

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

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

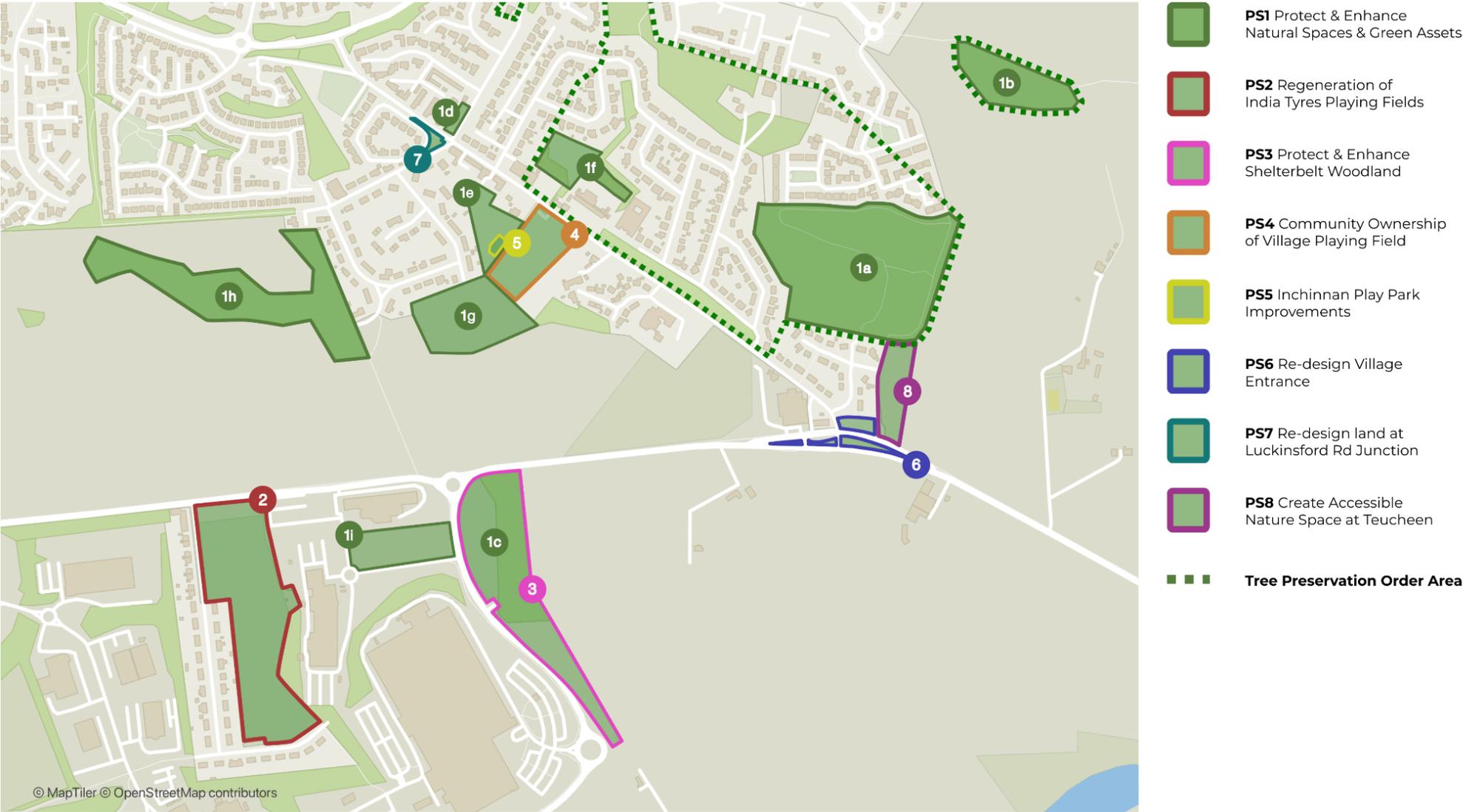


Figure PS0a | Map showing overview of PS proposals (PS1-8) across central Inchinnan.

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

Vision

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

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)



