

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, Beardmore Cottages, Inchinnan PA4 9PD](#)

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

Community Transfer Body: Inchinnan Community Development Trust

Name of Asset: Site, Beardmore Cottages (123104862)

Nature of Request: Full Ownership

Date CAT Request received: 17/12/2024

Status of Request: Validated*, 16/01/2025

Summary of Proposed Use:

This site, directly adjacent to the southern boundary of Teucheen Wood, runs parallel to the main woodland entrance pathway (originating on Greenock Road). IDT wish to bring the asset into their full management in order to enhance on-site biodiversity, introduce pathways to ensure accessibility for all persons, and to promote the ‘green prescription’ by creating a local accessible green space for community members of all abilities to enjoy.

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 the notice being published. A copy of each representation will be given to the Community Transfer Body (CTB) and will be published on the Council’s website (<https://www.renfrewshire.gov.uk/article/4534/Community-Asset-Transfer>) along with any comment from the CTB.

The final date to make representations for this request is **21/02/2025**.

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

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

All representations and responses will be 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 (17/12/2024)
- Site Plan E93571
- Teucheen Wood, Woodland Management Plan (December 2023).
- Site Concept Map
- Teucheen Accessible Nature Space - Online Community Survey Results
- Minutes of Inchinnan Community Council meeting (03/09/2024)

Personal and Commercially Sensitive information has been removed from all documents 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.



Received
17/12/2024

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: Maggie Morrison

Postal address:

██████████

Inchinnan, Renfrew

Renfrewshire

Postcode: ██████████

Email: ████████████████████

Telephone: ██████████

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:

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: - LDP2094 - Land parallel to Teucheen Wood pathway (adjacent to Beardmore Cottages)

Address: - Site On Eastern Boundary Of Nos 52 To 60 Beardmore Cottages, Inchinnan, Renfrewshire.

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:- 123104862

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?

None

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:

This site is directly adjacent to the southern boundary of Teucheen Wood, a woodland which was brought into community-ownership by the Trust in 2021. The site runs parallel to Teucheen's main woodland entrance pathway (originating on Greenock Road). Since gaining ownership of Teucheen Wood the Trust has established a diverse programme of ecological and community-based projects alongside our on-going management of the woodland.

This area of land is an ideal space to be incorporated into our community's work to improve habitat quality and connectivity around Teucheen Wood. It also provides a unique opportunity for the Trust to create a fully accessible nature space (due to its flat terrain and ease of access from Greenock Road) which can readily be incorporated into our existing conservation volunteering and nature wellbeing activity programmes – offering an alternative to the challenging woodland terrain of Teucheen Wood and thereby increasing inclusive access to nature on a local level.

IDT wish to bring the asset into our full management in order to enhance on-site biodiversity, introduce pathways to ensure accessibility for all persons, and to promote the 'green prescription' by creating a local accessible green space for community members of all abilities to enjoy.

The main objectives are as follows:

Creation of a fully accessible community nature space and associated opportunities/benefits:

The central section of the site will be developed into a communal nature space designed to ensure inclusivity for all community members and to promote wider engagement with nature. This section will include a fully accessible path loop, with benches offering rest intervals and interactive interpretation boards providing insight into the surround habitats (and associated flora and fauna). The planting of wildflower species and orchard trees in the area surrounding the path loop will help to further create a vibrant, engaging natural space. It is anticipated that this area will provide an accessible alternative to Teucheen Wood, being able to support the various nature-based activities which currently take place in the woodland (e.g. forest school, nature wellbeing, recreation, and conservation volunteering) while extending their availability to those who may be unable to navigate challenging woodland terrain.

Creation of quality woodland edge habitat:

Enhancement of the northern area of the site, which currently has an unnatural edge with mature trees (of Teucheen Wood) directly abutting arable land, through the planting of flower-rich and fruit/nut bearing shrubs and trees alongside planting of woodland fringe wildflowers/plug-plants. This will create a softer, more natural woodland edge habitat between Teucheen Wood and this site – reducing the ‘woodland edge’ effect and creating a habitat transition zone which better supports biodiversity and woodland wildlife populations.

Creation of quality wet grassland habitat:

Restoration of the southern section of the site to wetland via the creation of small wader scrapes (shallow standing water features), natural re-wetting, planting of wet grassland wildflower species, and the expansion of an existing reedbed fragment to the east of the site – supporting wetland bird species currently using the site (Reed Bunting and Sedge Warbler), increasing attractiveness of the site for species such as Grasshopper Warbler, and providing a learning opportunity around this important habitat (and the species it supports).

Miscellaneous biodiversity enhancements across site:

Planting of a native hedgerow along the eastern boundary to improve availability of hedge habitat, habitat connectivity (connecting Teucheen Wood and existing woodland/hedge habitat to the south), and to create a buffer to the adjacent arable land.

Increased plant and insect biodiversity through wildflower planting and natural regeneration of ground flora across the site.

Creation of beetle bank using excavated material from creation of path loop and wader scrapes.

4.1.2 Why there is a need for your Project

The site is not actively managed by Renfrewshire Council and exists as monoculture arable land (which has been intensively managed on an informal basis, with no specific permissions from the Council, by the adjacent landowner). The site has only minimal biodiversity along its margins and forms a hard boundary with the south of our community woodland (with mature trees directly abutting the site). The Trust wishes to obtain ownership of this piece of land to undertake ecological restoration of the site (providing a much-needed biodiversity boost) and for incorporation into our community-based conservation and nature-engagement work. The site will be integrated into our existing environmental, volunteering, educational, and wellbeing activity programmes - all of which are provided to our local and wider communities without cost.

Our community has expressed a desire for the Trust to help maintain Inchinnan’s greenbelt, diverse habitats, and natural heritage both for the benefit of our community members and for our local wildlife populations. The Trust was established with this goal in mind and, following the success of bringing Teucheen Wood into community ownership, set its sights on other local assets identified by community members as ‘at risk of loss’. This was determined by an ‘asset priority matrix’ created through thorough community consultation gauging the perception of local place-based assets. At the top of this priority list, following Teucheen Wood, was this farmland site. The site was identified by

our community members as a high value asset with significant potential to benefit the community if brought into ownership but at significant risk of loss.

The Trust also sees a unique opportunity to create a site which provides both quality, wild natural habitat (and the associated benefits both for local wildlife and our community) but also an engaging and fully accessible 'nature experience' for our community members – something which is currently missing in Inchinnan (due to lack of accessible infrastructure and the inaccessible terrain of our community woodland).

The Trust has seen increasing demand from community members for greater accessibility across Inchinnan's community assets and a clear need to create equitable opportunities to engage with nature locally. Inchinnan has a significant number of elderly residents, many of whom are unable to access Teuchean Wood due to its challenging terrain. These residents would benefit from an alternative, fully accessible nature space – a need which has been echoed in our informal engagement with residents at community events and through formal consultation on this asset. The natural inaccessibility of Teuchean Wood, has also meant that the Trust has had to decline partnership opportunities with organisations whose service users require a level of accessibility that the woodland cannot provide. The Trust would seek to collaborate with these organisations in the development of this new space. The Trust has delivered projects which provide accessible nature-oriented activities for our community, such as our annual community celebrations and Winter Connections programme). While these are consistently well attended (highlighting the interest in inclusive activities locally) they cannot replicate the experience and benefit of engaging with nature directly.

The above was highlighted during our online consultation for the asset transfer of this space:

"This is a fantastic proposal and will greatly benefit those who can't manage the terrain in Teuchean such as wheelchair users and mothers with prams. I support this proposal in its entirety."

"This would be a great area for all especially the elderly as the woods are uneven and not the best for the elderly. Great for wildlife plus the nursery/school kids!"

"Accessibility of this new site along with nature restoration will enable equitable access to nature connections and therefore benefit all of the local community including wellbeing outcomes and addressing social isolation for those unable to physically manage to engage with the woods"

"Creating accessible natural space would allow my mother (who has mobility and sight problems) and myself (who has a newborn) to access this local space and enjoy the pleasures and wellbeing benefits of being outdoors."

The Trust has also established a working relationship with Shopmobility Renfrewshire, who have previously supported us in identifying and addressing accessibility challenges locally and in connection with our community events. A response from a service user of Shopmobility Scotland noted "we will strongly support this asset transfer and work in partnership in the future. Great opportunities for future development to help those with mobility disabilities get out and about"

while an employee of the organisation stated “I think it will be a great future development to help those who need to get out of their house if they have a mobility issue - know that this will take time but it's great for future plans to make it accessible for all”.

4.1.3 Development / changes / modifications required

The following modifications to the site are proposed to improve accessibility, biodiversity, and community value:

- Construction of fully accessible path loop across central portion of the site (approx. 200m) which will link into the existing pathway from Greenock Road (constructed in 2022 with the support of Renfrewshire Council)
- Installation of rest benches (and passing places) at intervals across path loop (4 benches)
- Installation of interactive interpretation boards detailing habitats and flora/fauna to engage site users (4 boards)
- Planting of native tree species, shrubs, and plug plants (including orchard species) to support biodiversity
- Planting of wildflower species across site and facilitation of natural regeneration of ground flora to support pollinator and invertebrate populations
- Excavation to south of the site to create ‘wet features’ for wading birds (and creation of a beetle bank using excavated materials to provide additional habitat for invertebrates)

Where applicable, the above changes will be subject to appropriate planning permission from Renfrewshire Council.

The neighbouring landowner (Florish Farm) is supportive of the Trust’s ambitions for the site and plans to install a boundary fence to better delineate the boundary of the site, this will be complemented by hedgerow planting to establish a natural boundary and greater habitat connectivity.

