

CAT Request re Lochhead Avenue (Lochwinnoch Community Development Trust)

Representations Received (25-31st March 2023)

NOTE – Only representations provided with a full name and address have been included. All representations have been reproduced in this format in their entirety, however, personal information has been removed or redacted.

17 March 2023

#58	This has been a wonderful help to a lot of residents in this time of financial crisis. I myself do not drive and [REDACTED] and have found it a great benefit especially with the food shop closures in my lovely village. Therefore it would be adventurous to all to get appropriate grants.
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22 March 2023

#71	<p>I'd like to show my support for the larder project at Lochhead Gardens.</p> <p>There is a great sense of community spirit at the larder, providing a meeting place and volunteer opportunities for members of the community of all ages.</p> <p>They do a fantastic job of redistribution of surplus foods and support vulnerable members of the community, essential at a time of financial hardship.</p> <p>They are keen to forge links with the community festival and well-being events.</p> <p>The ideas proposed will strengthen the community and offer further opportunities to those living here.</p> <p>I fully support the proposed asset transfer.</p>
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25th March 2023

#85	<p>Having attended a recent open day I am impressed by the plans for this area of scrub land adjacent to our home in Lochhead Avenue. My concerns were treated with respect and a level of openness and integrity by the group administrator I had not expected. We are fully behind the current planned intended use for the ground assuming the following concerns continue to be considered:</p> <ol style="list-style-type: none">Excessive noise from kids' clubs etc using the facility should be actively managed by the management team and, where appropriate, large groups should be accommodated away from current housing during business hours. Working from home means that a lot happens on Teams, Zoom and conference calls and residents cannot afford to have this work disrupted with noisy activity just 8m from our home/workplace. Representative Pam assured me that the deck area will not be positioned immediately beside the boundary fence and that the largest group size using that area will be 6-10 heads.Lochhead Avenue is positioned half way between the shops that sell alcohol and the parts of the village where some young people like to stop off and consume it. The potential for anti-social behaviour and vandalism on weekend evenings is very real and actual reported historical anti-social activity in the area supports this concern. Any secluded and sheltered elements of Lochhead Gardens will inevitably become targets. Pam has confirmed that the management group is aware of this and members are liaising
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	<p>with the police to put together an out of hours security policy that will diminish the possibility of the facility becoming a point of nuisance at night. Incidents will occur - I'm not naive - not all bad things can be prevented; I do expect the team at the site to manage these incidents and not leave it to those who live near the site to do their work for them.</p> <p>Volunteer numbers will dwindle. It's hard enough to recruit paid employees at the moment and volunteers are notoriously prone to losing interest and energy for just about any project. The management of difficult things will become challenging when support drops off but it will still be incumbent on those running the site to take responsibility for dealing with security related issues on their ground.</p> <p>3. The proposed spring water bore hole remains a concern. The diesel equipment required to drill will be noisy and produce vibration. I need to hear a very convincing case for me to support this going ahead. There is no business case for it at the moment and no potential buyer for the output. It remains a pipe dream (pun intended) and one I can't currently support.</p> <p>Clearly I have some concerns but it would be churlish of me not to support the development of something so well-meaning and planned with such decent intentions.</p> <p>Lochhead Gardens could be a very good thing for us all and I support the application on the proviso that the management group accept full accountability for managing the potential issues I've raised</p>
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26th March 2023

#86	I strongly support the proposals for this site, which has already proved to be a really valuable concept for the village of Lochwinnoch, providing vital support for a wide range of residents of all ages. The CAT should go ahead to allow planning for the next 10 years, recognising that the long-term ownership remains with the Council
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27th March 2023

