

An aerial photograph of Lochwinnoch, a large body of water with several small islands and peninsulas. The water is a deep blue, and the surrounding land is covered in dense, brownish vegetation, likely trees without leaves. The sky is a mix of light blue and orange, suggesting a sunset or sunrise. The overall scene is serene and natural.

Lochwinnoch Local Place Plan

2026-2036

V3.0 Mar 2026

Image Credit : LCDT website

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Endorsements

Lochwinnoch Community Council (LCC)

To follow after Information Notice Period

Lochwinnoch Community Development Trust (LCDT)

To follow after Information Notice Period



Figure 1.1 | View over Lochwinnoch village - (credit: Patrick Smith)

Acknowledgements

Lochwinnoch Community Council wishes to express its thanks to the citizens and community groups of Lochwinnoch 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: Bill White (LCDT & LCC); Kerry McKendrick (LCC); Katie Murray (LCDT); and Diarmid Harris (LCDT).

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 Lochwinnoch Community Council and Lochwinnoch Community Development Trust. Mapping © Ordnance Survey, distributed under PSGA licence held by Lochwinnoch Community Council



How to Get Involved

We would like as many people as possible in the community to be involved in taking the Lochwinnoch 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 like-minded 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 info@lochwinnochtrust.org.uk. All support is welcome!

1 Introduction

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

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 Lochwinnoch 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 seventeen proposals for the Lochwinnoch 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.

The proposals are organised under five themes: Public Space, Greenspace & Recreation; Facilities; Housing; Moving Around, and Climate & Renewables. 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**). These ideas fall outside the scope of a Local Place Plan, being issues that are not to do with land or buildings and/or are not controlled by the planning system. 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.



Figure 1.2 | Castle Semple Loch and Barr Loch - (credit: Patrick Smith pbthecairn.com)



Figure 1.3 | Lochwinnoch Parish Church - (credit: Patrick Smith pbthecairn.com)

More about Local Place Plan Elements

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 plan in addition to the community itself. This chapter 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.¹ 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.

¹ likely around the point in time when at the Proposed Plan stage the 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 Lochwinnoch Community Council which also represents the boundary of this Local Place Plan.



Figure 1.4 | Lochwinnoch Community Council Area Local Place Plan Boundary indicated by the pale blue outline. (Map data ©2026 Google and Renfrewshire Community Council Boundaries 2025, QGIS)

List of Proposals



Public Spaces



Facilities



Housing



Moving Around



Climate

Local Place Plan: Proposals	
Code	Proposal
PS1	Village Centre improvements
PS2	Protect and enhance Lochhead Social Garden
PS3	Protect and enhance Lochs, Wetland and Nature Areas around Lochwinnoch
PS4	Protect and enhance Lochwinnoch Public Park
PS5	Peggies Field
F1	Sites of Community Significance - Assets and Buildings
F2	Lochwinnoch Parish Church
F3	Community Ownership of Tandlemuir Estate
F4	Upgrade and enhance the Annexe
H1	Retain existing Greenbelt Buffer
H2	Housing Policy for Lochwinnoch Community Council Area
H3	Develop existing Brownfield sites for Housing
MA1	Enhance and expand Active Travel Route Network
MA2	Improve car parking in village
C1A	Address flooding on River Calder
C1B	Address flooding at Lochlip Road
C2	Integrating Nature Networks with Active Travel Routes

Terms and Acronyms	
Acronym /Term	Description
CAP	Community Action Plan
LCC	Lochwinnoch Community Council
LCDT	Lochwinnoch Community Development Trust
LDP	Local Development Plan
LNCS	Local Nature Conservation Site (Scottish conservation designation, similar to SINC)
LPP	Local Place Plan
NCR	National Cycle Route
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
SINC	Sites of Importance for Nature Conservation (UK conservation designation, similar to LNCS)
SSSI	Site of Special Scientific Interest

2 Context

A Brief History of Lochwinnoch

Lochwinnoch is a village located eight miles southwest of Paisley. It originally grew along the River Calder, which flows into the loch nearby. It has grown to be a residential and commuting settlement.

Around 500 BC, during the Iron Age, the Damnonii tribe built a fort on Knockmade Hill and lived in a small village where the Berry Burn and River Calder meet, staying in stone circular huts still visible today. They eventually became part of the Kingdom of the Britons of Strathclyde.

The village's name originally seems to be Brythonic, meaning "upper little loch" or "loch prone to flooding", and then absorbed into the local dialect of Scots Gaelic as 'Locheunach' meaning "loch rich in birds" before being anglicised into Lochwinnoch. There is also an association with St. Winnan (or Finnan) a 6th-century saint.

The medieval village began to take shape in the 1200s around a church built by monks from Paisley Abbey. The earliest record of the village is contained in a Charter dated 1158.

The Sempills (or Semples) were a powerful noble family who dominated the Lochwinnoch area, serving as the hereditary Sheriffs of Renfrewshire from the 1300s and known for their loyalty to the Scottish Crown. The first Lord Sempill died fighting alongside King James IV at the Battle of Flodden in 1513. Over the generations, they shaped the local landscape by founding a Collegiate Church and managing vast estates. The loch was renamed Castle Semple Loch after they built a castle there in the 1400s. While that castle is now gone, the well-preserved 15th-century [Collegiate Church](#) still stands nearby.

In the 1700s, Lochwinnoch shifted from farming to industry. The River Calder powered new thread and cotton mills, as well as linen works. Local coal mines were also opened to provide steam power for these factories. By 1729, a new church was built, but today only its clock tower and gable remain. Located in the area of Johnshill, this landmark is known as Auld Simon (aka [St John's Kirk](#), or St Winnock's Church) and was (partially) saved from demolition by local weavers. By the late 1790s, the population of the village grew past 500 people.

The Semple's mounting debts forced them to sell their lands to the MacDowall family. A local landowner, William MacDowall wanted to turn the area into an industrial powerhouse and founded a new village layout by moving the medieval village core of Kirktoon away from the old hilltop church (leaving only the gable of Auld Simon behind)



Figure 2.1 | Historic Map 1st Edition 1843-1882 (credit: Past Map - © Copyright and database right 2026. All rights reserved. Ordnance Survey licence number AC0000807262.)



Figure 2.2 | The Cross (credit: LCDT website)

and forming a 'New Town' grid to the south-west. He also demolished the original Semple Castle to build a grand mansion, which later burned down in 1935. The new village layout was centered on "The Cross", where Main Street and High Street still meet today at the heart of the village.

The railway opened nearly a mile away from the village center in 1840 to avoid the soft, marshy ground near the loch. A loop opened through the center of the village in 1905, but closed in 1966. By then, the village's textile industry had largely ended. The former railway track has been converted into National Cycle Route 7, which today acts as a "green spine" through the village.

In 1946, the River Calder flooded so severely that it broke the old industrial drainage systems. This caused the Barr Loch to reappear, which eventually led to the creation of [Lochwinnoch RSPB Nature Reserve](#).

Today, the village is a popular commuter village for Glasgow with a population of 2769 (2022 Census). The village's grid layout has been assigned Conservation Area status, protecting its unique character and charm. Lochwinnoch has a small business community situated in the centre of the village. There are three pubs, one at either end of the High Street with a third in the middle. There are two grocery stores and one sweet shop. There are three take-aways, a deli, a café and a coffee shop, and a few other niche establishments.

The village sits on the edge of [Clyde Muirshiel](#), the largest regional park in Scotland, offering over 100 square miles of countryside accessible for walking and cycling. The village is also a major hub for outdoor activities with [Castle Semple Country Park](#) hosting rowing competitions and water sports on the loch. Lochwinnoch RSPB Nature Reserve is just a short walk from the village center, a bird sanctuary with walking trails, a visitor center and shop, and activities for families.²



Figure 2.3 Late 18th Century residence in Lochwinnoch (credit: Paul Ede).

² For more insights, see [Lochwinnoch Online](#), [PB the Cairn](#), [Undiscovered Scotland](#) and [Wikipedia](#).

Demographics of Lochwinnoch

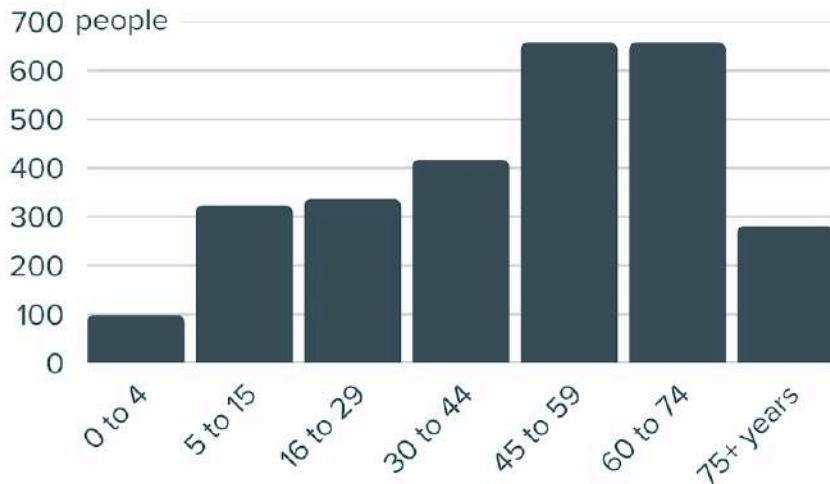
Lochwinnoch's population is 2,769 across 1,334 households

Between 2011 to 2022 Lochwinnoch's population decreased by 4%, and the number of households increased by 2%



74.72% of residents are 16 to 74 years old

10.15% are 75 years old and over, 15.28% of residents are under 16 years old



There are 501 (37.56%) one person households



1005 (75.34%) of houses are owner occupied, 217 (16.27%) are social rented, and 103 (7.72%) are private rented.



307 (23%) households have low energy performance certificate rating (D, E, F) and 15 (1.12%) have no central heating system.



Most households have at least 1 car (81.56%)

632 residents (50.36%) travel to work by car



367 (27.51%) Homes are Detached, 296 (22.19%) are Semi-detached, 246 (18.44%) are Terraced houses, and 424 (31.78%) are Flats, maisonettes and apartments.

98.05% of residents' ethnicity is White

472 people (37.61%) work from home



200 local primary school pupils



Figure 2.4 | Infographic based on 2022 Census and Understanding Scotland's Places Data for Lochwinnoch

Community Assets of Lochwinnoch

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



The McKillop Institute
The main community hall used for local events, meetings, and gatherings.



The Annexe
A community space on Lochlip Road used by various clubs.



Lochwinnoch Community Library
Located in the "Old School" on the High Street, a library and a resource centre.



The Masonic Hall
A local venue used for social functions and community group meetings, currently for sale.



Lochhead Social Gardens
A social space with vegetable beds, children's play area and Men's shed, managed by LCDT.



Lochwinnoch Parish Church
Owned by LCDT and in process of being upgraded as a community facility.



Castle Semples Centre
A hub for water sports (rowing, sailing, kayaking) and the base for many local clubs.



Lochwinnoch Public Park and playground
Located on Lochlip Road.



Auld Simon (St. John's Kirk)
A historic landmark preserved by the community. A symbol of the village's heritage.



Clyde Muirshiel Regional Park
Offers over 100 square miles of countryside for outdoor recreation.

(credit: Patrick Smith)



RSPB Lochwinnoch
A nature reserve and visitor center that provides educational family activities and bird watching.



Castle Semples Loch and Barr Loch
Two interconnected freshwater lochs designated as a Site of Special Scientific Interest (SSSI).

Figure 2.5 | Lochwinnoch Community Assets

Our Experience of Living in Lochwinnoch

The graphic below highlights key dislikes and likes of residents of Lochwinnoch. The top four likes (green) by response are Identity and Belonging (23), Facilities and Services (21), Work and Economy (18) and Natural Space (17). The top four dislikes (red) by response are Public Transport (20), Traffic and Parking (13), Care and Maintenance (14), Climate Adaptation (12).



Figure 2.6 | Number of comments received by Place Standard theme. (source: Diagnostic Survey undertaken 22nd September 2025 to 17th October 2025)

The graphic below builds upon the previous graphic (figure 2.5) and highlights in more detail key likes and dislikes. For example, the most talked about dislike is 'Bus' which gives further clarity about the types of public transport that is disliked.

The colours relate to the Place Standard Tool Themes: **Moving Around** **Public Transport** **Traffic and Parking** **Streets and Spaces** **Natural Space** **Play and Recreation** **Facilities and Services** **Work and Local Economy** **Housing and Community** **Social Interaction** **Identity and Belonging** **Feeling Safe** **Care and Maintenance** **Influence and Sense of Control** **Climate Adaptation**

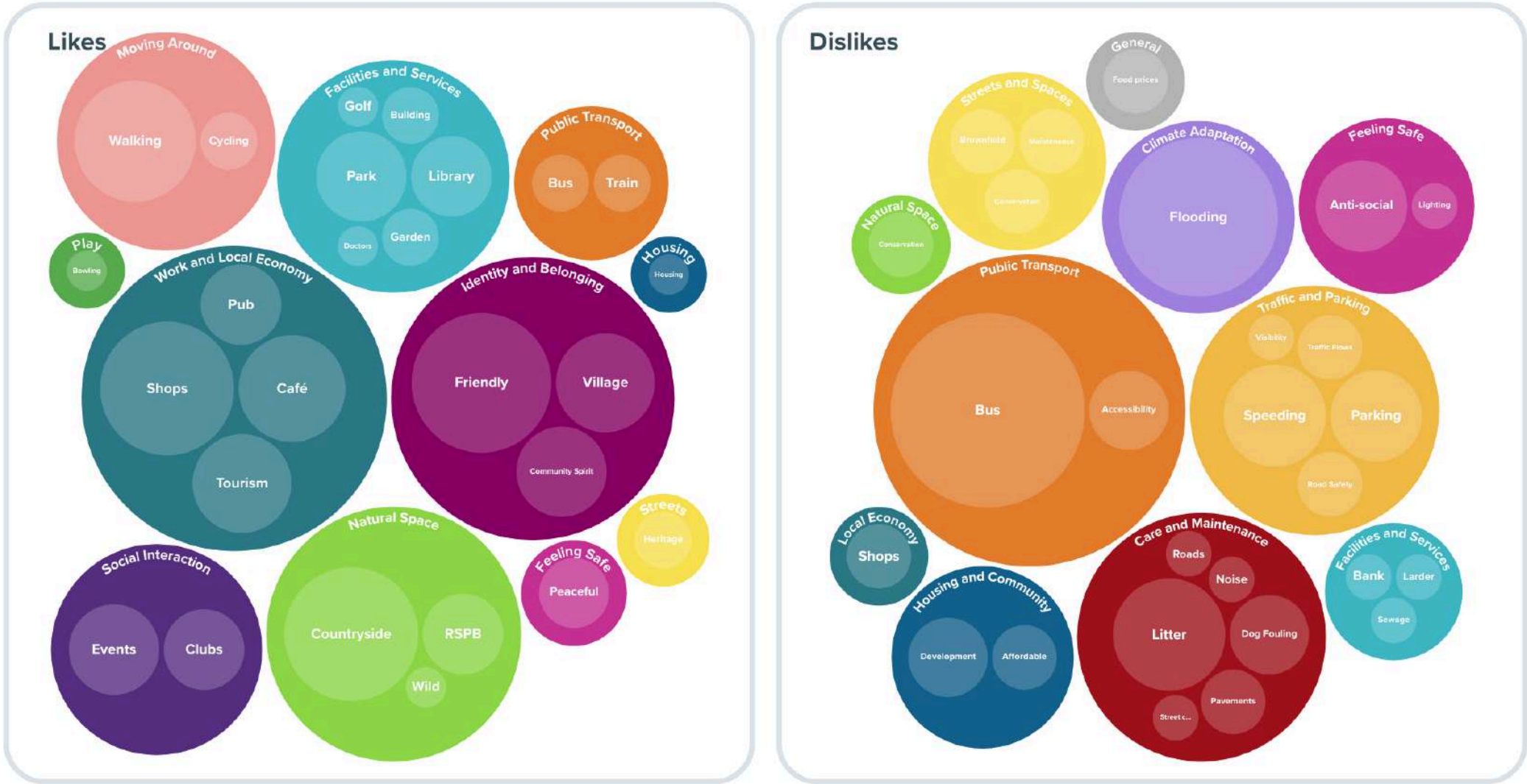


Figure 2.7 | What people like most and dislike about living in the Lochwinnoch area, based on the survey outputs in the Padlet summary report. The bigger the circle, the more the theme was mentioned.

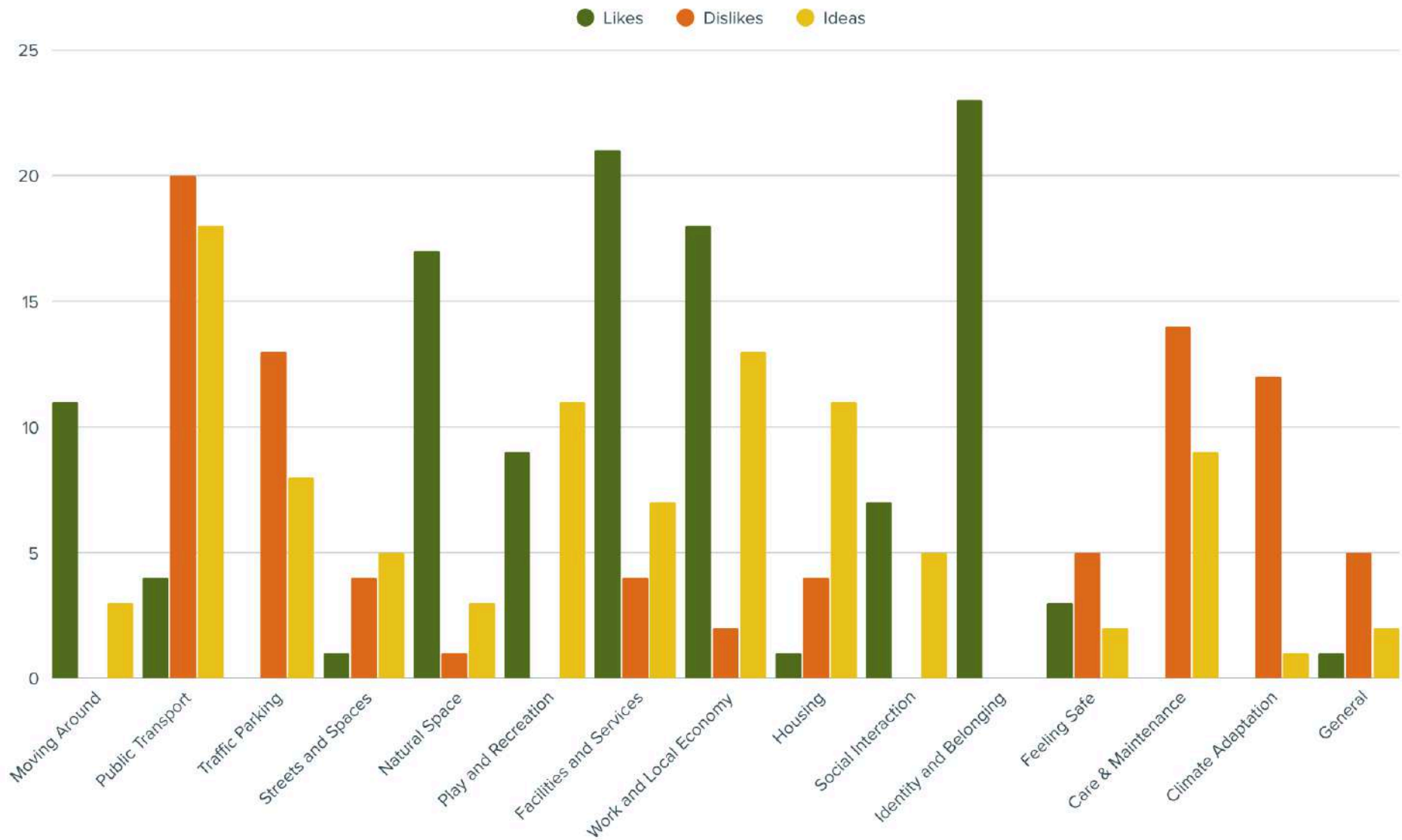


Figure 2.8 | Results of the Diagnostic Survey undertaken September 2025 to October 2025. Comments grouped by theme and broken down into Likes (Green), Dislikes (Red) and Ideas (Yellow).

