

CAT Request re Lochhead Avenue (Lochwinnoch Community Development Trust)

Representations Received and Responses (2nd – 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 or identifying information has been removed or redacted.

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| #1 | <p>the community larder has helped so many people in the village in so many ways , it's a place to get some grocery fresh fruit and veg and also helps with people's well being as the volunteers are all so very welcoming to everyone that goes to the larder ,and Do not judge anyone because they use the larder, my granddaughter attends with me and she has learnt that you only take what you need as there are a lot of people who may need it a bit more than we might she is nine years old , I only hope the larder can stay on the site as there had been lot work put into the project</p> |
| #3 | <p>I am writing to you to in favour of the community larder and the garden area here in Lochwinnoch, As you are aware that times are difficult for one parent families and the elderly especially, I personally use the community larder as I am the only person who works in my family and this facility provides me with a safety valve regarding finances ,My mother is elderly and likes a trip to the larder also ,I also see young families using the garden facilities on a regular basis. I hope you will continue to support this innovative scheme in the future . Yours in support of the scheme.</p> |
| #4 | <p>I am emailing to express my support to retain the space around the Lochwinnoch Gardens and larder to remain. The area is a godsend for people from Lochwinnoch and surrounding areas. The opportunity for people of all ages and needs to meet other people and have a chat and a coffee and also trade larder goods or pick up a few basic essentials at a donation if wanted is a tremendous help and feel good factor for many people. The volunteers and employees who run these communal spaces are so helpful and friendly and although I don't use the area to socialise I know they provide great therapy for people who just need a friendly ear or a place to chat to others in a non judgemental environment. The premises have been made accessible now to less able people with the grounds being Mono blocked and tidied up considerably. The area looks so nice and it really is a huge asset to so many people. Please retain this service as it is invaluable to people's health by providing fresh foods etc and mental health is promoted by spending less cash on expensive food items and social experiences being promoted for all.</p> |
| #5 | <p>I wish to add my support to the CAT application from the team currently running the Lochside Avenue community Larder, to further enhance the space on a ten year lease, with the option to purchase. The work done there thus far has been professional, inclusive and caring. Plans to further develop the site are well considered , and would create a hub in the village that is sorely needed as the population increases. The design of the McKillop Institute, so close to the main street, prohibits there being a community square for the kind of enterprises being proposed.</p> |
| #6 | <p>I have recently used the larder and found it a godsend, it is essential for it to stay open as it helps so many people in the community and surrounding areas.</p> |
| #7 | <p>I am absolutely behind this inspiring all inclusive project that has so many avenues for community learning and support . This has to go ahead . So important for Renfrewshire and beyond .</p> |

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| #8 | <p>We are writing in support of Lochwinnoch community larder and Lochhead gardens .</p> <p>It is of great value and importance for us ,residents of Lochwinnoch .Especially the larder is so great in supporting unemployed, single parents with several children, and especially elderly people, At this difficult time when we have the cost of living crisis and many families are struggling to buy food for their children and themselves It also serves as a socializing meeting area for people who are stuck in the village and cannot afford to go anywhere esp. elderly. Many people find friends, which can help in various ways not only providing comfort but also some good food ,it helps to reduce waste and this is very important when food supplies were low in the supermarkets .We people work together to make this scheme better and accessible to everybody ,</p> <p>Lochhead Gardens is a wonderful idea also, Many elderly people come to sit there and walk ,to meet somebody esp. when somebody is lonely .and its fantastic nature spot next to the loch .</p> <p>Organizers of the larder are doing tremendous job helping everybody and there many volunteers who are keen to help this wonderful project to develop further . We are very proud of this scheme</p> |
| #10 | <p>I would like to register my support for the asset transfer request for the site at Lochhead Avenue, Lochwinnoch by LCDT. I think the project will be great for the village offering a number of benefits and I believe community ownership is the best way to deliver such benefits and to empower the community</p> |
| #11 | <p>As a resident of Lochwinnoch I've watched over the years as Lochwinnoch Community Development Trust took over the disused space on Lochhead Avenue and slowly transformed it, first into a garden growing vegetables which not only provided a source of food for vulnerable members of the community but brought members of the community together in a safe outdoor environment during lockdown, then adding on a space for children's play projects like Wildcare and Lochwinnoch Toddlers to use, through hosting stalls, and even a silent disco at community festivals, to today when the addition of the Community Larder has really turned this site into a spot the brings the community together. Occasionally I walk through the site and there are always people chatting, checking in on each other, across generational and other status-based divides. I've read through the plans the organisation has for the site and it feels as though this has the potential to become the beating heart of the village; I've lived here for nine years and this particular space being available for the projects that currently operate there has really transformed the way we as a community interact.</p> <p>I was a former board member of LCDT; I'm no longer involved with the organisation and my family don't really use the Larder, but my children regularly attend Wildcare with Evie Jackson during the school holidays and the benefit of this wild space for them within the village to learn forest school skills and play outdoors in an environment tailored to them has been transformative. There is already a lack of affordable childcare within the village; if Wildcare no longer had access to this site it would be a huge blow to the children of Lochwinnoch. Furthermore, for the village to lose its site for the Larder, which I know from conversations at the school gates that more and more families are having to rely on, in the middle of a cost-of-living crisis, would be catastrophic. There are no other workable locations within the village.</p> <p>With all this in mind, please consider supporting LCDT's CAT application</p> |
| #12 | <p>I am writing to lodge my support for the community asset transfer for a ten year lease of Lochhead Gardens to Lochwinnoch Development Trust from Renfrewshire Council .</p> |

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| | <p>As well as living on Lochhead Avenue I am a regular volunteer at Lochwinnoch Community Larder and Community fridges which are situated on the gardens.</p> <p>I support this application because every day I witness the wonderful community spirit which exists in these gardens. The Larder and Community fridges now has seventy plus volunteers who put a lot of time and effort to prevent food wastage and preventing supermarkets sending good food to land fill. Everybody in the community can benefit from this free food. It also means that people with food insecurities can attend and get free food in a dignified manner. Having the ten year lease of the gardens would give us confidence that this can be a long term project.</p> <p>The gardens have now become a hub within the community. It is a wonderful sight on a Saturday to see families from all parts of the village working together in the gardens to create a space that can be used by all members of our village.</p> <p>Living on Lochhead Avenue I personally am pleased that the gardens are being tidied up and put to good use. I'm happy that more people will benefit from the gardens in the future and feel excited about all the opportunities the villagers will have to use the gardens. I think it will be beneficial for the village to have a ten year lease with the opportunity to buy , it will give us a greater incentive to move forward with this marvellous project and give us greater pride in our achievements in creating this wonderful much needed hub in our community.</p> <p>I look forward to hearing the decision</p> |
| #13 | <p>I fully support extending LDT's lease of Lochhead Gardens for the following reasons:</p> <ol style="list-style-type: none"> 1. It is a unique space in a village where every available plot is up for development 2. The area is multifunctional and should be available to as many villagers as possible, who should have a say in how it operates 3. It has inspired various teams of volunteers, working together to benefit the whole community. This has included young people and given them a positive focus 4. The gardens house the Community Larder which is well used by a wide range of villagers, not only as a provider of free food but also as a valuable meeting place, somewhere they can come and have a chat thereby helping to promote their health and well being. |
| #14 | <p>I am writing this email in support of the above application in Lochwinnoch. Having moved the village in August 2019, I can say that this project and land has already positively influenced my life in the village as well as those around me.</p> <p>I am a volunteer at the community larder, however my partner was involved in the setting up of the grounds back in 2020 and our children got involved. Without this project we would not have made the friends and support network that we have so far in the village. We use the facilities of this land as they stand already and consider that the changes can only better improve the community.</p> <p>This space will allow more social activity and more community groups to meet, as well as allowing the larder to continue to provide the dignified food project that they do, that also supports reducing food waste. My children are nearing their teenage years and I consider that this project will also allow them to participate in its growth, as well as hopefully volunteer where possible, and in the future hopefully help it grow even</p> |

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| | <p>further with the ever needing changes that are needed to grow our community positively.</p> <p>I am aware that there is some concerns with the impact that the current project and future project may have on local businesses. For me, being involved in this project and also being able to benefit from it has meant I have been less impacted by the cost of living crisis, and it has meant I can still shop locally (where it can often be more expensive to do so). As the location is fairly central and accessible to the village it also allows me to walk or cycle meaning I pass these businesses and have visited them more than I would have if I was in my car driving to the supermarket which is out of town.</p> <p>Lastly I want to reiterate the positive impact this project has had so far on those that use the project - for some elderly people in the village it allows them somewhere they know a friendly face will be for a conversation, with a warm cup of coffee or drink to have. It allows those with children to come down and know that there is a safe space for children to run about whilst they are utilising the service. It also brings people from neighbouring villages, who then go on to use our other local amenities.</p> <p>I am in full support of this project.</p> |
| #15 | <p>I am a resident of Lochwinnoch and I am also a member and user of Lochwinnoch Community Larder. My children have also attended many Wildcare sessions throughout school holidays.</p> <p>I am writing to express my support for LCDTs application for lease of the land at Lochhead Gardens. I believe that their proposed plans will continue to enhance the immediate area and the lives and wellbeing of our wider community.</p> <p>The land at Lochhead Gardens has gone from a scrub land that wasn't being up kept very well and where dog walkers let their dogs roam to an essential inter generational community hub.</p> <p>The larder has provided a genuine positive contribution to the community from dignified food provision to volunteering opportunities, local employment and reducing isolation.</p> <p>I hope that they are awarded the lease to enable them to expand the development and further invest in the community.</p> <p>At this time I would like to express my disappointment at the LCC's lack of support around LCDT and developments at Lochhead Gardens. In particular certain members of the council have been publicly toxic and consistently negative and slanderous on local public media platforms about the Larder and quite frankly bullying in their tone and manner which has went on relentlessly towards the larder and those that facilitate it. Their opinions have been very divisive and inflammatory. It certainly does not feel to me that certain members of LCC have the best interests of the village at heart and I question that their personal opinions and allegiances should cloud their judgements so blatantly. I hope that if Renfrewshire Council awards the lease these non supporters will stop their bias, unfounded bullying tactics. Please remember that there are real people with feelings impacted by the unkind words and lies that you spread.</p> <p>Good luck to LCDT and the best interests of the village</p> |

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| <p>#16</p> | <p>I am writing this email in support of the above application in Lochwinnoch. Having moved the village in August 2019, I can say that this project and land has already positively influenced my life in the village as well as those around me.</p> <p>I am a volunteer at the community larder, however my partner was involved in the setting up of the grounds back in 2020 and our children got involved. Without this project we would not have made the friends and support network that we have so far in the village. We use the facilities of this land as they stand already and consider that the changes can only better improve the community.</p> <p>This space will allow more social activity and more community groups to meet, as well as allowing the larder to continue to provide the dignified food project that they do, that also supports reducing food waste. My children are nearing their teenage years and I consider that this project will also allow them to participate in its growth, as well as hopefully volunteer where possible, and in the future hopefully help it grow even further with the ever needing changes that are needed to grow our community positively.</p> <p>I am aware that there is some concerns with the impact that the current project and future project may have on local businesses. For me, being involved in this project and also being able to benefit from it has meant I have been less impacted by the cost of living crisis, and it has meant I can still shop locally (where it can often be more expensive to do so). As the location is fairly central and accessible to the village it also allows me to walk or cycle meaning I pass these businesses and have visited them more than I would have if I was in my car driving to the supermarket which is out of town.</p> <p>Lastly I want to reiterate the positive impact this project has had so far on those that use the project - for some elderly people in the village it allows them somewhere they know a friendly face will be for a conversation, with a warm cup of coffee or drink to have. It allows those with children to come down and know that there is a safe space for children to run about whilst they are utilising the service. It also brings people from neighbouring villages, who then go on to use our other local amenities.</p> <p>I am in full support of this project.</p> |
| <p>#17</p> | <p>I am writing to register my support for the proposed asset transfer of the site at Lochhead Avenue in Lochwinnoch to the LCDT.</p> <p>As a resident of Lochwinnoch, living just a few yards from the Lochhead Avenue site I have witnessed and benefitted from the many of the projects initiated and supported by LCDT. My children have played, explored and enjoyed the Wildcare sessions, I have made meals with produce from the Community Larder, we have attended many of the Feel Good festival events. I have seen what was once an overgrown wasteland transformed into a valuable hub for the community, both in terms of its provision of services and events, but also as an opportunity for volunteering and supporting and promoting local businesses.</p> <p>As the cost of living and climate crises take hold and impact our daily lives, it has been heart-warming and inspiring to see how our community has embraced and promoted sustainability and support for all. I wholeheartedly support the proposed asset transfer to allow these projects to continue and flourish into the future</p> |
| <p>#18</p> | <p>This is an email of support for the CAT application for the 10 year lease of Lochhead Gardens.</p> |