#87	<p>I object to the above proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. This is a valuable site and such sites are scarce in the village. It is vital that Renfrewshire Council retain this site until something significant is needed in the village – then we would have a place for it. 2. This is an ideal site for any new building that is needed. For example, we do need to care for the elderly with perhaps a Care Home or houses. 3. It would be inappropriate to lend this site to any organisation for 10 years which would mean the site would be unavailable for any immediate offer which would be more supportive of village life. 4. At this moment in time we see authorities taking over green field site for building which goes against the need to support climate change. We need to set aside such sites at Lochhead Avenue for the future rather than use good greenfield sites. 5. Organisations such as the Development Trust could so easily use up some of the vacant spaces in the village and this would mean that the village economy would be stronger. For example, the food bank/Larder is not open 6 days a week so they could rent a shop in the village and combine it with one of their other activities – this would generate more footfall for the other village shops.
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	<p>6. I note that they are proposing markets and children's activities on the site which would be right up against residential property. There is no space for parking the many cars that normally arrive when such events are set up. This kind of activity and resultant parking problem will directly affect the price of all the nearby houses.</p> <p>7. The Plan takes up over 30 pages and is a very comprehensive document and yet there have not ever been published audited accounts by this organisation. This to me is a very worrying factor. To give such a valuable piece of land to a very secretive organisation does not bode well for the future considering the current economic climate.</p> <p>8. We are living in difficult economic times where a well-established and stable organisation will struggle to survive. This organisation has not delivered the hydro scheme nor the promised water bore hole to bottled water scheme.</p>
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28th March 2023


#88	<p>I am writing in regard to the LCDT application for a 10 year lease of the Lochhead Gardens site in Lochwinnoch.</p> <p>This site provides not only much needed resources for the community but a place for people to meet up and has an undeniable mental health benefit for those struggling with the pressures of everyday modern life.</p> <p>The project has become a place of community involvement and it would be a great detriment to the community if they were no longer to have this space.</p> <p>I hope you see fit to award the project their 10 year lease as it is the source of substantial community involvement and to be honest, a source of pride that we can still come together for each other in these challenging times.</p>
#89	<p>I am writing this email in full support of the Lochhead Avenue CAT Request / project.</p> <p>I believe it's a positive project that has caught the imagination of many people in the village and surrounding area and brought hope and company. A new way of thinking and coming together.</p> <p>Main points for me:</p> <ul style="list-style-type: none"> • Opportunity to give locally • Share in food that might go to landfill • Has brought together a diverse group of local people • Has brought assistance for people living in need in the village directly to the village and means more needs can be met without having to travel outwith • Positive, hopeful influence in the village • A caring awareness of potential barriers people might feel when accessing assistance ... i.e. making everything available to all • Continuous offers to share information about the project with anyone who would like more information, especially people who've had some concerns. Transparency and effort to be inclusive has been noticeable, especially on social media • Another, different kind of meeting place in the village, right in the heart of the community, open to everyone and anyone

	<ul style="list-style-type: none"> • Their willingness to work collaboratively / partnership working is good to witness. • So i hope this project goes ahead and becomes established and look forward to seeing the positive impact continue.
#90	Hi there. I am contacting you to let you know that I am in favour of the plan for the LCDT to lease the land they are currently using long term with an option to buy. This is an excellent resource for the village of Lochwinnoch and the surrounding area. I am a resident of the village
#91	I am fully in favour of the LCDT proposals for this site. It will be an excellent asset for the community, and community groups, as well as wildlife. It will also support the Community Larder on site which I also fully support
#92	I would like to support the application by LCDT for the lease of Lochhead Gardens site. It is of great benefit to the community and a great asset to the village
#93	<p>I wholly believe that the site Lochhead Gardens should be granted the 10 year lease.</p> <p>The larder (thanks to Morag and the rest of the team) have helped me through a particularly hard time.</p> <p>[REDACTED] I was able get through this rough time with the help from The Larder. With money being limited and travel costs taking priority, coming close to my pay date food was a great concern. The larder enabled me basically eat, where at one point I thought I'd have to go without food for the last 3/4 days.</p> <p>The larder helped me through that tough time, and especially since I could go at any time because of the code system, as my shifts were often unsociable. Plus it helped with the embarrassment/shame of having to visit and rely on such a place.</p> <p>So I am eternally grateful for the Larder and the service it provides to the community, not only to Lochwinnoch but the surrounding area also.</p> <p>I will admit I knew nothing of the Lochhead Garden but after reading their proposals and the benefits it would bring to the community, I can see no better use of the space that's up for consultation.</p>