- The top four likes by response are Identity and Belonging, Facilities and Services, Work and Economy and Natural Space.
- The top four dislikes by response are Public Transport, Traffic and Parking, Care and Maintenance, Climate Adaptation.
- The top four themes that sparked the most ideas are Public Transport, Work and Local Economy, Housing and Play and Recreation.

3 LPP Proposals

Introduction

This chapter lays out seventeen **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.

Additional CAP Project ideas

A table in **Appendix A** lists additional ideas for other potential future projects and initiatives that came through the consultation process, beyond the focus on spatial issues alone of this LPP. It is envisaged that community members and groups could pick up, explore and expand on this additional list of project ideas as a dedicated Community Action Plan at a later stage.

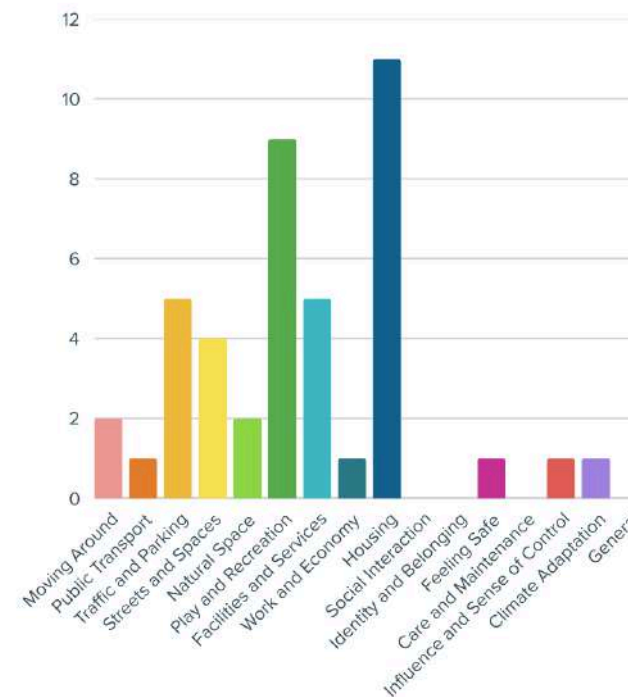







Figure 3.1 | Summary of responses from online survey: ideas for spatial improvements only (source: online survey summary report). The top four issues that generated ideas for the LPP proposals in this document were Housing (11), Play and Recreation (9), Traffic and Parking (5) and Streets and Spaces (4).

Overview of Proposals by Theme

Theme	Reference Code.	Project/Proposal	Place Standard Theme
 PS Public Space, Greenspace and Recreation	PS1	Village Centre improvements	Streets and Spaces; Play and Recreation; Natural Spaces
	PS2	Protect and enhance Lochhead Social Garden	
	PS3	Protect and enhance Lochs, Wetlands and Nature Areas around Lochwinnoch	
	PS4	Protect and Enhance Lochwinnoch Public Park	
	PS5	Peggies Field: enhance for community benefit	
 F Facilities	F1	Sites of Community Significance - Assets and Buildings	Facilities and Services
	F2	Lochwinnoch Parish Church	
	F3	Community Ownership of Tandlemuir Estate	
	F4	Upgrade and enhance the Annexe	
 H Housing	H1	Retain existing Greenbelt Buffer	Housing
	H2	Housing Policy for Lochwinnoch Community Council Area	
	H3	Develop existing Brownfield sites for Housing	
 MA Moving Around	MA1	Enhance and expand the Active Travel network	Moving Around; Traffic and Parking
	MA2	Improve car parking in village	
 C Climate	C1A	Address flooding on River Calder	Climate and Biodiversity
	C1B	Address flooding at Lochlip Road	
	C2	Integrating Nature Networks with Active Travel Routes	

PS | Public Space, Greenspace and Recreation

- PS1 Village Centre Improvements
- PS2 Lochhead Social Garden
- PS3 Protect and enhance Lochs, Wetlands and Nature Areas around Lochwinnoch
- PS4 Protect and Enhance Lochwinnoch Public Park
- PS5 Peggies Field: enhance for community benefit

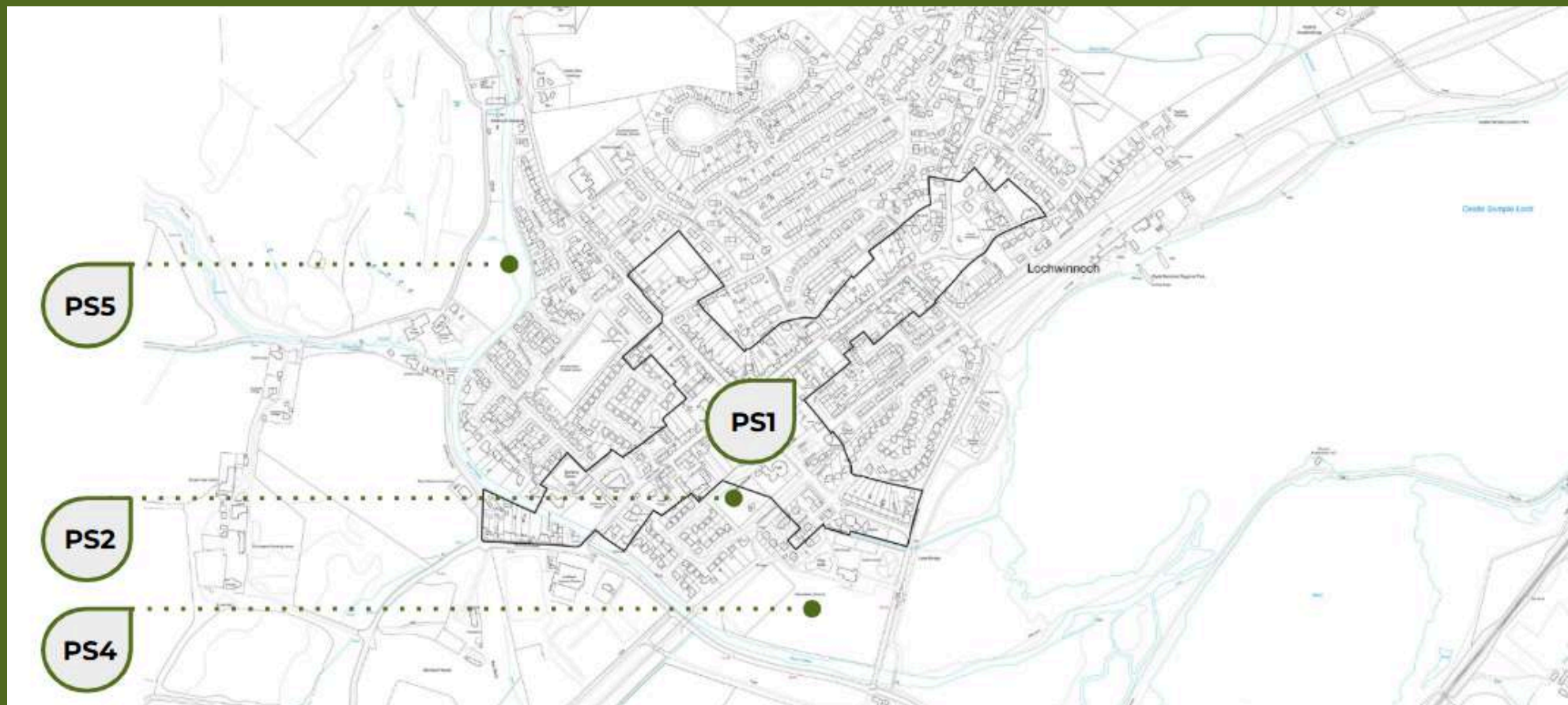


Figure PS0a | Summary map of Public Space proposals (refer to pg. 23 for PS3 map), Black outline indicates the conservation area boundary.

Public Space, Greenspace and Recreation - Overview



Figure PS0b | Looking south over Semple Loch



Figure PS0c | Aerial image of playing field and Annexe - (credit: Patrick Smith pbthecairn.com)

Existing Context / Ongoing work

- Lochwinnoch enjoys the privilege of sitting between the Clyde Muirshiel regional Park to the northwest and Barr Loch, Castle Semple Loch and the RSPB to the southeast.
- The centre of the village meanwhile is a cherished conservation area.
- Investment is ongoing to reopen the former Parish Church as a community centre. The council upgraded the lighting and streetscape of the village centre in early 2026.
- Castle Semple Visitor Centre attracts a high volume of recreational tourism to the loch with opportunities for all abilities.

Future Aspirations

- To maintain and enhance the structures and facilities in and around the village
- Improve the safety of pedestrians and motorists
- To support local businesses through initiatives to encourage trade, such as better wayfinding signage from Castle Semple and National Cycle Route 7 into the village
- Protect and preserve nature areas and habitats taking into account biodiversity and climate change.

How these proposals should be delivered to address causes and impacts of climate change:

- Maintaining the fabric of older buildings within conservation guidelines but utilising acceptable methodologies to improve energy and efficiency ratings.
- Undertaking action to address land management issues that are already (and will increasingly be) causing land degradation and downstream flooding issues.
- Support measures to protect biodiversity across the Clyde Muirshiel and Lochs.
- Encourage walking, wheeling and cycling, especially for shorter-length journeys focussed on the village centre.

PS1 | Village Centre Improvements

Vision

For the village centre to be an attractive, flourishing, safe and pedestrian friendly hub for the village and surrounding communities.

“Lochwinnoch is a charming village that has a good community feel to it” - Local Resident

Detail

- Support the local economy
 - Explore forming a Business Improvement District (BID)
 - Encourage visitor footfall from Castle Semple Loch facilities (approx 600,000 per year) and National Cycle Route 7 into the village with wayfinding signage (see Proposal MA1)
 - Encourage development of the existing retail economy.
- Support efforts to protect and enhance properties across the Conservation Area
 - Support the [Cornerstone Project](#), a five-year initiative to secure funding (HES, National Lottery) to financially support businesses and homeowners in the conservation area to repair and renovate properties.
 - Support the refurbishment and reuse of the Old Bank building (PS1a i) and the Parish Church (PS1a ii) (see proposal F2).
- Improve pedestrian experience of the village centre
 - Implement recommendations of [Renfrewshire Villages Safe Walking Initiative \(2025\)](#)
 - For example traffic calming (zebra crossings and chicanes)
 - Address speeding along Johnshill and Main Street
 - Consider 20mph restrictions at the Cross and through the village centre
 - Consider a 2 or 4-way traffic light system at the Cross
 - Reduce inconsiderate pavement parking and increase enforcement of illegal parking.
 - Consider potential and locations for cycle lanes around the village centre
 - Repair pavements
- Additional actions
 - Improve cleanliness of village centre
 - Enforce tree protection across Conservation Area
 - Consider future upgrade to public space in front of McKillop Hall

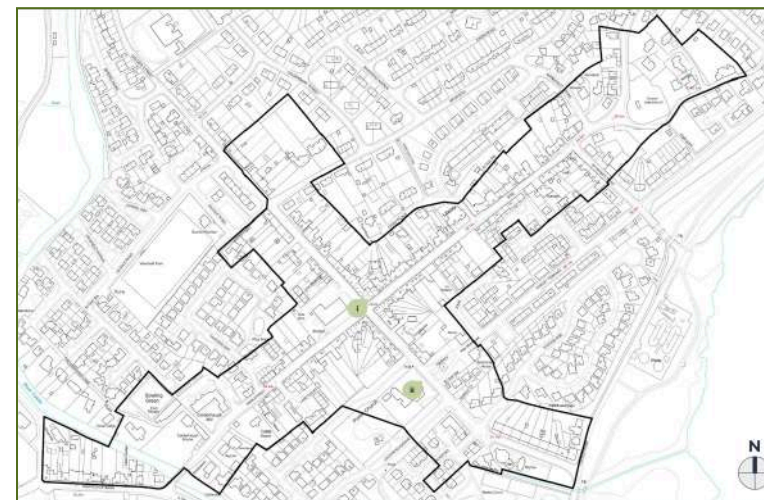


Figure PS1a | Lochwinnoch Conservation Area Boundary and location of (i) Old Bank building and (ii) Parish Church.



Figure PS1b | Old Bank building, Lochwinnoch highstreet (credit: LCDDT)

PS2 | Protect and enhance Lochhead Social Garden

Vision

Support the development of this derelict land into Lochhead Social Garden by LCDT. The project is adjacent to but distinct from Lochwinnoch Community Garden (for which see proposal F2).

Detail

Protect

- Designate Lochhead Social Garden as a Protected Open Space
- Include the site in the next iteration of Renfrewshire's Food Growing Strategy.
- Include the site in the council's GiS mapping of community gardens.

Enhance

- Provide a base for a Community Larder and Men's Shed
- Future plans:
 - more growing areas
 - a polytunnel
 - meeting room facilities
 - space for children's groups
 - a monthly market
 - toilet facilities

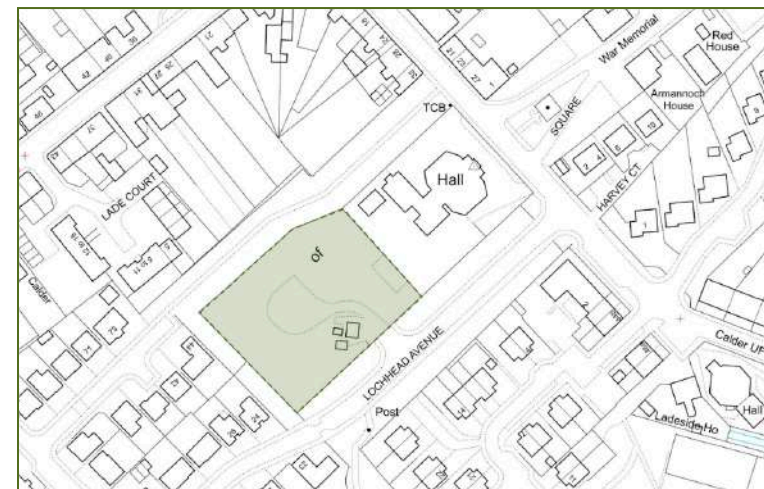


Figure PS2a | Map showing Lochhead Social Garden, Lochhead Avenue. (Base map: Parish Online 2026)



Figure PS2b | Lochhead Social Garden, Lochhead Avenue

PS3 | Protect and enhance Lochs, Wetland and Nature Areas around Lochwinnoch

Vision

Protect and enhance the following Lochs, Wetland and Nature areas with sympathetic management to the benefit of wildlife and local people:

- **i** Kilbirnie Loch, **ii** Castle Semple Loch and **iii** Barr Loch, and surrounding adjacent sites.
- **iv** RSPB Nature Reserve
- **v** Locherwood Woodland and **vi** Clyde Muirshiel Regional Park

(Refer to figure PS3c on next page for locations)

Detail

Protect

- Assign following **designations** to all the above sites (*i-vi* - refer to figure PS3c) as required:
 - Designate above sites as Protected Open Spaces under Renfrewshire's Open Space Strategy.
 - Designate above sites as [Local Nature Conservation Sites](#) (ensure Local Authority Biodiversity officers assess these sites for compliance as appropriate).
- Locherwood Woodland: ensure continued public access to this area of woodland on private land.

Enhance

- Castle Semple Loch, Barr Loch and Kilbrinie Loch:
 - Conduct a loch health and pollution review of all three lochs, including research, recommendations and actions to address:
 - Pollution and contamination from the sewage works discharging into the loch, especially during high rainfall/local flooding.
 - Upgrade facilities to ensure removal of phosphate to reduce algal blooms.
 - Impact on water levels due to the build-up of sediment.
 - High water temperature, impacting salmon health in the Black Cart Water
 - Impact of aggressive colonisation by invasive plants (e.g. *Elodea nuttall*).
 - Construct wildlife passages for otters & hedgehogs between Castle Semple Loch and Barr Loch
- Clyde Muirshiel Regional Park: support NatureScot to positively influence improvements in carbon capture, biodiversity, rewilding and habitat restoration.



Figure PS3a | View looking south over Castle Semple Loch



Figure PS3b | Clyde Muirshiel Regional Park (credit : Patrick Smith pbthecairn.com)

PS3 | Protect and enhance Lochs, Wetland and Nature Areas around Lochwinnoch (contd).

The annotated map below uses the Local Development Plan 3 Evidence Report mapping to highlight relevant designations as per the legend. Read alongside PS3.