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| | <p>I am a community member who will personally benefit from the plans for the use of the space, as will my partner and young family aged 4 and 9.</p> <p>We have been enjoying being part of developing the grounds to date, feeling a sense of pride in the community and excitement in terms of what the space will ultimately offer. A safe, contained, environmental and sensory space for the whole community to enjoy.</p> <p>As a psychotherapist and creative group facilitator I would also like to offer wellbeing workshops in nature for all ages, to benefit the whole community. The planned development for Lochhead Gardens offers the ideal space and environment to bring this vision to reality. This is just one of many possible opportunities that could be offered from a variety of skilled professionals for the benefit of the community.</p> <p>I eagerly look forward to hearing the outcome of this</p> |
| #19 | <p>I am writing in support of the community asset transfer process for Lochhead Gardens in Lochwinnoch. My name and address are included below which I understand is a requirement, and I am happy for my email to be used for purposes in support of this project.</p> <p>The work undertaken at Lochhead Gardens has already transformed the space, and there is so much potential to make this a real hub of the village. I grew up in Lochwinnoch, and am in the village every day - working or collecting my two children who attend childcare there, while also looking for a property that will allow us to move back into the village itself permanently. I believe the plans proposed will bring a variety of benefits to a wide range of community members, and I for one whole heartedly believe in investing in our local communities. Lochwinnoch has long been a beautiful and sought after location, a true country village with heart. I believe this project could build on this and leave a legacy for future generations - I hope this can progress swiftly so we may all reap these benefits.</p> |
| #20 | <p>This is an email of support for the CAT application for the 10 year lease of Lochhead Gardens.</p> <p>I am a community member who will personally benefit from the plans for the use of the space, as will my partner and young family aged 4 and 9.</p> <p>We have been enjoying being part of developing the grounds to date, feeling a sense of pride in the community and excitement in terms of what the space will ultimately offer. A safe, contained, environmental and sensory space for the whole community to enjoy.</p> <p>The planned development for Lochhead Gardens offers the ideal space and environment to bring this vision to reality. This is just one of many possible opportunities that could be offered from a variety of skilled professionals for the benefit of the community.</p> <p>I eagerly look forward to hearing the outcome of this</p> |
| #21 | <p>I am writing to express my support for the application by Lochwinnoch Community Development Trust for a Community Asset Transfer for Lochhead Gardens in Lochwinnoch on a 10-year lease.</p> <p>The Gardens are already a valuable asset for the community and the plans that LCDT have for enhancing the area will make this and even more important area for multiple uses. This has been sensitively designed with consultation with the community. Having the certainty of a 10-year lease will allow these plans to be fully utilised</p> |

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| #22 | <p>I am a volunteer and a member of Lochwinnoch Community Larder. I am writing in support of the 10 year lease in Lochhead Avenue.</p> |
| #23 | <p>I am writing in support of the commuting asset transfer of Lochhead Community Gardens to Lochwinnoch Community Development Trust.</p> <p>I am a resident of Lochwinnoch. I am registered as a childminder here in Lochwinnoch for 12 years.</p> <p>During Covid I set-up an outdoor learning experience for children to enjoy. LCG site became our base to for children to explore and to learn in</p> <p>We utilise the site as a base throughout the year for childminding activities as well as operating from here as Wildcare during holidays. Many children benefit from this site as it's set in the heart of the village, easily accessible, a central base to work out from as the play park, local shops, Castle Semple, RSPB, River Calder are all within walking distance, all are important parts of our community which the children learn through play about when they are booked in.</p> <p>Lochhead Community Gardens site naturally lends itself to outdoor learning for children. The children love to climb trees, use the mud kitchen, paint pictures and hang in the outdoor gallery to talk about their pictures, we all play games together, plant and grow vegetables and strawberries as well as flowers. This outdoor space is a vital source for children to connect with nature which helps to build resilience and confidence from the inside. Children learning about nature helps them understand and respect their environment.</p> <p>Lochhead Community Gardens offers a familiar safe place for children to learn and grow from. They have so much fun.</p> |
| #24 | <p>I am writing in support of the Community Larder through LEAP, obtaining a CAT in order to use the former waste ground at Lochhead Avenue in Lochwinnoch.</p> <p>The Community Larder along with several other groups have made such a difference to the appearance of the site. It is well managed, great efforts are made to keep the space tidy and the future proposals look fabulous without over developing the site.</p> <p>I was the founding member of Lochwinnoch Cares which I began during the pandemic as a way to support vulnerable people in Lochwinnoch and the rural surrounding area. I must emphasise how much the larder has given help and support, by providing and delivering food to people who might otherwise have had to go without.</p> <p>Now the Pandemic is over, the Community Larder has taken on the task of providing a delivery service to these vulnerable people. I have seen first hand what a difference it means, knowing that there will be some food on the table for elderly people, single people and families alike. The social interaction is also a huge benefit.</p> <p>Some of the people the Larder supports are unable to travel to the more affordable supermarkets partly due to poor public transport, but it should also be noted that it is expensive to purchase food in the village shops.</p> <p>The Larder is also a great place to socialise, it's non judgemental and all ages mix together, it's such a joyful place. It provides great volunteering opportunities, from Duke Of Edinburgh students to retirees and every age in between.</p> <p>Apart from the Community Larder, there are a number of other groups which make excellent use of the space. A Wildcare holiday childcare group, a biodiversity group</p> |

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| | <p>and a home education group and their clientele, are some of the other beneficiaries of the land and use it in such a positive, low impact way.</p> <p>Preventing food going into landfill by making sure it's available in Lochwinnoch (the nearest Food Bank is not accessible for those without transport or who are on a low income), offering it in a dignified way, whilst providing a beautiful environment to socialise in is so important, particularly after experiencing all the worry a pandemic and a recession brings.</p> <p>I urge you to consider the aforementioned reasons when making a decision and thank you for taking the time to read this email#24</p> |
| #25 | <p>I am writing in support of the proposed Community Asset Transfer of Lochhead Gardens, Lochhead Avenue, Lochwinnoch PA12 4AW to Lochwinnoch Community Development Trust.</p> <p>The activities that have taken place at Lochhead Gardens over the last few years have provided a massive benefit to the people of Lochwinnoch. What was once a area of overgrown, unused land, is now a hub for community activities that are bringing energy, connectedness, jobs, volunteering opportunities and much more to Lochwinnoch. It has become a real asset for the village and their plans will only enhance this.</p> <p>My family now uses that site often and has been opened up to experiences previously unavailable due to LCDT's work. Our daughter has benefitted, and loves, the Wildcare that takes place there. We have visited workshops provided during the Feelgood Festival, joined gardening groups and regularly use the Larder. Beyond redistribution of food that would otherwise go to waste and providing vital food for those in need, the Larder has become a hub for diverse community interaction especially helping the socially isolated. It has also provided jobs and volunteering opportunities to those within the village.</p> <p>The work the LCDT and their partners have done and are planning should be applauded and has my wholehearted support</p> |
| #26 | <p>As a resident of Lochwinnoch of nearly 20 years with two young children, I can't stress enough what a wonderful assess Lochhead gardens has become for the village. The diversity of people who currently use and will potentially use it in future is phenomenal. Young, old, able, disabled, from all economic backgrounds converge, engage, teach, learn, exchange ideas, information, laughter, tears and everything in between. Lochwinnoch is a better place for having this on our doorstep and with a long term lease could continue to offer this and so much more. The benefits already felt by current users is just a small indication of what could be achieved for our community in future. It's, vital, in my eyes, this continues to grown and reach its full potential, that will serve Lochwinnoch for generations to come.</p> |
| #28 | <p>I am a community member Lochwinnoch and fully support the CAT application, this is an incredibly hard working group who have transformed an unloved piece of land in the heart of the village. I support the application for the following reasons.</p> <ul style="list-style-type: none"> - the Lochwinnoch community trust have taken an abandoned and previously unused piece of land and transformed it into a vibrant community space and a safe site for the community, young people and families. |

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| | <p>- my children who 8 and 6 use the Wildcare provision which is an outdoor childcare provision offering access to nature and education in an outdoor setting. This is even more vital since the after school club closed down.</p> <p>- they have through hard work and fund raising made it operationally viable and accessible, coordinating volunteers to maintain the site and programme, introducing infrastructure and improving access. They have a demonstrated skillset and capacity to deliver on the proposal.</p> <p>- they have created a fresh food and community larder scheme which provides fresh locally grown veg and also encourages dialogue around sustainable food systems, food education and healthy eating.</p> <p>- the garden has become a vital community hub, the LCT have transformed this site into a welcoming green space and community meeting space which actively promotes the wellbeing of the local population, encouraging social engagement and bringing people together through local events, food growing and community led enterprise. This is to be applauded and should be sustained and supported.</p> <p>I wholeheartedly lend my support to this CAT application</p> |
| #29 | <p>I would like to register my support for this application. LCDT have demonstrated that the site can be developed for the general benefit of the community in a sustainable and responsible manner. The security of a long lease will open up opportunities for further development of what was a derelict site, in line with many of Renfrewshire Councils own aims and objectives.</p> |
| #30 | <p>I am writing to offer my support to the proposal that Lochhead Gardens (on Lochhead Avenue, Lochwinnoch), be transferred as an asset to the community. I believe the plans show a fantastic development to the benefit of all, incorporating the means of supporting itself with the market stalls, and huge benefit to the community through growing, educational, wild and social space</p> |
| #31 | <p>I am writing in support of the community asset transfer of the site at Lochhead gardens.</p> <p>It will provide a wonderful resource for the local community to gather intergenerationally and contribute to anti-isolation and general well-being.</p> <p>The food larder itself is an absolute lifeline providing much needed food, with dignity and socialisation. The wider elements such as community growing are attracting people to come and work together for collective purpose. Growing food, learning skills and meeting people.</p> <p>The area will provide a place not just for the named childcare outfit, but a resource for the many childcare and outdoor education providers in the area to make use of a safe, natural and enriching space to occupy and educate children.</p> <p>There is real momentum for this project. Just come and look on a Saturday morning, people are voting with their spades. On the plans there really is something for everyone, it's rooted in wellbeing and the whole community will benefit greatly.</p> |
| #32 | <p>I am writing to add my support for the above proposal for a 10 year lease at the Lochhead Gardens site.</p> <p>Whilst I do not live in the Lochwinnoch community, I have been using the Wildcare facility at the site for the past 2 years where 2 young children have been attending during school holidays post Covid.</p> |

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| | <p>As children who live in a very built up area in a Town, this has been a welcome and much needed educational opportunity where they have learned valuable co-operational and social skills with children outwith their own peer groups.</p> <p>This has been an incredibly valuable experience, as it has afforded the children a break from their own routine, effectively providing a degree of respite in a rural setting where they have felt safe, welcomed and cared for. They have also been given the opportunity to connect with nature, learn about growing things and the value of helping/sharing others via the larder and ultimately created new friendships and relationships which has boosted their Mental Health, particularly following the disruption during the Covid pandemic.</p> <p>I have witnessed them growing in confidence and as a direct result of attending Wildcare, have since attended a number of the community events during the Community Feel Good Festival.</p> <p>I would very much welcome the application for the Lease to be successful, as it supports with future planning and development and for valued childcare.</p> |
| #33 | <p>I wish to add my support to the CAT of Lochhead Gardens on a 10 year lease.</p> <p>The use of the gardens, from the community larder and as a child friendly area are a true credit to Lochwinnoch and the citizens. I fully support this plan for the next 10 years as a resident of the village and hope the CAT can go ahead.</p> |
| #34 | <p>We are writing in support of the community asset transfer of Lochhead Gardens. We're so impressed with what the team has done with the space already and we're excited for the possibilities the project proposal would bring.</p> <p>We have already benefited from the wide range of opportunities offered in this space including:</p> <ul style="list-style-type: none"> • Allowing our daughter to play in the mud garden, pick brambles and explore the natural space provided • Attending events and activities and getting to know other people/learn new skills there during the Feel Good Festival • Socialising with - and meeting new people - at the community larder, which has become a vital community meeting space • Using the food services of the community larder, which has been a huge help to us when we've been struggling - and both helps to reduce food waste and bring dignity back to much needed food provision • Learning new skills and gathering the materials needed to grow our own vegetables through the Digging It scheme <p>And while we haven't managed to make it along yet, we're looking forward to heading along to one of the volunteer days to get involved with gardening and improving the space - we know that other families who have been along have got a lot out of it.</p> <p>Particularly as parents of a young child with huge childcare costs to pay, the space has helped to counter loneliness and isolation by being a welcoming, free, community space we can attend on a regular basis, knowing we will also be welcomed with a smile.</p> <p>As the cost of living crisis continues to hit hard, a community owned space like this could be a vital lifeline for so many people. A hub that could foster the growth of</p> |

