

# INCHINNAN DEVELOPMENT TRUST

*Maggie Morrison*  
Development Officer

Inchinnan strives to maintain a sense of identity within the expansion of nearby sub-urban development.

Dms 55° 53' 26.92" N, 4° 26' 24.28" W







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## WHY AND WHEN

- June 2019 – Inchinnan Community Council (ICC) responded to a private landowner proposing to sell the long-standing Teucheen Woodland located on the north-eastern edge of Inchinnan village, on the open market.
- April 2020 - Community not for profit organisation established (Inchinnan Development Trust) to preserve and develop local woodlands and green spaces, principally within the Inchinnan Community Council area.
- December 2021 Inchinnan Development Trust (IDT) was successful in the purchase of Teucheen woodland for community ownership and management.
- **IDT aims to develop a network of accessible, community-oriented spaces with the aim of furthering community engagement, educational opportunity, public recreation, and sustainable development.**



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## INCHINNAN DEVELOPMENT TRUST

- Is made up of 86 ordinary members
- of which 19 are active volunteers
- from a population of 1874 persons
- residing within 760 households
- members are supported by 2 part time staff members
- under the leadership of a Board of Directors



**Our Values:** “Caring for our local environment and protecting it for future generations by maintaining the **identity**, rich **history** and **community spirit** of Inchinnan and focussing on community ownership, community management and community responsibility to develop a prosperous village and **creating opportunities for all to thrive** and live their best life”.



# INCHINNAN COMMUNITY ASSETS - Priorities grid and ranking

	<u>5 (high risk)</u>	<u>1 (low risk)</u>
<b>Risk of loss</b>	high risk - likely to be demolished or sold for an alternative use	low risk - sustainable use and used by a stable, long-term owner.
<b>Availability</b>	high availability - on the market or ripe for asset transfer	unavailable - current use and ownership likely to continue for foreseeable future
<b>Location</b>	well located - central to the community it will serve	poor location - separated from the community and other facilities
<b>Level of repair or adaptation</b>	good condition - suitable for new or continued use without significant changes	poor condition - in need of major structural repairs and adaptation
<b>Fits local need</b>	Ideally suited to deliver service or project for which there is a recognised need	difficult to imagine what the site could be used for
<b>Level of community support</b>	the site is well loved by the community and there is strong support for its reuse	there is little support for saving the building and no obvious community-led project

	Risk of loss	Availability	Location	Condition	Local need	Support	Total
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Rank	Inchinnan Sites/Buildings							
1	Teucheen woodland	5	5	5	4	4	5	28
2	Farmers field beside Teucheen wood	5	3	5	3	4	5	25
3	India tyres playing fields	4	5	5	2	4	4	24
4	Village playing field	1	5	5	3	4	5	23
5	Greenhead Road woods	4	4	4	4	2	4	22
6	Field behind Broompark Drive	1	3	5	3	2	2	16
7	Wooded area behind Ballater Drive	1	3	5	3	2	1	15
8	Glencross House assisted living facility	0	0	5	0	5	5	15

## WHAT DID WE DO:

1. Made a list of assets.
2. Used the gradings to score.
3. Sent the draft totals out for review.
4. Discussed the priorities as a group.
5. Created a plan of action.





# ASSET 1

## Teucheen Wood

### Private land sale £48,500

Community asset secured as amenity woodland.

Scottish Land Fund £71,000

Village Investment Fund £30,000

Greenspaces Fund £19,000

Mushroom Trust £4,500

We created an access pathway, signage, woodland management plan, health & safety assessment and tree works, installed 5 benches, created wellbeing community walks, and initiated forest school classes.