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

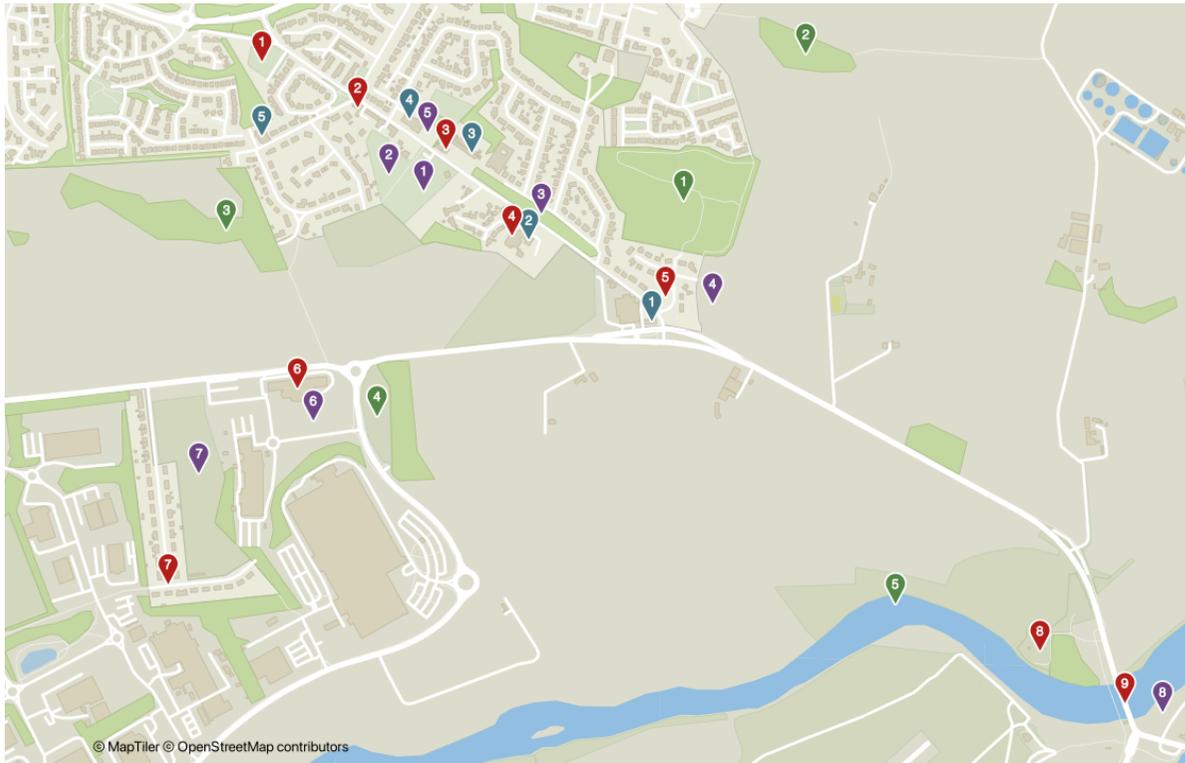


Figure F1a | Overview map of sites of community significance (F1).

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)

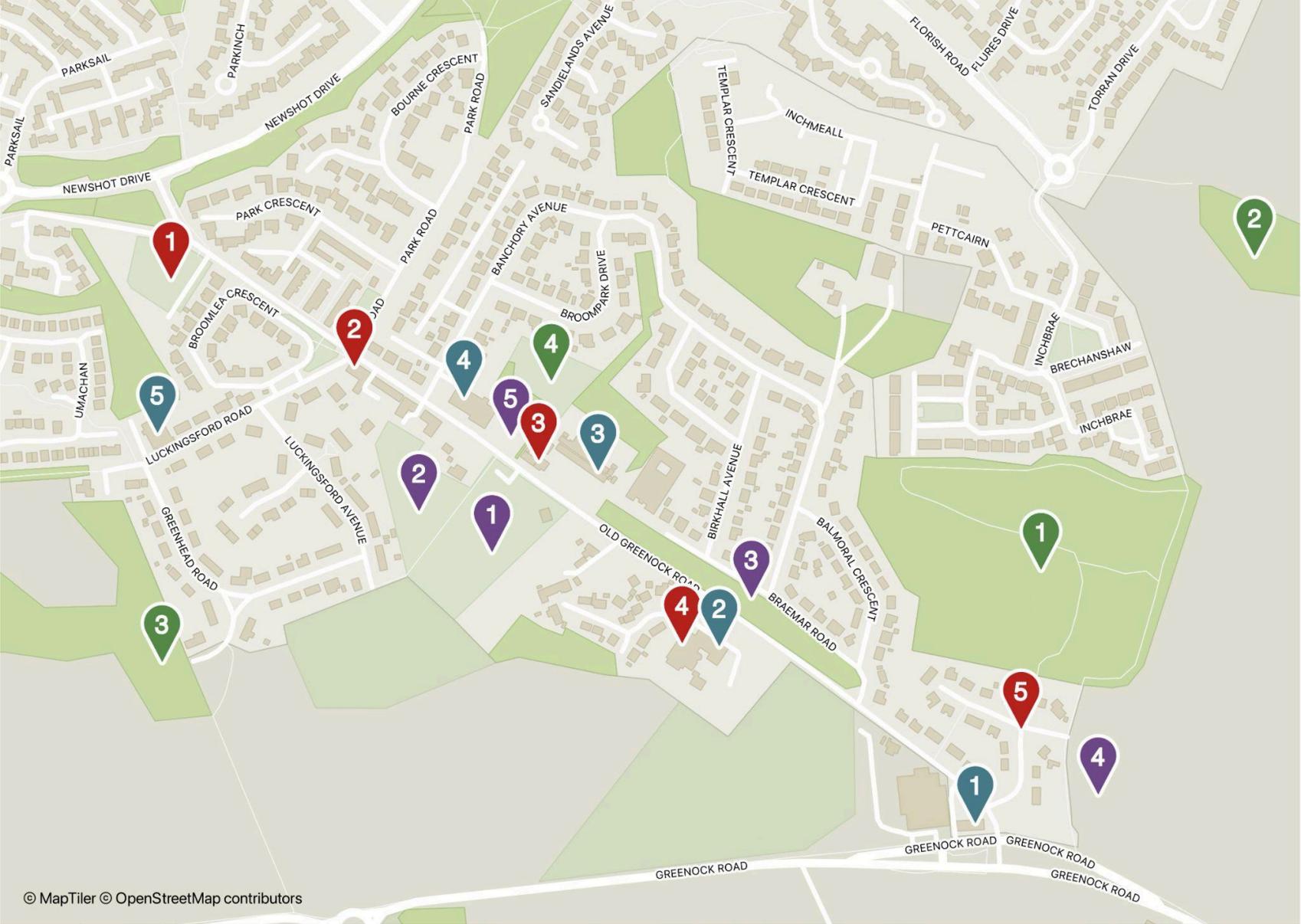


Figure F1b | Overview map of sites of community significance (Central Village).