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| | <p>more community groups, social enterprises, charities and projects would have endless knock on effects that could benefit so many more people.</p> <p>Access to a natural, outdoor space in the heart of the village that is used for different activities and developed to encourage wildlife would be a wonderful asset to our community.</p> <p>The fact that our village has so many caring community-minded people in it, looking to create this kind of project to benefit the whole community, is one of the many reasons why we're proud to call Lochwinnoch home.</p> |
| <p><i>LCDT Response</i></p> | <p><i>"Thank you for your support for Lochwinnoch CDT's Community Asset Transfer application for the Lochhead Social Gardens. We appreciate you taking the time to describe what the gardens mean to you. Your response demonstrates the value of using the space as a community asset, and with continual guidance from the community, it is our aim to develop the space to be utilised by the entire village for years to come. Thanks once again."</i></p> <p><i>Lochwinnoch Community Development Trust</i></p> |
| <p>#35</p> | <p>I became aware of activities in the Lochhead Gardens area during the pandemic when a group of residents built raised beds and grew vegetables to distribute to the community. There was a Food Committee which was assisting vulnerable people in the village with food and medical supplies. From this grew the Lochwinnoch Community Larder and they acquired a portacabin to house the food etc. I have been volunteering for the project for a year and have found it very worthwhile and quite inspiring. There is a huge amount of time and effort given to the work of the project by a wide variety of volunteers, young and older like myself.</p> <p>The site is used by other groups including Wildcare which is an outdoor childcare scheme. Our grandson has taken part in it and really loves it. This would continue. There is also quite a large group of Home Educated children with parents who utilise the space. The Lochwinnoch Force for Nature group, to which I am a member, has grown a variety of wild flowers suitable for Insects and birds in winter. This was in two controlled areas in the garden.</p> <p>I have been to the consultation in the grounds when the plan for the development of the garden was displayed. I was able to ask questions and make comments. I very do like the plans for the garden and see it as very inclusive. It will maintain the present activities and bring in new ones. There will be an area of raised beds for growing plants of choice. There will be a good wildlife pond which can be enjoyed and studies by all ages. There will be market stalls for use throughout the year and a covered area for to be used for activities such as art, crafts, yoga, Tai Chi, Book Clubs, workshops and events such as the Feel Good Festival or Arts Festival. There could be future space for social enterprise or income generating projects. The Garden is well situated within the village and would be potentially wheelchair accessible. It would compliment the present Community Garden and the development in the Playpark area. It would provide different experiences to the people of Lochwinnoch.</p> <p>I therefore wish to express my support for the CAT application by the Lochwinnoch Community Development Trust.</p> |
| <p>#36</p> | <p>I object to the above proposal on the following grounds:</p> |

- This is a significant site which is overseen by Renfrewshire Council on behalf of the village. When a future need arises, for more houses or perhaps start-up business premises, there are very few areas available in the village.
- Lochwinnoch used to have a superb Care Home on Johnshill and now that people are living longer, the village would benefit from a Care Home/sheltered housing in order to free up houses. This is an ideal site for such a venture as it is near the shops, the activities at the McKillop, the Church, the surgery as well as a park.
- It would also be unwise to commit the Community Transfer lease for 10 years which would mean the site would be unavailable for what might be a more pressing need such as a Care Home.
- This site is the equivalent of “money in the bank” for the village’s future development. It is important that we do not use green field sites for village expansion.
- The site in commercial terms must be worth more than £200,000 and it would seem unwise to give this away to any business organization. This would be deemed a significant loss for the village. If the business had financial difficulties, then the organization could sell it to cover their losses.
- There is plenty of opportunity in the village for such a venture as the Lochwinnoch Development Trust. For example, the food bank could be accommodated in any of four empty shops and this would bring footfall to the center of the village which would help to support the existing shops. Church Street is currently looking extremely sad and would benefit from a new enterprise.
- The village is also well served with social spaces – Loch Bar Services, Bowling Green, Golf Course, the McKillop, the Masonic Hall, the Annexe, the Calder Church spaces, the Library, the room above the Brown Bull, Castle Semple café, the Primary School as well as a well-furnished play Park. The many activities suggested by the LCDT could be carried out in the above social spaces and would help to make these spaces financially viable.
- I note that they are proposing markets on the site which would be inappropriate. There is no space for parking the many cars that normally accompany a market. The ideal site for a market would be at Castle Semple or the McKillop where there is plenty of parking.
- How financially viable is the LCDT likely to be as there does not seem to have been any widespread publicity of their audited accounts over the last 10 years? The Business Plan seems to rely on grants from many different sources. There is no proof that there will be a direct income stream from the activities designed to sustain all that is proposed. A number of village shops have closed recently due to lack of footfall so this does not bode well for the future of LCDT. Nor do we know from where future funding is likely to come in order to sustain the Trust.
- Over the last 10 years there have been 27 Directors but 21 of these have resigned which is a concerning factor. Given that this is a community effort, there does not seem to be any publicity of the Minutes of the various meetings which they suggest have taken place.
- A few years ago, one of the proposals of the Trust was to create a hydro scheme which came to nothing. They also had plans to maximize the potential of the water bore hole used by the former Struthers company and this too has not

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| | <p>materialized. It would appear that this is still on their agenda. There is now talk that they wish to buy out the vacant Church to create an art centre as well as all the other activities on the site at Lochhead Avenue.</p> <ul style="list-style-type: none"> To date we are living in difficult times where a well-established and stable organization will have difficulty surviving. It would be unwise to transfer such a valuable village asset when there is a plethora of opportunities currently available to LCDT in other areas of the village. This organization has still to prove itself. |
| #37 | <p>I would like to add my support to the community asset transfer request by LCDT for the 10 year lease at Lochhead Gardens.</p> <p>As a local resident of Lochwinnoch, I frequently use the larder and would be very keen to use the site for recreation/leisure if developed as planned.</p> |
| #38 | <p>This email is support for the long term lease request for Lochwinnoch community larder.</p> <p>This project/ initiative is making a massive difference to this rural community. Not only does it serve to provide food for all those with unprecedented financial challenges, and meeting the 'greener' part of the community plan, having the area as a community needs hub is allowing for unlimited additional community led opportunities to be initiated, which meet local and national wellbeing agendas such as men's mental health, community volunteering and involvement, inter generational involving the school children and so on with the potential being limitless. Lochwinnoch is often excluded from opportunities as it may not have high levels of deprivation, but it is rural, excluding the locals from easy access to many community services and the additional costs of fuel for travel for food, vital supplies and work is another challenge.</p> <p>Lochwinnoch will not disappoint in making the absolute most of this opportunity. The needs exist, and the community easily have the skills, motivation and support to meet and surpass the Local Authorities outcomes and targets within the scope of this initiative.</p> <p>Please grant the long term lease, you will not be disappointed.</p> |
| #39 | <p>I would like to lodge my full support for the cat application above.</p> <p>The community larder has been a fantastic asset to the village and provides Dignified Food Provision to the local community.</p> <p>Also is a hub for service users to come and have a chat with the staff and volunteers.</p> <p>The huge impact of saving the food donations from landfill and the major environmental impact should also be considered.</p> |
| #40 | <p>I am writing to let you know that I am extremely grateful for the service the larder provides the community and nearby community. I have 3 small children and can only work part time and o have greatly benefited from the support the larder has offered. I strongly recommend it become a permanent fixture in the village. It is well organised, friendly and respectful.</p> |
| #41 | <p>I am writing to express my support for the application by Lochwinnoch Community Development Trust for a Community Asset Transfer for Lochhead Gardens in Lochwinnoch on a 10-year lease.</p> |

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| | <p>Lochwinnoch Community Larder operated by a local charity LEAP, which has become a thriving hub of community activity, offering dignified food provision to over 900 people in the area</p> <p>This project has become an interracial part of the community and to lose this asset would be a great loss. It has become a great use of Lochhead Gardens off Lochhead Avenue there is good access and is easily accessible for people on foot with good pavement access the facility itself is well laid out with a good brick driveway.</p> <p>I have limited ability myself and use a walker to support me get about.</p> <p>The larder is well managed and organised with a fantastic volunteers the site is kept clean. The team of helpers well trained in the management of the site and larder.</p> <p>The garden has become a vital community hub, the LCT have transformed this site into a welcoming green space and community meeting space which actively promotes the wellbeing of the local population, encouraging social engagement and bringing people together through local events, food growing and community led enterprise.</p> <p>This is to be applauded and should be sustained and supported.</p> |
| #42 | <p>I am writing in support of the submission for a 10 year lease with an option to buy. in the above application for asset transfer. I have been a volunteer over the last year at the Larder while I work full time so can only help in a limited capacity, I can bear witness to the value and benefit provided along with the unmissable opportunity to found a vibrant community hub for Lochwinnoch and the surrounding area.</p> <p>Over the last year the footfall at the larder has grown , along with the number of volunteers and the network of food donors. This in turn has generated a user base as more are using the facilities here in Lochwinnoch but also from surrounding towns/villages.</p> <p>This has led to great social interaction as people meet and connect, so the atmosphere has become more stimulating with friendships being made.</p> <p>Over time those dropping by have now started to stop and chat, have a cup of tea , share recipes for the produce they are picking up.</p> <p>The recent introduction of fridge freezer access on a 24/7 basis gives food support to those in need. In addition to the delivering of food parcels to the most vulnerable in the community within Lochwinnoch</p> <p>Seeds and support in growing your own are available, book borrowing, school uniform support exchanges. Involvement in the local craft fairs both in providing sweet stuff but volunteers who have become involved supporting local artisans in the area.</p> <p>More recently over the last couple of months the number of people helping to develop the garden land has grown and grown, young and 'older' all joining in. Providing some young people with a focus to use their free time (parents kept informed and supervised at all times) and giving them a good grounding in social and practical skills. This knowledge will only grow as the gardens grow. It is already showing great potential for the brighter months to come to build on the social gatherings that happened last year and an investment in food growing and provision. There have been many occasions over the last year that local growers have shared plants with the larder for people to take and try growing their own , this can only be further strengthened with this ongoing development and community investment in this site. The proposal to have pond life for all to explore and the</p> |

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| | <p>opportunity to get fruit direct from the gardens is something many will not have had the opportunity to experience before.</p> <p>At a time when the economy and everyone's cost of living is a burden these facilities have provided not only facilities for the community but a network of people that give a much needed support net at this so difficult time.</p> <p>Lochhead Gardens location has the potential to provide a vibrant focal point for the community with varied provisions to cater for and bring together people.</p> <p>The council in deciding any rent levied should consider the amount of community investment that is going into the creation of this space, which brings many social, environmental and economic benefits to not just Lochwinnoch but the surrounding areas. Which in turn supports other initiatives in the area to increase the use of open spaces as part of the short , medium and longer term plans which are also out for consultation at this time.</p> <p>This is an opportunity not to be missed in generating such a rich community collaboration.</p> |
| #43 | <p>I send this email to show my support with regards to the lease application for the above mentioned situated in Lochhead Gardens, Lochwinnoch, PA12</p> |
| #44 | <p>As a Lochwinnoch resident I am writing to express my support of the lease application on the Lochhead Avenue site .</p> <p>I have personally volunteered on the site since we first started growing vegetables there during lockdown and have remained involved with the larder project.</p> <p>Not only does this help those in need during some very tough times but also vital social contact for both service users and volunteers. I am aware of other volunteers who have gained the confidence to apply for paid employment as a result of the experience they have gained with the project.</p> <p>A long lease will improve access to funding and allow the tremendous work to continue.</p> |
| #45 | <p>I wish to support the application from LCDT to be granted the lease of Lochhead Gardens, Lochwinnoch.</p> <p>I personally have found the Lochwinnoch Community Larder, (which also uses this site), to be of great benefit to my son.</p> <p>My son (16) was one of the first young Duke of Edinburgh volunteers to be given a volunteer placement by community larder last January 2022He is still volunteering with them over a year later because he really enjoys it.He has gained experience of manning the larder, processing deliveries, delivering food parcels and manual work around Lochhead Gdns.My son has autism which makes it more difficult for him to follow instructions and interact with other people.</p> <p>The community larder has gone out of its way to be supportive and inclusive towards him.</p> <p>This has made me feel very happy, and has been great for my son's confidence and sense of self worth.I knew nothing about the Community Larder before I asked them if my son could volunteer with them – however over the past year, they have exceeded all my expectations.</p> |

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| | <p>I believe this is an excellent project which genuinely improves my quality of life in my local community.</p> <p>This project should be supported by RCC to allow it to continue its great work.</p> |
| #46 | <p>I object to the above proposal:</p> <ul style="list-style-type: none"> • There has not been a proper village wide consultation on this. I only found out about this through a friend. Lochwinnoch Community Development Trust have not published Minutes of their meetings nor audited accounts. • Given the nature of the many proposals which they are suggesting, I do not think this site is appropriate given that it is close to residential property. There are plenty of empty shops and social spaces where they can carry out a wide variety of activities. • This piece of land is in the heart of the village and we truly need sheltered accommodation for the many elderly in the village. There used to be a first class Care Home in the village which served the elderly well. This would be an ideal site for sheltered accommodation. • I am also concerned that some of the activities of the LCDT are affecting the viability of our local shops because the Larder is drawing the people away from the centre of the village. It would be better if they used some of the many vacant shops and this would draw people into the heart of the village. • The site should be held by Renfrewshire Council on behalf of the village so that if there is a future need – we would have this space. |
| #47 | <p>I object to this Community Transfer proposal for the following reasons:</p> <ul style="list-style-type: none"> • In terms of good and effective town planning it is important that residential areas are respected. There are many houses in Lochhead Avenue and nearby. Farmers' markets, BBQs, children's parties with bouncy castles, etc as suggested by this Development Trust would be better placed in the village park, by Castle Semple or in front of the Mckillop. Some of their indoor activities could be held in the many social spaces available in Lochwinnoch. • The former cabinet making factory was on this site and it seems more appropriate to use this space for some form of built environment which would benefit the entire village such as more houses. There are a number of empty shops in Lochwinnoch and this does not add to the attraction of the town centre. Some of the Trust's activities could be housed in one of the shops. |
| #48 | <p>I object to the above proposal:</p> <p>I live in a residential area and my home is opposite this particular site. The site is inappropriate for many of the activities proposed by the Trust. For Example:</p> <ol style="list-style-type: none"> 1. Twenty market stalls each Sunday. The place for a full blown market is either outside the Mckillop or down by Castle Semple where there is space and plenty parking. These markets attracts lots of cars so where on Lochhead Avenue are they going to park? 2. A public toilet that can be used by the general public. This is not the correct spot for a public toilet – we used to have one at the Cross which was very handy for all. 3. Children's parties, BBQs and pizza parties. It is proposed that bouncy castles, trampolines, etc are to be erected for children's parties but the most appropriate site for such events is the lovely park which the village has and is underused. In |

