



A typical Cala street scene

Welcome

Thanks for joining us at our second public exhibition.

Helensburgh Golf Club, Dunbritton Housing Association and Cala Homes (West) on behalf of Cala Management (Limited) are pleased to be engaging with the community as part of the pre-application community engagement process as we look towards submitting a planning application in the coming months.

This event relates to the proposed re-organisation of the golf course, including a new clubhouse and 4 relocated holes, all of which will be made possible through the development of housing on part of the site, to be delivered by Cala Homes and Dunbritton Housing Association.

Following the first event, we have listened and analysed your feedback to the above proposals. We have identified the key themes and have put forward actions to investigate these further.

Please share your views by completing a feedback form to help inform the design process.

For the avoidance of doubt, comments received at this event are for the golf club and the developers only, and will not be considered as formal comments to any future planning application. Formal representations can be made following the submission of any planning application.



Application boundary line



Consultation feedback

Our first round of public consultation ran from 14th May to 28th May 2026 and included a drop in event at Helensburgh Golf Club on 14th May.

We asked some specific questions and people were encouraged to give feedback.

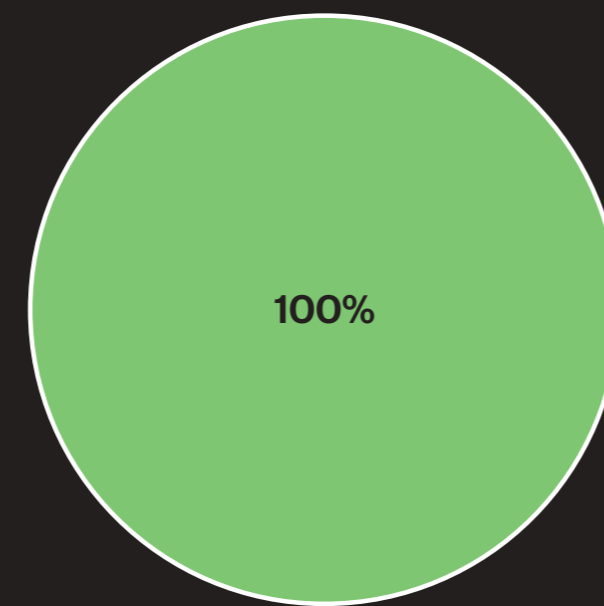
61 people attended the event and 30 feedback forms were received.

Consultation themes you raised

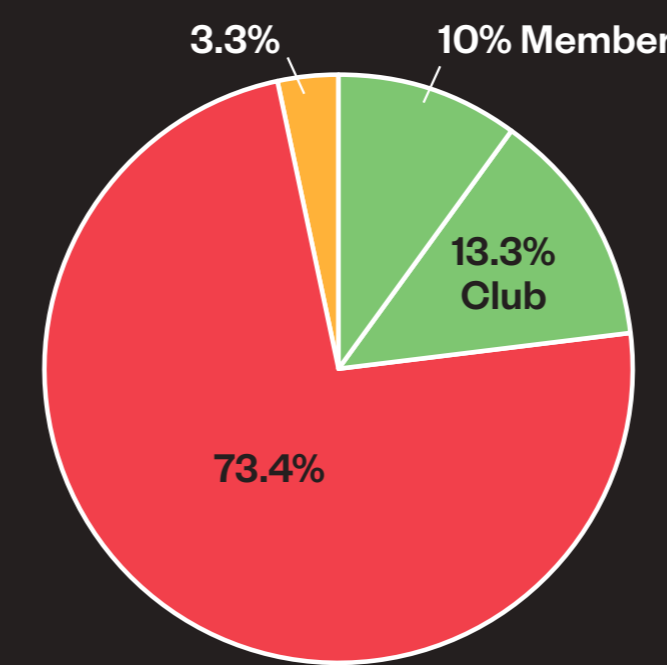
- Housing
- Transport and access
- Flooding and drainage
- Open space and recreation
- Environmental impact
- Services

Overall analysis of feedback

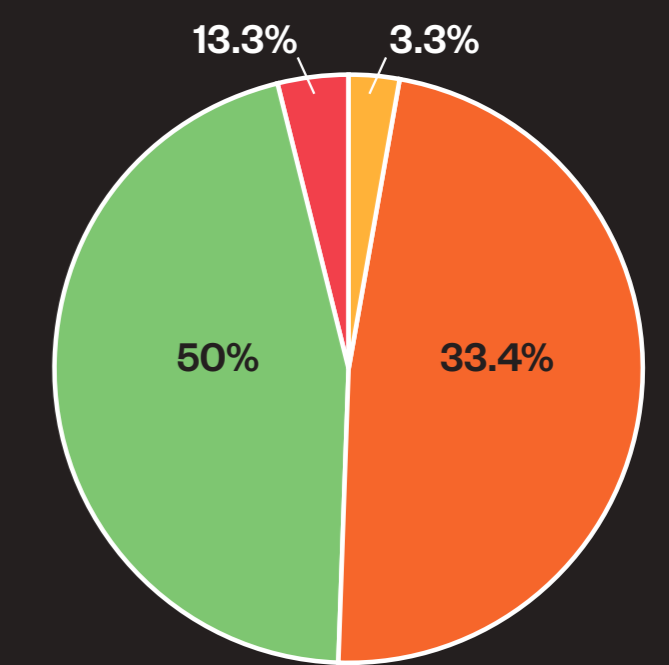
Are you from the local area?



