

HELENSBURGH GOLF CLUB DEVELOPMENT



**Taylor
Wimpey**

FREQUENTLY ASKED QUESTIONS

Following our second online public consultation event, we have prepared these ***Frequently Asked Questions***, which we hope you will find helpful. This includes updated answers to the questions received at the first community consultation event where appropriate.

SECOND COMMUNITY CONSULTATION EVENT

IS THE SOLE POINT OF ACCESS TO THE DEVELOPMENT FROM EAST ABERCROMBY STREET? WILL THERE BE AN ACCESS FROM THE EAST END OF THE HOUSING SITE?

The majority of the site will be accessed via East Abercromby Street, with a small number of properties to be accessed via Kent Drive and Sannox Place.

WHICH BUS ROUTE WILL SERVE THE PROPOSED DEVELOPMENT?

The 315 bus routes along Kent Drive and can be accessed from there. The layout of the proposed development will allow for future bus access should an operator wish to serve it.

WILL THERE BE COACH ACCESS TO THE GOLF CLUB?

Provision for a coach drop off point is included within the access plans for the new clubhouse.

WILL THERE BE ELECTRIC VEHICLE CHARGING POINTS?

The proposed development will comply to the new Building Standards, including sustainability measures such as electric vehicle charging infrastructure.

WILL THERE BE OPPORTUNITIES FOR TRAINING AND / OR APPRENTISHIPS DURING THE CONSTRUCTION PHASE?

Taylor Wimpey run apprenticeship programmes across a variety of functions from construction trades to office based jobs. The proposed development cycle at Helensburgh Golf Club will straddle the completion of some of these existing apprenticeships, which means that new apprenticeship opportunities will become available during the lifetime of the development.

WILL ANCIENT WOODLAND AND PEAT BE IMPACTED?

There are three areas designated under the Ancient Woodland Inventory as being 'Long Established of Plantation Origin' within / adjacent to the proposed development site. We have designed the new golf course to try and minimise the impact on any the areas of Ancient Woodland (and TPO) trees, however 4 or 5 will require to be removed to create the new golf holes. There are a further 20 TPO trees, and two groups of mature birch woodland, requiring to be removed to form the buildings, road access and parking areas within the AWI to the west. A detailed tree survey and Arboricultural Impact Assessment (AIA) will be submitted with the application with mitigation recommendations captured through the Landscape Framework.

Detailed site investigation and peat surveys have been undertaken (2016, 2018 and 2021) to provide information on the extent, depth and condition of the peatland across the site. There are two main areas of peatland associated with the Blackhill Mire Local Nature Conservation Site and another area to the NE of the site with other localised pockets. Peat is associated with particular habitat types including modified wet bog (including wooded areas), wet heath & marshy grassland. Peat and habitat survey data will be submitted as part of the application.

The survey information has informed the layout of the golf course as well as technical aspects such as construction and drainage. In some areas where there is deeper peat, the golf course elements will be 'floated' above the peat. In areas where the peatland and supporting habitats is retained, these will be managed through the Landscape and Ecological Management Plan (LEMP).

WILL THE PROPOSED DEVELOPMENT AFFECT RED SQUIRREL HABITAT?

We understand that Red Squirrel have been seen locally to the west of Helensburgh from records available via Saving Scotland's Red Squirrels. It is possible that both red squirrel and pine marten use the large central woodland within the proposed development area and therefore our project ecologists are looking at opportunities within this retained area to provide suitable squirrel and pine martin boxes with habitat linkages provided through the Landscape Framework and Landscape and Ecological Management Plan (LEMP).

WILL THE PROPOSED DEVELOPMENT AFFECT ROE DEER HABITAT?

Argyll and Bute Council have various policies in place to protect landscapes including the requirement for green networks to ensure wildlife, including deer, continue to have access. The Masterplan retains areas of existing woodland and greenspace and a Landscape Framework and Landscape and Ecological Management Plan (LEMP) is being produced as part of the application.

