

Community Asset Transfer Request Notification

Regulations 6 and 7 of The Asset Transfer Request (Procedure) (Scotland) Regulations 2016¹, set out arrangements for Public Bodies to ensure other people are informed when an asset transfer request has been made, and to advise how they can make representations about it.

Notice is hereby provided of an Asset Transfer Request received by Renfrewshire Council for [Site, northern boundary 49 Beardmore Cottages, Inchinnan, PA8 9PE](#)

Details of the request and how to make representations are provided below:

Community Transfer Body: Inchinnan Development Trust

Name of Asset: Site, northern boundary behind 49 Beardmore Cottages, Inchinnan PA8 9PE

Nature of Request: Full Ownership

Date CAT Request received: 12 July 2024

Status of Request: Validated*, 16/09/2024

Summary of Proposed Use:

Inchinnan Development Trust is requesting an asset transfer of this land for incorporation into the community owned Teucheen Wood and to support existing woodland activities, including, community conservation volunteering, nature wellbeing sessions, and educational programmes. IDT have previously secured planning permission to site a tool store on the site. Ownership under CAT will secure the site for future use and help to enhance access to the woods.

Representation

This CAT Request is open for consultation. If you wish to make a representation either for or against the transfer request, you must do so ***in writing***, stating your ***name and address***. Representations must be made within 20 working days of this notice being published. A copy of each representation received will be given to the Community Transfer Body (CTB) and will be published on the Council's website

¹ <https://www.legislation.gov.uk/ssi/2016/357/made>

(<https://www.renfrewshire.gov.uk/article/4534/Community-Asset-Transfer>) along with any response from the CTB. The final date to make representations for this request is **Friday, 18 October 2024.**

Representations should be sent to communityassettransfer@renfrewshire.gov.uk with the title “***Beardmore Site CAT Request Representation***”.

All representations and responses are available to read on the Renfrewshire Council website: <https://www.renfrewshire.gov.uk/article/4534/Community-Asset-Transfer>

*Validation is the date at which all documents in relation to the CAT Request have been received.

Relevant Documents

The following key documents are attached to this notice:

- The official CAT Request Form (12/07/2024)
- Site Plan reference E3381
- Teucheen Wood Woodland Management Plan (December 2023).

Personal and Commercially Sensitive information has been removed from the CAT Request and Businesses Plan prior to publication.

For more information, contact communityassettransfer@renfrewshire.gov.uk or call 0300 300 0330.

This Notice is published by order of the Head of Economy and Development, Chief Executives' Services, Renfrewshire Council.



COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

This is a standard asset transfer request form which can be used to make a request to Renfrewshire Council. For assets owned by other relevant authorities, please refer to that authority's own website.

You do not need to use this form to make an asset transfer request but using a form will help you to make sure you include all the required information.

You should read the asset transfer guidance provided by the Scottish Government before making a request. All forms and guidance documents are available to download from the Council's [Website](#)

You are strongly advised to discuss your proposals with the Council before making an asset transfer request. You can do this by contacting the CAT Single Point of Contact at communityassettransfer@renfrewshire.gov.uk.

When completed, this form must be sent to: -

The CAT Single Point of Contact
Regeneration and Place
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1TT

Or submitted by email to: communityassettransfer@renfrewshire.gov.uk

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015 in relation to property owned, leased, or managed by Renfrewshire Council.

Section 1: Information about the community transfer body (CTB) making the request

1.1 Name of the CTB making the asset transfer request

Inchinnan Development Trust

1.2 CTB address. This should be the registered address (if you have one) or main correspondence address.

Postal address:

India of Inchinnan

Greenock Road, Inchinnan

Renfrewshire

PA4 9HL

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name: [REDACTED]

Postal address:

[REDACTED]

Inchinnan, Renfrew

Renfrewshire

Postcode: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement).*

You can ask the relevant authority to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.

*Renfrewshire Council takes the privacy of your personal data very seriously. For more information see our [Privacy Policy](#). *(Please tick to indicate agreement).**

We agree that information provided in this asset transfer request, including contact

details, may ONLY be forwarded to relevant officers within Renfrewshire Council for the purposes of assessment and/or in order to provide specialist support to further the asset transfer request as appropriate. Contact details will only be forwarded with your consent for an explicit purpose. *(Please tick to indicate agreement)*.

1.4 Please mark an "X" in the relevant box to confirm the type of CTB and its official number, if it has one.

X	Company (with no fewer than 20 members) and its company number is	SC659896
	Scottish Charitable Incorporated Organisation (SCIO) (with no fewer than 20 members) and its charity number is	
	Community Benefit Society (BenCom), (with no fewer than 20 members) and its registered number is	
	Unincorporated organisation (no number)	

Please attach a copy of your constitution, Articles of Association or registered rules.

1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No

Yes

Please give the title and date of the designation order:

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1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers (i.e. those listed above at 1.4)?

No

Yes

If yes what class of bodies does it fall within?

Community-controlled body.

Section 2: Information about the land and rights requested

2.1 Please identify the land / property to which this asset transfer request relates.

You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.

*It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you **must** attach a map and give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.*

Details of Property: -

The area of land is located at the rear of 49 Beardmore Cottages (Inchinnan) and abuts the southern boundary/entrance of community-owned Teucheen Wood.

Address: -

Site, Northern Boundary

49 Beardmore Cottages

Inchinnan, Renfrew

Postcode:- PA4 9PE

Community Area:- Inchinnan

2.2 Please provide the UPRN (Unique Property Reference Number), if known.

If the property has a UPRN you will find it in the relevant authority's register of land.

UPRN:-

123120265

Section 3: Type of request, payment and conditions

3.1 Please tick what type of request is being made:

for ownership (under section 79(2)(a)) - go to section 3A

for lease (under section 79(2)(b)(i)) – go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

3A – Request for ownership

What price are you prepared to pay for the land requested:

Proposed price: £1

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – request for lease

What is the length of lease you are requesting?

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent:

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

3C – request for other rights

What are the rights you are requesting?

Do you propose to make any payment for these rights?

Yes

No

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £

Please attach a note setting out any other terms and conditions you wish to apply to the request.

Section 4: Community Proposal

4.1 Please set out the reasons for making the request and how the land or building will be used.

This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.

4.1.1 Objectives of the Project:

The land is directly adjacent to the southern boundary of Teucheen Wood, a woodland which was brought into community-ownership by the Trust in 2021. Since gaining ownership of the woodland the Trust has established a diverse programme of ecological and community-based projects alongside our on-going woodland management work. The Trust is requesting an asset transfer of this land for incorporation into our Teucheen Wood project and to support our woodland activities (which include community conservation volunteering, nature wellbeing sessions, and educational programmes). The main objectives are as follows:

Consistent habitat management/enhancement:

The Trust would extend our woodland management plan and practises to this currently unmanaged area of land. This would include incorporation into woodland assessments/surveys, work on maintaining land by our conservation volunteers, and work to remove invasive plant species (and introduce new native species) - benefitting both the land itself and adjacent Teucheen Wood.

Maintaining the land and our woodland equipment store:

The Trust acquired planning permission to relocate a storage container to the land last year. This container houses our woodland management equipment, volunteer hand tools, and equipment used by local forest school educators and within our own educational/wellbeing sessions in Teucheen Wood. As such, the storage container (and land it sits on) is essential to our delivery of our programme of activity within the woodland.

Ownership of the land will help the Trust (and our volunteers) manage our storage container and the area around it. This help us allow us to continue to maintain (and make improvements to) the exterior of the container, ensuring it is in-keeping with its natural surroundings (but not over-run with vegetation) and increasing its longevity. Showing active management of the container and surrounds should also help to discourage vandalism and fly-tipping.

Improving safety and accessibility:

The site stretches across one of Teucheen Wood's informal entrances. This entrance is the most accessible the woodland has to offer, as a result it is often used as an entry-point for maintenance tools and arboricultural equipment required for management and tree works within the woodland. Gaining ownership of the land will allow the Trust to maintain the grass area leading to the woodland entrance and make accessibility improvements where possible (e.g. widening of entry point, addressing poor ground conditions resulting from tread, and maintaining the grass verge). Maintaining vegetation around our storage container on-site will also ensure ease of access for

those who use it while helping the Trust keep on-top of fly-tipping/rubbish disposal on the land. There are several mature trees located on the land but out with the boundary of Teucheen Wood, a transfer of the land would allow the Trust to incorporate it into our annual Visual Tree Assessments (conducted by Envirocentre Ltd) and undertake any tree safety works which may arise from them.

4.1.2 Why there is a need for your Project

The land houses our equipment/tool store which is essential to our operations and community activities within Teucheen Wood. Beyond this, it is essentially an extension of Teucheen Wood in terms of habitat (i.e. woodland edge habitat) and should be managed as such. Without proper vegetation maintenance there is a risk that invasive species (and garden escapees) will begin to dominate the site. As woodland edges are particularly vulnerable to invasive species, there is also a risk that they could spread further into Teucheen Wood outcompeting native flora and decreasing biodiversity.

Teucheen Wood has seen an increase in footfall following the Trust's community buy-out, our formal Woodland Management Plan covers path maintenance/improvement to address this within the woodland. Incorporation of this area of land (including the path to the woodland entrance on boundary of the site) would address the risk of deteriorating ground conditions from footfall, allowing the Trust to maintain the path (and entrance) and make improvements where possible.

There is also a risk that the land could fall into neglect without active management and maintenance, not only making the site appear dilapidated but potentially encouraging fly-tipping and rubbish/garden waste disposal on site (which it has been used for in the past). The Trust would ensure the land is well-maintained and avoids becoming an eyesore for residents.

4.1.3 Development / changes / modifications required

Changes and modifications will be in the form of general site maintenance (maintenance of overgrown vegetation, removal of fly tipping/rubbish, assessment of trees on site), habitat management (removal of invasive species, enhancing woodland edge habitat), access improvements (maintenance of grass verge/path leading to Teucheen Wood, improvement to access point on boundary), and small-scale ecological projects (planting, habitat creation, green crafting).

4.1.4 Activities that will take place

The area will support our community activities within Teucheen Wood while also being incorporated into them. Our Friends of Teucheen Wood volunteers will be essential in the maintenance and improvement of the land, while our well-being and education groups will assist with small scale ecological projects on the site.

Habitat management:

Regular maintenance to manage vegetation growth, monitor and control invasive species, planting, and species enhancement where possible, monitoring of mature trees, and incorporation into Teucheen Wood's woodland management plan.

Ground/site management:

Management of overgrown vegetation which obstructs access/activities on site, maintenance and improvement of path and entrance to Teucheen Wood (located on grass verge of site), monitoring and clearance of fly-tipping and waste disposal, and visual improvements to site to reduce sense of dilapidation resulting from lack of management.

Conservation volunteering:

Habitat management and site maintenance will be incorporated into the work of our Friends of Teucheen Wood volunteer group which is made up of members of our local and wider communities. There is also opportunity to involve local schools as part of their curriculum or educational programmes such as the John Muir award.

Safety and accessibility improvements:

Improvement of the access path and entrance to the woodland, incorporation of trees on-site into the Trust's annual Visual Tree Assessment, and completion of necessary arboricultural operations.