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

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.

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

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

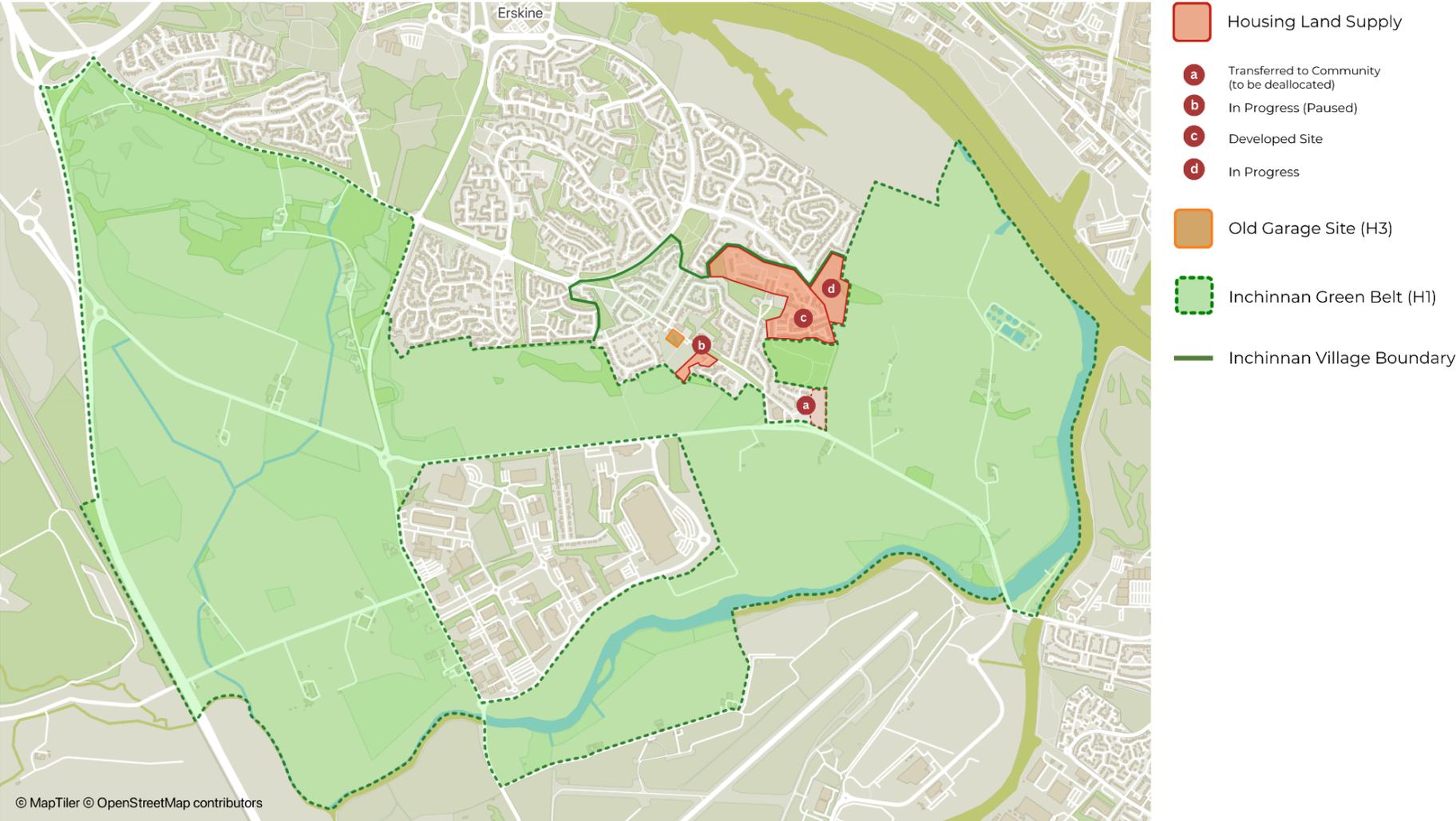


Figure H0a | Map showing current housing land supply, green belt, and brownfield site.

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

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.

