase play park apparatus using charitable funding? Also is there scope to have a small basketball court next to the football field or play park, enclosed by a fence but accessible by everyone?”** - Local Resident

### Detail

#### Protect

- Designate the playpark as Protected Open Space.

#### Enhance

- Upgrade and improve diversity and offering of play equipment
  - Cater for wider age range of young people - include teenagers
  - Ensure a design approach that can [Make Space for Girls](#)
- Explore potential for new sports infrastructure:
  - Skatepark
  - Basketball Court
  - Multi-Use Games Area (MUGA)
- Encourage natural play and engagement
  - Desert Park (with sand, cactus climbing frame, trampoline)
  - Potential for nature features (e.g planting, small pond)
- Maintain
  - Remove barbed wire in the bushes at the edge of play park.
  - Provide screening/fence to protect the play park area.
  - Encourage the formation of a ‘Friends of Inchinnan Play Park’ group to support maintenance.



Figure PS5a | Drawing by an Inchinnan Primary School pupil showing a play park concept. (Credit: IPS)



Figure PS5b | Targeted play equipment at Brickfields Park. (Credit: Your Park Transforms)

# PS4 & PS5 | Village Playing Field & Playpark Concept Map



Figure PS5c | Concept map showing proposed improvements across Village Playing Field and Inchinnan Playpark

## PS6 | Redesign the southern Gateway to Inchinnan from Old Greenock Road

### Vision

Redesign, upgrade, and enhance the junction and adjacent green verges to create a distinctive and attractive gateway to the village

**“More could be done to improve the appearance of the entrance to the village. More impactful signage, like the stone wall signifying the border of Erskine, would be great for Inchinnan, and would help establish our identity as an ancient village, and not part of Erskine, or an add-on to Renfrew.”**

*Local Residents*

**“I don’t want Inchinnan to be factory land I want Inchinnan to be a village”** - *Local Primary School Pupil*

### Detail

#### Ideas

- Introduce quality pedestrian/cycle infrastructure and wayfinding
- Remove street clutter
- Improving road markings and parking restriction signage
- Make space more welcoming:
  - a ‘Welcome to Inchinnan’ sign
  - seating/rest area
  - historical interpretation board or community noticeboard
  - sculpture/public art/landmark to ensure ease of orientation
  - upgraded lighting
  - quality planting, seasonal replanting/bulb display, retain space for Christmas tree
  - re-establish and maintain roadside biodiversity verges

#### Solution

- Work with local residents and local businesses to develop a vision for this gateway to Inchinnan.
- Collaborate with Renfrewshire Council - outline the case for improvement and highlight key issues.



Figure PS6a | Village entrance from Greenock Road  
(Source: Google)



Figure PS6b | St James, Greenock Road - Roadside Wildlife Corridor  
(Credit: Renfrewshire Council)

## PS7 | Redesign land at junction of Luckinsford Road and Old Greenock Road as Village Centre

---

### Vision

Redesign and enhance as a small green space.

***“There is an opportunity for public space enhancement here to give the centre of the village more identity. A notice board for community updates, some biodiversity improvements and some benches.”*** - Local Resident

---

### Detail

#### Protect

- Designate the site as Protected Open Space.

#### Enhance

- Work with local and neighbouring residents to develop a plan to enhance the site.
- The site was previously vegetated along the boundary with Luckinsford Road, with additional planting on grass areas.
- Potential for planting of native vegetation (tree and shrub species) and communal planters for decorative planting.
- Additional improvement would include seating (this would support use of the bus stop at the site) and a small community notice board.
- Highlight decline of site with Renfrewshire Council and outline the case for improvement.



Figure PS7 | Loss of vegetation on site from 2009 to 2024. (Source: Google)

# PS8 | Teucheen Accessible Nature Space: protect and enhance

## Vision

Create a biodiverse space that supports local wildlife, benefits Teucheen Wood, and promotes inclusive access to nature.

## Detail

### Protect

- Designate above sites as Protected Open Spaces under Renfrewshire's Open Space Strategy (forthcoming, being produced to support LDP3).
- Remove existing designation as a potential housing site and remove site from the Housing Supply register.

### Enhance:

- Asset Transfer to Community Ownership:
  - Transfer of ownership from Renfrewshire Council to Inchinnan Development Trust is in progress.
- Habitat Creation & Enhancement:
  - Planting of woodland edge habitat to soften northern boundary with Teucheen Wood and improve biodiversity.
  - Restoration of wet grassland habitat through digging of wader scrapes and wetland planting to support wetland bird species and other wildlife.
  - Creation of native hedgerow along eastern boundary and wildflower planting to strengthen habitat connectivity and increase overall biodiversity.
- Accessible Nature Area:
  - Create a fully accessible path loop suitable for all persons.
  - Provide seating and interpretation boards to support inclusive nature engagement.
  - Provide fully accessible forest school, volunteering, and wellbeing sessions to increase levels of engagement with nature locally.
- Archaeological Exploration
  - Conduct archaeological investigation of the site in partnership with Inchinnan Historical Interest Group.

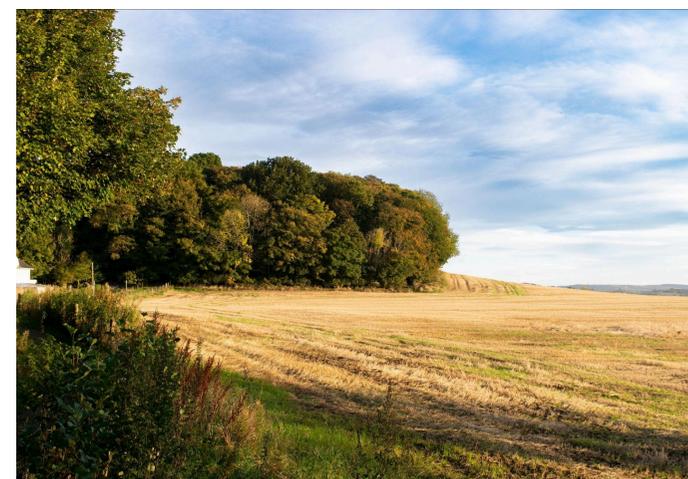


Figure PS8a | A view across the site looking towards Teucheen Wood. (Credit: Lacey Lindsay)



Figure PS8b | Site boundary and concept map showing planned project by Inchinnan Development Trust. (Credit: IDT)

# F | Facilities



- F1 Sites of Community Significance - Assets and Buildings
- F2 Attract a Small Supermarket

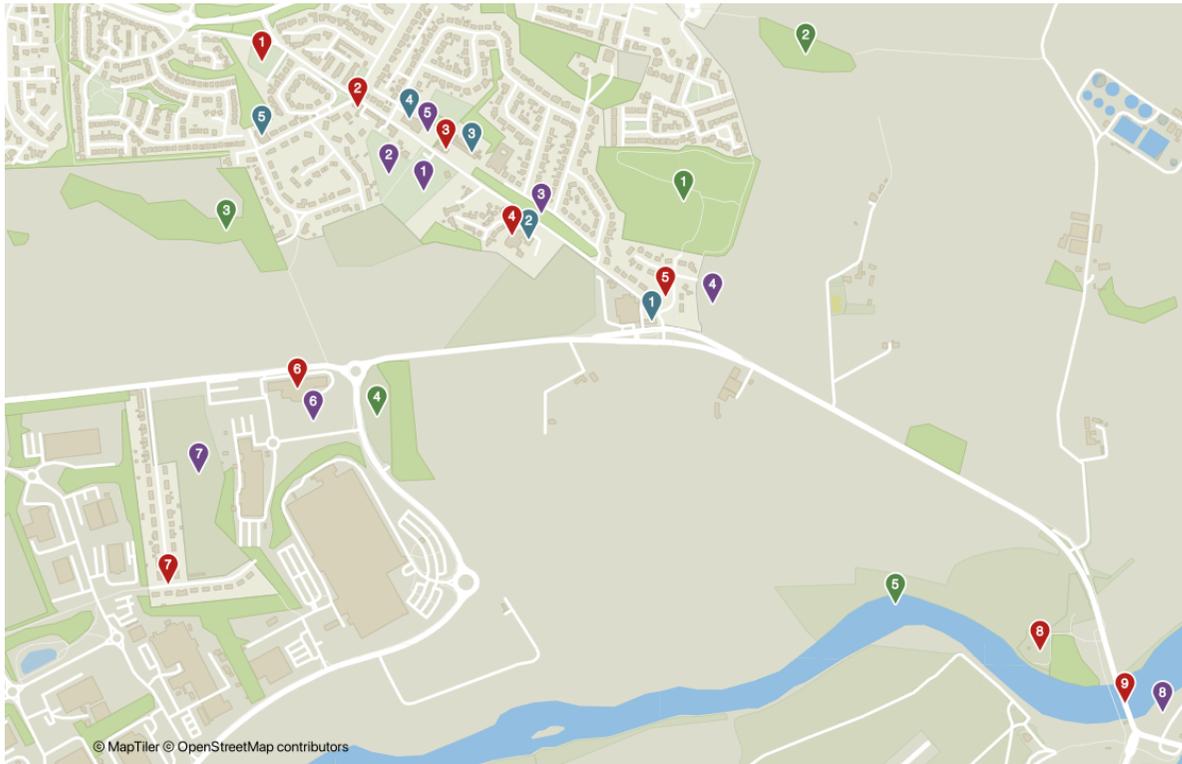


Figure F1a | Overview map of sites of community significance (F1).

## Community Spaces

1. Braehead Tavern
2. Inchinnan Parish Church
3. Inchinnan Primary School & Nursery
4. Inchinnan Community Association
5. Inchinnan Masonic Social Club

## Natural Heritage

1. Teucheen Wood
2. Sandieland Wood
3. Greenhead Wood
4. Shelterbelt Woodland
5. Black Cart SPA

## Recreational & Green Spaces

1. Village Playing Field
2. Play Area & Park
3. Braemar Lawn
4. Teucheen Accessible Nature Space
5. Bowling Green
6. India of Inchinnan Meadow
7. India Tyres Playing Fields
8. Inchinnan Cruising Club/Bridge Isle

## Built Assets & Heritage

1. Inchinnan Cemetery
2. Former Park Parish Church
3. Original School Building
4. Inchinnan Parish Church, All Hallows Stained Glass, & Carved Stones
5. Beardmore Cottages
6. India of Inchinnan
7. India Drive & Allands Avenue
8. All Hallows Site & Commonwealth Graveyard
9. Inchinnan Bridge

# F1 - Sites of Community Significance (Central Village)

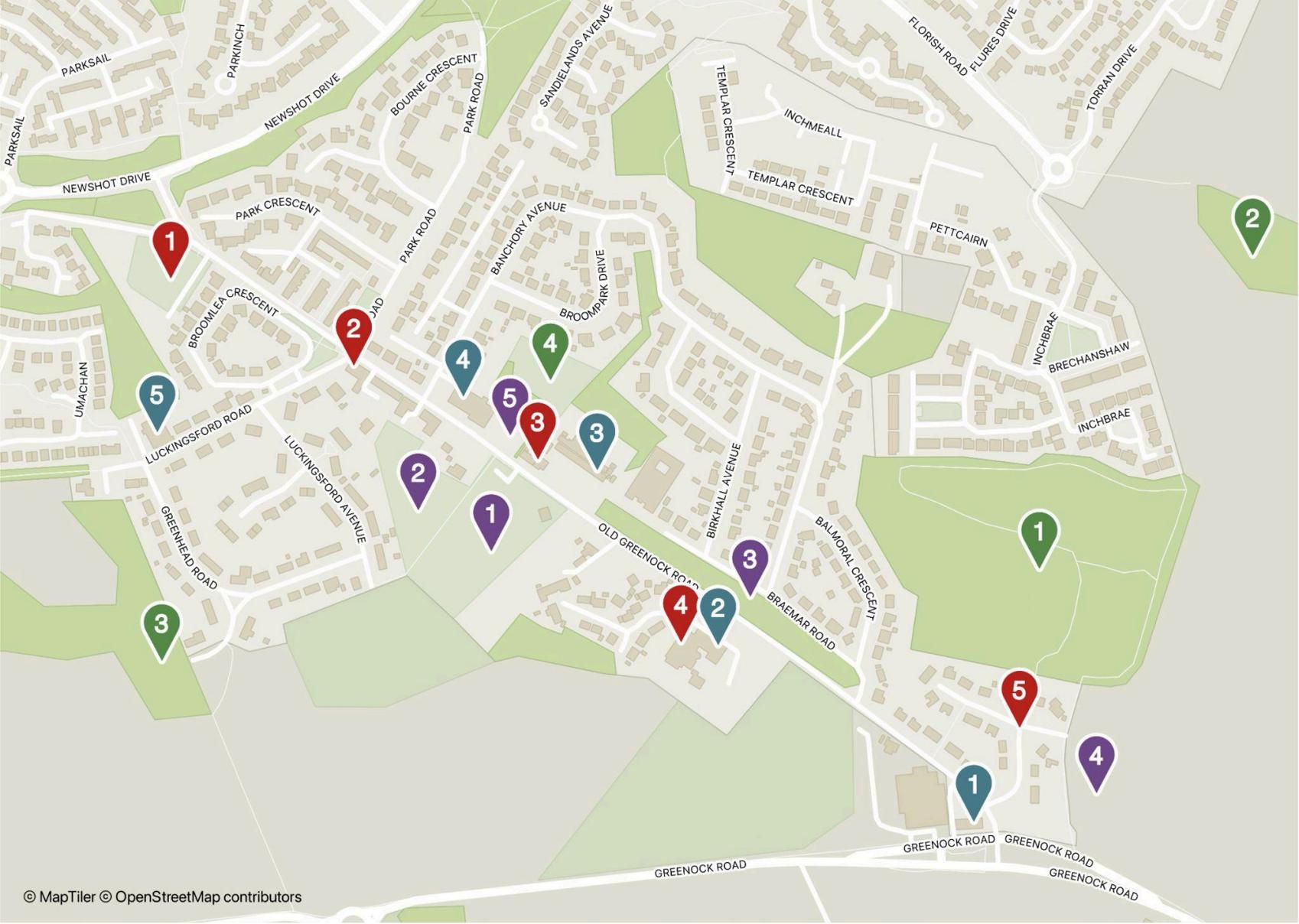


Figure F1b | Overview map of sites of community significance (Central Village).

## Facilities Overview



Figure F0a | Inchinnan Parish Church. (Credit: Paisley Is)



Figure F0b | India of Inchinnan (Credit: Paisley Is)

### Existing/ Ongoing Work

- Inchinnan Parish Church serves as the main community hub, hosting a variety of activities for all generations. Spaces such as the Social Club and Masonic Hall operate on a membership model which can be a barrier to some.
- Outdoor assets, including India Tyres and the Village Playing Field, lack modern facilities but have potential to provide new recreational opportunities and community services.
- The village has a post office providing an essential local service alongside two small shops, though could benefit from greater retail offerings.

### Future Aspirations

- Support greater retail provision, including attracting a small supermarket or exploring a community shop as part of local development projects.
- Review and optimise the use of current facilities to ensure they meet community need and encourage wider participation.
- Enhance outdoor recreation facilities to improve accessibility and develop flexible, multi-use spaces that can adapt to evolving community needs and aspirations.

## F1 | Sites of Community Significance - Assets and Buildings

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### Vision

Identify and designate the following assets as buildings and sites of community significance.

Ensure their significance is given appropriate weight in planning and resource decisions affecting them.

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### Detail

- The *cultural and social significance* (not solely the character, special architectural or historic interest and setting, or natural significance) of these assets must be assessed as a material consideration as part of any balanced assessment of development affecting these assets.
  - Built assets:
    - India of Inchinnan
    - Inchinnan Parish Church (including its heritage collections)
    - Inchinnan Community Association & Social Club
    - Inchinnan Bowling Green
    - Inchinnan Primary School and Community Nursery
    - Beardmore Cottages
    - Braehead Tavern
    - Park Church
    - All Hallows and Commonwealth Graveyard
    - Masonic Hall
  - Natural Heritage Assets
    - Teucheen Wood & Accessible Nature Space
    - Sandielands Wood
    - Shelterbelt Woodland
  - Recreation Assets
    - Village Playing Field
    - Inchinnan Playpark
    - India Tyres Playing Fields
- 



Figure F1c | Sandieland Wood (Credit: Lacey Lindsay)

## F2 | Attract a Small Supermarket

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### Vision

Support development of a small supermarket in the village to serve the expanding needs of the area.

***“I love the countryside feeling of Inchinnan. However as a new mum I feel a little cut off from shops and activities. The only shops we have are very expensive...So getting a lot of shopping from our local shops isn’t viable. I also feel the lack of shops could be a challenge for elderly people or those with physical disabilities. If we had a small supermarket i think it would help people to feel more connected, be independent and help people financially” - Local Resident***

---

### Detail

- Existing services include:
  - Two existing corner shops including the post office and free door delivery service by phone: we value this existing service, but there is a felt need for more choice and a noted lack of competition.
  - Community Cafe in Inchinnan Parish Church: open one day/week
- Explore potential for mixed-use retail development (ground floor retail, flatted dwellings above) at the Old Garage site.
- Build the case for viability by researching existing consumer needs in the area.
- Promote this opportunity with small supermarket chains e.g Spar, Co-Op.



