

received 13.01.20

# Kilmory Woodlands

50a Union Street  
Lochgilphead  
Argyll  
PA31 8JS

10<sup>th</sup> January 2020

Mr Douglas Hendry  
Executive Director of Customer Services  
Kilmory  
Lochgilphead  
Argyll PA31 8RT

Dear Mr Hendry

## **Kilmory Woodlands**

### **ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT**

We note the content of the Council's Decision Notice which was received 17<sup>th</sup> December 2019 in relation to our asset transfer request and which relates to a lease of part of Kilmory Home Farm.

We are writing to request a review of that decision in accordance with the procedures set out in the Guidance for Community Transfer Bodies under the Community Empowerment (Scotland) Act 2015.

We set out in a document attached our response to the reasons given for refusal. We would like to meet the Appeal Panel to provide more detail behind the basis for our appeal. We wish to demonstrate that the project has received support not just from the local community but from a wider circle of organisations both locally and nationally and would contribute substantially to the wellbeing of the community.

Yours sincerely

Peter Hogbin  
Company Secretary

c.c. Douglas Philand  
Michael Russell MSP

## **Kilmory Woodlands - Asset Transfer Request - Appeal against the decision to refuse the request**

### **1. The request or accompanying documentation was not sufficiently robust**

There had been plenty of opportunity for the officers to request more detail in the period of time from the original submission (which was approved and delivered to the Council at the end of March although it was not validated until 17<sup>th</sup> June) until we were informed in December that the request would be refused. This land had been the subject of requests to the Council several times before and there was a reluctance to draw up detailed plans again in view of the poor record of the Council supporting the previous requests from community groups. Moreover, funding for project appraisal is not readily available unless there is real prospect of the land becoming available. As is common with other ATRs, we would expect a lease to be granted subject to funding being available for the first phase of development.

### **2. Access to the site**

We reject the assertion that the site is remote from Lochgilphead. It is not. New access to the site created as part of the overall project plan will ensure that facilities are readily accessible on foot, cycling and by car. Moreover, as the sports facilities will be available to users from all over Argyll, their proximity to the town of Lochgilphead is not material to their greater use. It would be possible to ensure pedestrian access other than through the Council car park as other routes exist. Vehicular traffic would use the access via Kilmory Park. It does not require a super highway to be constructed for access purposes for the uses proposed. A road surface commensurate with the proposed use would be readily funded.

### **3. Development of the Kilmory Industrial Estate and Kilmory Park**

The site requested in the ATR is outwith, and not integral to, the development of either the Kilmory Industrial Estate nor Kilmory Park. The proposed recreational activities would have absolutely no adverse effect on Kilmory Park nor would it jeopardise the development of the Kilmory Industrial Estate. We have been told that the space in Kilmory Park identified in the Masterplan for community use is already earmarked for other purposes.

There is no indication if the Council has in mind any alternative use for the area requested in the ATR even though it has been left derelict for many years. If the Council require to retain rights of way over any part of the land applied for in the ATR, it would be expected that this would be provided for as a condition in any lease offered.

