Helensburgh Golf Club Development

Frequently Asked Questions

WILL YOU HOLD ANY OTHER CONSULTATION EVENTS?

We plan to hold another virtual consultation event before we lodge our planning application. This will be likely to take place in April.

HOW CAN WE PROVIDE OUT COMMENTS ON THE PROPOSALS?

You can email your comments to hgcdevelopment@montagu-evans.co.uk

You can also complete our feedback forms at www.montagu–evans.co.uk/hgcdevelopment and www.taylorwimpey.co.uk/helensburgh-golf-club

WHEN WILL THE PLANNING APPLICATION BE SUBMITTED?

We hope to submit our detailed planning application to Argyll & Bute Council in early summer 2021, with a decision expected around the end of the year. You will be able to comment on the application directly to Argyll and Bute Council at this stage.

WILL THERE BE A SEPARATE CONSULTATION AND PLANNING APPLICATION RELATING TO THE GOLF COURSE / CLUBHOUSE?

No this is a joint planning application for housing, golf course and clubhouse.

WHEN WILL CONSTRUCTION WORK COMMENCE?

It is anticipated that work will begin on site early in 2022 should planning permission be granted. The golf club redevelopment will form the first phase of the development followed by the residential elements.

WILL THE PROPOSALS BE BUILT IN PHASES?

Yes.....The proposals will be brought forward over a number of phases, with the new clubhouse being delivered as soon as possible, following the commencement of construction for the new golf holes.

Concurrently with these phases Taylor Wimpey will move onto the site and demolish the old clubhouse.

It is expected that the housing development will be built out in a continuous sequence, commencing at East Abercromby Street, and progressing eastwards over a period of 6 years from date of commencement.

WHAT TECHNICAL STUDIES ARE YOU UNDERTAKING AS PART OF THE PLANNING PROCESS?

An Environmental Impact Assessment will likely have to be undertaken to assess the impact of parts of the proposed deployment on the environment – especially ecology, water environment and ground conditions.

Additionally in support of this application a number of technical surveys will be undertaken:

- Flood Risk and Drainage Surveys
- Transport Assessment
- Ecological Assessments (including protected species surveys)

- Archaeological Assessment
- Landscape and Visual Impact Assessment
- Landscape strategy (including replanting proposals)
- Ground Investigation Report
- Tree Survey
- Peat Survey

HOW WILL THE DEVELOPMENT AFFECT THE LOCAL ROADS NETWORK?

This will be considered in detail through our transport assessment. This will consider the impact of the development on the local road network and suggest mitigation measures where appropriate to ensure there is no adverse impact on the local road networks.

WILL ANY TREES BE LOST AS PART OF THE DEVELOPMENT?

A detailed scheme of landscaping will be submitted alongside the application, this will provide measures for open space, landscaping areas, and tree planting. The majority of existing trees within the golf course will be retained, with new tree planting incorporated to compensate for any loss of trees within the residential development. The residential development will also have new tree planting incorporated within it. Where appropriate existing trees will be incorporated into the proposed landscape scheme, with any trees lost to the development mitigated through replacement planting.

WILL THERE BE A BAT SURVEY AND BIRD SURVEYS UNDERTAKEN PRIOR TO ANY WORK COMMENCING?

We will carry out a full ecological survey (including protected species and bird surveys) to understand what wildlife exists on or near the site. This will also set out habitat creation opportunities to mitigate any impacts and will form part of the development proposals.

HOW WILL THE PROPOSED DEVELOPMENT MITIGATE AGAINST CLIMATE CHANGE?

A number of measures will be incorporated to ensure the development mitigates against climate change. This includes consideration of drainage and flood risk and measures to enhance biodiversity.

Additionally Taylor Wimpey are working hard to reach their climate change targets. They have achieved the Carbon Trust Standard for their overall approach to carbon management, including policy, strategy and verification of data and processes. They are the first homebuilder to achieve this. More detail is available on their website: https://www.taylorwimpey.co.uk/corporate/sustainability/our-approach/emissions-and-reporting

HAS THE LOCAL COUNCILLOR BEEN INFORMED?