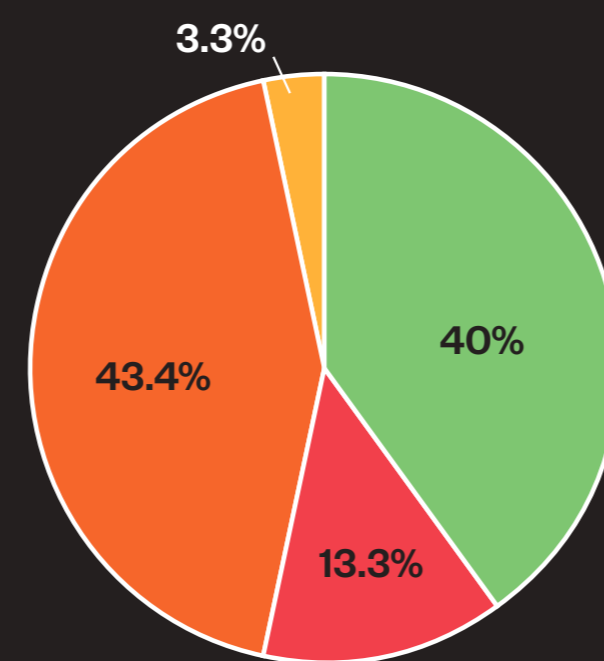
Are you a member of, or do you use the golf club?



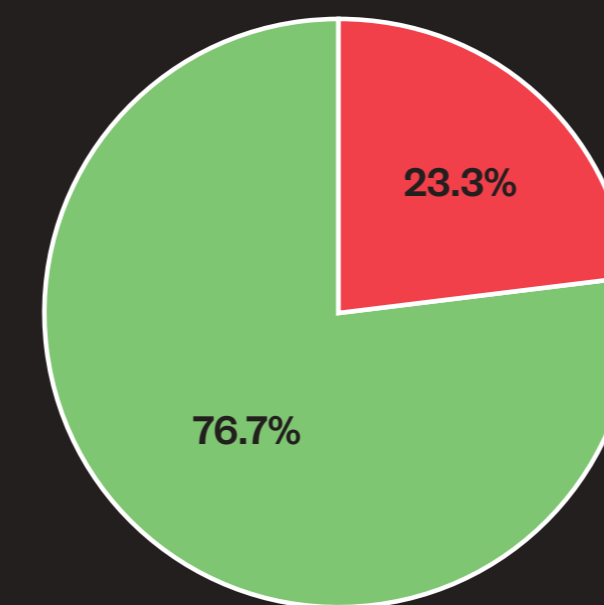
Do you think that the golf club is in need of improvement?



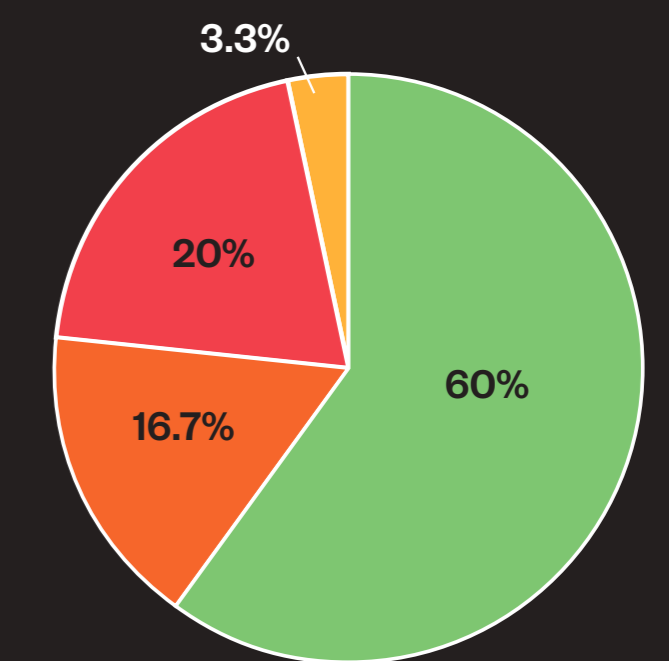
Do you think the Golf Course is in need of investment?