29th March 2023

#94	I am in agreement that LCDT receive a 10 year lease of this site and the option to buy after 10 years
#95	I wholeheartedly support the LCDT's CAT application. As a resident and business owner in Lochwinnoch I see the benefit in allowing LCDT to develop the site for at least the medium term. The 10 year period will allow them to work with the community to provide facilities which will add to assets of the village of Lochwinnoch. The development of Lochhead Avenue will also provide valuable experiences and opportunities to many in terms of volunteering. Moreover, the Community Larder has proven to be a very important resource for many residents in the village. Finally, speaking as a resident living nearby the site, I am very much in favour of having the land used in a much more useful way.
#96	I am writing to express my support for the LCDT in its application for the lease for Lochhead gardens. It will be an important asset for the people of Lochwinnoch

#97	<p>I would like to register my objection to the application made by Lochwinnoch Community Development Trust for a 10 year lease of the site at Lochhead Avenue. I disagree with their proposals and DO NOT wish to see this site in the hands of a group of people who do not have the best interests of the community. They have had so many failures in the past it is unlikely they will be successful here and having got the land for next to nothing, it will be sold.</p> <p>The village is crying out for sheltered housing and this site is ideal.</p>
#98	<p>I am writing to express my sincere support for the CAT application made by LCDT for a 10 year lease at Lochhead Gardens, Lochwinnoch.</p> <p>The site has become a vitally important community hub, for people of all backgrounds, means, ages, and walks of life. From the community larder, to childcare services, to The Feelgood Festival. I believe continuing these projects, as well as the introduction of more community initiatives on site, will only benefit the village further.</p> <p>Projects like this, which allow for the protection and enhancement of the natural biodiversity present, whilst creating a welcoming and thriving environment for local people, should be encouraged.</p> <p>Each project which has been undertaken on the site has had a huge amount of community participation, it has been a positive, uniting force within the village, with the exception of the unbridled animosity from some the community councillors.</p> <p>Having a community larder in the village has helped those struggling with poverty, and the current cost of living crisis, access food and necessities in a dignified and positive manner. It has provided regular social interaction for villagers who had been previously isolated. It would be truly devastating for some if this lifeline was forced to close.</p> <p>I hope that RC say yes to the application, and allow this wonderful project to continue.</p>
#99	<p>I am against the CAT of the ground at Lochhead Avenue. Some of my reasons are -</p> <p>Some of the Information put around by Lochwinnoch Community Development Trust is Untrue . They have a community larder which they say prevents food going to landfill. Untrue. None of supermarkets send to landfill. Surplus food goes to hubs which then goes to farmers, it goes to biodigesters, for making fertiliser, etc. what LCDT is achieving is reducing the amount of food going to real food banks for truly needy people and not greedy people!</p> <div data-bbox="300 1462 1369 1608" style="background-color: black; width: 100%; height: 65px; margin: 10px 0;"></div> <p>LCDT have said they have consulted widely. Untrue. Their surveys were carried out amongst their volunteers and members only. At a recent Community Council meeting, none of the public who attended (around 30) had received any leaflet or information. Online seems to be the method of communication but so many of the villagers do not use online. LCDT have shown percentage figures for different supports. 69.1% of 65 people. 90.4% of 85 people. Not exactly good coverage of nearly 3000 villagers.</p> <p>As far as providing meeting places, we are lucky in Lochwinnoch that we have so many activities for all ages that a meeting area here is superfluous. The need is for social housing or sheltered housing. I am told that the owners of houses in Lochhead Avenue do not want social housing. How selfish! And where will all the users of the bouncy castles etc park?</p>