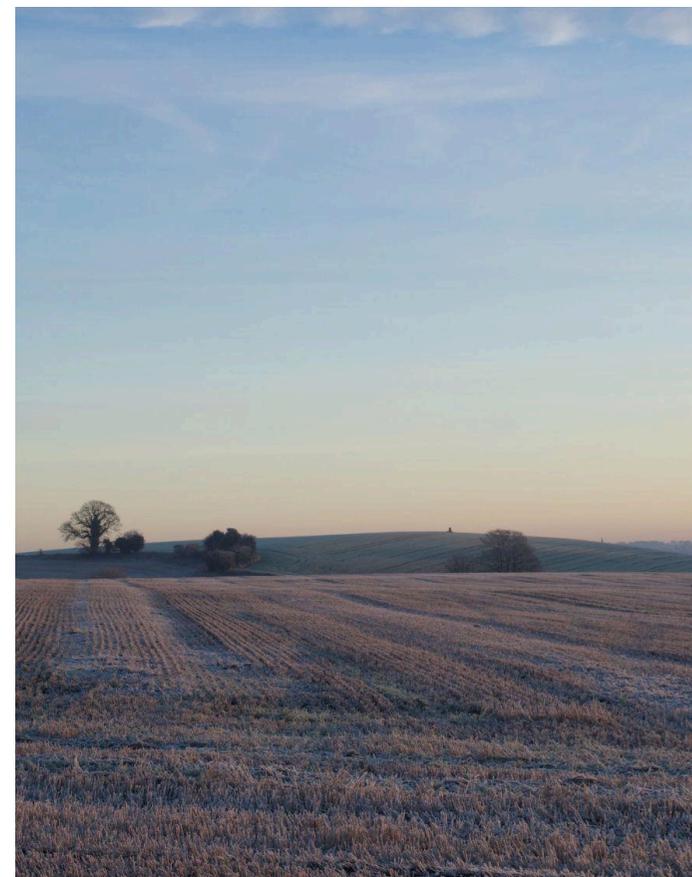


Figure H1a | View of eastern green belt between Inchinnan and Renfrew (Credit: Lacey Lindsay)

H1 | Overview Map - Green Belt In and Around Inchinnan

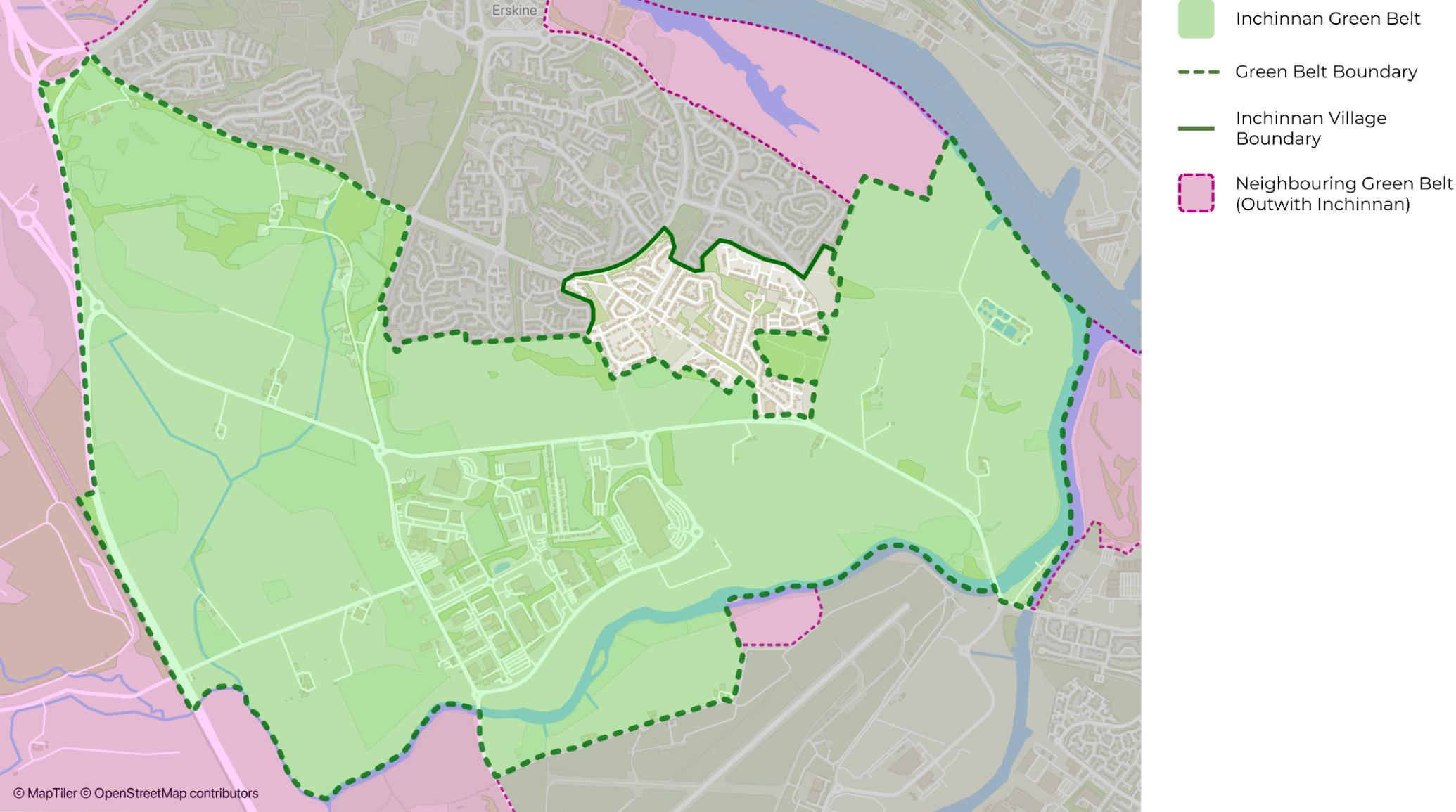


Figure H1b | Map showing green belt land within and neighbouring Inchinnan's community boundary.