Small scale ecological projects:

Green crafting and planting projects on-site will be incorporated into volunteering, educational, and wellbeing sessions. This may include: the creation of planters made from reclaimed wood, species enhancement through planting, and creation of an "insect hotel" on site. The site would also be suitable for small scale green woodworking/bushcraft projects (due to its flatness and proximity to our storage container).

Cube improvement/maintenance:

Maintenance of on-site equipment/tool store used for woodland management and educational/wellbeing activities, management of vegetation around the store, and work to improve its appearance/incorporation into the site (e.g. painting, climbing vegetation).

4.1.5 If the asset is to be used by the public it would be helpful if you could provide details of letting's policy and opening times

N/A

4.1.6 What provision will be provided for people with disabilities?

This area of land has greater accessibility than Teucheen Wood (which is naturally less accessible owing to its terrain/topography), meaning that we can engage a wider range of residents with our activities improving and working on the site.

The boundary of the site also has the most accessible entry-point into Teucheen Wood, with ownership of the land the Trust would look to increase accessibility by making improvements to the entrance pathway and entry-point into the woodland.

4.1.7 Any other relevant information?

Teucheen Wood's formal Woodland Management Plan document can be provided upon request.

Benefits of the proposal

4.2 Please set out the benefits that you consider will arise if the request is agreed to.

This section should explain how the project will benefit your community, and others. Please refer to the guidance on how the relevant authority will consider the benefits of a request.

Please explain how the project will benefit your community by detailing how your project will promote or improve: -

4.2.1 Economic development / income generation

While the site will not be profit generating, community engagement with work on site and the woodland activities the site helps to support brings many opportunities for skills development and learning within our communities.

4.2.2 Regeneration

As outlined in our 2021 - 2026 Strategic Plan document, the Trust's main goals are:

- The advancement of community development (including the advancement of woodland and greenspaces regeneration) principally within the Community.
- The advancement of environmental protection and improvement.
- The provision and organisation of recreational activities with the object of improving the quality of life for the persons for whom the facilities or activities are primarily intended.

This asset contributes to each of these aims through its capacity to support our Teucheen Wood projects (and the Trust's community-based work within the woodland) and the incorporation of its management into our programme of activities (community volunteering, recreation, and wellbeing etc) - giving our community members an opportunity to become actively involved in management of the land and benefitting from the experience/skills, sense of stewardship, and community ties that will bring.

4.2.3 Public Health

Incorporation of mature trees into our annual tree assessments, improvements to the access path on site, and control of fly-tipping will improve overall safety of the site.

The storage container on site is also essential to our green health initiatives, storing equipment used by staff and woodland educators/activity leaders. The includes our weekly adult wellbeing sessions funded by Engage Renfrewshire's Community Mental Health & Wellbeing Fund. These sessions benefit's participants wellbeing through time spent engaging with nature (i.e. green health/prescription), nature-based wellbeing activities (e.g. nature observation, forest bathing, mindfulness exercises, social activities), and social connection.

The site also supports our volunteer and educational sessions within the woodland which take place across the year, also bringing benefit to both mental and physical wellbeing. Work on the site itself (and associated small-scale projects) will also be incorporated into these activities.

4.2.4 Social / Wellbeing

As above, the site is essential in its support of our wellbeing and community-based activities within Teucheen Wood. These programmes improve the wellbeing of attendees (and therefore our community at large) through nature immersion/exposure but also by increasing their sense of connection to their local community/environment and providing an opportunity for group socialisation (helping to address isolation and improve community cohesion).

The site also supports our educational activities within the woodland, providing a meeting place for sessions and store for equipment/gear. Most recently the site has supported the facilitation of woodland sessions for Inchinnan Primary School as part of their P7's John Muir Discovery Award and educational sessions for S2 pupils from Park Mains High School.

Improvement and maintenance of the site following an asset transfer will also be incorporated into educational programmes (both through our sessions for young people and adult wellbeing and volunteering groups).

4.2.5 Environmental / Wellbeing / Environmental Benefits

The Trust is dedicated to the preservation and enhancement of our local environment through responsible, informed management and sustainable development of green assets like Teucheen Wood and its surrounds. The site supports the Trust's work within the woodland and facilitation of our long-term management plan. The long-term vision for Teucheen is to maintain a safe, biodiverse environment - increasing local biodiversity and resilience against threats from adjacent land use and climate change, while encouraging public engagement.

Habitat management on site will allow for control of invasive species (and encroachment into Teucheen Wood), enhancement of woodland edge habitat, and small-scale ecological projects.

Activities taking place (both within Teucheen Wood and on-site) provide learning opportunities around environment and conservation for those participating (e.g. through tool use, green crafting, nature education) helping to boost environmental literacy and engagement with local nature within our community.

4.2.6 Does your project contribute to the reduction in equalities? Please detail how.

We strive to reach those who have barriers to engaging with nature independently. This can include 'actual' barriers and 'perceived' barriers such as: economic disadvantage, lack of awareness of (or access to) greenspaces, low confidence in outdoor spaces, poor social confidence, and mental/physical health.

As with all of our projects, the Trust will strive to include those with barriers in the improvement/maintenance of this asset and the activities the asset supports in Teucheen Wood. The Trust believes that freely available structured sessions (e.g. our volunteer programme or woodland wellbeing sessions) can help those with barriers gain the necessary confidence and skills to engage with nature/local greenspaces like this.

The boundary of the site also has the most accessible entry-point into Teucheen Wood, with ownership of the land the Trust would look to increase accessibility where possible and better maintain this entrance.

4.2.7 Any other relevant information

The Trust is in the process of applying for an additional Community Asset Transfer for a site which neighbours Teucheen Wood - an area of arable land to the east of Beardmore Cottages. The project at this site will seek to enhance biodiversity (through the restoration of wet grassland habitat and creation of new, high quality woodland edge habitat) and develop a fully accessible space for the Trust's nature-based community activities. The delivery of our aims at this site (rear of 49 Beardmore) will help to facilitate this project and our wider ecological work in the area surrounding Teucheen Wood.

Restrictions on use of the land

4.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

Trees on site are covered by a blanket Tree Preservation Order. While the site itself does not have any environmental designations, adjacent Teucheen Wood has a non-statutory designation as a SINC (Site of Importance for Nature Conservation).

Negative consequences

- 4.4 Please identify any potential risks which may occur if your request is agreed to?
How would you propose to minimise these?

You should consider any potential negative consequences for the local economy, environment, or any group of people and explain how you could reduce these.

The Trust cannot foresee any negative consequences that could occur if granted an asset transfer of the site. Currently the site is largely unmanaged, with little maintenance of vegetation and incidences of fly-tipping. The land itself, in terms of habitat, is a continuation of the adjacent woodland habitat of Teuchean Wood (woodland edge habitat) and will be managed as such. As with our existing assets, feedback and input from our community members will be considered and implemented in the site's on-going management.

Capacity to deliver

- 4.5 Please show how your organisation will be able to manage the project and achieve your objectives.

This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

Have you / your organisation managed projects or owned / leased land previously?

Please provide details of: -

4.5.1 Skills and experience of members of the organisation

IDT operates under the leadership of our Board of Directors (composed of 4 local people dedicated to the betterment and development of Inchinnan for the benefit of the community) alongside our two part-time members of staff and various volunteers.

Maggie Morrison (Development Manager) - Maggie has over 25 years' experience working in roles in finance, procurement, project management, and administration. Her people skills and positive attitude are the driving force behind IDT.

Lacey Lindsay (Development Officer) - Lacey is an Earth Science (Hons) graduate bringing experience in geoscience and conservation. She supports IDT's environmental ambitions and engaging our community with these.

Ali Cush (Director) - Ali works as an Education and Inclusion Advisor at Loch Lomond & The Trossachs National Park and is passionate about creating equal access to greenspaces and outdoor learning.

Mags O'Neill (Director) - Mags works as an early years educator at Inchinnan Nursery. Having served Inchinnan Community Council for over 10 years, she has been a key contributor to many village projects.

Marci MacCuish (Director) - Marci is an Environmental Health Officer with over 20 years' experience. Originally from Glasgow, she moved to Inchinnan and fell in love with village life and our friendly community.

Brian Thomas (Director) - Brian participates in many organisations based in Inchinnan, bringing his knowledge of our local community and experience from his day job as an Assistant Property Director to IDT.

4.5.2 Do you intend to use professional advisors?

The Trust engaged Envirocentre Ltd for the development of our WMP in conjunction with our community members and relevant stakeholders. Envirocentre Ltd continue to advise the Trust and conduct our annual tree assessments within Teucheen Wood. We are currently engaging with Scottish Forestry for the approval of our woodland management plan and funding opportunities to support the management of Teucheen Wood and its surrounds.

4.5.3 Do you currently lease / manage a property from Renfrewshire Council? If yes, please provide details

The Trust successfully completed a Community Asset Transfer (long-lease option) of India Tyres Playing Fields.

4.5.4 Please detail how you plan to maintain the asset?

The asset will be incorporated into our on-going management of Teucheen Wood. Our Friends of Teucheen Wood volunteer group will assist IDT staff with maintenance and improvement of the asset. This includes habitat management, ground maintenance, small-scale ecological works, and refurbishment/maintenance of the storage container on-site. The site will also be incorporated into the Trust's annual tree assessments which are undertaken by Envirocentre Ltd with resultant arboricultural works to be completed by Merlin Tree Services.

4.5.5. Any other relevant information?

N/A

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

5.1.1 How many people are members of your organisation? Are they in agreement with this application?

Inchinnan Development Trust currently has a membership of 117 people alongside four Board Directors and two part-time members of staff. Our membership are supportive of the Trust's various community and environmental projects across Inchinnan, this includes our management of Teucheen Wood.

A breakdown of the Trust's engagement with our membership during the development of our woodland management aims can be found in our formal Woodland Management Plan document. This document was distributed across our membership (via email with an offer of a physical copy if required). Our members were encouraged to voice their feedback (and concerns) for incorporation into the final draft of the document.

Our Board of Directors are also in agreement with our application for a Community Asset Transfer and our intentions to improve this area of land in-conjunction with our management of Teucheen Wood.

5.1.2 How many people are members of your community as defined in your constitution / governing rules? Are they in agreement with this application?

As defined in our constitution our community comprises those within the Inchinnan Community Council Boundary. Inchinnan has a population of 1874 persons residing within 760 households.

Our community members were formally notified of the Trust's intentions to complete a Community Asset Transfer of this land during a Inchinnan Community Council meeting in March 2024. No objections to the proposal were raised during the meeting. Those living in properties directly neighbouring the site were informed via letter on June 3rd 2024 and encouraged to raise any concerns they may have about the transfer of the land and the Trust's proposals. As of July 8th, no objections or concerns have been raised.

While extensive formal consultation has not been conducted due to the small size of this area of land and its incorporation into an existing project, the dedicated support for our work with Teucheen Wood (which was and continues to be developed through thorough consultation) provide a solid foundation for this transfer of land to the Trust.

During the community buy-out process and management planning for Teucheen Wood, the Trust engaged extensively with our community members and key woodland stakeholders. From the beginning of our work with the woodland our community have voiced their support for utilising Teucheen Wood for community wellbeing, education, and recreation. As this land will be incorporated into our management of the woodland and is essential in supporting the continued delivery of our activities within it, there is no doubt that our community members will recognise the benefits of this transfer.