# ASSET 2

## Farmers field

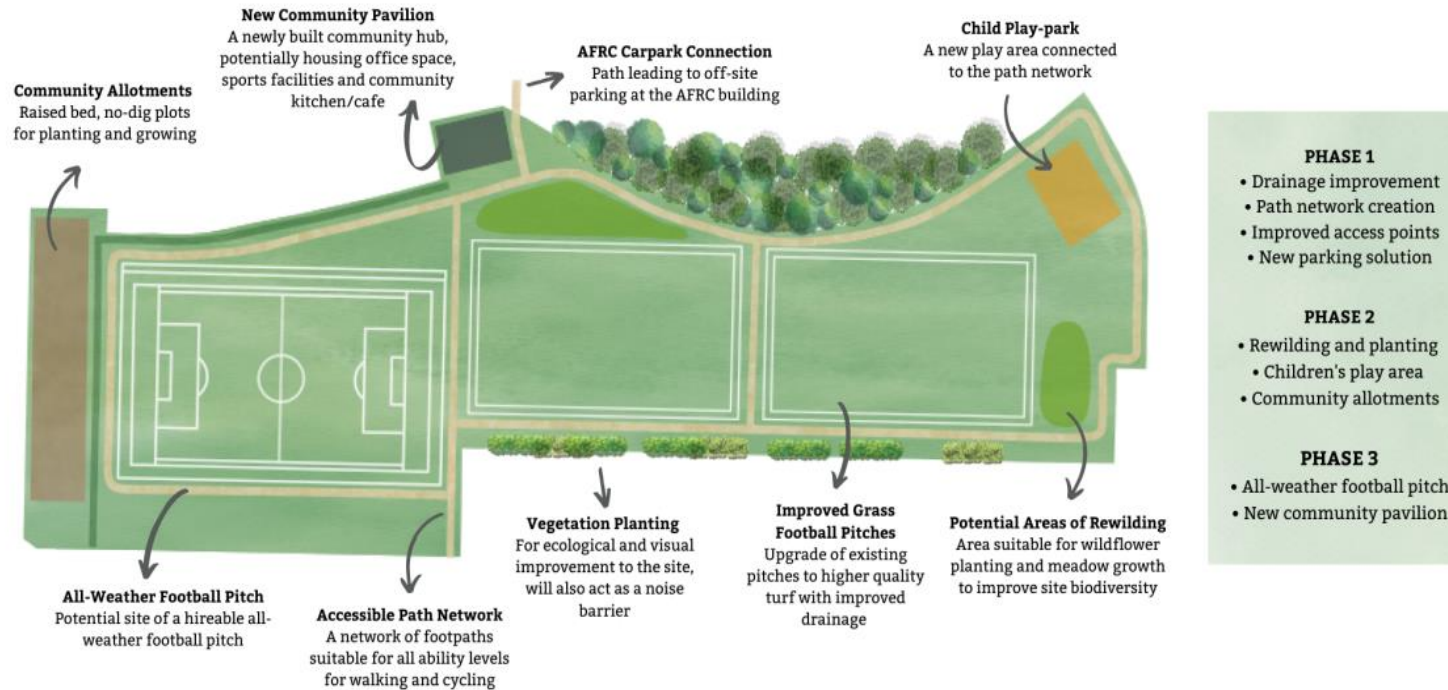
### Community right to buy

The community identified this land as an extension to Teucheen Wood – the opportunity to create an access-for-all woodland. The land is at risk of being lost to the community for development.

IDT is working on the paperwork to place our right to buy if the farmer decides to sell.



## Community Asset Transfer of India Tyres Playing Fields Concept Development Plan



Following our successful application for a Community Asset Transfer, IDT is now in the planning stage of developing India Tyres Playing Fields. This map illustrates our concept development plan, showing current proposals for functional and visual improvements to the site over several years/phases. The development will look to regenerate the space into an accessible, shared greenspace which provides something for everyone, with any changes being based on thorough community consultation and in line with the wants/needs of the local people.

# ASSET 3

## India Tyres Playing Fields (ITPF)

### Community Asset Transfer (£1)

3 Year Regeneration project:

- No dig community allotments
- 4g pitch for hire (sustainability)
- 2 grass pitches for hire
- Access all pathway network
- Rewilding and biodiversity planting
- Offsite parking and noise solutions