Figure F2 | Small supermarket in Gargrave (Credit: Telegraph & Argus)

# H | Housing



- H1 Retain existing Greenbelt buffer to north, east and south
- H2 Housing Policy for Inchinnan Community Council Area
- H3 Develop existing Brownfield sites for Housing

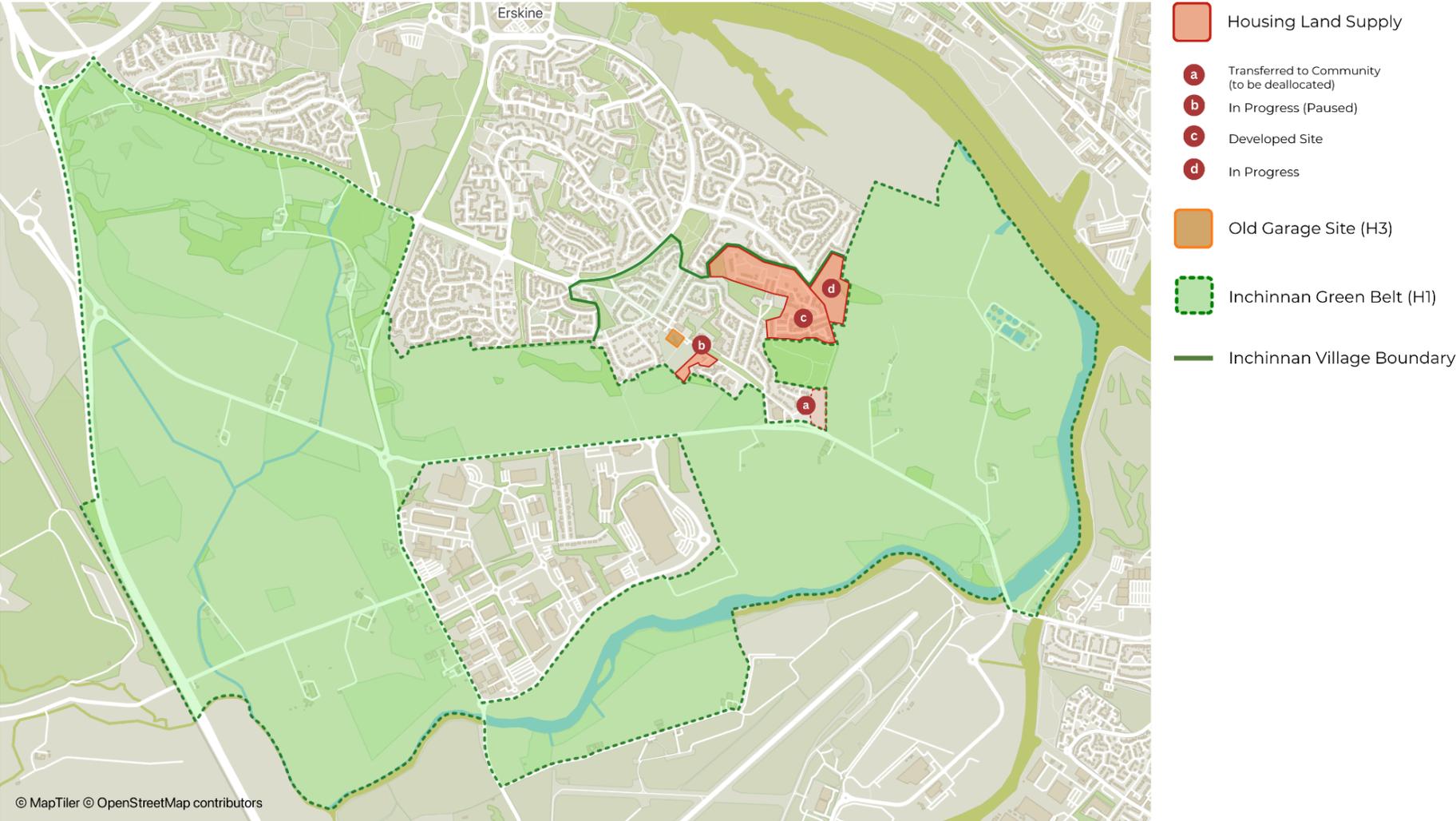


Figure H0a | Map showing current housing land supply, green belt, and brownfield site.

# Housing Overview

***“Unsustainable development (industrial and residential) leaves Inchinnan at risk of losing its village identity and green landscape.” - Local Resident***



Figure H0b | View over green belt eastwards to Renfrew from Teucheen Wood (Credit: Lacey Lindsay)



Figure H0c | Satellite view showing Inchinnan, Erskine, new housing development between the two, and green belt to the east. (Source: Google Imagery, Airbus, Maxar Technologies.)

## Existing Context

- Over the past decades, the eastward expansion of Erskine New Town has suburbanised the countryside which originally buffered the west and north of Inchinnan, encircling the settlement and significantly risking the erasure of its distinctive identity.
- Between the current combined eastern Erskine/Inchinnan settlement boundary and Renfrew lies just one mile of countryside buffer, currently defined as Greenbelt in LDP2 (2021).

## Future Aspirations

- Protect the distinct character and village identity of Inchinnan
- Prevent further merging with Erskine.
- Prevent further suburbanisation of the countryside around the village.
- Ensure re-use of local brownfield sites.
- Support development of small-scale housing to meet identified local needs.

# H1 | Retain existing Greenbelt buffer to north, east, and south of Inchinnan

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## Vision

- Resist merging ('coalescence') of Erskine and Renfrew into one large settlement and resist merging of Inchinnan Village and Inchinnan Business Park to the south by preventing any further suburbanisation of the countryside between them.
- Protect the distinct identity and character of the historic village and settlement of Inchinnan.

***“Looking at some of the pictures of the Village from days gone by, it saddens me to see how much the village has changed.”*** - Local Resident

---

## Detail

- Resist further eastward, northward and southward expansion of housing development beyond the existing LDP2 settlement boundary of Inchinnan and Erskine.
- Retain the existing LDP2 settlement boundary line of Erskine/Inchinnan and its existing adjacent greenbelt buffer.
- Link to Proposal C3 which aims to protect the biodiversity of the existing greenbelt area to the east and north-east of Inchinnan.

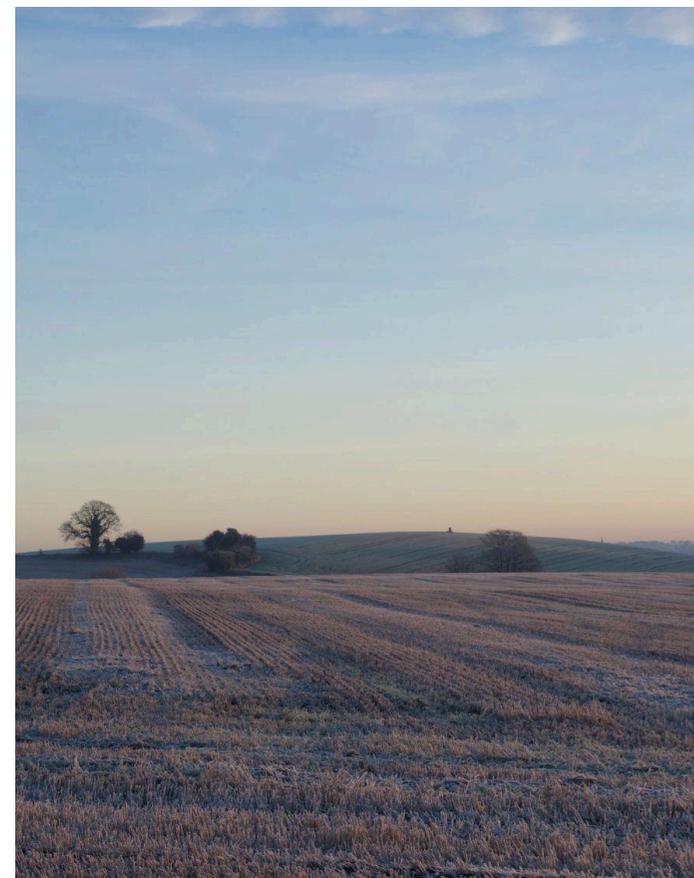


Figure H1a | View of eastern green belt between Inchinnan and Renfrew (Credit: Lacey Lindsay)

# H1 | Overview Map - Green Belt In and Around Inchinnan

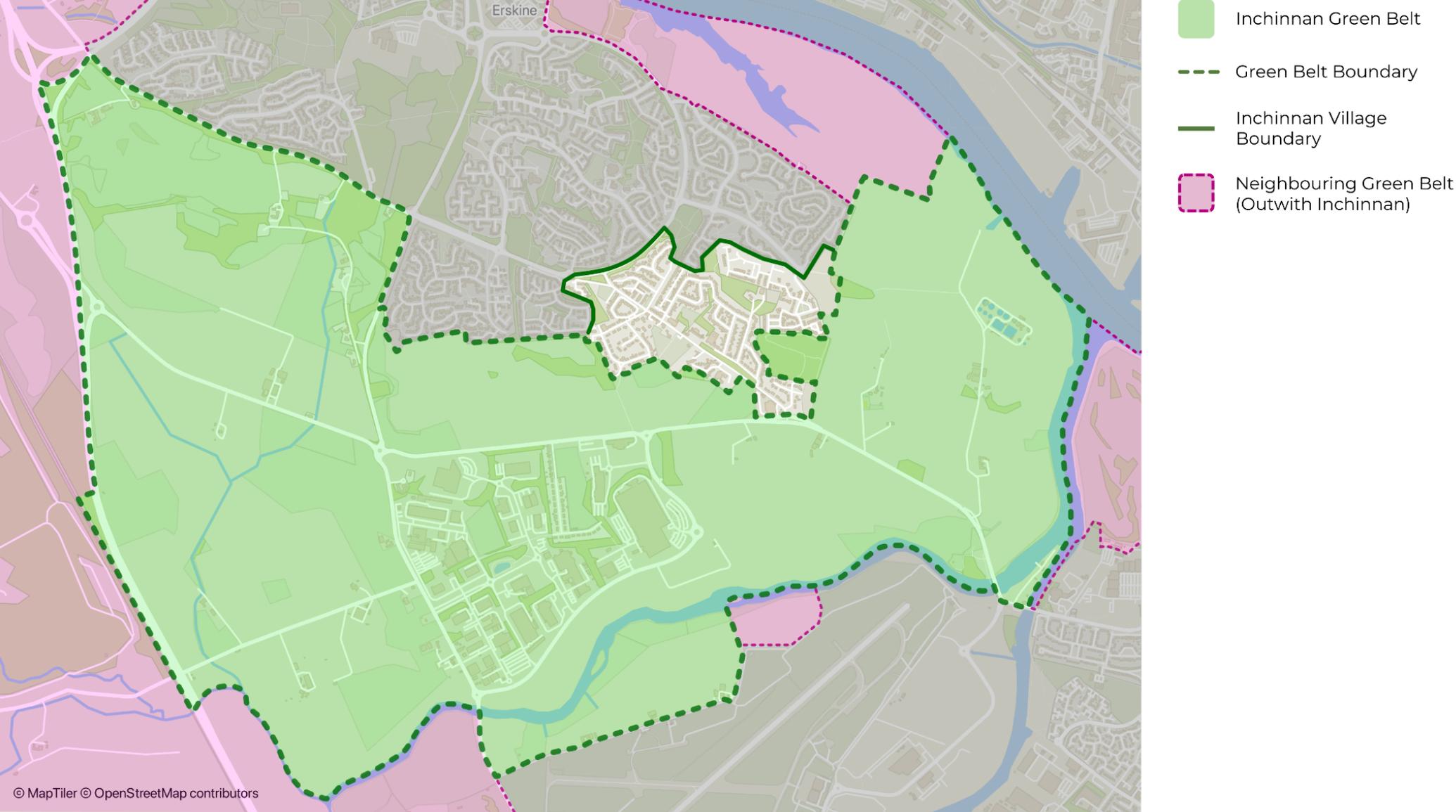


Figure H1b | Map showing green belt land within and neighbouring Inchinnan's community boundary.

## H2 | Housing Policy for Inchinnan Community Council Area

### Vision

To articulate a set of local policies to shape assessment and delivery of housing to meet local needs.

### Detail

- Support affordable housing options (e.g., mid-market rent) proportionate to local needs.
- Encourage use of existing brownfield land within the settlement boundary of Inchinnan for housing (see policy H3)
- Support sheltered housing for elderly to be able to downsize and remain in the local area.
- A shortage of local social housing has been identified.
- Supported type and sizes of housing include:
  - 1-2 bedroom homes (including flatted dwellings and bungalows), ideal for first time buyers or those looking to downsize.
  - Assisted living and dementia friendly housing for elders to be able to stay in the village.
  - Resist 4+ bed larger homes
- Encourage restoration and re-use of empty properties in the village.



Figure H2 | New build affordable homes, comprising a mix of houses and flats (Fort Augustus & Glenmoriston Community Company). (Credit: Helica Projects)

#### **What is affordable housing?**

Affordable housing is a broad term used to describe a collection of government schemes where properties are offered at below-market value, either for sale or rent. These schemes aim to help individuals who would otherwise struggle to rent or buy a property. Initiatives included under the banner of affordable housing are as follows: (1) Shared ownership; (2) Rent to buy; (3) Intermediate rent; (4) Social rented housing.

#### **What is social housing?**

Social housing, or social rented housing, is a sub-set of affordable housing. Social houses are properties rented to in-need individuals at a lower cost than renting privately. Tenants rent their homes from housing associations or local councils instead of a private landlord. The rent prices of social houses are determined by local income levels rather than national stipulations, meaning social houses are very affordable.

## H3 | Develop existing Brownfield sites for Housing

### Vision

Support development of existing underused brownfield land within the settlement boundary of Inchinnan for housing or mixed-use development.

### Detail

- Underused properties include:
  - The Old Garage site
    - Option for mixed-use development with ground floor retail (small supermarket - see Proposal F2) and upper floor residential
      - possibly affordable flats or sheltered housing.
    - Various constraints identified, including contamination.
      - Could require significant investment for site decontamination.
    - Explore potential for Inchinnan Development Trust to develop of community-led housing to meet identified local needs
      - Such as affordable 1-bed housing for the elderly and young people.
  - Brownfield site to west of Ladyacres Road
    - Planning permission was granted for 15 homes in 2019: Reference [19/0444/PP](#) Erection of residential development comprising 15 dwellinghouses with associated access road, drainage and landscaping
    - Development has not come forward however and the site has lain dormant for many years. As of date of this LPP, plots are being marketed as [Greenhead Gardens](#).
    - Implementation of this consent is welcomed.



Figure H3 | Community Homes in Bridport, Dorset.  
(Credit: Bridport Cohousing Ltd)

#### **What is brownfield land?**

NPF4 defines brownfield land as:

“Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.”

# MA | Moving Around



MA1 Enhance and expand Active Travel Route Network  
MAi Old Greenock Road Traffic and Layout Appraisal



- Old Greenock Road Improvements (MA1/MA2)
- Access Improvement Areas (MAi)
- Proposed Heritage Trail (MA1)
- Existing Cycle Route
- Inchinnan Boundary

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Figure MA0a | Overview map of proposals. Central walk/cycle way on Greenock Road highlighted.

## Moving Around - Overview

*“Strengthening a vision for walking in Inchinnan is perhaps more about leisure and access to and through the countryside than getting to local facilities” Local Resident*



Figure MA0b | Residents walking from Old Greenock Road to Cathy's Way.  
(Credit: Lacey Lindsay)



Figure MA0c | Residents walking towards India of Inchinnan, Greenock Road.  
(Credit: Lacey Lindsay)

### Existing Context / Ongoing Work

- Local walking and wheeling routes face pinch points and barriers, including narrow paths, uneven surfaces, unsafe crossings, and restricted sections.
- Old Greenock Road is a particular safety concern due to narrowness, poor surface quality, and adjacent bus traffic.
- Recent accessibility survey commissioned for Old Greenock Road identified areas for improvement.

### Future Aspirations

- Review and address reported barriers and pinch points across the village to enhance safety, accessibility, and connectivity.
- Upgrade walking and wheeling infrastructure with bike storage, e-bike charging, benches, and interpretation boards along key routes.
- Create Braemar Green as an alternative route to Old Greenock Road, reducing exposure to traffic while improving access to village facilities.
- Establish a formal heritage and nature trail in collaboration with IHIG and ecological partners.

# Existing Context - Active Travel Routes & Reported Usage



Figure MA0d | Map showing an overview of active travel routes (existing and proposed) within Inchinnan.  
 Source: [Renfrewshire Local Transport Strategy \(2025-2035\) \(Active Travel Network Map\)](#)

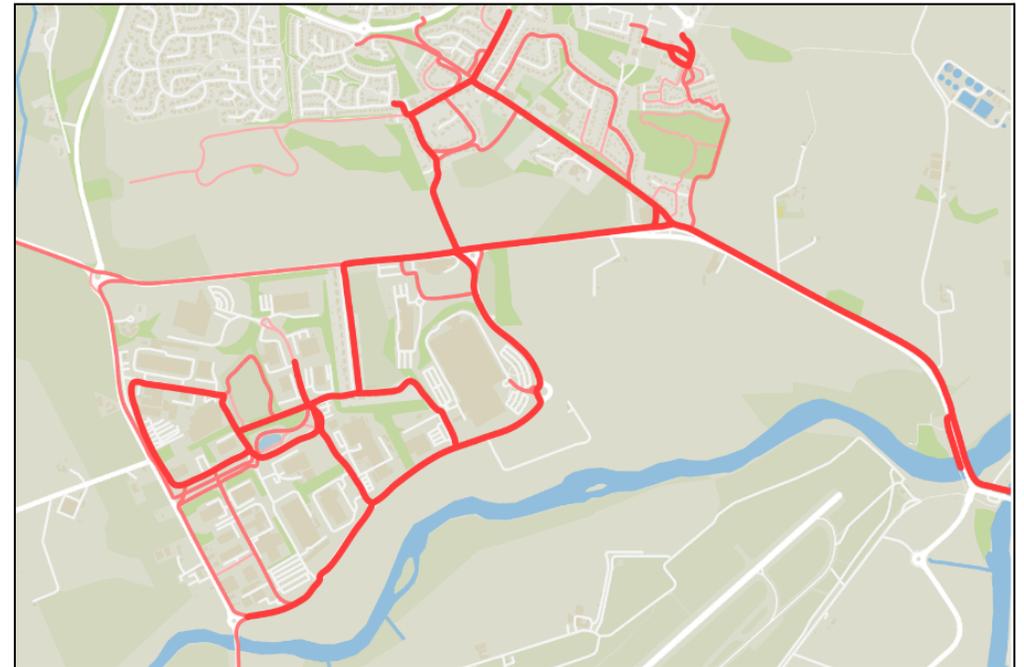


Figure MA0e | Reported walking and wheeling routes.  
1) Common cycle routes plotted with Strava user data. 2) Common walking routes plotted with Strava user data. (Source: Strava Heatmap) 3) Common walking route reported in Moving Around Community Conversation.