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| | <p>the case of inclement weather, we have many indoor spaces in the village which are also underused.</p> <p>4. Village life has taught me that there is an element who will see, if the transfer goes ahead, the potential at this site for rowdy parties, a place to drink and get merry etc. Not ideal in a residential area.</p> <p>5. It is also suggested that vegetables can be grown on this site. This is the site of a former cabinet-making factory so the ground will be contaminated. This is not a good site for growing vegetable or planting fruit trees.</p> |
| #49 | <p>I object to this Community Transfer Proposal:</p> <p>The village does not have many spaces for future building should the need arise. [REDACTED]</p> <p>[REDACTED] Lochwinnoch no longer has a Care Home so this would mean [REDACTED]. I understood that the idea was to have more care Homes in order to release housing for younger people. This would be a great site for a Care Home.</p> <p>There are many appropriate opportunities for something like the Development Trust – empty shops, an abundance of social spaces in the village for their many activities and a lovely park. There is no need whatsoever to commandeer this site for such a long time – 10 years.</p> <p>This transfer has been kept quite secret and we do not seem to have had info about it – I found out about it from one of the residents =in Lochhead Avenue who is truly annoyed because the Trust has not canvassed the opinions of <u>all</u> the residents of Lochhead avenue.</p> |
| #50 | <p>This email is in support of the application by LCDT for the lease at Lochhead Gardens.</p> <p>The proposal by LCDT supports not only the wider community of Lochwinnoch and surrounding areas, but actively supports wildlife, education and sustainability within the area which would otherwise NOT be provided or accessible to all.</p> <p>As [REDACTED] - and as a member of the community of Lochwinnoch, I fully support the proposal.</p> <p>Environmental Arguments for the CAT of Lochhead Gardens:</p> <ul style="list-style-type: none"> • The plot has been designed with sustainability and the environment at its very core, providing a low maintenance but high amenity space for the village of Lochwinnoch. • Lochwinnoch is well known both locally and nationally as a village the puts environmental values at the heart of what happens there. The space has been designed for the particular needs of the local area and its people - and will help educate and support the villagers and locals to develop behaviours that are environmentally friendly and evidence-based. • The space will allow the integration of environmental initiatives such as “Diggin’ it”, the Community Larder, and the many LEAP projects encouraging sustainability - all at an accessible and welcoming level. This is genuinely inclusive. • The village came second in a recent “Healthiest place to live” survey of all the UK due to our natural amenities - but these can be developed further with |

the CAT of Lochhead Gardens which combines health and wellbeing with environmental sustainability in terms of what it plans to offer to villagers and those from wider afield.

- The fact that it can be accessed easily from anywhere in the village is essential to “live its values” and encourage visitors to walk or cycle rather than use their cars - if, indeed, they have cars.
- Personally, I have been involved in gardening, maintenance and environmental education projects at the site and my gardening & environmental knowledge and understanding has grown enormously as a result, along with those working with me.

Social, Economic & Wellbeing Arguments for the CAP of Lochhead Gardens:

- LCDT has already proven how fundamental it is to the local community by their wide range of events, support and education for all sectors of the community - and this has never been more needed than in this current period post-Covid of widespread mental health problems, dislocation from pre-Covid social structures and routines, and economic dislocation and anxiety, made worse by the current cost of living crisis. I would argue that in these straitened times, a cohesive social and economic support network has never been more essential to physical and mental wellbeing.
- As a volunteer at the Community Larder since its inception, I personally know the impact we have on the local community - both economically and socially. I have personally experienced people visiting the Larder as they cannot afford to feed their families. I’ve had mothers telling me that without the Larder they would have to skip meals to feed their children. One mother said she hadn’t eaten a proper meal in 4 days as her money had run out - but she was now able to access food at the larder for her and her family.
- The Lochhead Gardens space is an essential focal point and “friendly space” for those experiencing social isolation or mental health challenges. I know from personal experience how many of our Larder users come to the Gardens not just to access food, but the social support that goes with it. They know they can always get a cup of tea and a chat in the beautiful and calming surroundings of the gardens, maybe sitting on one of the benches or sheltering under the roofs of the Larder sheds if the weather is poor.
- The recent addition of some hard-standing/paving blocks has transformed the site into something much more accessible for those in wheelchairs or using walking frames. This is critical - we used to have to gather up food for those in wheelchairs and mobility scooters, diminishing people’s independence - but now we can welcome them to the Larder and they can also enjoy the gardens safely and easily to get the benefit themselves from this incredible local amenity. I personally know this has had a huge impact on one particular family who no longer has to have Larder volunteers or another family member selecting items for the disabled mother, but she can now come down herself, have a chat with the volunteers, enjoy the gardens and maybe even a cup of tea and a biscuit amongst the trees and birdsong.
- We want to continue this - and grow it - making the Gardens a space that is planned and evolves for the whole community to come, to enjoy, and to get

the benefit from. With a CAT for a 10 year lease, this could finally be achievable.

Wider Access Arguments for the CAT of Lochhead Gardens

- The Community Larder that currently occupies the site has a reach of over 1000 people - and over 300 families - who are members with the facility to use the Larder. But we want more people to benefit. With a ten-year lease, this number could be expanded and managed in a sensitive, sustainable and organised manner - rather than having to make tentative or ad hoc improvements.
- The site is currently used as an outdoor base for a local “forest school” childminder and her charges. You only need to see the kids enjoying the gardens to know the benefits this brings - not just for their social and emotional development, but for their learning and resilience in the wider world. A 10-year lease would again allow planning and proper, thoughtful integration of these children with the other activities and facets in the Gardens.
- The ability to plan for the longer term would allow other initiatives such as a “Men’s Shed” to be established, providing valuable social connections, companionship and learning to men in the village and wider area - improving their health and wellbeing outcomes and also directly contributing their skills to the maintenance and development of the Gardens.
- As a place of learning - whether about gardening, food waste, wildlife, plant identification and social and emotional health, with a 10 year lease, the Gardens could become a gentle and unthreatening way to engage those who have drifted away from formal learning or who have been unable to access formal learning for any reason.
- As a place of entertainment, a 10 year lease would allow for a schedule of integrated events to entertain the villagers and those from wider afield, improving social cohesion, improving mental health and further building on the reputation of Lochwinnoch as a jewel in the crown of Renfrewshire’s leisure offering.

I hope this email convinces you that the amenity value of the Lease of Lochhead Gardens would thrive and grow with the certainty of a 10-year lease, providing the village of Lochwinnoch and those visiting it a fabulous social, economic, wellbeing - and reputational - resource.

#51

I think that this is, by far, the best and most imaginative use of the site i have seen since the old cooperage site was cleared, and most of it used for housing. Lochwinnoch has lost all its industries leaving only negligible employment opportunities in the village, which means it is largely a dormitory location, resulting in heavy road usage. It is incumbent on all of us to do anything possible to reduce car usage, while making our locality a more rewarding place to live. Rewarding in the sense of employment, entertainment, cultural involvement, a caring community.

Food production in every community is essential, as evidenced in recent months all over the UK as the "perfect storm" of high energy costs, Brexit, bad weather conditions and war, conspire to keep our un-seasonal fruit and vegetables beyond our reach. We need more than turnips, but we may have to get used to eating more of them!

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| | I would like to see more provision for teenagers. A safe place to "hang out". |
| #52 | I would like to write a letter of support to the community larder in Lochwinnoch. Our household has had so much support from the larder. At times of real economic need, and other times where it has been socially beneficial to meet people there. It has been a real community hub for myself and my children. |
| #53 | <p>I strongly object to the above on the following grounds:</p> <ul style="list-style-type: none"> • This is a significant site that has been overseen by Renfrewshire Council on behalf of the village. Should LCDT gain ownership of the site, when a need arises in the future for sheltered housing or space for business start-up, there are no other sites in the village that would be suitable. • There is no care home in or near the village anymore. This site, so close to the village centre and amenities is ideal for such or for sheltered housing. There is a real need in the village for such accommodation and providing smaller homes for the elderly would free up the larger homes that they currently occupy. Many wish to downsize but do not wish to leave the village and they have no options at present. • The site is the equivalent of 'money in the bank' for the village. Keeping the site in public ownership means that we can prevent the use of green field sites for any housing. • The site is a valuable one, probably worth in excess of £200k. In my opinion it would be very unwise to hand such an asset over to a business organisation which they could sell at anytime for significant profit. • The need for a community larder is questionable. The venture grew out of a food bank that was run during the pandemic and which was used by a maximum of 14 households, most of whom were shielding rather than in real need. The original idea of giving away produce grown in the community garden was a good one, but the larder now goes far and wide collecting food from supermarkets as far away as Stevenston. Their activity has contributed in major part to the closure of the Heritage Farmers market in the village and their plans for expansion (ie a market) pose significant threat to the few remaining shops. • There are plenty pf spaces available in the village. The plans to provide space for social activities will mean that the McKillop and other venues will lose out and could end up closing. • The heart of the village should be the Cross/High Street/Main Street/Church Street. Significant development will pull footfall away from these areas, something that is already happening. • The LCDT could use one of the vacant shops in the village for their larder and thus bring footfall back to the village centre. • The proposal to expand the site to include markets and social events will lead to significant problems with parking. |
| LCDT Response | <i>Thank you to everyone in the community who has taken the time to write in support of our CAT application. It is heartening to see that the work within Lochhead Social Gardens is making a difference to the community. We will continue to seek residents' advice for future development within the gardens, and welcome suggestions on how the space can be used to benefit those who live here. Thanks once again!</i> |

Thank you for taking the time to express your concerns over Lochwinnoch Community Development Trust's application for a Community Asset Transfer for Lochhead Social Gardens. We understand that it is an ambitious project, but we are acting in the best interest of the community. We will continue to gather views from local residents about how the site should be used. Our full project plan and business plan can be viewed on our website <https://lochwinnochtrust.org.uk/village-garden/>

We have summarised our reply to points brought up in representations #36, 46, 47, 48, 49 and 53 below:

- Use of Space for a Social Garden: Several representations mentioned the lack of care home in the village and that the Lochhead site is well placed for this amenity. The site remained derelict for 14 years, and the feedback from our consultations has shown that residents prefer that the land be used as a green space. Our plans for the project reflect that the acre of land is being used for the public as a social and growing space. We have undertaken the services of professional soil testers who will guide us on how to safely use the grounds for a community space.

It is important to distinguish that the application for CAT is being made by Lochwinnoch Community Development Trust. The Larder is run the LEAP Project, who are users of the garden. Other users include Evie's Wildcare and Lochwinnoch Force for Nature. The Larder has seen incredible growth, and now have over 400 households as registered members. They have a strong volunteer base supporting the project. The LCDT Board feels the Larder is a good fit with our aim of the social space.

Additionally we understand that there is concern amongst retailers and we are incredibly sorry to see the loss of shops on the high street. As one representation pointed out, this is not just a village problem. LCDT is working in collaboration with local businesses to set up a Business Network. Our mission is to see Lochwinnoch flourish and thrive.

- LCDT's Suitability for Project The Trust has a strong Board of seven Directors and many more voluntary members of management committees via our various steering groups. An average of 2 resignations per year over the past decade is reflected in the fact that Directors have all also been voluntary. Last year, the Trust secured two-year funding for a Development Officer and this has allowed us to spread the workload of the Board and build it up. It is our intention to hire a Project Officer to focus solely on this project's construction and delivery. Board meetings are hosted monthly and we have a public AGM every year which is well attended by the public. Part of our remit is to investigate the feasibility of projects, including the bore hole and the local Parish Church.
- Community Consultation – We have held several community consultations since the inception of this project dealing with the development of this site, as well as two Open Days during this CAT consultation period. The presentation plan for Lochhead Gardens is available in the Workplace on 39 High Street and we welcome conversations with anyone who would like to discuss the plan. Consultation carried out by professional consultants in 2019 identified that there was a lack of community spaces in Lochwinnoch. The full and complete details can be viewed here in great detail: <https://docs.google.com/document/d/1qPBbAleCkJoYuQHORcVjMtnxJ36ai6nuPy-LamrLeLw/edit?usp=sharing>