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.”



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 \(2025-2035\) \(Active Travel Network Map\)](#)

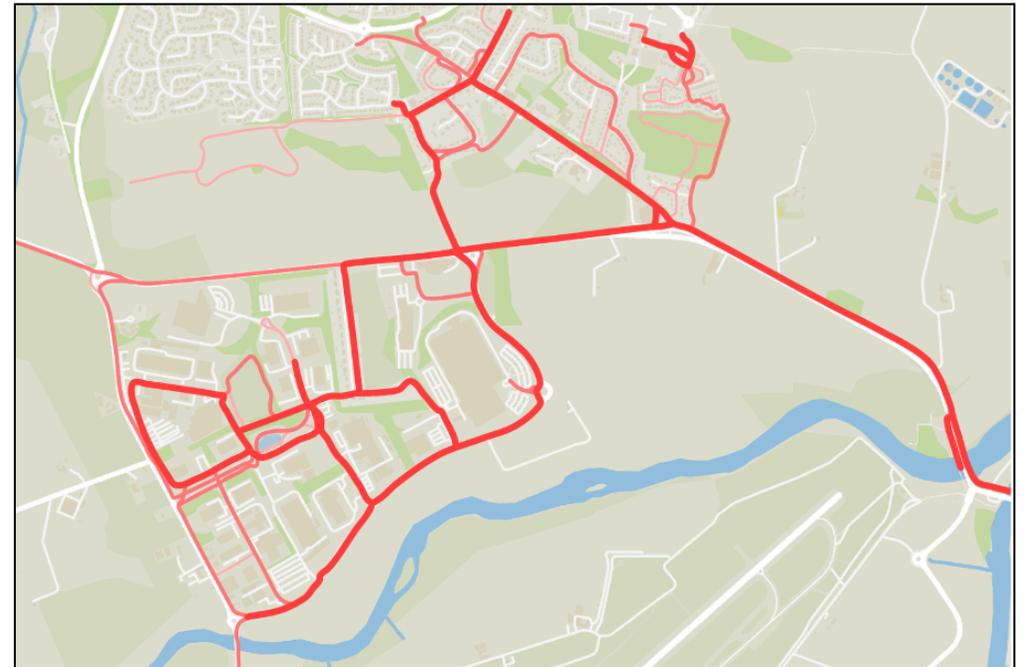
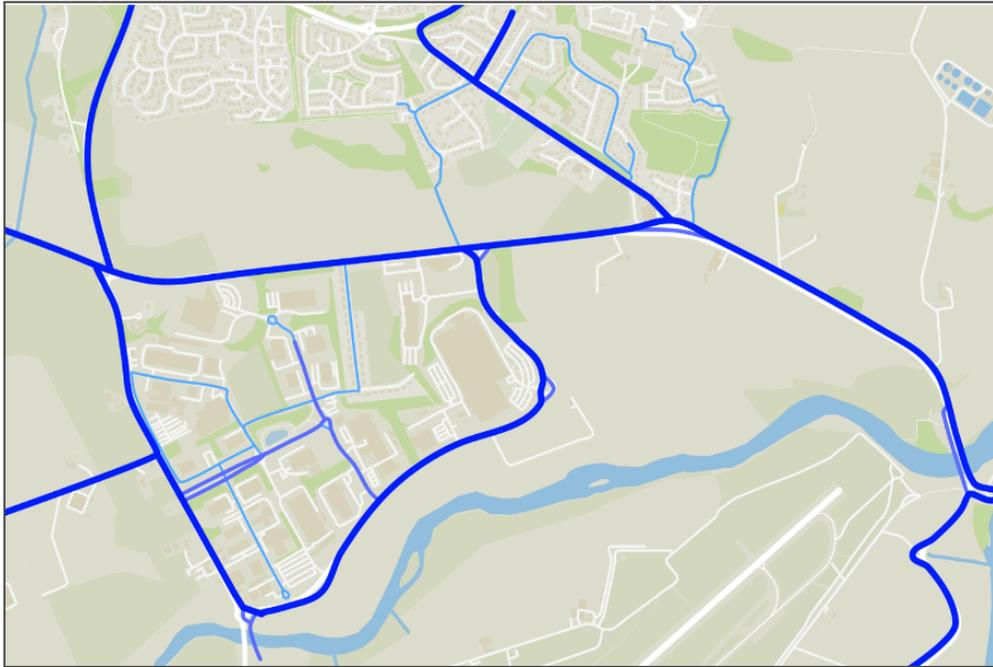


Figure MA0e | Reported walking and wheeling routes.
1) Common cycle routes plotted with Strava user data. 2) Common walking routes plotted with Strava user data. (Source: Strava Heatmap) 3) Common walking route reported in Moving Around Community Conversation.