Yes, we have made local councillors aware of the proposals, and that we are undertaking pre-application consultation.

HOW CAN I GET FURTHER INFORMATION ON THE DEVELOPMENT?

Further information about the development can be found at www.montagu-evans.co.uk/HGCdevelopment or at www.taylorwimpey.co.uk/helensburgh-golf-club.

Please also email us at HGCDevelopment@montagu-evans.co.uk or write to us at Montagu Evans, 302 St Vincent Street, Glasgow, G2 5RU if you have any comments or questions.

HOW CAN I COMMENT ON THE DEVELOPMENT PROPOSALS?

You can comment on the development proposals by completing the 'Have your say' forms available at the above websites. We also welcome comments via the above email address.

It should be noted that comments made to the prospective applicant and their consultants are not representations to the planning authority. There will be an opportunity to make representations to Argyll & Bute Council when a formal application is submitted.

Golf Course and Clubhouse

WHY ARE THE GOLF CLUB DOING THIS?

To enhance and upgrade its facilities for the future of the game, including a better drained course, to improve course resilience and quality year-round, a modern energy efficient clubhouse, improved practice facilities and a 6 hole par 3 course.

HOW HAS THE NEW GOLF COURSE BEEN DESIGNED?

The new golf course has been designed by STRI (Sports Turf Research Institute) – Europe's leading golf course consultancy and design company. Their unparalleled expertise is rooted in 75 years of experience in providing the research and knowledge on which the modern golf course industry is founded. STRI's architectural services are headed by Jonathan Tucker. An advocate of traditional golf course architecture, he is passionate about providing golf courses which are in harmony with the landscape, reconciling this with modern construction methods to produce golf courses which are beautiful, challenging and sustainable. With 30 years' experience, and a senior member of the European Institute of Golf Architects, Jonathan's expertise is founded on a wide range of golf courses and works closely with STRI Ecology/Environment service and Agronomy

WILL THE GOLF COURSE BE CLOSED WHILST THE NEW COURSE IS CONSTRUCTED?

The new holes will be constructed first, then allowed to bed in. During this bedding in period there will be a reduction in the number of holes available for play.

FOR THE DEVELOPMENT OF NEW HOLES ON THE BLACKHILL MIRE WHAT IS THE ACCESS FOR THE HEAVY VEHICLES?

This is still to be agreed as part of our detailed proposals, however we are aware of the need to ensure that any impact on Blackhill Mire is minimised. A Construction and Environmental Management Plan (CEMP) will be required to be approved before development can start, which will ensure that this issue is appropriately contolled by the Council.

HOW WILL THE NEW GOLF COURSE DEAL WITH SURFACE WATER? WILL YOU BE INSERTING DRAINAGE IN THE BLACKHILL MIRE? WHERE WILL THIS DRAINAGE BE LED OFF SITE?

We will look in detail at the drainage design for the golf course, mindful of the requirement to minimise any draining of the peatlands and to minimise impact on Blackhill Mire. Further environmental surveys and ground investigation will inform this process with drainage concept and detailed design development developed in

consultation with principal consultees (notably NatureScot). Further details of the drainage proposals and approach will be available at our next consultation event, and will form part of our planning application.

WILL YOU BE UNDERTAKING AN ENVIRONMENTAL STUDY OF THE BLACKHILL MIRE? WILL THAT REPORT BE MADE AVAILABLE TO THE PUBLIC?

We will be undertaking a number of technical environmental assessments (these are summarised above, and will include peat surveys, tree surveys, drainage/flood risk assessments and ecological assessments). We also expect to have to undertake and Environmental Impact Assessment for the extension of the golf course onto land to the north. This will undertake a cumulative assessment of the likely significance of impacts on this area, including Blackhill Mire and identify mitigation where necessary. This information will be submitted with our planning application, at which point it will be made public.

WILL YOU BE REMOVING ANY PEAT FROM THE BLACKHILL MIRE?