4.1.4 Activities that will take place

Habitat creation and management:

Our plans for this site will transform it, from currently ecologically poor arable land, into a thriving, biodiverse space for wildlife and community. Each section of the site will have its own dedicated plan for ecological restoration and habitat creation, supported by Trust staff, volunteers, and local wildlife agencies and experts. These efforts will contribute to the Trust’s work to support Inchinnan’s

diverse bird, pollinator, amphibian, and mammal populations, while providing hands-on learning experiences for our community members.

Full details of our plans for ecological restoration and habitat creation can be found in: 'TANS CAT – Habitat Restoration & Creation Outline' [PDF] which can be found in the supporting documentation for this application.

On-going management of established habitats on site and maintenance of the communal area of the site will be incorporated into the Trust's routine management of our community assets and supported by our various volunteers (including our conservation volunteer group, Friends of Teucheen Wood).

Conservation volunteering, educational programmes, and recreation activities:

The habitat creation, restoration, and management on-site will not only boost biodiversity but will offer various educational and recreational opportunities for our community members. By involving our community from the outset of the project through to its delivery and on-going management, we will help to cultivate a sense of ownership over the space, fostering a deeper connection to nature and feeling of stewardship over Inchinnan's local environment (and the species it supports).

The Trust currently runs several projects focussed on community recreation and wellbeing in nature which will be involved in the activities on-site, these include our Friends of Teucheen Wood conservation volunteer group and our weekly Nature Wellbeing group. The Trust will also continue its collaboration with local nurseries, primary schools, high schools, and outdoor educators to ensure the involvement of local young people both as part of their curriculum and educational programmes (such as the John Muir award) and the Trust's own, independent educational projects.

The creation of a vibrant, engaging space and provision of an accessible path network (and associated infrastructure) will encourage use of space by our local and wider community members. The planned accessibility of the site also creates an opportunity for the Trust to extend the reach of our own nature-based activities to include those who may have limited mobility or additional barriers which may prevent them from engaging with other green spaces in Inchinnan.

Archaeological investigation:

The Trust will work with Inchinnan Historical Interest Group to investigate the site's connection to Inchinnan's rich history. The site is linked to the historic Battle of Renfrew (1164) and an Archaeological Trigger Zone is located within the site. IDT will collaborate with IHIG to explore the potential for archaeological works prior to the installation of path infrastructure and habitat creation works.

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

The space will be open to the public 24/7 as it is an accessible communal green space.

4.1.6 What provision will be provided for people with disabilities?

Owing to its natural topography and intensive management as arable land the site has greater accessibility (and opportunity for accessible infrastructure) than existing greenspaces and woodlands within Inchinnan, including Teucheen Wood. The path loop planned for the site will be fully accessible, allowing for use by mobility equipment and wheeled transport. The pathway will include passing places (to allow, in particular, wheelchair users and those with push chairs to pass) and resting places (rest benches) to support those who require regular rest intervals while walking the distance of the path. The new path will adjoin the accessible entrance pathway leading to the site from Greenock Road.

As with all of the Trust's community conservation projects, we will seek to involve those who may have barriers to engaging with nature/conservation independently – this includes those living with disabilities. We believe that our structured sessions (provided through our volunteer programme and adult woodland wellbeing sessions) help those with barriers gain the necessary confidence and knowledge to engage with nature/local greenspaces, something which may be unfamiliar to those living in areas with limited availability of fully accessible greenspaces.

4.1.7 Any other relevant information?

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 will support will provide opportunities for skills development and learning within our community. There is also opportunity for corporate volunteering (to support the creation and maintenance of the site) with local businesses – helping to create a connection between these businesses and our community, ultimately benefitting both.

4.2.2 Regeneration

- As outlined in the Trust's 2021-2026 Strategic Plan (which can be found in the supporting documentation for this application), our main goals and drivers are:

- The advancement of community development (including regeneration and enhancement of woodlands and greenspaces) within the community and giving the community a voice in development
- The advancement of environmental protection, preservation, and enhancement
- 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 site has the capacity to contribute to each of these aims and further the Trust's realisation of our community's ambitions. With the ownership of this site, a valued green asset, we not only ensure its development is in line with our community's environmental goals (i.e. preservation of our natural heritage and enhancement of our green land) but ensure the space is regenerated in a way that not only increases ecological value but increases its value and meaning to our community members.

Through its ownership and the collective work by our community to shape and improve the space (for people and wildlife) we create a feeling of empowerment within the community - that our community members have influence over Inchinnan's growth and development and that the wants of the community are both heard and realised. The incorporation of the site into the Trust's programme of activities (i.e. various volunteering, recreational, and educational initiatives) gives our community members the opportunity to be actively involved, fostering a sense of ownership of the site and connection with the natural habitats (and wildlife) it will support - while also benefitting from the experience and community ties these activities will bring.

4.2.3 Public Health

Preserving and enhancing green field sites such as this, benefits our community by both making Inchinnan a greener and brighter place to be but also by creating opportunities for meaningful engagement with our local environment.

It is well known that time in nature and engagement with natural spaces (and associated 'green' activities) has proven benefits for both physical health and mental wellbeing, as such the Trust seeks to engage our community with our green assets and environmental projects. This includes our weekly adult wellbeing sessions, funded by the Community Mental Health and Wellbeing Fund, which provides participants with nature-based wellbeing activities (e.g. wildlife observation, nature bathing, mindfulness exercises, social activities, green art making, and outdoor skills development).

The Trust intends to incorporate this site into our wellbeing sessions once established, providing not only a new, biodiverse space for participants to engage with but a fully accessible alternative to Teucheen Wood - reducing barriers to engagement with nature and the associated health benefits.

4.2.4 Social / Wellbeing

The Trust hopes to bring our local and wider communities together in the improvement, maintenance, and use of the site. The provision of accessible infrastructure (pathways, rest benches, interpretation boards) will help to develop a fully inclusive space within the site, helping to address the lack of accessibility of other local natural spaces, while structured/supported activities on-site will be on offer (as part of the Trust's funded activities) to help to break down initial barriers that some may have when engaging with an unfamiliar space - e.g. lack of experience/confidence, physical or mental health, financial limitations.

As above, the site will support our wellbeing and community-based activities (currently taking place in Teucheen Wood). These activities improve the wellbeing of attendees (and thus our community at large) through nature immersion/exposure but also through the increase in connection to their local community. Through our volunteering and recreational activities, there is opportunity for both adult volunteers and the younger generations of our communities to play an active role in the shaping, development, and use of the space - helping to boost local participation and community cohesion while creating a shared sense of ownership across generations.

4.2.5 Environmental / Wellbeing / Environmental Benefits

The Trust is driven by and dedicated to the preservation and enhancement of Inchinnan's local environment and natural heritage through responsible, informed management, and sustainable development of green assets such as this site.

The long-term goal of this project is the creation of an ecologically rich, biodiverse, and robust space which will alleviate some of the pressures of local urban expansion and enable our community to respond not only to the wider climate crisis but to the nature/biodiversity crises which we face on both a local and national level. This will be achieved through tailored habitat restoration and creation, establishing a diverse site that is rich in breeding and foraging opportunities for a variety of locally important species. Work will not only increase the ecological value and richness of the site itself but also establish connections to adjacent habitats and soften transitions between habitat types - creating a well-integrated and connected site.

These efforts also enable the Trust to further engage our community with their local environment, the pressures it faces, and the ways in which we can respond on a local level. The Trust works with local schools and forest school practitioners to create connections between local young people and local green spaces to ensure they benefit from the health, social, and educational benefits they bring. This site will be incorporated into the Trust's educational initiatives, with opportunity for it to be used as a living classroom with new learning opportunities around valuable wildlife habitats (wetlands, woodland fringe, hedgerow, meadow) and the interaction between these, habitat restoration/conservation, and nature networks. This will boost our young people's engagement with their local environment, helping to improve environmental literacy, encourage skills development, create a sense of environmental stewardship, and promote ways in which they can become involved in their local community (e.g. through volunteering or pathways to employment in community-based conservation/development).

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

As with all of our projects, the Trust will strive to engage those who may have barriers to participation – both with our work improving the site but also in the use of the site for recreation and nature engagement.

The site provides an opportunity to address the inequality of accessibility present in other natural green assets within Inchinnan (which can have limited accessibility due to the nature of the site e.g. terrain, topography, conservation restrictions). The flat terrain of this site (and current use as intensively managed farmland) enables the Trust to develop a fully accessible space, able to engage our entire community, while still retaining a feeling of ‘naturalness’ owing to the surrounding landscape and restored/created wildlife habitats to the north and south. The Trust will seek the support of Paths For All to ensure the on-site path network is fully accessible and in-line with best practise.

The Trust’s nature wellbeing sessions in particular are designed to support those who may have additional support needs or barriers to participation. These sessions are led by a fully qualified outdoor educator with experience working with service users requiring tailored/additional support. These sessions will be extended to this site, providing an opportunity to reach those who may be unable to engage with activities on less accessible sites (i.e. Teucheen Wood).

Our current nature-based recreational and wellbeing sessions are provided to our community free of charge in order to reduce financial barriers. The Trust will also explore the new opportunities that this site brings for partnership working with organisations that would benefit from use of a fully accessible greenspace and encourage signposting to our ‘green health’ activities.

4.2.7 Any other relevant information

This year, the Trust successfully applied for a Community Asset Transfer of an additional site which neighbours Teucheen Wood – a small area of land at the rear of 49 Beardmore Cottages. The project seeks to incorporate this area of land, which currently houses our woodland equipment storage container, into the on-going management of Teucheen Wood.