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)

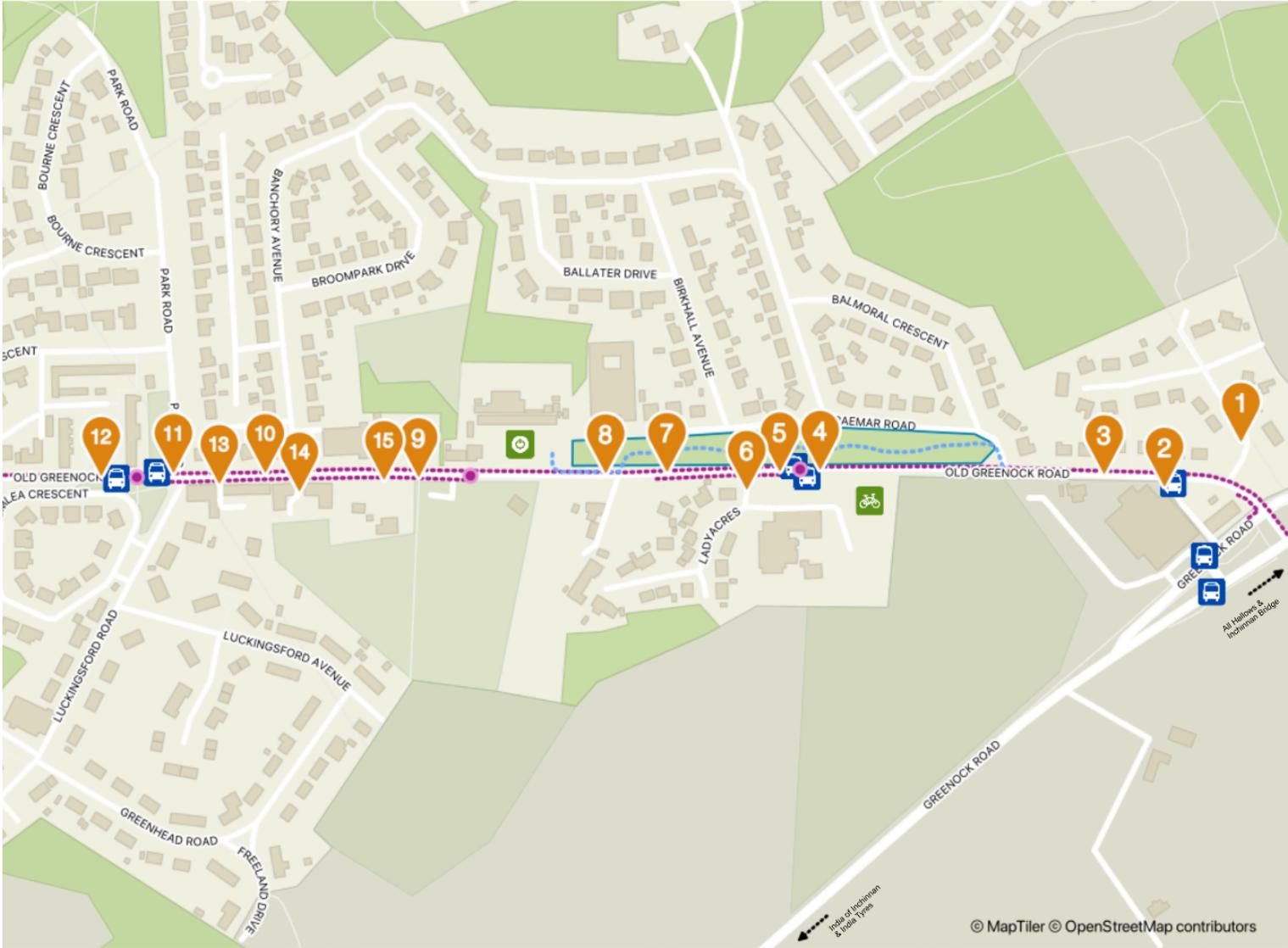


Figure MA2b | Care Home is open to creating a path along the wall to school (credit: Google Maps)