### **4. Project related benefits, sustainability, equality and best value**

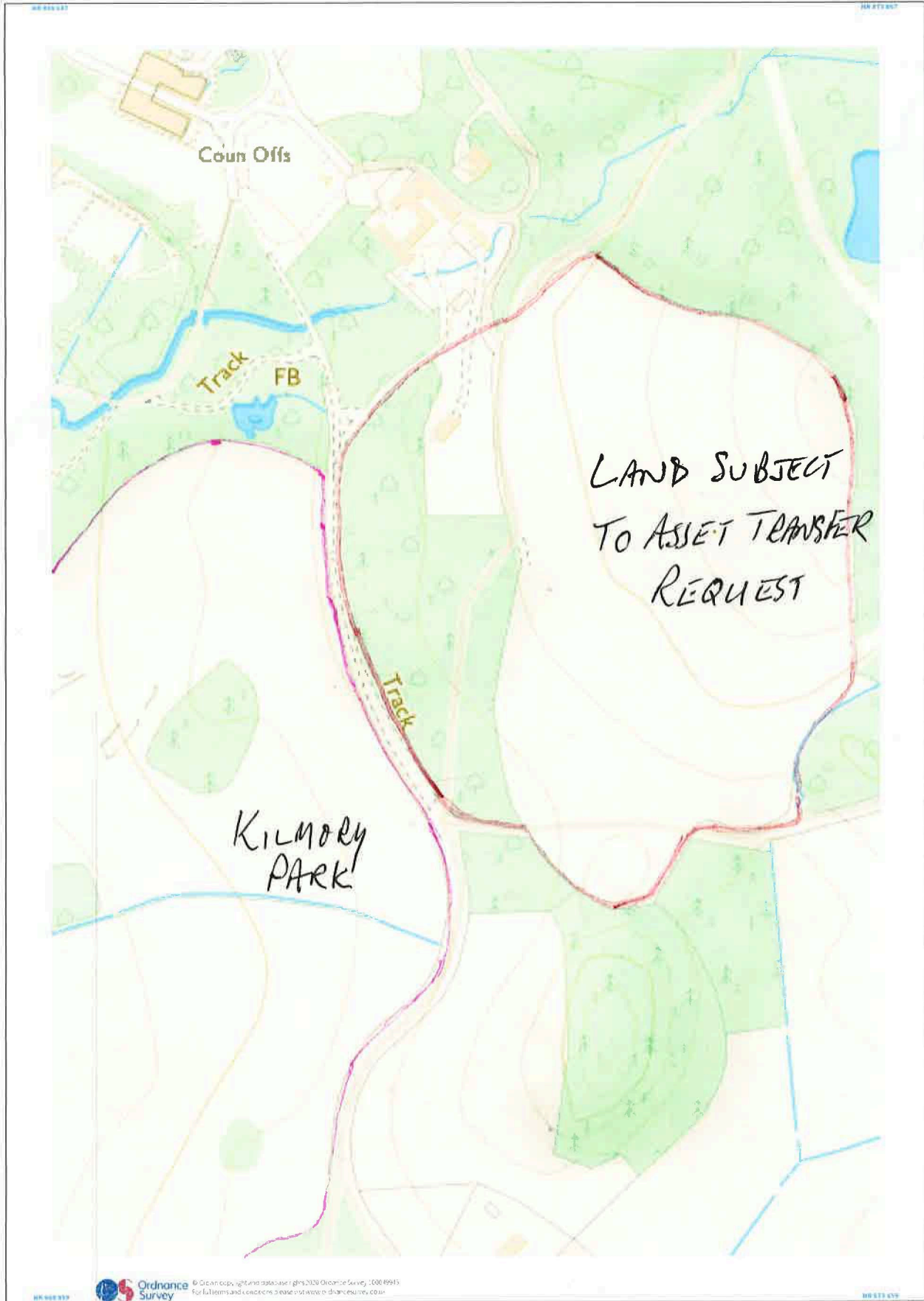
The clubs have expertise in the various sports and activities. They also wish to promote more sporting equality and diversity. The Rugby Club want the pitch particularly to allow it to develop girls' rugby with the support and encouragement of Scottish Rugby. The Target Sports Club is affiliated to Scottish Target Shooting, the governing body in Scotland and former Scottish Team members in target sports will be able to pass on their own expertise. The facilities will help to redress social and economic inequality that occurs for people living outside of urban areas, where sporting facilities are more readily available. It will help reduce the isolation that can be felt by people living in rural communities. Provision of sporting and recreational facilities is high on the Scottish Government's priorities. Development of these facilities will promote economic growth as it will provide additional reasons for people to stay or move into the area. How can you evaluate the benefit of providing facilities such as a rugby pitch, cycling paths, target range, athletics track as being weak?

The project will be run by people with the right skills and attitudes. The clubs which are interested in developing the facilities are run by people with trades and management skills and who already work with contractors that will be needed for the successful delivery of the project. The plans for sporting facilities are supported by the public in Mid Argyll and by national sports organisations. It is supported by the local Argyll and Bute Councillors and by the MSP. It can be progressively developed as the community's needs and aspirations grow and change. Proper management of the currently neglected woodland within the site would contribute to the sustainability of the site.

It is identified in the Local Plan as being for community use limiting its value as it is not available for residential or commercial development. The Council may wish to impose a market rent although this would be contrary to the intention of community asset transfer. However, as the proposed development is something that could be carried out in conjunction with the Argyll and Bute Council, any amount over and above a pepper corn lease could be regarded as the Council's contribution to providing recreational and sporting facilities.

A long lease is required as it could take 10 years to complete the full development and then it will need continued maintenance and funding over time. The Council needs to encourage long-term thinking, particularly if Mid Argyll is to grow in economic terms. It is anticipated that the terms of the lease would include a clause for the land to revert to the Council as and when the Company is no longer able to maintain the site to the expected level of use and maintenance.

