



References

- 1 Argyll and Bute Council Local Development Plan (adopted March 2015)
Policy LDP 3 - Supporting the Protection, Conservation and Enhancement of our Environment.
- 2 Argyll and Bute Local Development Plan Supplementary Guidance. (adopted March 2016).
SG LDP ENV 14 – Landscape
SG LDP ACE 1 – Area Capacity Evaluation (Field Sheets 1A, 1B and 2)
SG LDP ENV 17 – Development in Conservation Areas and Special Built Environment Areas
- 3 Scottish Natural Heritage Landscape Review No 78 Landscape Assessment of Argyll and the Firth of Clyde, Environmental Resources Management. (1996)
- 4 Argyll & Bute Council Greenbelt Landscape Study – Ironside Farrar (Feb 2010)
- 5 North Clyde Estuary. An Illustrated Architectural Guide. Frank Arneil Walker, Fiona Sinclair. RIAS 1992.

Rhu and Shandon Community Council. February 2017.



RHU and SHANDON

Statement of Key Environmental Features

Rhu and Shandon enjoy a beautiful landscape setting on the east shore of the Gareloch, overlooking the Rosneath peninsula on the opposite shore, with partial views of the necklace of lights on the south shore of the Clyde, and longer views to the Isle of Arran. There are stunning views to the Arrochar Alps to the north. The domestic architecture of the villages blends old and new houses with numerous fine and listed 19th century villas, many trees and spacious gardens. Rhu is a designated Conservation Area. The villages enjoy a coastal, rural and semi-urban environment bounded by the Gareloch on the west and, to the east, a designated Greenbelt backed by Open Countryside of fields, woods and the upland moorland into Glen Fruin. The houses rise up the gentle slopes below the West Highland Railway line and residents enjoy broad landscape views from the elevated position. It is also important to consider the view of Rhu and Shandon, nestling against the back drop of Tom na h-Airidh, from the Rosneath Peninsula, and to give due consideration to the landscape and setting of the villages as seen from the water as sailing is a major recreational activity on the Gareloch.



Context

The Argyll & Bute Local Development Plan (March 2015) states for **Policy LDP3 - In all development management zones, Argyll and Bute Council will assess applications for planning permission with the aim of protecting, conserving and where possible enhancing the built, human and natural environment.**

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This policy is supported by **SG LDP ENV 14** - 'Outwith National Scenic Areas and Areas of Panoramic Quality, Argyll and Bute Council will consider landscape impact when assessing development proposals, and will resist development when its scale, location or design will have a significant adverse impact on the character of the landscape' and **SG LDP ACE 1** – this provides Field Sheets 1A and 1B to assist with identifying Key Environmental Features and these, along with Field Sheet 2 were completed in the preparation of this Statement of Key Environmental Features in Rhu and Shandon. **SG LDP ENV 17** –has also been taken into consideration.

The Argyll and Bute Council Local Development Plan Written Statement, (March 2015) in its Glossary (p 89) defines:

Key environmental features – *prized or vital features of natural or built heritage (including biodiversity, development pattern and environment vital to human health); this plan seeks to sustain these features in their present or enhanced condition for at least the next 20 years (measured from the time of development proposals) for the benefit of existing and future generations with a focus on sustaining scarce non-renewable resources. In addition, lists of Key Environmental Features issued by Community Councils for their areas will be taken into account as material considerations.*

In order to assist Argyll and Bute Council in these objectives Rhu and Shandon Community Council have prepared this statement of Key Environmental Features in Rhu and Shandon. Note these complement and are additional to all official protective designations as defined in references 1 and 2

Key Environmental Features as a Material Consideration for Planning decisions



It is anticipated that this Statement of Key Environmental Features in Rhu and Shandon will be acknowledged by Argyll and Bute Council and be taken into account as a material consideration in the planning process. It should also be used by Developers and others to shape their approach when planning new developments.

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Rhu and Shandon Key Environmental Features

Landscape and Views

- Rhu Bay from the marina round to the lighthouse at the end of Rhu Spit.
- Rhu Spit viewed from the shore to north and south and from all parts of the Gareloch, including Rosneath Peninsula.
- Views of Rhu Bay and village, and Shandon from across the Gareloch and other parts of the loch shore (e.g. Kidston Park).
- Ardenconnel Woods and the general wooded nature of the villages.
- Highlandman's Road and views of and from the path network associated with it.
- Open vistas along and across the Gareloch from the A814
- Aldownick (Smuggler's Glen) along its whole length
- The Greenbelt and the Sensitive Countryside of 'wild' moorland, woods and hillside behind the settlements and above the West Highland Railway line. Note this extends across the ridge and over into the upper reaches of Glen Fruin.

Buildings and Village Setting

- Rhu Church and churchyard including gravestones and Spring bulb display.
- Rhu village green and war memorial.
- The houses, Rhu Inn and shops forming the nucleus of the village and backcloth to Rhu Bay.
- Shandon War Memorial.
- Lover's Lane and Spy's Lane, Rhu.
- Streetscape of large architect designed 19th /early 20th century villas and gardens in Rhu and Shandon, in their settings. Whilst not individually identified in this list they are seen as a key feature of Rhu and Shandon.
- Domestic features – gateposts, boundary walls, and hedges and the many specimen trees which enhance the appearance of the villages,
- OSPAs and Open green space, eg Playpark, Ardenconnel Park and Empress Field.
- The view of Ardencape Hotel across the bay from Kidston Park.
- Notable buildings in their settings. Some are listed but there are others of similar quality,(see ref 5), inter alia: RNCYC Clubhouse, Rhu Community Hall, Laggary Park, Blairvadach, St Andrew's House, etc.
- Glenarn House, listed in the Inventory of Designed Landscapes.
- The Marina as a feature.
- 19-35 Manse Brae (Braehouse), Rhu as good example of 1930's social housing.