Our woodland volunteer group (Friends of Teucheen Wood), wellbeing sessions, and educational activities continue to have a good level of engagement and participation. Through these we have

received informal feedback on our plans to transfer this area of land from those who most frequently engage with Teucheen Wood - all of which has been positive.

5.1.3 Have you consulted with other local stakeholder groups and agencies? Please provide evidence.

The potential for incorporation of this area of land is included in our formal Woodland Management Plan which has been submitted to Scottish Forestry for review, feedback, and approval.

5.1.4 Have you contacted local staff? If yes, please provide details of who

N/A

5.1.5 Have you contacted any other communities that may be affected?

Letters informing those living directly adjacent to the land (on Beardmore Cottage) were delivered on June 3rd 2024. They were advised of the Trust's plans to complete an asset transfer of the land and encouraged to voice any concerns they may have over proposals. As of July 8th, no objections nor concerns have been raised.

5.1.6 Any other relevant information

A breakdown of the Trust's stakeholder engagement process in the development of our management plans for Teucheen Wood (which this area of land will be incorporated into) can be found within our formal Woodland Management Plan document.

Details of the work already undertaken by our members, volunteers, and Friends of Teucheen Wood can be found both on the Trust's website and social media platforms.

Section 6: Funding

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land.

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance, and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

6.1.1 Please show your calculations of the costs associated with the transfer of the land or buildings and your future use of it, including any redevelopment, ongoing maintenance, and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations.

N/A

6.1.2 Please also supply details of what funding you have received so far, and any conditions attached.

The Trust received £795 from the Village Investment Fund which was used to fund the move of our equipment container to the site and materials to begin the refurbishment of the container exterior.

6.1.3 Details of funding you have applied for but are still waiting on a decision / response

We are in the process of applying to Scottish Forestry for funding through their Woodland Improvement and Sustainable Management of Forests funds to support the management of Teucheen Wood and its surrounds (including this asset).

6.1.4 Details of other funding i.e. voluntary donations, borrowing etc

N/A

6.1.5 Any other relevant information

N/A

Section 7: Other Supporting Documentation

To enable the Council to fully consider your application, the following supporting documentation must be submitted as part of your application:-

- A copy of your organisation's Constitution, Articles or Association or other governing rules as appropriate;
- A detailed business case (that is proportionate to the nature of the asset transfer request);
- A financial projection of income and expenditure for at least three full financial years following the date of this request;
- A copy of your organisation's most recent audited accounts, where available (or a financial projection covering the current financial year where the applicant has been operating for less than one year);
- Annual reports (where these are available).

Applicants are advised to refer to the Scottish Government Community Asset Transfer Guidance for Community Transfer Bodies for further details of what information should be included in these supporting documents. <https://www.gov.scot/publications/asset-transfer-under-community-empowerment-scotland-act-2015-guidance-community-9781786527509/>

Declaration and Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

"I understand that the details provided will be used by Renfrewshire Council for the purpose of assessing the asset transfer request and may be shared with Council Officers and Elected Members for the purposes of providing support in making the application or other purposes as appropriate. Further information on how the Council looks after personal information can be found here :

<https://www.renfrewshire.gov.uk/article/2201/Privacy-policy>

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Date: 11/06/2024

Position: Senior Development Officer

Signature:



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Address: [REDACTED]

Date: 11/06/2024

Position: Director

Signature:

A. Cushman

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you must attach your organisation’s constitution, articles of association or registered rules

‘IDT Articles of Association’ [PDF]

Section 2 – any maps, drawings, or description of the land requested.

‘Container Storage Beardmore Cottages – Location Plan’ [PDF]

‘Container Storage Beardmore Cottages – Block Plan’ [PDF]

Section 3 – note of any terms and conditions that are to apply to the request

Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.

Section 5 – evidence of community support

This site will be incorporated into our wider management of Teucheen Wood.

Evidence of stakeholder engagement and support for both our ownership and woodland management plan can be found in:

‘ECRPT 13177 Teucheen Wood WMP_Final_R1.1’ [PDF]

Information letter for boundary residents:

‘Cube Site CAT Feedback Letter’ [DOCX]

Minutes of Inchinnan Community Council Meeting (05/03/24):

'ICC Meeting Minutes 5^h March 2024' [DOCX]

Community involvement with maintenance of site:

'Friends of Teucheen Wood – Storage Container Refurbishment' [JPEG]

Section 6 – funding

Section 7 – Supporting Documentation

IDT Finances:

'FINAL – IDT 2022-23 Accounts LTD' [PDF]

'IDT Annual Report 2023' [DOCX]

Teucheen Wood Management:

'ECRPT 13177 Teucheen Wood WMP_Final_R1.1' [PDF]

'Teucheen Wood Access & Infrastructure Plan' [PDF]

**Teucheen Wood
Woodland Management Plan**



December 2023

Teucheen Wood Woodland Management Plan

Client: Inchinnan Development Trust

Document number: 13177
Project number: 175322
Status: FINAL R1

Author: Steven Duncan
Reviewer: Peter Dolling and Douglas Blease

Date of issue: 8 December 2023
Filename: D "K:\175322 Teucheen Woodland\Outputs\Issued"

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EXECUTIVE SUMMARY

EnviroCentre were commissioned by the Inchinnan Development Trust (IDT) to collate existing knowledge garnered from recent and ongoing study of habitats and species at Teucheen Wood, Inchinnan, Renfrewshire to compile a Woodland Management Plan (WMP).

This management plan is a draft concept version of a proposed woodland management plan that will This Woodland Management Plan is a dynamic document with the ability to change to meet evolving objectives. The purpose of this draft concept plan is to inform stakeholders of key future priorities.

The aim of the WMP is: *"To manage an area of lowland mixed deciduous woodland, which affords the community an accessible and quality resource, enhancing local biodiversity, and increasing the resilience of the woodland against threats from adjacent land use and climate change."*

The aim shall be achieved by the following objectives:

1. Actively and positively managing the woodland edge (perimeter trees);
2. Facilitate community access, engagement, and volunteering within the woodland environment;
3. Enrich woodland composition and age structure to promote biodiversity;
4. Control and eradication of non-native invasive and pest species within the woodland; and
5. Monitor flora, fauna and tree health associated with the woodland over time.

Teucheen Woodland is to be managed as continuous cover woodland, with selective thinning of hazardous trees around the woodland boundary and main path network, and enrichment to protect and enhance existing and future habitats, engage the community interest, present learning opportunities, and provide age and structural diversity with attention to native cover.

Constraints and opportunities relating to the objectives are explored in Section 4.5.

Management actions relevant to each objective are detailed in Section 4.6.

A proposed monitoring regime laid out in Section 5 gives the woodland owners a structured way to plan and organise the sustainable management of the woodland in order to satisfy the objectives over the next 5-year period.

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1 INTRODUCTION

1.1 Terms of Reference

EnviroCentre Limited were commissioned by the Inchinnan Development Trust (IDT) to collate existing knowledge garnered from recent and ongoing study of habitats and species at Teucheen Wood, Inchinnan, Renfrewshire to compile a Woodland Management Plan.

1.2 Scope

The purpose of this draft concept plan is to inform stakeholders of key future priorities:

- To manage trees in proximity to residential properties;
- To ensure the Teucheen Wood meets its potential to host outdoor recreation and community engagement activities;
- To communicate the intended aim and future objectives regarding the Teucheen Woodland habitat;
- To prescribe the intended practical management actions; *and*
- To provide a timeline to achieve objectives and review the aim.

This management plan is a draft concept version of a proposed woodland management plan that will be finalised upon stakeholder agreement. The draft concept plan shall be considered a working document with the ability to change to meet evolving objectives as determined by:

- The priorities of the community which owns the woodland;
- Consultation with stakeholders;
- Adaptation to externalities (e.g., social, political, and environmental pressures);
- Adoption of new environmental Good Management Practices and consideration of inputs from professionals; *and*
- Assessment of successes and failures of the implemented actions and objectives over time.

Whilst this plan sets out a >20-year vision, the currently set objectives guide the first 10-years' actions. The plan has scope for annual review for adaptation and it is recommended that this plan is fully revised every 5 years to gauge the efficacy of the aim, objectives, actions, and opportunities within the context of the site status, challenges, opportunities and allowing for advances in understanding and technology.

1.3 Report Usage

The information and recommendations contained within this report have been prepared in the specific context stated above and should not be utilised in any other context without prior written permission from EnviroCentre.

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DRAFT CONCEPT PLAN

2 WOODLAND DESCRIPTION

2.1 Site Description

Teucheen Woodland, approximately centred on Ordnance Survey National Grid reference (OSNGR) NS 48279 69005, is a 5.85 hectare (ha) area of predominant lowland deciduous woodland, a Scottish Biodiversity List (SBL) and Renfrewshire Biodiversity Action Plan Priority Habitat. The woodland is of pre 19th Century origin, with evidence of replanting early in the 20th Century. The site is bounded by a dry-stone retaining wall, which acts like a ha-ha boundary with a drop of 1-2m to the surrounding fields, suggesting that the woodland was part of a more extensive 18th-century designed landscape.

The site has a central mound that protrudes c. 30m above sea level (asl) and slopes downwards gently on all aspects, with a minimum altitude of 18m (asl). Residential land use borders the site: Beardmore Cottages to the south, Banchory Avenue and Balmoral Crescent to the west, and a new Gilchrist Gardens (CALA Homes) development to the north. Arable fields abut the woodland to the east.

Appendix A displays the boundary of Teucheen Woodland.

2.2 Constraints and Designations

This section should be considered in conjunction with the Constraints and Designations Plan in Appendix B.

No statutory designated sites fall within the Teucheen Woodland site boundary.

The woodland has a non-statutory designation as a SINC (Site of Importance for Nature Conservation).

Teucheen Wood is included in the Ancient Woodland Inventory as a Long-Established woodland of Plantation Origin (LEPO).

Teucheen Wood is part of a wider Tree Preservation Order (TPO) that also encompasses the adjacent Northbar woodland. All non-emergency work on trees greater than 7cm in diameter (measured at 1.5m above ground level) must be approved by Renfrewshire Council prior to work commencement.

The woodland is located within a green belt zone.

2.3 History of Management

The northern woodland boundary was subject to recent arboricultural operations targeted to alleviate constraints with the adjacent Gilchrist development following a lack of design consideration for above-ground tree constraints. Thirty-seven trees comprising semi-mature and mature sycamore, ash and beech were subject to works including removal, crown reduction and/or limb reduction during September 2021.

Minor felling and limb reduction of eleven trees within the woodland and woodland boundary was undertaken in April 2022. Trees were identified in the 2022 Woodland Condition Report¹ that posed a

¹ EnviroCentre Limited (February 2022) Report No. 9941 *Teucheen Woodland Woodland Condition Report*

low, moderate, or high potential hazard to ground targets, including the unofficial path network and residential properties adjacent to the eastern and southern boundary.

All tree remediation works to date have sought permission from the Renfrewshire Council Tree Officer, per the TPO's terms. Ecological investigation for roosting bats and nesting birds was undertaken before work. No active bat roosts or bird nests were identified within the trees subject to pruning/felling, and potential entrances were blocked to ensure no threat to protected species during felling operations. A holistic approach focusing on biodiversity gain is in use for tree management within the woodland. Habitat monoliths with strategic cuts to promote fungal colonisation were adopted where possible, along with standing and fallen deadwood material retained in the woodland to promote natural decomposition and biodiversity enhancement. Furthermore, potential bat roosting features, including rot holes and structural failures, were retained where possible with the intent to integrate into the woodland to increase potential bat habitat. It is anticipated that the increased light levels as a result of these works may promote increased natural regeneration at the woodland edge, which could positively benefit a range of species associated with woodland ecosystems and edge-habitat niches.