	 <p>One food shop has already closed and others are hurting. Why is money given by charity associations being used to buy food to give away to residents of Beith and Kilbirnie? Their carbon footprint to drive to Lochwinnoch is unacceptable as is the carbon footprint of the larder collecting food which should be going to proper food banks.</p> <p>I do not feel a CAT is the right and best use of this land. When their project falls by the wayside as has everything else they have attempted, the borehole. The turbine in the river, putting toxic soil in their raised beds which has had to be removed and the wooden framing burned, it is scary giving this group a valuable and needed piece of land to a group who are only providing a job for someone and will prevent proper use of this land</p>
#100	<p>I believe this site should be granted a 10year lease.</p> <p>Morag is a great organiser , as her past record shows.</p> <p>This is a great space for the whole of the Lochwinnoch community and its diverse population.</p> <p>People more than ever need an alterative to the supermarkets. Keeping travel costs down and been a little more eco friendly by not traveling by car all the time. This is why the larder needs to remain. The Larder also addresses the current volume of food waste by giving it to local people ,where it would normally go to land fill.</p>
#101	<p>I have a number of concerns regarding this application, its content, the consultation procedure and the lack of information contained within the Request.</p> <ol style="list-style-type: none"> 1. The Lochhead Gardens Governing Document states under Heading 4 and within the Asset Transfer Request Form that they (LCDT) have carried out several community consultations including: on-line survey; in-person consultations; door-to-door leaflet drops; meetings with community organisations & local businesses and, a public meeting. I have lived in Lochwinnoch for 7 years and have never received a leaflet drop, been advised of an on-line survey nor, been made aware of in-person consultations. As someone who frequently uses local businesses, walks frequently the length and breadth of the Community I find it hard to believe that the “several” LCDT consultations were carried out across the Community. I note from the governing legislation and CAT advice contained within the Scottish Government website such consultations require to be “extensive” – I would strongly argue that they have not been extensive and thus not, in any way, representative of the Community views. 2. The same Governing Document and Asset Transfer Form refer to the figures from the LCDT on-line survey and paint a very misleading picture by referring to high percentages in favour of the Proposal. These high percentages are taken from a response total of 94 people (translating into approx. 3.5% of the Community population) with no indication as to whether these are independent, impartial or objective views taken from members of the Community beyond the membership of LCDT (including volunteers). 3. They have failed to identify in their Asset Transfer Request Form how much they plan to pay in rent and how much they are offering to buy the Asset for – another statutory obligation. It is not up to RC to offer a price or suggest a figure, in terms of The

	<p>Community Empowerment (Scotland) Act 2015 it is for the requesting Community Body (LCDT) to make the offer.</p> <p>4. In the aforementioned Asset Transfer Request Form, under Heading 4.1.2, LCDT advised, “We met in-person with Lochwinnoch Community Council (LCC) to discuss this project in October 2022; at the meeting we discussed how the plans for the site fit into our local Place Plan and ensured their support for the Project”. I have enquired with LCC and it has been confirmed that this is simply not true. Our Community Council have a statutory duty to represent the interests of the Community and advise the Community on any issues which may have a positive or negative effect on it – consultation and communication with the LCC is imperative.</p> <p>In consequence of the above concerns I am against the CAT request until I can be given the opportunity to develop an informed view following on from honest, open and Community focussed consultations – most importantly from a public meeting where everyone is given the opportunity to raise their points of view, not an “in-person” session when the majority population of a commuter village are at work.</p>
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30th March 2023

#102	<p>I fully support the Lochwinnoch Community Development Trust in its bid for the ten year lease of Lochhead Gardens, and for them to own the site outright. It would be very positive for the village.</p>
#103	<p>I am writing in support of the proposed community asset transfer application lodged by Lochwinnoch Community Development Trust (LCDT) for the site at Lochhead Avenue.</p> <p>LCDT have operated from the site for several years, principally as a community larder and fridge service. This inherently differs from a food bank as its purpose is to avoid food waste and reduce the carbon impact of wastage and food miles.</p> <p>This service not only serves over one thousand members of rural communities across West Renfrewshire and North Ayrshire, it also provides a supportive meeting point where volunteers and local people can gather, discuss problems and generally socialise.</p> <p>LCDT's future plans as outlined in the application outline their longer term vision for transforming what historically has been a disused industrial site, into a welcoming community green space. It is important for this small conservation village community to preserve green spaces as areas of contemplation, awareness of nature, where education can be delivered, especially to new and future generations within the village.</p> <p>There is strong support and commitment from the local community to knuckle down and lend their time and effort to realise the plan of returning the site to a place of natural beauty and tranquillity. I hope that Renfrewshire Council are able to grant the application and allow this ambitious scheme to flourish.</p>
#104	<p>I would like to feedback my concerns about the asset transfer for the Lochhead Garden development.</p> <ul style="list-style-type: none"> - ten years is a massive undertaking and suggest a shorter term. How will this be monitored ? - last year events spilled out onto our street outside of the gates. Onto the grass area. Any events would need to be within site - food was being cooked what regulation do they follow? If any?