## Vision

Develop network of active travel routes across Inchinnan linking public spaces and greenspaces

***"Inchinnan Historical Interest Group have suggested walking path across Inchinnan which is great. I would love to see a more formalised historical path network or pilgrim path. It could connect Inchinnan, Renfrew, and surrounding areas with waymarkers and interpretation boards for historic, archaeological, and spiritual sites of interest."***

***"New walking paths for increased green spaces and leisure badly needed in the area."***

- Local Residents

## Detail

- Proposed new routes:
  - A connected walkway from the river to the bridges.
  - A linking path from Cartside Avenue to Inchinnan Drive.
- Redesigned routes:
  - Along Old Greenock Road through the centre of the village (see Proposal MA2)
  - Widen path along Barnsford Rd (A726) along Western edge of the industrial estate
    - This path is narrow and feels unsafe.
  - Accessibility adaptations
    - Assess and implement recommendations from the [Shopmobility Renfrewshire Comprehensive Accessibility Survey](#) for Old Greenock Road and surrounds.
- New Infrastructure
  - Install better cycle storage facilities in the village
    - e.g. Bike racks at the church
  - Install eBike charging stations especially at school and India of Inchinnan
  - Install more benches and seating
  - Support new interpretative signage near gateway to All Hallows Church and connection to IHIG historical trail/walkway.
- Council Proposed Routes
  - L13 route proposed on Renfrewshire Council's Transport Strategy (Figure MA0d) runs close to Teucheen Wood's eastern boundary. As this is the woodland's only undeveloped boundary, the creation of a formalised path here would not be welcome. The existing internal woodland path is well used by the community and Inchinnan Development Trust intends to resurface this route to better accommodate increased footfall.



Figure MA1 | Bourne Court pinch point highlighted in consultation and accessibility survey. (Credit: Shopmobility Renfrewshire)

## MA2 | Old Greenock Road Traffic and Layout Appraisal

### Vision

Review traffic and pedestrian experience of Old Greenock Road through Inchinnan village. Enable a feasibility study, options appraisal and community consultation of alternative solutions, focussing on high-quality design working in partnership with Renfrewshire Council.

***“We need an access point through the wall at the corner of ‘the green’ where it bounds the Care Home to allow safer travel to school.” - Local Resident***

### Detail

A variety of options were suggested by the community as potential solutions, as listed below. All these options and more will need to be fully assessed as part of a professional study:

- Pedestrian routes
    - Establishing ‘Braemar Green’ as a safe route to school - Inchinnan Care Home is open to creating access to allow safe passage to school through the grass lawn adjacent to Greenock Road.
    - Appropriate-width pavements down both sides of full length of street
      - Inadequate pavement from Cathy’s Way to Old Garage Site
      - Pavements by Bourne Court, Greenock Road are not continuous
    - Address pavement camber and disrepair to support wheelers and those with accessibility needs.
    - Enforce pavement parking restrictions.
    - Assess and implement recommendations from the [Shopmobility Renfrewshire Comprehensive Accessibility Survey](#) for Old Greenock Road and surrounds.
    - Support the [Renfrewshire Local Transport Strategy’s \(2025-2035\) ‘Active Travel Network Map’](#) proposal of an active travel route along Old Greenock Road through the centre of the village as a medium priority,
  - Review speeding controls
    - Enforcement and compliance measures
    - New formal road crossings
    - Opposite Village Playing Field and Inchinnan Parish Church
    - Between two bus stops at end of Greenock Road.
  - Tree maintenance to prevent pedestrians having to step onto road
- Other infrastructure
- More seating/rest areas
    - At all bus stops and as resting points, particularly next to McGill’s Depot
  - Address potholes and general road condition



Figure MA2a | Inadequate pavement from Cathy’s Way to Old Garage (credit: Google Maps)

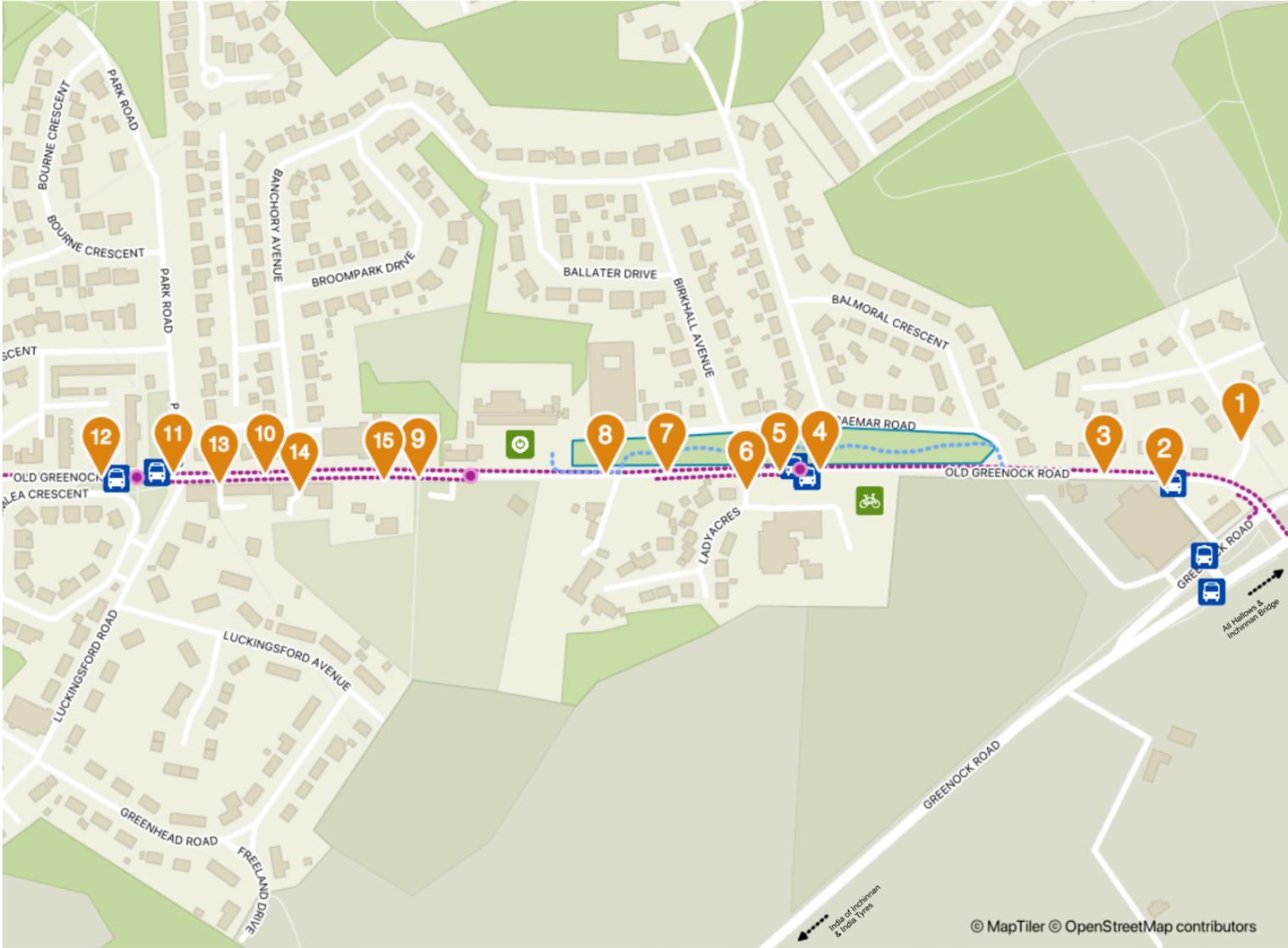


Figure MA2b | Care Home is open to creating a path along the wall to school (credit: Google Maps)



Figure MA2c | Narrow pavement on only one side of the road towards Bourne Court (credit: Google Maps)

# MA1 & MA2 | Overview Map: Shopmobility Survey Outcomes & Proposed Improvements



-  Braemar Green
-  Proposed Path
-  Existing Footpath
-  Proposed Crossing Point
-  Existing Bus Stop
-  Proposed Bike Storage
-  Proposed E-Bike Charging

**1**

**Overgrown Hedge**

Overgrown hedgerow and other vegetation reduces pavement width and forces pedestrians into the road.

**2**

**Bus Stop in Poor Condition**

The first bus stop on Old Greenock Road lacks basic accessibility features, has uneven surfaces, no pavement connection, and forces passengers to cross the road in a high-risk area.

Figure MA0f | Overview map of proposals. Central walk/cycle way on Greenock Road highlighted.

3

### On-Path Vehicle Parking

Despite the pavement being in good condition here, vehicles parked on it restrict space, creating access issues and safety risks for wheelchair users, prams, and other pedestrians.

4

### Bus Shelter & Footpath Issues

The pavement towards Inchinnan Care Home is too narrow and uneven to safely accommodate mobility aids, with additional hazards caused by a poorly designed bus shelter and restricted visibility at a connecting pathway.

5

### Problem Drop Kerb at Bus Stop

The dropped kerb near the bus shelter is narrow, poorly positioned, and obstructed by street furniture, making road crossing difficult and unsafe for wheelchair users, prams, and other pedestrians.

6

### Unsafe Crossing at Ladyacres

Uneven surfaces and poorly maintained dropped kerbs around the church and Ladyacres create safety hazards, while the lack of proper crossing points forces pedestrians to use driveways.

7

### Narrow Footpath & Trip Hazards

With no pavement on the opposite side here, pedestrians are forced to use a narrow, uneven footway that is unsafe for mobility aids and prams, creating risk and a barrier to independent travel.

8

### Care Home Access Issues

Pavement parking at the care home entrance blocks an already narrow footway, forcing users into the road, while poor drainage, surface defects, and lack of tactile paving at the dropped kerbs create additional hazards.

9

### Hazards at Cathy's Way

A large pothole on one side and a raised tarmac bump on the opposite side make the dropped kerb crossing unsafe for pedestrians, prams, wheelchairs, and mobility aids.

10

### Narrow & Uneven Footpath

The pavement past the social club is too narrow for two mobility scooters and has an uneven surface, forcing pedestrians into close proximity with traffic and creating a safety risk.

11

### Park Road Junction Issues

Faded road markings, poorly positioned drainage, and leaf build-up at the dropped kerbs create hazards, making the junction unsafe for pedestrians, wheelchair users, and mobility scooters.

12

### Bourne Court Pinch Point

The pavement towards Inchinnan Cemetery is extremely narrow and in poor condition, blocking access for mobility aids and leaving the footpath impassable, a lack of a dropped kerb further impacts safety and accessibility.

13

### Poor Surface Conditions

The crossing near AnewU Hair Salon and surrounding pavement have poor, uneven surfaces, potholes, and leaf debris, creating various hazards.

14

### Design Flaws at Housing Complex

The housing complex ramp directs users onto an unsafe surface, while the pavement quickly narrows after a wide section, restricting safe passage for mobility aids and pedestrians.

15

### Poor Condition at Old Garage

Overhanging vegetation and uneven surfaces along this section reduce pavement width, creating hazards and restricting safe passage for users.



- C1 Integrating Nature Networks across the Area
- C2 Protect and enhance biodiversity of the Greenbelt buffer north-east of Inchinnan
- C3 Address Flooding on Old Greenock Road

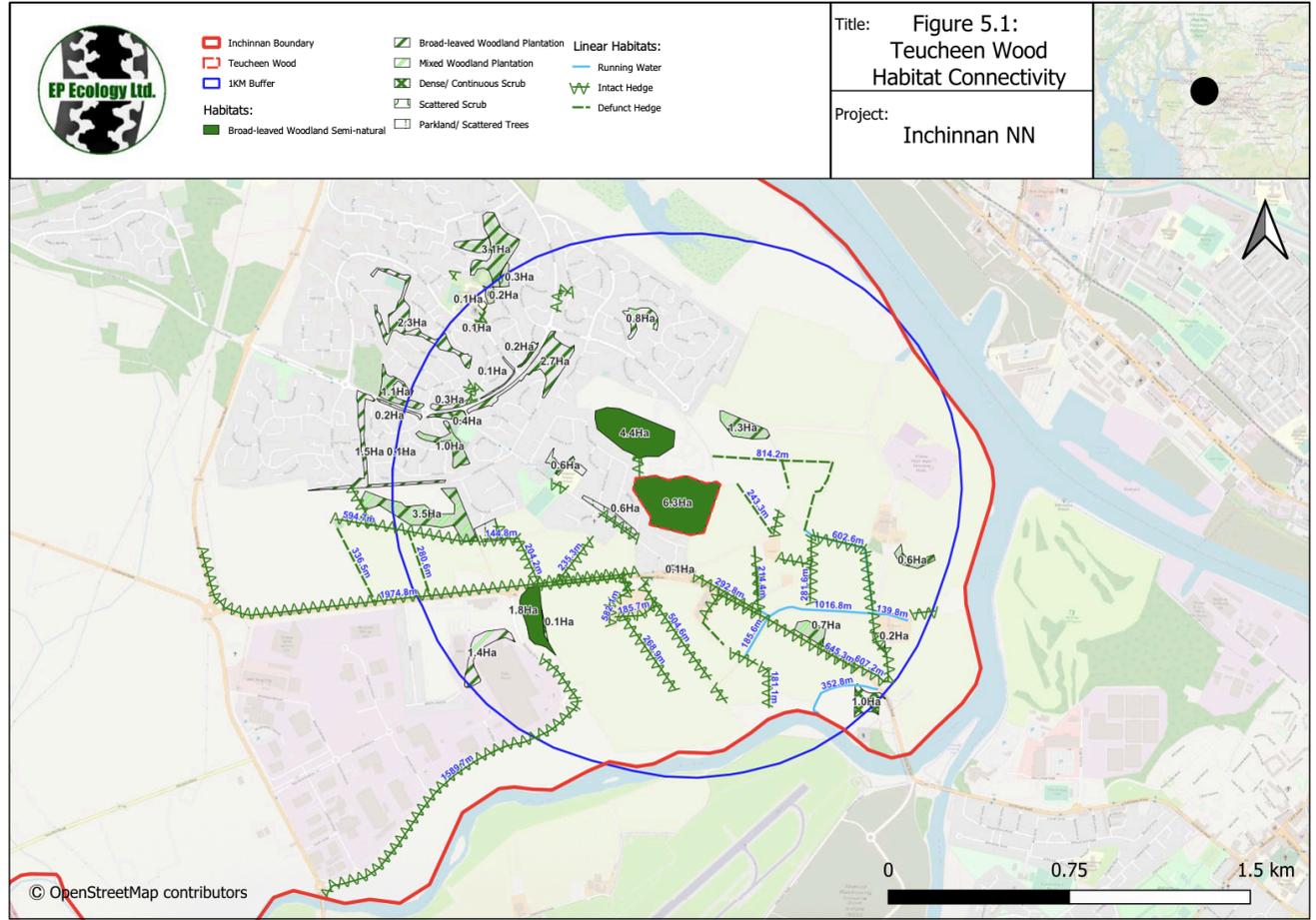
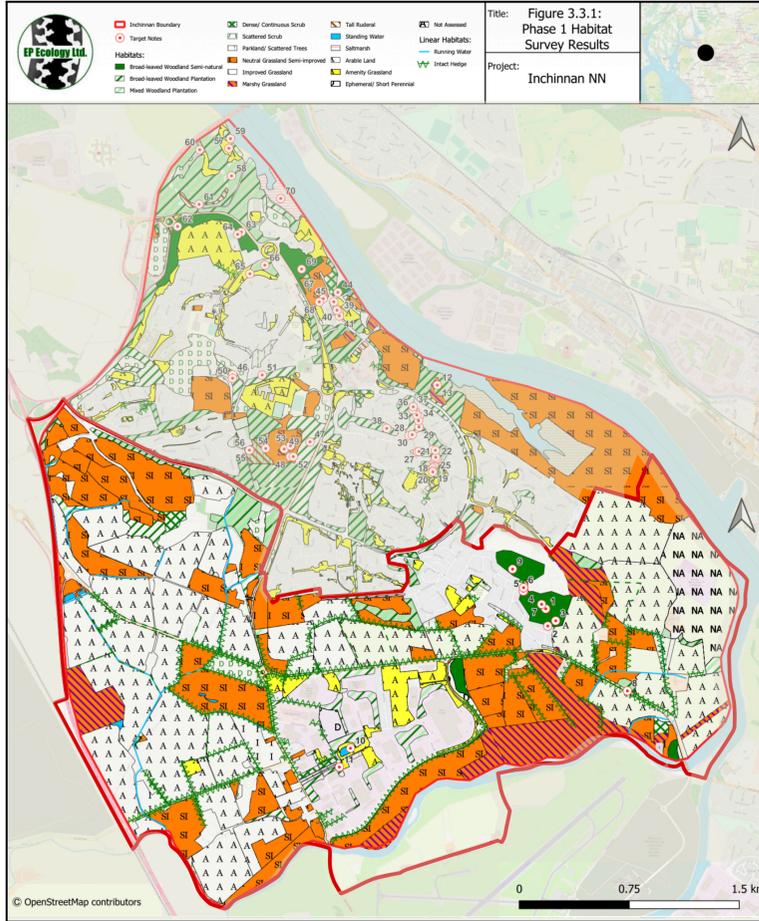


Figure C0a | Phase 1 Habitat Survey Results (Inchinnan boundary in red) (Credit: EP Ecology)

Figure C0b | Habitat Connectivity (Nature Networks) from Teucheen Wood (Credit: EP Ecology)

## Climate Overview



Figure C0c | Tree Sparrow bird boxes installed as part of mitigation efforts around the Advanced Manufacturing and Innovation District (Credit: Lacey Lindsay)



Figure C0d | Friends of Teucheen Wood volunteers removing invasive woodland ground flora (Credit: Lacey Lindsay)

### Existing Context Work

- Inchinnan’s landscape includes woodland, scrub, agricultural, and riparian habitats that support local biodiversity and contribute to climate resilience. However, much of this land lacks formal designation/protection and remains vulnerable to development.
- Renfrewshire Council’s flood risk mapping for Inchinnan shows several areas at risk of flooding, particularly low-lying ground adjacent to the River Cart and its tributaries.
- The community, particularly young people, feel disempowered in responding to climate change and pressures on Inchinnan’s natural environment. Inchinnan Development Trust seeks to create pathways for engagement, offering opportunities to participate in local environmental decision-making and practical on-the-ground projects.