WHAT OTHER WILDLIFE WILL BE IMPACTED BY THE PROPOSALS?

The proposals have been informed by a suite of ecological surveys for notable species. In summary, for key species:

- Badger, Otter, Water Vole - suitable habitat but not present currently
- Bats - no confirmed roosts in existing buildings. There are at least 6 species of bat using the site. Mitigation activities to include landscape proposals for loss of commuting/foraging, integrated bat boxes, tree mounted boxes and commitment to sensitive lighting design.
- Breeding Birds - good number of typical species for the habitats present.
- Reptiles - common lizard present and mitigation will be agreed.
- Invertebrates - Potential for large heath and green hairstreak butterfly. Surveys ongoing and mitigation will be agreed.
- Other Species - possible red squirrel and pine marten within woodland. Hedgehog mitigation will be provided within the housing parcels.

HOW WILL YOU ENSURE THE PROPOSED DEVELOPMENT IS A SAFE AND QUIET PLACE FOR CHILDREN TO PLAY?

There will be a large recreation area towards the middle of the site, as well as smaller pocket parks provided throughout the development for informal play.

IS THERE AN ESTIMATE FOR THE CARBON / CLIMATE IMPACT OF THE CONSTRUCTION?

Under Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, the EIAR should include a description of the likely significant effects of the development on the environment resulting from 'the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change'

The Greenhouse Gas Assessment submitted as part of the EIAR will consider all sources of GHG emissions associated with the lifetime of the development, including traffic and transport, energy, construction activities, embedded carbon in construction materials, and the land use changes associated with constructing part of the golf course over peatland. In terms of vulnerability of the project to climate change, a Drainage Strategy and Flood Risk Assessment has been produced which accounts for this factor.

IS THERE PROVISION FOR CYCLE ACCESS?

The development will have a shared surface suitable for all road users, including cyclists. Any new path connections into the site will be at least 2m in width, however the exact width and detail of these are unknown at this stage, therefore more information will become available as we progress through the planning application process.

DOES HELENSBURGH HAVE THE INFRASTRUCTURE CAPACITY (EG. DOCTORS, DENTISTS, VETS, SCHOOLS) TO ACCOMMODATE 300 NEW HOMES? HAS THIS BEEN DISCUSSED WITH ARGYLL AND BUTE COUNCIL?

The advice we are being given so far is that no local services require any upgrade to accommodate the proposed development.

WHAT WILL THE GARDENS OF THE NEW HOMES BE LIKE?

Private gardens will be assessed for drainage and will be installed in accordance with the approved levels design.

WILL THERE BE ROADS WORKS AND HGVS ON LOCAL ROADS DURING CONSTRUCTION?

Yes, however the detail of this will be submitted in due course during the planning application process.

WHAT WILL THE SITE WORKING HOURS BE - IE IF YOU LIVE NEAR THIS SITE WHEN WILL NOISE START AND STOP - ALSO WHICH DAYS ARE WORKED IN A WEEK USUALLY?

Argyll and Bute Council will determine the appropriate working hours for the construction of the development to ensure any noise disruption will be kept to an acceptable level during the construction phase.

WHAT WILL YOU DO TO ENSURE WATER SUPPLIES IN THE AREA ARE NOT EFFECTED BY THE DEVELOPMENT?

We will carry out a water pressure test to ensure the existing supply is not affected by the proposed development and we will carry out any upgrade to the infrastructure should this be necessary.

WILL THE RESIDENTS OF THE NEW HOUSING PAY FOR THE COST OF THE UPKEEP OF THE PROPOSED LANDSCAPING AND PARKS? WILL THIS INCLUDE THE RESIDENTS OF THE AFFORDABLE HOUSING?

Yes, the private housing residents will pay an equal share of the proposed landscaping and parks. The affordable housing tenants will be responsible for paying an equal share of any common area charges relating to their house, however they will not be responsible for paying for the upkeep of the wider landscaping across the full development.