2.4 Species Present and Age Profile

The woodland has a fully closed canopy, and few age classes are represented, with most trees being semi-mature or mature. The canopy includes up to 50% naturalised broadleaf species. The canopy layer comprises abundant² mature and semi-mature sycamore (*Acer pseudoplatanus*), beech (*Fagus sylvatica*), and oak (*Quercus* spp.); frequent Scots pine (*Pinus sylvestris*), horse chestnut (*Aesculus hippocastanum*), common lime (*Tilia x europaea*); and occasional European larch (*Larix decidua*).

The understory comprises sapling and early mature, sycamore, beech, and holly (*Ilex aquifolium*); while hawthorn (*Crataegus monogyna*), rowan (*Sorbus aucuparia*) and elder (*Sambucus nigra*) are also present occasionally. Hawthorn and holly are prevalent on the woodland edge. Canopy gaps are uncommon and shade-intolerant species such as birch (*Betula* sp.) and wild cherry (*Prunus avium*) are rare.

The ground conditions are generally dry, excluding a small portion of the woodland to the south, near Beardmore Cottages, which has mesic conditions. The ground flora is sporadic, and much of the woodland floor is comprised of leaf litter due to the high degree of shade cast by the mature trees, in particular, the beech. Light and moisture levels determine the vegetative composition. Bluebell (*Hyacinthoides non-scripta*) are an important component of the ground flora and are locally dominant in patches, while other herbaceous species, including brambles (*Rubus fruticosus* agg.), raspberry (*Rubus idaeus*), wood sorrel (*Oxalis acetosella*), cleavers (*Galium aparine*), lesser celandine (*Ficaria verna*), and stinging nettle (*Urtica dioica*) occur frequently. Ivy (*Hedera helix*) is common on the woodland floor and as a climber. Occasionally occurring species include common mouse-ear (*Cerastium fontanum*), common comfrey (*Symphytum officinale*), and St. John's wort (*Hypericum perforatum*). High shade areas within the woodland consist primarily of ferns, including lady fern (*Athyrium filix-femina*), broad buckler fern (*Dryopteris dilatata*) and male fern (*Dryopteris* sp.).

2.5 Ecological Significance

Teuchean woodland is a Scottish Biodiversity List (SBL)³ Priority Habitat Lowland Mixed Deciduous Woodland, which is a priority habitat type that includes a wide range of lowland woodland types on well-drained basic to acidic soils. This habitat is widespread within the Scottish lowlands and is considered to be important at a national (Scottish) level as it provides suitable resting, foraging, and

² Abundance estimates are expressed as abundant (51-75%), frequent (26-50%), and occasional (11-15%).

³ Joint Nature Conservation Committee (JNCC), UK Biodiversity Action Plan (UKBAP) Priority Habitats & Species, Available at: [UK BAP List of UK Priority Species | JNCC Resource Hub](#) (Accessed December 2023)

commuting habitat for numerous nationally and internationally important species including badger (*Meles Meles*), pipistrelle bats (*Pipistrellus* sp.), brown long-eared bat (*Plecotus auritus*), West European hedgehog (*Erinaceus europaeus*), Starling (*Sturnus vulgaris*), Tree Pipit (*Anthus trivialis*), Tree sparrow (*Passer montanus*), Bullfinch (*Pyrrhula pyrrhula*), Song Thrush (*Turdus philomelos*), and Barn Owl (*Tyto alba*). Furthermore, it can support important flowering plant, bryophyte, fungal and lichen assemblages, which in turn support a rich diversity on invertebrates.

Bluebell are listed in the Wildlife and Countryside Act 1981 - Schedule 8 and are important at a national (UK) level.

2.6 Water & Soil

The woodland is located on neutral, non-calcareous, brown earth soils typical of the Scottish Lowlands that are predominantly free draining. The soil characteristics displayed on Scotland's' Soil Map⁴ are listed below:

- The mineral topsoil within the woodland has a moderate capacity to store rainfall, and there is a moderate risk of saturation in certain circumstances that may lead to runoff;
- The soils are highly suitable for phosphorus retention and have a high organic carbon concentration available for plants;
- The subsoil within the woodland is moderately vulnerable to compaction, and the topsoil has a high risk of compaction, indicating access for forest management vehicles should be considered with caution; *and*
- The risk of soil leaching is low as the soils are deep with low permeability due to the medium texture and thick organic surface layer.

2.7 Public Access

This section should be considered in conjunction with the Footpath Plan Appendix C.

There are no core paths, formal access points, or signage within the woodland. The main point of access for pedestrians is adjacent to Beardmore Cottages, to the south of the woodland. There is evidence of historic access at the north-western corner; however, this access has been blocked. The existing paths comprise a network of unsurfaced desire lines eroded into the woodland floor. The desire lines are informal, blocked in places by windthrow, and range from c. 3m wide to narrow trails suitable for walking single-file. The network forms a main path circuit within the northern half of the woodland. Additional routes radiate outwards, one of which follows the eastern boundary adjacent to the field. To the west, informal desire lines lead to the gardens of neighbouring homes along Banchory Avenue, Balmoral Crescent, and Beardmore Cottages. A few residents have informally extended their garden space, and some garden waste has been left in the wood. The expansion of the woodland path network is not a priority at the time of the production of this management plan, and unlimited access throughout the woodland for recreation is discouraged as the woodland is to be managed for biodiversity alongside community access.

⁴ Scotland's' Soil Map, available at https://map.environment.gov.scot/Soil_maps/?layer=10# (Accessed December 2023)

2.8 Woodland Protection

2.8.1 Plant Health

The woodland is generally in a healthy condition but is dependent on a restricted range of tree species and age classes.

Chalara ash dieback (*Hymenoscyphus fraxineus*) is present within the woodland's ash trees. Remedial felling of dead and dangerous trees may be required. This fungus causes leaf loss and crown dieback in affected trees. Consequently, it is recommended that ash are not included in any planting schedules, and the existing ash on site will be inspected and monitored for Chalara ash dieback as part of the tree auditing process. Ash trees determined to be infected with Chalara shall be managed in line with the Forestry Commission's best practice.

Brittle cinder (*Kretzschmaria deusta*) is a native fungus present within the woodland, noted on a sycamore tree near the southern entry point to the woodland. This fungus colonises the lower stem and roots of broadleaved trees and can result in the sudden breakage of an apparently healthy tree. Broadleaved trees surrounding the path network should be monitored for brittle cinder fungus, and remedial felling of dead and dangerous trees may be required.

Honey fungus (*Armillaria* spp.) is a group of native fungi also present within the woodland. Accumulations of toadstools are present around the base of infected broadleaves, which have a network of fungal strands present between the bark and wood. Certain honey fungus species can invade and kill trees, especially saplings.

The exotic plants and/or Invasive Non-native Species (INNS) identified within the woodland are displayed in Appendix D and described in Table 2.1, below.

Table 2-1: Exotic Plants/Invasive and Non-native Species Identified within the Woodland

Common Name	Scientific Name	Description
Cherry Laurel	<i>Prunus laurocerasus</i>	<p>Cherry laurel is an evergreen shrub or small to medium-sized tree, growing to 5 to 15m tall.</p> <p>Its rapid growth, coupled with its evergreen habit and its tolerance of drought and shade, often allow it to out-compete and kill off native plant species. The seeds are spread by birds; therefore, the plants can easily spread to a wide area. The plant is allelopathic and can inhibit growth of neighbouring plants.</p> <p>A single cherry laurel shrub up to 4m tall is located on the north-western corner of the woodland and is likely a garden escapee.</p>
Common Periwinkle	<i>Vinca minor</i>	<p>Common periwinkle carpets the ground with dense growth, shiny evergreen leaves, and conspicuous purple flowers. It prefers shaded, well-drained to moist conditions. It can quickly outcompete local flora due to its dense carpet-forming growth habitat.</p> <p>Common periwinkle carpets are present to the south of the woodland where the ground condition is mesic.</p>

Common Name	Scientific Name	Description
Few-flowered Leek	<i>Allium paradoxum</i>	<p>Few-flowered leek is a garden escapee, and once established in the wild it can spread very rapidly if conditions suit. Global warming is increasing the area of land suitable for colonisation, and it is highly invasive in areas that are suitably mild.</p> <p>Few-flowered leek is present in the south of the woodland.</p>
Montbretia	<i>Crococsmia x crocosmiiflora</i>	<p>Monbretia grows as flattened tufts on long, parallel-sided leaves up to 60cm tall. The leaves are up to 3cm wide and 50cm long. The flowers are orange and grouped into branched spikes.</p> <p>It is a garden escapee that spreads by rhizomes and rarely by seed. It can regenerate from underground corns (bulb-like structures). It is widespread in the west of Scotland and can quickly overwhelm local flora due to its dense growth.</p>
Rhododendron	<i>Rhododendron sp.</i>	<p>Rhododendron is a tall, evergreen, dense shrub with woody stems native to southern Europe and southwest Asia. It can grow up to 10m high and often grows in dense stands where it out-competes native plants and tree seedlings for light.</p> <p>Rhododendron propagates both vegetatively and via seed. Established plants spread by suckering, where lateral horizontal growth of the branches touch the ground and root. A single plant may cover many metres of ground with thickly interlaced, impenetrable branches.</p> <p>Each flower head can produce between three and seven thousand seeds, and a single large shrub can produce several million seeds yearly. Rhododendron seeds are tiny and easily wind dispersed. Seedlings have difficulty becoming established in areas where there is already continuous ground cover from native plants. Establishment is best in disturbed areas where the native vegetation has been in some way disrupted, providing an opening in the plant cover.</p> <p>Treatment of rhododendron within the woodland began in winter 2022/23. Two areas of rhododendron were treated – one shrub occupying approximately 4m² at the southwestern corner and one shrub occupying approximately 15m² in the south of the woodland, east of the access path from the Beardmore Cottages access point. Follow-up management action is required (e.g. treatment, manual removal of root mass, or re-growth monitoring).</p>
Rockspray Cotoneaster	<i>Cotoneaster horizontalis</i>	<p>Rockspray cotoneaster is a dense, slow-growing, evergreen shrub that reaches 2-3 feet tall and 6-8 feet wide. Cotoneaster can dominate areas, out-competing and killing off native plant species and creating dense thickets. They can form extensive root systems which are difficult to remove. The seeds are spread by birds; therefore, the plants can easily spread to a wide area.</p> <p>Two instances of rockspray cotoneaster are present within the woodland. One 15m² stand is located at the north-western corner a second 4m² shrub is located on the southern boundary. Both are likely garden escapees.</p>

Common Name	Scientific Name	Description
Snowberry	<i>Symphoricarpos albus</i>	<p>Snowberry is a deciduous shrub forming arching thickets up to 3m high, with dull green leaves 2-4cm long and flowers in dense, pink terminal spikes; it is generally found in woodland and hedges.</p> <p>Its vigorous suckering habit causes it to readily spread from its original planting and then produces dense thickets, which out-compete other less vigorous plants; the dense foliage will provide good cover for small mammals and birds.</p> <p>A single snowberry shrub covering 2m² is located at the southwestern corner of the site.</p>
Spanish bluebell	<i>Hyacinthoides hispanica</i>	<p>Spanish bluebells are pale blue to light pink in colour, as opposed to the deep blue of the native bluebell. The flowers are positioned around the stem, as opposed to dropping to one side. Leaves are broad, sometimes over 2.5cm.</p> <p>Spanish bluebells can hybridise with our native bluebells, changing native population genetics. Spanish bluebells and their hybrids displace bluebells in their native range.</p> <p>The extent of Spanish bluebell within the woodland is not known as a baseline survey was carried out outwith peak flowering season.</p>
Variegated Yellow Archangel	<i>Lamiastrum galeobdolon</i> subsp. <i>argentatum</i>	<p>Variegated yellow archangel produces spreading stems (stolons) and can rapidly carpet areas, out-competing and killing off native plant species. The smallest stolon fragment with just one pair of leaves can grow into a new colony. The stolons will break readily if the plant is pulled up. It's usually found in shady habitats such as woodland edges, hedgerows, roadside banks, and stream sides.</p> <p>Three carpets of Variegated Yellow Archangel, covering up to 50m² each, are located along the southern boundary of the woodland.</p>

INNS were generally more prevalent around woodland edges and exist in restricted stands, except for variegated yellow archangel and common periwinkle, which form continuous carpets. The identified INNS are considered to have a negative effect on the ancient woodland and woodland edge habitat on site.