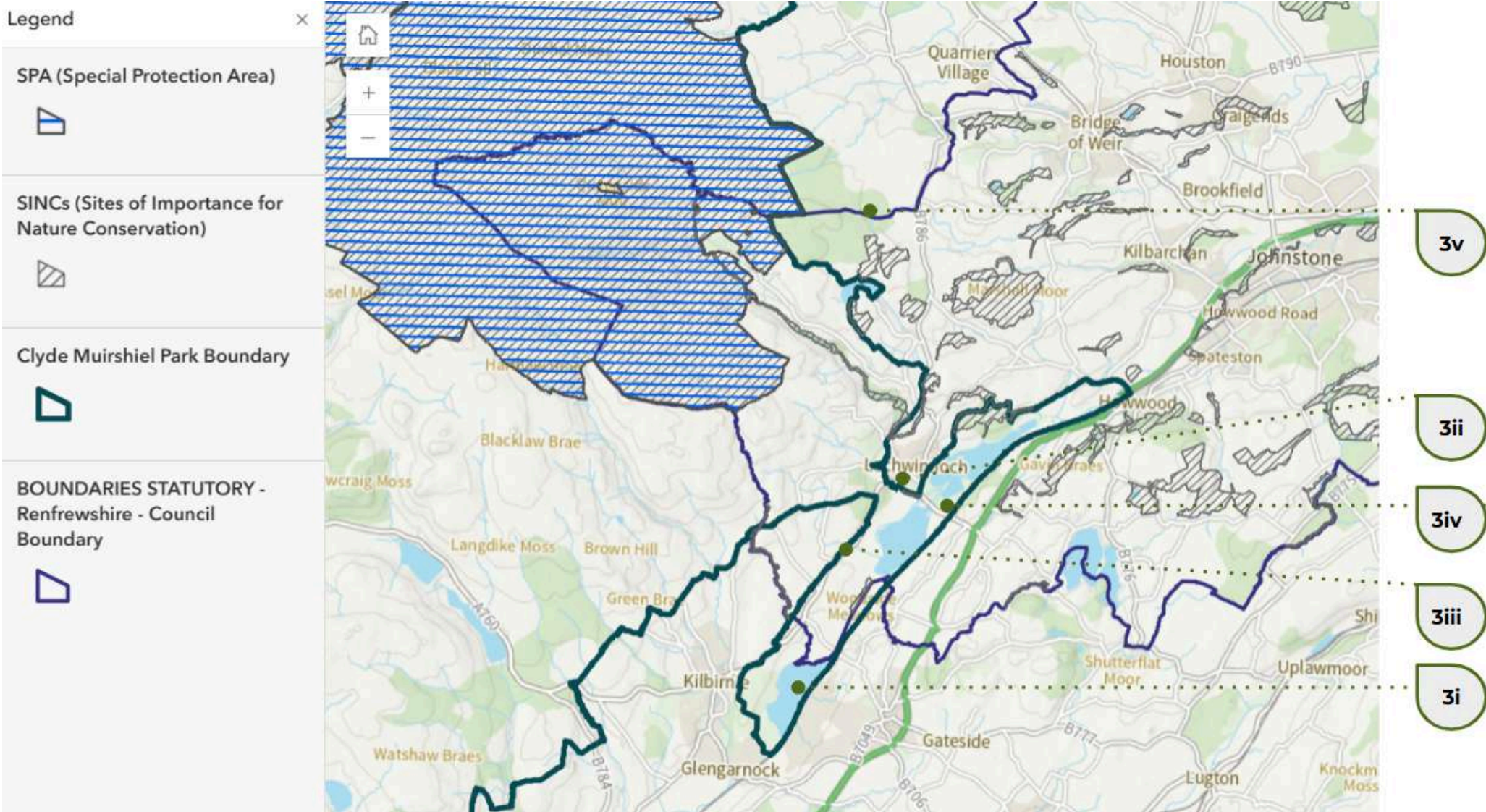


Figure PS3c | Base map from [Renfrewshire Council LDP3 Evidence Report Mapping - Biodiversity & Natural Places](#). Annotations added to identify key areas of Proposal PS3.

PS4 | Protect and enhance Lochwinnoch Public Park

Vision

Build on and enhance works to improve the public park for the benefit of the whole community

“Skate ramps and a bowl could be a great addition to the park facilities for older kids”

- Local Resident

Detail

Protect

- Retain the site’s designation as Protected Open Space.

Enhance

- The facilities within the park have been upgraded within the last 2 years
 - In addition to the children’s area and the small skateboard section, there is a grassed area that has traditionally been used by a local football team, which has been enclosed to protect the playing area, plus an additional section left open for all other users.
- Support further upgrade of facilities, subject to full consultation from the community, for example:
 - Skate ramp
 - Skating bowl
 - A proposed adult outdoor gym (located behind the Annex)
- Integrate changes with an upgrade of the Annex (proposal F5) to maximise the location’s potential as a leisure destination.
- Install further fencing and/or bunding to prevent misuse of greenspace by vehicular access.
- Protect areas of wild flower meadow



Figure PS4a | Extract from LDP3 Evidence Report Mapping, Renfrewshire Council 2025 - highlighting existing Protected Open Space designation around playing field & play space



Figure PS4b | Aerial image over playing field and public park - (credit: Patrick Smith pbthecairn.com)

PS5 | Peggies Field: enhance for community benefit

Vision

To attain community control of this greenspace and explore options for enhancing Peggies Field for community benefit

“Peggies Field could be used for allotments and water could be used from local river to sustain growing” - Local Resident

Detail

Protect

- Explore potential for community ownership of this site.

Enhance

- Consider future uses of Peggies Field for community benefit:
 - Allotments
 - Walkway along bank of river



Figure PS5a | Map showing location of Peggies Field. (Base map: Parish Online 2026).

Landowners Not known

F | Facilities

- F1 Sites of Community Significance - Assets and Buildings
- F2 Lochwinnoch Parish Church
- F3 Community Ownership of Tandlemuir Estate
- F4 Upgrade and enhance the Annexe



Facilities Overview



Figure F0a | View looking north east over Parish Church (credit: Patrick Smith pbthecairn.com)



Figure F0b | The Annex and public playpark

Existing Context / Ongoing work

- Lochwinnoch has a variety of venues that provide services and facilities across the demographics for the village.
- Many of the groups are run voluntarily and held in buildings that are not adequate for their needs, particularly regarding facilities for young children, teenagers, and sports.
- Renovations of Lochwinnoch Parish church and the Old Bank are in progress.

Future Aspirations

- Existing premises such as the Annex will be refurbished and maintained to enable them to provide high quality service to the users.
- Vacant and dilapidated premises and sites will be renovated and brought back into use.
- A wider range of recreational and sports facilities will be offered to individuals of all ages.
- Consider a feasibility & consultation of the existing primary school and potential provision of a new school campus.
- Community ownership of Tandlemuir Estate

How these proposals should be delivered to address causes and impacts of climate change:

- Planned improvements to properties should implement best practice around insulation and renewable energy.
- Community ownership of Tandlemuir will allow for peatland and native woodland habitat restoration and the potential for upstream riparian vegetation planting on the River Calder reducing downstream flood risk.

F1 | Sites of Community Significance - Assets and Buildings

Vision

Identify and designate the following assets as buildings and sites of community significance. Ensure that significance is given appropriate weight in planning and resource decisions affecting them.

Improve public awareness and generate scope for heritage tourism.

“The river beach is a beautiful nature spot, well used by families with children, dog walkers, fishermen, and visitors” - Local Resident

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 them.
- **Built assets in village** (refer to Fig F1a)
 - (b1) MacKillop Institute
 - (b2) Lochwinnoch Library
 - (b3) Old Bank Building
 - (b4) Lochhead Social Garden
 - (b5) Lochwinnoch Primary School
 - (b6) Lochwinnoch Bowling Club
 - (b7) The Annexe
 - (b8) Lochbarr Services
- **Greenspace and Recreation assets** (refer to Fig F1b)
 - (g1) Lochwinnoch Public Park
 - (g2) Viewfield Park (aka Fairview football ground)
 - (g3) Castle Semple Visitor Centre and Watersports
 - (g4) Lochwinnoch Golf Club
- **Natural Heritage assets** (refer to Fig F1c)
 - (n1) Parkhill Wood
 - (n2) Clydemuirshiel and Muirshiel Visitor Centre
 - (n3) RSPB Nature Reserve
 - (n4) Tandlemuir Estate
 - (n5) Calderglen
 - (n6) River beach alongside Lochlip Road and footpath



Figure F1a | Viewfield Park, Lochwinnoch (credit: Patrick Smith pbthecairn.com)

- **Built Heritage assets in village and surrounding area** (refer to Fig F1d)
 - (h1) Barr Castle
 - (h2) Castle Semple folly
 - (h3) Elliston Castle
 - (h4) Lochwinnoch Parish Church
 - (h5) Old Simon (St John's Kirk)
 - (h6) Collegiate Church
 - (h7) Cascades and Semple Trail, and the
 - (h8) United Free Church
 - (h9) Meal Mill and Sawmill
 - (h10) Carved stones in Lochwinnoch cemetery
 - Walled gardens at Garthland
 - Old Toll Road: St Joseph's & cycletrack
 - Historic farmsteads, especially on Muirshiel Glen
 - Barytes Mine memorial and grouse railway

F1 | Sites of Community Significance - Mapping



Figure F1b | Map of Built assets in the village. (Base map: Parish Online 2026).

Built Assets - Key

- (b1) MacKillop Institute
- (b2) Lochwinnoch Library
- (b3) Old Bank Building
- (b4) Lochhead Social Garden
- (b5) Lochwinnoch Primary School
- (b6) Lochwinnoch Bowling Club
- (b7) The Annexe
- (b8) Lochbarr Services



Figure F1c | Map of Greenspace & Recreational assets in the village. (Base map: Parish Online 2026).

Greenspace & Recreational Assets - Key

- (g1) Lochwinnoch Public Park
- (g2) Viewfield Park (aka Fairview football ground)
- (g3) Castle Sempie Visitor Centre and Watersports
- (g4) Lochwinnoch Golf Club

F1 | Sites of Community Significance - Mapping contd.

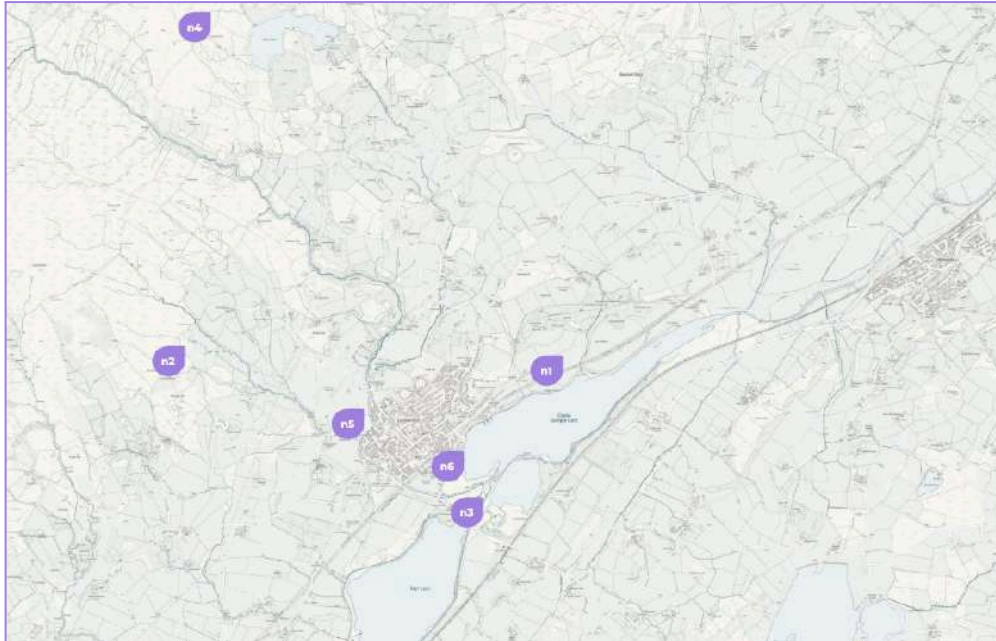


Figure F1d | Map of Natural Heritage assets in the village. (Base map: Parish Online 2026).

Natural Heritage Assets - Key

- (n1) Parkhill Wood
- (n2) Clydemuirshiel and Muirshiel Visitor Centre
- (n3) RSPB Nature Reserve
- (n4) Tandlemuir Estate
- (n5) Calderglen
- (n6) River beach alongside Lochlip Road and footpath

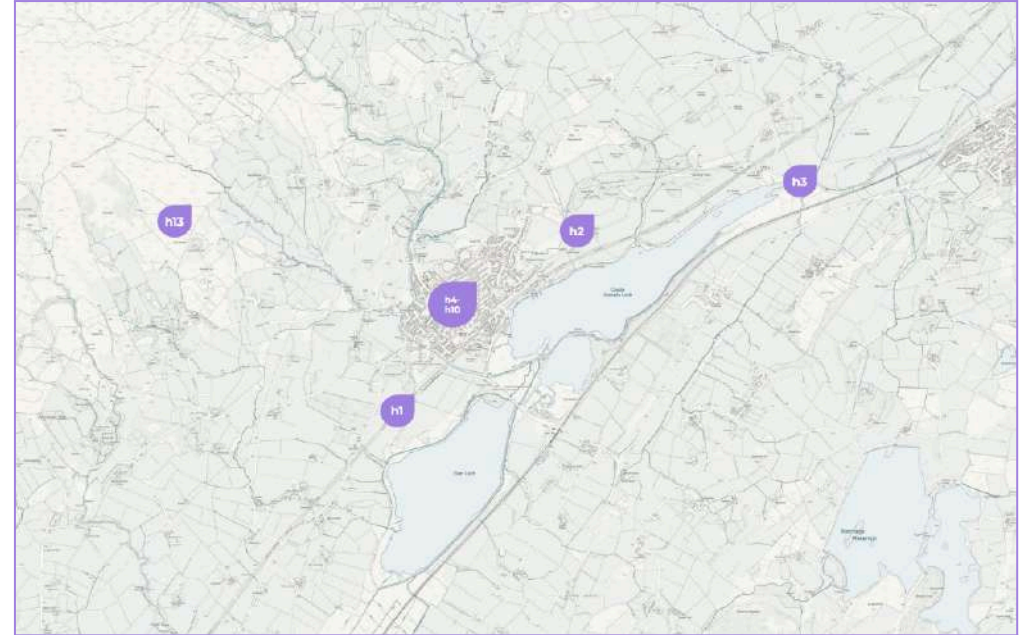


Figure F1e | Map of Greenspace & Recreational assets in the village. (Base map: Parish Online 2026).

Greenspace & Recreational Assets - Key

- (h1) Barr Castle
- (h2) Castle Semple folly
- (h3) Elliston Castle
- (h4) Lochwinnoch Parish Church
- (h5) Old Simon (St John's Kirk)
- (h6) Collegiate Church
- (h7) Cascades and Semple Trail, and the
- (h8) United Free Church
- (h9) Meal Mill and Sawmill
- (h10) Carved stones in Lochwinnoch cemetery

F2 | Lochwinnoch Parish Church

Vision

A long-term venture being undertaken by the Lochwinnoch Community Development Trust to renovate the A-listed Parish Church and bring it back into community use.

The building will become a focal point in the village and be used as a commercial enterprise for events such as weddings and concerts to ensure its financial viability, whilst also providing additional facilities and support to community groups.

Lochwinnoch Community Garden is located in the grounds to the rear of the church.

Detail

To restore this historic building as a welcoming space for the community to enjoy:

- Transform the church into a thriving community centre.
- Attract visitors to the village, boosting trade for local shops and businesses.
- Provide a space for developing projects and activities that contribute to healthy and happy lives for residents and visitors.
- Create space and opportunities to reduce social isolation.
- Drive social and economic value through community development.
- Recognise, preserve and promote the culture and heritage of Lochwinnoch.
- Provide small-scale gardening and vegetable growing opportunities through Lochwinnoch Community Garden.
 - Note that Lochwinnoch Community Garden is distinct from Lochhead Social Garden (for which see proposal PS2).

Support conversion of the listed building

- An architectural firm has been appointed to lead on the development phase of the project, consisting of an initial consultation, review and re-design of the building.
- Implementation of the refurbishment is planned to commence in early 2027 for completion in 2028.



Figure F2a | Lochwinnoch Parish Church



Figure F2b | Sign to Lochwinnoch Community Garden, behind Parish Church

F3 | Community Ownership of Tandlemuir Estate

Vision

The Tandlemuir Regeneration Project is a community-led initiative spearheaded by the Lochwinnoch Community Development Trust and the Yearn Stane Project. The core vision is the ecological restoration and sustainable economic development of the 1,500-hectare Tandlemuir area within Clyde Muirshiel Regional Park, currently owned by Renfrewshire Council. Over time, the project aims to restore Tandlemuir's natural habitats through large-scale peatland and native woodland habitat, alongside the creation of sustainable income streams. Desired outcomes include:

- Environmental: carbon sequestration, flood mitigation, boosting biodiversity and ecological health.
- Economic: supporting low-impact, sustainable, community-led recreation and tourism.
- Social: community wellbeing, access to nature and local food

Watch a [video presentation](#) of the vision.

“Tandlemuir is in urgent need of regeneration; its degraded land quality (without proper management) contributes to runoff and flooding in the village” - Local Resident



Figure F3a | West Tandlemuir, image from Tandlemuir Regeneration Report

Detail

The project seeks to move from an initial goal of a Community Asset Transfer to a partnership model with the Council, involving a long lease and phased development. The project aims to achieve financial self-sufficiency within five years. Development goals include:

- peatland and native woodland habitat restoration
- potential for upstream riparian vegetation planting on the River Calder
- establishing a semi-wild campsite (area to the south of the park buildings near river)
- renovating a farmhouse into a bunkhouse (the northernmost of the two derelict farms indicated on map)
- developing hiking and biking trails
 - connect up biking trails to/from Locherwoods Community Woodland located to the west of Windy Hill.
 - install a circular path from the centre to the Renfrewshire Heights.
 - eventually install a path over the hills to Largs.
- implementing regenerative farming for local food production

F4 | Upgrade and enhance the Annexe

Vision

Support refurbishment and upgrade of the Annexe as a leisure destination for the village and surrounding area.