WILL THERE BE AFFORDABLE HOUSING TO BUY? WHAT WILL YOU HAVE IN PLACE TO STOP INVESTORS BUYING AT AN AFFORDABLE PRICES AND SELLING ON FOR PROFIT?

The affordable housing will solely be for Dunbritton Housing Association for rental in perpetuity and the rental charges will be set within 5% of bench-mark set by the Scottish Government each year.

CAN YOU GIVE AN INDICATION OF THE RANGE OF PRICES FOR THE NEW HOUSES?

This is unknown at this stage, however will be made available when the houses go on sale.

WILL THERE BE CHILDREN'S PLAY PARKS ON SITE ?

There will be a large recreation area towards the middle of the site, as well as smaller pocket parks provided throughout the development for informal play.

WHO WILL HAVE ACCESS TO THE NEW PLAY AREAS? WHO WILL BE CARRYING OUT SUPERVISION OF THE PLAY AREAS?

The new play areas will be available for use by all properties in the new development, including the affordable housing, and will also be available for the wider Helensburgh community should they wish to make use of them. Dual aspect properties will provide passive supervision over play areas.

WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLAY EQUIPMENT?

Taylor Wimpey will appoint a reputable and trusted estates management company to ensure the play equipment is maintained to the appropriate standard.

WILL THE PLAY EQUIPMENT BE SUITABLE AND ACCESSIBLE FOR CHILDREN WITH DISABILITIES?

Yes, there will be 'inclusive' play equipment for all abilities.

WILL THE NEW HOUSES HAVE HEAT PUMPS?

The heating for the houses will accord with the building regulations in place at the time, including sustainability measures such as no gas boilers and re-newable technologies, with heat pumps being included as a possible option for compliance.

IS THE DUNBRITTON HOUSING SECTION AN INTEGRATED PART OF THE DEVELOPMENT WITH FULL ACCESS TO ALL THE FACILITIES?

The Dunbritton Housing Association housing will be fully integrated within the development, will access to facilities such as the play parks and walking routes.

WHEN ARE WE LOOKING AT THE DEVELOPMENT TO START AND FINISH FOLLOWING THE PLANNING APPLICATION PROCESS?

The golf club access road will be the first phase of development, which will take approximately 6 months to complete following any planning approval and dis-charge of conditions. Following the golf club access road, the housing development will then be constructed over approximately a 6 year build period.

WHO HAVE YOU CONSULTED WITH AS PART OF THE PRE-APPLICATION CONSULTATION EXERCISE?

The applicants have undertaken extensive pre-application with the following groups:

- Community consultation events (26 February & 30 July 2021);
- Argyll & Bute Council pre-application service;
- Community Liason Group;
- Helensburgh Community Council;
- Local Councillors;
- Helensburgh Design Group;
- Helensburgh & District Access Trust;
- NatureScot; and
- SEPA.

WILL A RECORDING OF THE COMMUNITY CONSULTATION EVENT BE AVAILABLE?

A recording of the community consultation event will be made available at montagu-evans.co.uk/HGCdevelopment.

SINCE THE FIRST COMMUNITY CONSULTATION EVENT

WILL THE HOUSES BE NET ZERO?

No, the development will be built in accordance with new emerging building regulations, which are currently subject to a period of industry consultation. The new regulations will provide a further significant reduction of Co2 emissions from what was achieved in the 2015 regulations. Taylor Wimpey fully supports the Future Homes Task Force, who's responsibility it is to drive the industry towards net zero (Energy) by 2030 and net zero (Construction) by 2040.

WILL YOU BE MEETING WITH ARCHITECTURE AND DESIGN HELENSBURGH TO DISCUSS THE PROPOSALS?

We have met with Architecture and Design Helensburgh as part of our extensive pre-application consultation exercise.

CAN THE CHAMBER OF COMMERCE BE ADDED TO THE LIST OF STAKEHOLDERS FOR THIS DEVELOPMENT? HOW WILL YOU PRIORITISE CONSTRUCTION WORK FOR LOCAL BUSINESSES?

We would be pleased to consult with the Chamber of Commerce to explore opportunities for local businesses to benefit from the construction phase of the development.