2.8.2 Deer

Ten recent⁵ records of roe deer (*Capreolus capreolus*) within 2km of the woodland were returned during a search of NBN Atlas⁶. The woodland, woodland edge and arable fields within the locale provide suitable habitat for roe deer, which are considered to be present at low densities and likely do not pose an issue to the woodland due to the frequency of human/dog activity within the woodland. Browsing from high densities of roe deer can have a negative impact on the ground flora and regenerating broadleaf trees, with species such as rowan and aspen being most palatable; however, the herbivory impact posed by roe deer on naturally regenerating trees is not considered to pose a significant impact due to their small population size. Roe deer are considered to have positive impacts

⁵ Records from within the last 10 years.

⁶ NBN Atlas, available at [NBN Atlas - UK's largest collection of biodiversity information](https://www.nbnatlas.org/) (accessed November 2023)

in the woodland through small-scale restructuring of the understory, creation of areas of bare ground, and depositing of droppings which provide benefits to invertebrates and in turn, other wildlife.

Roe deer management within Renfrewshire local authority is generally low, with 155 animals culled during the 2016/2017 season⁷.

2.8.3 Grey Squirrel

Nine recent records of grey squirrel (*Sciurus carolinensis*) within 2km of the woodland were returned during a search of NBN Atlas. No records of red squirrel (*Sciurus vulgaris*) were returned. Red squirrel are not known to be present in this area. The woodland provides year-round foraging for grey squirrels, including beech nuts, acorns, chestnuts, Scots pine cones, shoots, buds, and fungi. Grey squirrel density is not considered to be high within the woodland; however, bark stripping of broadleaved trees is evident, allowing pathogens to enter the tree's cambium. Grey squirrels particularly favour beech and sycamore bark, the dominant species within the woodland. Stripping is usually done in summer, and trees are often ring-barked and killed. The physical damage to trees posed by grey squirrels within the woodland should be monitored, and any new planting and natural regeneration should consider protective measures.

There are no plans in the Saving Scotland's Red Squirrels project to cull grey squirrel populations in Central Scotland to restore red squirrel populations.

2.8.4 Climate Impact

The uniform age and species structure is not conducive to high resilience to climate change. Work to encourage the regeneration of a wider range of tree species will not only benefit woodland users and wildlife but will increase resilience. Furthermore, young trees fix more atmospheric carbon than mature trees on account of their rate of growth.

2.8.5 Habitat Expansion

There is an opportunity for the woodland to expand to the northeast, east, and southeast. The IDT aim to create habitat corridors or 'stepping stones' to aid dispersal between woodland blocks within the locale. These habitat corridors will not be managed exclusively as broadleaved woodland, and wildflower-rich grassland, scrub, wetland, and woodland will be created where appropriate.

There is an opportunity to expand ownership to the adjacent Sandieland woodland, an area of TPO woodland c. 220m northeast of Teucheen. The habitat between these adjacent woodlands comprises hedgerows, isolated trees, wetlands, and open pasture. The land is not immediately available; however, IDT are in the process of acquiring a piece of land situated between these woodland blocks that would provide 'stepping stone' habitat allowing wildlife dispersal links through residential developments.

A strip of land belonging to Renfrewshire council near the southern entrance of the woodland runs along the field boundary. IDT aim to request a community asset transfer and incorporate this strip into the woodland.

The IDT are progressing with a community right to buy for the agricultural land to the east of Teucheen.

⁷ <https://www.gov.scot/publications/management-wild-deer-scotland/pages/5/>

2.8.6 Anti-social Behaviour

Four mature boundary sycamore trees on the northern woodland edge displayed a growth response consistent with systemic herbicide poisoning through criminal vandalism. Evidence of drilled holes and surface saw cuts into the lower stems where herbicide had been applied was identified. The trees showed signs of significant decline and are likely to die.

The woodland has been subject to a few minor open campfires during the 2022 and 2023 summer seasons and the burning of deadwood, reducing the abundance of this important invertebrate habitat. Littering levels are generally low within the woodland, and a few instances of dumped debris are on the woodland's western perimeter, potentially compressing soils within the tree's root plates and burying root collars/suffocating roots by limiting gaseous exchange, creating habitat for pests/pathogens.

There is an issue with dogs off-leash defecating and causing disturbance to wildlife. Disposable dog waste bags have been left on the ground and tied to trees throughout the woodland.

DRAFT CONCEPT PLAN

3 STAKEHOLDER ENGAGEMENT

This WMP underwent two periods of stakeholder engagement to communicate management proposals and engage with interested parties. A Stakeholder Engagement/Consultation Record is presented in Appendix E.

The WMP document was issued as a draft for comment version in February 2023. The draft for comment WMP was circulated within the local community by the IDT via social media. Feedback was received from the IDT Board of Directors, an IDT Volunteer Wildlife Consultant, and five residents of the CALA Gilchrist development. All feedback was considered individually, and the WMP was amended to incorporate the stakeholder's views, where appropriate.

The IDT ran a woodland stakeholder's meeting on the 24 October 2023 was attended by IDT staff and directors, members of EnviroCentre Limited, and the local community, including neighbours with land adjoining the woodland. Representatives of Renfrewshire Council and Cala Homes (West) Ltd. could not attend. The focus of the meeting was to discuss the September 2023 version of the WMP and to allow attendees to provide feedback as part of the process of finalising the plan. A summary of the document was produced by IDT, providing a more accessible read, and was made available alongside the full WMP the week prior to the management meeting. Minutes of this meeting are available from the IDT upon request. All feedback was discussed during the meeting, and the WMP was amended to incorporate the stakeholder's views, where appropriate.

3.1.1 Current Stakeholders

- Inchinnan Development Trust
- Renfrewshire Council
- Neighbouring residents
- Anyone using or likely to use the woodland
- Cala Homes (West) Ltd. and ultimate factor (neighbours)
- Scottish Land Fund

3.1.2 Potential Stakeholders

- Forestry and Land Scotland (FLS)
- Woodland Trust
- The Scottish Government's Forestry Grant Scheme
- Local Councillors or community representatives
- Woods in and Around Town (WIAT)
- Public donors and fundraisers
- All other funding sources

3.1.3 Optional Stakeholders/Information Resources

- Reforesting Scotland⁸;
- Native Woodland Discussion Group⁹;
- Ancient Tree Forum¹⁰;

⁸ [Reforesting Scotland – Restoring the land and the people](#)

⁹ [Native Woodlands Discussion Group – Ecology, management & history of native woodlands \(nwdg.org.uk\)](#)

¹⁰ [Ancient Tree Forum](#)

- Community Woodland Association¹¹;
- Making Local Woods Work¹².

¹¹ [Community Woodlands Association \(communitywoods.org\)](http://communitywoods.org)

¹² [Home \(makinglocalwoodswork.org\)](http://makinglocalwoodswork.org)

4 AIM AND OBJECTIVES

4.1 Vision

The long-term vision for the Teucheen woodland is to maintain a safe, biodiverse woodland environment to conserve local biodiversity and encourage public engagement through responsible access. Protection of the woodland through management and operations combined with monitoring will ensure a healthy woodland structure while maintaining and enhancing species diversity. The community trust owners are proud of the woodland and strive to protect the woodland and explore the opportunities it provides for the local community. The local community will be encouraged to join efforts to conserve, celebrate, and enhance the woods, develop community relationships, and safeguard the woodland.

4.2 Aim

To manage an area of lowland mixed deciduous woodland, which affords the community an accessible and quality resource, enhancing local biodiversity and increasing the resilience of the woodland against threats from adjacent land use and climate change.

4.3 Management Objectives

The aim shall be achieved by the following objectives:

1. Facilitate community access, engagement, and volunteering within the woodland environment;
2. Control and eradication of non-native invasive within the woodland;
3. Monitor flora, fauna and tree health associated with the woodland over time;
4. Enrich woodland composition and age structure to promote biodiversity; *and*
5. Actively and positively managing trees within the woodland edge (perimeter trees) and around the main path network.

Please note that objectives are not listed in terms of priority.

At present, the above vision, aim, and objectives meet the following strategies from the Renfrewshire Council's Local Biodiversity Action Plan (LBAP) 2018-2022:

- People Power: Communication and Engagement Action Plan
 - PP21: Continue to support local community organisations playing an active role in biodiversity conservation, e.g. Castle Semple Volunteer Group, in their funding bids for their own projects which support the Biodiversity Action Plan.
 - PP22: Continue to encourage the formation of Friends groups covering Renfrewshire's parks, local nature reserves and other publicly managed greenspaces (e.g. woodlands) and support their efforts to enhance biodiversity.
- Green Networks Action Plan
 - GN02: In relation to SPAs, SSSIs, SINCs, LNRs, nature reserves and other designated sites, ensure opportunities to maximise gains for biodiversity are identified, supported, and implemented as part of statutory functions. At the same time, seek opportunities to integrate geodiversity, create new habitats, enhance habitats, and form links between areas rich in biodiversity.

- GN06: Identify, develop, and support strategic green network and landscape scale partnership projects to restore, create or reconnect habitats.
- GN10: Implementing Renfrewshire Council's Access Strategy and the revision of the Renfrewshire Council Core Paths Plan take advantage of opportunities to encourage people to access sites rich in biodiversity and, where feasible, incorporate opportunities to create and enhance habitats.
- GN12: Support community organisations' efforts to create or enhance biodiversity rich habitats within existing publicly accessible greenspaces.

4.4 Management Strategy

Teucheen Woodland is to be managed as continuous cover woodland, with selective thinning of hazardous trees around the woodland boundary and main path network, and enrichment to protect and enhance existing and future habitats, engage the community interest, present learning opportunities, and provide age and structural diversity with attention to native cover.

4.5 Constraints and Opportunities

Constraints and opportunities relating to management objectives are identified in Table 4.1, overleaf.