### Future Aspirations

- Undertake Local Nature Conservation (LNC) site assessments across Inchinnan (particularly along the eastern green belt) to identify and secure areas of high ecological value.
- Create and strengthen local nature networks to support species movement and ecosystem resilience.
- Resist development of the east and south green belt of Inchinnan to retain habitat, maintain ecological networks, and respond to the nature emergency, in line with the forthcoming Natural Environment (Scotland) Act.
- Identify areas where surface water flooding may impact residential or commercial properties and road infrastructure. Implement mitigation measures consistent with Council guidance and climate change projections.

## C1 | Integrating Nature Networks across the Area

### Vision

Ensure integration of Nature Networks across the area

**“Concerted action across the wider area to link up local areas of woodland and other wildlife rich areas via green corridors, to build natural resilience and maintain the Inchinnan area as a regionally important site for farmland birds and other wildlife.”** - Local Resident

### Detail

Work with council, local farmers and other landowners, such as Scottish Water and Rolls Royce to support Nature Network expansion.

Work with the council, local farmers and other landowners, such as Scottish Water and Rolls Royce to discern opportunities to plant/re-instate native hedgerows and wildflower strips etc. exist, and where they do, mobilise local volunteers to carry out the work

- Concerted action across the wider area to link up local areas of woodland and other wildlife rich areas via green corridors, to build natural resilience and maintain the Inchinnan area as a regionally important site for farmland birds and other wildlife.
- Create a wildlife corridor along the settlement boundary from Teucheen Woods to Riverside and along the southern edge of Inchinnan Village.
- Buffer zones, stepping stone corridors, landscape corridors and linear corridors are all options for delivering significant biodiversity benefits.
- Supporting vegetation and tree-planting alongside our local road and path network within and outwith Inchinnan
- Tree canopies help to reduce temperature, provide shade and help to slow down rain entering drainage systems. They also provide habitat and have a positive value to health and wellbeing.
- Plant/re-instate or protect existing hedgerows and wildflower strips. Hedgerows to be planted at depth (min 2 rows of planting) with mixed native species (hazel, willow, blackthorn, hawthorn) but also appropriate non-native species (e.g. sweet chestnut as a hedgerow tree). Cropped on a 5-year not annual cycle.
- Support from local volunteers to carry out the work.

**Landowner:** Various



Figure C1 | Nature Network diagram (Credit: NatureScot)

Nature Networks connect nature-rich sites, restoration areas, and other environmental projects through a series of areas of suitable habitat, habitat corridors and 'stepping-stones'. As well as supporting regional and national approaches to protect and restore nature, they provide local benefits to wildlife and people. [Nature Networks](#) are a Programme for Government commitment and key delivery mechanism of the Scottish Biodiversity Strategy (SBS).

## C2 | Retain North-East Green Belt and Establish LNCS - Preserve & Enhance

### Vision

- Formally recognise the area as one of the most important sites in North Renfrewshire for threatened breeding farmland bird species, many of which feature prominently in the [Renfrewshire Council 2024-2027 Biodiversity Action Plan \(LBAP\)](#).
- Link to proposal to retain existing Greenbelt buffer to north, east and south of Inchinnan (Proposal H1)
- It should be noted that sites known in Renfrewshire's existing LDP2 as 'Sites of Importance for Nature Conservation' (SINCs) will be renamed as Local Nature Conservation Sites (LNCSs) in the new plan.

### Detail

- Review of Local Nature Conservation Sites
- Designate a core section of the wider site, centred on Sandieland Wood and adjacent rough and rush dominated grassland, as an [LNCS](#) based on its importance to threatened breeding farmland birds.
- Give proper weight to the area's role as a vital green buffer zone between industrial and housing developments and protected areas around the Inner Clyde SPA, by limiting disturbance to internationally protected wetland bird species.
- With the permission of local landowners, build on targeted conservation measures (aligned with Renfrewshire Council LBAP aims) already undertaken to increase populations of target species and aid recovery into former ranges in the wider north Renfrewshire area.
- View the area as the best opportunity to stabilise and increase the populations of red listed species such as Tree sparrow (*Passer montanus*), Yellowhammer (*Emberiza citronella*), and Lapwing (*Vanellus Vanellus*) in line with aspirations and recommendations made in the LBAP.
- Understand and acknowledge the importance of the area as a core section of the green corridor linking the Black Cart SPA to the Inner Clyde SPA and an important part of the wintering Whooper Swan flock foraging range.
- Share information on the undertaking and progress of targeted conservation actions to assist Renfrewshire Council in their delivery of Biodiversity Duty Reports.
- Further information can be found in the Additional Document submitted with this LPP entitled [North-East Inchinnan Greenbelt LPP Proposal - Supporting Statement](#)



Figure C2a | View from Teuchean Wood showing Inchinnan's green belt and a group of local deer (Credit: Lacey Lindsay)

**Landowners:** Various

# C2 | Overview Map: Green Belt Retention & Proposed Local Nature Conservation Site



- A C2 Site (Retain as Green Belt)
- B Proposed LNCS
- Special Protection Areas (SPA)
- Sites of Importance for Nature Conservation (SINC)
- Sites of Special Scientific Interest (SSSI)
- 1 Sandieland Wood
- 2 Teucheen Wood
- 3 Black Cart Water Floodplain
- 4 Black Cart Water
- 5 Inner Clyde / Newshot Local Nature Reserve
- 6 Cart Confluence Salt Marsh

Figure C2b | Satellite View & Concept Map showing C2 proposals.

## C3 | Address Flooding on Old Greenock Road

### Vision

Address flooding on Old Greenock Road - encourage green belt retention, sustainable land use, and ecological enhancement on adjacent sites.

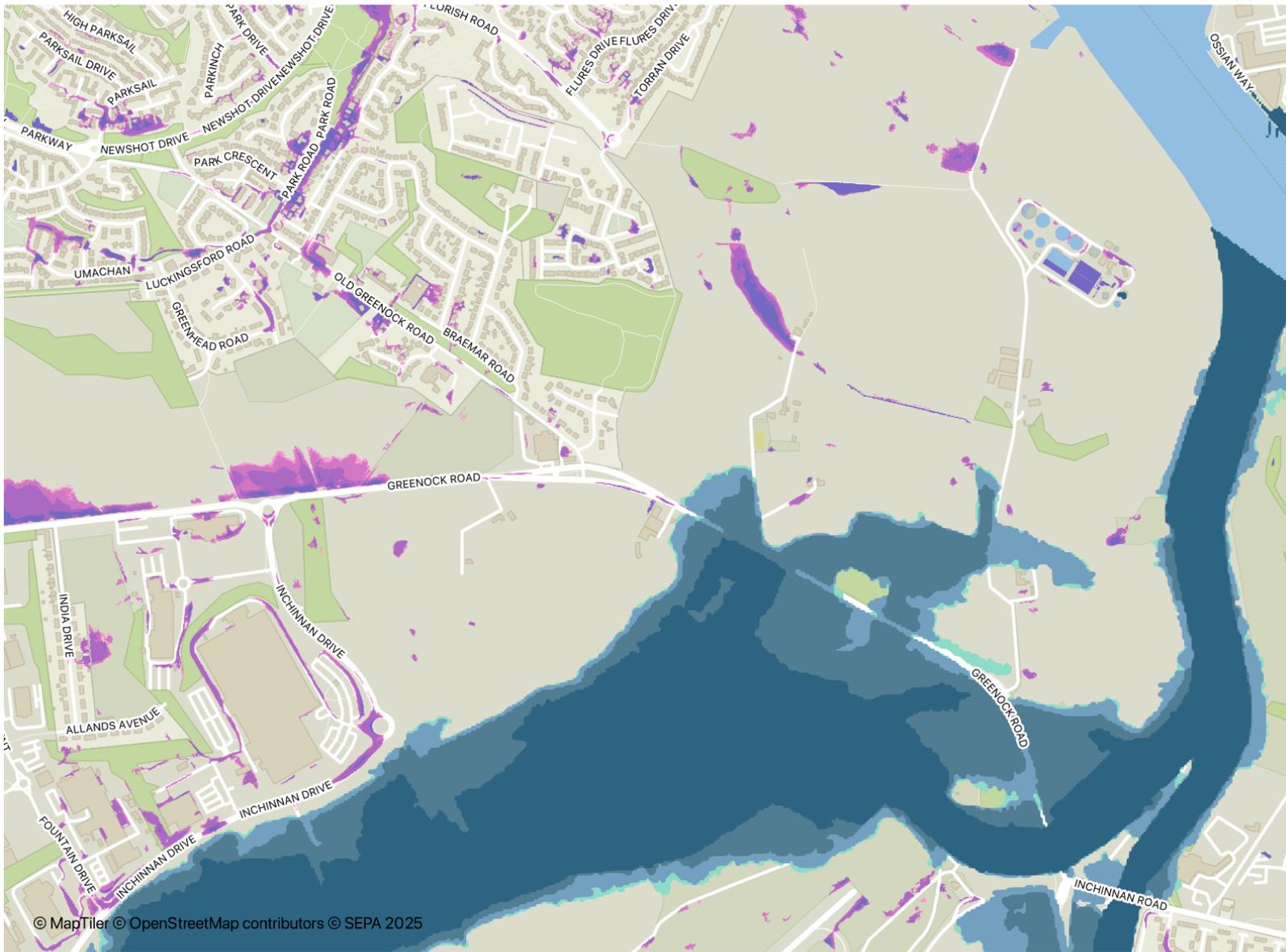
### Detail

- The drainage and maintenance of Greenock Road is the responsibility of Renfrewshire Council as a local road. This plan proposes that improved drainage design and sustainable drainage systems on the road itself, combined with wider natural flood management measures on adjacent green belt sites would reduce surface water and flood risk.
- Adjacent site interventions should deliver biodiversity net gain and reduce flood risk through habitat restoration and ecological management. This could include creation of riparian buffers, wetland restoration, and other native planting - enhancing flood management, biodiversity, and landscape quality.



Figure C3a & C3b | Map showing extent of river flood risk and surface water flood risk (Data: © SEPA 2025)

**Landowner:** Various



- River Flood Risk**
- High Probability
  - Medium Probability
  - Low Probability
  - Medium Probability (+CC)\*

- Surface Water Flood Risk**
- High Probability
  - Medium Probability
  - Low Probability
  - Medium Probability (+CC)\*

High = 1 in 10 year

Medium = 1 in 200 year

Low = 1 in 1000 year

\*Future medium likelihood under a climate change scenario (1 in 200 year plus climate change uplift)

Figure C3c | Map showing 'River Flood Risk' and 'Surface Water Flood Risk' data from SEPA.

# 4 Planning Statements

Statement of regard to the National Planning Framework 4 and the Renfrewshire Local Development Plan (2021) (including extent of non-alignment if relevant)

Includes planning commentary, statement of LPP steering group position and further reasoning as needed on a proposal-by-proposal basis.

## List of Proposals

Local Place Plan Theme	Proposal No.	Proposal
Public Space, Greenspace and Recreation	<b>PS1</b>	Protect and Enhance Local Natural Spaces & Green Assets
	<b>PS2</b>	India Tyres Playing Fields - Community-Led Regeneration
	<b>PS3</b>	Shelterbelt Woodland - Protect & Enhance
	<b>PS4</b>	Community Ownership of Village Playing Field - Protect & Enhance
	<b>PS5</b>	Inchinnan Play Park Improvements
	<b>PS6</b>	Re-design Village Entrance on Greenock Road
	<b>PS7</b>	Re-design land at junction of Luckinsford Road and Old Greenock Road
	<b>PS8</b>	Teucheen Accessible Nature Space - Protect & Enhance
Facilities	<b>F1</b>	Sites of Community Significance - Assets and Buildings
	<b>F2</b>	Attract a Small Supermarket
Housing	<b>H1</b>	Retain existing Green Belt Buffer (North, East, and South)
	<b>H2</b>	Housing Policy for Inchinnan Community Council Area
	<b>H3</b>	Develop existing Brownfield sites for Housing
Moving Around	<b>MA1</b>	Enhance and Expand Active Travel Route Network
	<b>MA2</b>	Old Greenock Road Traffic and Layout Appraisal
Climate	<b>C1</b>	Integrating Nature Networks across the Area
	<b>C2</b>	Retain North-East Green Belt and Establish LNCS - Preserve & Enhance Biodiversity
	<b>C3</b>	Address Flooding on Old Greenock Road

# Taking account of Renfrewshire LDP (2021), NPF4 and the LDP3 Evidence Report (2025)

- For a Local Place Plan to be validated (registered) there is a requirement to show how each proposal relates to the Local Development Plan and National Planning Framework 4.
- The Evidence Report for the next LDP was published in 2025 and [affirmed as sufficient by the Reporter at Gatecheck](#) on 19th December 2025. It lays out a direction of travel and an evidence base for preparing LDP3. Supporting documents include:
  - o A 2025 Review of the Renfrewshire Local Development Plan (2021).
  - o A Position Statement detailing where evidence is lacking for the next LDP.
  - o The Evidence Report proper with detailed analyses by policy topic of relevant sources of policy and data.
- Given that the Evidence Report documents provide the most recent review and assessment of LDP2 policies and a view on the direction of travel for LDP, this Planning Statement draws on justification from the Evidence Report not just LDP2 and NPF4.
- A hub for information about the preparation of the next LDP [can be accessed here](#).
- Locality Plans (as defined in the 2015 Community Empowerment Act) must also be taken into account. The [Our Renfrewshire Locality Plan](#) has also therefore been referenced where relevant.
  
- For members of the community, reading this chapter is optional. However, this chapter does include a significant amount of additional detail from the Council and from wider stakeholders about their plans and perspectives on the issues raised in the proposals in this LPP. This section has also been written with the aim of drawing this detail together in one place to make it easier for members of the community that are interested to review this information.

# Public Space, Greenspace and Recreation

PS1	Protect and Enhance Local Natural Spaces & Green Assets
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u> While the existing LDP2 highlights the need to protect and enhance biodiversity and nature networks, greater weight is given in NPF4, which states that it underpins the spatial strategy as a whole.</p> <p><i>Policy 4 Natural Spaces</i> Local Development Plans will identify and protect locally, regionally, nationally and internationally important natural assets, on land and along coasts. The spatial strategy should safeguard them and take into account the objectives and level of their protected status in allocating land for development. Spatial strategies should also better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area. Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.</p> <p><i>Policy 15 - Local Living and 20 minute neighbourhoods</i> Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to: parks and greenspaces.</p> <p><i>Policy 24 - Blue and green infrastructure</i> This policy aims to protect and enhance blue and green infrastructure and their networks and ensure that communities benefit from accessible, high quality blue, green and civic spaces.</p> <p><u>Relevant LDP2 Policies</u> Policy ENV2 protects and enhances Renfrewshire’s varied natural assets, including wildlife and their habitats, biodiversity and natural places. Policy P6 protects designated open space in LDP2</p> <ul style="list-style-type: none"> <li>• The <a href="#">Open Space web map</a> identifies areas of open space protected by Policy P6 – Open Space of the Renfrewshire Local Development Plan 2 (LDP2).</li> </ul> <p><u>Relevant information from the Evidence Report for LDP3</u> Protecting biodiversity, and where possible delivering positive effects for biodiversity from development will be central to the assessment of land allocations in preparing the new plan. An updated open space audit will inform the preparation of an Open Space Strategy for Renfrewshire and also the preparation of the Proposed Plan. The Council recognises that a partial review of its Sites of Importance for Nature Conservation (aka Local Nature Conservation Sites or LNCSSs) is required and this is identified as an evidence gap.</p> <p><u>Other Policies</u> <i>Guidance on Local Nature Conservation Sites (LNCS)</i> (note that sites known Renfrewshire’s existing LDP2 as Sites of Importance for Nature Conservation (SINCS) will be renamed as Local Nature Conservation Sites (LNCSSs) in the new plan.)</p>

	<a href="#">This guidance</a> asserts that: the purpose of Local Nature Conservation Sites (LNCS) is to safeguard biodiversity and geodiversity of at least local importance, primarily through Local Development Plans, and that all LNCS should meet the general criteria set out in the guidance. The guidance sets LNCSs within the current policy context of nature networks, spatial planning, and the nature crisis and climate emergency.
<b>LPP Steering Group Position</b>	We invite consideration that sites 1-3 of this policy proposal should be designated in LDP3 as <i>both</i> Protected Open Spaces and LNCS (SINCs), included in any future council Open Space Strategy and recognised as part of the Central Scotland Greenspace Network.
<b>Further Reasoning</b>	<u>Nature Networks</u> are a Programme for Government commitment and key delivery mechanism of the Scottish Biodiversity Strategy (SBS). They also contribute to Scotland's Environmental Strategy and align with international targets in the Global Biodiversity Framework, and efforts such as the EU Trans-European Nature Network.