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| | <ul style="list-style-type: none"> • <u>LCDT and Use of Current Community Spaces</u> <i>The Lochhead Social Garden has been developed to compliment with other community spaces. We value the spaces and we have supported them extensively in our Warm Spaces Network, where £23,000 was allocated to local groups, organisations and venues. It is our plan to continue to support these venues in the future, however there are no other suitable spaces locally for carrying out the majority of the activities planned for the site which provides open, outdoor and social space, which is why the Lochhead Gardens space is ideal.</i> • <u>Management of Site</u> <i>Safety and security are a top priority for the site. Therefore, we will be implementing a booking system and security procedures to prevent misconduct on the site. We understand concerns with our neighbours who were given an opportunity to opt in to the distribution group by contact made via social media and door-to-door leafleting. Feedback from local residents has helped to shape the plans and considerations for the site, the wider project and proposed activities. Residents also fed back to us that these plans were preferable to the possibility of housing here. We will continue to communicate with them about the progress of the site. We know that parking is a key issue on market days, and we will ensure that this will be managed appropriately.</i> |
| #54 | <p>I fully support LCDT to have a 10 year lease of Lochhead Gardens, I'm confident that Lochwinnoch and nearby local residents would gain so much benefit from having LCDT gain a long term lease.</p> <p>I have lived in Lochwinnoch for [REDACTED], Lochhead Gardens has held a central place where I have met new friends and felt a part of the community. I take my children [REDACTED] to play, learn and meet their friends there. I've attended workshops held on the site in Permaculture, Bird call recognition, willow weaving and composting. I have collected seeds from the seed library. I visit the community larder [REDACTED], I love that I can help with food waste by eating supermarket surplus food that would have gone to waste, also [REDACTED] [REDACTED], and topping up at village shops saves an expensive supermarket trip out of the village.</p> <p>Lochhead Gardens makes tapping into the community accessible, and sets an example of ways to help lower our waste and live in ways to help our environment during this climate crisis.</p> <p>The future proposed plans of Lochhead gardens is exciting, I've seen similar projects in communities in Glasgow, The Childrens Wood, Kinningpark Complex and Woodlands Community Hub. They have all created spaces that serve and enrich the local communities and beyond. By giving the lease for long term, Lochhead Gardens can become a vibrant, enriching space that brings our local community together.</p> |
| #55 | <p>Just a note of support for the larder in Lochwinnoch. These volunteers give their time to help people with needs</p> |
| #56 | <p>I'd like to register my support for the CAT transfer of the land at Lochhead Avenue to Lochwinnoch Community Development Trust.</p> <p>The team do a fantastic job & provide a vital resource to the local (and wider) community, all using surplus food that otherwise would shamefully go to landfill. The LCDT / larder also provide a fantastic social environment for adults & children to meet</p> |

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| | <p>and undertake green projects that benefit the community, it would be a shame to lose this vital community service.</p> <p>The proposals will enable an already fantastic initiative to further increase the benefit to the local community</p> |
| #57 | <p>I am writing to you as a resident of Lochwinnoch in support of the application of LCDT to take over the lease of Lochhead Gardens Gap site for ten years. I have been following the work that has been happening there for the past couple of years and have been hugely impressed by the commitment of all the people involved and the community spirit that this has engendered in the area. It would be wonderful to see this secured for the next ten years to allow the community groups involved with the site to benefit from the possibilities afforded by a long term lease.</p> |
| #58 | <p>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.</p> |
| #59 | <p>I am writing with regard to the above CAT Request Representation.</p> <p>I do not agree with the LCDT plans for the site.</p> <p>I am not involved with LCDT and / or its associated groups.</p> <p>I do not wish LCDT to take over development of the site for ten years.</p> <p>I do not agree that the site should be open to purchase by LCDT.</p> <p>I would like to make the following comments:</p> <p>I have looked at the application with the outline plans for the site, but so far, have been unable to find out how much has been spent to date, how the project will be funded, nor how the site will be funded and maintained both during the development period and later, if the site were to be purchased, and how funds would be found for the purchase.</p> <p>Renfrewshire Council has spent a considerable sum renovating the McKillop Hall, and I feel it should be encouraging greater use of this facility, rather than encouraging the relocation of activities to Lochhead Avenue. The Hall is an ideal place, right in the centre of the village, for recreation, films, clubs, groups, exercise classes, play groups, social meeting groups, birthday parties, festivals, art exhibitions, flower shows, further learning classes, shows, plays etc. It may be that the Council could consider how they price the rental of the Hall, and finish off the upgrading, so that more of such groups can afford to use the Hall, rather than provide funding for a new project such as the Lochhead Garden one. If the Hall is not used to its full potential, the expended money will go to waste. Lower rent must surely be better than no rent.</p> <p>Encouraging use of the Hall would bring people into the centre of the village, increasing the footfall, and allowing the existing shops, Takeaways, cafés at No 8 cafés and the Junction, etc to continue to exist, and for new businesses to fill up the empty shops in the High Street, e.g., where the former St Vincent Charity shop and the Heritage Farmers Market were, and some of the empty premises in Church Street.</p> <p>Farmers' markets could be set up on the pavement area in front of the Hall. There is ample space for stalls, and this too would increase activity in the existing businesses in the High Street, and encourage others to follow suit. It would also encourage more tourists to visit Lochwinnoch, and eat in the local cafés and restaurants.</p> |

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| | <p>The Library has excellent opening hours and provides a warm and safe place for all ages to sit and chat or read.</p> <p>The ROAR lunch club meets in the McKillop and is an easily accessible location for those seeking warmth and company.</p> <p>With regard to the question of providing outdoor spaces for specific activities, there is a brand new, state of the art, play ground which is close to the High Street, with adjacent playing grounds. There is ample space there for many different activities in these grounds. Castle Semple, the walk along the loch, the cycle path and the woodland paths in Johnshill, Parkhill and Courtshaw Hill provide all ages and abilities with wonderful places to explore and learn about wildlife and plants. Again, money has already been expended on all of these outdoor spaces, and full use of these should be made, rather than spreading the available funds too thinly by having a further project.</p> |
| <p><i>LCDT Response</i></p> | <p><i>Thank you for your comments.</i></p> <p><i>We understand your concerns and are keenly aware of the issues you have raised. The site has grown over the years and has been planned and developed through numerous consultations with the community, Thus far the project has primarily been funded by Renfrewshire Council grants, and details on funding are provided within the CAT application. Information about how funding is spent can be found on our website lochwinnochtrust.org.uk. which has helped us to identify solutions for many of these problems.</i></p> <p><i>Our business plan includes cash-flow for the project for the next three years and complete details are available on the CAT Application portal. Now we're really only thinking of a lease for this site and purchase is something we would consider in the future only if it were truly financially sustainable. Our business plan demonstrates that at the end of the three-year period, we should no longer be reliant on grant funding. We are currently speaking to several funders who are interested in the project due to the wide spread of benefits it would offer to the community.</i></p> <p><i>Information about funding so far, and how funding is spent can be found in the business plan or via our website lochwinnochtrust.org.uk.</i></p> <p><i>We agree that the newly refurbished McKillop is a great venue and LCDT support local venues such as the McKillop in various ways. Most recently, LCDT created the Warm Spaces Network, which invested more than £20k of funding into local groups, businesses and venues. where we supported several groups and activities, including the ROAR lunch club and re-establishing the tea bar within the McKillop as well as activities in the Library, Castle Semple Visitor Centre, Lochbarr and the Community Annexe.</i></p> <p><i>The McKillop is not suitable for the activities planned at Lochhead Garden as it is an indoor venue - the essence of our project is that it provides outdoor activity. Access to outdoor space is vitally important for community wellbeing. While the hardstanding on Main Street at the McKillop might be suitable for a few stalls, there are issues with health and safety there as stalls cannot be pegged into the ground on windy days, and there is limited space. Our vision for markets at the gardens would allow for children to run and play around the events, and for other activities to spiral out from, and exist alongside the markets.</i></p> <p><i>We understand your concerns about increasing footfall to the village shops and businesses, and we believe this project will support that. We have researched the</i></p> |

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| | <p><i>impact of markets on other communities and found that it has had a positive effect on local businesses. Essentially, what we want to do is encourage villagers to remain in the village, on foot, and prevent them from needing to get in their cars and go to retail parks. LCDT is working with local businesses at this site as well as throughout Lochwinnoch Business Network and a new Lochwinnoch Online website.</i></p> <p><i>We are indeed fortunate to have such amazing outdoor resources in our community.. LCDT delivered the consultation, fundraising, design and implementation of the new play park. Unfortunately, it isn't suitable for the activities we provide at Lochhead Gardens as it isn't a private space and there are no toilets or services there. Please be assured that activities proposed at Lochhead Gardens will be developed to work in collaboration with rather than in conflict with other venues.</i></p> |
| #60 | <p>We are very supportive of this application. The volunteering opportunities alone are worth supporting for this wonderful project and these opportunities will only grow as the project grows.</p> <p>The Larder is a brilliant asset for our village, helping those that need help but also going a long way to stop food wastage and therefore helping the planet which is something I feel very passionately about.</p> <p>The other parts of the project that have been suggested in the application will make it a space where people can enjoy nature and also meet with friends and family and really enjoy the space that is essentially waste ground. A huge asset for our lovely village.</p> <p>[REDACTED]</p> <p>We hope this public consultation will deliver a positive outcome for Lochhead Gardens and prove that this is something that the villagers want and will be of benefit to many.</p> |
| #61 | <p>I wish to express my support for the Lochhead Gardens proposal. Having read the Project Plan and other documents available it seems like a good addition to village amenities with potential advantages for everyone in the community.</p> <p>The possible benefits are already demonstrated at the Larder. People come to see what produce is available, but, just as important, there is lots of social interaction and good chat when the Larder is open. Being a flat site in the heart of the village it is accessible for all. People of all ages come in and have a bit of a chat in passing, even if they don't actually want anything from the Larder.</p> <p>The Larder is also of benefit to the volunteers and Duke of Edinburgh Scheme students who help out there. Again, a good mix of young and older people, working together.</p> <p>Of course the Larder is only one small part of what is envisaged for the area and there would be many more opportunities for people to become involved as the rest of the site is developed for the enjoyment of all with many different projects already suggested.</p> <p>Lochwinnoch is very fortunate to have the chance to use this space for the benefit of all in the village and I very much hope the application is approved.</p> |
| #62 | <p>Renfrewshire Council should adopt the policy applied by Knowsley Council, England to community groups and speculative approaches for asset transfer. They state - " the</p> |

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| | <p>Council does not invite speculative approaches for asset transfer. There is a need to demonstrate a sustainable business plan.”</p> <p>Lochwinnoch Community Development Trust have not demonstrated a sustainable business plan. They are entirely dependent on funds from charities. There is no guarantee this funding will continue especially in the present economic crisis. There is a possibility that their organisation could fail and be liquidated. There have been 28 officers and 21 resignations indicative of a failing organisation.</p> <p>Their business plan lacks a track record of delivering services. Like many organisations dependent on grant funding they don't properly budget and take time to consider if money is being carefully spent. This is in contrast to the cautious approach people take when they are budgeting for themselves from their own money. As an example they paid £9,200 to pay for soil testing and community consultation costs including paying a professional garden designer. This expenditure is ridiculously high. There was no need for a professional designer. Amateur gardeners could easily have drawn up basic plans.</p> <p>Their “ Empire building” mindset includes an intention of working towards community buyout of some of the farm and peat lands in Clyde Muirshiel Regional Park.</p> <p>Why do they want to do this? How will it benefit the community?</p> <p>On the website in Companies House under the heading Nature of Business they list</p> <ol style="list-style-type: none"> 1- growing vegetables, melons, roots and tubers - this aim may have been met . 2- Production of electricity - this has not happened. 3 - Water collection and supply - this has not happened. <p>When Struthers Lemonade Factory ceased to trade there was talk of a local takeover of the bore hole and of being able to supply water to another lemonade business. However unsurprisingly this never happened.</p> <p>If the asset transfer is granted Lochwinnoch will lose the potential of an ideal site well placed for a care home and for sheltered housing being all on the flat and accessible by anyone disabled.</p> <p>LCDT should update Companies House with an accurate Nature of Business list and delete the electricity and water references which are not applicable.</p> <p>LCDT also aim to buy the vacant Church of Scotland building. Apparently their aim is to provide an indoor space for villagers. This makes no economic sense.</p> <p>There are currently ample indoor spaces in Lochwinnoch .They include the council owned McKillop Institute, the Primary School, the Annexe and also Lochwinnoch Golf Club, Bowling Club where a room can be rented cheaply.</p> <p>If LCDT purchased the church building they would also take over all the further running costs, maintenance, heating and insurance. Yet more costs for them to pay although they would be seeking the funding from a charity.</p> |
| <p><i>LCDT Response</i></p> | <p><i>Thank you for your comments.</i></p> <p><i>Our Business Plan has been developed with the assistance of the Development Trusts Association Scotland. We have carefully considered the expenditure and income and feel it is a sustainable plan. Our voluntary Board comprises of seven Directors, supported by a member of staff which has really helped to establish stability. LCDT</i></p> |

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| | <p><i>have delivered tangible projects including the newly refurbished Park development and the Warm Spaces Network which invested over £23k of funding into local venues, businesses and community groups over the winter. We are also actively supporting various other projects which include the development of a local website stimulating tourism and economy, the setting up of a Business Network Forum. We are also investigating the possibility of an Asset Transfer of a portion of Clyde Muirshiel as well as setting up the Lochwinnoch Shed and supporting the Senior Forum. More information about our activities is available on our website.</i></p> <p><i>Because the site is a community space, there is a requirement to ensure we adhere to the site policies and regulations, ensuring that any development on the site (including soil testing) is carried out by an approved supplier. We obtained three quotes for the work carried out on site and we do not take spending money lightly. Our volunteers help with the day to day maintenance of the garden. However, we did employ a professional garden designer to help us include the ideas gathered from consultations and garden users.</i></p> <p><i>Thank you for your comments on the Nature of Business at Companies House. This information is updated on an annual basis and will be reviewed by the Board.</i></p> <p><i>Please see our response to representation #73 with reference to the land being used for housing needs.</i></p> |
| #63 | <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> |
| #64 | <p>This email is to confirm my support of the community asset transfer application for a 10-year lease of Lochhead Gardens</p> |