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

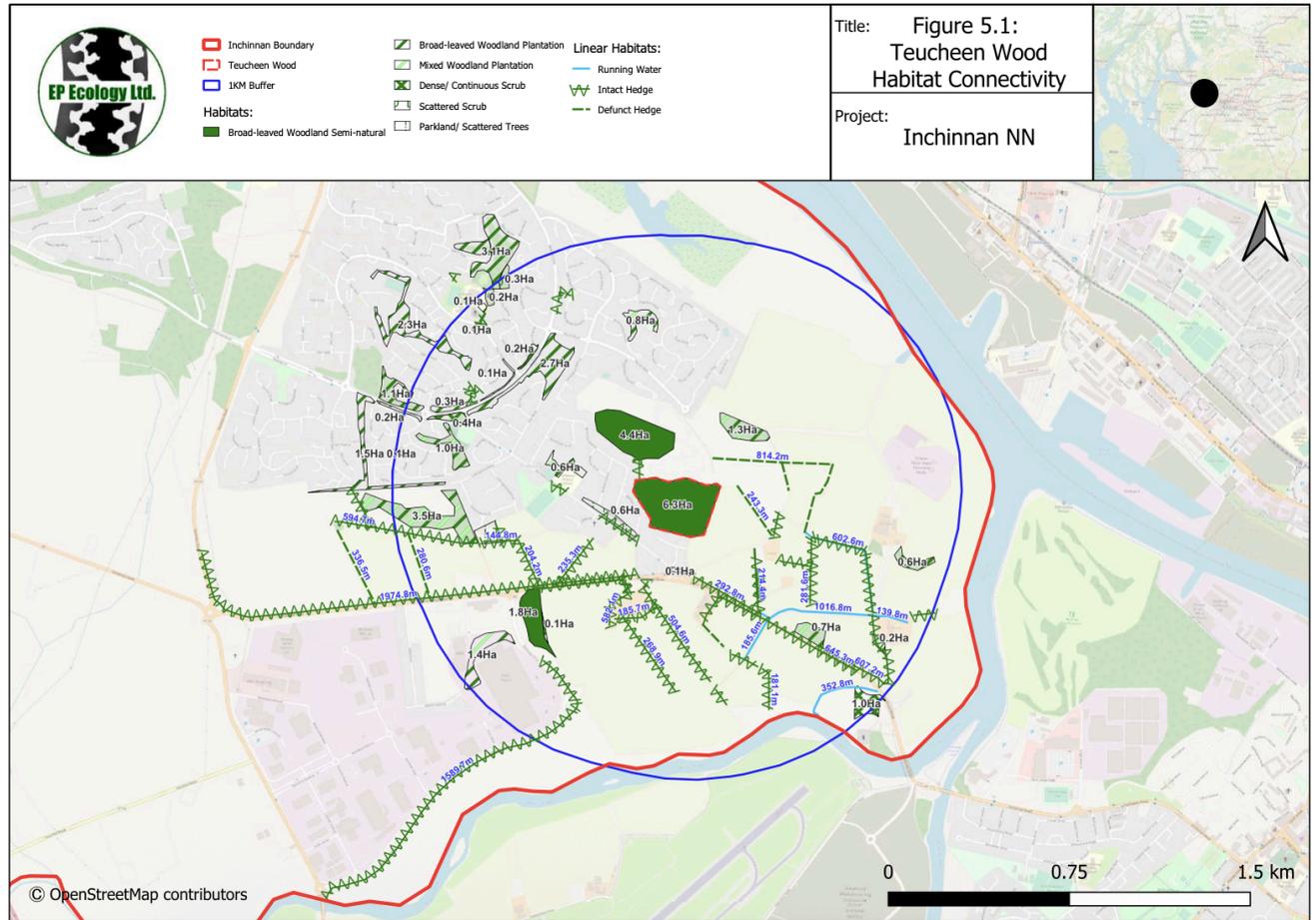
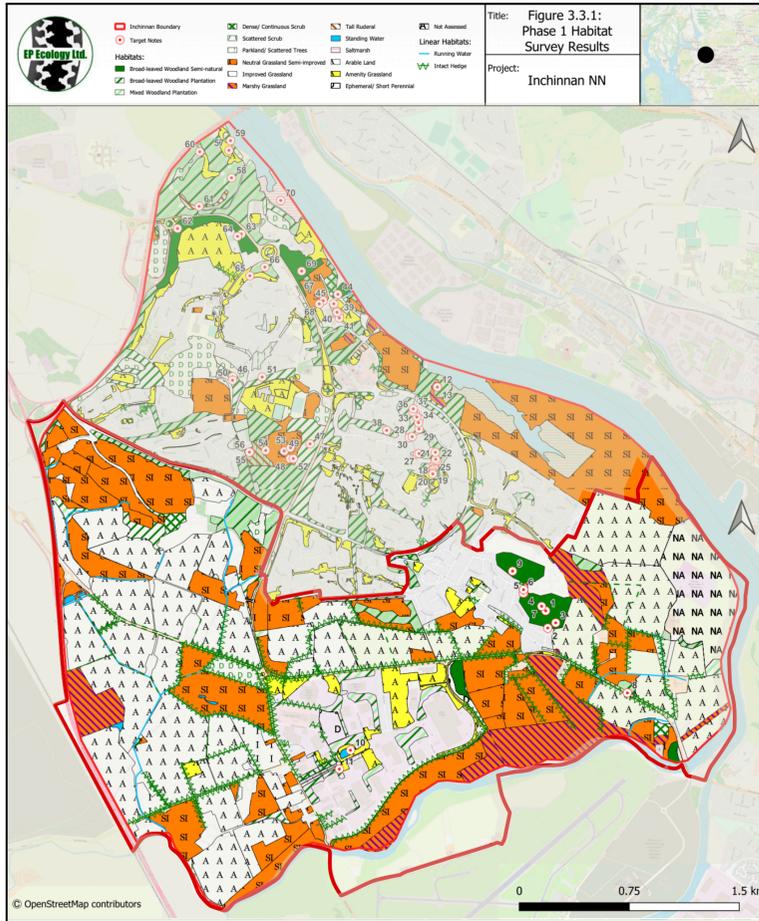


Figure C0a | Phase 1 Habitat Survey Results (Inchinnan boundary in red) (Credit: EP Ecology)

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 Teuchean 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