<b>PS2</b>	<b>India Tyres Playing Fields - Community-Led Regeneration</b>
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p><u>Relevant NPF4 Policies</u></p> <p><i>Policy 15 - Local Living and 20 minute neighbourhoods</i> Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to sport and recreation facilities.</p> <p><i>Policy 21: Play, Recreation and Sport</i> LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community and informed by the planning authority's Play Sufficiency Assessment and Open Space Strategy. Further points as follows:</p> <ul style="list-style-type: none"> <li>c) Development proposals for temporary or informal play space on unused or underused land will be supported.</li> <li>d) Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.</li> <li>f) New, replacement or improved play provision will, as far as possible and as appropriate: <ul style="list-style-type: none"> <li>i. provide stimulating environments;</li> <li>ii. provide a range of play experiences including opportunities to connect with nature;</li> <li>iii. be inclusive;</li> <li>iv. be suitable for different ages of children and young people;</li> <li>v. be easily and safely accessible by children and young people independently, including those with a disability;</li> <li>vi. incorporate trees and/or other forms of greenery;</li> <li>vii. form an integral part of the surrounding neighbourhood;</li> <li>viii. be well overlooked for passive surveillance;</li> <li>ix. be linked directly to other open spaces and play areas.</li> </ul> </li> </ul> <p><i>Policy 25 Community Wealth Building</i> Development proposals linked to community ownership and management of land will be supported.</p>

Relevant LDP2 Policies

Policy P6 protects designated open space in LDP2

- The [Open Space web map](#) identifies areas of open space protected by Policy P6 – Open Space of the Renfrewshire Local Development Plan 2 (LDP2).
- The [Play Space web map](#) identifies the location of Council owned formal play areas and equipment across Renfrewshire. The mapping also includes the location of private play areas where this information is available.

Relevant information from the Evidence Report for LDP3

- The [Local Living webmap](#) assigns a low Greenspace Accessibility scoring to most properties in Inchinnan.



- 
- Para 21.64: The Local Development Plan will look to support a range of high quality, safe, well maintained, accessible places which include opportunities for play and recreation to meet the needs of different population groups and communities across Renfrewshire.
- An updated Renfrewshire Pitches Strategy will be finalised by the end 2025.

**LPP Steering Group Position**

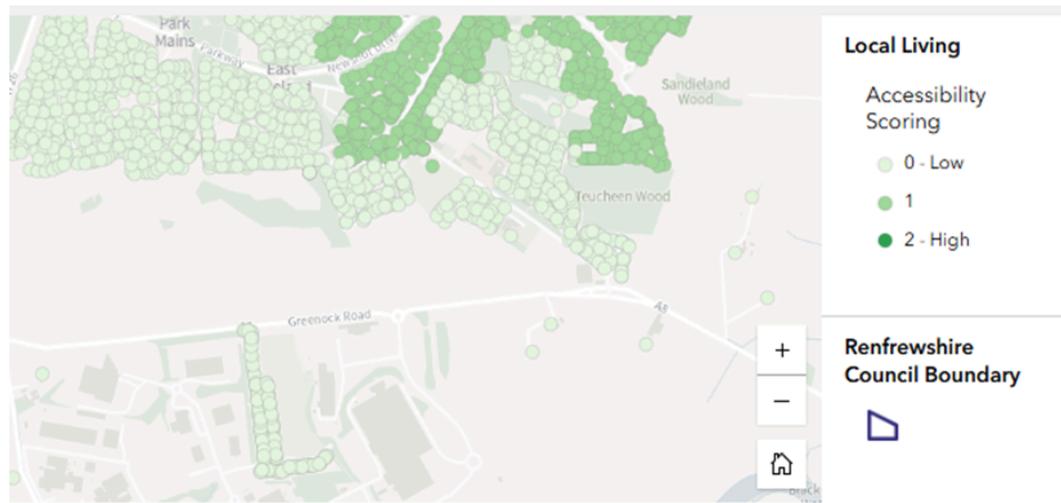
Community management of India Tyres Playing Field by Inchinnan Development Trust is welcomed in order to secure its long-term protection and enhancement for community use. We assert that the site should be safeguarded as Protected Open Space within the LDP. Owing to identified greenspace accessibility, the playing field should be retained and enhanced as an inclusive and accessible space for sport, play and informal outdoor recreation.

PS3	Shelterbelt Woodland - Protect & Enhance
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u> While the existing LDP2 highlights the need to protect and enhance biodiversity and nature networks, greater weight is given in NPF4, which states that it underpins the spatial strategy as a whole.</p> <p><i>Policy 4 Natural Spaces</i> Local Development Plans will identify and protect locally, regionally, nationally and internationally important natural assets, on land and along coasts. The spatial strategy should safeguard them and take into account the objectives and level of their protected status in allocating land for development. Spatial strategies should also better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area. Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.</p> <p><i>Policy 9 - Brownfield, vacant and derelict land and empty buildings</i></p> <p><i>Policy 15 - Local Living and 20 minute neighbourhoods</i> Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to greenspaces.</p> <p><i>Policy 24 - Blue and green infrastructure</i> This policy aims to protect and enhance blue and green infrastructure and their networks and ensure that communities benefit from accessible, high quality blue, green and civic spaces. LDPs should be informed by relevant, up-to-date audits and/or strategies, covering the multiple functions and benefits of blue and green infrastructure. The spatial strategy should identify and protect blue and green infrastructure assets and networks; enhance and expand existing provision including new blue and/or green infrastructure. LDPs should encourage the permanent or temporary use of unused or under-used land as green infrastructure.</p> <p><i>Policy 25 Community Wealth Building</i> Development proposals linked to community ownership and management of land will be supported.</p> <p><u>Relevant LDP2 Policies</u> Policy ENV2 protects and enhances Renfrewshire's varied natural assets, including wildlife and their habitats, biodiversity and natural places.</p> <p><u>Relevant information from the Evidence Report for LDP3</u> Protecting biodiversity, and where possible delivering positive effects for biodiversity from development will be central to the assessment of land allocations in preparing the new plan. An updated open space audit will inform the preparation of an Open Space Strategy for Renfrewshire and also the preparation of the Proposed Plan.</p> <p><i>Sustainable Reuse of Vacant and Derelict Land and Site Naturalisation</i></p>

10.53: Preparation of the Proposed Plan will need to consider Policy 9(a) of NPF4 (Brownfield, vacant and derelict land and empty buildings) by determining the sustainability of reusing brownfield land which has naturalised to the extent it has developed biodiversity value. The sustainable reuse of brownfield land and the levels of naturalisation will be assessed when assessing allocations for LDP3. A method for calculating biodiversity value will be informed by work that NatureScot are developing a Scottish Biodiversity Metric. In preparing this method, consultation will take place with the relevant stakeholders including NatureScot. Following consultation on the draft version of this topic, NatureScot have informed the Council that this metric may not be ready in time for the Proposed Plan stage however interim guidance will be made available in the meantime. It is noted that any appropriate, existing metric may also be used at this stage.

Other relevant data/information

- [Ecological survey for the site](#) prepared by Inchinnan Development Trust’s Wildlife Consultant
- The [Local Living webmap](#) assigns a low Greenspace Accessibility scoring to most properties in Inchinnan.



**LPP Steering Group Position**

Preservation and mitigation (of proposed development) through targeted community-led work and transfer of remaining/additional land to Inchinnan Development Trust is welcomed in order to secure this site and its function in Inchinnan’s landscape. We assert that this land should be safeguarded within the LDP and recognised as strategic green infrastructure contributing to nature networks and local biodiversity enhancement.

**Further Reasoning**

- Nature Networks are a Programme for Government commitment and key delivery mechanism of the Scottish Biodiversity Strategy (SBS). They also contribute to Scotland’s Environmental Strategy and align with international targets in the Global Biodiversity Framework, and efforts such as the EU Trans-European Nature Network.

- A dedicated consultation of p5 class at Inchinnan Primary School regarding the site looked at satellite images of the area pre & post development. Then discussed implications of developing the site rather than protecting it as a shelterbelt. Sample of comments listed below:

Cons
- Trees get cut down, pollution
- Wildlife lose their habitats
- Losing natural spaces
- Global warming – carbon footprint of <u>Inchinnan</u> increasing
- Increase in traffic – more pollution & harder to get places

PS4	Community Ownership of Village Playing Field - Protect & Enhance
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p><u>Relevant NPF4 Policies</u></p> <p><i>Policy 15 - Local Living and 20 minute neighbourhoods</i> Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to: sport and recreation facilities and publicly accessible toilets</p> <p><i>Policy 21: Play, Recreation and Sport</i> LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community and informed by the planning authority's Play Sufficiency Assessment and Open Space Strategy. Further points as follows:</p> <ul style="list-style-type: none"> <li>c) Development proposals for temporary or informal play space on unused or underused land will be supported.</li> <li>d) Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.</li> <li>f) New, replacement or improved play provision will, as far as possible and as appropriate: <ul style="list-style-type: none"> <li>i. provide stimulating environments;</li> <li>ii. provide a range of play experiences including opportunities to connect with nature;</li> <li>iii. be inclusive;</li> <li>iv. be suitable for different ages of children and young people;</li> <li>v. be easily and safely accessible by children and young people independently, including those with a disability;</li> <li>vi. incorporate trees and/or other forms of greenery;</li> <li>vii. form an integral part of the surrounding neighbourhood;</li> <li>viii. be well overlooked for passive surveillance;</li> <li>ix. be linked directly to other open spaces and play areas.</li> </ul> </li> </ul> <p><i>Policy 25 Community Wealth Building</i></p>

Development proposals linked to community ownership and management of land will be supported.

Relevant LDP2 Policies

- Policy P6 protects designated open space in LDP2
- The [Open Space web map \(Ref: OPS002\)](#) identifies areas of open space protected by Policy P6 – Open Space of the Renfrewshire Local Development Plan 2 (LDP2).
- The [Play Space web map \(Ref: OPS004\)](#) identifies the location of Council owned formal play areas and equipment across Renfrewshire. The mapping also includes the location of private play areas where this information is available.

Relevant information from the Evidence Report for LDP3

- The [Local Living webmap](#) assigns a low Greenspace Accessibility scoring to most properties in Inchinnan.



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- Para 21.64 The Local Development Plan will look to support a range of high quality, safe, well maintained, accessible places which include opportunities for play and recreation to meet the needs of different population groups and communities across Renfrewshire.
- An updated Renfrewshire Pitches Strategy will be finalised by the end 2025.

**LPP Steering Group Position**

Community ownership of the Recreation Ground by Inchinnan Development Trust is proposed to ensure it remains a central, accessible space for all residents. The Steering Group asserts that the site should be retained and enhanced as a community-managed facility serving the full range of ages and abilities, and that it should not be considered for alternative development.

PS5	Inchinnan Play Park Improvement
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u>  <i>Policy 15 - Local Living and 20 minute neighbourhoods</i>            Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to playgrounds and informal play opportunities.</p> <p><i>Policy 21: Play, Recreation and Sport</i>            LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community and informed by the planning authority's Play Sufficiency Assessment and Open Space Strategy. Further points as follows:</p> <ul style="list-style-type: none"> <li>c) Development proposals for temporary or informal play space on unused or underused land will be supported.</li> <li>d) Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.</li> <li>f) New, replacement or improved play provision will, as far as possible and as appropriate:               <ul style="list-style-type: none"> <li>i. provide stimulating environments;</li> <li>ii. provide a range of play experiences including opportunities to connect with nature;</li> <li>iii. be inclusive;</li> <li>iv. be suitable for different ages of children and young people;</li> <li>v. be easily and safely accessible by children and young people independently, including those with a disability;</li> <li>vi. incorporate trees and/or other forms of greenery;</li> <li>vii. form an integral part of the surrounding neighbourhood;</li> <li>viii. be well overlooked for passive surveillance;</li> <li>ix. be linked directly to other open spaces and play areas.</li> </ul> </li> </ul> <p><u>Relevant LDP2 Policies</u></p> <ul style="list-style-type: none"> <li>• The <a href="#">Play Space web map (Ref: OPS004)</a> identifies the location of Council owned formal play areas and equipment across Renfrewshire. The mapping also includes the location of private play areas where this information is available.</li> </ul> <p><u>Relevant information from the Evidence Report for LDP3</u></p> <ul style="list-style-type: none"> <li>• Para 21.64 The Local Development Plan will look to support a range of high quality, safe, well maintained, accessible places which include opportunities for play and recreation to meet the needs of different population groups and communities across Renfrewshire.</li> <li>• The <a href="#">Play Sufficiency Assessment – Consultation Report Technical Assessment</a> is available.</li> </ul>
<p><b>Further Reasoning</b></p>	<p>An upgraded playpark would better meet NPF4 in relation to sites for play, in particular, well designed, quality provision, which would provide a stimulating environment and including opportunities to connect with nature. It would also provide a more engaging hub for young people to socialise.</p>

PS6	Re-design Village Entrance on Greenock Road
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<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u>  <i>Policy 13 - Sustainable transport</i>  a) Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported.</p> <p><i>Policy 14 - Design, quality and place</i>  This policy aims to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.  The spatial strategy should be underpinned by the six qualities of successful places. LDPs should provide clear expectations for design, quality and place taking account of the local context, characteristics and connectivity of the area.  Development proposals will be supported where they are consistent with the six qualities of successful places, which include:</p> <ul style="list-style-type: none"> <li>● Pleasant: Supporting attractive natural and built spaces.</li> <li>● Connected: Supporting well connected networks that make moving around easy and reduce car dependency</li> <li>● Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.</li> </ul> <p><i>Policy 15 - Local Living and 20 minute neighbourhoods</i>  Development proposals will contribute to local living..</p>
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PS7	Re-design land at junction of Luckinsford Road and Old Greenock Road
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u>  <i>Policy 14 - Design, quality and place</i>  This policy aims to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.  The spatial strategy should be underpinned by the six qualities of successful places. LDPs should provide clear expectations for design, quality and place taking account of the local context, characteristics and connectivity of the area.  Development proposals will be supported where they are consistent with the six qualities of successful places, which include:</p> <ul style="list-style-type: none"> <li>● Pleasant: Supporting attractive natural and built spaces.</li> <li>● Connected: Supporting well connected networks that make moving around easy and reduce car dependency</li> <li>● Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.</li> </ul> <p><i>Policy 15 - Local Living and 20 minute neighbourhoods</i>  Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to parks and greenspaces.</p> <p><i>Policy 24 - Blue and green infrastructure</i>  This policy aims to protect and enhance blue and green infrastructure and their networks and ensure that communities benefit from accessible, high quality blue, green and civic spaces.</p>

	<p>LDPs should be informed by relevant, up-to-date audits and/or strategies, covering the multiple functions and benefits of blue and green infrastructure. The spatial strategy should identify and protect blue and green infrastructure assets and networks; enhance and expand existing provision including new blue and/or green infrastructure.</p> <p>LDPs should encourage the permanent or temporary use of unused or under-used land as green infrastructure. Design will be multi-functional.</p>
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PS8	Teucheen Accessible Nature Space - Protect & Enhance
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<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u> While the existing LDP2 highlights the need to protect and enhance biodiversity and nature networks, greater weight is given in NPF4, which states that it underpins the spatial strategy as a whole.</p> <p><i>Policy 4 Natural Spaces</i> Local Development Plans will identify and protect locally, regionally, nationally and internationally important natural assets, on land and along coasts. The spatial strategy should safeguard them and take into account the objectives and level of their protected status in allocating land for development. Spatial strategies should also better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area. Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.</p> <p><i>Policy 15 - Local Living and 20 minute neighbourhoods</i> Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to parks and greenspaces</p> <p><i>Policy 24 - Blue and green infrastructure</i> This policy aims to protect and enhance blue and green infrastructure and their networks and ensure that communities benefit from accessible, high quality blue, green and civic spaces. LDPs should be informed by relevant, up-to-date audits and/or strategies, covering the multiple functions and benefits of blue and green infrastructure. The spatial strategy should identify and protect blue and green infrastructure assets and networks; enhance and expand existing provision including new blue and/or green infrastructure. LDPs should encourage the permanent or temporary use of unused or under-used land as green infrastructure. Where this is temporary, this should not prevent future development potential from being realised. Design will take account of existing provision, new requirements and network connections (identified in relevant strategies such as the Open Space Strategies) to ensure the proposed blue and/or green infrastructure is of an appropriate type(s), quantity, quality and accessibility and is designed to be multi-functional and well integrated into the overall proposals.</p> <p><i>Policy 25 Community Wealth Building</i> Development proposals linked to community ownership and management of land will be supported.</p> <p><u>Relevant LDP2 Policies</u></p> <ul style="list-style-type: none"> <li>• Policy ENV2 protects and enhances Renfrewshire’s varied natural assets, including wildlife and their habitats, biodiversity and natural places.</li> </ul>
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	<ul style="list-style-type: none"> <li>This site is designated as a <a href="#">potential housing site (P2)</a> in the current LDP (Housing Land Supply Register code LDP2094 Land at Beardmore Cottages, Inchinnan)</li> </ul> <p><u>Relevant information from the Evidence Report for LDP3</u> Protecting biodiversity, and where possible delivering positive effects for biodiversity from development will be central to the assessment of land allocations in preparing the new plan. An updated open space audit will inform the preparation of an Open Space Strategy for Renfrewshire and also the preparation of the Proposed Plan.</p> <p>The Evidence Report's <a href="#">Housing Land Supply 2024 webmap</a> continues to assert this land as being on the housing land supply register.</p>
<p><b>LPP Steering Group Position</b></p>	<p>Transfer of ownership from Renfrewshire Council to Inchinnan Development Trust is in progress. We assert that this site should be designated as Protected Open Space in the LDP, included in any future Council Open Space Strategy and recognised as part of the Central Scotland Greenspace Network. In light of this, the site should be removed from the Housing Supply register and redesignated as Open Space, given its future intended land use.</p>