“The Annexe is a really great facility for the community but could be much better used if more investment was made to improve the facilities ” - Local Resident

Detail

- This sports hall is located in the grounds of the recreation park not far from Castle Semple Loch and Watersports Centre. It is in need of substantial renovation to make it fit for purpose. It is still used on a regular basis as there are limited alternative facilities within the village. Given sufficient financial support, the premises could be brought back into use and meet a need that is not catered for at present. Changes for consideration could include:
 - Transform external appearance:
 - retain murals
 - consider attractive, high quality wooden cladding (Larch or similar)
 - Improve facilities:
 - changing rooms
 - public toilets
 - indoor community gym
 - capacity to generate income from venue hire
 - cafe and seating
 - Improve energy efficiency:
 - Insulation upgrade
 - Renewable energy generation such as solar or heat pumps (ground source may be viable given available surrounding land))
 - Integrate changes with an upgrade of Lochwinnoch Public Park (proposal PS6) to maximise the location’s potential as a leisure destination.



Figure F4 | Photo of Lochwinnoch Annexe

H | Housing



- H1 Retain existing Greenbelt Buffer
- H2 Housing Policy for Lochwinnoch Community Council Area
- H3 Develop existing Brownfield sites for Housing

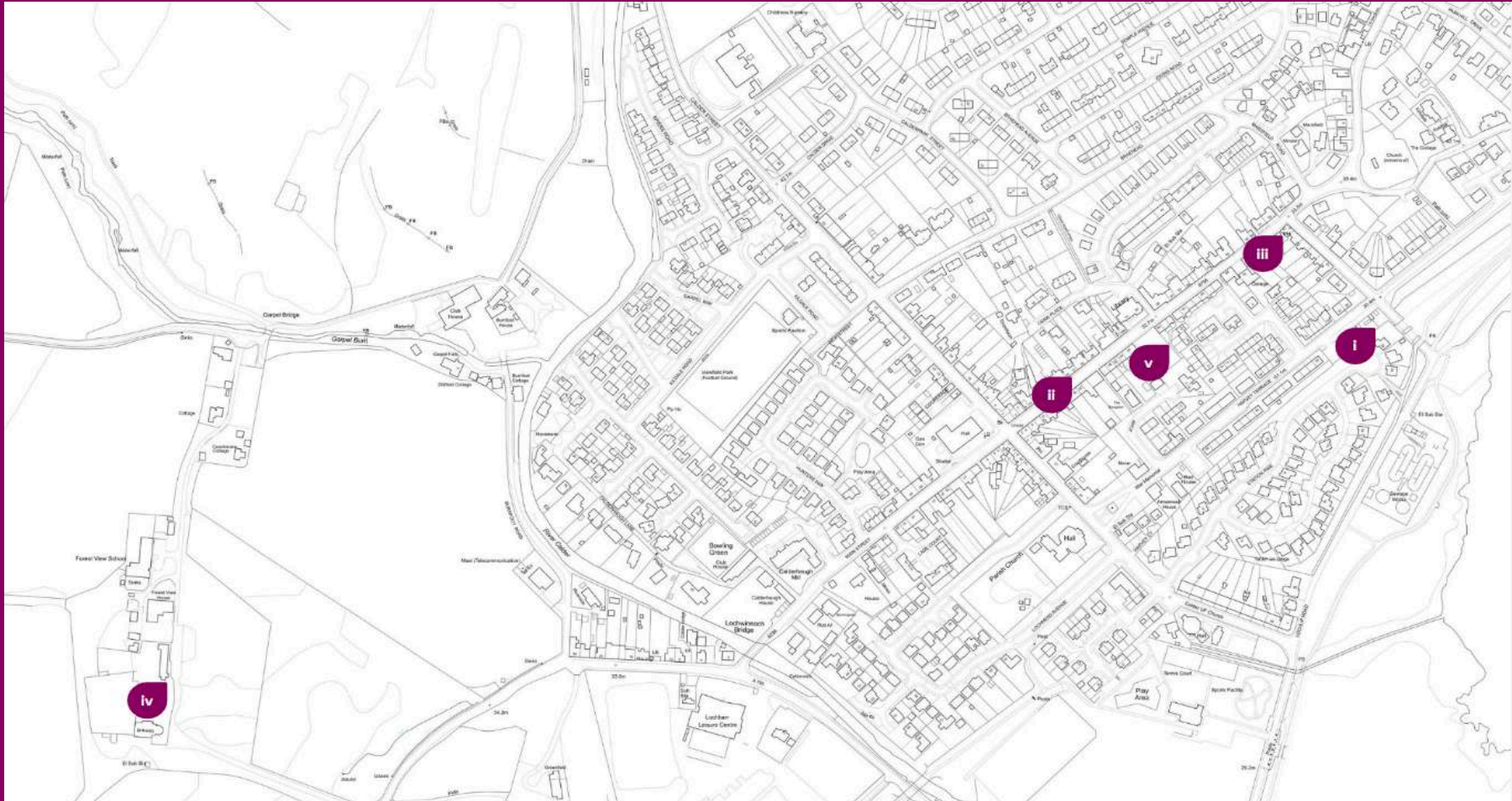


Figure MA0a | Map of brownfield sites, refer to Proposal H3. Base Map Parish Online 2026

Housing Overview



Figure H0b | Aerial view over housing in Lochwinnoch, looking south towards Castle Semple Loch and beyond (credit: Patrick Smith)



Figure H0c | Aerial view over housing in Lochwinnoch, looking northeast from Castle Semple Loch area (credit: Patrick Smith)

Existing Context

- Lochwinnoch is a small village bounded by greenbelt and protected natural areas.
- The flood risk posed by its situation on the banks of the River Calder is well documented. Renfrewshire Council and wider stakeholders are in the process of exploring solutions.
- Housing is varied but with little scope for first time buyers, renters or those seeking affordable housing.
- A proposed housing development at Burnfoot is awaiting input from SEPA into potential flood risk on and around the site.
- There are also concerns about the capacity of the current and proposed infrastructure to support the development.

Future Aspirations

- To contain the housing development to small scale projects that will help meet the needs of the village (especially the elderly and younger entrants to the housing market) without unduly impacting its greenbelt, infrastructure and facilities.
- To ensure that any growth in the number of dwellings and residents is supported by upgrading facilities and services required by the community.

How these proposals should be delivered to address causes and impacts of climate change:

- Resist major developments that will have a negative impact upon the resilience of the village to withstand flooding by the River Calder.
- By addressing the Insufficient waste water infrastructure which adversely impacts the water quality of Castle Semple Loch and its wildlife (including the RSPB reserve).
- Focus property development on brownfield and infill sites within the village boundary and bringing empty and underused homes into the marketplace, minimising the carbon expended to provide for local housing needs.

H1 | Retain existing Greenbelt Buffer

Vision

Protect Lochwinnoch village and its surrounding countryside from unacceptable suburbanisation of the countryside.

Support wider national objectives to reuse existing brownfield sites elsewhere in the Greater Glasgow Area to support the city's housing needs.

Detail

Greenbelt designation

- Retain existing settlement boundary and greenbelt buffer laid out in LDP2.
- Resist housing development that encroaches on this buffer.
- Detail on existing greenbelt provision and further justification for this proposal can be found in Chapter 4: Planning Statements

Current development

- Resist Burnfoot Field major housing development (*currently being assessed as of March 2026 - Planning Reference [24/0892/PP](#)*) because:
 - It represents an unacceptable suburbanisation of the countryside in a location where development is controlled by greenbelt policy.
 - It is located in a known flood risk area.
 - It is a key component of the wildlife corridor leading between Bar Loch and Clyde Muirshiel.
 - There were also concerns from existing residents regarding intensification of vehicle movements impacting village and (already under-served) train station car-park.

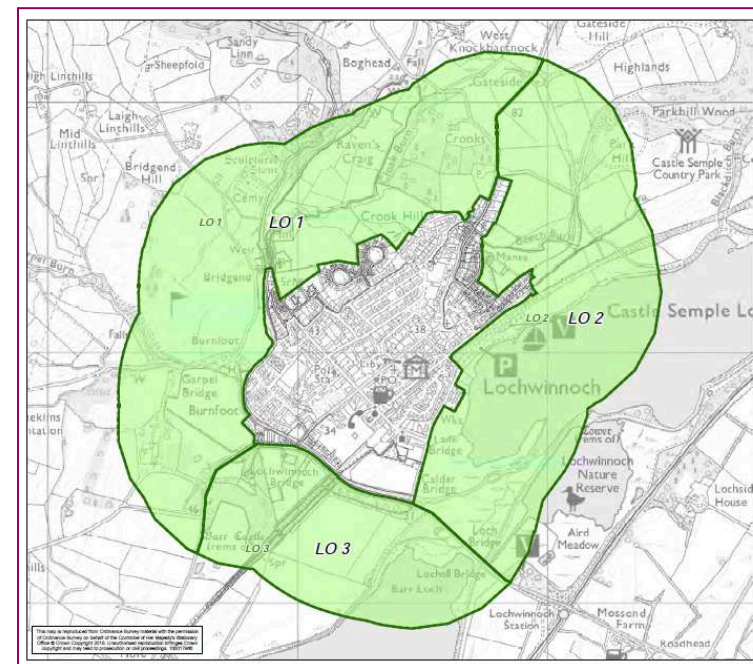


Figure H1 | Existing Greenbelt Buffer around Lochwinnoch (LDP2).

H2 | Housing Policy for Lochwinnoch Community Council Area

Vision

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

Detail

- Support use of existing brownfield land within the settlement boundary of Lochwinnoch for housing (see policy H3)
- Support affordable housing options (e.g., mid-market rent) proportionate to local needs (retirement flats and affordable housing for younger residents).

Policy

- Support small, affordable 2 & 3-bed developments and flats in keeping with the character of the village in form, massing, layout, materials and detail.
- Support eco-homes and off-grid houses
- Conditions and developer contributions
 - Housing developments must include conditions to address flood risk & drainage
 - Developer contributions to be applied for required infrastructure, including new school premises and upgraded sewage works (ref. policy F4).
- Should housing developments be approved in existing greenbelt area surrounding the village (despite proposal H1):
 - Resist 4+ bed larger homes designed to meet demands of commuter market (in support of brownfield sites in larger urban areas)
 - Ensure sewage system refurbishment and plant upgrade as a pre-requisite to allowing any further large-scale development.
 - Support district heating solutions
 - Require biodiversity enhancement as per NPF4 policy 3
 - For the council to collaborate with Scotland's Railway (Network Rail) to improve facilities at the local railway station to include more parking space and lifts to provide access to platform 2 (*works which are required but not currently included in the Network Rail 2026-2038 plan*).



Figure H2 | View over Lochwinnoch looking south (credit: Patrick Smith from LCDT website)

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

Develop existing brownfield land for housing within the settlement boundary of Lochwinnoch.

“The site of the Catholic Church on Lochwinnoch High St should be turned into flats that are affordable and accessible for young and old people .” - Local Resident

Detail

- Support reuse of existing brownfield, derelict and vacant sites for housing within the settlement boundary
- Site options may include (refer to Fig H3a&b adjacent):
 - **i** - Harvey Street: redundant wooden garage site.
 - **ii** - 27 Main Street: a long-term empty property, including a large rear garden with potential for development.
 - **iii**- Masonic Lodge - potential to be developed as flats.
- Encourage development of sites with existing planning consents:
 - **iv** [St Joseph's retirement flats](#)
 - **v** Former Catholic Church gap site, High Street (Old Chapel Grounds) [25/0026/PP](#)
 - recent approval given for planning permission in principle for 1 house and 4 flats.

Policy .

- Support new single properties in large gardens (densification).
 - Assessing such applications favourably could assist in achieving housing targets with less impact on the village.

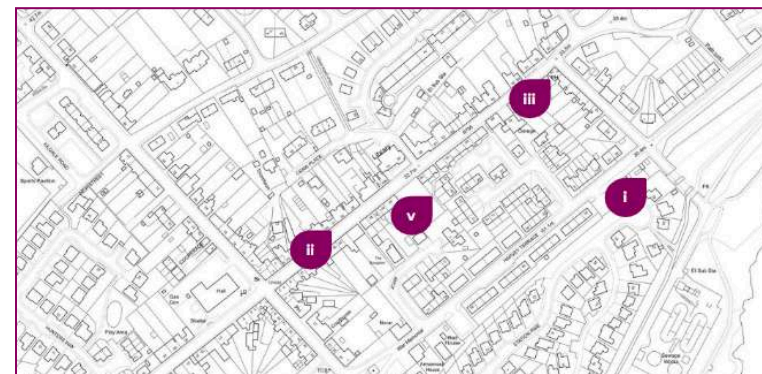


Figure H3a | Map noting housing sites referred to in proposal (i-iii, v). (Base map: Parish Online 2026).

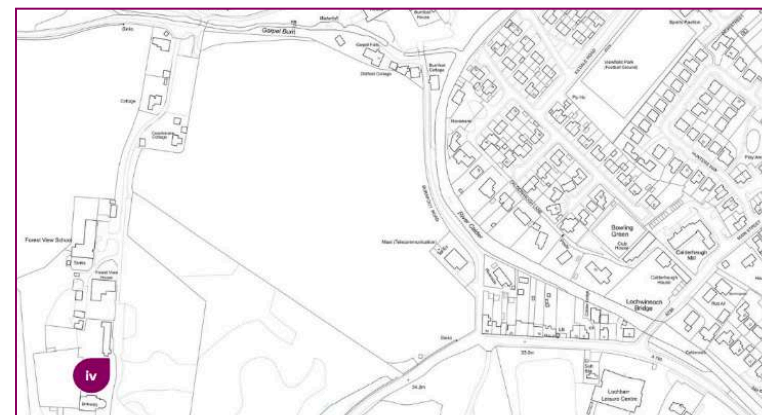


Figure H3 | Map noting housing sites referred to in proposal (iv). (Base map: Parish Online 2026).

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 Improve car parking in village

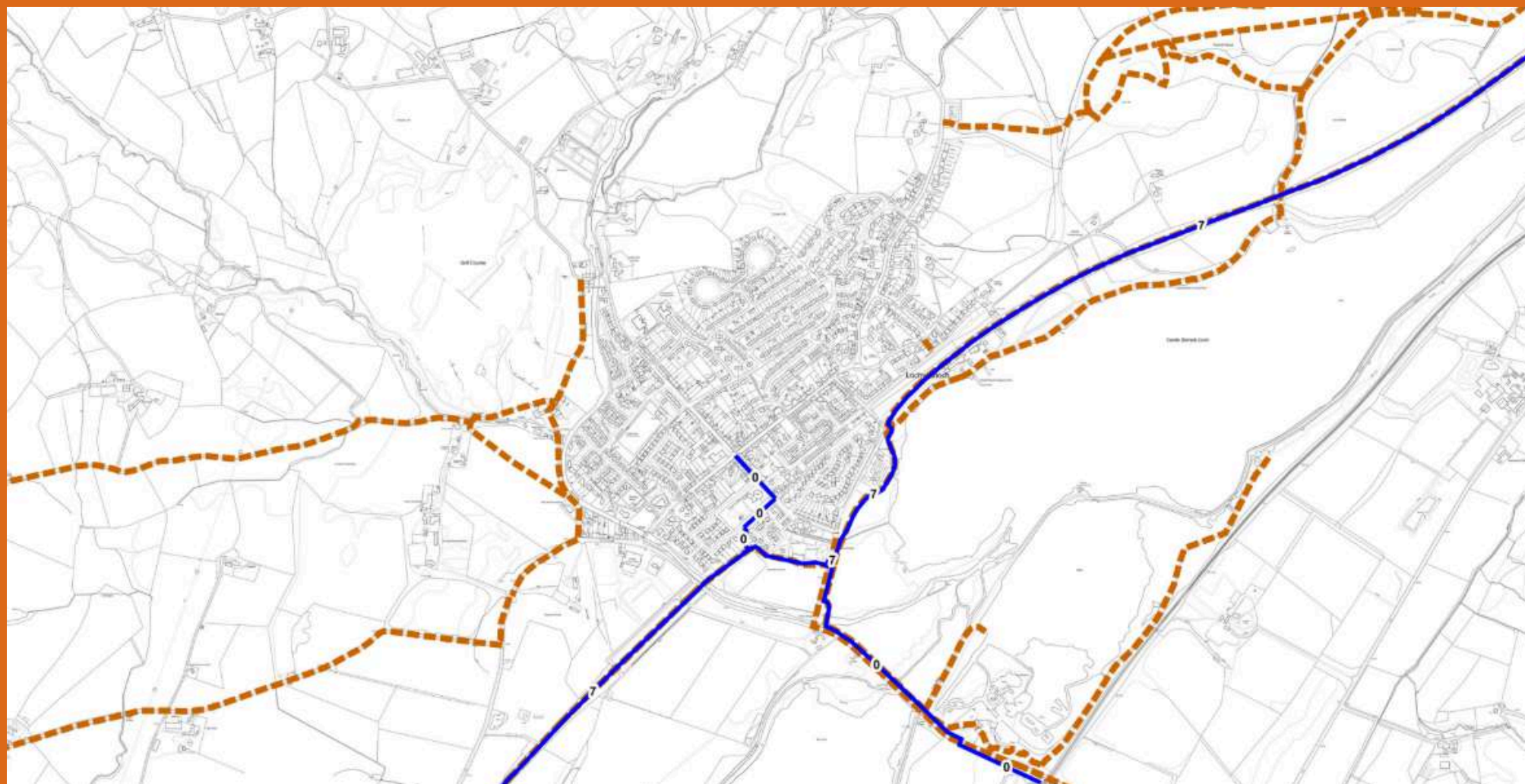


Figure MA0a | Map of existing core paths (orange dotted line) and national cycling network (blue line), Parish Online 2026

Moving Around - Overview



Figure MA0a | Lochwinnoch Rail Station



Figure MA0c | Pathway - (credit: Patrick Smith pbthecairn.com)

Existing Context / Ongoing work

- Lochwinnoch has developed into a commuter village as well as accommodating a large number of older people. Many school children are bussed to school in Johnstone.
- A lack of services and low public transport connectivity to other nearby villages and Glasgow has led to a rise in vehicle numbers.
- The village is located approximately 1 mile from the train station. It is served by one bus that runs an hourly service from the train station through the village to Johnstone. Not all services conveniently link to train arrival and departure times.
- There is no access to/from platform 2 for wheelchair users or those with limited mobility or prams.
- There are insufficient parking facilities for residents (both on and off road) leading to traffic flow issues at all times of the day and into the evening, as well as safety issues for pedestrians.

Future Aspirations

- Improve active travel routes to and around the village.
- Improve the frequency and range of bus services to reduce reliance on cars, including a more frequent shuttle service to the Train Station
- Welcome tourist visitors to Lochwinnoch but ensure improvements to manage their presence, including better active travel route connectivity, parking provision, wayfinding and public toilet provision.
- Identify and dedicate new areas for parking to alleviate current (illegal) short stay and long stay parking issues in the village.
- Increase parking facilities at the station, RSPB and at Castle Semple water sports centre.
- Implement and enforce regulations to minimise pavement parking.
- Network Rail to review their current strategic plan, which does not include the installation of lifts prior to 2037.