Our objective will be to minimise intrusion into the Peat and no Peat will be removed from site. The design/construction proposals and Peat management plan will be finalised following further intensive survey work and Hydrogeological/ Geotechnical investigation to ensure that the proposed design will have no overall net impact on the peat and Blackhill Mire.

HOW MANY TREES WILL BE FELLED IN CONSTRUCTION OF NEW COURSE? WILL ANY MATURE SCOTS PINE, OAK OR BEECH BE REMOVED? HOW MANY TREES WILL BE PLANTED TO COMPENSATE AND WHAT TYPE?

We are currently reviewing the findings of our tree survey work and will amend the scheme design to ensure that good specimens are retained where possible. We also have a landscape consultant who will also consider the opportunity for appropriate compensatory planting to mitigate any tree loss. We expect to have more detail on this issue at our next consultation event.

THERE IS CONSIDERABLE WALKING DISTANCE BETWEEN THE 3RD GREEN AND THE 4TH TEE AND ON RETURN BETWEEN THE 7TH GREEN AND THE 8TH TEE. IS IT PLANNED TO HAVE ONE OR TWO PATHS/TRACKS TO CONNECT? WILL THE ROUTE BE THROUGH THE BLACKHILL WOOD OR ROUND THE EDGE/OUTSIDE OF THE WOOD? WILL ANY TREES BE REMOVED FOR THE CONSTRUCTION OF THESE PATHS/TRACKS?

An appropriate route for connecting the golf holes will be provided with cognisance of the tree preservation orders on Blackhill wood and to ensure that paths can be accommodated with minimum ecological impact and damage/reduction in viability of the existing trees. Design and construction would involve our Ecological consultants and tree specialists to ensure that these criteria are met.

ARE YOU AWARE OF THE TREE PRESERVATION ORDERS ON BOTH THE BLACKHILL WOOD AT THE TOP OF THE PRESENT COURSE AND ON THE BLACKHILL PLANTATION WHICH RUNS BEHIND THE HOUSES ON ABERCROMBY CRESCENT?

Yes – we are seeking to avoid any development in these areas so as to avoid any loss of protected trees.

WHAT ARE THE ADVANTAGES OF THE GOLF COURSE CHANGES FOR GOLFERS?

As mentioned above the golf facilities will be enhanced giving an improved layout and golfing experience.

HOW DOES THE NEW PAR 3 COURSE WORK?

This 6 hole course will include full size golf greens, built to the same specification as the greens on the main course. The holes will vary in length from 70 to 150+ yards and the construction method will ensure that they will be playable all year round. This will have significant benefits for junior and family golf, members with time constraints, encouraging beginners to take up the game, and allowing senior players to continue to play when the main course becomes too much.

WHAT NEW PRACTICE FACILITIES ARE PROPOSED?

Driving Range – Improvements to the practice facilities are a significant part of the proposals. The proposed layout will provide members with a covered and serviceable driving range, with ball collection and ball dispensing facilities. The driving range floor will include a minimum of 6 clearly distinguishable target greens with potential bunkers to aid depth perception.

Practice Greens - The proposed layout incorporates a large (650m2) putting green with as many as 18 hole locations. The layout also provides a chipping green with a 20/30 yard approach and 2/3 bunkers with the same playing characteristics as the main course.

WILL THERE BE ANY NEW GOLF HOLES WHICH REQUIRE GOLFERS TO HIT ACROSS OLD LUSS ROAD? IF SO HOW WILL YOU ENSURE THE SAFETY OF PEDESTRIANS AND OTHERS USES OF OLD LUSS ROAD?

There will be 3 crossing points (requiring golfers to hit over the Old Luss Road) associated with the new golf course layout which equates to the existing golf course. The tees will be placed close to Old Luss Road to provide good visibility for both the golfers and users of the road, with appropriate vegetation clearance to maximise the view of the road from the point of play. Appropriate safety signage will also be put in place and users of Old Luss road will be given priority.

HOW WILL THE PROPOSALS SUPPORT THE GOLF CLUB IN THE LONG TERM?