# Facilities

F1	Sites of Community Significance - Assets and Buildings
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u>  <i>Policy 7 Historic Assets and Places</i> - Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting.</p> <p><u>Relevant LDP2 Policies</u>  <i>Policy ENV3 Built and Cultural Heritage</i> seeks to safeguard, conserve and enhance Renfrewshire's built and cultural heritage, which includes listed buildings, conservation areas, scheduled monuments, sites of known archaeological interest, unscheduled archaeological sites and the inventory of gardens and designed landscapes.</p> <p><u>Other Guidance</u>  <i>Local Place Plan Circular (2022) para 43:</i>            The LPP "must identify the location of any land or buildings which the Community Body wishes to identify as being of particular significance to the local area... Identifying such land or buildings within a Local Place Plan can help recognise their importance within the community and make sure that they are considered within planning decisions. What may be 'locally significant' will be a matter for the Community Body, but should be based on the evidence coming from engagement with the community. Community Bodies might seek to include land or buildings which, for example:</p> <ul style="list-style-type: none"> <li>● support and develop tourism/heritage by making more of local assets;</li> <li>● recognise or enhance informal open spaces and play areas;</li> <li>● commemorate major events that shape a community's identity or mark a place in its history;</li> <li>● improve, increase and make better use of community buildings and spaces; or</li> <li>● are special in some other way."</li> </ul>
<p><b>LPP Steering Group Position</b></p>	<p>We assert the cultural and social significance (not solely the character, special architectural or historic interest and setting, or natural significance) of these assets as a material consideration as part of any balanced assessment of development affecting these assets.</p>

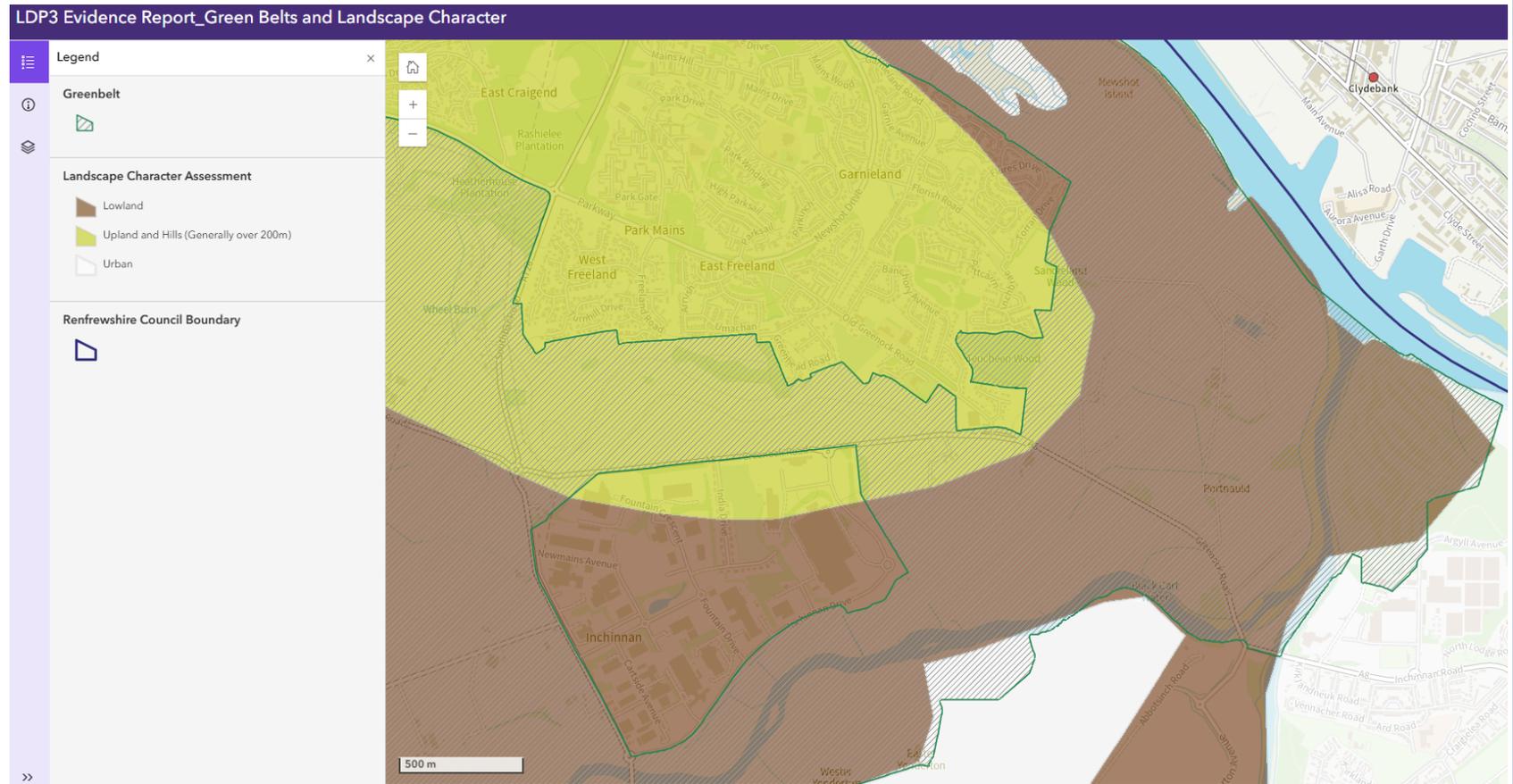
F2	Attract a Small Supermarket
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u>  <i>Policy 9 Brownfield, vacant and derelict land and empty buildings</i>            To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings. Development proposals for the reuse of existing buildings will be supported.</p> <p><i>Policy 15 - Local Living and 20 minute neighbourhoods</i></p>

	<p>Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to shopping.</p> <p><i>Policy 28 Retail</i></p> <p>Development proposals for retail (including expansions and changes of use) will be consistent with the town centre first principle. This means that new retail proposals will be supported in existing city, town and local centres. Proposals for new small scale neighbourhood retail development will be supported where the proposed development contributes to local living, including where relevant 20 minute neighbourhoods and/or can be demonstrated to contribute to the health and wellbeing of the local community.</p> <p><u>Relevant LDP2 Policies</u></p> <p><i>Policy P1 – Renfrewshire’s Places</i></p> <p>This policy requires all development to ensure that the infrastructure, connections and services required to support the development are in place including access to local services and amenities.</p> <p><u>Relevant information from the Evidence Report for LDP3 (2021 Development Plan Review)</u></p> <p>NPF4 includes a significant focus on local living and 20-minute neighbourhoods. The Scottish Government’s ‘Local living and 20-minute neighbourhoods’ planning guidance sets out the parameters of ‘local’; it is expected that people should be able to meet the majority of their daily needs within a reasonable distance of their home, which is typically a twenty-minute journey. LDP3 will look to apply a flexible approach taking into account the differing geographies across Renfrewshire.</p>
<p><b>Further Reasoning</b></p>	<p>According to <a href="#">Understanding Scotland’s Places</a> data on commercial interests in Inchinnan, the number of people per shop in the town is 630, less than similar towns per head of population. Meanwhile the diversity of retail offer is 0%, also less than similar towns per head of population.</p>

# Housing

H1	Retain existing Greenbelt boundary
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>NPF4 Policies</u>            NPF4 aims to encourage brownfield development and align housing developments with transportation and other social infrastructure. Given the emphasis of NPF4 policies on prioritising brownfield sites and align housing developments with transportation infrastructure (e.g. Bishopton Train Station), an appropriate housing strategy for the wider area would continue to resist any encroachment into the Greenbelt east and south of Inchinnan and instead encourage and support housing in the Dargavel Community Growth Area (see p9 of <a href="#">LDP2</a>)</p> <p><i>Policy 8 - Green belts</i>            The aim of this policy is to encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably, ensure that the character, landscape, natural setting and identity of settlements is protected and enhanced and ensure that nature networks are supported and land is managed to help tackle climate change.            LDPs should consider using green belts to support their spatial strategy as a settlement management tool to restrict development around towns and cities.            Green belts may be zoned around settlements where there is a significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside. Development proposals within a green belt designated within the LDP will only be supported for particular development types that fulfil listed criteria (see NPF4).</p> <p><i>Policy 14 - Design, quality and place</i>            This policy aims to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. The spatial strategy should be underpinned by the six qualities of successful places. Development proposals will be supported where they are consistent with the six qualities of successful places, which include being <i>distinctive</i>: i.e. supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.</p> <p><u>Relevant LDP2 Policies</u>            Policy ENV1 - Greenbelt            This policy sets out that development within the green belt will be considered in principle where it is a housing land shortfall remedy or is in support of a range of uses set out in the policy. This policy helps protect the identity of settlements and enhances the landscape setting of an area and protects and promotes access opportunities to open space across Renfrewshire.</p> <p><u>Relevant information from the Evidence Report for LDP3</u>            Both LDP2 and NPF4's spatial strategies make it clear that development within existing urban areas should be the focus for investment and both prioritise building on brownfield sites</p> <p><i>Topic 6 - Greenbelt &amp; Landscape character</i>            A review of the green belt was undertaken to inform Local Development Plan 2 (LDP2). A similar approach will be taken to the green belt review that will be prepared to inform LDP3 and the associated site assessments. This review is scheduled for the</p>

first quarter of 2026 and will be aligned with the site assessment process. As stated in NPF4, the green belt can be zoned to help prevent unsustainable growth in car-based commuting or suburbanisation of the countryside. Assessment will include an analysis of the "strength of the green belt boundary considering the robustness of the green belt boundary at the settlement edge and whether it is defined by strong landscape features such as rivers or major roads creating a defensible edge, or on the other hand weakly defined or arbitrary."

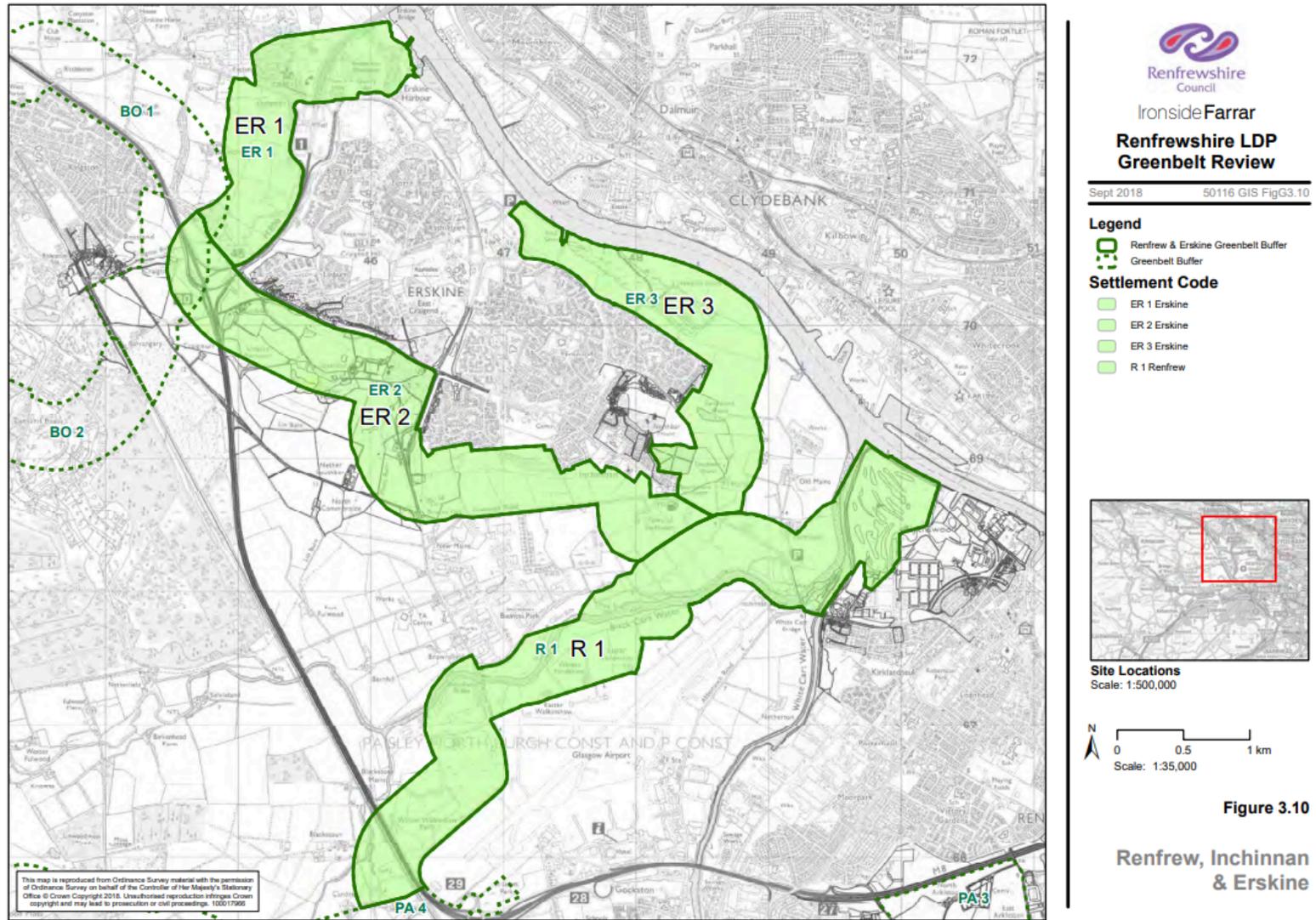


Map of the existing Greenbelt boundary in LDP2 (Source: [LDP3 Evidence Report Green Belts and Landscape Character](#))

Other Evidence

Renfrewshire Local Development Plan Proposed Plan [Background Paper 3](#) – Green Belt Review (2019)

Below is a map from a 2019 Review of the Greenbelt undertaken on behalf of Renfrewshire Council. It shows the Greenbelt zones encircling Inchinnan, followed by a table defining their nature and status:



**Table 10. Erskine and Inchinnan (Figure 3.10)**

The greenbelt at Erskine is divided into 3 sectors. Sector 1 is to the north west of the settlement, Sector 2 comprises of land to the south of the settlement towards the M8 corridor and Sector 3 comprises farmland to the north east of the settlement bounded by the River Clyde and Coast.

Sector/ Location	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
ER 1 - North West	Parts of this sector are characterised by the landscape associated with the Mar Estate. Mature parkland, significant woodland, residential and industrial elements are contained within this area. Golf course and farmland are significant land uses. <b>Good</b>	The main settlement of Erskine is well contained at this location by existing woodland and the trunk road network which provide a robust settlement edge. <b>Good</b>	This area includes core footpaths parallel to the River Clyde and around Big Wood, and the grounds of Erskine Hospital. The Core Path Network also links across the M8 to Bishopton. A Special Protection Area (SPA) extends along the banks of the River Clyde. <b>Good</b>	Category A
ER 2 – South	Landscape is predominantly level arable farmland which is sub-divided by hedging and boundary trees within the West Craigend area in particular. The land rises to low hills to the immediate south of the settlement which assists its containment. <b>Fair</b>	The main settlement of Erskine is contained at this location via mature structure planting and topography within the Southbar estate. This weakens towards Inchinnan where the settlement edge is more fragmented and defined by residential properties in part. <b>Fair</b>	There are Core Paths within the green belt including the West Craigend area and linking Inchinnan with the Inchinnan Business Park. There is little access to the Southbar estate which covers a large part of the green belt boundary at this location. <b>Fair</b>	Category B
ER 3 – North East	The landscape is predominantly level, low lying farmland adjacent to the Clyde, and contains areas of wetland. It is relatively open to the south west. Towards the north and east there are blocks of mature woodland, stronger field boundaries and more individual trees. This section also has a more gently rolling landform that contains the settlement. <b>Good</b>	The majority of the settlement boundary at this location is provided by residential properties and is relatively weak although containment is provided by natural features and the floodplain of the River Clyde. To the east limited containment is provided by hedgerows and groups of trees before reaching the A8 corridor. <b>Fair</b>	The River Clyde walkway provides access to the west and there is a looped path towards the east which creates some opportunities for recreation. However, there are limited connections from the adjoining settlement to this part of the green belt <b>Fair</b>	Category B
<b>Summary:</b> Settlement is generally well contained and defined with high quality landscapes adjacent to the Clyde, to both the east and northwest of the settlement. Topographical features also provide containment for much of Erskine. However, there are sections where there are some weaknesses particularly towards Inchinnan Business Park.				

**Table 13. Renfrew (Figure 3.10)**

The green belt marking the north western extent of Renfrew beyond Glasgow Airport. The section runs from the M8 towards the River Clyde.

Settlement/ Sector	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
R1	The green belt broadly follows the course of the Black Cart Water before its confluences with the River Clyde. The landform is that of a broad river floodplain of pastures and some arable farmland, while further east it includes a golf course adjacent to the Clyde. Near Inchinnan business park the green belt is quite narrow, less than 400m wide. The area includes some farm buildings and small industrial units. <b>Good</b>	The inner green belt boundary is mostly formed by the perimeter of Glasgow Airport. The perimeter is defined by a security fence, and while not a robust landscape feature this does provide a clear demarcation of the boundary. Further east the woodland framework at Blythswood provides a strong green belt edge. <b>Fair</b>	The river corridor is designated as a SINC, and some sections are SSSI and SPA. Sections of Core Path cross the green belt and follow the river on its final approaches to the Clyde. <b>Good</b>	<b>Category A</b>

**Summary:** The green belt to the north west of Renfrew and Glasgow Airport is quite robust, with the corridor of the Black Cart Water and its flood plain forming a natural barrier to significant northern expansion into the green belt.