Being a community organisation with membership open to all in the community, it would therefore be open to any group or person to influence the aims and objectives of the Company (see below) to accommodate their peculiar requirements. Widespread use of Kilmory Woodlands would be ensured for the whole community.





**Allan Wright, Argyll & Bute Rugby Development Officer  
Oban High School, Soroba Road, Oban, PA34 4JB**

Dear Jilly,

I am writing to express my support to the Kilmory Woodlands and Mid Argyll RFC in their efforts develop the vacant land at Kilmory Home farm for a variety of different uses.

As part of the plans include a potential Rugby pitch and training areas this project has gained both my professional and personal interest as well as that of other rugby organisations in the Argyll & Bute area.

At present there is a severe lack of Rugby playing and training facilities in the Mid Argyll area. The closest available pitches for a full sized game are located in Campbeltown, Oban or Islay meaning that home matches for Mid Argyll and Lochgilphead based players are far and few between.

Mid Argyll RFC are currently working in partnership with myself and other organisations such as Active Schools to promote Rugby in the area. The club has seen a huge rise in training numbers over the past few years and currently cater for Mini Rugby (P3-7), Boys Youth Rugby (S1-S6) and U15 Girls Rugby. The club have a fantastic relationship with the local primary and secondary schools allowing them to attract a large playing base.

Despite the positives the club are held back at present with the lack of an available full sized pitch. The club are making the best of a poor situation at the moment by using facilities that are not fit for purpose for a quality game of rugby.

The proposed new facilities at Kilmory Home farm would be a huge step forward in the development of rugby in the area while also complimenting the various other users that will benefit from this project. The development would not only support the growth of rugby in the Mid Argyll area but would also aid rugby clubs across the region to grow the game.

I wish you all the best moving forward with this project and would be more than happy to assist in any other way possible.

[Redacted signature]

Allan Wright

Argyll & Bute Rugby Development Officer



admin@scottishtargetshooting.co.uk



0131 467 2489



ScottishTargetShooting



@ScotTargetShoot



Scottish Target Shooting

Caledonia House  
1 Redheughs Rigg  
Edinburgh  
EH12 9DQ

9<sup>th</sup> January 2020

Mr. A. G. Love  
Mid-Argyll Shooting Club

[REDACTED]  
Ardrishaig,  
Argyll & Bute,  
[REDACTED]

### Community Asset Transfer Support

Dear Graham,

I am writing to express the support of Scottish Target Shooting (STS), the governing body for shooting in Scotland (as recognised by **sportscotland**), for Mid Argyll Shooting Club and its desire to be expand its activity by supporting the community asset transfer to develop a new sports facility at Lochgilphead in Argyll.

I am aware that the club has now been established for 5 years to the point where it is developing talent competing in our national Air Rifle Grand Prix competitions that take place over the winter across Scotland. This is fantastic news and shows the impact the club is already having off such limited access and therefore is an indicator of what could be done with more. Maybe one day its athletes could follow in the footsteps of Scotland's current World Champion and World No 1, Seonaid McIntosh.

As you will know, shooting is one of the most inclusive sports available, providing parity of competition regardless of age, gender, physical impairment etc. A video illustrating this fact is available on the STS website: [www.scottishtargetshooting.co.uk](http://www.scottishtargetshooting.co.uk)

As well as being a very inclusive sport, it also provides excellent skills to those training. In particular, due to the safety and technical requirements of the sport, it teaches athletes skills regarding concentration and mental preparation. We have heard a lot of anecdotal evidence to support that for many young people this has led to improvements in studies at school and other benefits regarding the mental wellbeing of those involved in the sport, regardless of the level they are at. With so many students in the area, this would be a fantastic opportunity to engage with Lochgilphead High School.

I would also stress and allay any safety concerns around the sport. Due to the controls put in place by Police Scotland and the club's own safety procedures, safety is always paramount and any such concerns should not be a barrier to participating.

We are aware that currently the level of shooting provision in the West is sadly below where would like it to be and as such we support clubs such as Mid Argyll who can bring so much to the area and local community. It is a great sport to introduce to schools and community groups and is particularly good for engaging with young people. However, we are also aware that currently Mid Argyll is restricted in its training due to the limitation of the facility. The development of a new facility that would allow more frequent sessions to take place would expand the ability of the club to reach out to the local community. STS would therefore support your application and wish you every success in developing a new facility.