Table 4-1: Constraints and Opportunities

Related Objective	Feature/Issue	Constraint	Opportunity
1.	Maintaining the current path network in a safe and useable condition with the intent to establish formal paths in the longer term	<p>Improving accessibility to the woodland may result in increased anti-social behaviour and/or vandalism.</p> <p>Increased numbers of woodland visitors can reduce biodiversity through disturbance.</p>	<p>Increase the awareness of this woodland resource within the local area.</p> <p>Social benefits from woodland access improve individual well-being and physical health.</p> <p>Access to the main path network for those with limited mobility.</p> <p>Creating community resources within the woodland for projects such as Forest Schools, local members of wildlife societies, and wider interest groups.</p>
2.	Monitoring, treatment, and control of invasive species within the woodland	<p>Once invasive species become established and spread it can be difficult and costly to control or eradicate them.</p> <p>Dealing with invasive species waste may lead to further spread through if undertaken without adhering to strict protocol.</p> <p>Herbicide control may spread from the area they are used and contaminate the surrounding environment.</p>	<p>Removing invasive plant species will have a positive impact on native plant species within the woodland.</p> <p>Controlling invasive species will contribute towards the restoration of the woodland.</p> <p>Removal of tall woody invasive species will reduce competition and reduce competition within the woodland understory to develop, improving the woodland structure.</p> <p>Removal will help reduce further future spread of invasive species within the locale.</p>

Related Objective	Feature/Issue	Constraint	Opportunity
3.	Working within a woodland designated as a TPO, SINC, a Long-Established woodland of Plantation Origin (LEPO), and qualifying as an SBL priority habitat: lowland mixed deciduous woodland	<p>Modification of a designated/priority woodland habitat.</p> <p>Spread of invasive species within an ecologically important priority habitat.</p>	<p>Enhancement of a designated/priority woodland habitat in line with the strategies listed in the Renfrewshire Council LBAP.</p> <p>Safeguarding the social and ecological value of the woodland.</p>
4.	Enrichment planting of native species	<p>Introduction of tree pathogens from nursery stock.</p> <p>Accidental planting of non-native species.</p>	<p>To increase tree species and age class diversity through natural seeding and planting.</p> <p>To increase the percent canopy cover of native tree species.</p> <p>To increase the variety of nesting, foraging, and commuting habitat available for faunal species.</p> <p>To increase 3-season pollinator habitat for invertebrates and to open new avenues for funding.</p> <p>To introduce winter greenery to promote year-round access.</p>

Related Objective	Feature/Issue	Constraint	Opportunity
5.	Targeted removal of hazardous trees within the woodland perimeter and around the main path network.	<p>Modification of the existing woodland perimeter structure and age class composition may be viewed negatively by stakeholders.</p> <p>Modification of the existing light regime within the perimeter area leading to an invasion of weedy and/or INNS species.</p> <p>Felling/reduction of individual trees considered hazardous to the main footpath and neighbouring residents.</p> <p>Public safety during felling/pruning operations.</p> <p>Opening the woodland to future windthrow.</p> <p>Advantageous growth of the understorey into canopy gaps may reduce the recreational capacity of the woodland.</p>	<p>Improving public safety within the woodland perimeter and main path network.</p> <p>Use of less intensive forestry techniques.</p> <p>Enhancement of the woodland structure, age class, and species diversity through natural seeding and planting.</p> <p>To increase the variety of nesting, foraging, and commuting habitats available for faunal species.</p> <p>To manage the woodland edge sympathetically to reduce hazards (i.e. potential windblow and deadwood) to neighbouring properties.</p> <p>To prevent encroachment of gardens into woodland through the utilisation of dense, shrubby species.</p> <p>Retention of appropriate arisings to increase deadwood levels (including standing where feasible).</p> <p>Offsetting costs of infrastructure constructing rustic style fences and gates by utilising felled timber, and/or selling of timber, firewood, and slab wood locally.</p>

4.6 Management Actions

The management actions relevant to each objective are displayed in Table 4-2, below.

Table 4-2: Management Actions

Objective	Facilitating community access and engagement.	Timeline
1.	Actions	
	A. Provide access to the main path circuit within the woodland by maintaining the current path network in a safe and useable condition via clearance of windblow, management of surface water flow over paths, and management of encroaching vegetation.	Twice a year
	B. Establish woodland path edges using cut/deadwood and/or willow fencing to restrict human/dog access into wild areas	Ongoing
	C. Enhance the infrastructure within the woodland for the growing local population so that all-weather, year-round access is possible via the long-term establishment of formal paths using low-impact path-building technology to avoid excavating roots, installation of bench seats at intervals along the main network, signage and waymark posts, and a locked tool store.	Year 1- 4
	D. By maintaining tree safety via regular tree condition monitoring, especially in areas of heavy public use.	Annual
	E. Utilise a team of volunteer directors to lead the stewardship of the woodland by undertaking practical management tasks and other opportunities, such as promoting the wood and raising funds.	Ongoing
	F. Monitoring the impact of anti-social behaviour and unauthorised access within the woodland and consultation with the local authority/Police Scotland with aims of reducing this.	Ongoing

Objective	Control and eradication of non-native invasive and pest species within the woodland	Timeline
2.	Actions	
	A. Regular monitoring of grey squirrel impact on established and planted trees.	Annual
	B. Regular monitoring of tree stock near the pathway, public spaces, and boundary perimeter for decay pathogens (i.e., brittle cinder fungus) that could result in a greater risk of tree failure.	Annual
	C. Production of an invasive non-native species monitoring plan detailing a strategy to control and eradicate those identified within the woodland, follow-up actions, map extents of spread, and engage relevant contractors.	Year 1-2

Objective	Monitor flora and fauna associated with the woodland.	Timeline
3.	Actions	
	A. Monitoring of native bluebell cover.	Annual
	B. Monitoring of breeding birds within the woodland and woodland edge.	Two per annum
	C. Monitoring of butterfly diversity within the woodland and woodland edge.	Two per annual
	D. Undertake Lowland Mixed Deciduous Woodland habitat condition monitoring.	Biennial

Objective	Enrich woodland composition and age structure to promote biodiversity	Timeline
4.	Actions	
	A. Targeted thinning of hazard trees near the main path network (particularly ash trees displaying symptoms of ash dieback) to encourage the regeneration of native trees. All trees targeted for removal due to health and safety concerns will be reduced to a safe monolith and enhanced for biodiversity, where possible.	Year 2-4
	B. Avoidance of damage to the woodland during harvesting, extraction, and other woodland operations through the use of a conscientious contractor that can avoid heavy machinery and retain material within the woodland where feasible.	Ongoing
	C. Implement a Planting Plan to instruct quantity and dispersal of new stock. This plan will promote species enrichment by planting native species where canopy gaps are created through targeted felling and degradation of ash trees. Tree species requiring an increased light regime including English oak, rowan, wild cherry Scots pine, and silver birch will be planted in newly formed canopy gaps. Species tolerant of semi-shade conditions, including hazel, holly, and common alder will be planted beneath the canopy. Species requiring intermediate shade levels, including sessile oak, hawthorn, and elder will be planted where light conditions are appropriate.	Ongoing
	D. Existing native tree regeneration within the woodland, including oak, wild cherry, and Scots pine should have tree guards installed to protect from trampling, browsing, and competing vegetation. Tree guards should be removed once the trees are old enough to withstand browsing.	Ongoing

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Objective	Perimeter Management	Timeline
5.	Actions	
	A. The woodland edge should undergo annual condition monitoring to advise targeted tree felling and/or canopy reductions where required.	Annual
	B. Where hazardous trees are noted, certain trees on the woodland edge should undergo targeted restructuring through carefully prescribed arboricultural operations. Restructuring will promote natural regeneration, create habitat niches whilst reducing significant or long-term concerns over shading and risks to neighbouring gardens. Healthy trees will not be removed from the woodland edge.	As required by condition monitoring assessment
	C. Supplementary planting near the boundary should prioritise native low-growing species of local provenance and could incorporate hazel (<i>Corylus avellana</i>), hawthorn (<i>Crataegus monogyna</i>), blackthorn (<i>Prunus spinosa</i>), crab apple (<i>Malus sylvestris</i>), and elder. These dense, sharp hedge species will deter people from passing from the woodland into neighbouring gardens and provide privacy for adjacent residents. Staggered from the boundary (15-20m back), moderate height species should be incorporated, including silver birch (<i>Betula pendula</i>), rowan, wild cherry. Fruit and berry producing species are infrequent within the woodland and increasing the total cover is particularly important for biodiversity. Supplementary planting will be situated so that the predicted mature height of the planting stock will taper towards the rear gardens of adjacent residencies. Planting will only be undertaken in canopy/boundary gaps created by the removal of hazardous trees.	Annual
	D. Removal of litter/fly tipping along the western boundary of the woodland to avoid compaction of tree root plates and reduce the likelihood of future dumping.	Imminent
	E. The boundary edge of the woodland and TPO should be appropriately defined, and markers should be established due to inaccuracies between current boundary information and historic boundary information.	Imminent
	F. Restriction of access from the woodland's residential boundaries to existing desire lines through the installation of boundary fencing to reduce erosion to footpaths and disturbance to establishing boundary hedgerow planting.	Year 1

5 MONITORING REGIME

The proposed monitoring regime (see Tables-5-1 to 5-5, below) gives the woodland owners a structured way to plan and organise the sustainable management of the woodland in order to satisfy the management objectives over the next 5 year period.

Table 5-1: Proposals to Facilitate Community Access and Engagement

Management Objective/Action	Indicator of Success	Method of Assessment	Frequency of Assessment	Responsibility	Results
1A Path circuit maintenance	Improved able-bodied accessibility to woodland	Site walkover survey	Ongoing	Volunteer network	Functional permeable path circuit with access from Beardmore Cottages to the south.
1B Establish woodland path boundaries to reduce access into wild areas	Reduced human outwith the main path network	Site walkover survey	Ongoing	Volunteer network	Reduction of disturbance (i.e., vegetation trampling, campfires, dog fouling, littering) within importance areas for biodiversity.
1C Enhancement of woodland infrastructure	Improved accessibility to woodland	Site walkover survey	Year 5	IDT	Functional formal permeable path network (i.e. corduroy paths or boardwalk over damp areas and exposed tree roots) to improve drainage and reduce tripping hazards. Provision of adequate public resting areas for inclusive access within the main path network, including formalised benches, and felled logs suitable for sitting.
1D Tree maintenance	Absence of risk trees near public areas	Tree condition monitoring walkover survey	Annual	IDT/Arboriculturist	Reduction in overall hazard posed by trees through prolonged tree risk management.

Management Objective/Action	Indicator of Success	Method of Assessment	Frequency of Assessment	Responsibility	Results
within public areas					
1E Maintaining volunteer stewardship	Growth of volunteer group.	Monitoring public engagement	Ongoing	Volunteer network	Increased stewardship of the woodland and completion of management tasks resulting in social and biodiversity gains.
1F Monitoring impact of anti-social behaviour	Reduction in litter/vandalism within woodland	Site walkover survey	Ongoing	Volunteer network	Increased public pride for woodland and improved biodiversity.