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| #65 | <p>I agree with the LCDT plans for the site; I wish LCDT to take over development of the site; I agree the site should be open to purchase by LCDT.</p> <p>This could be a valuable community asset.</p> |
| #66 | <p>The Larder benefits myself (and others) greatly by providing every day necessities as well as items not normally available within the village. As someone on benefits with no personal form of transport, who struggles to make ends meet, the larder has provided me with fresh fruit and vegetables which has previously been a privilege. As well as this, it has been a huge stress relief knowing I will have a hot meal to look forward to at night. Knowing the larder has a permanent place within the village would provide a sense of security for us all, but especially those struggling.</p> |
| #67 | <p>I am writing on behalf of the Lochwinnoch Force For Nature group and what I say below has been endorsed by our Committee</p> <p>We have looked at the proposed plans produced by the Lochwinnoch Community Development Trust and support the Community Asset Transfer application. Not only are there significant benefits to wildlife already 'built in', we will help to maximise any other opportunities. The site also lends itself admirably to show people wildlife and hold events and workshops to a very wide variety of people.</p> |
| #68 | <p>I am writing to express my support for the application by Lochwinnoch Community Development Project for the Community Asset Transfer of the area at Lochhead Avenue. I understand the application is for a 10-year lease with option to buy.</p> <p>LCDT activities on the site have already enhanced the attraction of Lochwinnoch and their vision for the site is excellent. I have carefully scrutinised the application and looked at the plans too and I have no hesitation in fully supporting their application for a 10-year lease.</p> <p>I am a regular visitor to the site [REDACTED] [REDACTED] is also a volunteer at the Larder. With an outdoor nature-based activities group based there (for 12 and under, I think) as well as home-schooled groups visiting regularly, there is a very wide range of people using the site. This can only get better as the plans come to fruition. It will become a great focus for all the villagers and visitors to the village</p> |
| #69 | <p>I should like to support the above Asset Transfer request.</p> <p>I have a particular interest in the objective within the development for the provision of space for local groups. I am involved presently with the [REDACTED] an all inclusive group which will need a regular meeting space. A location within the Lochhead Garden Development would be ideal, and having the space within the control of the Community Development Trust would ensure that it best served the needs of the community and would be affordable.</p> |
| #70 | <p>I am writing in support of the lease of the Lochhead Gardens to the LCDT.</p> <p>This initiative is extremely valuable to the community, as it engenders opportunities for community-led support and wellbeing.</p> <p>The larder is an asset to the community, tackling ongoing food insecurity in a dignified manner, whilst reducing food waste, packaging and costs with transportation.</p> <p>It promotes community connection and awareness and understanding of the links between food and healthy lifestyle choices.</p> |

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| | <p>Several projects for the benefit of the community are emerging from the approach, supporting those struggling with the cost-of-living crisis, as well as promoting volunteering and skill development towards employability.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>The project is a flagship of best practice and has been receiving high levels of support not only by local residents but also by funders.</p> <p>If this project is not allowed continuation, the Council will need to provide extra support for those in the village that have no other resort.</p> |
| #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> |
| #72 | <p>I am writing in full support for the CAT request for this area of ground.</p> <p>The team have already achieved a lot with the Larder facility, starting from scratch, helping maintain food dignity and providing a real asset to the village.</p> <p>It also provides a place for volunteers and customers to meet and chat and exchange friendship and information.</p> <p>The garden plans will allow expansion and diversification of their services to the community which will be good for everyone.</p> |
| #73 | <p>Whilst LCDT have fair proposals I am of the view that the ground should be used to meet the housing needs of the village which are priority.</p> <p>There is a lack of sheltered housing for our older people and very sheltered housing or supported accommodation for younger adults.</p> <p>The location of the ground is central to village amenities and on flat ground.</p> <p>Investment in this type of housing should be considered as a spend to save development for the Council. Savings on care home and residential care costs are</p> |

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| | <p>substantial. Additionally there is opportunity to build social housing with options to rent to buy affording economic opportunity for our local people</p> <p>The village requires to maintain it's community as much as possible.</p> <p>The LCDT proposals duplicate amenities that the village already has apart from the community larder which can easily be relocated within the village.</p> <p>The Council has a duty to effectively manage resources to meet local community priorities.</p> |
| <p><i>LCDT Response</i></p> | <p><i>Thank you for your comments.</i></p> <p><i>LCDT cannot comment on land use as these are Renfrewshire Council responsibilities both in the short and long term.</i></p> <p><i>We believe we have made good use of the land and you will see by our plans that the space is developing into an asset for the community.</i></p> |
| <p>#74</p> | <p>As local business owners , we think this project will be great for the village and it will make good use of a piece of ground which has been neglected for a long time.</p> <p>The community has already benefited from the Larder and from other local group events that have been held there</p> |
| <p>#75</p> | <p>I fully support the application for the Community Asset Transfer of the space at Lochhead Gardens to the Lochwinnoch Community Development Trust, due to the tremendous improvements they have made to this community space. It was once a boggy useless piece of waste land and an off-putting eye-sore in an otherwise attractive village. It has transformed into a vital community space with many useful projects in operation, all of which have positive impacts on the local population.</p> <p>It is most obviously the site of the community larder, and its location within the Gardens is very helpful, as it's a central location with purpose built facilities. It is visible to passers by, but it's also a calm and peaceful space. Having the larder available to all comers means that those that depend on it do not feel singled out for charity and it normalises giving away unsaleable food to those who wish to be environmentally conscious no matter their economic circumstances. Importantly it provides a place for people to chat across all social/economic divides and unites the community in common goals. It fosters a sense of community and supports the creation of social networks, which is sorely needed in these times. For those like myself who have volunteered in the post-covid era it provides a safe option to be sociable again and for those who have been ill or unemployed due to covid, it is a place to regain social skills and work skills that had to be shelved in uncertain times.</p> <p>So many local groups have been able to use the space at Lochhead gardens, to grow fresh food and teach people to grow their food in their own backyards, events to promote biodiversity and the importance of wildflowers. Lochwinnoch Primary School and the local Toddler group have made visits to the space and the Lochwinnoch Feel Good festival has held fun community events. Many high schoolers from Lochwinnoch, striving for their Duke of Edinburgh awards, have been able to do a lot of community work in the gardens. Of high importance is Wildcare, run by Evie Jackson, which is a wonderful space devoted to nature based play and learning for many pre-school children as well at holiday clubs. It's wonderful that this has been established in a safe space within the village, meaning that children to do not have to cross busy roads or be ferried about in cars to embrace nature.</p> |

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| | <p>I have heard of many possible projects that the LCDT can foster in this space that would be wonderful for locals, such as an Arts Hub, Men’s Shed, therapy spaces and I hope to see more community events held there in future. This space is the equivalent of the 'village square' that we don't presently have. It's a good size that allows lots of people to use it but also feel like they're allowed to use a square of it for themselves and share what's on offer. There are many creative people in the village who have been able to shine and share their skills as a direct result of this space being made available to them.</p> <p>I feel like so much positive impact has been made on the village and its inhabitants, by the activities at the Lochhead Gardens, as a support to many people, those in economic need, a healthy outlet for those with space time, skills and hobbies, a place to be active and social, and a place where all people are welcomed. So much more can be achieved by these motivated, hardworking people of the LCDT, who have put so much effort , if they are given the opportunity.</p> |
| #76 | <p>I am writing to give my support for the application for the Community asset transfer at Lochhead Gardens.</p> <p>I think that the space will continue to benefit the local community and give the opportunity for many to be involved, in growing their own food, benefiting from the fruit trees, and with the option to have a social space that can be used for various groups.</p> |
| #77 | <p>As a resident of Lochwinnoch I have positive feedback and also some concerns to raise.</p> <p>In terms of positive it is good to see a group coming together with the intention of supporting the village and the environment and making some use of what has been an unused piece of waste land for some time.</p> <p>Concerns about the plans are:</p> <ul style="list-style-type: none"> > Sustainability of the group - currently from communications shared it appears to be a group of volunteers delivering the various initiatives and maintaining the site. I am concerned that individual circumstances or appetite for a project change and therefore significant concern for the viability of this longer term plan. I understand the application is by the trust however again are they a viable and sustainable group to take this forward. Others have commented about lack of transparency or progress with past initiatives. Work is needed to build confidence and backing for this project to ensure the wider community supports. There are very mixed views and again negative feedback in terms of the consultation process which seems to be lacking and particularly with groups and businesses more directly impacted. > Funding - this seems to have progressed from recycling waste food to branching into many different initiatives however relying on grants and most recently asking villagers to donate to a Go fund me page to cover the expenses of “volunteers”. Presumably for this to be agreed Renfrewshire council are carrying out due diligence to ensure the group can self fund / secure funds for the time suggested (10 years)? > Maintenance of the site - volunteers have removed a lot of the greenery that was previously shielding the eye from what is an unsightly area and now this is on full view to passers by. There is no adequate storage facility for items that are stacked and somewhat unsightly for what was previously a green space. Presumably this extension of use would require adequate and ongoing formal management of the site beyond relying on volunteers? |

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| | <p>> Wider use proposed in terms of markets and events. I agree with all other objection emails that there are other building and green spaces in the village that would benefit from the income generated, already have suitable licences and insurance (presumably) and therefore why distract and reduce the viability of those already established businesses.</p> <p>> Parking - Lochhead Avenue is not the place for multiple cars and the activities have already increased the car traffic to this area. Market stalls and day or evening events could not be managed safely in this current space.</p> <p>Overall, despite seeing the positive and negatives of the project I object to the longer term asset transfer of the site on the basis of lack of infrastructure in and around the site to support the initiatives being proposed.</p> |
| <p><i>LCDT Response</i></p> | <p><i>Thank you for your comments, and we appreciate you taking the time to highlight your concerns. It is so helpful for us to better understand any apprehensions residents might have about the development of the site.</i></p> <p><i>Sustainability – Lochwinnoch Community Development Trust is a member of the Development Trust Association for Scotland. Established in December 2018, LCDT has 7 Directors who help to guide the mission and strategy of the Trust. Part of the Lochhead Gardens project plan is to appoint a Project Officer, who will offer direction and support for the project, including the management of volunteers.</i></p> <p><i>Funding – It is important to firstly establish that the plan for the project is for it to be self-sustaining as it develops. Whilst we will be looking at grants to support the project with capital expenditure over next three years, it is our expectation that income from activities, including the market, will support the project to continue. We plan to be financially self-sufficient by the end of the three years when the main phases of development are complete.</i></p> <p><i>Maintenance- Our fabulous team of volunteers have been busy this winter removing the overgrowth in preparation for the springtime. It is vital that routine upkeep of the site to ensure that it is not overrun with unwanted growth. You will see from our garden plan that we will introduce a programme of planting that will require minimal maintenance and offer shelter for local wildlife, whilst also giving privacy to neighbours.</i></p> <p><i>We have plans for storage to ensure the site remains tidy, but we are unable to move forward with any further development until the CAT application has been approved.</i></p> <p><i>Markets and Parking - We understand that the introduction of monthly markets on site may be cause for concern. As mentioned in our reply to Respondent 59, we have carried out research into other community markets as well as surveying local vendors and residents. Evidence has demonstrated that a regular market will have a positive impact on the community. However, we understand that there are still questions around this issue, and we will continue to seek feedback and concerns from residents.</i></p> <p><i>With regard to parking, we are really aware of how important this is. We will be encouraging and supporting active travel to the site. We have committed to ensuring there are stewards to manage parking on event days. We're in a prime position to meet cyclists coming off the cycle track so it would be great if we can encourage those from nearby villages to access us that way. We will consider ways to incentivise this. We will also ensure that our promotion of the site directs people to the public parking available in the area.</i></p> |

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| | <p><i>Please Note: We will be registering a more robust reply with reference to markets in our final summary to respondents.</i></p> |
| #78 | <p>I am writing on behalf of the Local Energy Action Plan (LEAP), in my role as Charity Manager, in support of the Community Asset Transfer request by Lochwinnoch Community Development Trust for Lochhead Gardens in Lochwinnoch. We are a Lochwinnoch based charity and LCDT allow us to locate our Community Larder at the site which redistributes surplus food waste from supermarkets allowing dignified food access. The Larder currently has 1049 service users representing 409 households, a figure which rises daily. Most of our members are from our local community of Lochwinnoch, with roughly a third coming from across Renfrewshire as well as North Ayrshire, bringing significant footfall into the village. Lochwinnoch is a rural area and this causes difficulty for low income households as they are more disconnected from the support services available in urban areas; The nearest Food Bank is ten miles away and the public transport links are poor. This is a challenge for rural areas where deprivation can often be overlooked due to lower population numbers.</p> <p>We are often visited by more than 100 households in a single opening and open four days per week, delivering parcels on a fifth day. The volume of people accessing the Larder is growing all the time as more people require support with food security to supplement their groceries due to the rising cost of living. Since the 31st of December 2022 to the end of February we have redistributed 7.52 tonnes of surplus food.</p> <p>In May 2022 we surveyed our service users about how it changed their local shopping habits. 49 households representing c150 individuals responded to the survey. This was around half of our membership at that time.</p> <p>Prior to using the larder, where did you do most of your shopping? 89.8% of respondents said Supermarkets Outside the Village and 10.2% said Small Local Shops</p> <p>We followed up with:</p> <p>Now that you use the larder, where do you do most of your shopping? 67.3% of respondents said Supermarkets Outside the Village, 20.4% said Small Local Shops, 12.2% said the Larder.</p> <p>This demonstrates that the Larder is having a positive effect on the local economy even before the consideration of the extra footfall it brings into the village and we have strong relationships and partnerships with many local businesses and retailers. LEAP also employs five staff who support Larder operations to a varying extents, all of whom live locally, which is another demonstration of the positive impact it has on the Lochwinnoch economy.</p> <p>The Larder is about more than just the food - it is a welcoming space for people who often come for a cup of tea and some human contact. The Larder welcomes all people regardless of their circumstances in line with guidance for Dignified Food Provision and has become an intergenerational meeting place where diverse groups connect. There is something powerful in the relationships which are formed across social boundaries in this space.</p> <p>Our Larder project engages more than 70 volunteers of all ages. Providing meaningful volunteering opportunities is an important part of what we do. We support teenagers working towards their Duke of Edinburgh Awards with Saturday shifts at the Larder. This is the only place within the village where young volunteers access these types of opportunities. Our Volunteer Team reflects the diversity within our village and we engage volunteers for a number of different reasons; Some are looking to improve</p> |