HOW MUCH OF THE GOLF COURSE DEVELOPMENT WILL BE TAKEN INTO THE BLACKHILL MIRE?

The area of managed playing surface taken up by the 5 holes within the boundary of the mire amounts to 3.68ha.

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

The proposed par 3 short course would impact on the existing maturing birch woodland along the north edge of the track which extends from the Greenkeepers facility to the Blackhill Road Depot.

Smaller groups of alder and birch trees will need removed to make way for new golf holes. Removal of birch, mature Sitka spruce and silver birch trees from groups which frame the existing 7th, 13th and 16th greens. Several other small, scattered trees are likely to be lost through new greens and fairways construction across Blackhill Mire.

We have reviewed the findings of our tree survey work and have amended the scheme design to ensure that good specimens are retained where possible. We also have a landscape consultant who will consider the opportunity for appropriate compensatory planting to mitigate any tree loss. The detail of the new tree planting is still being finalised, however we can confirm that a very significant number of compensatory trees will be planted across the full masterplan, to mitigate the impact of any existing tree loss, and many of these will be native species and replacement species for those lost during construction of the golf course.

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 impact on the existing environment. 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 GOLF COURSE AND ON THE BLACKHILL PLANTATION WHICH RUNS BEHIND THE HOUSES ON ABERCROMBY CRESCENT?

Yes, we have designed the new golf course to try and minimise the impact on any TPO trees, however 4 or 5 will require to be removed to create the new golf holes. There are a further 20 TPO trees, and two groups of mature birch woodland, requiring to be removed to form the buildings, road access and parking areas.

WILL THE GENERAL PUBLIC HAVE ACCESS TO THE NEW CLUBHOUSE?

Our license currently allows a member to book a function which non-members can attend. We also have house membership for a small fee that allows full use of Clubhouse. If demand for usage by the public increased, we would consider changing to an open license which permits such use.

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

The footway on Winston Road (which becomes Old Luss Road to the south) also provides a link to Hermitage Academy and the adjacent supermarket. It would be around a 30-minute walk (around 2.5km) from the proposed development to Hermitage Academy using the footways on Old Luss Road.

In addition, and in relation to access to schools, please see below comment.

The southern leg of Core Path C267(b) emerges onto the footway on the western side of Winston Road around 300m to the south. It provides a link to John Logie Baird Primary School, which would be around an eight-minute walk (around 650m) from the southern edge of the proposed development.

The footway on Winston Road provides a route to St Joseph's Primary School which would be around a nine-minute walk (around 800m) from the southern edge of the proposed development..

HOW WILL RESIDENTS OF MACHRIE DRIVE BE PROTECTED FROM NOISE ETC. DURING THE LENGTHY PERIOD OF CONSTRUCTION OF THESE HOMES?

Argyll and Bute Council Pollution Control will determine what working hours restrictions will be imposed to ensure that none of the existing residents are adversely affected by construction noise out with normal daytime working hours.

ARE YOU ABSOLUTELY CERTAIN THAT THE DRAINAGE SYSTEM IN HELENSBURGH CAN COPE WITH BOTH SEWAGE AND FOUL WATER FROM THE NEW DEVELOPMENT?

Yes, the design within the site has been tested against 1:200 year + 55% climate change in respect of surface water in line with current planning and environmental guidance. This incorporates on-site storage for excess flows and volumes in extreme rainfall events to ensure that the developed site does not discharge more water than at present. The foul system has been designed in accordance with Scottish Water requirements, and confirmation has been provided by Scottish Water in relation to existing system capacity.

WHAT DIGITAL CONNECTIVITY WILL BE PROVIDED?

There will be BT Fibre installed within the development.

FREQUENTLY ASKED QUESTIONS

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 until 6 August 2021.

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.

WHEN WILL THE PLANNING APPLICATION BE SUBMITTED?