The delivery of our aims at this site (rear of 49 Beardmore) will help to facilitate our community’s engagement with this new space and support the Trust’s work to improve it for wildlife and community.

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.

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) and is covered by a Tree Preservation Order. However, works will not negatively impact the woodland and any arboricultural works required along the edge of the woodland will follow necessary TPO procedure.

There is also an Archaeological Trigger Zone contained within the site boundary.

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. As with our existing assets, feedback and input from our community members will be considered and implemented in the site's on-going management.

As mentioned, the site is currently informally farmed by the adjacent landowner, Florish Farm. Following the Trust's initial Expression of Interest, Renfrewshire Council's estates department approached Florish with an offer to purchase the site. This offer was declined and the farmer has since indicated that he no longer wishes to farm the land. The Trust has established a positive relationship with Florish Farm and has maintained open communication about our ambitions and vision for the site. The farm is supportive of the community's acquisition of the site and the Trust's plans for its future, avoiding any potential conflicts of interest.

Community members residing in houses adjacent to Teucheen Wood's main pathway and looking onto the site were notified of the Trust's ambitions via letter, providing an early opportunity to raise potential concerns prior to the formal submission of the Trust's Community Asset Transfer application. No negative feedback was returned from these letters. An online survey, promoted via our website, social channels, and in-person community events, provided a further opportunity for residents and relevant stakeholders to provide feedback and highlight any potential grievances.

The response from this survey was overwhelmingly positive, however the Trust wishes to address a few of the concerns raised. The full data from the survey and the Trust's response to comments can be found in the supplementary document 'TANS CAT – Community Consultation Overview' [PDF]. Potential issues highlighted in the survey were the risk of social misuse of the site and vandalism, potential for littering and fly-tipping, and the need to ensure wildlife can pass through the site. The Trust has experience with managing our two current community assets (Teucheen Wood and India Tyres Playing Fields) and risks that come with these. The Trust hopes to foster a sense of collective stewardship over the site and encourage positive social engagement with the space through a free programme of community activities. The site will be routinely monitored by staff and volunteers, and misuse of the site, if it were to occur, would be handled according to its kind and severity. Where possible the Trust seeks to use community outreach and education to address these issues,

(e.g through public campaigns, leafleting, and signage). Regular clean-ups will ensure the site remains free of litter and, as with Teucheen Wood, any fly-tipping would be recorded, reported, and dealt with promptly.

A concern was raised regarding roe deer (and general wildlife) access into Teucheen Wood. While the roe deer using the woodland primarily access it via the eastern boundary, the Trust is committed to ensuring that corridors for wildlife are established and maintained on-site. Planted hedgerow will act as a natural passageway for wildlife (connecting Teucheen Wood to the small, wooded area to the south of the site) while the woodland fringe habitat to the north will create a gentle transition from the site into Teucheen Wood providing foraging opportunities and shelter. Additionally, the community/recreational elements of the site will be carefully considered - seeking to strike a balance between community use and wildlife conservation.

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 members 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 (Member 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 (Member 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 (Member 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 (Member 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.

Dr Alan Murphy (Co-opted Director) – Alan is a Senior Lecturer in Enterprise at University of the West of Scotland with extensive industry experience, leading the UWS Institute of Enterprise and Entrepreneurs Academy, and specialising in enterprise education, entrepreneurship, and business support.

We have previous experience with bringing assets into community ownership and management through our acquisition of Teuchean Wood and India Tyres Playing Fields. Our work with these assets has brought experience with land management and the necessary professional contacts and consultees to realise our aims with this new area of land. The Trust has also gained extensive experience with applying for funding and grants to facilitate our work, with a strong track record of successful funding bids for our environmental and ecological projects.

4.5.2 Do you intend to use professional advisors?

The Trust's experience in land ownership and management, gained through our two existing assets (Teuchean Wood and India Tyres Playing Fields), will support our delivery of the project at this site. Where more tailored advice and expertise is needed, the Trust will seek professional guidance and utilise the knowledge of local wildlife experts. We have cultivated close relationships both with guiding bodies and professional consultees through our previous work. These include: Community Woods Association, Community Land Scotland, Development Trust Association Scotland, Merlin Tree Services, Starling Learning, Envirocentre Ltd, Cubed Limited, Paths For All, Shopmobility Renfrewshire, MAC Consulting, and Renfrewshire Council.

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 the Trust's management programme (which currently includes Teuchean Wood and India Tyres Playing Fields) with support from staff, volunteers, wider community members, and professional advisors/consultees.

The following methods will be used to measure and track outcomes:

- Wildlife monitoring (including species surveys) to assess the site and its progress

- Photo recording to show landscape change/improvement over a set period
- Regular communication with our local and wider community via online platforms
- Regular communication via physical leaflets and through presence at village events
- Monitoring of engagement with online content related to project
- Encouragement of feedback from our online audience (via comments, emails)
- Volunteering uptake (as part of our Friends of Teucheen Wood group)
- Community consultation events (i.e. Annual General Meeting) with recorded feedback
- Feedback (verbal and written) from both attendees and practitioners of our nature-based activities (i.e. forest school attendees, 'wellbeing in nature' groups)
- Feedback from our volunteer group Friends of Teucheen Wood
- Continued use of our 'action tracker' sheet which records all projects, tasks, their timelines, and current progress

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 five 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 and its surrounds.

Our Board of Directors are in agreement with our application for a Community Asset Transfer and our intentions to improve this area of land for both community and wildlife.

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.

We have been guided by the voice of our community since our inception, with thorough community consultation being undertaken to assess the local needs/wants which now guide our work. Through this consultation the Trust developed a vision to create a network of community-oriented greenspaces within the village, furthering habitat preservation and restoration while providing opportunities for local engagement, community services, public recreation, physical and mental wellbeing, and educational/vocational activities.

As previously stated, a key aspect of early consultation work was the creation of a 'asset priority matrix' to highlight local green assets and their relationship to our community members. The survey for this asked residents to provide opinions on the strengths of local assets, their value to the community (including impact if they were lost) and potential to benefit the community via community management. At the top of this list, following Teucheen Wood, was this farmland site. Additionally, consultation undertaken as a part of our Nature Networks & Habitat Connectivity project has shown that community members were aware of the effects of loss of land and habitat fragmentation on our wildlife population and attributed this to increasing housing development and industrial expansion. Respondee expressed their frustration regarding lack of communication regarding development and a desire for greater community input/involvement.

A digital survey on this site specifically, which was active from mid-August to late-November, demonstrated strong support for this application and our plans for the site. A total of 160 (of 162) of those responding to the survey were in support of the proposals for the site. This survey was promoted both online and through in-person village events following our initial Expression of Interest. A detailed overview of the results of this survey can be found in the supporting documentation.

IDT continually communicates with our local and wider communities through both in-person methods (local events, leafletting, community woodland activities, word of mouth) and online via our social media channels and website. We have promoted our ambition to preserve and reconnect Inchinnan's wildlife habitats with educational posts around nature networks (what they are, why we need them) and the work we are already doing elsewhere in Inchinnan (e.g. in Teucheen Wood). Our work and aims have been positively received and the feedback from our community online and in-person has been fantastic.

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.

Relevant stakeholder groups are consulted on a regular basis through the Trust's routine work with our existing community assets and projects. Stakeholders and local groups were also encouraged to complete the consultation survey for the project.

The project was highlighted at an Inchinnan Community Council meeting in September 2024. No objections to the proposal were raised during the meeting. The minute of this meeting can be found in supporting document 'Inchinnan Community Council Meeting Minutes (03/09/24)' and reference to the project can be found in item 6.1.

The project, and its connection to Teucheen Wood, was also raised during a meeting with advisors from Scottish Forestry as part of their assistance with the Trust's Woodland Management Plan for Teucheen Wood. It was advised that the Trust include reference of this project in our management plan and engage further with Scottish Forestry upon the completion of the Community Asset Transfer, to explore options for funding support.

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

The Trust has been in contact with Sandra Inrig (Community Asset Transfer and Regeneration Programme Manager), who has supported the Trust with our two previous Community Asset Transfers and has provided guidance for this project also.

Renfrewshire Council's planning department was contacted regarding this piece of land during the creation of the access pathway into Teucheen Wood (originating from Greenock Road) in 2022. During conversations with planners the Trust raised its intentions to acquire this community asset in the future.

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

The landowner of the farmland to the east of the site has been informed of the Trust's intentions and is supportive of our plans to transfer the land into community ownership.

5.1.6 Any other relevant information

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.

Teucheen Accessible Nature Space - Project Costings 2025/26

Project costings				
	Amount	Guidance support	Intended Funder	Timescales
Community Asset Transfer (CAT) purchase price	£ 1	Renfrewshire Council	Inchinnan DT	Completed by end of 2025
Legal fees for land purchase via CAT	£ 7,500	Harper MacLeod	Sustainable communities Fund	Completed by end of 2025
Planning permission fees	£ 300	RC Planning	Sustainable Communities Fund	Completed by end of 2025
Professional fees for planning	£ 500	Glasgow Architecture	Sustainable Communities Fund	Completed by end of 2025
Pathway creation	£ 25,000	Paths for All	The National Lottery (Heritage Fund)	Completed in 2026
Wildflower planting	£ 1,500	Andy Monaghan	Mushroom Trust	Completed in 2026
Vegetation planting (trees and shrubs)	£ 2,000	Glasgow Airport	Mushroom Trust	Completed in 2026
Wader scrape excavation	£ 200	Andy Monaghan, RSPB	The National Lottery (Heritage Fund)	Completed in 2026
4 benches	£ 2,000	Glasdon	Flightpath Fund	Completed in 2026
4 interactive interpretation boards	£ 1,600	Sneddon Signs	Flightpath Fund	Completed in 2026
Miscellaneous tools/materials	£ 500	Andy Monaghan	The National Lottery (Heritage Fund)	Completed in 2026
Project cost	£ 41,101.00			

The Trust aims to complete the planning and administrative elements of the project in 2025. Project delivery of onsite enhancements are planned to be introduced across 2026, with the site opening to the public in 2027. The Trust, having completed a Community Asset Transfer process previously for India Tyres Playing Fields, is familiar with funding available to support the transfer process - legal and planning.