Table 5-2: Proposals for Control and Eradication of Non-Native Invasive and Pest Species Within the Woodland

Management Objective/Action	Indicator of Success	Method of Assessment	Frequency of Assessment	Responsibility	Results
2A Grey squirrel monitoring	Observable damage to existing and new tree stock.	Woodland condition monitoring walkover survey	Ongoing	Volunteer network	The results of ongoing monitoring will assess if squirrels are disrupting the natural processes within the woodland and advise the need for tree protection.
2B Tree pathogen monitoring	Quantity of tree infections adjacent to public areas.	Tree condition monitoring walkover survey	Annual	IDT/Arboriculturist	The results of ongoing monitoring will identify risk trees and anticipate requirements for felling of dead and dangerous trees.
2C INNS Management	Reduction of INNS and exotic species within the woodland	Woodland condition monitoring walkover survey	Annual	IDT/Experienced botanist/woodland manager.	Production of an INNS management plan to advise of management and/or removal of INNS from the woodland.

Table 5-3: Proposals for Monitoring of Flora and Fauna Associated with the Woodland

Management Objective/Action	Indicator of Success	Method of Assessment	Frequency of Assessment	Responsibility	Assessment Results
3A Increase bluebell cover	Increased % cover of native bluebell within the woodland	Field survey in relation to baseline data.	Annual (during bluebell flowering period)	Volunteer network	Results of ongoing monitoring will identify if habitats can be managed in a way that positively impacts bluebell cover.
3B Improve woodland habitats for birds	Increased observations of bird species abundance and diversity within the woodland	Breeding bird survey	Two per annum	Experienced ornithologist	Results of ongoing monitoring will identify the need for species-specific habitat management and provision for species-specific bird boxes.
3C Improve woodland habitats for butterflies, in particular, Speckled Wood and Purple Hairstreak	Increased observations of invertebrate species abundance and diversity within the woodland	Butterfly survey	Two per annum	Experienced surveyor	Results of ongoing monitoring off woodland, woodland edge, and areas of new planting will identify the need for species-specific habitat management and provision of specific food plants.
3D Undertake habitat condition monitoring	The completion of an initial baseline site condition assessment following common standard monitoring guidance ¹³	Field survey in relation to baseline data.	Biennial	Experienced botanist	A quantitative measure of woodland condition that can be repeated to advise future conservation actions.

¹³ [Common Standards Monitoring Guidance for Woodland Habitats \(jncc.gov.uk\)](http://jncc.gov.uk)

Table 5-4: Proposals to Enrich Woodland Composition and Age Structure to Promote Biodiversity

Management Objective/Action	Indicator of Success	Method of Assessment	Frequency of Assessment	Responsibility	Results
4A Targeted thinning of hazard trees within the woodland	Reduction of hazard trees within main public areas	Woodland condition monitoring walkover survey	Annual	IDT/Arboriculturist	Creation of canopy gaps within the closed canopy woodland, creating opportunities for the introduction of shade-intolerant and semi-tolerant tree species.
4B Avoidance of damage to the woodland during tree operations	Absence of examples of poor cutting techniques within the woodland	Tree condition monitoring walkover survey	Annual	Arboriculturist	Reduction of anthropogenic tree damage within the woodland.
4C Supplementary tree planting within woodland	Native-species composition within woodland	Woodland condition monitoring walkover survey	Annual	Volunteer network	Improved structural and species diversity within the woodland.
4D Protection of native tree regeneration	Reduction of browsing, trampling, and competition on naturally regenerating tree saplings	Woodland condition monitoring walkover survey	Annual	Volunteer network	Increased natural regeneration of native tree species within the woodland for the prosperity of biodiversity within the woodland and to increase the resilience of the woodland against climate change.

Table 5-5: Proposals for Perimeter Management

Management Objective/Action	Indicator of Success	Method of Assessment	Frequency of Assessment	Responsibility	Results
5A Perimeter Tree Hazard Reduction	Annual inspection resulting in no recommended works	Tree condition monitoring walkover survey	Annual	IDT/ Arboriculturist	Production of monitoring report, including recommended tree works. Note: All tree works require council approval under the existing TPO.
5B Perimeter Area Restructuring of northern, western, and southern woodland boundary (eastern field boundary will be retained as a mature feature)	Removal of hazardous tree from the perimeter	Tree condition monitoring walkover survey	Year 1-4, then on an ad hoc basis going forward	IDT/ Arboriculturist	Restructured woodland edge as a response to pruning/felling of hazard trees will result in locally reduced canopy height along the woodland perimeter.
5C Perimeter Area Supplementary Planting	Shrub/small tree density/diversity increase at perimeter	Visual assessment of suitable planting areas in line with a formal Planting Plan	Annual	Volunteer network	Enrichment of woodland edge and habitat connectivity.
5D Litter Removal	Reduction of % cover of litter/fly-tipping waste within the woodland	Site walkover survey	Monthly	Volunteer network	Cleaner woodland for biodiversity and the public.

<p>5E Establish Woodland Boundary</p>	<p>Accurately mark the legal boundary of TPO woodland on the ground and reinstate with markers</p>	<p>Site walkover survey</p>	<p>Year 1</p>	<p>Volunteer network</p>	<p>Clear visual markers will establish the TPO woodland boundary and prevent encouragement.</p>
<p>5F Restrict informal access on the residential boundaries</p>	<p>Erection of fencing at the woodland's residential boundaries to restrict informal access to the woodland's desire lines.</p>	<p>Site walkover survey</p>	<p>Year 1</p>	<p>Volunteer network</p>	<p>Limiting damage and disturbance (trampling, soil erosion, and fly-tipping) to the boundary hedgerow/shrub planting.</p>

APPENDICES

DRAFT CONCEPT PLAN

A WOODLAND BOUNDARY PLAN

DRAFT CONCEPT PLAN



Legend

 Woodland Boundary

Do not scale this map

Client
Inchinnan Development Trust

Project
Teucheen Woodland

Title
Woodland Boundary Plan

Status
FINAL

Drawing No. 175322-GIS002	Revision -	Date 09 JAN 2023
Drawn SD	Checked PD	Approved PD

Scale
1:2,000 @ A3

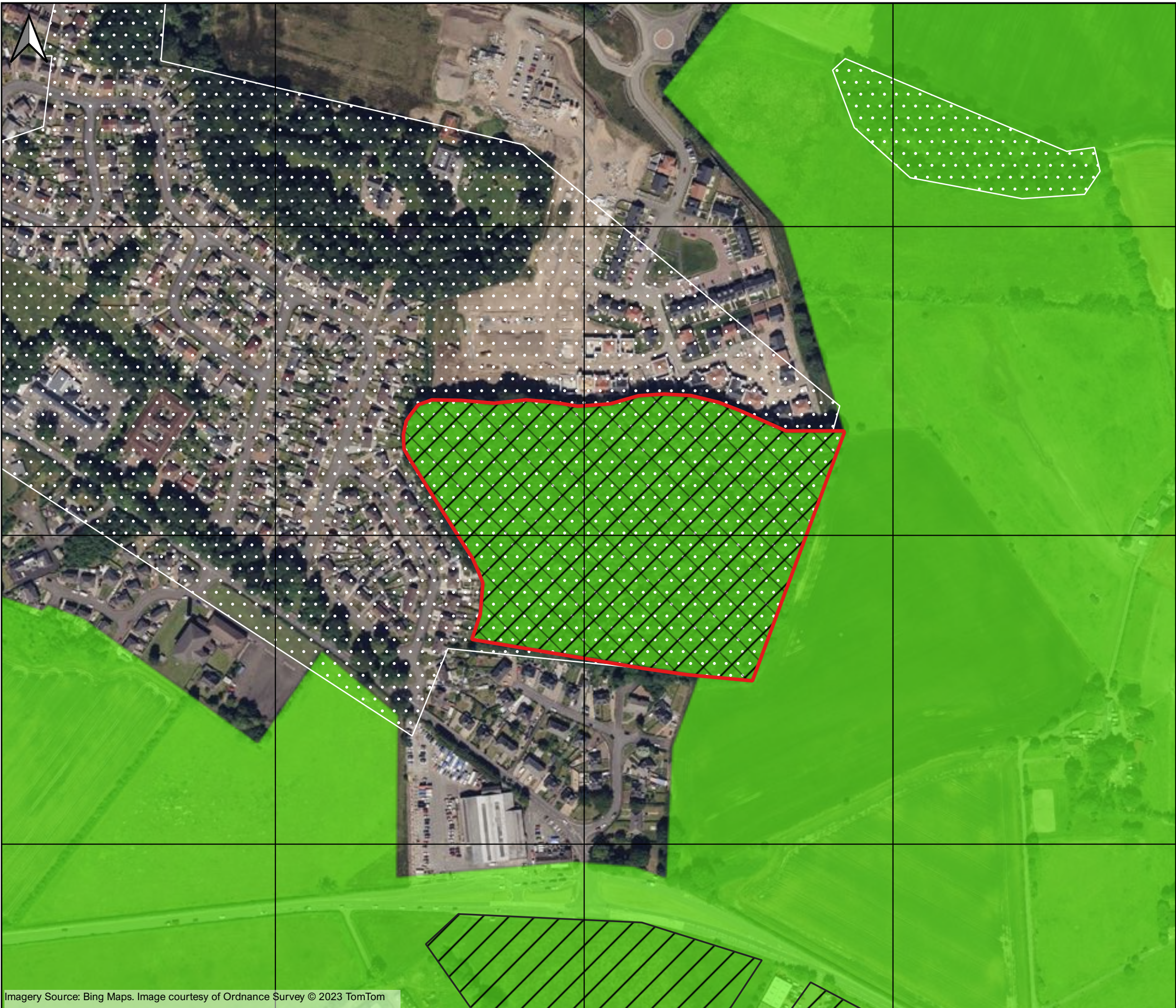
Rev	Date	Amendment	Initials
-	-	-	-








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B CONSTRAINTS AND DESIGNATION PLAN

DRAFT CONCEPT PLAN



Legend

-  Woodland Boundary
-  Ancient Woodland (Long-Established Woodland of Plantation Origin)
-  Site of Importance for Nature Conservation (SINC)
-  Tree Preservation Order (TPO)
-  Green Belt

Do not scale this map

Client
Inchinnan Development Trust

Project
Teucheen Woodland

Title
Constraints and Designations Plan

Status
FINAL

Drawing No. 175322-GIS003	Revision -	Date 16 SEPT 2023
Drawn SD	Checked PD	Approved PD