	<ul style="list-style-type: none"> - how will the residents (and council tax payers) be consulted ? - Lochhead av residents pay for grass cutting and maintenance alongside the side. Will this be addressed? - traffic in our street and public safety is an issue. There have been a few near misses and parking problems. Volume increased and cars parking directly in front of gates with no visibility of other road users - general abandoning of cars at gates and in general along road - site gates left open a lot - bins overflowing when left out for collection some with no lids - fence is damaged and not repaired - natural screening from street has been cut down. Not sure why ? - messy site - empty crates are an eyesore - noise levels. What sort of licence do they need and what will be allowed?
#105	<p>I have read the full CAT proposal and I do not support LCDT taking over the site on Lochhead Avenue on a 10-year lease with an option to buy. I would like to lodge an objection against the application as follows.</p> <ol style="list-style-type: none"> 1. The premise of this application is disingenuous in the extreme. Everything that LCDT envisages for the Lochhead Avenue space is already available in abundance elsewhere in the village. The whole of the village and the surrounding area is a safe, nature filled place for kids to play, roam, and discover nature in, away from being constantly under the watch, supervision and instruction of adults. There is plenty of therapeutic nature all around - grass, trees, rivers, lochs, hills, woods, walks, cycle paths, a bird reserve - for those who want it. The LCDT proposal - and the comments in support of it - all read like that small space is the ONLY place of real community, volunteer opportunity, mental wellness, nature, wildness, play, therapy, peace, gathering space, creativity, etc etc etc in the village. This is blinkered and disingenuous nonsense. The whole of the village already has - and has always had - all of this, and all of LCDT's facilities, in abundance. It consistently ranks as among the best places to live in Scotland. This project's supporters are determinedly ignoring this fact. 2. If LCDT take over that site there will be no chance of it being used for what the village actually needs. It is a valuable space in the village that would be ideally suited for VERY much needed either affordable/social or sheltered housing, sympathetic to the needs of the village. There are many pensioners in the village in houses too big for them who are desperate to downsize but who have lived in the village all their lives and they don't want to move. There are many young people, born here and who want to stay here who can't afford a place here. It is the needs and wishes of *those* people that the council should be prioritising. The larder as an obscure, divisive, and apparently rapidly expanding vanity project of primarily a (very) few recent incomers to the village has already resulted in the loss of a valued local independent food shop, with the loss of the shopkeeper's livelihood, local jobs and loss of income to local suppliers. No food shop can compete with free food, and a rapidly expanded offering of more (chilled and frozen) free food. It has caused a lot of division in the village. 3. The LCDT wishes to take over the site for 10 years. I don't believe this is remotely viable.