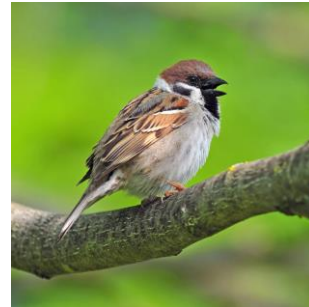
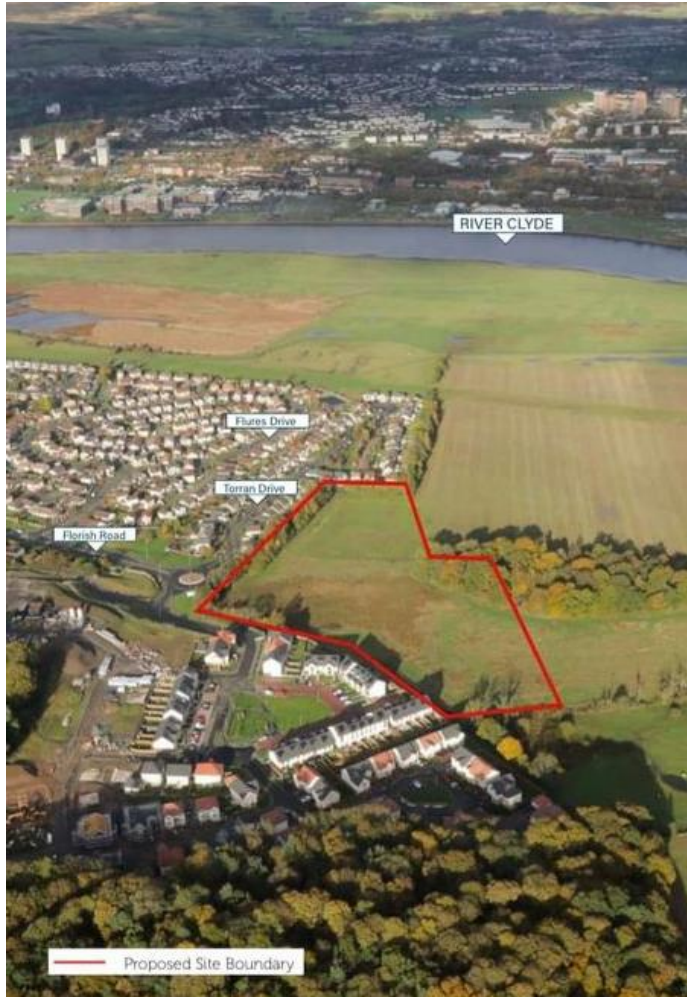


# ASSET 4

## Village Playing Fields Community Asset Transfer

Inchinnan community has started its second community asset transfer with the council, to secure the village playing field to provide a more holistic use for this central green space, benefitting all villagers rather than it being a single usage area controlled by a football club.





## Sandieland Wood & Florish Farm Proposed Housing Development

Considerable loss of grass/farmland in an area already under pressure from industrial/residential development.

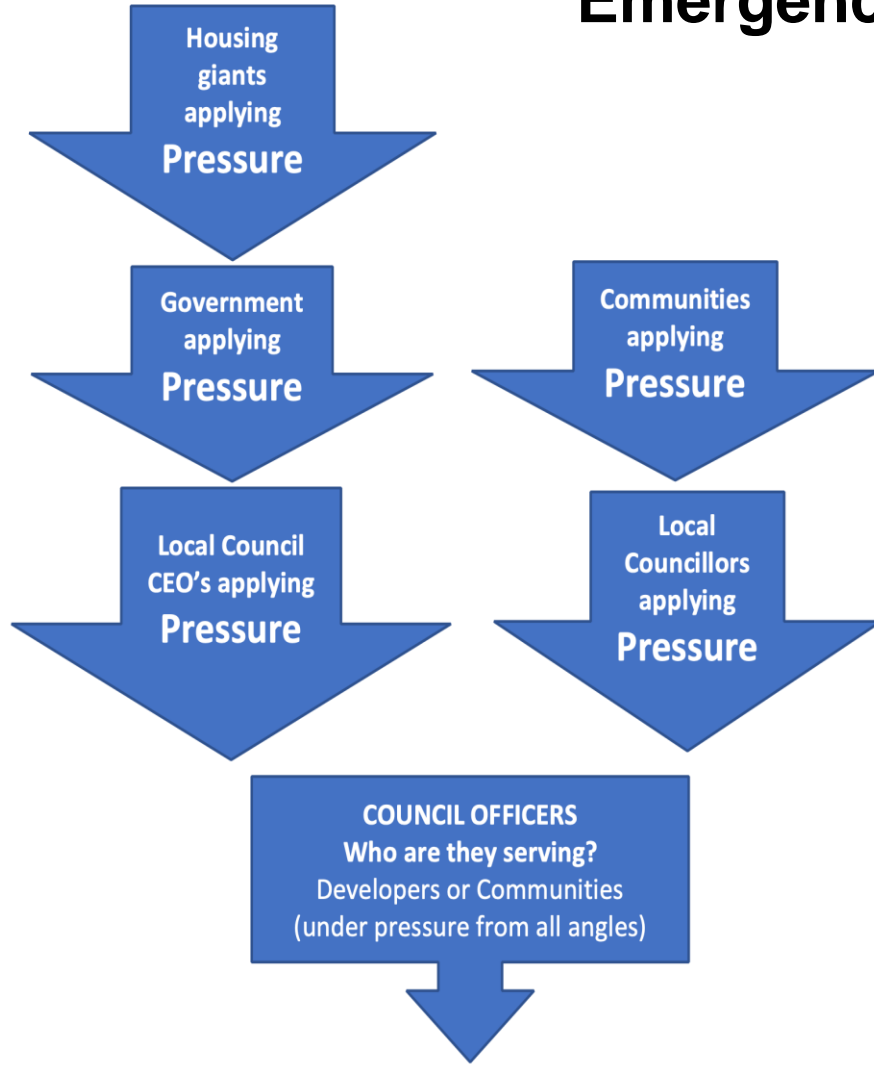
Putting a native, wildlife-rich woodland (host to several protected species) at risk of degradation and disruption.