Yours sincerely

[REDACTED]  
Oliver Barsby  
Chief Operating Officer  
Scottish Target Shooting

## Scottish Target Shooting

Scottish Target Shooting is a company limited by guarantee, incorporated in Scotland with registered number SC515115, having its registered office at Caledonia House, 1 Redheughs Rigg, Edinburgh, EH12 9DQ



Scottish Target Shooting is supported by

**sportscotland**  
the national agency for sport

----- Forwarded Message -----

**Subject:**Re: Community Asset Transfer - Mid Argyll Shooting Club  
**Date:**Thu, 9 Jan 2020 22:06:57 +0000 (UTC)



Hi Peter,

With a lease and the benefit of planning consent we are off and running.

Funding is subject to grant application but I am very confident this can be achieved for the first phase without long delay. Funding will be available for the further phases too.

We would take the following approach;

- Phase 1 - Build of indoor 10m Air Rifle target facility & club room
- Phase 2 - Addition of indoor 25m facility
- Phase 3 - Build of 50m outdoor range

We would start using the facility as soon as phase 1 is built.

Phase 2 & 3 will help build participation of different groups within target sports and could enhance current facilities for archery and make new provision for field target and target sprint to maximise use of the facilities and increase sustainability.

Note: Target Sprint would dovetail with the athletics club as the sport combines running with target shooting - it is a growth area for the sport around the world.

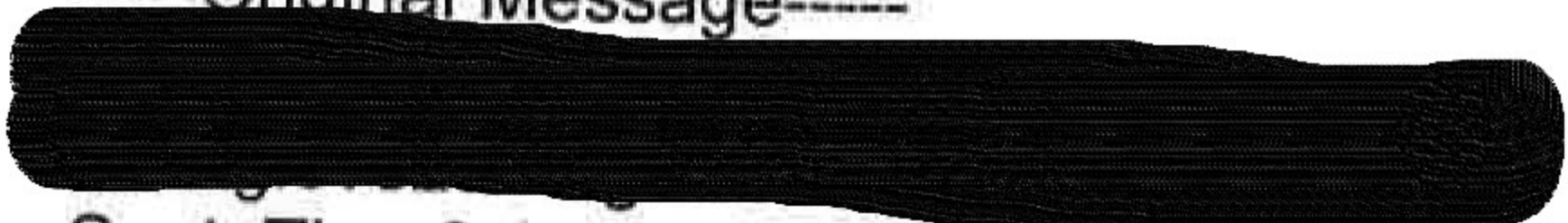
Phase 3 is the most challenging because of the legislative and safety requirements to be overcome - however, expert advice, support and assistance is on hand through the governing bodies STS and NSRA who have expertise and the final say on civilian range design and safety.

The google map shows Denwood Target Shooting Facility which was built in Aberdeen in 1992 and is a 'best example'. It features 2 outdoor ranges, the longest is 100 yards but the international standard is now 50m. I think we would have approx 50% of this outdoor capacity. The indoor range and club room (on the left) and adjacent car parking is a good indication of the size and massing on completion of phase 1 & 2.

<https://www.google.com/maps/place/Denwood+Target+Shooting+Centre/@57.1300753,-2.1872164,539m/data=!3m1!1e3!4m5!3m4!1s0x488411ace47f9bdb:0xff2606f84a18e1f6!8m2!3d57.1299812!4d-2.1850832>

Graham

-----Original Message-----



Sent: Thu, 9 Jan 2020 18:55  
Subject: Re: Fwd: RE: Community Asset Transfer - Mid Argyll Shooting Club

Hi Graham

If we got the lease from the Council, do you have the promise of funding to construct the range or would it be subject to a grant application being successful? Would you anticipate any problems acquiring the funding necessary? Presumably, you would be able to start using the facility once the initial safety groundwork had been completed with changing facilities coming later.

Peter

On 09/01/2020 16:19, Peter Hogbin wrote:

Excellent, Graham. Just what is needed.