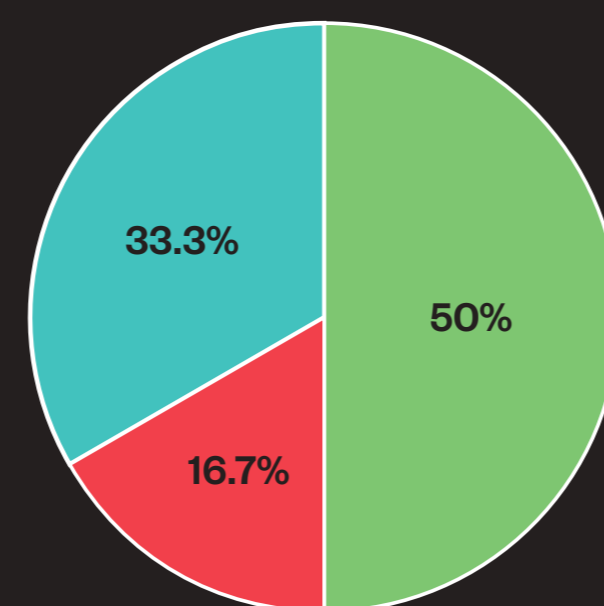
Are you aware of the site's allocation for housing development in the Argyll & Bute Local Development Plan 2?



Do you agree that more homes are needed in Helensburgh?



Are you supportive of the proposed development at Helensburgh Golf Club?





You asked us about...

Housing

Key themes

- Design should complement Helensburgh's Victorian/Edwardian architecture
- Need for easy to manage, eco-friendly homes
- Street design and landscaping
- Changes from previous proposal

Our response

Design and housing mix

We welcome the feedback that more homes are needed in Helensburgh. People that came to the consultation told us that there are a range of buyers, including downsizers and young families, in the area who are looking for homes which are easier to run and maintain. These views are supported by estate agents active in the area and as such the housing mix has evolved to incorporate three bedroom semi detached up to five bedroom detached homes.

The final design and elevational treatments will be agreed with planning officers.

Street design and landscaping

The topography of the site will inform the road layout, creating linear streets along the contours. We are grateful for input from the first consultation about landscaping ideas which would add character to the streets. We will look to integrate this into our development plans.

Previous proposals

Previous proposals for site were for a much larger housing and golf development including in excess of 300 homes and substantial reworking of the golf course. Our plan is to submit proposals for a scaled back, less impactful development of circa 145 homes, including the affordable housing to be managed by Dunbritton Housing Association.

Transport and access

Key themes

- Concern for road safety from increase in traffic (notably on East Abercromby Street, Sinclair Street, Charlotte Street)
- Management of street parking to avoid congestion
- Access routes for construction traffic
- Links to walking trails
- Access to clubhouse and golf course during development

Our response

Road safety, traffic and road design

We understand concerns about increased traffic, particularly on East Abercromby Street, Sinclair Street and Charlotte Street. Traffic assessments are underway to understand potential impacts, and where necessary, measures will be introduced to help manage traffic levels and maintain road safety. This may include adjustments at junctions, improved signage, and traffic calming where appropriate.

Street parking

We acknowledge worries about parking and the potential for increased congestion. The development will include appropriate on-site parking provision to reduce pressure on surrounding streets.

Construction traffic

A Construction Traffic Management Plan will be put in place before any works begin. This will clearly define routes for construction vehicles aiming to minimise disruption to residential areas, avoid peak travel times where possible, and ensure high safety standards are maintained throughout the construction period.

Walking routes

Opportunities to enhance and connect existing walking routes and trails will be explored, such as making links to the Old Luss Road Footpath, helping to improve access to outdoor spaces for both residents and visitors.

Access to the golf course and clubhouse

Maintaining access to the golf course and clubhouse is a key priority, and we have planned for phased arrangements to manage the transition from the current clubhouse facilities to the new, such as temporary car parking and access track. The club will continue to be operational throughout the construction period.



You asked us about...

Flooding and drainage

Key themes

- Concern regarding drainage
- Sewage/water run off from site via existing infrastructure
- Flooding impact downstream
- SuDS holding pond
- Concern re water supply pressure

Our response

Drainage and runoff

We understand concerns about sewage and surface water runoff entering the existing drainage network. The development will be supported by a detailed drainage strategy, designed in line with national and local standards. This will ensure that runoff from the site is carefully managed and does not place additional strain on existing infrastructure.

Flooding and downstream impact

Protecting downstream areas from increased flood risk is a key priority. Comprehensive Flood Risk Assessments will be carried out to ensure that the development does not increase the potential for flooding elsewhere. Any proposals will be required to demonstrate that water leaving the site is controlled to safe, pre-development levels.

