



Welcome

Thanks for joining us at our 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.

This event is an opportunity for interested parties to learn more about our initial ideas for the proposed development and to give us feedback that can help shape the proposals.

It is recognised that there have been previous proposals for this site, which were similar, but for a larger development. This proposed development seeks to take on board many of the comments made in relation to that proposal, and we welcome comments in relation to this reduced development.

Please share your views by completing a feedback form to help inform the design process. We will then share our updated proposals at a follow up exhibition before submitting the formal application.

For the avoidance of doubt, comments received at this event and the follow up 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.



A typical Cala street scene



Application boundary line



Who we are and what we do

Cala Homes (West) is a growing business with a strong heritage in designing and creating sustainable developments. We have ambitious plans to build on this strong track record of delivering high quality developments in Central Scotland.

Cala Homes (West) employs 180 staff and sustains hundreds more jobs through its extensive supply chain and subcontractor partners. This business, which is part of Cala Group, takes great pride in creating vibrant new communities that meet local housing needs.

- **Customer service focused**
5 Star Builder (Home Builders Federation)
- **Reputable**
Large Housebuilder of the Year 2023 & 2024 (Homes for Scotland)
- **Proven track record**
Longstanding history of building homes across the West of Scotland, with current sites in Stirling, Glasgow City, South Lanarkshire, East Dunbartonshire, East Renfrewshire and Renfrewshire
- **Well established team**
Delivering circa 450 homes per annum





Helensburgh Golf Club

Helensburgh Golf Club was founded in 1893 and has always been a family club, with membership drawn from the town.

Today, the club is a registered Community Amateur Sports Club (CASc), meaning that it is open to the whole community and has a purpose of providing facilities for and promoting participation in golf.

The overriding ambition of the Golf Club is to retain and improve the existing golf course and replace the ageing facilities with a new clubhouse and indoor golf studio, so that the local community can continue to participate in the sport for another 150 years.

Dunbritton Housing Association

Dunbritton Housing Association is a Registered Social Landlord, operating across West Dunbartonshire and Argyll and Bute.

The Association has a mix of housing stock, including general needs houses and flats, larger family accommodation, properties suited to older residents with mobility problems (known as amenity properties), and wheelchair-adapted houses and flats.

We rent houses to people in housing need and own houses for sale under a shared ownership scheme. Furthermore, Dunbritton Housing Association is a developer, building good-quality houses for rent.

Cala will work with Dunbritton Housing Association to deliver a mix of sizes of new-build affordable homes for rent, to be allocated via HOME Argyll. The project has the backing of Argyll and Bute Council through its Strategic Housing Investment Plan (SHIP), which allocates funding to affordable housing projects across the local authority area.



Site context

We are aware that the site is affected by a number of existing designations and infrastructure which will impact on any proposed design and works.

These include

- **Tree preservation order (TPO) and Ancient Woodland**
- **Local Nature Conservation Site**
- **Major water main**
- **Peatland areas**

In order to ensure that the site constraints are addressed and any impact from the development is minimised, a full range of technical studies will be carried out including Flood Risk and Drainage, Ecology, Transport, Tree Survey and Ground Condition investigations.



Indicative development pods



Local living

Access

The primary access to the development will be from East Abercromby Street, with a secondary link at Kent Drive.

The new clubhouse will be accessed through the new residential estate and will have its own dedicated parking.

Topography

Levels across the site change by up to 22m, which will influence residential design by creating tiered levels and linear streets.

Education

Schools local to the site include John Logie Baird and St. Josephs RC Primary Schools as well as Hermitage Academy and Our Lady & St. Patrick's High School (Dumbarton).



Application boundary line



Our proposals

Golf course proposal

The four golf holes that will be displaced by the residential development will be replaced by four new holes to the north of the proposed housing and new clubhouse.

Helensburgh Golf Club are working with STRI, specialists in golf course architecture, on the design of the new holes.

Clubhouse proposal

A new, single-storey clubhouse building is proposed, positioned to take in the magnificent views of the Firth of Clyde. This vision is for a multi-purpose building with a function room and kitchen, common room, office, and changing facilities, which will be available for member and community use.