This 2019 Greenbelt assessment affirmed that the eastern settlement boundary of Erskine/Inchinnan (ER3) at that time was “relatively weak” with regards defining topographical features, scoring as fair (overall Cat B). Similarly so with greenbelt buffer ER2 to the south of Inchinnan between the settlement and the India of Inchinnan building. This is contrasted with the north-western settlement boundary of Renfrew and its adjacent greenbelt buffer ER1 which has a “quite robust” topographical delineation (Black Cart Water and its floodplain, Glasgow Airport boundary).

However, as development moves towards completion of around 150 homes at [Gilchrist Gardens](#) and plans currently come forward to develop around 50 homes at [Blyth Gardens](#) (see additional housing site P2 below), a stronger topographical edge to greenbelt buffer ER2 is reinforced by the presence of Sandielands Wood and the eastern boundary of Teucheen Wood.



	<p>Beyond this just a 1 mile-wide strip of countryside down to the Black Water prevents further coalescence of Erskine and Renfrew. Given the imminent fulfilment of the strategy articulated in the 2021 LDP to allow expansion to the limit of a stronger topographical boundary line to the edge of greenbelt buffer ER3, the importance of now reinforcing and retaining the current greenbelt boundary must be considered critical. This necessity is further strengthened by the need to sustain what remains of the village of Inchinnan’s distinctiveness of identity and place given its location between Erskine and Renfrew and the ongoing erosion of its sense of place and distinct identity to date as development has gradually encircled the village.</p> <p>For all these reasons no new housing allocation should be allowed any further east of the settlement boundary already established in LDP2.</p>
<p><b>LPP Steering Group Position</b></p>	<p>The green belt prevents coalescence between Renfrew and Erskine, prevents loss of distinctiveness of Inchinnan rooted in its historic identity as a settlement distinct from Erskine and surrounds. It also prevents coalescence between industrialised areas (Inchinnan Business Park and AMIDs) along Greenock Road and the settlement of Inchinnan. This policy also connects to and supports the aim of proposal C2 to protect and enhance biodiversity of the countryside to the east and north east of Inchinnan. Community consultation has clearly affirmed consensus that the existing green belt boundary in LDP2 be sustained.</p>

**Links to LDP, NPF4 and justification where not aligned.**

Relevant NPF4 Policies

*Policy 15 - Local Living and 20 minute neighbourhoods*

Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to: affordable and accessible housing options, ability to age in place and housing diversity.

*Policy 16 Quality Homes*

Deliverable land should be allocated to meet the 10-year Local Housing Land Requirement in locations that create quality places for people to live. Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people, including supported accommodation, care homes and sheltered housing.

Additional relevant guidance:

The Chief Planner's Letter on Planning for Housing (June 2024) clarifies the following elements of NPF4 Policy 16 in relation to Housing, which are particularly relevant to the proposals in this LPP:

*Statements of Community Benefit: "NPF4 provides at policy 16 part b) for proposals to explain how they will contribute positively to meeting local housing requirements, to local infrastructure services and facilities, and to residential amenity, using new Statements of Community Benefit."*

We support this directive to ensure ease of assessment of community benefit from all new housing in our area.

*Improving affordability and choice: "Policy 16 part c) supports proposals that improve affordability and choice, and address identified gaps in provision. A list of examples of the types of proposals this policy could support is provided. In relation to 'identified gaps in provision', decision makers may wish to consider the extent to which a proposed development of new homes will contribute to addressing recognised priorities of an area. This can be evidenced by a range of information available on local housing matters, such as Local Housing Strategies, local authority housing emergency action plans or planned actions to support emerging economic opportunities."*

We encourage the local authority to lay out expectations for affordability and choice in our area and provide developers with clear guidance as to how submissions can gain increased support by meeting recognised community needs, not just provision of stock designed to maximise profit.

*Beyond minimum affordable housing provision. "Policy 16 part e) supports proposals for new homes where they make provision for affordable homes to meet an identified need. Policy 16 strengthened contributions to affordable housing from market sites to 'at least 25%, with flexibility to local circumstances'."*

Should the authority be minded to approve housing development, we encourage the local authority to utilise the available flexibility to take a strong stance (with clear guidance and justification) to maximise the provision of affordable housing expected with any future housing development proposed for Inchinnan and surrounds.

Regarding Developer Contributions:

See *NPF4 policy 18: Infrastructure First* and any future Scottish Government Guidance that is produced, including the [Planning Obligations and Good Neighbour Agreements: draft guidance \(2025\)](#).

See also [Renfrewshire Council's Supplementary Guide 1 Developer Contributions](#).

Relevant LDP2 Policies

*Policy P3 – Housing Mix and Affordable Housing*

Relevant information from the Evidence Report for LDP3

The Evidence Report sets out the significant housing need to deliver social rented and below market rent homes across the period of the next local development plan (30% of identified housing need). The rate of delivery of these homes is influenced by the level of funding that is available through the Strategic Housing Investment Plan.

The Council will work with Registered Social Landlords to identify a pipeline of Strategic Housing Investment Plan sites in preparing the Proposed Plan which will reflect the availability of funding to support delivery.

It is considered that the Proposed Plan will continue to include a policy which supplements this NPF4 policy and aims to ensure that new residential development proposals provide a mix of housing types and tenures to meet Renfrewshire's current and future housing needs and support sustainable mixed communities. This includes a mix of housing to meet specific housing needs.

The projected increases in the number and proportion of older residents necessitates the need to plan for this group's housing needs with accessibility and adaptability of homes key to meeting the needs of this group.

Renfrewshire's Local Housing Strategy 2023-2028 includes targets for the delivery of accessible homes across all Tenures. New residential proposals require to provide a minimum of:

- 10% of all dwellings designed to be easily adaptable for residents who are wheelchair users; and
- 5% of all new homes must be designed to wheelchair accessible standard.

An appropriate policy framework will be included in the Proposed Plan to meet the target from the Local Housing Strategy.

Other relevant Data and Policies

*From the Evidence Report*

17.13 Renfrewshire's population, like Scotland's, is ageing with people living longer. National Records of Scotland data shows that in 2023, almost one fifth (19.8%) of Renfrewshire's population was 65 years of age or older. The data also shows that almost 26% of the 2023 population was aged 24 or under.

*Renfrewshire's fourth Local Housing Strategy 2023-2028 (approved 23rd October 2023).*

The LHA has 5 strategic priorities, the first of which is to increase the supply and delivery of housing across all tenures to meet the housing needs of different groups and create attractive and sustainable places. Action 40 of the Renfrewshire Local Housing Strategy 2023-2028 aims to "Increase the supply of new housing that meets the needs of older people and those with mobility difficulties"

H3	Develop existing Brownfield sites for Housing
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u>  <i>Policy 9 Brownfield</i>  Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported.</p> <p><i>Policy 15 - Local Living and 20 minute neighbourhoods</i>  Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods...including local access to: affordable and accessible housing options, ability to age in place and housing diversity.</p> <p><i>Policy 16 Quality Homes</i>  Deliverable land should be allocated to meet the 10-year Local Housing Land Requirement in locations that create quality places for people to live. Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people, including supported accommodation, care homes and sheltered housing.</p> <p><i>Policy 25 Community Wealth Building</i>  Development proposals linked to community ownership and management of land will be supported.</p> <p><u>Relevant LDP2 Policies</u>  <i>Policy P3 – Housing Mix and Affordable Housing</i></p> <p><u>Relevant information from the Evidence Report for LDP3</u>  In preparing the Proposed Plan the Council will also look to identify residential development opportunities within existing settlements including opportunities identified through the Call for Ideas process, development opportunities within town centres, council owned land/assets and areas of vacant and derelict land. Any residential opportunities identified in registered Local Place Plans will also be considered in preparing the Proposed Plan.</p> <p>Both LDP2 and NPF4’s spatial strategies make it clear that development within existing urban areas should be the focus for investment and both prioritise building on brownfield sites</p>

# Moving Around

MA1	Enhance and Expand Active Travel Route network
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u> Ensuring people and places are well-connected through access to a range of travel and transport networks is a key aim of the spatial strategy of LDP2. NPF4 goes further than Renfrewshire's LDP2, setting out that local development plans should take a place-based approach that considers how car dominance can be reduced.</p> <p><i>Policy 13 Sustainable Transport</i> Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported.</p> <p><i>Policy 15 Local Living</i> Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods, including local access to sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks.</p> <p><u>Relevant LDP2 Policies</u> <i>Policy P1 – Renfrewshire's Places</i> All development must ensure that the infrastructure, connections and services required to support the development are in place including footpath connections; lighting; access to public transport and access to local services and amenities.</p> <p><i>Policy I1 - Connecting Places</i> The intention of policy I1 is to ensure good accessibility and connectivity to walking, cycling and public transport, supporting a modal shift from the private car. The policy requires all development proposals to connect to active travel networks, public transport networks, hubs and interchanges. Proposals for new and enhanced active travel routes will be supported.</p> <p><u>Relevant information from the Evidence Report for LDP3</u> <i>Topic 11 – Sustainable Transport</i> Para 14.97: The following implications are identified for LDP3:</p> <ul style="list-style-type: none"> <li>● Protection of existing resources and ensure that LDP3 provides the policy framework for any new resource requirements (Infrastructure, education, health etc)</li> <li>● Continue to protect Core Paths</li> <li>● Continue to encourage, promote and facilitate developments that prioritise walking, cycling and public transport for everyday travel to reduce the need to travel unsustainably</li> </ul> <p><u>Additional relevant guidance</u> NTS2: states the following as policy goals relevant to this proposal (selection only)</p> <ul style="list-style-type: none"> <li>● Ensure sustainable, public and active travel access to employment, education and training.</li> <li>● Reduce emissions generated by the transport system to mitigate climate change and improve air quality.</li> <li>● Support management of demand to encourage more sustainable transport choices.</li> </ul>

- Facilitate a shift to more sustainable and space-efficient modes of transport for people and goods.
- Provide a transport system that promotes and facilitates active travel choices which help to improve people's health and wellbeing

**Further information**

Detail below of location for a quick-win safety intervention on Old Greenock Road

Path to school

*“Access point through the wall at the corner of ‘the green’ at the car home boundary to allow safer travel to school”*

- Survey comment



MA2	Old Greenock Road Traffic and Layout Appraisal
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u>  <i>Policy 13 Sustainable Transport</i>  LDPs should promote a place-based approach to consider how to reduce car-dominance. The policy states that this could involve a variety of potential measures including but not limited to low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, pedestrianisation or minimising space dedicated to car parking. Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported.</p> <p><i>Policy 15 Local Living</i>  Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods, including local access to: sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks.</p> <p><u>Relevant LDP2 Policies</u>  <i>Policy P1 – Renfrewshire’s Places</i>  Policy P1 requires all development to ensure that the infrastructure, connections and services required to support the development are in place including: footpath connections; lighting; access to public transport and access to local services and amenities.</p> <p><i>Policy 11 - Connecting Places</i>  The intention of policy 11 is to ensure good accessibility and connectivity to walking, cycling and public transport, supporting a modal shift from the private car. The policy requires all development proposals to connect to active travel networks, public transport networks, hubs and interchanges. Proposals for new and enhanced active travel routes will be supported.</p> <p><u>Relevant information from the Evidence Report for LDP3</u>  <i>Topic 11 – Sustainable Transport</i>  14.97 The following implications are identified for LDP3:</p> <ul style="list-style-type: none"> <li>● Protection of existing resources and ensure that LDP3 provides the policy framework for any new resource requirements (Infrastructure, education, health etc)</li> <li>● Continue to protect Core Paths</li> <li>● Continue to encourage, promote and facilitate developments that prioritise walking, cycling and public transport for everyday travel to reduce the need to travel unsustainably</li> </ul> <p><u>Additional relevant guidance</u>  <i>National Transport Strategy 2</i> states the following as policy goals relevant to this proposal (selection only)</p> <ul style="list-style-type: none"> <li>● Ensure sustainable, public and active travel access to employment, education and training.</li> <li>● Reduce emissions generated by the transport system to mitigate climate change and improve air quality.</li> <li>● Support management of demand to encourage more sustainable transport choices.</li> <li>● Facilitate a shift to more sustainable and space-efficient modes of transport for people and goods.</li> <li>● Provide a transport system that promotes and facilitates active travel choices which help to improve people’s health and wellbeing</li> </ul>

	<p><i>Renfrewshire Local Transport Strategy</i></p> <p>Renfrewshire's <a href="#">Local Transport Strategy</a> states that the road network should be safe for everyone and we're working with partners, including Police Scotland, to help reduce incidents. Our actions include:</p> <ul style="list-style-type: none"> <li>• introducing 20mph speed limits on residential streets</li> <li>• looking at short-term parking restriction measures to reduce congestion outside schools</li> <li>• using our road safety policy to guide any new road safety measures</li> </ul>
<b>LPP Steering Group Position</b>	<p>We support a comprehensive appraisal of Old Greenock Road to improve safety, accessibility, and connectivity for walking, cycling, and public transport. We assert that any interventions should prioritise active travel and traffic calming measures to benefit the local community, while ensuring safe access to services and amenities (including Inchinnan Parish Church, Inchinnan Primary School &amp; Nursery, Village Playing Field &amp; Playpark, and Inchinnan Social Club).</p>

## Climate and Biodiversity

C1	Integrating Nature Networks across the Area
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p><u>Relevant NPF4 policies:</u></p> <p>Nature Networks are embedded throughout the fourth National Planning Framework (NPF4) as a key means of ensuring positive effects for biodiversity from development. In general, proposals will be required to contribute to the enhancement of biodiversity, including by restoring degraded habitats and building and strengthening nature networks.</p> <p><i>Policy 3 Biodiversity.</i></p> <p>Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.</p> <p><i>Policy 4 Natural Spaces</i></p> <p>Spatial strategies should ... better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area.</p> <p><u>Relevant LDP2 Policies</u></p> <p>Policy P5 aims to protect, maintain or enhance the quality and connectivity of green/blue networks as an integral functioning part of the place. Development proposals should contribute to and enhance the wider integrated green/blue network where there are opportunities.</p> <p><u>Relevant information from the Evidence Report for LDP3</u></p> <p><i>Topic 2 – Biodiversity and Natural Places - Nature Networks</i></p> <p>Paras 5.47 - 5.73 - The draft Nature Network Content for Evidence Reports sets out the habitat types key to the regional nature networks, and includes broadleaved woodland and grassland. Next steps include finalising the nature networks identification project involving further refinement with stakeholders to the point where the identified nature networks are ready to be</p>

	<p>incorporated into local development plans. LDP3 will identify this network and encourage its enhancement, including where possible and appropriate through development allocations identified through LDP3, with opportunities/expectations set out in the Plan and Delivery Programme.</p> <p><u>Other Policies</u></p> <p>The Renfrewshire <a href="#">Biodiversity Action Plan (2024)</a> includes the following actions relevant to this proposal:</p> <ul style="list-style-type: none"> <li>• NN06 Nature Network Enhancement Develop a Green Network Strategy and Nature Network for Renfrewshire, to align with principles of NPF4 and Scottish Government’s “Biodiversity Strategy to 2045”. Renfrewshire Council - High Priority</li> <li>• NN07 Nature Network Enhancement Develop and deliver the Greener Greenways Project in Renfrewshire, creating and enriching corridors for wildlife along the National Cycle Network, particularly creating priority habitats, e.g., ponds, lowland fens, wet woodland. Medium Priority.</li> </ul>
<b>LPP Steering Group Position</b>	Extensive opportunities for Nature Networks already exist within the Inchinnan area and the opportunity should be taken to extend and enhance these areas and the links between them. These wildlife and nature corridors will strengthen biodiversity and reinforce Inchinnan’s status as a key area for locally and nationally important species and wildlife habitat.
<b>Further Reasoning</b>	<p><i>Nature Networks</i> are a Programme for Government commitment and key delivery mechanism of the Scottish Biodiversity Strategy (SBS). They also contribute to Scotland’s Environmental Strategy and align with international targets in the Global Biodiversity Framework, and efforts such as the EU Trans-European Nature Network.</p> <p>The opportunities afforded to enhancing nature networks along new and existing active travel routes is well documented, given the interconnectivity between places offered by these routes. The significant proposals for enhancing active travel routes in this Local Place Plan lend themselves strongly to this supporting policy for biodiversity enhancement across the area. This proposal is also aimed at supporting efforts of local farmers and landowners to pursue these same goals on their own and neighbouring land.</p>

<b>C2</b>	<b>Retain North-East Green Belt and Establish LNCS - Preserve &amp; Enhance Biodiversity</b>
<b>Location</b>	Proposal is for Greenbelt area to the east and north of Inchinnan, encompassing Florish Farm, Sandieland Wood, and the adjacent areas of rough grassland, along with sections of Portnault and Old Mains farms. The area is bordered by the Inner Clyde SPA to the north, Greenock Road to the south, the Black Cart Confluence Saltmarsh SiNC to the east and Teucheen Wood SiNC and adjacent housing developments to the west.
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p><u>Relevant NPF4 Policies</u></p> <p><i>Policy 3 Biodiversity.</i> Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.</p> <p><i>Policy 4 Natural Spaces</i> Spatial strategies should ... better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area.</p>

### Relevant LDP2 Policies

Policy P5 aims to protect, maintain or enhance the quality and connectivity of green/blue networks as an integral functioning part of the place. Development proposals should contribute to and enhance the wider integrated green/blue network where there are opportunities.

### Relevant information from the Evidence Report for LDP3

#### *Topic 2 – Biodiversity and Natural Places*

The Council recognises that a partial review of its Sites of Importance for Nature Conservation (Local Nature Conservation Sites) is required and this is identified as an evidence gap. Further information is included in Topic 2 Biodiversity and Natural Places of the Evidence Report.