We believe the proposals will allow us to attract a greater membership and increase visitor numbers.

WHAT WILL THE NEW CLUBHOUSE BE LIKE?

The design concept for the new clubhouse is based on a two storey building with a split pitched roof profile. The building has been located so as to minimise impact on existing woodland and trees. The pitched roof shape reduces the visual impact of form and mass from a distance whilst maintaining a strong recognisable profile. The Southern aspect of the building is to be fully glazed to take advantage of the magnificent views over the golf course and across the Clyde Estuary.

We envisage the use of high quality low maintenance materials such as slate roofing, natural stone walls and oxidised copper cladding (for feature locations) which we believe are sympathetic to the moorland context.

WHAT FACILITIES WILL BE IN THE NEW CLUBHOUSE?

The new clubhouse will have a large entrance foyer that we envisage a presentation of the club honours boards and past captains where visitors will be delighted by the panoramic views that open up over the course and beyond. Golfers and visitors will have direct access to the building from the car park entering into the building's glazed foyer.

Locker rooms, pro-shop and support accommodation are located on the ground floor providing convenient member access from within or outwith the building. This plan arrangement provides a base for the largely open plan social spaces on the upper floor.

WHAT ASSOCIATED INFRASTRUCTURE WILL BE INCLUDED WITH THE NEW CLUBHOUSE? EG. ANCILLARY BUILDINGS / CAR PARK.

The new clubhouse will provide function suites, members bar, pro-shop and changing rooms. The existing green keepers shed is to be re-purposed to house golf club and trolley storage, with facilities for storage and charging of electric buggy's as well. A new greenkeepers shed will also be provided. Parking is to be positioned in existing gaps between trees where appropriate.

WHERE WILL THE ACCESS TO THE GOLF CLUBHOUSE BE?

Access to the clubhouse will be via either East Abercromby Street or Luss Road (past the Council depot)

WHERE IS THE ACCESS TO THE GREENKEEPER'S SHED AREA?

As above.

WILL THE OLD CLUBHOUSE REMAIN OPEN UNTIL THE NEW CLUBHOUSE IS COMPLETE?

The Clubhouse will remain open for a period of up two years after Taylor Wimpey purchase the Housing area. The Club are actively pursuing ways to have the new clubhouse completed during this period.

WHAT WILL HAPPEN TO THE OLD CLUBHOUSE?

This will be demolished.

HOW MUCH CAR PARKING WILL THERE BE?

The plan is to increase car parking by 20% over the existing levels.

DO HELENSBURGH GOLF CLUB HAVE ANY PLANS TO CHANGE THEIR ACCESS TO THE COURSE, EG PAY AS YOU GO (WITHOUT BEING A MEMBER)

HGC already welcome use of the course by non-members, and will continue to do so.

HOW WILL THE NEW CLUBHOUSE CAPTURE AND DISCHARGE SURFACE WATER? WILL THIS INCLUDE SUDS AND DISCHARGING TO EXISTING WATER COURSES?

This will be considered in detail as part of the drainage design for the development, with detailed flood risk assessment and drainage proposals submitted as part of our planning application.

Residential Development

HOW MANY HOUSES ARE TO BE BUILT?

The redevelopment of Helensburgh Golf Club will deliver approximately 300 new homes, with the final number to be agree subject to detailed design considerations.

WILL THERE BE ANY COMMUNITY FACILITIES WITHIN THE DEVELOPMENT (EG. SHOPS)?

We are proposing in the region of 2.5 acres for passive/amenity open space, part of which will incorporate two sustainable urban drainage systems (SUDS) and a fully equipped play area for the residents and the community to enjoy.

We are also proposing in the region of 1 acre to be reserved for landscaped buffers which, in some cases may have footpaths within them, for the residents and the community to enjoy.

There are no other plans to include any other facilities, such as shops. Residents of the development will however be able to support existing local facilities nearby or in Helensburgh town centre.

WILL THERE BE ANY PLANNING GAIN?