Scale
1:3,000 @ A3

Rev	Date	Amendment	Initials
-	-	-	-



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C FOOTPATH PLAN

DRAFT CONCEPT PLAN

248000

248250

248500

669250

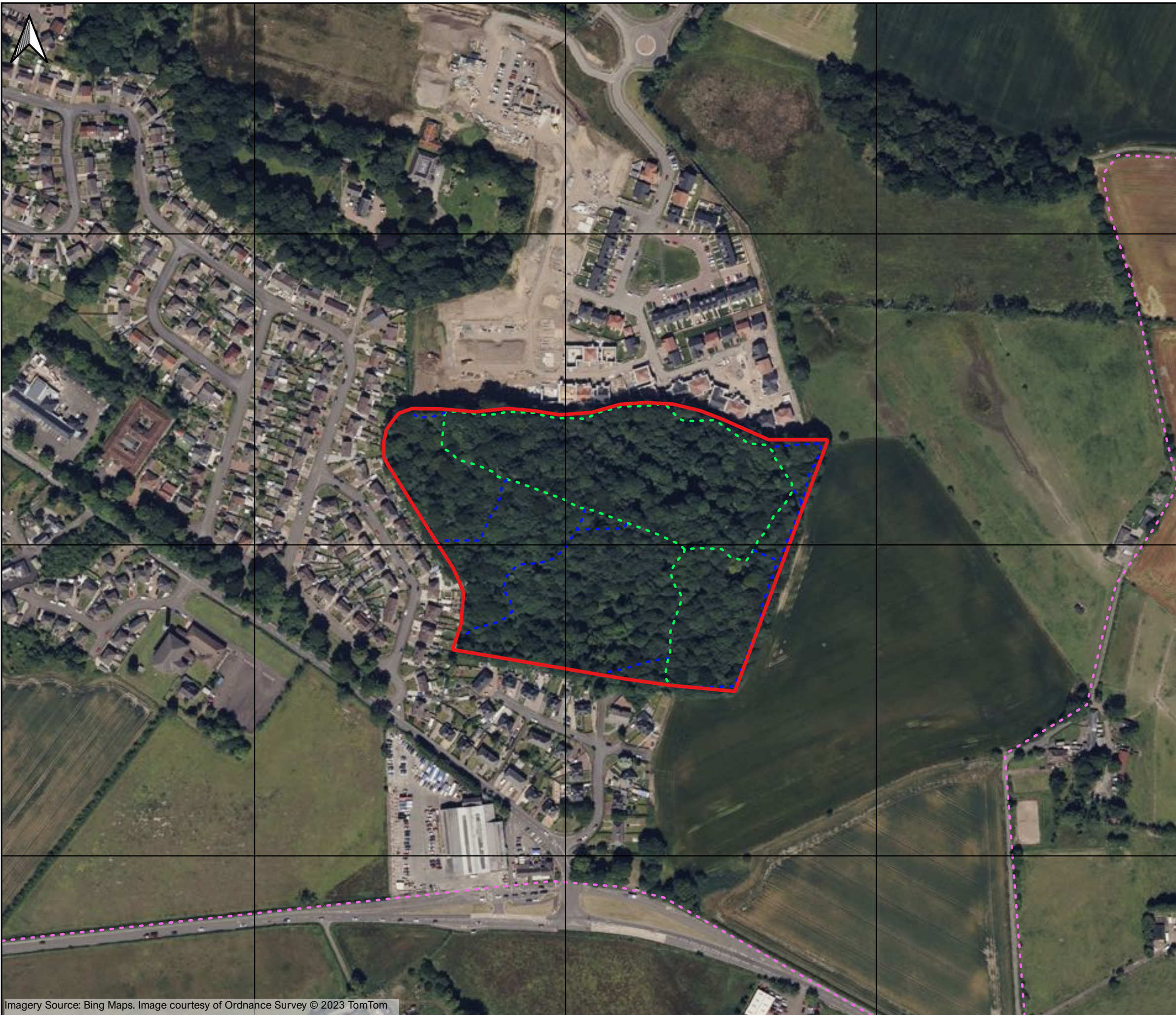
669000

668750

669250

669000

668750



Imagery Source: Bing Maps. Image courtesy of Ordnance Survey © 2023 TomTom

248000

248250

248500

Legend

Woodland Boundary

Path Type

Desire Lines

Main Path

Core Path

Do not scale this map

Client
Inchinnan Development Trust

Project
Teucheen Woodland

Title
Footpath Plan

Status
FINAL

Drawing No. 175322-GIS005	Revision -	Date 12 SEPT 2023
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Drawn SD	Checked PD	Approved PD
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Scale
1:3,000 @ A3

Rev	Date	Amendment	Initials
-	-	-	-



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D WOODLAND CONDITION PLAN

DRAFT CONCEPT PLAN

248200

248400

669200

669200

669000

669000

248200

248400



Legend

Woodland Boundary

Constraints

- Cherry Laurel
- Rhododendron
- Rockspray Cottoneaster
- Snowberry
- Variegated Yellow Arcangel
- Dumped Debris
- Fallen Tree Blocking Trail

Do not scale this map

Client
Inchinnan Development Trust

Project
Teucheen Woodland

Title
2022 Woodland Condition Survey Plan

Status
FINAL

Drawing No. 175322-GIS006	Revision -	Date 10 JAN 2023
Drawn SD	Checked PD	Approved PD

Scale
1:1,500 @ A3

Rev	Date	Amendment	Initials
-	-	-	-

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E STAKEHOLDER CONSULTATION/ENGAGEMENT RECORD

Work Proposal	Individual/Or ganisation	Date Contacted	Date Feedback Received	Response	Action
Rhododendron removed from woodland. Change Rhododendron Management actions to follow-up actions (e.g. treatment, manual removal or root mass or re-growth monitoring)	IDT	March 2023	March 2023	September 2023 WMP update	Table 2-1 amended to reflect change of INNS status.
Invasive non-native Few-flowered leek was recorded within the woodland.	IDT	March 2023	March 2023	September 2023 WMP update	Few-flowered Leek was added to Table 2-1.
Need for roe deer monitoring should be removed from WMP due to the positive influence small populations of roe deer have on the woodland, i.e. small-scale restructuring of the understory, creation of bare ground area and deposition of droppings.	IDT Volunteer Wildlife Consultee	March 2023	March 2023	September 2023 WMP update	Roe deer have been removed from annual monitoring of pest species.
Section 2.8.5 does not reflect the various projects that IDT have planned under their wider 'Nature Network and Habitat Connectivity' project taking place across Inchinnan.	IDT and IDT Volunteer Wildlife Consultee	March 2023	March 2023	September 2023 WMP update	Various nearby habitat creation projects (active and proposed) were added to Section 2.8.5.
Section 2.8.6 does not include IDT concerns regarding impacts of dogs off lead.	IDT	March 2023	March 2023	September 2023 WMP update	Section 2.8.6 was updated to include impacts posed by dogs and Objective 2B concerns reducing dog access beyond the main path network

Section 4.1 should be revised to put greater emphasis on IDT's aims for nature conservation and biodiversity gain.	IDT	March 2023	March 2023	September 2023 WMP update	Section slightly revised and biodiversity aims mentioned in first sentence.
Concern over the scale of proposed restructuring of woodland edges and the impact on the woodland and wildlife. Preference for selective areas of restructuring instead.	IDT and IDT Volunteer Wildlife Consultee	March 2023	March 2023	September 2023 WMP update	WMP objectives and aims amended so that IDT will longer be undertaking a full restructure of the woodland boundary edges as this is deemed too intensive of a strategy. There will be no full-scale removal of trees on the edges of the woodland boundary. Restructuring of the woodland edge will still be possible where trees are identified and removed for safety.
Neighbouring resident request for significant boundary restructuring to allow fruit and veg beds in garden. Concern over high winds on boundary trees creating hazard.	Local Resident	March 2023	March 2023	September 2023 WMP update	Emphasis put on that planting in the gaps created by removal of trees will prioritise lower growing species, reducing shading/leaf fall/tree hazards adjacent to housing. Woodland will undergo an annual tree condition assessment of boundary trees and trees adjacent to the main path network to identify hazards for remediation.
Neighbouring resident's requests for large-scale boundary restructuring to reduce the amount of abscission, gutter maintenance and shading in gardens and also reduce any health and safety fears.	Local Residents	March 2023	March 2023	September 2023 WMP update	Emphasis put on that planting in the gaps created by removal of trees will prioritise lower growing species, reducing shading/leaf fall/tree hazards adjacent to housing. Woodland will undergo an annual tree condition assessment of boundary trees and trees adjacent to the main path network to identify hazards for remediation.
IDT notes need for a clear definition of the woodland boundary due to inaccuracies between current boundary	Local Resident	March 2023	March 2023	September 2023 WMP update	Action 5E added relating to this.

information (provided in the land deeds) and historic boundary information.					
Resident notes concern over the conflict of between management of the woodland for people and biodiversity. Suggests formation of fencing so that people keep to pathways.	Local Resident	March 2023	March 2023	September 2023 WMP update	Action 1B rephrased to clarify meaning.
Positive response regarding the woodland being utilised for forest schools. Concern regarding car parking.	Local Resident	March 2023	March 2023	N/A	N/A
Concern regarding cyclists using woodland and the impact on people, dogs, and wildlife.	Local Resident	March 2023	March 2023	September 2023 WMP update	Removal of opportunity relating to linking the woodland path network to existing cycle routes. IDT prefer to keep the woodland with limited access points to prevent the woodland being used as a short cut.
Concern that the woodland will be used as cover for potential crimes.	Resident	March 2023	March 2023	September 2023 WMP update	Woodland edge planting following tree removals will prioritise dense, sharp hedgerow species which will prevent movement between the woodland and gardens and increase privacy.
Concerns regarding the creation of hard surface impermeable paths within the woodland as areas of the path network can become extremely waterlogged.	IDT	March 2023	March 2023	September 2023 WMP update	The main path network will incorporate a variety of permeable surfaces, including wood chip and corduroy paths and boardwalk where appropriate.
Annual butterfly surveys should be incorporated into the management plan.	IDT Volunteer Wildlife Consultee	March 2023	March 2023	September 2023 WMP update	Action 3C <i>butterfly survey</i> has been included in the WMP.
A question was raised regarding the plans to deter access to desire paths within the woodland and if this	Resident	October 2023	October 2023	November 2023 WMP update	The woodland is to be managed as an area of importance for biodiversity (SINC, TPO, and Priority

contradicts the aim of Teucheen Wood being a community woodland as it restricts movement and deters dog walkers.					Habitat). Unlimited access throughout the woodland is at odds with this aim.
A question was raised regarding the possibility of re-establishing a historic access path which once ran along the southwest boundary of the woodland (parallel to Beardmore Cottages).	Resident	October 2023	October 2023	November 2023 WMP update	The expansion of the woodland path network is not a priority at the time of the production of this management plan. Options for extending the path network will be explored during the subsequent 5-year period (2028 onwards).
Request for the southwestern woodland to be managed so that this area of woodland is easier to traverse and allow for forest school groups to move around the woodland more easily.	Resident	October 2023	October 2023	November 2023 WMP update	Efforts towards removing invasive non-natives will help to open the southwestern side of the woodland for forest schools. There is no intention to manage thickets of bramble and thorny plants as these are foraging and resting resources for birds and hedgehogs. Unlimited access through the woodland for recreation is discouraged at the woodland is to be managed for biodiversity.
The option of rotational use of the woodland (i.e areas of the woodland/path network are temporarily open to the public on a rotational basis) was suggested as a management action	Resident	October 2023	October 2023	November 2023 WMP update	Expansion of the woodland access not a priority as of the production of this management plan. Options for rotational use of the woodland will be explored during the subsequent 5-year period (2028 onwards).
Request for benches at more regular intervals to improve access.	Resident	October 2023	October 2023	November 2023 WMP update	Action 1C pertains to the provision of more benches and other seating options (felled tree stumps).
Concerns were raised regarding the woodland becoming a park and losing the 'wild' feeling of the woodland.	Resident	October 2023	October 2023	November 2023 WMP update	The provision of picnic tables has been removed from the WMP as this may encourage anti-social behaviour, vandalism and changes the feel of the woodland