The Trust has consulted Paths for All on our pathway requirement and although they no longer fund pathway creation they do consult and support with the installation specifications. The Trust has positive relationships with The National Lottery (TNL), and the heritage fund is a prospective funder for 'Teucheen 2.0' which creates an accessible alternative for those seeking the green prescription but unable to access the challenging terrain of Teucheen Wood.

As always with IDT, our staff and volunteer army engage in all stages of our project work - including our Volunteer Wildlife Consultant, Andy Monaghan, who will give his time and expertise to the ecological aspects of the project. Trust staff will oversee project development and delivery, budget and costings, and manage work on-site (by both contractors and volunteers).

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

None

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

None

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

None

6.1.5 Any other relevant information

None

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>

1. Name: Maggie Morrison

Address: India of Inchinnan, Greenock Road, Inchinnan PA4 9HL

Date: 11/06/2024

Position: Senior Development Officer

Signature:



2. Name: Alison Cush

Address: 69 Banchory Avenue, Inchinnan PA4 9QE

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.

‘Excerpt from LDP Background Paper 2 (Housing Site Assessment)’ [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.

‘TANS CAT – Habitat Restoration & Creation Outline’ [PDF]

‘TANS CAT – Site Concept Map’ [JPEG]

‘TANS CAT – Project Costings/Financial Overview’ [XLSX]

Section 5 – evidence of community support

Community consultation:

‘TANS CAT – Community Consultation Overview’ [PDF]

‘TANS CAT – Community Consultation Data’ [XLSX]

‘TANS CAT – Residents Letter’ [PDF]

'Inchinnan Community Council Meeting Minutes (03/09/24)' [PDF]

Community involvement with maintenance of site:

'Friends of Teucheen Wood – Hedgerow Planting & Wildflower Verge' [PDF]

Section 6 – funding

Section 7 – Supporting Documentation

IDT Finances:

'IDT 2023-24 Financial Accounts' [PDF]

'IDT Financial Report 2024' [PDF]

Teucheen Wood Management:

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



Renfrewshire
Council

Site at Beardmore Cottages, Inchinnan

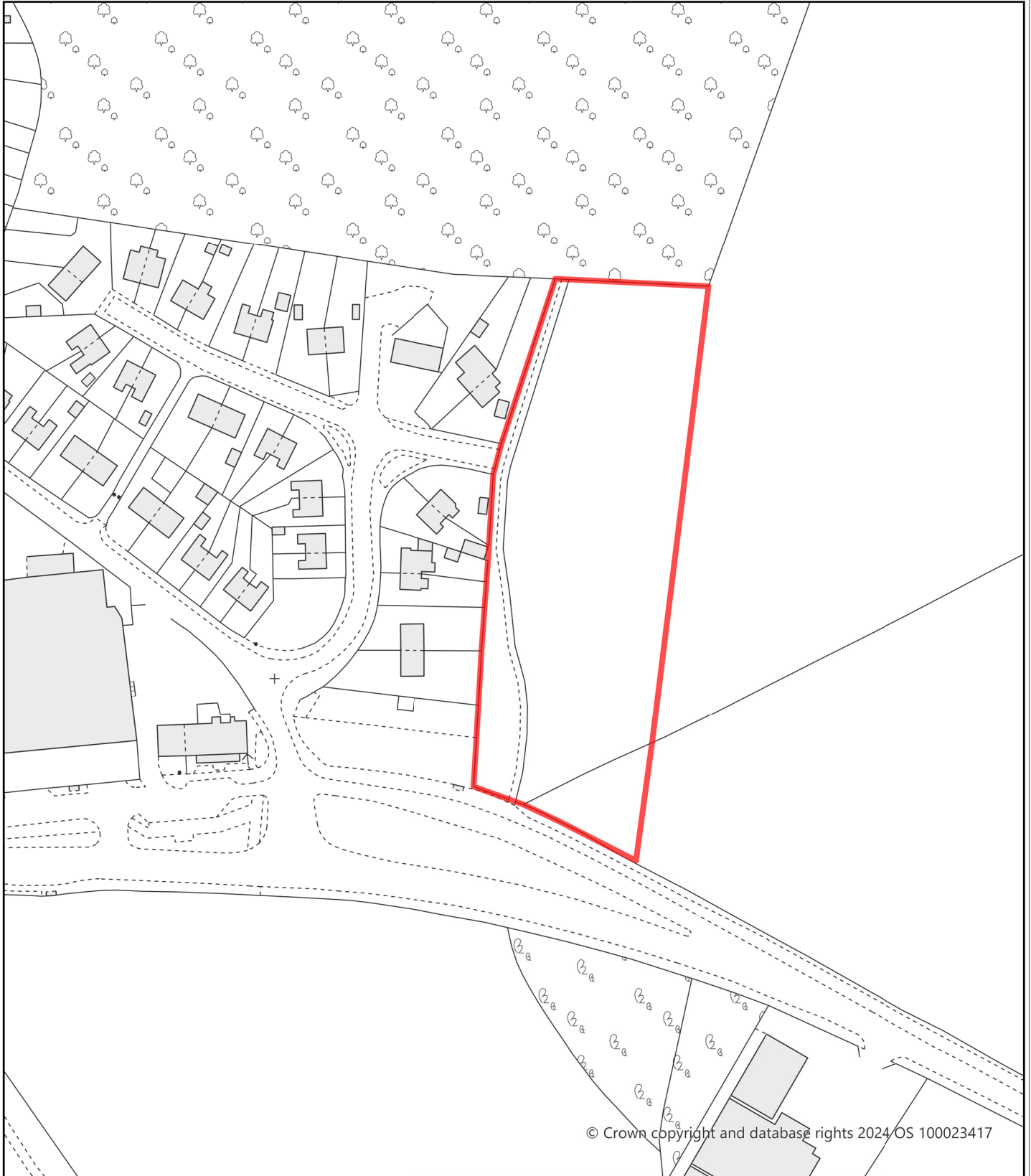
Plan Ref: E3571



Scale: 1:1,750

User: hocraigj1

Date: 10/01/2025



Notes:

Area shown outlined red extends to 10,003 sqm or thereby.

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**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>Crocsmia 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



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

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

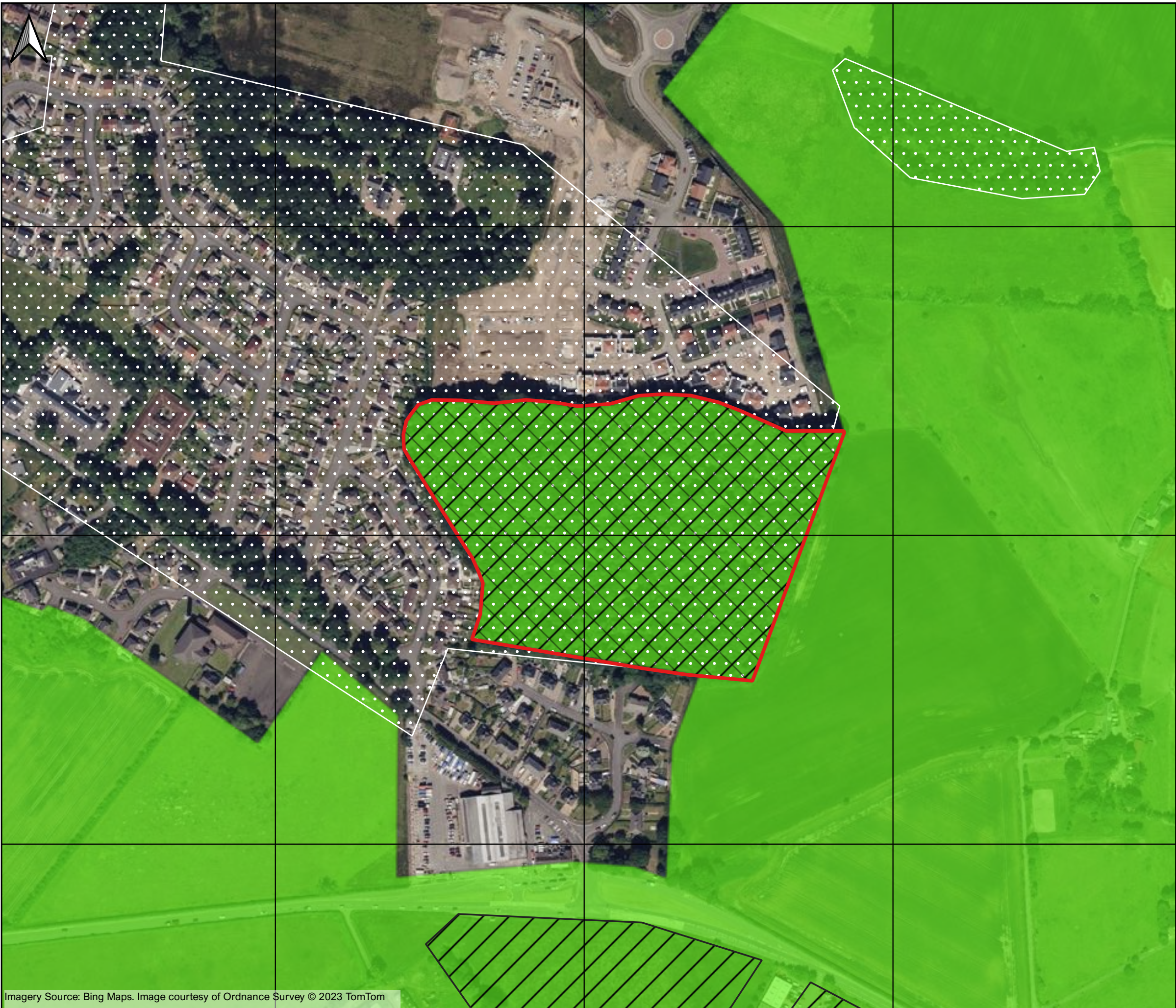
Rev	Date	Amendment	Initials
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