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| | <p>their employability; others are retirees looking for social connections and purpose; many are there for the environmental benefits and altruism. Together they all experience a sense of reward from helping to deliver this project on the ground, within the community</p> |
| #79 | <p>It has been amazing to see how LCDT has transformed what was an unused and unloved site into a lovely outdoor community hub, and the plans that they have would surely benefit the whole village.</p> <p>I am absolutely behind the Larder that operates at the site and use it occasionally. Saving food from going to waste by giving freely to anyone who needs it is a great thing. I'm sure that a wee chat with the volunteers, who are all such lovely people, brightens up many larder users day.</p> <p>As an outdoor space the site is unlike any other in the area, and although I understand the need for housing in the village, I think this particular site is too valuable to sacrifice. It is a fantastic place for the children. Mine have been attending the Wildcard which operates at the site, and also we have been volunteering there with the whole family, helping to shape up the garden and vegetable beds. Opposed to the play park and loch, this site is full of activities for children; mud kitchen, trees to climb, stones to turn, bushes to explore. And they are learn so much about caring for nature and growing their own food. Most importantly though, the fence around the site helps to keep a clear boundary within which it is safe for the children to explore.</p> <p>All this together creates a lovely community space, and I truly wish it will remain this way.</p> |
| #80 | <p>I would like to lodge my full support for the application by LCDT for the 10 year lease at Lochhead Gardens. I agree that the site should be open to purchase by LDCT.</p> <p>I believe this would be a fantastic project which will enhance life in our village and support other initiatives in our area</p> |
| #81 | <p>I agree with the LCDT plans for the site;</p> <p>I wish LCDT to take over development of the site;</p> <p>I agree the site should be open to purchase by LCDT.</p> |
| #82 | <p>I write with my full support for the Lochhead Avenue, Lochwinnoch CAT Request. I support this, not only due to the way the site is currently being used, but, with its future potential in mind.</p> <p>The Lochhead Avenue site currently provides a central, easily accessible, safe space within Lochwinnoch for a number of well established community projects and is a huge asset to the village.</p> <p>Having moved to Lochwinnoch under 2 years ago, we have been made to feel very welcome whenever we have visited Lochhead gardens, whether that be to make use of the community larder, to visit Evie's Wildcare during the Feel Good Festival, or to meet friends at the site to let our children play. This safe, enclosed space is the perfect location for a wide variety of family and community based activities. The site provides a valuable, social green space which, going forward, has huge potential for increased usage for, for example, regular community gatherings, outdoor playgroups, expansion of childcare services and regular food markets and fayres.</p> |

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| #83 | <p>I am a resident in Lochwinnoch and writing to offer my support for the LCDT CAT of Lochhead Gardens. I do not use the larder nor a member of LCDT. My support is given for the following reasons:</p> <ul style="list-style-type: none"> • The group who have voluntarily managed this space have done a fantastic job. They have taken a derelict site in the heart of the village and turned it into a lovely, community area. • Since the LCDT has taken over the site, the whole village seems to be thriving. Two new cafe's have opened (annexe and Route 767), as well as a new bakery and sustainable products shop. There is enough capacity for all of these businesses. • It is important the site is not turned from green to grey via new buildings etc. The LCDT plans include new greenery and a natural feel, which are in keeping with the space and promote health/well-being. • The plans will specifically support the most vulnerable and deprived by offering them food and a space to meet without stigma. With Scotland's stalling life expectancy and widening health inequalities, incentives like these are required. |
| #84 | <p>I agree with the LCDT plans for the site; I wish LCDT to take over development of the site; I agree the site should be open to purchase by LCDT.</p> |
| <i>LCDT Response</i> | <p><i>Thank you to everyone who has taken the time to write in support of our CAT application. It is heartening to see that the work within Lochhead Social Gardens is making a market difference to the community. We will continue to seek residents' advice for future development within the gardens, and welcome suggestions on how the space can be used to benefit those who live here. Thanks once again!</i></p> |
| #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"> 1. 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. 2. 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 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. |

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| | <p>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> |
| <p><i>LCDT Response</i></p> | <p><i>Thank you for your comments and for taking the time to attend our Open Day. It was an incredibly helpful conversation and we have taken your points on board. In answer to your concerns:</i></p> <p><i>1. Noise from activities on site: We understand how important that our neighbours have a quiet working environment where they will not be disturbed or distracted. Following our conversation, we have spoken to our garden designer about introducing shrubbery along the fence that will dull any noises in the garden. We have also moved the deck area so that it is located to another part of the garden.</i></p> <p><i>2. Anti-social behaviour on site- We have been in contact with Renfrewshire Police and have requested a site visit from an officer to advise us how to safeguard the site. We have also spoken to other community projects about how they have avoided these types of situations occurring. We will take full responsibility for any security and maintenance related issues. It is also a good point about being reliant on volunteers. This is why we will be employing a project officer to manage events and activities on site.</i></p> <p><i>3. The bore hole is not part of our short-term plan, but it is something that we are keeping on our radar. Should this be considered in future, we would act on the results of previous consultations and of course seek the views of the community and neighbours which would inform if/how the project would proceed.</i></p> <p><i>We appreciate your support and will continue to seek residents' opinions and views on the activities taking place on site.</i></p> |
| <p>#86</p> | <p>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</p> |
| <p>#87</p> | <p>I object to the above proposal on the following grounds:</p> |

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| | <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. 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. 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. 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><i>LCDT response</i></p> | <p><i>Thank you for taking the time to express your concern about Lochhead Social Gardens. Lochwinnoch CDT cannot comment on land use decisions beyond our own proposal. This site had been unused for over a decade prior to this project beginning in 2020. We were advised to request a lease of up to 10 years to assure funders that our project is sustainable. The Gardens aim to be a haven for wildlife and wildflowers, indeed the southwest boundary will be left with the existing undisturbed vegetation. Furthermore, our community consultations told us that people don’t want the site to be over developed, and we are working with local environmental organisations, including Lochwinnoch Force for Nature, to assist us in making sure that we are protecting biodiversity and creating habitats where we can.</i></p> <p><i>LEAP is a user of the garden and runs the Larder from Lochhead Gardens. Whilst LCDT cannot comment on their behalf, we feel their mission and values suit the ethos of the Social Gardens and we believe they are a good fit for the site. For further information about the LEAP’s Larder Project, I refer you to Mike Callaghan, Manager at Leap in his Representation #78. It is also important to point out that LEAP offers a shared working space on High Street, where Lochwinnoch CDT hold their offices.</i></p> |

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| | <p><i>As to point 6, we acknowledge this concern and parking is something we're looking at. We would encourage active travel and signpost to suitable public car parking spaces. We would also ensure we had staff to steward parking on Event days.</i></p> <p><i>Our accounts from the last three years are available on our website https://lochwinnochtrust.org.uk/accounts/</i></p> <p><i>Lochwinnoch CDT's mission is to support and develop community projects to enhance life in Lochwinnoch and is managed by voluntary community members. We aim to achieve sustainable regeneration and enterprise for the village. Part of this development is to investigate the feasibility of various projects, including Lochhead Gardens. Lochwinnoch CDT is a member of Development Trust Association Scotland, which is a member-led organisation promoting, supporting and representing Trusts across Scotland.</i></p> |
| #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 • Their willingness to work collaboratively / partnership working is good to witness. |

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| | <ul style="list-style-type: none"> • 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. The larder (thanks to Morag and the rest of the team) have helped me through a particularly hard time.</p> <p>[REDACTED]</p> <p>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> |
| #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 | 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 |

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| | <p>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> |
| <p>LCDT response</p> | <p><i>Lochwinnoch CDT mission is to support community projects to enhance life in Lochwinnoch. We make this happen by:</i></p> <ul style="list-style-type: none"> • <i>Cultivating and developing projects and activities that contribute to healthy and happy lives;</i> • <i>Promoting a sustainable environment that brings benefits to residents and visitors;</i> • <i>Creating opportunities for people, communities and agencies to work together and improve lives;</i> • <i>Encouraging, through community development, action that results in an increase in social quality and economic value;</i> • <i>Recognising, preserving and promoting the culture and heritage of Lochwinnoch</i> <p><i>Development trusts are community organisations which are managed by community members and aim to achieve sustainable regeneration and enterprise. Part of this development is to investigate the feasibility of various projects. Lochwinnoch CDT is a member of Development Trust Association Scotland, which is a member-led organisation promoting, supporting and representing Trusts across Scotland. We are managed by a voluntary Board of residents.</i></p> <p><i>Lochhead Social Gardens ideally fits our mission. Our constitution states that as non-profit making company limited by guarantee (SC445206), we are bound to use all income towards the projects we deliver, which includes that this project has an asset lock.</i></p> |
| <p>#98</p> | <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> |

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| | <p>I hope that RC say yes to the application, and allow this wonderful project to continue.</p> |
| <p>#99</p> | <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> <p>[REDACTED]</p> <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>[REDACTED]</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> |
| <p>LCDT Response</p> | <p><i>The Larder is run by user group LEAP. Please see our Business Plan for a detailed description of all of our Garden User Groups. You may also wish to refer to Representation #78 in which LEAP Manager, Mike Callaghan further explains the impact of their project.</i></p> |

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| | <p><i>Throughout the project, we have depended on research and surveys to guide us. We have carried out numerous community consultations. Section 4 of our Business Plan further explains our consultation process.</i></p> <p><i>We agree that there are a number of excellent venues in Lochwinnoch but none which are suitable for the specific activities we have outlined in our business plan. However, Lochwinnoch CDT actively supports local venues in various ways. Most recently, LCDT created the Warm Spaces Network, which invested more than £20k of funding into local groups, businesses, and venues. where we supported several groups and activities, including the ROAR lunch club and re-establishing the tea bar within the McKillop as well as activities in the Library, Castle Semple Visitor Centre, Lochbarr and the Community Annexe.</i></p> <p><i>Sometimes, through consultation and proper investigation, we learn that projects are unviable, or that it just isn't the right time. Therefore, rather than failing, we have had to reprioritise our activity - the pandemic created some problems for keeping momentum going for instance. However, we feel the Trust has delivered tangible successes recently, not only with development on this site so far, but also through the refurbished Park Project which was completed in 2022. The Warm Spaces Network has also brought great benefit to many organisations and individuals. We have other projects in our pipeline, which the community has asked us to facilitate, and if the lease is granted, we would be committed to seeing it through and creating a Project Officer role to ensure it is delivered.</i></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 |

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| | <p>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).</p> <p>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 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> |
| <p><i>LCDT Response</i></p> | <p><i>Thank you for your comments, and for taking the time to review our documents supporting our application. Communicating with residents has been a high priority for us and we are sorry that you have not seen our publications or received leaflets. We regularly post notifications and updates at the McKillop, the Chatterbox, the Library and in the window of our office at 39 High Street. Our leaflets have gone through over 1000 doors in the last 12 months and have been available on the counters of shops and pubs locally. We have also attended public meetings with the Community Council to present information and have used community platforms and social media to share information. We also attended a private meeting with Lochwinnoch Community Council in October 2022 to discuss this project.</i></p> <p><i>In answer to comment 3, we have submitted a figure for monthly rent. This figure has been redacted by Renfrewshire Council.</i></p> <p><i>We have been in regular contact with LCC and will continue to collaborate with their new executive board.</i></p> |
| <p>#102</p> | <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> |
| <p>#103</p> | <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</p> |

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| | <p>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? - 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? |
| LCDT Response | <p><i>It was recommended to us to take a longer-term lease as this offers us security. After three years we will be reviewing our business plan and will re-evaluate the lease period.</i></p> <p><i>Health and safety are of the utmost importance on the site. We are not aware of any food being prepared or cooked on these premises, other than a private BBQ which took place last year and was fully contained within the site. We are seeking advice from Renfrewshire Police about maintaining security and we are risk-assessing thoroughly on an ongoing basis. The site is a well-used path by walkers and it has been expressed that it should remain accessible. For larger events we have stewards on site. Neighbours will be consulted and updated on any activity or works, which will impact</i></p> |

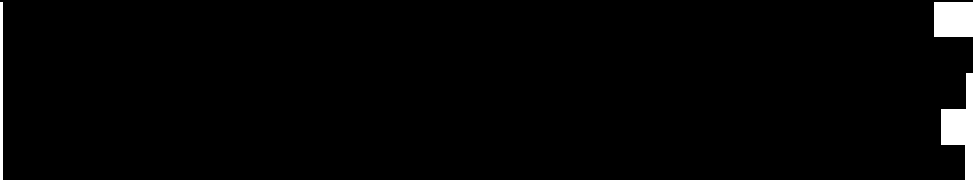
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| | <p><i>on neighbours or parking, as they are now via the distribution group set up for the residents of Lochhead Avenue via LEAP.</i></p> <p><i>With reference to noise from activities on site, we understand how important that our neighbours have a quiet working environment where they will not be disturbed or distracted. We have spoken to our garden designer about introducing shrubbery along the fence that will dull any noises in the garden. We have also moved the deck area so that it is located to another part of the garden. As far as maintenance is concerned, we have funding in place for a storage unit, and we will ensure that any users of the Garden keep the site tidy.</i></p> |
| #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. 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 - |

