

RHU & SHANDON COMMUNITY COUNCIL

Mr David Moore
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Please reply to:

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Telephone enquiries:

12 June 2017

Jack.Rudram@btopenworld.com

Dear Mr Moore,

17/00837/PP: Residential Development by Persimmon at Ardencaple Garden Centre

As a general rule Rhu and Shandon Community Council (R&S CC) do not comment on applications outside our Community Council area but we do make exceptions when we feel that there is an important development with the potential to impact our residents, or future developments in Rhu and Shandon. The proposed Persimmon development at the former Ardencaple Centre in Rhu Road Higher is one such development where we believe that the proposal is in blatant contravention of the current (2015) Local Development Plan (LDP).

The LDP specifies the former Ardencaple Garden Centre as allocated for Residential use with an allocation of 60 units (25% affordable). Persimmon's proposal to build 76 units on the site represents a 27% increase over the allocation. This increases the housing density on the site from an average of just over 20/ha to over 26/ha. In their Planning Statement Persimmon quote policy LDP Prop 2 as advising that housing allocations are "indicative" and may be varied. R&S CC would assert that a 27% increase falls outside the range of what most people would consider to be "indicative" and, as such, this is unacceptable.

Persimmon claim under the section entitled "LDP 9" in the same Planning Statement that the proposed housing density (26.2 units/ha) on the site is within the Medium band, which band also covers the housing density calculated for the LDP allocation (20.8 units/ha), and that being in the same band justifies the increased number of units. However the original allocation (60 units in 2.89ha) is actually at the very lower end of the High Housing Density band (20.8/ha) whilst the proposed build number is well up the High Housing Density band at 26.2/ha. (The Medium Density band is from 11-19/ha and the High Density Housing band is from 20-34/ha) Again R&S CC would argue that this represents a significant departure from the intentions of the LDP. Also, as the general density of housing in this area of the town is Low or Medium this development represents an inappropriate introduction of high density housing.

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The submission by Helensburgh Community Council (document no 21607847 on the A&BC Planning website) comments in some detail on the implications of this high housing density and how it has contributed to a poor site layout and overall cramped impression. R&S CC supports the arguments put forward in this document and would commend it to your attention.

In addition R&S CC would draw your attention to the width of the path/wildlife corridor at the north end of the site. Whilst we commend the retention of a right-of-way path along this boundary the width of the natural belt seems insufficient to provide a meaningful wildlife corridor. It is difficult to estimate the proposed width from the site plans but we would suggest that this corridor should be greater than 30m wide.

On the basis of the above R&S CC feel that they have no option but to object to this development as presented, primarily on the grounds of significant departures from the LDP, and ask that A&BC as Planning Authority reject the application.

Yours sincerely,



Jack Rudram, Convenor, For Rhu & Shandon Community Council

By email copy to:

Cllr Barbara Morgan, Cllr George Freeman, Cllr Iain Paterson

Cllr Gary Mulvaney, Cllr Lorna Douglas, Cllr Graham Hardie, Cllr Aileen Morton

Members of R&S CC