	<p>In all probability most of the people currently involved will not still be in the village in 10 years time or their interest in being involved in this organisation will wane. I see nothing in this proposal that inspires confidence in the viability of a 10-year plan. How viable is LCDT itself? The organisation has obscure roots, obscure funding, obscure outcomes for its funding, and much of its environmental claims - especially those of the Lochwinnoch larder - are demonstrably bogus greenwash. The larder claims the food it gives away is being saved from landfill. The managers of local supermarkets have been approached by LCC, and have said that their leftover food does NOT go to landfill. It goes mainly to food banks. They have been under the impression that the larder is a foodbank. It is NOT a foodbank - and because of the amount the Lochwinnoch larder gets, other local genuine foodbanks for people in genuine need are getting less from the supermarkets. The community larder exists under a dishonest premise and is a central cog in the makeup of LCDT. How viable is that?</p>
#106	<p>As a resident of the village of Lochwinnoch for over 6 years, I am writing to you in full support of the recent Community Asset Transfer (CAT) application put forward by the Lochwinnoch Community Development Trust (LCDT).</p> <p>When my partner and I moved to the village, [REDACTED] It was when the Covid-19 pandemic hit that we realised the extent and power of the community spirit in Lochwinnoch, and this inspired me to put myself forward as a volunteer during the lockdowns. I joined the groups set up via WhatsApp, for parcel deliveries and general support of vulnerable, isolated and elderly people in the village. [REDACTED],</p> <p>even just being part of the online/WhatsApp community groups really opened my eyes to the kindness and compassion that permeated the village of Lochwinnoch.</p> <p>In 2022, [REDACTED], I was able to start volunteering in the village in earnest - which I was keen to do through the community larder's activities, so I signed up to help with supermarket pick-ups for the larder and parcel deliveries for those in need. I was really impressed with the vision, energy and dynamism that Caroline Roger and Tori Bell put into the larder and its development, and marvelled at how effective they were in coordinating and implementing such a worthwhile community project - along with their growing team of volunteers. I was then keen to join the Local Energy Action Plan (LEAP) team more formally when the opportunity arose.</p> <p>As [REDACTED], I have had the pleasure of finding out about some of the other projects that LEAP have been running and planning - the Feelgood Festival, among others. I also met Pam Shaw from the LCDT, and through her heard about the CAT, and was encouraged to take part in their community consultation in relation to their suggestions for future use of the gardens at Lochhead Avenue. The LCDT's CAT proposal for a 10-year lease of the land initially, with plans to run numerous community projects and activities at the garden, are impressive. This includes continuing to run the community larder at the site, which is so important, as it appears to be a lifeline to many folk in need in and around Lochwinnoch, and especially so during this cost-of-living crisis. I certainly hope that the LCDT will be granted the required permissions to proceed with the CAT.</p>

#107	I fully support the proposal to develop a multipurpose garden/open space on this site. The wide range of activities envisaged, some of which are already proving very successful, would create further valuable opportunities for social interaction and add to the sense of community in the village.
#108	LCDT should not be allowed to purchase this site.
#109	I am writing to give my support to Lochwinnoch Community Development Trust's application under the CAT process to acquire a 10 year lease to allow development of the land at Lochhead Avenue. Their proposal is a very good one for this unused land.
#111	<p>The above asset transfer application has been made by LCDT to lease, with a view to purchase, land at Lochhead Avenue, Lochwinnoch. The LCDT are obligated to undertake certain community consultations in regard to this and have stated in their document that they have leafleted the village, conducted an on line survey, have met with the Community Council and all local businesses and have held public meetings. This has in fact not happened, with the exception of the online survey which was conducted amongst their members/the members of the Community Larder. The majority of the village residents were unaware of the CAT application and the waters have been muddied somewhat by the fact that the CAT application has been presented as a case for the 'survival' of the Lochwinnoch Community Larder. People have been encouraged to support the CAT by being told that if it fails, the larder will have to move. Even if this was the case, the larder could successfully operate from a vacant shop or any other number of locations in the village. The CAT application is not about the larder, rather it is about ownership of the land.</p> <p>In short, Renfrewshire Council would potentially be making a decision which could be perceived as being based on biased, inaccurate and wanting information. Proper consultation based on accurate information should be undertaken before a decision is reached.</p>
#112	<p>I'm writing to you to register my support for the proposed at transfer to LCDT and the plan for the site.</p> <p>The existing community larder has offered a valuable service to the village both as a low key, unobtrusive provider to those in need and as a way to lessen food waste.</p> <p>They have created huge improvements already to the appearance of the site and the further plans tie in well to the existing community garden adjacent.</p> <p>Having a useful area for community groups within the village is a positive and for those from outwith, it will drive footfall to the main street benefiting local business.</p> <p>I can see no reason why it should negatively affect shops etc. It's not replicating other food providers by offering random marked down produce.</p> <p>I've not seen any negative impact from traffic and parking at the site. There is plenty space there to accommodate any small increase. They're also being very considerate of access for the disabled.</p> <p>All in all its a positive and productive use of a brownfield site that adds to the facilities in the centre of the village and I think the council should find in favour of the proposals.</p>
#113	We wish to express our support for the CAT proposal for the above site. We are aware of the LCDT plans for the site and consider they would, if implemented, enhance the village and provide a valuable community resource for all sections of the community.