The existing greenkeeper's shed will be transformed into an indoor golf studio, with a replacement shed proposed at the northeast boundary, near the current Roads Depot.





Subject to approval
Some details may be subject to change

Our proposals

Residential proposal

Argyll and Bute Council, through the Local Development Plan 2, has allocated the southern part of Helensburgh Golf Club as suitable for residential development to assist in meeting housing need and demand in Helensburgh.

Cala propose a selection of 3, 4 and 5 bedroom homes within the western part of the allocated land. These will be two-story, semi-detached and detached homes. Cala will work with Dunbritton Housing Association to plan a mix of affordable housing to meet local needs. This could include cottage-style flats, 2 and 3 bedroom terraced homes and 1 and 2 bedroom flats. The affordable housing will form 25% of the overall residential development.

The image shows the overall vision for Cala, Dunbritton Housing Association and Helensburgh Golf Club.



CALA

Our Community Pledge

We are committed to bringing added value and meaningful benefit to the communities in which we build, not just through the homes we create, but by investing and enhancing in the very essence of what brings a local community together.

To reflect our commitment to our communities over the lifecycle of our developments, our Community Pledge will address genuine local needs through bespoke activities, donations, initiatives, volunteering drives and much more.



To find out more about our Community Pledge, scan the QR code or visit cala.co.uk/communitypledge



Our pledges will encompass bespoke activity, tailored to the community, as well as four core Cala activities.

Urban Wildlife Strategy

Our commitment to wildlife measures, including bat and bird boxes, invertebrate bricks and hedgehog highways in every new development we build.

Showhome of support

Which celebrates local suppliers and up-and-coming talent found close to our development showhomes.

Land to life

Our curriculum-based schools programme teaches children about sustainable development.

Stay Safe, Stay Away

Our school learning programme to raise awareness amongst young people of the dangers on building sites.



Sustainability

Our homes & developments

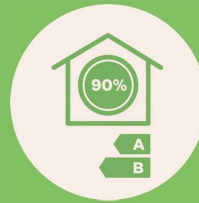
At Cala, sustainability is something we're building our future on. We will be a business that leaves a positive, lasting legacy for both people and the planet.

In 2020, we set out to define Cala's commitment to running the business in a responsible and sustainable way, and to empower our employees to own this as part of our culture, through the launch of our Sustainability Strategy.

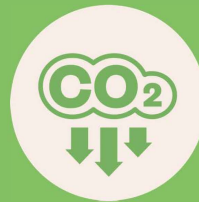
We have set out to achieve net-zero operational greenhouse gas emissions across our business by 2030. Aligned with this, we will ensure that all new Cala homes are net-zero carbon enabled by 2030.



Our first net-zero home has been built in Peterborough. We're using this to test performance and trial new technologies to use in the future.



Over 90% of our homes achieve an EPC rating of A or B, with an average of 85.5 across the Cala Group.



Since 2021, we have continued to increase the number of homes built, however in the same time, we've managed to reduce our Scope 1 and 2 emissions by 38%, and our overall operational emissions by 28.7%.



Over 200 members of staff have signed up to our ULEV (ultra-low emissions vehicle) scheme since 2021, saving individuals £500 – 700 on fuel costs and a total of 33 tonnes of carbon dioxide emissions each year, based on 2022 mileage.



All of our timber frame and timber products are certified from a FSC or PEFC source. In 2023, 34% of all legal completions were timber frame. In Scotland, we build 80% of homes with timber frame. Across England, we are increasing the use of timber frame across our developments.



Next steps

This initial public consultation runs from 14th May 2026 to 28th May 2026.

A second round of consultation will be undertaken on 18 June 2026, ahead of a likely planning submission in August 2026.

Further detailed design and engagement with the planning department will then continue, ahead of a target site start date in Spring/Summer 2027, with the first homes released for sale in the Summer of 2028.

Cala, together with Helensburgh Golf Club and Dunbritton Housing Association, are keen to consult closely with the community and stakeholders as we look to shape our proposals over the coming months.

Please fill in the feedback for and leave it with us or contact us on the email below.

hgc@pegasusgroup.co.uk

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.