#### *Nature crisis*

Paras 5.66 to 5.67: In response to the nature crisis, protecting, conserving, restoring and enhancing biodiversity for Renfrewshire will be a key feature of LDP3. Biodiversity and natural places are protected by NPF4. The proposed plan will support and reinforce this approach. Protecting biodiversity, reversing biodiversity loss and delivering positive effects for biodiversity from development will be a theme for LDP3 and its delivery.

#### *Review of Local Nature Conservation Site (AKA SINCS)*

Paras 5.70-5.72: A review of some of the SINCS/LNCS currently identified in LDP2 will be undertaken as part of the LDP3 preparation process. This will include sites whose boundaries have been affected by development, and sites that are within or are affected by existing or proposed development allocations. A review of sites that has been suggested as possible local nature conservation sites will also be undertaken. The review will have regard to NatureScot's Guidance on Establishing and Managing Local Nature Conservation Site Systems in Scotland – 2023 update.

#### *Area specific policy in the region of the Black Cart to protect Whooper Swan*

Para 12.111: As highlighted by NatureScot, the Gryffe/Black Cart floodplain area has been a particular focus for solar and battery storage developments recently. This area is also the main location of the agricultural feeding resource which the whooper swan population of the Black Cart SPA is dependent on. NatureScot have advised that any further loss of agricultural land in this area would be unacceptable without a detailed assessment of the swan feeding resources, showing that adequate feeding would remain post-development. Consideration should be given to an area specific policy in the LDP to ensure this issue is approached strategically.

### Other Policies

#### *Guidance on Local Nature Conservation Sites (LNCS) or SINCS*

*(note that sites known Renfrewshire's existing LDP2 as Sites of Importance for Nature Conservation (SINCS) will be renamed as Local Nature Conservation Sites (LNCSs) in the new plan.)*

[This guidance](#) asserts that: the purpose of Local Nature Conservation Sites (LNCS) is to safeguard biodiversity and geodiversity of at least local importance, primarily through Local Development Plans, and that all LNCS should meet the general criteria set out in the guidance. The guidance sets LNCSs (SINCS) within the current policy context of nature networks, spatial planning, and the nature crisis and climate emergency.

#### *Scotland's Biodiversity Strategy to 2045*

	<p><a href="#">Scotland's Biodiversity Strategy to 2045</a> identifies five key strategic actions:</p> <ol style="list-style-type: none"> <li>1. Accelerate restoration and regeneration;</li> <li>2. Expand and connect protected areas and improve their condition;</li> <li>3. Support nature-friendly farming, fishing and forestry;</li> <li>4. Recover and protect vulnerable and important species;</li> <li>5. Generate the investment needed to support nature recovery.</li> </ol> <p><i>Renfrewshire Biodiversity Action Plan (2024)</i>  The Renfrewshire <a href="#">Biodiversity Action Plan (2024)</a> includes the following actions relevant to this proposal:</p> <ul style="list-style-type: none"> <li>● NN01 Designated sites in Renfrewshire Review the Sites of Importance for Nature Conservation network across Renfrewshire, re-surveying and reassessing sites as required and evaluating candidate sites suggested for addition to the schedule. Renfrewshire Council - High Priority</li> <li>● PH16 Habitats – Lowland Meadows Ensure best examples of lowland meadow sites in Renfrewshire are included within SINCs. Renfrewshire Council - High Priority</li> <li>● PH17 Habitats – Lowland Meadows Devise strategy for affording protection and positive management for best examples of lowland meadow sites. Renfrewshire Council - High Priority</li> </ul> <p><i>Renfrewshire SSSI Condition Assessment - NatureScot, 2025</i></p> <ul style="list-style-type: none"> <li>● Indicates that the status of the Whooper Swan at the Black Cart is “Unfavourable Declining”</li> </ul> <p><i>Natural Environment (Scotland) Bill 2026</i></p> <ul style="list-style-type: none"> <li>● The <a href="#">Natural Environment (Scotland) Bill 2026</a> will result in a 2026 Act that will place further legal duties on local authorities regarding the protection of nature and the environment.</li> </ul>
<p><b>LPP Steering Group Position</b></p>	<p>We support the protection and enhancement of the green belt buffer to the north-east of Inchinnan. Given its ecological significance, proximity to existing nature conservation sites, and integral role in supporting Inchinnan’s wildlife population, the site should be safeguarded from development and managed to restore and maintain high-quality habitats - in line with national and local biodiversity strategies and commitments.</p>

<p><b>C3</b></p>	<p><b>Address Flooding on Old Greenock Road</b></p>
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p><u>Relevant NPF4 Policies</u>  <i>Policy 22 Flood risk and water management</i>  LDPs should strengthen community resilience to the current and future impacts of climate change, by avoiding development in areas at flood risk as a first principle. Resilience should also be supported by managing the need to bring previously used sites in built up areas into positive use; planning for adaptation measures; and identifying opportunities to implement improvements to the water environment through natural flood risk management and blue green infrastructure.</p> <p><u>Relevant LDP2 Policies</u>  <i>Policy 13 – Flooding and Drainage</i></p>

Policy I3 supports the delivery of the Clyde and Loch Lomond Flood Risk Management Plan, the Clyde Area River Basin Management Plans, and the Metropolitan Glasgow Strategic Drainage Plan. It sets out that a precautionary approach will be adopted to the reduction of flood risk from all sources, with avoidance being the first principle of sustainable flood risk management. New development requires to avoid areas susceptible to flooding and developers are required to demonstrate promotion of sustainable flood risk management measures by implementing suitable drainage infrastructure. Development must not have an adverse impact on existing drainage infrastructure, increase the risk of flooding or result in the loss of land that has the potential to contribute to the management of flood risk through natural flood management, green infrastructure or as part of a flood management scheme. The New Development Supplementary Guidance sets out more detailed criteria in relation proposals with regard to flooding and drainage.

Relevant information from the Evidence Report for LDP3

Topic 1 – Climate, Mitigation and Adaptation

Para 4.47 Renfrewshire Council is currently preparing an Adaptation Plan for Renfrewshire. Developing adaptation solutions and implementing a phased programme of priority actions which are designed to respond to and address the local impacts of climate change that are already happening will help prepare for future climate risks across the Renfrewshire area. These actions will be centred around communities, security and resilience, infrastructure and the local environment.

*Topic 19 – Flood Risk*

Preparation of LDP3 will be based on SEPA's modelling and mapping.

Para 22.12 Local authorities are responsible for the drainage of local roads and public highways. Drainage of motorways and major trunk roads is the responsibility of the Scottish Government, through Transport Scotland.

Para 22.50 Preparation of the proposed plan will consider the allocation of land for the purposes of managing flood risk, including compensatory storage if appropriate.

# 5 Statement of Community Support

## How the Plan was Prepared

The image below gives an overview of the process undertaken to prepare the plan across 6 stages between October 2025 - March 2026.



## Inchinnan Local Place Plan

### Journey Map and Key Stages of the Process



Figure 5.1 | How the Plan was prepared - stages

The pages following set out a summary of the engagement methodology, summary of community involvement and gathered session outputs.

# Engagement Methodology

Key elements of the process undertaken included:

## Online Survey

- An online consultation (with paper options) generated around 95 comments.

## Community Discussions

- 2 Gathered Sessions attracted - 24 attendees overall
- Schools outreach at Inchinnan Primary saw input from the all ageParent Council group (15 children) and the whole of the p5 Class (20 children)
- Drop-in discussions using a Big Map of Inchinnan occurred at the Scouts Coffee morning and Fundraising Event at the Church Hall, with 88 contacts and conversations overall.
- In total there were around 207 different input moments (comments/attendances/ conversations) by individuals over the course of the process (see Infographic below).

## Marketing

- To promote all these events, leaflet drops around every home in the village were undertaken, a dedicated mailing list and [landing page](#) about the project set up, regular newsletters sent out via an online newsletter, and posters regularly placed in prominent locations. All reinforced with word-of-mouth encouragement and social media posting.

## Analysis

- All responses were analysed by tagging them according to the 14 different themes of the [Place Standard Tool](#), and then also thematised by subtheme.
- Responses were then assessed as to whether they had to do with use of land and buildings or future development (come under the control of the planning system).
- Responses detailing how to improve the community in ways not controlled by the planning system or related to the use of land and buildings were laid aside for later inclusion in a Community Action Plan.

## Drafting the Plan

- The consultants developed a draft plan for discussion
- The Steering Group then collaborated with facilitated support to assess and develop draft proposals.
- Significant consideration was given to all consultation responses during these discussions, and balanced solutions sought.
- As the draft emerged, the Steering Group were able to shape and hone all wording.

## Information Notice Period

- A statutory 28-day consultation period is required. The Information Notice period ran from xxx. Xxx people submitted representations, xxx on behalf of a local community organisations. Xxx representation was received from our councillors or from surrounding Community Councils.
- Full details of all responses can be found in an Additional Document submitted with this LPP.

### Final Review

- The Steering Group reviewed the draft and made amendments based on consultation comments before final submission to the Planning Authority.

## Engagement in Numbers

Date	Event	No. of People
October	Diagnostic survey - Padlet (online)	63
	Diagnostic survey - Big Map exercise	25
	Diagnostic survey - paper responses	7
November	Scouts Fundraising Event (Church Hall)	88
	Community Conversation Session 1 - 10 Residents (+ 2 IDT staff)	10
	Session 2 - 14 Residents (+ 3 IDT staff)	14
February	Information Notice Period responses	TBC

Figure 5.2 | Summary of engagement in numbers.



# Engagement in Numbers

Inchinnan Community Consultation | 2025 - 2026

**207** total participations

## October

No. of People



**63**

Padlet Online Survey



**25**

Big Map Exercise



**7**

Paper Survey Responses

## November



**88**

Inchinnan 1st Scouts' Coffee Morning



**10**

Community Conversation Session 1



**14**

Community Conversation Session 2



**2**

Primary School Activity Sessions

## March



**Information Notice Period**  
Results being gathered now

Figure 5.3 | 'Engagement in Numbers' infographic.

# Engagement Photos



Figure 5.4 | Photos and consultation materials from Inchinnan Local Place Plan events.

# Engagement - What Matters to Our Community

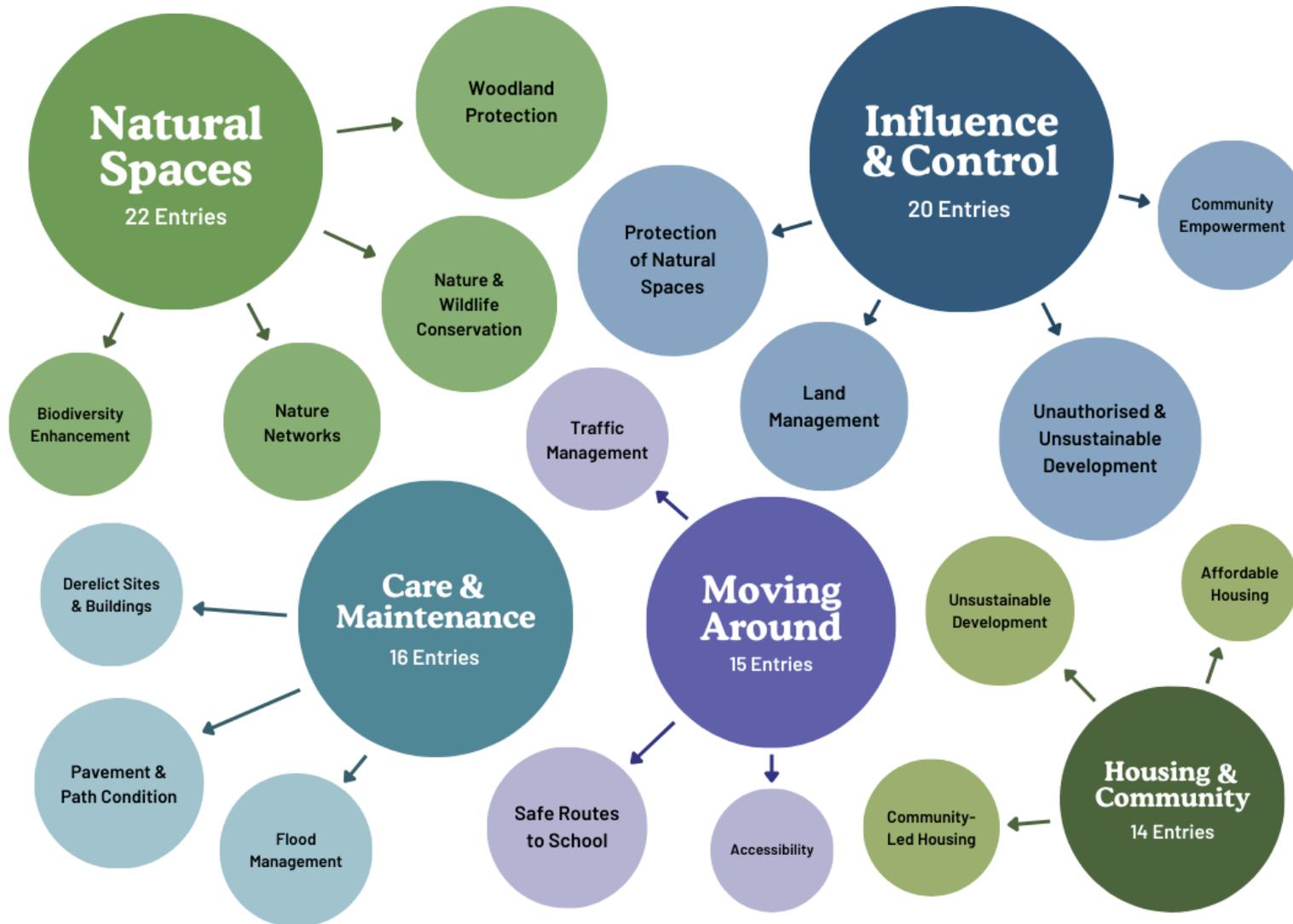


Figure 5.5 | Most talked about Place Standard Tool (LPP) themes.

# The Information Notice Period

The Information Notice period is a statutory requirement for a minimum 28-day period where local councillors and community councils adjacent to the boundary of the Local Place Plan have a chance to make representations about the draft LPP. The steering group took the decision to go beyond this statutory requirement and use this period to also consult the whole community on the proposals that have been developed.

The Information Notice period for the Inchinnan LPP ran from xxx.

All comments submitted during this period were assessed by the Steering Group and reviewed against previous feedback from members of the community. The Steering Group then decided how best to modify the draft proposals before final submission. Changes that were considered necessary have already been integrated into this final document. Where changes have been made, this is indicated in Chapter 4: Statements under the “LPP Steering group position” section of the relevant table for that proposal.

The Steering Group are very grateful to all who took the time to respond.

Regardless of any changes that the Steering Group made to draft proposals, all comments and responses submitted during the statutory Information Notice period (including any comments that disagree or object to the proposals) have been included as an additional document and submitted alongside the LPP for the planning authority to assess in full. These responses can therefore be read in full alongside this plan.

# 6 Appendices

## Appendix A | Validation Checklist

The following table lays out how this document meets the criteria for registration of a Local Place Plan.

	Registration requirement		Where found	Additional Information
1	A copy of the finalised Local Place Plan	✓	This document	
2	Confirmation of the Community Body's status.	✓	This table	The Community Body submitting this LPP is Inchinnan Community Council
3	Contact details for your organisation.	✓	This table	ICC: <a href="mailto:secretaryicc@outlook.com">secretaryicc@outlook.com</a> IDT: <a href="mailto:lacey-idt@outlook.com">lacey-idt@outlook.com</a>
4	A map of the boundary of the Local Place Plan.	✓	Chapter 1	
5	Statement of your proposals as to the development or use of land or buildings.	✓	Chapter 3	
6	A map showing proposals for development or use of land or buildings.	✓	Chapter 3	Overview maps in thematic headings Site-specific maps under specific proposals as required
7	A statement explaining how the Local Place Plan has regard to the National Planning Framework, Local Development Plan and Locality Plan.	✓	Chapter 4	
8	A statement explaining how the proposals in the LPP align with, or differ from, the relevant policies and development proposals in the plans (in 5 above), and why it considers that the Local Development Plan should be amended in light of this.	✓	Chapter 4	
<b>Evidence of compliance with the requirements of regulation 4</b>				
9	Fulfil requirements to run the statutory Information Notice Period		Appendix C	To be filled out
10	Records of when and to whom the Information Notice was sent (required: local councillors and community councils).		Appendix C	To be filled out
11	Evidence of the level of community support for the Local Place Plan and how the Community Body reached that view.	✓	Chapter 5	To be filled out
12	Copies of additional relevant documents as appropriate.	✓		<a href="#">North-East Inchinnan Greenbelt Biodiversity Proposal (C2)- Supporting Statement</a>

# Appendix B | Records of when and to whom the Information Notice was Sent

The Information Notice period for the Inchinnan LPP ran from xxx.

The opportunity was taken to go beyond the statutory requirement and Allow representations on the draft plan from the whole community. To this end, for the sake of transparency, the document 'Information Notice Period - Summary Report - Final' has been submitted for the Planning Authority to be able to assess all comments received.

To fulfill the statutory requirements of the Information Notice Period, notification of the opportunity to submit a representation was sent by email to the following individuals on xxx

Adjacent Community Councils include:

- Erskine
- Bishopton
- Houston
- Linwood
- Paisley North (disbanded)
- Renfrew
- Clydebank East

Ward Councillors:

- Michelle Campbell - Scottish National Party (SNP)
- Alec Leishman - Reform UK
- Sam Mullin - Scottish Labour Party
- Iain Nicolson - Scottish National Party (SNP)

Of these, only xxx submitted a formal response.

Copies of the letters sent to the Ward Councilors and Community Councils above can be viewed on the following page.

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