	Neither of us are members of LCDT or are associates of it.
#114	<p>I write in support of LCDT's application for a CAT of Lochhead Gardens. The project is delivering, and has huge further potential, social, economical and environmental benefits and will transform a nature depleted post industrial landscape.</p> <p>The benefits include:</p> <ul style="list-style-type: none"> • Economic support to citizens of Lochwinnoch and beyond in the current cost of living crisis. • A focus for community volunteering and community cohesion with opportunities for young people - kids nature play, youth groups and school engagement • Redistribute food which would otherwise go to landfill • Proposed market stalls would provide additional business opportunities for local shops and producers • Garden redesign and improvements would improve amenity, connection with nature and biodiversity in the village • Provide an area for local people to grow their own food reducing carbon footprint/plastic packaging/food miles • Provide an area for learning, education and awareness raising around food growing • Improve the health & wellbeing of the gardens users and neighbours. <p>The LCDT Garden's development would help realise the United Nations sustainable development goals and The Scottish Government's strategic objectives on making Scotland wealthier and fairer, safer and stronger, healthier, greener and smarter.</p>
#115	<p>I write in support of LCDT's application for a CAT of Lochhead Gardens. The project is delivering, and has huge further potential, social, economical and environmental benefits and will transform a nature depleted post industrial landscape.</p> <p>The benefits include:</p> <ul style="list-style-type: none"> • Economic support to citizens of Lochwinnoch and beyond in the current cost of living crisis. • A focus for community volunteering and community cohesion with opportunities for young people - kids nature play, youth groups and school engagement • Redistribute food which would otherwise go to landfill • Proposed market stalls would provide additional business opportunities for local shops and producers • Garden redesign and improvements would improve amenity, connection with nature and biodiversity in the village • Provide an area for local people to grow their own food reducing carbon footprint/plastic packaging/food miles • Provide an area for learning, education and awareness raising around food growing • Improve the health & wellbeing of the gardens users and neighbours. <p>The LCDT Garden's development would help realise the United Nations sustainable development goals and The Scottish Government's strategic objectives on making Scotland wealthier and fairer, safer and stronger, healthier, greener and smarter.</p>
#116	<p>I would like to record that I am opposed to the above [Asset Transfer – LCDT, Lochhead Avenue, Lochwinnoch]. Ri think the land should remain in the ownership of Renfrewshire Council for the whole community. I have read the CAT document and some of the statements I know to be untrue. Also, the future plans for the land make it seem as though it could end up looking like a shanty town. Certainly not much space left for nature.</p>