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| | <p>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> |
| <p>LCDT response</p> | <p><i>Thank you for your comments. You will see in reply to earlier representations that we have addressed your concerns about Lochwinnoch CDT's commitment to the community. We are committed to working in collaboration with other organisations to make Lochwinnoch a great place to live and work, as well as the usage of the site. Additionally, our Board is made up of residents who have lived in the village for generations, as well as those new to the community. We believe our business plan demonstrates our commitment to the Gardens, along with other projects in the community. We support all of our users of the Gardens, including LEAP and their Larder project. We believe the benefits these collective projects will bring to the community will help to reduce social isolation, food poverty and carbon emissions, while creating opportunities for intergenerational activities, connecting people to the outdoors, nurturing biodiversity, and building resilience locally.</i></p> |
| <p>#106</p> | <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>[REDACTED], 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</p> |

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| | <p>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 | <p>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.</p> |
| #108 | <p>LCDT should not be allowed to purchase this site.</p> |
| LCDT Response | <p><i>Thank you for your comments. We are looking for a long term lease initially, as stated in our CAT application. Any decision to purchase thereafter would be subject to long term success in project delivery across the term of the lease, as well as ongoing community consultation</i></p> |
| #109 | <p>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.</p> <p>Their proposal is a very good one for this unused land.</p> |
| #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> |
| LCDT Response | <p><i>Thank you for your comments.</i></p> <p><i>Consultation is a high priority for us and we genuinely seek and value all voices within our community. Our consultation plan has sought to reach as many locally as we possibly can and has taken many forms. We have offered several on-site community consultations on the project during the week and at weekends. We regularly post notifications and updates at the McKillop, the Library and in the window of our office at 39 High Street, along with information in our own LCDT newsletter. Our Project Plan has been available since April 2022 via digital platforms and has been shared with the Community Council. We have attended several public, and one private Community Council meeting to discuss the project and answer questions. We have hosted drop-ins</i></p> |

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| | <p><i>and public meetings relating to the site on various occasions since 2019 and details of these are outlined in our Project Plan here:</i></p> <p>https://docs.google.com/document/d/1qPBbAieCkJoYuQHORcVjMtnxJ36ai6nuPy-LamrLeLw/edit?usp=sharing</p> <p><i>Lochwinnoch CDT supports the Larder within the site and we feel their ethos and mission matches with our own. We agree with you that the CAT application is about management of the land, and Lochwinnoch CDT have made the application to take on a lease of this site.</i></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 | <p>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.</p> <p>Neither of us are members of LCDT or are associates of it.</p> |
| #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</p> <p>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 |

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| | <ul style="list-style-type: none"> • 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</p> |

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| | <p>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> |
| <p><i>LCDT Response</i></p> | <p><i>Thank you for your comments. You will see from previous replies that Lochwinnoch CDT are seeking a lease for the site which will be used as a community social space. We believe that we have made great improvements to the derelict land. The Gardens aim to be a haven for wildlife and wildflowers, indeed the southwest boundary will left with the existing undisturbed vegetation. Furthermore, our community consultations told us that people don't want the site to be over developed, and we are working with local environmental organisations, including Lochwinnoch Force for Nature, to assist us in making sure that we a protecting biodiversity and creating habitats where we can.</i></p> |
| <p>#117</p> | <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> |
| <p><i>LCDT Response</i></p> | <p><i>Thank you for your comments. We have gone to great lengths to reach out to the entire community through several consultations. We also have been in regular contact with LCC and will continue to liaise with them on this and other projects and have attended several of their meetings.</i></p> <p><i>We are also very aware of our carbon footprint and will continue to reduce this through recycling on site, and being sustainable in all our activities. Environmentalism is central to all our decision making and we have a robust policy to carry out activities as sustainably as possible. We did not attempt to survey the views of every business based in Lochwinnoch, but we did invite businesses to take part in our consultation and market research and recorded their views as businesses.</i></p> |
| <p>#118</p> | <p></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> |

[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.

Sadly, LCDT and its 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.

Despite what LCDT said 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 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 needy 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

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| | <p>be relocated to the Park, allocated a few hundred yards away, or to Castle Semple and Muirshiel Country Parks, or the RSPB reserve, etc.</p> <p>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.</p> <p>My conclusion, therefore is that the long term lease of the site should be refused as should a CAT.</p> <p>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.</p> |
| <p><i>LCDT Response</i></p> | <p><i>Thank you for your comments. We have gone to great lengths to reach out to the entire community through several consultations. We also have been in regular contact with LCC and will continue to liaise with them on this and other projects and have attended several of their meetings.</i></p> <p><i>We are also very aware of our carbon footprint and will continue to reduce this through recycling on site, and being sustainable in all our activities. Environmentalism is central to all our decision making and we have a robust policy to carry out activities as sustainably as possible. We did not attempt to survey the views of every business based in Lochwinnoch, but we did invite businesses to take part in our consultation and market research and recorded their views as businesses.</i></p> |

LCDT Concluding Comments

Thank you to everyone who took the time to make a representation.

We appreciate the comments we have received from supporters. We also welcome hearing from those who have concerns about our project. We note that there have been several representations which have referred to similar topics, so we would like to take the opportunity to reply more fully to these points.

1. Supporting Information about Markets

Several representations questioned the impact of a monthly market on the site, if this would be supported by residents and how it will impact on local businesses. At our Community Consultations in November 2022, we spoke with residents asking what activities they would like to see take place at Lochhead Gardens. Results from the survey confirmed that the top response for using the garden was hosting a local market/market stalls, closely followed by workshops, and children’s parties and other family gatherings.

In November 2022, we invited potential vendors to help us better understand the viability of markets in Lochwinnoch. This research was targeted specifically at businesses which might be seeking opportunities to take pitches at markets. We received 14 responses. The survey was shared via social media and can be seen [here](#). The feedback helped us to identify prices and margins and gauge interest in whether this was a viable proposition.

Additionally, we have carried out research into similar community projects, including markets at Balerno and Linlithgow. Both villages have seen an increase in footfall into their village on market days. A monthly market at Lochhead Garden will allow for additional business opportunities for established local businesses as well as those just starting out. Further development of markets

would be subject to ongoing consultation with local businesses to make sure that times and days are in harmony with the current local economy.

We understand that a monthly market will bring additional need for parking and for management of traffic. We acknowledge that we need a robust plan that will cause the least amount of disruption to our neighbours. This plan will include encouraging active travel, provide stewards at events to manage parking, and signposting to public parking.

2. LCDT Board/Organisation Credentials

Our Board is made up of 7 residents who have a mix of knowledge and experience. Whilst some are new to the area, several have been living in Lochwinnoch for a good number of years. All are volunteers and have a desire to make the village a thriving area for generations to come.

Lochwinnoch CDT is a member of the Development Trusts Association Scotland (DTAS), which offers advice, information and expertise in many different areas, including CATs and taking on projects such as Lochhead Gardens. Funding has been awarded by DTAS to enable the Trust to take on a part-time Community Development Officer, who offers stability and guidance to projects. We are actively working on engaging a Project Officer for the Garden to help with capacity for the project.

The Board have also undertaken training and support from Community Enterprise Scotland in sustainability and strategy through their Accelerate programme. Accelerate Programme is funded by the Scottish Government for Development Trusts and that the support is about governance and Board development.

3. Funding and Financial Sustainability

In 2021 Lochwinnoch CDT secured £29999 funding from Renfrewshire Council's Green Spaces Fund, followed by a further £9200 from Renfrewshire Council's Community Empowerment Fund in 2022. We have used this funding to develop and improve the site, including soil testing.

We have also created comprehensive three year budget which includes a mixture of grants from various trusts, foundations and local council which will be used for capital costs, particularly in year one. It is our intention by the end of year three that the project can sustain itself through income from workshops, events and markets. A full cost budget can be found in our CAT application.

4. Need for Outdoor Space

Lochwinnoch is fortunate to have venues which can offer internal space for community projects. However, outdoor space is less available, and it is restricted as to how the space can be used. Lochhead Gardens offers flexibility in what it can provide. As an example, this winter, we had an incredible response by local families and older residents to take part in maintenance of the site, bringing together generations and eliminating cross-status divides.

Lochhead Gardens will also offer services which are not available in the Park or other outdoor spaces such as a toilet, water, electricity, lighting, and BBQ area. (Please note: the Garden toilet will not be freely accessed like a public toilet but will be closely managed by staff and site users and only accessible when the site is manned.)

We refer to one representation which highlighted this importance. "Lochhead Gardens has the potential to become the beating heart of the village- it has really transformed the way we as a community interact". We also know that being outdoors can improve mental wellbeing, and the activities we are proposing will allow for all residents to experience this natural space, increase biodiversity, and improve knowledge and skills in gardening and environmental issues.

5. Consultation Process

Throughout the Project, we have depended upon research and surveys to guide us. There have been several community consultations throughout the development of the site, and these are ongoing.

These have been conducted online through surveys as well as in-person on-site at consultation days; leaflet drops door-to-door; and via meetings with community members, community organisations and local businesses.

Consultation remains a high priority for us and we genuinely seek and value all voices within our community. Our consultation plan has sought to reach as many locally as we possibly can and has taken many forms. We have offered several on-site community consultations on the project during the week and at weekends. We regularly post notifications and updates at the McKillop, the Library and in the window of our office at 39 High Street, along with information in our own LCDT newsletter. Our Project Plan has been available since April 2022 via digital platforms and has been shared with the Community Council. We have attended several public, and one private Community Council meeting to discuss the project and answer questions. We have hosted drop-ins and public meetings relating to the site on various occasions since 2019 and details of these are outlined in our Project Plan here: <https://docs.google.com/document/d/1qPBbAleCkJoYuQHORcVjMtnxJ36ai6nuPy-LamrLeLw/edit?usp=sharing>

6. Site Suitability and Land Use

Many opposing representations have highlighted that the site should be used for other use, such as sheltered housing or a care facility. Lochwinnoch CDT cannot comment on land use decisions which are the responsibility of Renfrewshire Council. To our knowledge the Lochhead Gardens proposal is the only proposal for the site, which has been disused for over 10 years.

The aims of the project are outlined in our business plan and include:

- Creation of an inclusive space where all villagers can meet and socialise.
- Improvement of local facilities and services, helping our community to become more self-reliant.
- Provision of space for local charities, social enterprises, business and community groups to base projects, workshops and events.
- Creation of routes to market for local businesses and community groups, improving the local economy.
- Creation of a space where nature can thrive and be enjoyed by all, benefiting the environment, and community wellbeing.

Community Asset Transfer Procedures - Response from Renfrewshire Council

A number of representations have questioned the procedures followed in the notification of this Community Asset Transfer request. In response, please see below links to the relevant legislation, procedures and guidance followed by the Council.

Community Asset Transfer is governed by Part 5 of the Community Empowerment (Scotland) Act 2015[CEA Act](#). Section 81 of the Act deals with **Asset transfer requests: regulations** and states

(1) The Scottish Ministers may by regulations make further provision about asset transfer requests.

(2) Regulations under subsection (1) may in particular make provision for or in connection with—

(b) specifying the procedure to be followed by a relevant authority in relation to requests,

(d) requiring publication, by such method as may be prescribed in the regulations, of the fact that a request is being made,

(e)requiring notification of the making of a request to be given to such persons or descriptions of persons, and in such circumstances, as may be prescribed in the regulations.

These Regulations are set out in The Asset Transfer (Procedure) (Scotland) Regulations 2016 [...Regulations](#). Sections 6, 7, 8 and 9 deal with the procedures for notification and publication of asset transfer requests.

[6.Notification of asset transfer request](#)

[7.Publication of asset transfer request](#)

[8.Opportunity for the community transfer body to comment on representations](#)

[9.Publication of request documents](#)

The Scottish Government has published Guidance to Relevant Authorities in relation to the Act and Regulations [...guidance-relevant-authorities/](#). Sections 9.11 to 9.19 deal with notification and publication of asset transfer requests. The Council is required to notify owners, tenants and regular users directly, publish documents online and display notices at or near the site and to invite representations for a minimum of 20 working days.

In the case of Lochhead Avenue, documents were published on the Council website on 2nd of March 2023 and displayed on site on the same day. 3 other notices were displayed at 39 High Street, Lochwinnoch, the library and at Castle Semple Café. The closing date for representations was set as the 31st of March 2023, 21 days from the date of publication.

Renfrewshire Council CAT Policy and Procedures were approved by the Council ILE Board on 15 June 2022 and updated on the 31st of August 2022. You can view and download the Board papers can be from the Council website

https://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards/tabid/62/ctl/ViewCMIS_CommiteeDetails/mid/381/id/161/Default.aspx

Copies of our CAT Policy and Procedures can also be viewed and downloaded from our Community Asset Transfer webpage <https://www.renfrewshire.gov.uk/article/4534/Community-asset-transfers>

Response by Renfrewshire Council