Certificate Number 389

# MACLEOD

MACLEOD CONSTRUCTION LIMITED



Registered house builder



Scottish Building Federation

Holder of the Queen's Award for Enterprise Promotion  
**Murdo MacLeod,**  
Director

KILMORY INDUSTRIAL ESTATE • LOCHGILPHEAD • ARGYLL PA31 8RR  
TEL: 01546 602989 (6 LINES) • FAX: 01546 603789  
E Mail: sales@mkmacleod.co.uk • Web Site: http://www.mkmacleod.co.uk  
DX599705 - Lochgilphead

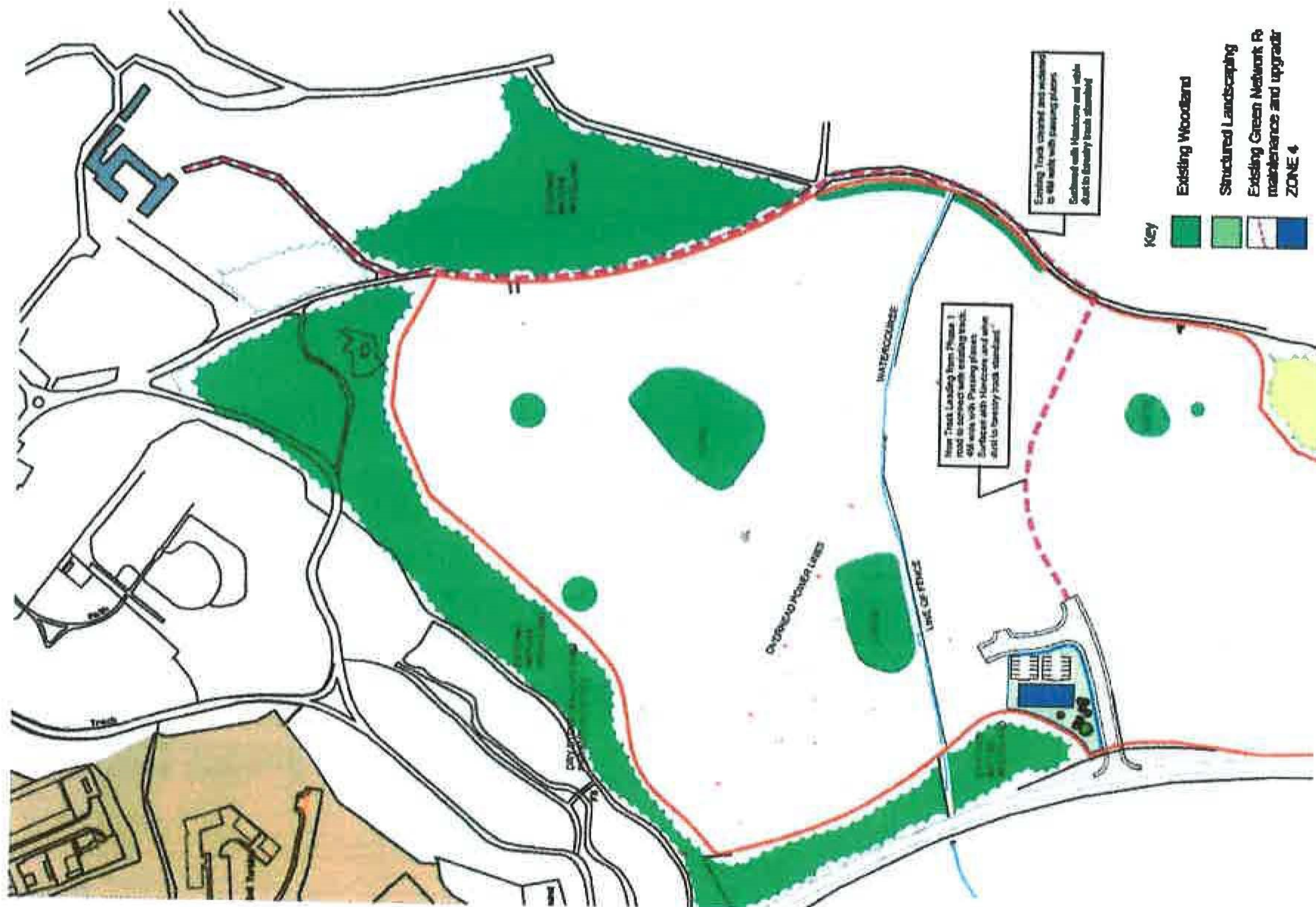
**Kenneth MacLeod,**  
Director

Peter Hogbin

[Redacted]  
Ardrishaig  
Lochgilphead, Argyll  
[Redacted]

## Kilmory Park – New Industrial Estate

Further to recent discussions, we can confirm we will allow access rights across Kilmory park via the new road junction as per the plan below.



Kind Regards,

[Redacted]  
Macleod Construction Limited



THE COMPLETE CONSTRUCTION COMPANY

REGISTERED No. 165 362 (SCOTLAND) VAT REG. No. 659 3455 01