How these proposals should be delivered to address causes and impacts of climate change:

- All actions to improve the connectivity of the village (walking, cycling, public transport) will have immediate impact on emissions and on the health and wellbeing of participants.
- Increasing the use of buses and trains for regular journeys will reduce the need for car usage.
- Reduce dependency on private vehicle emissions by enabling greater accessibility and capacity at the railway station for all users.
- Encourage use of electric vehicles (public and private).

MA1 | Enhance and expand the Active Travel network

Vision

To develop and upgrade active travel routes to and around the village

Detail

- Implement recommendations of [Renfrewshire Villages Safe Walking Initiative \(2025\)](#)
- Upgrade active travel routes to and from Train station:
 - Upgrade pedestrian link along A760 from RSPB to Train station and Roadhead roundabout.
 - Upgrade pavement along this stretch (widen for wheelchairs and pedestrians).
 - Install lighting along A760 on route from village to train station.
 - Access east of Boatyard: improve to access to bus stop and cycle routes
 - Address poor accessibility for pensioners, prams, bikes, and wheelchairs
- Advocate for Network Rail to address need for step free access to all platforms at the Station, despite their current position stated in the [Evidence Report for LDP3 \(2025\)](#)
 - (“There is currently full step-free access at all stations other than Lochwinnoch, where only Platform 1 has step free access, and Paisley St James, which has none. Furthermore, Network Rail has indicated that there are currently no planned accessibility improvements to stations in Renfrewshire in the period to 2037”).
- Nr. Calder Bridge and footbridge at junction of Lochlip Road and A760
 - explore traffic calming, install a pedestrian crossing at the Annexe
 - install a pedestrian crossing across the A760 at Calder Bridge to enable safe crossing from south of A760 to the footbridge over the Calder.
- Crookhill Gardens Estate
 - upgrade paths (poor accessibility for pensioners, prams, bikes, and wheelchairs)
- New access direct from Castle Semple Car Park to NCR7 to access wider countryside and Clydemuirshiel.
- Install a footpath around Barr Loch to be extended into a complete loop and connect to NCR7 and Renfrewshire’s wider path network (including e.g. the Loch Shore development in Kilbirnie).
- Woodland East of St Joseph’s Missionary College:
 - create small woodland trail suitable for walking and accessible for prams
- Repair and upgrade badly eroded paths at Parkhill Wood.
- Improve pedestrian wayfinding signage around village for locals and tourists:
 - Signage to encourage visitor footfall from Castle Semple Loch facilities into the village.
 - Signage to and from parking facilities.
- Contact Paths for All for support.

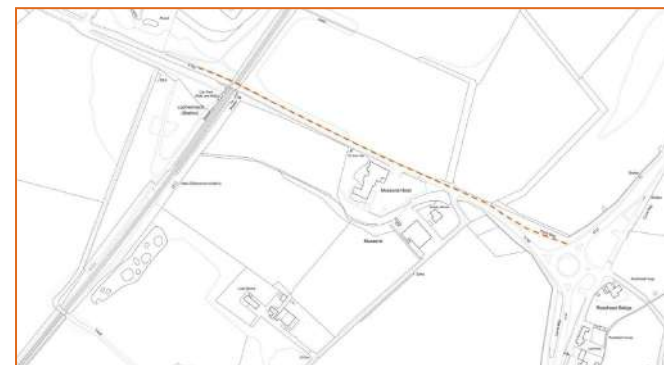


Figure MA1a | Narrow, dangerous pedestrian route along A760 from Train station to A737 at Roadhead roundabout - indicated by dotted orange line. (Base map Parish Online 2026).



Figure MA1b | Narrow, dangerous pedestrian route along A760 towards Train station from A737 at Roadhead roundabout (credit: Google Streetview 2026)

MA2 | Improve car parking in and around Village

Vision

Expand dedicated off-street parking facilities in the village and at the Train station

“There is a significant lack of available parking, particularly on Main Street and at the Train Station (which requires perhaps twice as much parking).”

- Local Resident

Detail

- On-street parking pressure in the village centre impacting pedestrian movement and accessibility
- Impact of success of Castle Semple Visitor Centre:
 - While we welcome the council's proposed major refurbishment (enlarging the café/visitor centre), residents note that existing car parking remains inadequate, causing overspill into narrow roads during major events.
- Insufficient parking capacity at Lochwinnoch Train station

Policy

- Maximise efficiency of existing off-street parking in the village:
 - poor signage and lack of information about existing parking is a major barrier for visitors
 - better signage to existing off-street parking capacity required, for example at
 - the Annexe.
 - the McKillop Institute Car Park (30 spaces).
- Conduct feasibility study into new parking locations in the village
- Conduct feasibility study into expansion of parking to serve Lochwinnoch Train Station and the RSPB Centre



Figure MA2 | Lochwinnoch Train station car park (credit: Google Streetview 2026)

C | Climate and Renewables



- C1A Address flooding on River Calder
- C1B Address flooding at Lochlip Road
- C2 Integrating Nature Networks with Active Travel Routes

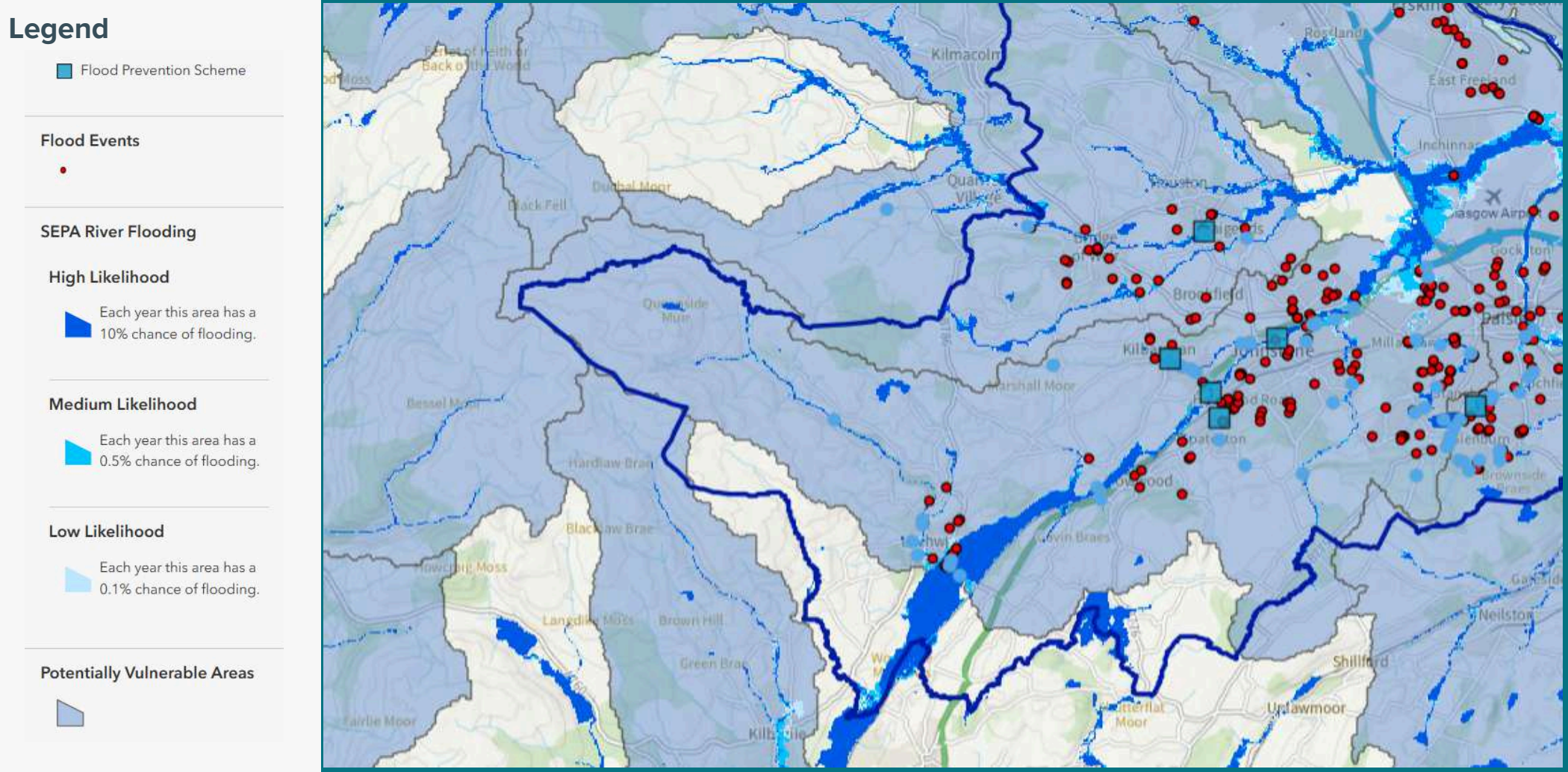


Figure COa | Extract of mapping of flood risk of Lochwinnoch, Extract from [Renfrewshire Council LDP3 Evidence Report Strategic Flood Risk Assessment Mapping](#)

Legend


 Flood Prevention Scheme

Flood Events




SEPA River Flooding


High Likelihood

 Each year this area has a 10% chance of flooding.

Medium Likelihood

 Each year this area has a 0.5% chance of flooding.

Low Likelihood

 Each year this area has a 0.1% chance of flooding.

Potentially Vulnerable Areas

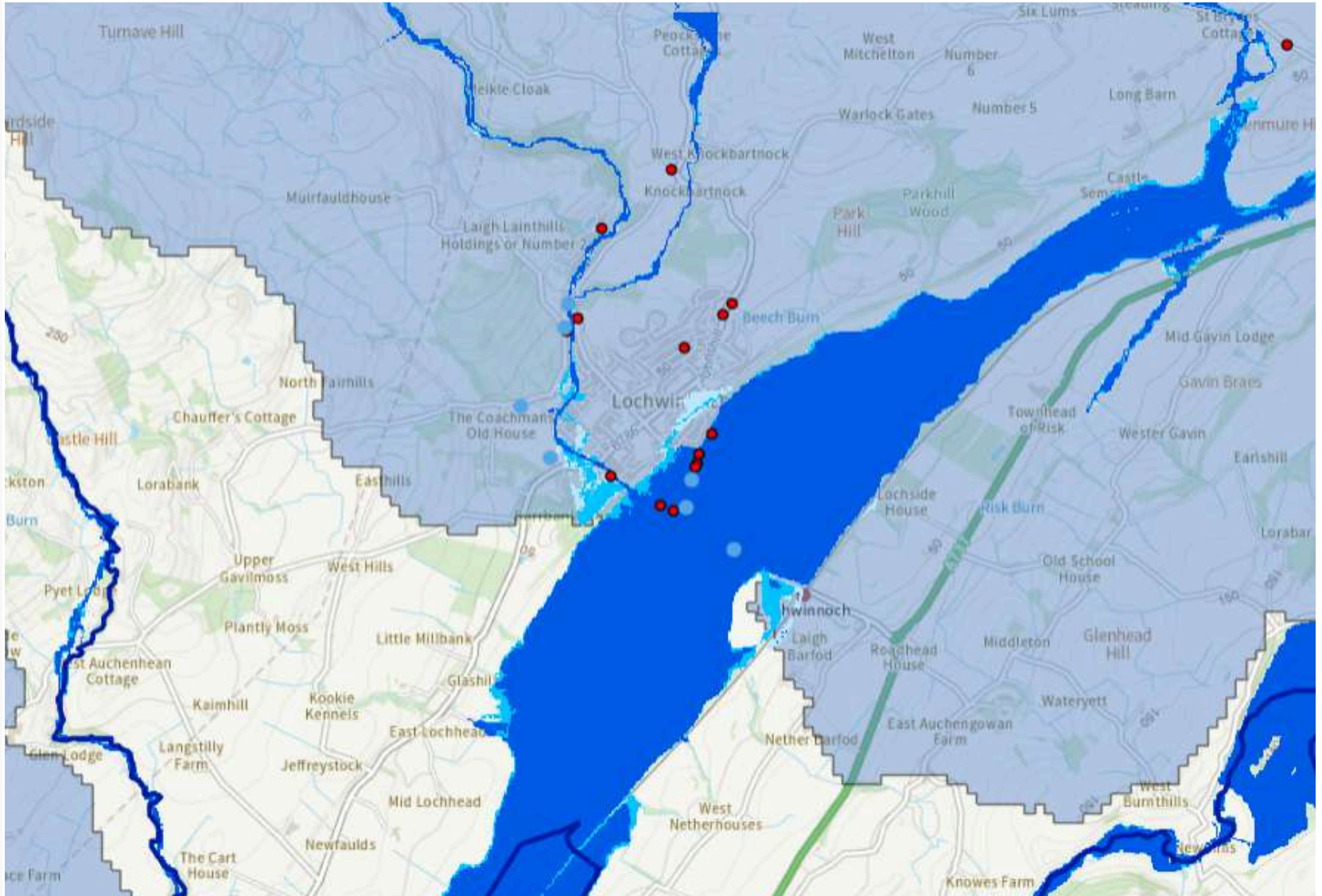


Figure C0b | Extract of mapping of flood risk of Lochwinnoch, Extract from [Renfrewshire Council LDP3 Evidence Report Strategic Flood Risk Assessment Mapping](#)

Climate Overview



Figure C0c | Flood event in 2020



Figure C0d | Image from Glasgow Times, 4th August 2020, 'Lochlip Road: Renfrewshire road closed after river breaks its banks due to flooding'

Existing Context / Ongoing work

- There have been issues with wastewater discharge from the local sewage works into the Lochs
- Scottish Water have identified that future investment may be required to serve development in Lochwinnoch (LDP3 Evidence Report 2025)
- The main source of flooding in Lochwinnoch is river flooding, however there is also risk from surface water flooding. There are approximately 380 people and 220 properties currently at risk from flooding. This is likely to increase to 610 people and 340 properties by the 2080s due to climate change.
- Underlying causes include deterioration of upland water retention and historic mill development along the river increasing vulnerability to flooding. Fluvial and surface water flooding at Lochlip Road and River Calder
- Impacts along the water course of the Calder and at Lochlip Road.
- There is a need for increased on-street electric vehicle charging.
- Refurbishment to Renfrewshire Councils housing stock in Lochwinnoch includes the replacement of insulation, double glazing and the addition of solar panels

Future Aspirations

- Advocate for sewage system upgrade
- Encourage and engage with Renfrewshire Council's planned and responsive strategies for repair and maintenance of flood defence and alleviation infrastructure.
- Seek win-win solutions that combine climate adaptation with attractive proposals for public space.
- Consider options appraisal and feasibility study into community-led hydro scheme on the River Calder to generate income for community benefit
- The community council support works to refurbish properties in the Conservation Area, on the proviso that such works do not adversely impact character or special interest of the Conservation area as laid out in the [Renfrewshire Guide to Development in Conservation Areas 2022](#).

C1A | Address flooding on River Calder

Vision

- To prevent fluvial flooding impacts at locations along the River Calder
- Prevent rising costs of insurance for properties in the flood plain.
- Link to issues around biodiversity management in lochs (see proposal PS3) and flooding at Lochlip Road (proposal C1B)

Detail

- 220 houses (380 people) are currently at risk, a number projected to potentially double rise due to climate change, leading to increased insurance risk.³
- Locations impacted:
 - See map extract opposite in figure C1Aa
- Causes
 - Projected increases in water levels will increase the potential for flooding to impact a greater number of residents as the flood plain area increases.
 - The Elliston Weir heightens the impact of flooding and impacts local ecology (birds, salmon, otters).
 - Concerns about additional flood impacts should Burnfoot Field be developed.
- Solutions
 - Restore peatland in Upper Calder to provide better water upstream storage.
 - Elliston Weir and Loch Management:
 - Proposed solutions include removing the sluice at the end of the loch to let floodwater drain and reduce village flooding. Would also benefit wildlife.
 - Clean and maintain the weir to prevent rusted gear.
 - Manage water levels seasonally to balance conservation (lowering levels for nesting/management) and flood storage (using the area for flood inundation during winter).
 - Investigate potential of a flood warning/forecasting system to help manage controlled outflow from Castle Semple Loch.
- Constraints
 - It is recognised that any major alteration to Barr Loch's water storage (to create a seasonal wetland) requires an essential compromise because reducing the storage capacity of Castle Semple Loch and the floodplain may significantly increase flood risk downstream (e.g., in Johnstone and Linwood). There may also be an impact on existing watersport activities.