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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

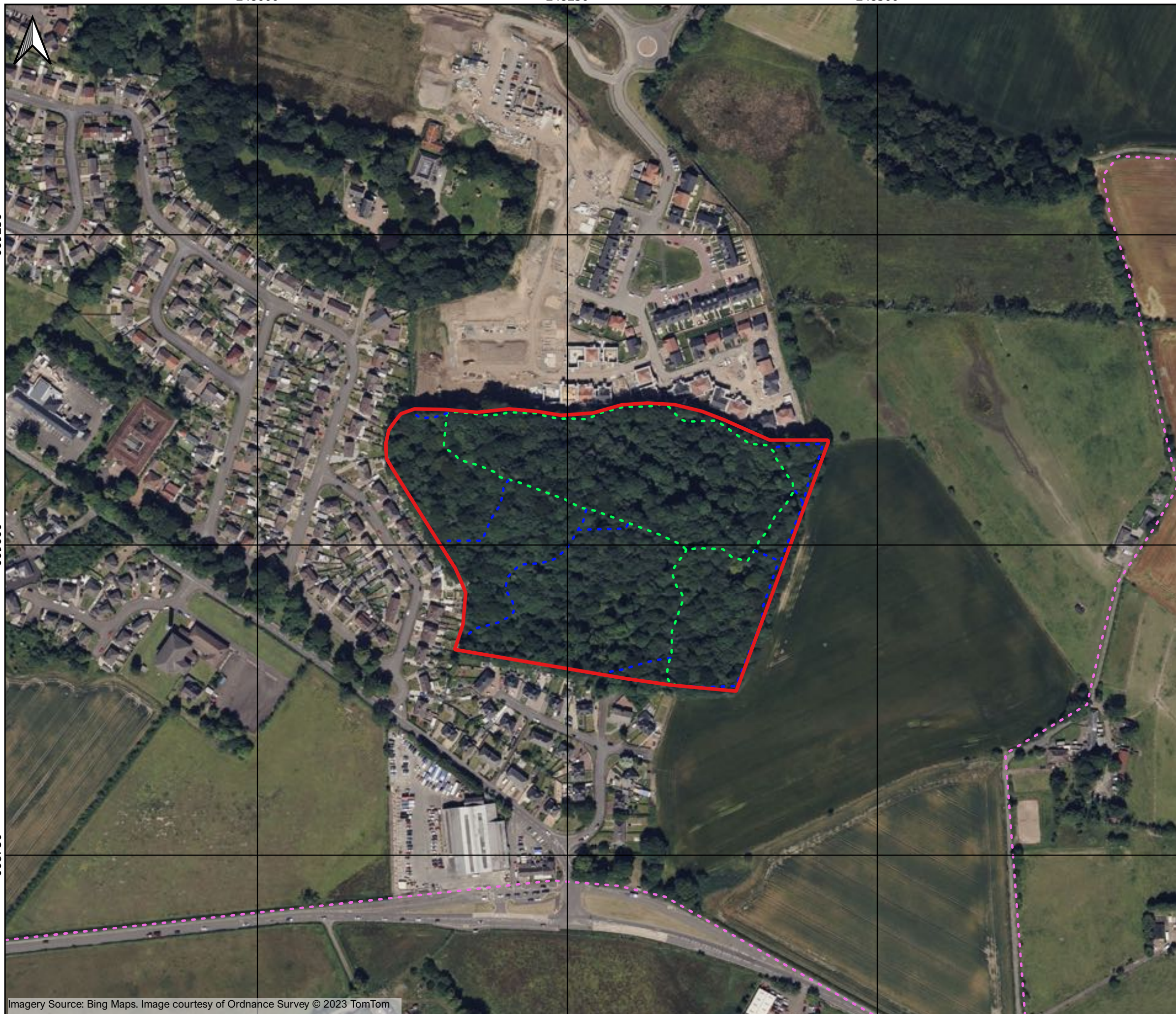
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668750

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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
Drawn SD	Checked PD	Approved PD

Scale
1:3,000 @ A3

Rev	Date	Amendment	Initials
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248000

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248500

D WOODLAND CONDITION PLAN

DRAFT CONCEPT PLAN

248200

248400

669200

669200

669000

669000

248200

248400



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

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
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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 Teuchean 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

Woodland Edge Habitat

Plant with flower rich and fruit/nut bearing tree and shrub species (Inc. Wild Apple, Rowan, Hazel, Blackthorn, Elder, Bird Cherry, Dog Rose)

Woodland fringe wildflower mix and plug plants

Hedgerow Habitat

Mixed native species (Inc. Hazel, Maple, Blackthorn, Holly, Dog Rose, & Alder)

Seed and nectar rich wildflower margin alongside hedge

Improves habitat connectivity by connecting Teuchean Wood to small woodland/hedgerow on Greenock Road

Creates protective buffer between site and adjacent farmland

Accessible Community Space

Fully accessible path loop with rest benches and passing places (for wheelchairs & push chairs)

Planting of orchard trees, shrub species, and wildflowers around path area

Interactive interpretation boards provide information on adjacent habitats and wildlife

Southward facing beetle bank planted with grass and wildflower species

Wet Grassland Habitat

Revert to wet grassland habitat to support wetland bird species

Expansion of reedbed to east of the site

Creation of water scrapes (shallow, tapered water features) to increase invertebrate population and maximise feeding opportunities

Wetland and pond edge wildflower mix to enhance biodiversity



Teucheen Accessible Nature Space - Online Community Survey Results

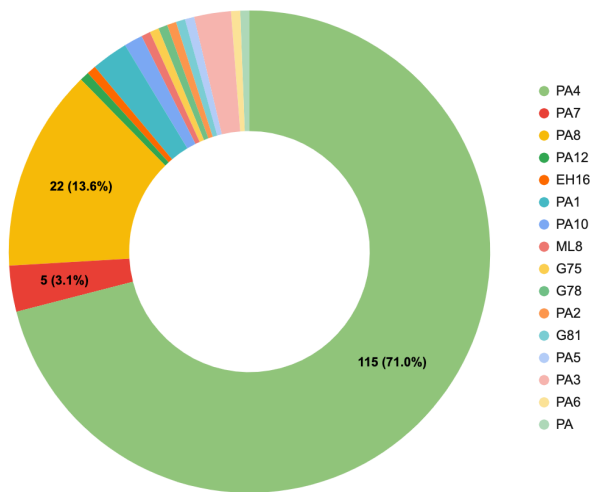
This document provides an overview of the online consultation (active from 19/08/24 to 26/11/24) undertaken for the Community Asset Transfer of the land at Site on Eastern Boundary of Nos 52 to 60 Beardmore Cottages. The survey was published through IDT’s website, social channels, and promoted at in-person community events alongside supplementary documents detailing the site location, an illustrative concept map, and habitat restoration and creation plans.

Community Asset Transfer Survey: Teucheen Accessible Nature Space

IDT are in the initial stages of applying for a Community Asset Transfer of a valued local asset, an area of farmland adjacent to our community woodland’s (Teucheen Wood) main entrance path. The site was identified as at risk of loss by our community members during early consultation, in part due to Renfrewshire Council’s plans to use the site for house building. Residents believe that community intervention will both ensure the future of this valued asset and allow the Trust to make improvements which benefit wildlife and community.

This short survey will provide us with further detail on community support for the acquisition of this site (via Community Asset Transfer) and the Trust’s proposals for improvements.

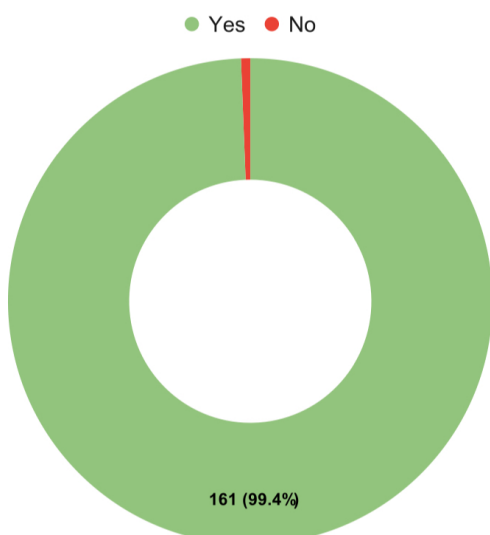
Current plans for the site seek to provide both quality habitat for our wildlife population but also an engaging, fully accessible ‘nature experience’ for visitors. Further details on location and the Trust’s plans for the site (including a illustrative concept map) can be found our our website: inchinnandt.com



1. What is your postcode?

Responses were received from a variety of postcodes across the local and wider area. The majority of responses come from the Inchinnan area (PA4), making up 71% of the respondents.