Sustainable Drainage Systems (SuDS)

The inclusion of Sustainable Drainage Systems (SuDS), such as a holding basin or pond, will play an important role in managing water on site. These features are designed to:

- Slow the flow of surface water
- Reduce flood risk
- Improve water quality
- Provide potential environmental and amenity benefits

The SuDS basin will be located at the lowest area within the residential development and will be well-integrated into the landscape.

Water supply and pressure

We acknowledge concerns about potential impacts on water supply and pressure. The capacity of the local water network will be assessed in consultation with the relevant utility provider. Where necessary, upgrades or mitigation measures will be identified to ensure that existing residents do not experience any reduction in service.

We will continue to work closely with technical specialists, regulators, and the local authority to ensure that all drainage and water-related matters are properly addressed as the project progresses.

Open space and recreation

Key themes

- How will open space/play areas be maintained
- Development needs open space/landscaping
- Positive impact for young residents from golf community

Our response

Open space within residential development

The residential development has an open space corridor which we envision will provide play opportunities. We valued feedback received at the first consultation in respect of native planting and incorporating wildlife pathways. We can take this on board as designs progress. All open space within the residential development will be maintained by a factor.

Impact of new golf proposals

We received feedback from the first consultation that the new development would have a positive impact on community participation in the sport, with new and improved facilities creating a draw for new members, including young people.



Photography from a previous Cala development



You asked us about...

Environmental impact

Key themes

- Need to protect peatlands
- Trees
- Landscape impact
- Protect Local Nature Conservation site (LNCS) and butterfly areas
- Impact on bats

Our response

Peatland protection

Peatlands are valuable carbon stores and ecological habitats. Working with Argyll and Bute council's biodiversity officer and peat specialist, the design will aim to avoid disturbance where possible. Where impacts cannot be avoided, appropriate mitigation and management measures will be implemented in line with best practice. We have appointed Ironside Farrar as an environmental consultant and Botanaeco as peat specialists, to assist us with this process.

Trees and woodland

Existing trees are an important feature of the site and surrounding area. We acknowledge there is ancient woodland and a Tree Preservation Order (TPO) in place. In response to this, Arboricultural surveys will be carried out to help inform our designs. Opportunities for new planting and landscape enhancement will also be explored to improve biodiversity and visual amenity.

Landscape impact

We recognise concerns about the visual impact of development on the local landscape. Landscape and visual assessments will be undertaken to inform the design, ensuring it responds sensitively to local character. Measures such as planting, layout design, and careful positioning of buildings will help to minimise visual impact.

Local Nature Conservation Site (LNCS) and wildlife

Protecting the nearby Local Nature Conservation Site (LNCS) and associated habitats, including areas important for butterflies, is a key consideration. Ecological surveys will be undertaken, at appropriate times of year, to understand how these habitats are used. The design will seek to avoid adverse impacts, and where necessary, mitigation and enhancement measures will be introduced to support biodiversity. For example, for bats, this would include retention of roosting features, sensitive lighting design, and provision of bat boxes.

Services

Key themes

- Concern for impact on services in Helensburgh – doctors, dentists, schools
- Concern regarding lack of public transport

Our response

New housing can bring benefits to the area including support for public transport, local shops and amenities, however we recognise that there is often the perception that it will add to pressure on local services.

Following the submission of our application, the Council will consult with stakeholders such as the Education Department to assess the potential impact of the development and if any mitigation measures, such as developer contributions will be required.

Regarding healthcare availability, the delivery of new facilities is outwith Cala's control, however additional homes in the area can assist in providing justification for further healthcare services.





Proposed Development

The proposed development seeks to address the characteristics of the site and has the potential to deliver a range of benefits including:

Benefits

- Delivery of a housing site allocated within Argyll and Bute's Local Plan, including 25% affordable housing, helping to address the Housing Emergency.
- A new clubhouse, with a vision for increasing community use and involvement.
- Sustaining and creating jobs through construction and supporting the local supply chain.
- Economic boost through new patronage to local amenities, public transport and Council tax, supporting public and private services and infrastructure.
- Opportunities to work with experts to preserve and enhance the sensitive natural environment.



Stamp from previous boards



Next steps and feedback

Thank you for taking the time to view our proposals. You have until 9th July 2026 to provide further feedback.

You can do this by:

- Completing a feedback form today
- Emailing us at hgc@pegasusgroup.co.uk

We will assess any new feedback and begin preparing our planning application. This involves undertaking a suite of survey work including ecology, drainage and transport studies among others.

Our target for a planning submission is late August 2026. Once the planning application is submitted, you will have the opportunity to comment directly to Argyll and Bute Council.

Please note that comments made during this consultation process are made to Cala and will not be considered a formal representation to any future planning application. All members of the public and local stakeholders will have the opportunity to make a formal representation to Argyll and Bute Council once a planning application has been submitted.