Figure C1Aa | Mapping of flood risk of Lochwinnoch, SEPA Clyde and Loch Lomond Local Plan District (LPD 11) Draft flood risk management plans 2022-2028 , pg 277

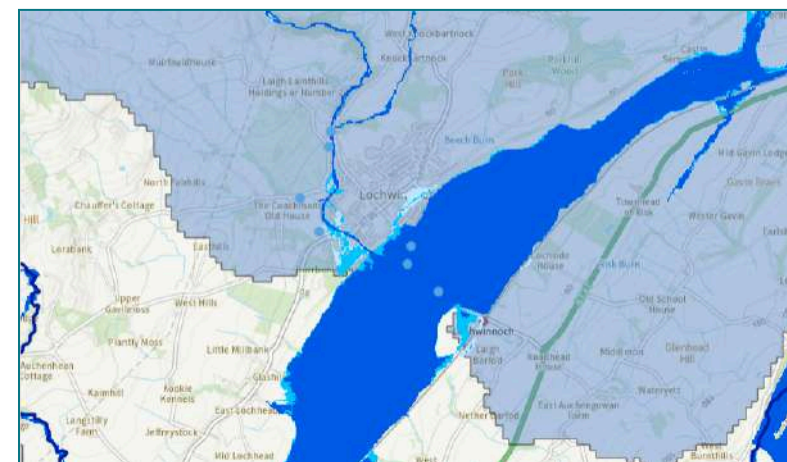


Figure C1Ab | Extract of mapping of flood risk of Lochwinnoch, Extract from [Renfrewshire Council LDP3 Evidence Report Strategic Flood Risk Assessment Mapping](#)

³ Clyde and Loch Lomond Local Plan District (LPD 11) Draft flood risk management plans 2022-2028 pg277

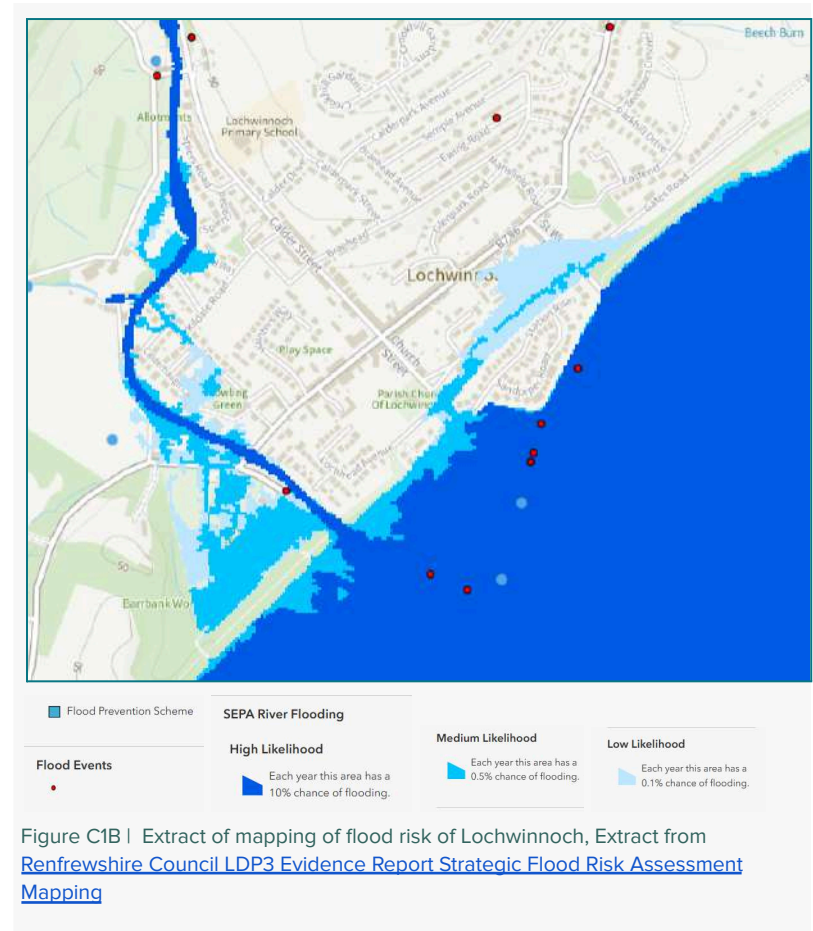
C1B Address flooding at Lochlip Road

Vision

- To prevent water flooding impacts on Lochlip Road and the A760
- Link to issues around biodiversity management in lochs (see proposal PS3) and flooding on River Calder (proposal C1A)

Detail

- Locations impacted
 - Lochlip Road, particularly stretch alongside Lochwinnoch Public Park
 - The A760 near the station.
- Causes
 - High-water level maintained at Castle Semple Loch for watersports and downstream flood management on the Black Cart
 - Poor infrastructure maintenance
 - Road resurfacing has reportedly raised road levels above the drains, which are then easily blocked by leaves, causing water to pool
- Solutions
 - Routine and regular maintenance to the road gullies and the flood alleviation infrastructure is needed on Lochlip Road and A760 from traffic lights to the station.
 - Raise the road level at the A760 near the station.
 - Council to access funding to enable adaptation to climate impacts.
 - Inter-agency collaboration required, co-ordinated response.



C2 | Integrating Nature Networks with Active Travel Routes

Vision

Ensure integration of Nature Networks alongside proposed expansion of the path network in and around Lochwinnoch (see proposal MA1).

Detail

Work with council and other local groups to support Nature Network expansion.

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).

Buffer zones, stepping stone corridors, landscape corridors and linear corridors are all options for delivering significant biodiversity benefits. The aim is to take advantage of the opportunity to support biodiversity alongside our vision for an expanded active travel network.

- Support vegetation and tree-planting alongside our local road and path network within and outwith Lochwinnoch.
- 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.
- 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.
- Managing encroachment of nature back onto paths will need to be managed in part to prevent use of harmful pesticides. Native species willow planting could help resolve any water-logging.

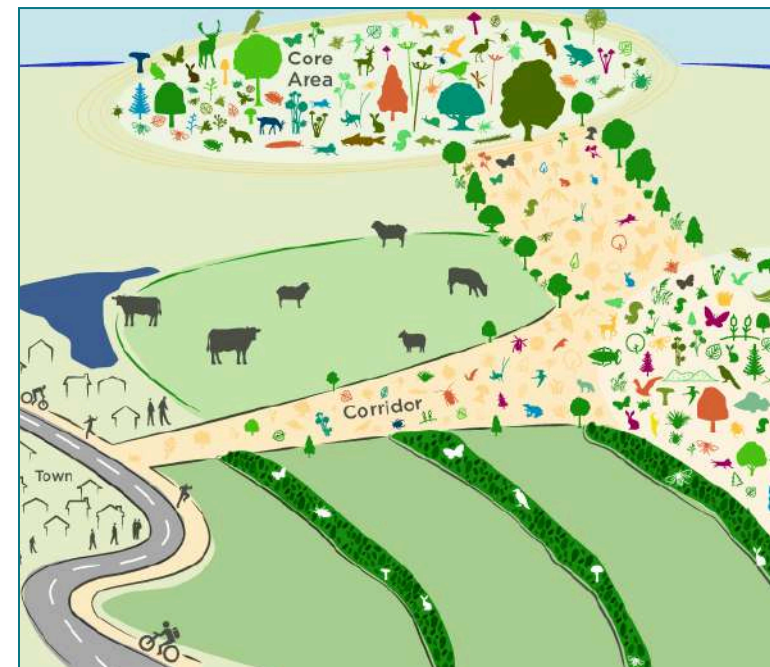


Figure C3 | Nature Network diagram, Page 14, [A Framework for Nature Networks in Scotland](#), NatureScot, November 2024,

4 Planning Statements

Statement of regard to the National Planning Framework 4 and the Renfrewshire Local Development Plan 2 (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

Theme	Reference	Project/Proposal
Public Space, Greenspace and Recreation	PS1	Village Centre improvements
	PS2	Protect and enhance Lochhead Social Garden
	PS3	Protect and enhance Lochs, Wetland and Nature Areas around Lochwinnoch
	PS4	Protect and Enhance Lochwinnoch Public Park
	PS5	Peggies Field: enhance for community benefit
Facilities	F1	Sites of Community Significance - Assets and Buildings
	F2	Lochwinnoch Parish Church
	F3	Community Ownership of Tandlemuir Estate
	F4	Upgrade and enhance the Annexe
Housing	H1	Retain existing Greenbelt Buffer
	H2	Housing Policy for Lochwinnoch Community Council Area
	H3	Develop existing Brownfield sites for Housing
MA Moving Around	MA1	Enhance and expand the Active Travel network
	MA2	Improve car parking in village
C Climate	C1A	Address flooding on River Calder
	C1B	Address flooding at Lochlip Road
	C2	Integrating Nature Networks with Active Travel Routes

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:
 - A 2025 Review of the Renfrewshire Local Development Plan (2021).
 - A Position Statement detailing where evidence is lacking for the next LDP.
 - 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	Village Centre improvements
<p>Links to LDP, NPF4 and justification where not aligned.</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 safe, high-quality walking, wheeling and cycling networks local and access to shopping.</p> <p><u>Relevant LDP2 Policies</u> <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><i>Policy 28 Retail</i> 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 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>Additional relevant guidance</u> <i>Renfrewshire Local Transport Strategy</i> Renfrewshire's Local Transport Strategy 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"> ● introducing 20mph speed limits on residential streets ● looking at short-term parking restriction measures to reduce congestion outside schools ● using our road safety policy to guide any new road safety measures
<p>LPP Steering Group Position</p>	<p>The community revolves around the crossroads at the centre of the village. Most of the facilities are based within this area (or very close) and it is imperative that we protect all aspects including the infrastructure, the visible image of the area, and the safety of people and vehicles moving around the village. We will investigate and promote initiatives to achieve this.</p>
<p>Further Reasoning</p>	<p>Efforts are needed to capitalise on the centre's visitors (estimated at over 600,000 in 2024) to draw them into the village centre.</p>

PS2	Protect and enhance Lochhead Social Garden
<p>Links to LDP, NPF4 and justification where not aligned.</p>	<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 community gardens, opportunities for food growth and allotments</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 information from the Evidence Report for LDP3</u></p> <p><i>Topic 18 – Open space and play, recreation and sport</i> Renfrewshire’s Food Growing Strategy (2020-2025) sets out a framework to assist in increasing the quantity and quality of growing opportunities available in Renfrewshire. A key purpose of the Food Growing Strategy is to demonstrate how the Council will deliver its statutory duties under the Community Empowerment Act (Scotland) 2015. The Council’s food growing strategy is currently being refreshed which will consider whether any new community growing locations need to be identified to meet demand across Renfrewshire. This will be reviewed in preparing the Proposed Plan.</p> <p>Note that while Lochwinnoch Community Garden (865m2) is listed on Table 21.3 (<i>Growing Grounds Across Renfrewshire 2025</i>) in the Evidence Report, Lochhead Social Garden is not yet listed.</p>
<p>LPP Steering Group Position</p>	<p>Lochwinnoch Social Gardens is an ongoing independent project that currently hosts the “Larder” food bank and the Lochwinnoch Men's Shed - both important enterprises within the community. This project has been supported by Renfrewshire Council, the National Lottery, and other funders and there are plans to provide further facilities to encourage greater use of the gardens for the benefit of the community.</p>

PS3	Protect and enhance Lochs, Wetland and Nature Areas around Lochwinnoch
<p>Links to LDP, NPF4 and justification where not aligned.</p>	<p><u>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"> • The Open Space web map identifies areas of open space protected by Policy P6 – Open Space of the Renfrewshire Local Development Plan 2 (LDP2). <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 LNCSs) 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 (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</p>

	<p>guidance. The guidance sets LNCS within the current policy context of nature networks, spatial planning, and the nature crisis and climate emergency.</p>
<p>LPP Steering Group Position</p>	<p>We assert that these sites should be designated as LNCSs and Protected Open Space in the LDP, included in any future council Green Space Strategy and recognised as part of the Central Scotland Greenspace Network.</p>
<p>Further Reasoning</p>	<p>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.</p> <p><u>Otter protection - safe wildlife routes</u></p> <p>Lochwinnoch is one of the worst sites for recordings of otter road traffic accidents in the UK. It is a combination of reasons; the conditions of the loch makes it difficult for them to fish (high temperature, high water level meaning they can't access the bank at certain areas, murkiness of the water), the proximity of the road and the speed of traffic. The number of female otters and cubs killed is higher than the number of males killed. It is thought that once they have more mouths to feed, they are forced to move to search for food elsewhere. They may have difficulty accessing safer areas especially when the water level is high.</p> <p><u>Castle Semple and Barr Lochs SSSI Site Condition Monitoring Report (2023)</u></p> <p>Summary of report findings regarding biodiversity impacts:</p> <ul style="list-style-type: none"> ● Unfavourable Condition: The SSSI's protected feature—the Eutrophic loch habitat (covering Castle Semple, Barr, and Aird Meadow Lochs)—is classified as Unfavourable - No Change. ● Invasive Species Dominance: The lochs are severely impacted by the invasive non-native species <i>Elodea nuttallii</i>, which is the most frequent and abundant plant species in all three lochs. Its high presence is thought to be actively suppressing native plant species. <ul style="list-style-type: none"> ○ Castle Semple Loch has a frequency of 84% <i>Elodea nuttallii</i> (a large increase from 33% in 2004). ○ Barr Loch has an extremely high frequency of 94% <i>Elodea nuttallii</i>. ● Loss of Native Flora: All three lochs fail the targets for a healthy plant community, specifically regarding the presence of characteristic native species (e.g., three different <i>Potamogeton</i> species). ● Pollution Pressure: The report identifies sewerage as a potential negative pressure impacting the loch vegetation. ● Water Temperature: Castle Semple Loch experienced high surface water temperatures (19.4°C) on the survey date, which can impact the habitat. ● Local Distinctiveness: While in poor condition overall, the SSSI still supports species of local importance, including the Nationally Scarce <i>Elatine hydropiper</i>. This underscores the need for conservation intervention. <p><u>Three Lochs Project – Feasibility Study Phase 1: Preliminary Hydrological and Biological Assessment (2003)</u></p> <p>Summary of findings regarding biodiversity impacts:</p> <ul style="list-style-type: none"> ● Restoration Objectives: Restoring Barr Loch to a seasonally flooded wetland is key to enhancing the area's biodiversity, including increasing fen vegetation and providing improved habitat for UK priority species like water voles and otters.

- Eutrophication⁴ and Pollution Sources: The lochs are ecologically downgraded due to eutrophication (excess nutrients), which causes algal blooms. The phosphorus comes from two main sources:
 - Sewage effluent from the STW (Sewage Treatment Works).
 - A large component (over half) from diffuse agricultural sources (animal waste, fertiliser, soil erosion).
- Incomplete Solution: The report confirms that phosphate stripping at the STW alone would be insufficient to limit algal growth; addressing agricultural runoff is also critical.
- Proposed Interventions: Ecological solutions include the reinstatement of meanders and reed beds in Dubbs Water to reduce the nutrient load reaching Castle Semple, reinforcing residents' suggestions for reeds/cleaning the loch.
- Seasonal Management: The proposed strategy involves managing water levels seasonally to balance conservation (lowering levels for nesting/management) and flood storage (using the area for flood inundation during winter).

⁴ Eutrophication: “excessive richness of nutrients in a lake or other body of water, frequently due to run-off from the land, which causes a dense growth of plant life”.

PS4	Protect and Enhance Lochwinnoch Public Park
<p>Links to LDP, NPF4 and justification where not aligned.</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: 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"> c) Development proposals for temporary or informal play space on unused or underused land will be supported. 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. f) New, replacement or improved play provision will, as far as possible and as appropriate: <ul style="list-style-type: none"> i. provide stimulating environments; ii. provide a range of play experiences including opportunities to connect with nature; iii. be inclusive; iv. be suitable for different ages of children and young people; v. be easily and safely accessible by children and young people independently, including those with a disability; vi. incorporate trees and/or other forms of greenery; vii. form an integral part of the surrounding neighbourhood; viii. be well overlooked for passive surveillance; ix. be linked directly to other open spaces and play areas. <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"> ● 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. <p><u>Relevant information from the Evidence Report for LDP3</u></p>

	<ul style="list-style-type: none"> ● 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	There have been plans to adapt the park facilities that could have reduced accessibility to the general public. These plans have been deferred but we still strive to ensure that any future developments take into consideration the needs of all potential users.

PS5	Peggies Field: enhance for community benefit
Links to LDP, NPF4 and justification where not aligned.	<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.</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.</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"> ● Policy ENV2 protects and enhances Renfrewshire’s varied natural assets, including wildlife and their habitats, biodiversity and natural places.

Facilities

F1	Sites of Community Significance - Assets and Buildings
<p>Links to LDP, NPF4 and justification where not aligned.</p>	<p><u>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"> ● support and develop tourism/heritage by making more of local assets; ● recognise or enhance informal open spaces and play areas; ● commemorate major events that shape a community’s identity or mark a place in its history; ● improve, increase and make better use of community buildings and spaces; or ● are special in some other way."
<p>LPP Steering Group Position</p>	<p>The <i>cultural and social significance</i> (not solely the character, special architectural or historic interest and setting, or natural significance) of these assets should be a material consideration as part of any balanced assessment of development affecting these assets.</p>

F2	Lochwinnoch Parish Church
<p>Links to LDP, NPF4 and justification where not aligned.</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><i>Policy 25 Community wealth building</i> LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; set out opportunities to tackle economic disadvantage and inequality; and seek to provide benefits for local communities. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets. Development proposals linked to community ownership and management of land will be supported.</p>
<p>LPP Steering Group Position</p>	<p>For many years the Parish Church was the focal point of the village. We support the intention to bring the building back into use to support the needs of the community and bring additional business development opportunities to the village.</p>

F3	Community Ownership of Tandlemuir Estate
<p>Planning Commentary</p>	<p>It aligns with national policies on peatland restoration, sustainable agriculture, and community ownership.</p>
<p>Links to LDP, NPF4 and justification where not aligned.</p>	<p><u>NPF4 Policies</u> <i>Policy 5 Soils</i> provides significant protection for peatland and carbon rich soils</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.</p> <p><i>Policy 25 Community wealth building</i> LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; set out opportunities to tackle economic disadvantage and inequality; and seek to provide benefits for local communities. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for</p>

example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets. Development proposals linked to community ownership and management of land will be supported.

Relevant LDP Policies

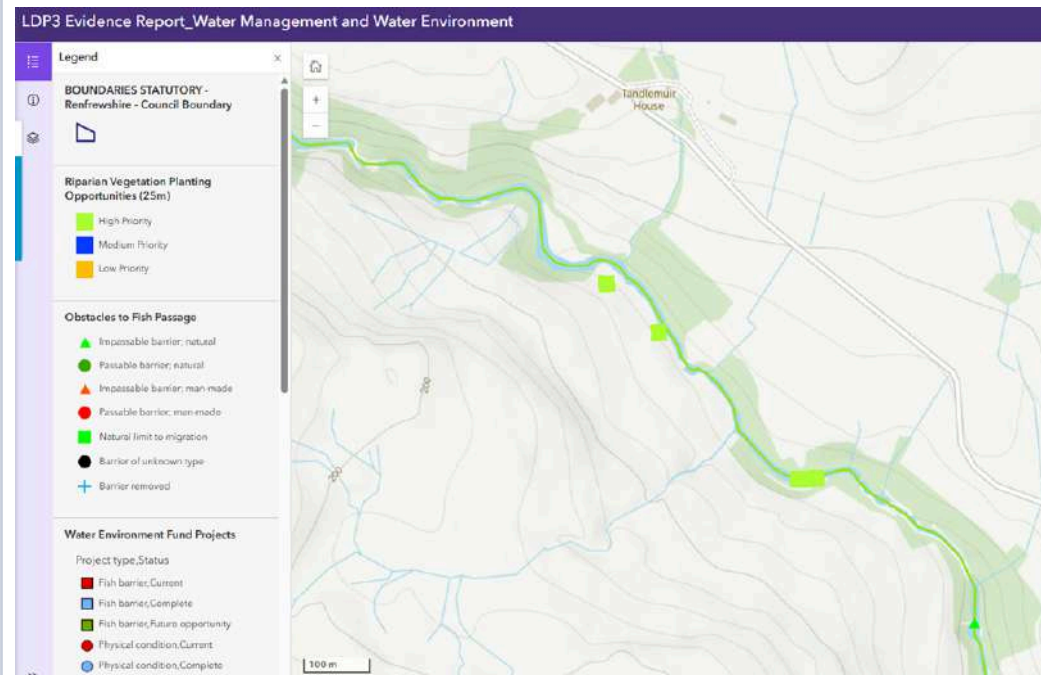
Policy ENV2 Natural Heritage

Development proposals should protect and restore degraded habitats, enhance and promote access to Renfrewshire's natural environment and minimise any adverse impacts on habitats, species, network connectivity or landscape character.