The second highest response rate was from the PA8 postcode area associated with Erskine.

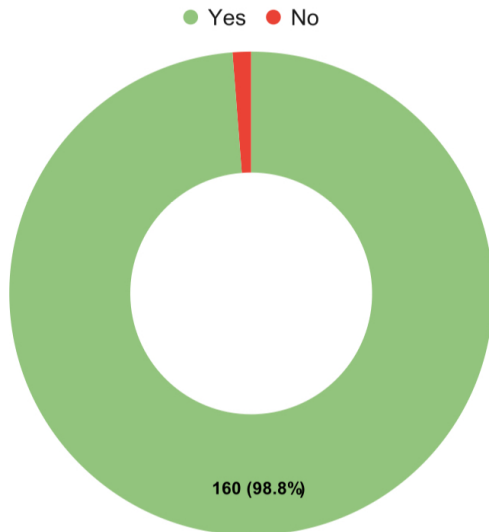


2. Are you aware of this site?

99.4% of respondents were already aware of the site proposed for Community Asset Transfer.

Creation of an Accessible Community Space:

The central portion of the site will become an inclusive nature space - providing an alternative to the challenging terrain of Teucheen Wood and becoming host to fully accessible activities (including forest school, wellbeing sessions, and volunteering). An accessible path loop (suitable for mobility equipment and pushchairs), rest benches, and nature interpretation will be installed on-site while planting of wildflowers, orchard trees, and shrubs will enhance the surrounding environment.



3(a). Do you support these proposals?

98.8% (160 of 162) of respondents were in support of the proposals.

3(b). If you selected no, please expand:

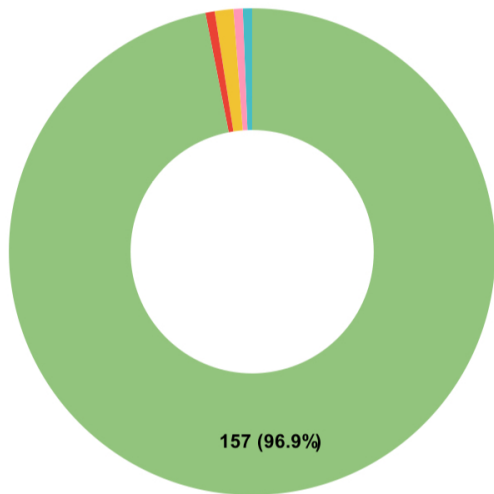
Two respondents indicated that they do not support the proposals for an accessible community space, with one of these respondents providing further comment:

“The IDT have become very dictatorial to people who stay next to the woods instead of engaging and encouraging a partnership”

IDT Response:

Prior to the initial Expression of Interest for the Community Asset Transfer of the site, the Trust lettered residents neighbouring the land (see: ‘TANS CAT - Resident Letter’ document) to invite feedback, questions, and concerns. We did not receive any direct communication (via phone or email) from residents lettered, but through informal conversations while working in the village we received positive feedback from individuals along this boundary and were able to provide further clarity on our plans for the site.

The Trust is disappointed to read this comment and has not received contact from this resident directly. We encourage anyone with concerns of this nature to get in touch with the Trust, as we strive to create an open dialogue around our community projects - where concerns from residents are heard, validated, and discussed.



● Strongly Agree ● Strongly Disagree ● Somewhat Agree
● Somewhat Disagree ● Unsure

4(a). How much do you agree with the following statement: “The creation of a community nature space (with accessible infrastructure and activities) will benefit local and wider communities”

A total of 159 respondents expressed positive views with 157 (96.9%) selecting ‘Strongly Agree’ and 2 selecting ‘Somewhat Agree’.

The options ‘Strongly Disagree’, ‘Somewhat Disagree’, and ‘Unsure’ received 1 response each.

4(b). If you selected ‘Somewhat Disagree’ or ‘Strongly Disagree’, please expand:

Two respondents who selected 'Strongly Agree' commented to say:

“Inchinnan is very close to the town of Renfrew which has a large population and a very small amount of green spaces and places to freely walk your dog or to be in nature. I have 2 small children who love to be outdoors exploring, but have very limited choice in their environment.”

“Access to green spaces and natural habitats is beneficial to both the community as a whole and local wild life. Access to wild spaces is great for mental health, physical wellbeing and educational purposes. Inchinnan and Erskine have been subject to an enormous amount of property development recently and our green spaces have been dwindling. If this land could be saved from further building work it will ensure green spaces for the community and a natural habitat for wildlife.”

The respondent who selected ‘Strongly Disagree’ said:

“Just another way that the idt will dictate what they want and not what the community or residents next to this site want”

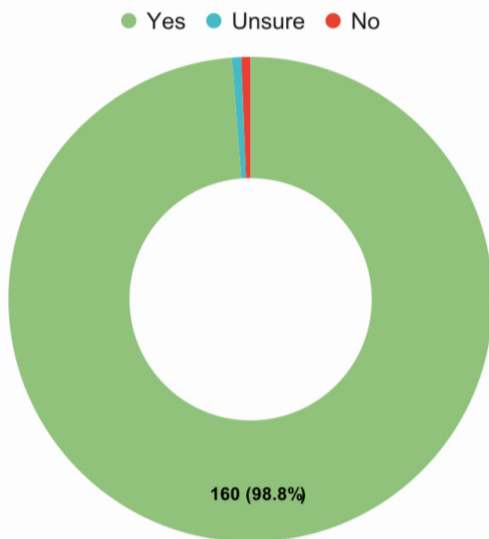
IDT Response:

Being a community development trust, consultation with residents across Inchinnan forms the basis of our decision making processes. We strive to include all members of our community with our work and deliver both digital and physical communications to our residents throughout the year informing them of key developments, projects, community events, and opportunities for involvement.

Environmental Improvements (Habitat Restoration & Creation)

Habitat restoration/creation will enhance site biodiversity and provide new opportunities for learning and skills development through our communities' engagement with the space and improvement works.

The northern section of the site will see the habitat Teuchean Wood extended with planting of native trees, shrubs, and ground flora while the southern section of the site will be restored to wet grassland habitat through the natural re-wetting and planting of wetland vegetation. Further details on these plans can be found [here](#).



5(a). Do you support these proposals?

98.8% (160 of 162) of respondents were in support of the proposals.

5(b). If you selected no, please expand:

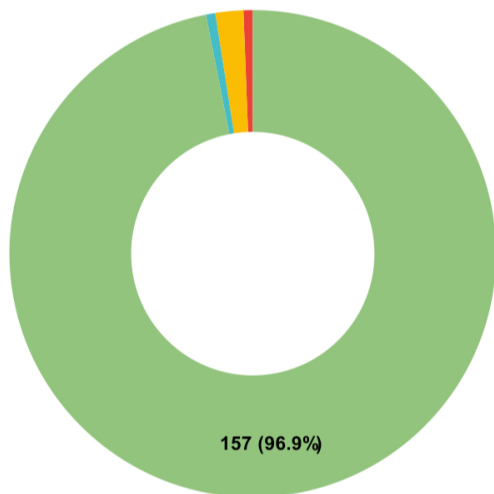
The respondent who selected 'No' said:

"IDT only encourage a certain amount of of the community and don't engage with residents in the direct area"

IDT Response:

When working with our green assets, the residents in the direct area of the asset (i.e neighbouring or adjacent to) are a focus of our engagement. As stated previously, prior to the Trust's initial Expression of Interest (and this consultation) residents which neighbour the site were informed of our intentions via posted letter and invited to voice feedback or concerns.

The inclusion of this site in our work stems from initial consultation (which took place across Inchinnan) during the formation of the Trust, where many residents highlighted this land as an area at risk of loss to unsustainable development. Our plans for the site have been created in conjunction with residents, board members, volunteers, and other key stakeholders within our community. If successful in our ambitions for a Community Asset Transfer, the Trust will continue to engage with neighbouring residents and those across Inchinnan to fully shape and realise our ambitions for this space. The Trust also welcomes and will thoroughly address any concerns or objections that arise from the formal Community Asset Transfer process.



● Strongly Agree ● Unsure
● Somewhat Agree ● Strongly Disagree

6(a). How much do you agree with the following statement: “Ecological restoration and habitat creation on-site will benefit Inchinnan's wildlife”

A total of 160 of 162 respondents expressed positive views with 157 (96.9%) selecting ‘Strongly Agree’ and 3 selecting ‘Somewhat Agree’.

The options ‘Strongly Disagree’ and ‘Unsure’ received 1 response each.

6(b). If you selected ‘Somewhat Disagree’ or ‘Strongly Disagree’, please expand:

A respondent who selected ‘Strongly Agree’ commented to say:

"As previously said inchinnan and Erskine have been subject to expanding property development and as such the green spaces and natural habitats for wildlife have been dwindling too. If this land was saved it can be used by local schools and activity groups as an educational space to promote environmental awareness. It would also mean a safe and secure wild habitat for wildlife."