We have not yet entered into discussions with the Council in terms of community contributions, however we may have more to report on this at the next community event. . Should it be identified that some form of community contribution is required, then TW will enter into a legal agreement with Argyll and Bute Council.

WHAT ARE THE SCOTTISH CHARACTERISTICS OF TAYLOR WIMPEY'S SCOTTISH HOUSE TYPE RANGE?

Re-constituted stone, white dry dash render, precast stonework, flat grey concrete roof tiling

WHAT WILL THE PLOT SIZES BE FOR EACH HOUSE TYPE?

We will develop the plot sizes as we refine the detail of our proposals, with garnde sizes in accordance with Council requirements.

HOW WILL VEHICLES ACCESS THE NEW HOUSING ESTATE?

Vast majority of the site will be accessed via new road off East Abercromby Street, with a small part of site to the south served directly from Kent Drive, with only a footpath connecting Kent Drive to the main body of the site.

WILL ANY TRAFFIC CALMING MEASURES BE INTRODUCED (SPEED BUMPS, ROAD NARROWING, DIFFERENT ROAD SURFACES)?

A Traffic Assessment will be issued to the Council as part of the planning application. Argyll and Bute Council will determine if there are any areas of concern needing addressed in terms of the existing infrastructure.

HOW WILL ROADS IN THE NEW DEVELOPMENT BE SURFACED?

The roads within the development will be built to adoptable standards with a tarmac surface.

HOW WILL THE NEW DEVELOPMENT INTEGRATE WITH ABERCROMBY STEET AND SANNOX PLACE? WILL SANNOX PLACE BE LINKED BY ROAD OR FOOTPATH TO THE DEVELOPMENT?

We are currently developing our detailed plans and will be able to provide more information on this as part of our next consultation event. At this stage however, we expect that there will be a row of houses on Sannox place.

WHAT MITIGATION IS PLANNED TO ENSURE THAT THE PROPOSED DEVELOPMENT WILL NOT CREATE ADDITIONAL TRAFFIC ON CHARLOTTE STREET?

A Traffic Assessment will be issued to the Council as part of the planning application. Argyll and Bute Council will determine if there are any areas of concern needing addressed in terms of the existing infrastructure.

WILL THE PROPOSED DEVELOPMENT HAVE ANY ACTIVE TRAVEL LINKS TO THE A818?

There will be access to the A818 from the development via East Abercromby Street. GHC are also considering the opportunity to bring access to the clubhouse from the A818 past the Council depot.

WILL THE DEVELOPERS CONSIDER FUNDING A NEW TRAFFIC FREE ROUTE TO THE ACADEMY (ON NORTH OF THE HIGHLAND LINE)?

We will review the opportunity for this, liaise with the Council and comment further in our next consultation event.

HOW WILL THE PROPOSED DEVELOPMENT AFFECT EXISTING PROPERTIES ON MACHRIE DRIVE? WILL THE EXISTING INFRASTRUCTURE (DRAINAGE / SEWAGE SPECIFICALLY REFERENCED) TO THESE PROPERTIES BE AFFECTED / UPGRADED? WILL YOU BE ABLE TO GUARANTEE THE PROTECTION OF PROPERTIES ON THE BOUNDARY AT MACHRIE DRIVE FROM FLOODING?

No upgrade required to Machrie Drive is proposed. Foul drainage will be discharged to East Abercromby Street and part to Golfhill Drive. Surface water will discharge to the existing water courses, to the south within application boundary, via SUDS. The houses on Machrie Drive will be protected from flooding during and post construction.

HOW CLOSE WILL THE NEW RESIDENTIAL PROPERTIES BE TO MACHRIE DRIVE?

The minimum distance from any house on Machrie Drive to the rear boundary of any proposed new property will be 18m, however in many instances the distance will be greater than this.

HOW WILL YOU ENSURE THAT RESIDENTS OF MACHRIE DRIVE ARE NOT OVERLOOKED BY THE NEW HOMES AND NOT AFFECTED BY LIGHT POLLUTION?

New tree planting and fences along the boundary line will remove the opportunity for overlooking and any light spill.