Relevant information from the Evidence Report for LDP3

Recommended riparian corridor

22.64 SEPA have prepared a recommended riparian corridor dataset that provides for climate change resilience, giving all natural watercourses room to adjust to changes in flood frequency and magnitude brought about by climate change. The spatial data shows a buffer zone that extends from the banks of all natural watercourses in Scotland. The riparian corridors can be viewed on the Water Management web map. The map illustrates that across the Renfrewshire area there is a mix of 20m, 30m and 60m meter buffers applied to the natural watercourses. SEPA have identified where there are opportunities for planting in the riparian corridor; these opportunities are also shown on the web map.



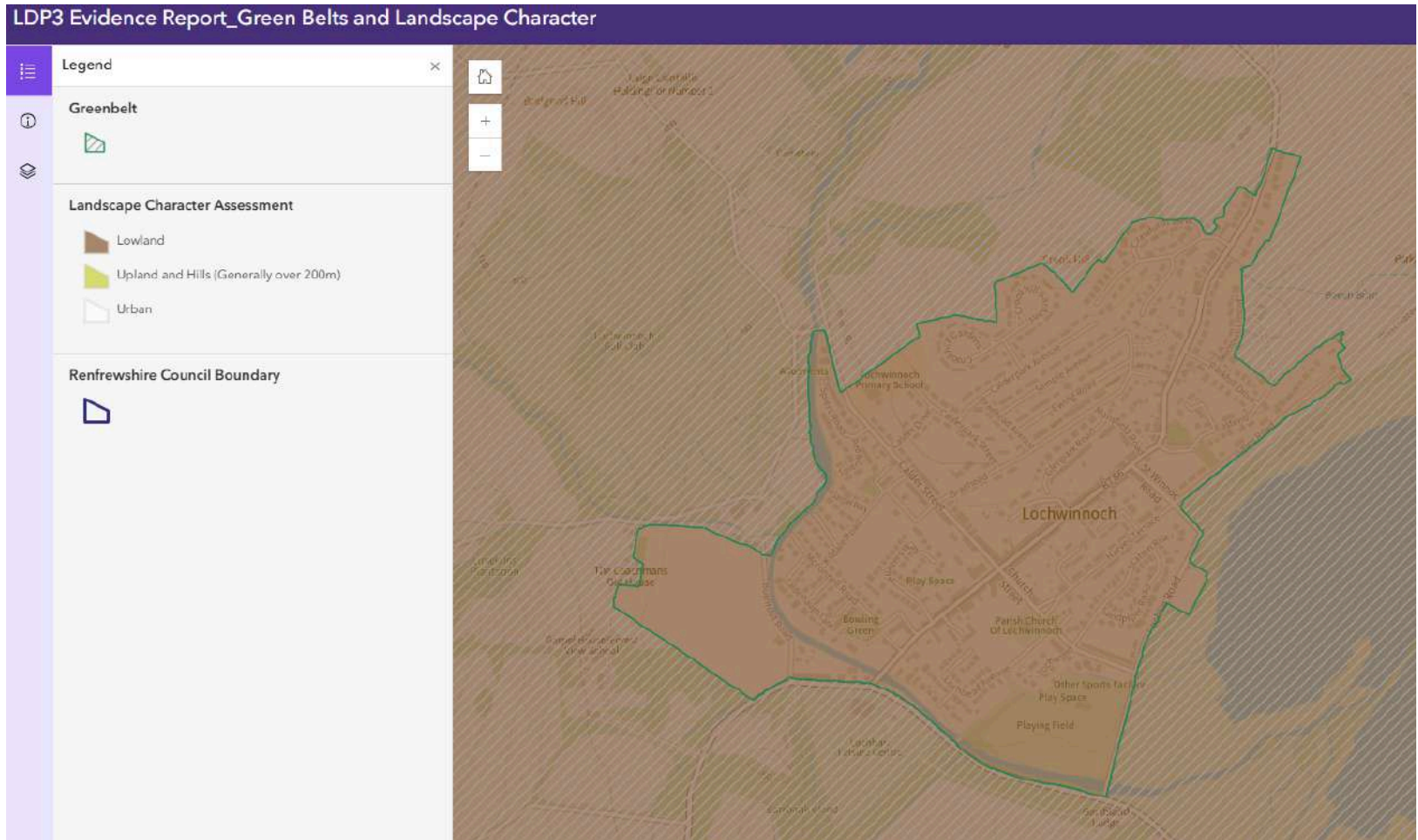
Mapping showing High Priority for upstream riparian vegetation planting on the River Calder at Tandlemuir

	<p><i>Renfrewshire Council's Public Body Climate Change Duty Report 2023-2024</i></p> <p>4.46 The Council's annual reporting includes targets and projects for adapting to climate change. LDP3 will align with and support, where appropriate the projects with a land use implication. Examples of relevant adaptation projects in the 2024 report include the restoration of 216 ha of degraded peatland as West Tandlemuir, Lochwinnoch.</p>
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F4	Upgrade and enhance the Annexe
Links to LDP, NPF4 and justification where not aligned.	<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</p>
LPP Steering Group Position	The Annexe has provided an important role within the community but is in need of significant refurbishment. We recognise the importance of the contribution the Annexe makes and acknowledge the challenges they face and their efforts to upgrade the building to provide additional recreational facilities needed in the community.

Housing

H1	Retain existing Greenbelt Buffer
<p>Links to LDP, NPF4 and justification where not aligned.</p>	<p><u>NPF4 Policies</u> <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><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 & 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 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."</p>



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

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 Lochwinnoch, followed by a table defining their nature and status:

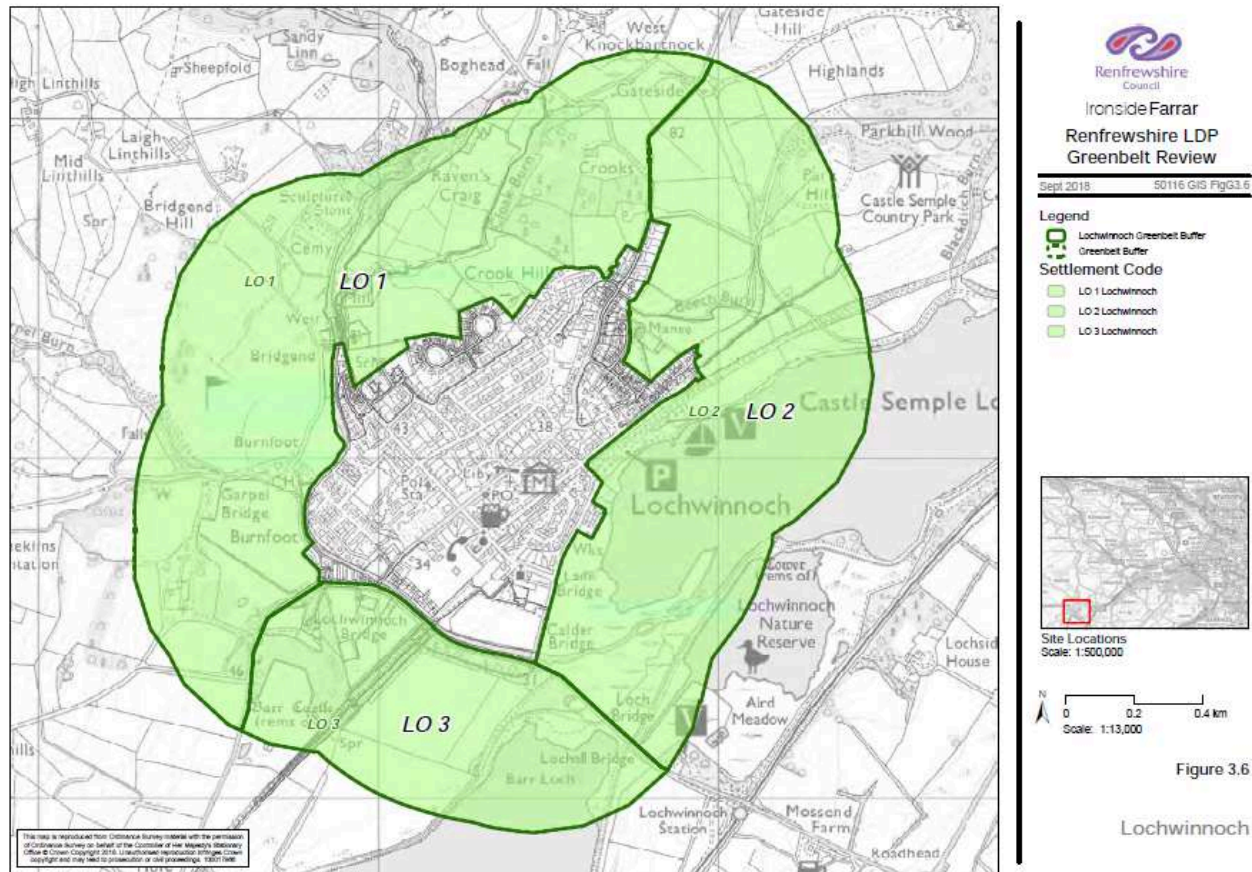


Table 6. Lochwinnoch (Figure 3.6)

The green belt has been divided into the 3 sectors. Sector 1 mostly comprises the valley of the Calder Water flowing towards the settlement from the north. Sector 2 forms the Castle Semple Loch basin, while to the south Sector 3 forms part of the setting to Loch Barr.

Sector/ Location	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
LO1 - North West	Steeply sloping, rugged landscape of the River Calder corridor comprised mostly of pasture but also the golf course and a cemetery. Some scenic qualities, with strongly rural character at the upland fringe. Good	Partly formed by the strong feature of the River Calder and typically residential property boundaries which provide a less robust settlement edge Topography helps contain the settlement. Fair	The River Calder is an important natural green corridor. A network of Core Paths run along quiet roads and tracks. Good	Category B
LO2 – East	Sloping pastures to the shores of Castle Semple Loch and the loch itself. Well defined character, scenic and includes recreational uses at Castle Semple Country Park and the RSPB site. Good	The south eastern settlement boundary is strong, defined by roads, the wooded corridor of NCN 7 and the loch itself. Short sections to the north are weaker where defined by residential property boundaries, but overall the boundary is strong. Good	Significant contribution to the green network with various paths, walking routes and opportunities for outdoor recreation at the Country Park. Castle Semple Loch is a SSSI. Good	Category A
LO3 – South	Flat landscape of pastures within a wooded framework. Includes a sports centre close to Lochwinnoch but otherwise minimal development. Good	The River Calder and the A760 form a robust settlement edge to this part of the green belt. The leisure centre occupies a small part of the green belt. Good	The NCN 7 corridor runs through this area of green belt. There are areas of woodland (AWI/ SINC) and the SSSI of Barr Loch. Good	Category A

Summary: Much of the settlement is strongly bounded by the natural features of Castle Semple Loch and the River Calder and has a strongly defined green belt character. In Sector LO1, part of the settlement boundary is somewhat weaker and defined in large part by topography and residential properties. There may be an opportunity to strengthen the settlement boundary at this location.

The 2019 Ironside Farrar Greenbelt assessment affirms the strength and contribution of the greenbelt buffer around Lochwinnoch, with the strength of boundary in all three zones rated at Category A or B

Other Policies

Burnfoot Field housing development (24/0892/PP)

- Regarding the flood risk posed at this site, Kaya Consulting’s Flood Risk Assessment acknowledges in its summary that “the risk of flooding can be reduced but not totally eliminated, given the potential for events exceeding design conditions and the inherent uncertainty associated with estimating hydrological parameters for any given site.”
- Regarding the sites role as a connecting corridor for the green network connecting the Lochs and Clyde Murshiel:
 - *NPF4 Policy 4 Natural Spaces* states that 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.
 - *LDP2 Policy P5* aims to protect, maintain or enhance the quality and connectivity of green/blue networks as an integral functioning part of the place.

H2	Policy Principles for Housing Development in the Lochwinnoch Community Council area.
<p>Links to LDP, NPF4 and justification where not aligned.</p>	<p><u>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: 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><u>Additional relevant guidance:</u> The <u>Chief Planner’s Letter</u> 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:</p> <p><i>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.”</i> We support this directive to ensure ease of assessment of community benefit from all new housing in our area.</p> <p><i>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.”</i> 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.</p> <p><i>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.’”</i> 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</p>

housing expected with any future housing development proposed for Lochwinnoch and surrounds, because of the significant market pressures and affordability issues associated with this location.

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"

<p>LPP Steering Group Position</p>	<p>Lochwinnoch has limited scope for any housing developments but we recognise that there are opportunities to utilise sites to contribute towards meeting our housing gaps. We would consider small scale applications that have been appraised after full consultation with all relevant parties and organisations if they were in line with our objectives.</p>
<p>H3</p>	<p>Develop existing Brownfield sites for Housing</p>
<p>Links to LDP, NPF4 and justification where not aligned.</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><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>
<p>LPP Steering Group Position</p>	<p>There are two sites that have received planning permission to proceed. We would encourage both developments to proceed at the earliest opportunity to help meet the housing needs that we have already identified.</p>

Moving Around

MA1	Enhance and expand Active Travel Route Network
<p>Links to LDP, NPF4 and justification where not aligned.</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>Evidence Report</u> <i>Topic 11 Sustainable Transport - Train Accessibility</i> Para 14.97: The following implications are identified for LDP3:</p> <ul style="list-style-type: none">● Protection of existing resources and ensure that LDP3 provides the policy framework for any new resource requirements (Infrastructure, education, health etc)● Continue to protect Core Paths● Continue to encourage, promote and facilitate developments that prioritise walking, cycling and public transport for everyday travel to reduce the need to travel unsustainably <p>Para 14.42: There is now full step free access at all stations other than Lochwinnoch, where only Platform 1 has step free access, and Paisley St James, which has none. Network Rail has confirmed that there are currently no planned accessibility improvements to stations in Renfrewshire in the period to 2037.</p>

	<p><u>Additional relevant guidance</u></p> <p>NTS2: states the following as policy goals relevant to this proposal (selection only)</p> <ul style="list-style-type: none"> ● Ensure sustainable, public and active travel access to employment, education and training. ● Reduce emissions generated by the transport system to mitigate climate change and improve air quality. ● Support management of demand to encourage more sustainable transport choices. ● 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
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MA2	Improve car parking in the village
<p>Links to LDP, NPF4 and justification where not aligned.</p>	<p><u>Relevant NPF4 Policies</u></p> <p><i>Policy 15 Local Living</i></p> <p>Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods, including safe, high-quality walking, wheeling and cycling networks local and access to shopping.</p> <p><u>Other Policies</u></p> <p>NTS2: states the following as policy goals relevant to this proposal (selection only)</p> <ul style="list-style-type: none"> ● Ensure sustainable, public and active travel access to employment, education and training. ● Reduce emissions generated by the transport system to mitigate climate change and improve air quality. ● Support management of demand to encourage more sustainable transport choices. ● 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
<p>LPP Steering Group Position</p>	<p>We recognise that there are limited parking facilities within the village, with little opportunity to immediately address this issue. We would want to investigate options to expand on current limitations for both residents and visitors.</p>

Climate and Biodiversity

C1 (A&B)	Address flooding on River Calder and Lochlip Road
<p>Links to LDP, NPF4 and justification where not aligned.</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> Policy 13 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.</p> <p><u>Relevant information from the Evidence Report for LDP</u> <i>Topic 1 – Climate, Mitigation and Adaptation</i></p> <p>NPF4 Planning Guidance: Policy 2 - climate mitigation and adaptation was published in June 2025 to support the application of NPF4 Policy 2. The guidance is designed to be relevant to applicants, planning authorities, decisionmakers and others with an interest in contributing to positive climate outcomes from development in Scotland. The guidance is split into 3 key sections: A plan led system; determining planning applications: climate mitigation; and determining planning application: climate adaptation. The guidance notes that a place-based approach to LDP3 should reflect and respond to different spatial sensitivities and vulnerabilities and should address strategic land use tensions. The guidance states that LDPs can identify areas where development is unlikely to be supported due to the predicted effects of climate change, this may also help identify areas where development is encouraged. In terms of determining planning applications the document sets out guidance for both mitigation and adaptation. The guidance does note that the application in practice of NPF4 will continue to evolve as best practice emerges.</p> <p><i>Renfrewshire Council's Public Body Climate Change Duty Report 2023-2024</i> Para 4.46: The Council's annual reporting includes targets and projects for adapting to climate change. LDP3 will align with and support, where appropriate the projects with a land use implication. Examples of relevant adaptation projects in the 2024 report include the restoration of 216 ha of degraded peatland as West Tandlemuir, Lochwinnoch.</p>

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.

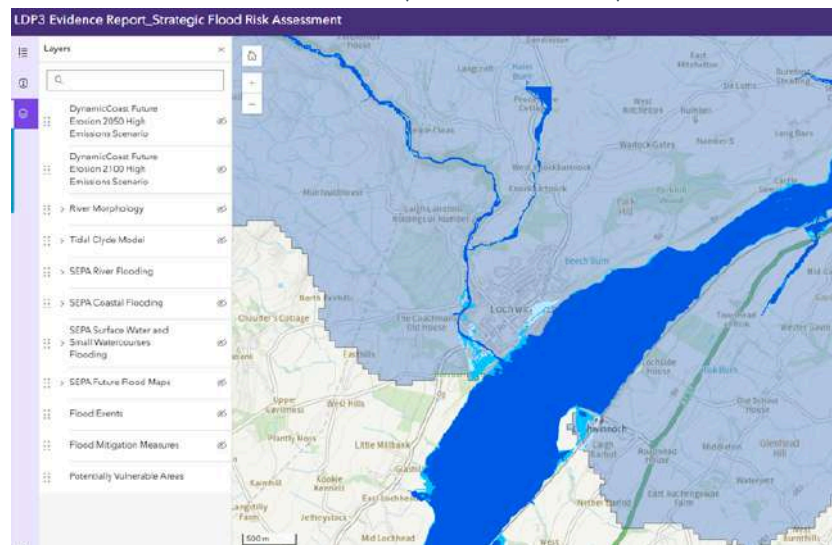
Para 22.12: Local authorities are responsible for the drainage of local roads and public highways. Drainage of motorways and major trunk roads is the responsibility of the Scottish Government, through Transport Scotland.