We hope to submit our detailed planning application to Argyll & Bute Council in August 2021, with a decision expected around the end of the year, or early in 2021. 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 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 is being undertaken to assess the impact of parts of the proposed development on the environment – especially ecology, water environment and ground conditions.

Additionally in support of this application a number of technical surveys are being 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, which 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 tree species 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. A number of meetings have taken place with local councillors and other community groups.

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 golf course with improved drainage to improve course resilience and quality all 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. Jonathan has now been succeeded by Stephen Ridgway an experienced Golf Course Architect who is carrying forward the same design philosophy into the final detail of the course design and construction.

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

No, however the new holes will be constructed first, and be 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 controlled 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 have informed this process with drainage concept and a detailed design 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 are also undertaking an Environmental Impact Assessment for the whole site. This will include a cumulative assessment of the likely significance of impacts on this area, including Blackhill Mire, and identify opportunities for 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 and construction proposals, including a 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.

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?

Improvements to the practice facilities form a significant component 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.

The proposed layout also 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 including natural stone walls and profiled metal sheet cladding which will 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 where 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 buggys. A new greenkeepers shed will also be provided. Parking is to be provided in existing gaps between trees where appropriate.

WHERE WILL THE ACCESS TO THE GOLF CLUBHOUSE BE?

Access to the clubhouse will be via East Abercromby Street.

WHERE IS THE ACCESS TO THE EXISITING 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 golf 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 excess of 2 acres for passive / amenity open space, part of which will incorporate two sustainable urban drainage systems (SUDS) a fully equipped play area, together with equipped pocket parks and informal play, for 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 garden 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 submitted 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, with block paving utilised in parking courts.

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

Yes, we have developed our detailed plans which have 2no. houses facing onto East Abercromby Street, with 4no. houses also served from a shared private access. These 4 houses will front onto Sannox Place.

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

A Transport 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.

The Transport Assessment considers that:

- The proposed development is capable of being accessed by pedestrians, cyclists and bus users.
- A satisfactory access can be provided from East Abercromby Street.
- The traffic estimated to be generated by the proposed development can be accommodated satisfactorily within the existing capacity of the junctions on the surrounding road network.
- The Proposed Development complies with the relevant transport-related policies in Scottish Planning Policy and Argyll & Bute Council's Local Development Plan.

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. HGC are also are planning to bring the access to the new Greenshed via the Council depot, and this will be used for golf course maintenance.

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 are proposed to be removed and replaced by new tree planting, which will be maintained during the life cycle of the development.

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

Yes, the linear nature of the design means that many houses will benefit from solar gain and views to the south from the front or rear of many properties, depending on the which side of the street the house is on. Many houses will also have a view to whatever amenity space is nearest their property.

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

3D images of our house types are available on our website, and we have now shared more detailed imagery on our website. Wireframe images have been 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 the new housing will include solar PV in accordance with building regulation compliance.

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.

HAVE YOU HAD DISCUSSIONS WITH THE EDUCATION DEPARTMENT OF ARGYLL & BUTE COUNCIL AND LOCAL GP PRACTICES?

The latest advice from Argyll and Bute Council is that no Education upgrades are required to cope with the increased numbers of pupils generated by the new development. Similarly, the Council have not said they have any concerns over capacity in GP practices, given the increase in population generated by the 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 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?

The proposed development will comply to the new Building Standards, including sustainability measures such as electric vehicle charging infrastructure.

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, including sustainability measures such as no gas boilers and renewable technologies.

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 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 managed by Dunbritton Housing Association 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 during the planning application process.

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 any changes will be ‘light touch’ to improve the surface/drainage to allow public access. Landscaping will be carried out sensitively to retain the character which exists at present. It will be the Council who guides the applicant on this matter.

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

HGC would wish to retain the existing character of the road and will use the same light touch to improve the surface.

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

We will endeavour to ensure that the Old Luss Road remains open through all building phases. There however may be short periods of closure or 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?

There will be bollards installed to ensure that Old Luss Road is not used by vehicles and there will be full consideration given to cyclists and horse riders. The Council will guide the applicant on the exact detail of this.

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.