#117	<p>I am writing to oppose the community asset transfer application for the Council site at Lochhead Avenue, Lochwinnoch. I want the site to remain in the ownership of Renfrewshire Council and be developed for social housing for young adults with low incomes, as there is a great need for such accommodation in Lochwinnoch. In addition, I have read the Lochwinnoch Community Development Trust application and have found many inaccuracies and false claims, e.g. that LCDT carried out widespread community consultation – it didn't! That LCDT was involved in close collaboration with Lochwinnoch Community Council – it was not! That LCDT consulted all of the businesses in the village – it did not!</p> <p>Finally, the LCDT plan has no carbon footprint analysis that will contribute to achieving Renfrewshire Council's net zero policy for 2030. In fact, I would argue the greenhouse gas emission for the LCDT plan would be in excess of the balance for the net-zero carbon.</p>
#118	<p>[REDACTED]</p> <p>I have significant professional experience of dealing successfully with old and polluted derelict land such as the site at Lochhead Avenue.</p> <p>I believe, therefore, I have a significant amount of professional and community based experience relevant to this site and application. I can state, however, that I have never experience or viewed a plan to develop an acre of valuable land in the centre of a village undertaken in such an unprofessional manner including continual use of untruths in the campaign for this development.</p> <p>[REDACTED]. This led to many Board members resigning (21 I believe) [REDACTED], they had no confidence in the leadership or management capabilities of this charity. This person has a senior role still and little has changed as, as of today they compromise an organisation which has a wide variety of objectives but no sound business plan or practical strategy for implementation. There is little confidence in the wider village that they can implement their varied objectives or that in the long term they will be in the overall interests of the village.</p> <p>Sadly, LCDT and it associated organisations of LEAP and the Food Larder have purported to have consulted the village about their plans. They have not consulted the village as a whole on anything. They have talked to users of the Larder and some online but they are not "the village". Despite what they said they did not inform the LCC that they had applied for a 10 year lease and Asset Transfer. This non action resulted in the LCC having 20 days less to consult the whole of the village. Again, the notice of the Asset Transfer request was only displayed on the site at Lochhead Ave. and in their offices in the high street. According to legislation this is insufficient so I would and could maintain that the application is not legal. Renfrewshire Council must consider this in their deliberations plus, LCDT are legally bound to undertake extensive and varied community consultations. They have not done this so the application could again be considered legally null and void.</p> <p>Despite what LCDT sat they did not inform the LCC that they had applied for a 10 year lease and a CAT. They have done many things to ignore the LCC and its statutory obligations for reasons that neither I nor the LCC understand. They do not seem to understand or want to understand that LCC is a statutory body and it is the duty of LCC to properly consult the residents of the village on significant, potential changes to the layout, commercial prosperity/health of the village and management of community assets and</p>

organisations. I have no confidence, given its past and current membership, that LCDT could or would continue to manage the Lochhead Garden site in the best interests of the village. What guarantees could be sure of given the lack of honesty and truth in their history and campaign to date. Given their performance to date there is no guarantee that they will cooperate positively with the LCC (as they should be doing now in the best interests of the village) or that they will work towards developing and using this site in the best interests of the village rather than individual whims of Board members as is the situation currently.

This site has been neglected for a number of years despite its central location where its obvious use (once the light industrial zoning had been abandoned) would be social housing or an actual Care Home to replace the one lost some time ago. These uses are the obvious best longer term uses of this central site (for example, there is a need for a number of older residents to downsize but remain within the centre of the village close to community facilities) therefore any leases/permissions/uses etc should be short term, which a foodbank is likely to be. I do not think any local authority would or should wish to commit a centrally located site such as this one, and owned by them, to food distribution for the need for 10 years especially as there are a number of vacant shops/premises in the main street which could act as food banks/distribution points. This could also increase footfall in this area thus benefiting existing shops.

Given the site's high value and location and the numerous alternative sites within the village for play, education, wildlife, etc, and the pollution of the ground any uses proposed should be temporary and implemented in an economic and low cost manner. The village does not desperately or urgently require more open space or playground facilities (we are fortunate in this respect. Activities using volunteers can be relocated to the Park, allocated a few hundred yards away, or to Castle Semple and Muirshiel Country Parks, or the RSPB reserve, etc.

Given the actual reality of the situation the LCDT Business Plan is unrealistic and impractical. The site and proposed uses is not expected or planned to generate any significant income and continued donations from charitable trusts and "gifts" from Renfrewshire Council will be required to maintain the site's condition and proposed activities. Given the site's long term value this could be considered a waste of money which could probably be better spent on other locations within the village.

My conclusion, therefore is that the long term lease of the site should be refused as should a CAT.

Any lease should be limited to 5 years after which the performance of LCDT can be properly assessed and the longer term use of the site properly assessed.