Barrier to local community-based environmental/habitat restoration projects.

Land was initially designated as greenbelt, then allocated as housing supply - value of site to community and wildlife not fully considered.



# Profits VS Climate Emergency



## THE SYSTEM IS WORKING AGAINST LOCAL COMMUNITIES

It is **extremely difficult to stop lucrative greenfield sites** from being developed when developers can game the system.

Developers have **huge profit margins** (anything up to 40%) - they have the resources to throw at **making money on developments**. Litigators use court proceedings to challenge everything from planning policy to development plans to individual sites - 97% of applications are approved, **says it all really**.

**Developers are not held to Government policy on environment and biodiversity...why? £££££**



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# PLANNING DEMOCRACY

- Community energy plus Government funding wasted battling **environment Vs development proposals/plans**.
- Proposals rejected multiple times, rejected by Local Councils then overturned by Court. **This is not democratic!**
- Local place plans would be best to empower communities to identify where/what holistic developments are needed:
  - **Affordable homes** for rent/purchase
  - Smaller low-level units for rent/purchase (**downsizing**)
  - **Assisted living** facilities (close to amenities)
  - **Environment** and biodiversity at the forefront of plans.

***<https://www.planningdemocracy.org.uk>***





# ***We have a dream...***

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## **GLENCROSS HOUSE**

- Assisted living facility at the heart of the village.
- Providing independence and support to our vulnerable residents.
- Downsizing frees up larger family homes.
- Community shop including pharmacy pick up point.
- Community café providing healthy meals, with a community space for all ages and stages.
- Built to net zero standards with biodiversity planting in and around the grounds.





# Inchinnan Shopmobility Survey

We want to work on **improving access to mobility equipment** (such as wheelchairs and scooters) for those with mobility needs within our community.

We are hoping to partner with **Shopmobility Paisley & District** to provide a local service which will allow for mobility equipment to **be hired in Inchinnan at no or low cost.**

We kindly ask that you take a few minutes to fill out our **new survey** regarding this idea and its potential for our community.



## Partnership working - Shopmobility Paisley & District

IDT began working with Shopmobility this year to provide mobility services and hireable equipment to residents of Inchinnan at no or low cost.

Equipment aided day-to-day activities of residents and helped to improve access to IDT ran initiatives/events (including our indoor wellbeing talking sessions).



# COMMUNITY WORK

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**Success  
is no accident.**

It is hard work,  
perseverance, learning,  
studying, sacrifice  
and most of all, love of  
what you are doing  
or learning to do.

RELAX, UNWIND,  
— AND —  
**ACCEPT**  
— THE —  
*Crazy*





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# THANK YOU 🙏

# ANY QUESTIONS?

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| <https://idtsecretary.wixsite.com/website>

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