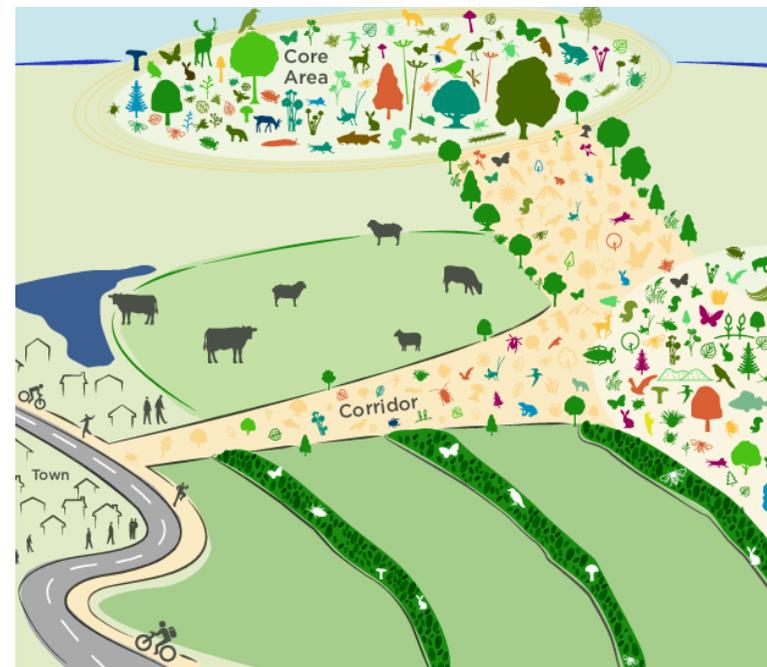


Figure C1 | Nature Network diagram (Credit: NatureScot)

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.

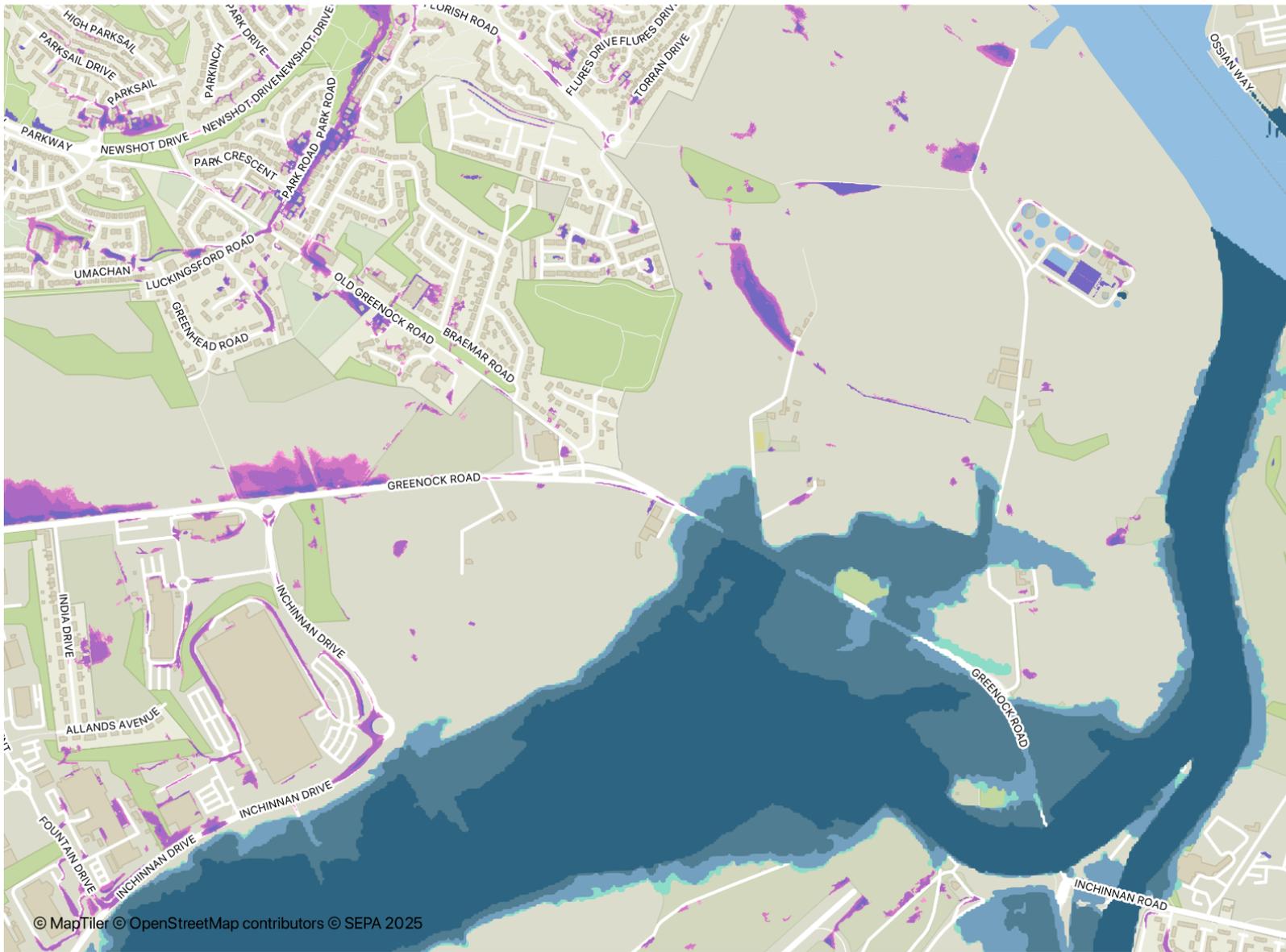
Detail

- 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)

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