The respondent who selected ‘Strongly Disagree’ said:

"The deer in the forest can't get through it any more because it is so overgrown residents were able to keep this under control"

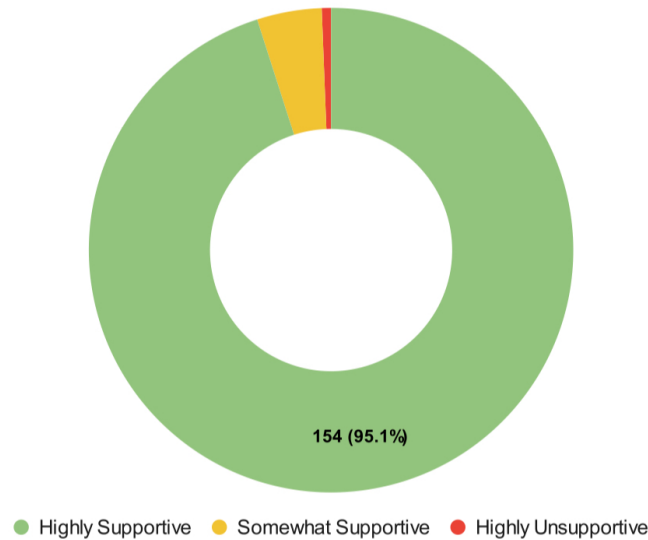
IDT Response:

While the roe deer using the woodland primarily access it via the eastern boundary, the Trust is committed to ensuring that corridors for wildlife are established and maintained on-site. Planted hedgerow will act as a natural passageway for wildlife (connecting Teucheen Wood to the small wooded area to the south of the site) while the woodland fringe habitat to the north will create a gentle transition from the site into Teucheen Wood providing foraging opportunities and shelter. Additionally, the community/recreational elements of the site will be carefully considered and seeking to strike a balance between community use and wildlife conservation.

7. Overall, how supportive would you say you are of the proposals and improvements outlined in this survey?

154 respondents indicated they were ‘Highly Supportive’ of the proposals outlined in the survey alongside 7 respondents who were ‘Somewhat Supportive’.

A single respondent indicated that they were ‘Highly Unsupportive’.



8. Do you have any additional comments, feedback, or suggestions for the site?

Many respondents left additional comment including feedback, questions, and suggestions for the site:

Two respondents raised the possibility of misuse of the site:

“Issues relating to social misuse of the site. How will the trust ensure that it will not be used by youths as a drinking area? Who will be responsible for litter control?”

“The area will require frequent checking for litter, vandalism and fly tipping to maintain the integrity of purpose.”

IDT Response:

The Trust hopes to foster a sense of collective stewardship over the site and encourage positive social engagement with the space through a free programme of community activities. The site will be routinely monitored by staff and volunteers. Misuse of the site, if it were to occur, would be handled according to its kind and severity. Where possible the Trust seeks to use community outreach and education to address these issues (for example through public campaigns, leafleting, and signage). Regular clean-ups (conducted by Trust staff and volunteers) will ensure the site remains free of litter and, as with Teucheen Wood, any fly-tipping would be recorded, reported, and dealt with promptly.

Four respondents commented on planned infrastructure and habitat improvements:

“If there was a space for eco friendly structures these could be used to hold nature classes, yoga and other holistic practices”

"Would you consider a mountain bike trail on some part of it, this would keep kids really entertained and give them a new hobby possibly?"

“Need to maintain a shielded passageway for the animals that pass through the site (e.g. roe deer).”

"Habitat creation/protection should be the main aim.”

IDT Response:

The specifics of infrastructure to be installed on the recreational area of the site will be explored further following the Community Asset Transfer process. The Trust is always open to suggestions for recreational infrastructure and activities which could be suitable for our existing and future community assets and will keep these suggestions in mind.

The creation of corridors for wildlife, acting as natural passageways across the site and to adjacent habitats, is an essential part of this project. Plans for the site include the planting of a native double hedgerow along the eastern boundary of the site, with species including Hazel (*Corylus avellana*), Field Maple (*Acer campestre*), Blackthorn (*Prunus spinosa*), Holly (*Ilex aquifolium*) and Dog Rose (*Rosa canina*), and Alder (*Alnus glutinosa*) alongside a seed and nectar rich wildflower margin. This will create a new wildlife corridor extending from Teucheen Wood to the southern boundary of the site, while also providing additional foraging, nesting, and shelter habitat and creating a biodiversity-rich buffer to the adjacent, intensively managed arable land. Further details our plans for habitat creation and enhancement can be found in our 'TANS CAT - Habitat Creation & Restoration Outline' document.

Three respondents commented on opportunities for education:

"It's also a good place for plane spotting - perhaps there could be a commonly sighted plane identification board? For people who may not initially be interested in the wildlife aspect, it could bring them to site."

"Possible schools involvement as a curriculum addition?"

"If not already present/planned it would be interesting to add an informative plaque ref the battle of 1164 on location of Teucheen Woods/Blood Mire as part of local history"

IDT Response:

The Trust is keen to explore the site's connection to Inchinnan's past and present - we plan to have several interpretation boards on site, providing information on wildlife/habitat and the surrounding area (both its history and current use).

The Trust engages with local primary and high schools through our work in Teucheen Wood, offering an opportunity to incorporate woodland activity sessions into their school curriculum and helping students achieve awards such as the John Muir Discovery Award. We plan to continue these activities in this new space and, given the site's added accessibility in comparison to Teucheen Wood, expand their reach.

One respondent left a comment regarding a separate village project:

"Are our plans for the proposed accessible paths in the woodlands to the north of old Greenock road at Braemar road still going ahead?"

IDT Response:

The plans for an accessible path route through this area (i.e the space adjacent to Braemar Road) is a Inchinnan Community Council project in partnership with the Trust. The project is still on-going at the moment, but has been delayed as we attempt to establish contact with the landowner.

Additional comments and feedback:

"The proposals have the potential to address both the biodiversity and climate crises and contribute greatly to local health and wellbeing. It will create a buffer between the community and productive farmland. There is no current ecological value of the site."

"This is a fantastic proposal and will greatly benefit those who can't manage the terrain in Teucheen such as wheelchair users and mothers with prams. I support this proposal in its entirety."

"It's great to see a community group taking the initiative to use a piece of grassland for enhancing biodiversity, giving the community an accessible nature space, and looking out for our local wildlife. Excellent idea."

"Accessibility of this new site along with nature restoration will enable equitable access to nature connections and therefore benefit all of the local community including wellbeing outcomes and addressing social isolation for those unable to physically manage to engage with the woods"

"It's important that the site is developed as an asset for the wellbeing of the community as there is no real accessible park area in the locality. I have seen private developers expand their building in the area without providing space for residents"

"This would be a great area for all especially the elderly as the woods are uneven and not the best for the elderly. Great for wildlife plus the nursery/school kids!"

"Mental health has shown to improve with nature and access to it. Also creating a wildlife haven encourages children to learn more about their environment. This is a win for the local community. I grew up in Inchinnan, still have family there and love taking my kids to the forest I got to roam. Thank you for the fantastic opportunities you are allowing mine and other people's kids (and adults)"

"I noticed last night (15.10.24) that there was a young girl on her horse on the site and it was lovely to see. Everything is getting destroyed by developers we need to keep this as it is or improved. It cannot fall into their hands as it's such a peaceful and natureful area."

"I don't live in Inchinnan, but past generations of my family have, I spent many happy holidays here in the sixties and am so upset with all the building that has gone on. I feel any proposal to keep as much of the remaining countryside is a fantastic idea."

"This is a wonderful environment for children to explore and learn about nature. The potential for education opportunities is vast especially in a surrounding area that is becoming increasingly industrial."

"You are doing an absolutely wonderful job. I wish I could help more. Thanks for all you do for the village."

"Fabulous and well thought out plans as always. Can't wait to see the transformation and have another excellent area for wildlife and learning. (These plans would also lend themselves superbly to the area within the village, by the play park. An area with a naturally occurring wetland and with visiting ducks and herons already.)"

"This allows many local groups to be involved in the different proposals in the plans for the site."

"Need to keep as much greenbelt as we can. Too much being swallowed up by house building."

"The protection, preservation and extension of this site is essential if we are to safeguard local natural spaces and biodiversity. This is all the more important given recent criminal activity, deliberately targeting and damaging woodland there. There is ongoing concern that residents of the adjacent housing

development have been involved in this wildlife crime. This makes no sense in terms of why new residents would choose this area of natural beauty to live beside but then willfully destroy woodland as apparently the leaves shedding from trees are 'littering' their gardens. I have witnessed the copper rods that these people have inserted into tree trunks to poison the trees and prevent growth. Absolutely criminal."

"As the UK is a nature depleted area, spaces for wildlife and biodiversity must be supported."

"Teucheen Wood will thrive for generations to come with the new proposals. Children will see wildlife in their natural habitat first hand, and also be educated on their importance to the area."

"I am from Inchinnan. It's such a beautiful wee village. It needs to retain It's beauty by preserving the fields and nature round about it."

"Do not need any more housing on or near this area"

"Creating accessible natural space would allow my mother (who has mobility and sight problems) and myself (who has a newborn) to access this local space and enjoy the pleasures and wellbeing benefits of being outdoors."

"A site to teach Primary School kids about nature and their environment."

"Hope it succeeds"

"Brilliant idea for the village of ichinnan"

"Great enhancement to the community"

"Great proposal with so much benefit to both the wildlife and community"

"Ideally I would like more land to be purchased if possible to make the space bigger and protect it from building development"

"I think this is an excellent proposal and I wholly support it."