WILL YOU BE LEAVING THE EXISTING TREES BEHIND MACHRIE DRIVE?

These will likely be removed and replaced by new planting.

WILL HOUSING DESIGN AND POSITIONING ON SITE TO MAXIMISE SOLAR GAIN, VIEWS TO CLYDE AND RESIDENT AMENITY?

Yes

CAN 3D DRAWINGS BE PROVIDED OF HOUSE TYPES AND SITE LAYOUTS?

3D images of our house types ae available on our website, and there are currently no plans to produce any more detailed imagery for the development. Wireframe images will be used to inform our Landscape and visual Impact Assessment work, which will provide an understanding of how the development sits within the setting.

WILL PROPERTIES HAVE SOLAR PANELS INSTALLED?

It is likely that the new houses will include solar PV in accordance with building regulations.

HOW WILL THE DEVELOPMENT PROMOTE ACTIVE TRAVEL?

The popular walking and cycling route along Old Luss Road (a core path) will be retained providing a sustainable link between the existing local community, both to south and also to the north through the existing golf course. The main body of the development site will be connected to the existing community to the south, via a footpath connection.

WILL THE PROPOSED DEVELOPMENT BE ACCESSIBLE BY PUBLIC TRANSPORT?

The nearest bus stops to the proposed development are on Kent Drive, around a four minute walk (260m) from the southern edge of the proposed development. These are served by service 315 operated by Wilson's of Rhu which links Kent Drive with Kirkmichael and Colquhoun Square in central Helensburgh. It operates every 30 minutes

Monday to Friday from 0730 to 2230. Further bus services are available on the A818 Sinclair Street, where there are three services per day of route 302 linking Helensburgh with Luss, Tarbert Arrochar and Lochgoilhead and route 306 where there are services approximately every two hours linking Alexandria with Helensburgh. Additional services to Glasgow are available on East Princess St.

Rail services can be accessed at Helensburgh Central railway station, where there is a service generally every 30 minutes to Edinburgh via Glasgow Queen Street and at Helensburgh Upper where there are services to Oban and Glasgow Queen Street. Helensburgh Upper railway station would be within around a 13-minute walk of the proposed development.

WILL THE DEVELOPMENT BE A '20 MINUTE NEIGHBOURHOOD'?

As above, plus the local shops at Churchill Square are a 10 minute walk from the development.

HOW MUCH PARKING WILL BE PROVIDED?

Parking will be delivered in accordance with Council requirements, both within housing plots and also visitor parking bays out with the housing plots.

WHAT DIGITAL CONNECTIVITY WILL BE PROVIDED?

There will be BT Fibre installed within the development.

WHAT RECREATION SPACE WILL BE PROVIDED?

A Local Equipped Area of Play (LEAP) will be included within the development, together with other smaller areas of passive open space and amenity open space via landscape buffers and SUDS.

WILL THE NEW HOUSES HAVE ELECTRIC VEHICLE CHARGING INFRASTRUCTURE?

There is a high likelihood EV charging will be incorporated within the housing plots, and possibly within some visitor parking bays, in accordance with new building regulation requirements.

HOW WILL THE NEW HOMES BE DESIGNED FOR ENERGY EFFICIENCY?

The new homes will be designed and built in accordance with the new building regulations, which have yet to be released. We are not aware as yet on the exact detail required to comply with these regulations, however we anticipate both the fabric of the external walls and the renewable technology within the homes, will mark a significant improvement on what is currently being built within new housing developments.

WHAT FORM OF HEATING WILL THE HOUSES HAVE? GOOD TO HEAR THAT THE NEW CLUBHOUSE WILL USE A HEAT PUMP.

The heating for the houses will accord with the building regulations in place at the time (we are aware that new regulations are due to be published soon).

WHAT DEPTH OF SOIL WILL BE LEFT WITHIN PRIVATE GARDENS?

300mm sub soil, then 300mm top soil to finish, in line with NHBC requirements.

WHAT STEPS WILL BE TAKEN TO REDUCE STREET LIGHT POLLUTION?