Para 22.27: The Clyde and Loch Lomond Flood Risk Management Plan 2021 identifies 23 Potentially Vulnerable Areas (PVAs), 4 of which cover parts of Renfrewshire. Potentially Vulnerable Areas were identified by the 2018 National Flood Risk Assessment (referred to above). The PVAs affecting Renfrewshire are shown on the Strategic Flood Risk Assessment web map. Within each PVA there are target areas identified and for each of these there are objectives and actions.

Para 22.28: The Flood Risk Management Plan sets out objectives and actions for each PVA target area. Actions include, for example, preparing more detailed flood risk assessments and management plans, and design and implementation of flood management schemes.

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, and the identification of flood risk management infrastructure as required by flood risk management plans. This may mean that land currently identified for development purposes but subject to flood risk, or which offers opportunity for managing flood risk, could be designated for that purpose. Flood risk mitigation measures could be identified for delivery within wider areas identified for development purposes. Where required, these will be set out in the Delivery Programme.

The Black Cart Water catchment (PVA Ref: 02/11/18) covers the whole of Lochwinnoch ([see map below](#)).



Topic 20 – Water management and environment

22.66 There are two man-made obstacles to fish migration in Renfrewshire on Dargavel Burn and the River Calder (upstream of Castle Semple Loch, on the boundary with Inverclyde).

22.88 The location of blue infrastructure, including watercourses, lochs, reservoirs, as well as the resources included in SEPA’s planning advice note such as SEPA’s natural flood management maps will be used to identify opportunities to protect and enhance nature networks and blue and green infrastructure in the preparation of the proposed plan. Where there are opportunities to strengthen regional nature networks through new local infill or expansion of existing nature-based solutions these will also be considered

Other Policies

LDP3 Strategic Flood Risk Assessment 2025 - Excerpt from LDP3 Strategic Flood Risk Assessment 2025

<p>Lochwinnoch is a village located on the banks of the Castle Semple Loch and Barr Loch and the River Calder within the Renfrewshire Council area. The main source of flooding in Lochwinnoch is river flooding, however there is also risk from surface water flooding. There are approximately 380 people and 220 properties currently at risk from flooding. This is likely to increase to 610 people and 340 properties by the 2080s due to climate change.</p>	<ul style="list-style-type: none"> • Avoid inappropriate development that increases flood risk in this target area • Prepare for current flood risk and future flooding as a result of climate change in this target area • Reduce the risk of flooding in this target area 	<ul style="list-style-type: none"> • Renfrewshire Council to carry out a flood study and options appraisal to address risk from the River Calder and tributaries • Renfrewshire Council to carry out a natural flood management study and options appraisal that will focus on the potential benefit natural flood management actions may have on the River Calder Burn catchment.
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Clyde and Loch Lomond Local Plan - District Local Flood Risk Management Plan 2022-28

Action no. 8303 ‘Lochwinnoch Flood study (options appraisal)’ in the [Clyde and Loch Lomond Local Plan - District Local Flood Risk Management Plan 2022-28](#) states that following on the outputs of River Calder flood study and natural flood management study, Renfrewshire Council should identify options to manage flood risk in Lochwinnoch. Confirmation of funding is awaited from the Scottish Government and COSLA. Action delivery lead is Renfrewshire Council who will co-ordinate with other interested parties.

LPP Steering Group Position

Flooding causes cars to be destroyed and creates serious issues for getting to work, travel for the elderly, and pedestrians (one detailed account of a car write-off and lost work was provided during the consultation for this LPP). The recurring risk of driving through floodwater has the potential to impact local health and wellbeing. The repetitive nature of these events dictates that measures need to be taken to mitigate the current problems and future proof the road networks and supporting infrastructure.

Further Reasoning

Three Lochs Project – Feasibility Study Phase 1: Preliminary Hydrological and Biological Assessment (2003)

Summary of findings regarding flooding impacts:

- Elliston Weir Impact: The permanent inundation of Barr Loch and the surrounding area is a direct result of the construction of Elliston Weir downstream of Castle Semple in the 1970s, confirming the resident's belief that the weir is central to the problem.

- | | |
|--|--|
| | <ul style="list-style-type: none">● Flood Compromise: Any major alteration to Barr Loch's water storage (to create a seasonal wetland) requires an essential compromise because reducing the storage capacity of Castle Semple Loch and the floodplain may significantly increase flood risk downstream (e.g., in Johnstone and Linwood).● Future Warning System: Further study phases were recommended to investigate a potential flood warning/forecasting system to help manage controlled outflow from Castle Semple Loch.● Seasonal Management: The proposed strategy involves managing water levels seasonally to balance conservation (lowering levels for nesting/management) and flood storage (using the area for flood inundation during winter).● See Planning statement for proposal PS5 for evidence connecting loch flooding management to biodiversity concerns |
|--|--|

C2	Integrating Nature Networks with Active Travel Routes
<p>Links to LDP, NPF4 and justification where not aligned.</p>	<p><u>Relevant NPF4 policies:</u> 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> 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> <p><u>Relevant LDP2 Policies</u> <i>Policy P5</i> 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> <i>Topic 2 – Biodiversity and Natural Places - Nature Networks</i> 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 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> The Renfrewshire Biodiversity Action Plan (2024) includes the following actions relevant to this proposal:</p> <ul style="list-style-type: none"> ● 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 ● 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.
<p>LPP Steering Group Position</p>	<p>Extensive opportunities for Nature Networks already exist within the Lochwinnoch area and the opportunity should be taken to extend and enhance these areas and the links between them. These wildlife and nature corridors will increase biodiversity.</p>

Further Reasoning

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.

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.

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

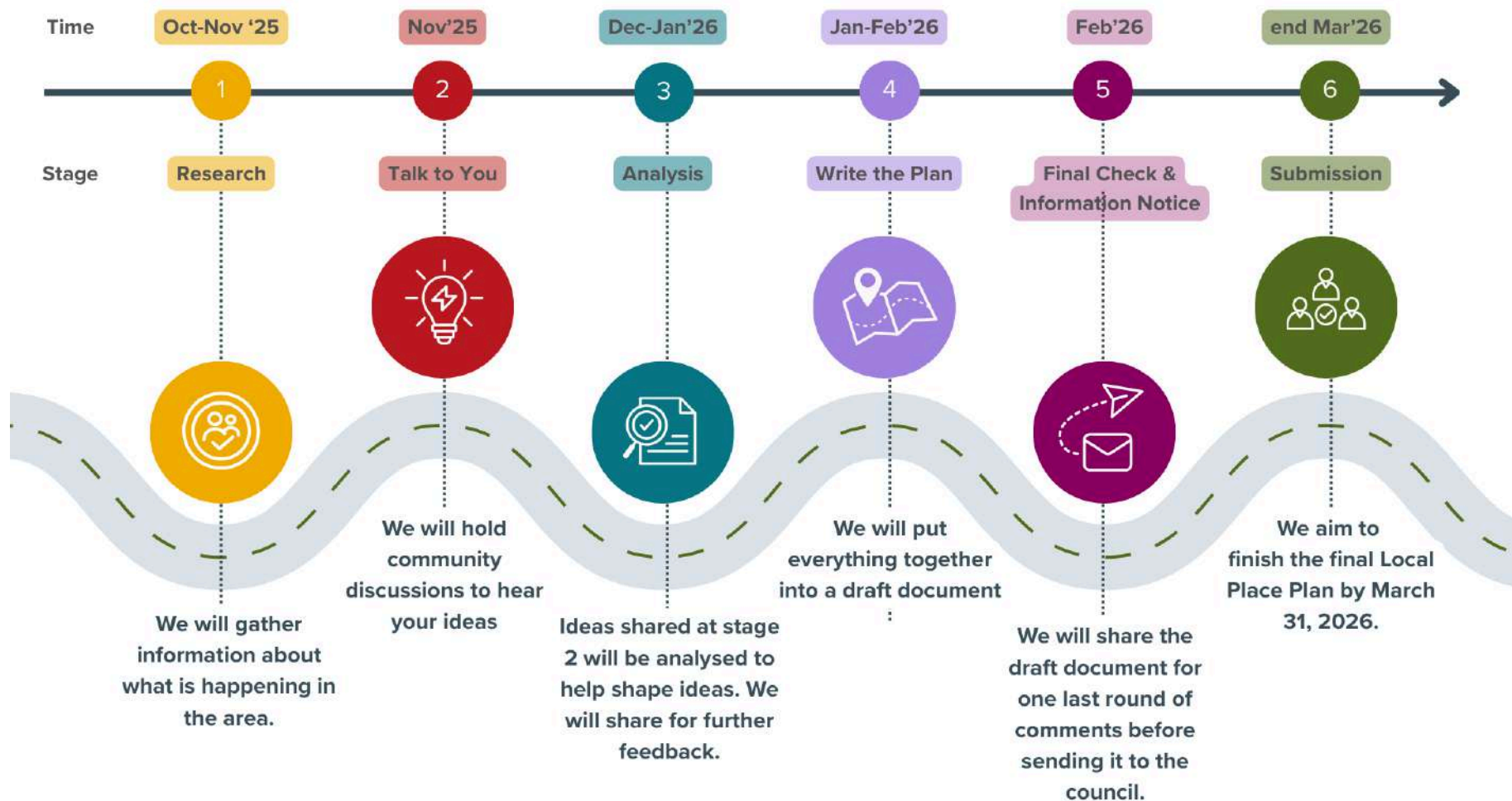


Figure 5.1 | How the Plan was Prepared Timeline

Engagement Methodology

Key elements of the process undertaken include:

Online Survey

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

Community Conversations

- Four in-person Community Discussions were held in various venues across the Village over a period of two weeks in November 2025. These were themed as follows.
 - 1 - Getting around Lochwinnoch & the Impact of Flooding
 - 2 - Future Housing in Lochwinnoch
 - 3 - Improving our Buildings & Natural Spaces
 - 4 - Exploring the Future of Lochwinnoch

Marketing

- To promote all these events, leaflets were made available, 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 have been listed in the Appendices 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 local community organisations.
- **XXX** representations were 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.



Figure 5.2 | Promotional flyer for the LPP

Engagement in Numbers

Date	Event	No. of People
October 2025	Online Survey (see adjacent table) <i>22nd September 2025 to 17th October 2025</i>	
November 2025	Community Discussion 1 - Getting around Lochwinnoch & the Impact of Flooding <i>Wed 12th of November, 2-4 pm, The Library</i>	16
	Community Discussion 2 - Future Housing in Lochwinnoch <i>Fri 14th of November, 2-4 pm, The McKillop</i>	8
	Community Discussion 3 - Improving our Buildings & Natural Spaces <i>Wed 19th of November, 6-8 pm, Bowling Club</i>	9
	Community Discussion 4 - Exploring the Future of Lochwinnoch <i>Fri 21st of November, 6-8 pm, Bowling Club</i>	9
March 2026	To be filled out on completion of the Information Notice Period	

Figure 5.4 | Summary of engagement in numbers and infographic.

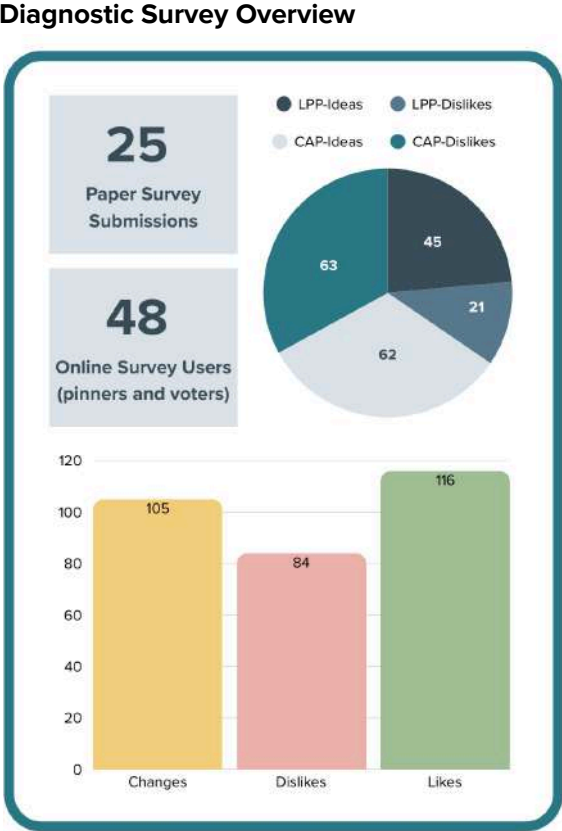


Figure 5.3 | Online Survey results

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 Lochwinnoch 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 | Further Ideas for Community Action

The following table lists ideas for the future identified through the consultation process which fall outside the scope of a Local Place Plan.⁵ They have not been developed more fully, but could be expanded into a full Community Action Plan for Lochwinnoch as future resources allow. Being on this list here does not represent endorsement within this plan but instead represents a record of what has been communicated by the community. The Place Standard has been used for categorisation.

Code	Aspirational idea	Sub Theme
	Moving Around	
M1	Joint marketing of NCR7 cycle track with North Ayrshire Council	Active Travel
M2	Develop a Loch-shore hub for NCR7	Active Travel
	Public Transport	
PT1	Make the train station, RSPB and Castle Semple fully accessible venues. <ul style="list-style-type: none"> Lifts required on both platforms at the station, and better pedestrian and vehicular access. Compare Howwood. Ensure ramps provided at all venues as alternative to steps 	Accessibility
PT2	Advocate for increased frequency of trains at Lochwinnoch train station	Train
PT3	Better bus links outwith the village: <ul style="list-style-type: none"> Current bus service to Johnstone is only hourly - return to half-hourly. Establish New mini-bus route from Kilbirnie through Lochwinnoch to Glasgow once a week Kilbirnie-Howwood-Lochwinnoch route should be better connected for tourists and residents 	New bus services
PT4	Establish better bus links between village and Train Station <ul style="list-style-type: none"> A lack of coordination between bus and train times leads to long waits and encourages more driving to the station. Option: 12-seater village minibus running a continuous loop from the station around the village 	Bus link to station
	Traffic and Parking	
TP1	Review parking restrictions and options. (e.g. Double yellow lines at the Cross, on and off street parking restrictions)	Parking
TP2	Improve and maintain road to Castle Semple Loch	Road Maintenance
TP3	Install mirror at road junction at pub corner for traffic coming up the High Street	Road Safety
TP4	Reduce speed limit on A760 past Train Station	Speeding
TP5	Traffic calming measures nr Woodland south east of Lochwinnoch Cemetery (hosts 'Good in the Wood'). Restrict to 20 mph.	Speeding
TP6	Encourage use of the LEAP car club .	Car Share
	Streets and Spaces	

⁵ being relevant to wider concerns other than the development of land and buildings, or else delivered/controlled by processes, groups and institutions with powers outwith the planning system

Code	Aspirational idea	Sub Theme
SS1	Funding to support locals and small businesses to maintain their properties, and retain buildings in community ownership	Built Heritage
SS2	Add additional benches around the periphery of the village centre to aid mobility and walking	Benches
	Natural Space	
NS1	Marketing campaign to encourage use by locals of natural countryside	Health
NS2	The sewage works directly emit waste into Castle Semple loch when water is high. An upgrade is required.	Environment
	Play and Recreation	
PR1	Access to Castle Semple visitor centre and RSPB nature reserve needs to be promoted and improved.	Marketing
PR2	Consider relocating football from the Recreation Park to use Viewfield Park more effectively.	Sports
	Facilities and Services	
F1	Reinstate full post office services. Explore potential for a Cash Access UK Banking Hub	Post Office
F2	Encourage a vets practice to be established	Vets
	Work and Economy	
WE1	Promote and encourage more jobs for local people.	Jobs
WE2	Encourage more local independent shops to open, including food shops such as a butcher and baker.	Shops
WE3	Reinstate and support the Ranger Service at Castle Semple Loch and Clydemuirshiel.	Tourism
WE4	Explore the possibility of Castle Semple Visitor Centre expanding with a proper cafe offering healthy food to cyclists and walkers. Explore its use as a venue for running local events with local businesses	Tourism
	Social Interaction	
SI1	Establish more weekend and evening activities for families, working adults, single people and older people to enjoy.	Events and Activities
SI2	Establish more activities and clubs for teenagers	Young People
	Feeling Safe	
FS1	Encourage approaches to deal with anti-social behaviour (enforcement and support)	Anti-social behaviour
	Care and Maintenance	
CM1	Encourage more people to care for the village	Citizenship
CM2	Install more dog bins (e.g. at John's Wood)	Dog Fouling
CM3	Upgrade frontages of Calder Street flatted block	Exterior painting
CM4	Advocate for improved upkeep of green areas	Greenspaces
CM5	Advocate for repair pavements around village	Pavements
CM6	Advocate for regular cleaning of village centre	Street cleaning
	Influence and Sense of Control	
IS1	Establish a culture in the village of being forward thinking and welcoming of new initiatives	Ways of working
	Renewables	
R1	Consider options appraisal and feasibility study into a community-led hydro scheme on the River Calder to generate income for community benefit.	Ways of working

Appendix B | 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.	✓	Here	Lochwinnoch Community Council is the Community Body submitting this Local Place Plan
3	Contact details for your organisation.	✓	Here	info@lochwinnochtrust.org.uk
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 and proposal specific maps are provided
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	
Evidence of compliance with the requirements of regulation 4				
9	Fulfil requirements to run the statutory Information Notice Period	TBC		
10	Records of when and to whom the Information Notice was sent (required: local councillors and community councils).	TBC		
11	Evidence of the level of community support for the Local Place Plan and how the Community Body reached that view.	✓	Chapter 5	
12	Copies of additional relevant documents as appropriate.	TBC		Information Notice Period Response Summary

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

The Information Notice period for the Lochwinnoch 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:

- Kilmacolm and Quarriers Village
- Largs
- Kilbirnie and Glengarnock
- Beith
- Howwood
- Kilbarchan
- Bridge of Weir

Councillors for Ward 9 - Johnstone North, Kilbarchan, Howwood, and Lochwinnoch

- Andy Doig - Independent.
- Chris Gilmour - Scottish Labour Party.
- Gillian Graham - Scottish Labour Party.
- Emma Rodden - Scottish National Party.

Of these, 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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