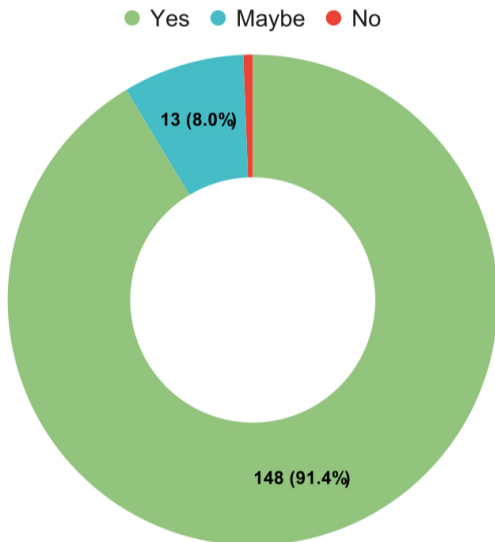
"Best of luck"

"No comunrty as always with idt"

"Having recently moved to inchinnan, a main pulling point for us was all the green space, that slow living approach. We cannot wait to see what changes are to come over the years"

"A great cause, best if luck!"

"We need to support natural habitats for the wildlife around us."



9. Are you or members of your household likely to make use of the improved space?

148 respondents indicated that they or members of their household would be likely to use the space once brought into community ownership and improved in line with the outlined proposals.

10. Are you a member of a group, club, or organisation that may wish to use the improved space? If you answered, yes, please tell us the name of your group/club/organisation:

A total of 19 groups responded indicating that they may use the improved space:

The respondents included members, staff, and users of Broadloan Community Gardens (two respondents), Carli’s Kindergarten, Erskine Arts, Glasgow Disability Alliance, Inchinnan Historical Interest Group (two respondents), Inchinnan Parish Church, Inchinnan Primary School, Little Forest Friends, a local early years practitioner, a local nursery, Made For You Paisley, Paw Prints Erskine Dog Training, Renfrewshire Running, Shopmobility Renfrewshire (two respondents), 1st Inchinnan Scout Group (two respondents), Walking Tours on Wheels, a woman’s meditation circle, and IDT’s Sycamore Saturday group.

Members of Shopmobility Renfrewshire left additional comment:

“We will strongly support this asset transfer and work in partnership in the future. Great opportunities for future development to help those with mobility disabilities get out and about”

“I think it will be a great future development to help those who need to get out of their house if they have a mobility issue - know that this will take time but it's great for future plans to make it accessible for all”

Teuchean Accessible Nature Space

IDT are in the initial stages of applying for a Community Asset Transfer of a valued local asset, an area of farmland adjacent to Teuchean Wood's main entrance path.

This site was identified by our community as in need of intervention in our early consultation work, in part due to Renfrewshire Council's plans to use the site for house building. Rather than risk the loss of a valued local asset, IDT wish to bring the land into community ownership and oversee its development for both people and wildlife.

Plans for the site will transform it, from ecologically poor arable land, into a thriving, biodiverse space for community and wildlife.

The site will provide both quality habitat for our wildlife population but also an engaging and accessible 'nature experience' for our community members - offering an alternative to the challenging terrain of Teuchean Wood.

Plans include the creation of:

Woodland edge habitat (north):

Planted with flower-rich and fruit/nut-bearing shrubs, trees, and woodland edge wildflowers. This will soften the unnatural edge between Teuchean Wood and the site creating a transitional habitat that enhances biodiversity and supports woodland wildlife.

Accessible community space (centre):

The centre of the site will become an inclusive nature space with an accessible path loop, rest benches, and interactive nature interpretation boards. Wildflower species and orchard trees will be planted around the path to create a vibrant natural environment.

This area will provide a new space for community recreation while also hosting fully accessible outdoor learning, nature wellbeing, and conservation volunteering sessions.

Wet grassland habitat (south)

Restored to wet grassland through the creation of shallow water features, natural re-wetting, planting of wetland wildflowers, and expansion of reedbed habitat. This will support current wetland bird species, attract new species, and provide new educational opportunities around the habitat.



Illustrative concept map for the site.

Show your support:

Our community's support is essential to ensure our plans can go ahead. Scan the QR code to find out more and complete our survey or visit:

inchinnandt.com/post/tans-cat



Image 1. Leaflet published online and displayed in-person at community events and the Trust's office space.



Image 2. Example of in-person display providing details of the project and active consultation.

INCHINNAN COMMUNITY COUNCIL (ICC)

Minutes of Inchinnan Community Council meeting held on Tuesday 3rd September 2024 at 7:30pm at Inchinnan Community Association and Social Club.

Present: David Barker, Marie Burns, Elaine Connell, Sheila Hart, Maggie Morrison, Margaret O'Neill, Morag Russell, and Brian Thomas.

Also Present: Cllr Michelle Campbell and Lacey Lindsay.

Apologies : Brian McDougall, Douglas McInnes, and Cllr Iain Nicolson.

1. **Welcome** – Brian welcomed attendees to the meeting and thanked them for their attendance.
2. **Agenda rules for visitors**
3. **Police/Wardens report and monthly statistics:** attached at end of document.
4. **Minutes of the previous meeting** - The minutes of the meeting held on 4th June 2024, were submitted and were approved.
5. **Matters arising from the previous minute:**
 - 5.1. **Old Greenock Road: Bus hill Road works**

The roadwork is complete. The issue was a SW leak which is now fixed and showing no signs of relapse. We shall continue to monitor through the winter.
 - 5.2. **Old Greenock Road: Bus link barrier**

RC is still working with the contractor on the lifting barrier operated by ANPR. Cllr Campbell advised she would ask for an update on installation timescale. The barrier panel has been subjected to criminal damage, leaving the electrical panel in tatters. The police have been notified.

It was also suggested to improve road markings around the bus link, which is not actually a road but a bus link and therefore should have different markings to those on roads, to highlight the no entry/exist status. Maggie to email RC about the signage.
 - 5.3. **Grass cutting services**

Residents throughout Inchinnan are reporting poor services pertaining to grass cutting. Pathway edgings are also not being tended which means pathways are becoming narrowed as a result. Cllr Campbell advised the weather has a lot to do with the timetable of cutting being sporadic. Maggie to email CC inbox.
 - 5.4. **Treasurer resignation**

Margaret O'Neill has retired from her role as Treasurer. Many thanks are given to Margaret for her many years of service. Elaine Connell will take over as treasurer – many thanks to Elaine for her support.
 - 5.5. **Braemar Road - 'safe route to school'**

Maggie continues talks with RC about the 'safe route to school' pathway. The council said no to funding the pathway, so we are looking into the village investment fund (VIF) for opportunities.
 - 5.6. **Village playing field pavilion exterior**

Brian McDougall offered to try to source materials to roughcast the building to elongate the lifespan of the old pavilion. Maggie is still trying to obtain permission. Parkmoor FC have expressed their willingness to help with improving and better maintaining the site.

6. Any other competent business

- 6.1. Unanimous support was given to the 'Teuchean accessible nature space project – Site on eastern boundary of nos 52 to 60 Beardmore Cottages', which is underway by Inchinnan development trust. Cllr Campbell abstained from conversation and gave no opinion on the subject.
- 6.2. Application to the LP for funding to buy and install Christmas lights for the lamp posts on Old Greenock Road is in the pipeline. Maggie to action.
- 6.3. Members noted their appreciation of the improvements made to the village post office. The appearance to the entrance of the village is much more aesthetically pleasing and environmentally friendly.
- 6.4. New lamp post being fitted on the corner of Old Greenock Road and Braemar Road has only been part finished, leaving a large hole on the pavement which is dangerous for pedestrians. Cllr Campbell advised this is likely to be the Council waiting on SP Energy Networks connecting the electricity.
- 6.5. Saplings planted on Braemar to mitigate the felling of old trees have died – Maggie to email Paul about the issue.
- 6.6. Filter lane at the Bascule Bridge is still proving dangerous – Cllr Campbell email the council, and they have agreed to improve the road markings at the junction so the filter light traffic can move forward safely to trigger the lights.
- 6.7. Luckinsford Avenue is prone to severe flooding – Vern Pendreigh attended the meeting to ask for help with resolving the issue.
- 6.8. Cllr Campbell advising the pavement parking legislation enforcement would take a few years to be implemented and no immediate action is required by residents.
- 6.9. Cllr Nicolson was on holiday for the meeting but sent an update to be included in the meeting:
 - 6.9.1) The bus link barrier has been waiting for Scottish Power to hook up the supply. It was also vandalised during this wait.
 - 6.9.2) The council has not collected grass cuttings for many years however cuttings (or arisings) depends on frequency of mowing and the weather. Wet weather can disrupt the cutting, and the programme was delayed this year but caught up.
 - 6.9.3) The grass panels at the front of the village was on the main road cutting regime. This meant that it wasn't cut at the same time as other areas in and around the village. I have had this corrected as the road immediately in front of McGill etc was changed from a main flow road to access roads many years ago. It's now been put back into general cycle of cutting and should be managed at the same time along with the other grass areas in the village.
 - 6.9.4) There has been a hold up regarding the new housing in the village due to an issue regarding sewerage connections and consent.
 - 6.9.5) The information signage approved through the 'YouDecide' programme is still on track to be installed by the end of the year.
 - 6.9.6) Similarly, the footpath upgrade for Greenhead Road to India Tyres is out to tender and hopefully will be started soon after a very lengthy delay due to contractors and costs.

6.9.7)I have had a site visit with roads regarding the condition of India Drive road surface. Temporary repairs have been carried out and we will look to get it onto a future resurfacing programme.

7. Close & Date of Next Meeting

Maggie thanked those present for their attendance this evening and continued attendance throughout the year. **The date of the next meeting is Tuesday 1st October 2024 at 7:30pm. AGM is at 7pm.**