New low energy lighting design strategy will be incorporated within the detailed design to ensure that only the Areas which require to be lit will be lit, as opposed to areas out with the development.

HOW CAN I REGISTER AN INTEREST IN A PROPERTY IN THIS DEVELOPMENT?

You can register for interest at https://www.taylorwimpey.co.uk/helensburgh-golf-club

WILL THERE BE AFFORDABLE HOUSING?

The development will deliver 25% affordable housing in accordance with Argyll and Bute Council planning policy. Affordable housing will hopefully be delivered on site in partnership with Dunbritton Housing Association, who are engaging with the Council's housing department to ensure that the right mix and type of houses are provided for the local area.

WHERE ON THE SITE WILL THE AFFORDABLE HOUSING BE LOCATED?

Affordable housing will be delivered on development parcels within the housing development site, including on land currently owned by Dunbritton Housing Association, which is accessed from Kent Drive. This will be designed so as to integrate as much as possible with the other market housing developed by Taylor Wimpey, and in accordance with Dunbritton Housing Association and Argyll and Bute Council's requirements.

WHAT MAKES THESE HOMES "AFFORDABLE"?

The Affordable Housing may be provided in the form of social rented accommodation with an element of Low Cost Home Ownership which means the development should provide homes for a wide range of people.

HOW CAN I REGISTER AN INTEREST IN A NEW AFFORDABLE HOME ON THIS SITE?

You can register your interest in a new home at www.taylorwimpey.co.uk/helensburgh-golf-club or visit www.homeargyll.co.uk to find out more information about affordable homes.

WILL THERE BE ANY OTHER TYPES OF HOUSING WITHIN THE DEVELOPMENT (EG. SHELTERED HOUSING)?

The proposals are simply for a combination of Affordable Housing and Private Housing for a wide range of buyers.

OLD LUSS ROAD

THE OLD LUSS ROAD IS AN IMPORTANT FOOTPATH FOR LOCAL WALKERS AND CYCLISTS, BUT NEEDS IMPROVEMENTS TO BOTH SURFACE AND DRAINAGE. WILL OLD LUSS ROAD BE IMPROVED AS PART OF THE PROPOSALS?

The retained Old Luss Road will be considered as part of the planning application process and it will be the Council who guides the applicant on this matter.

IN RELATION TO OLD LUSS ROAD AND OTHER FOOTPATH AREAS WILL YOU INCLUDE THE HELENSBURGH AND DISTRICT ACCESS TRUST AS A STAKEHOLDER?

We will be happy to engage further with the Helensburgh and District Access Trust.

WILL THE OLD LUSS ROAD BE SURFACED AND LANDSCAPED THROUGH THE HOUSING ESTATE?

It is likely that the Old Luss Road will be upgraded as part of the development. We are however conscious that it has a very special character, and we would not want to change this significantly. For this reason and changes will be 'light touch' to improve the surface/drainage to allow public access.

WILL THE OLD LUSS ROAD BE UPGRADED/SURFACED THROUGH THE GOLF COURSE?

See above.

WILL THE OLD LUSS ROAD BE OPEN THROUGHOUT ALL BUILDING PHASES?

We will endeavour to ensure that the Old Luss Road remains open though all building phases. There however may be short periods of closure/diversion to allow improvement works to be undertaken.

WILL THE OLD LUSS ROAD BE FITTED WITH NEW MAIN GATES AT EITHER END OF THE WHOLE SITE TO PREVENT UNAUTHORISED VEHICLES FROM USING IT? WILL THESE GATES HAVE SIDE GATES SPECIFICALLY FOR PEDESTRIAN, CYCLISTS AND HORSE RIDERS?

We will review this issue and revert as part of our detailed proposals.

ARE THERE ANY PROPOSALS TO USE THE OLD LUSS ROAD OFF GOLFHILL DRIVE FOR VEHICLE ACCESS DURING CONSTRUCTION OF THE HOUSES?

There are no plans for vehicle access via Old Luss Road.