

Requirements under the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021

Information to be submitted with a local place plan

5. – (1) (d) (i)

The steering group read LDP2 and assessed each proposal against LDP2.

Each proposal references LDP2

See Annex F and H for more detail.

5. – (1) (d) (ii)

The steering group read NPF4 and assessed each proposal against NPF4

Each proposal references NPF4

No proposals are contrary to the policy set out in NPF4

See Annex F and H for more detail.

5. – (1) (e)

See Annex H for detail

Proposal 2, 4, and 5 - A2005 Helensburgh Reservoirs Local; consideration of access, leisure/recreation use, redevelopment of redundant reservoirs and environmental enhancement opportunities. The Community is keen that this remains as a green and blue space to be enjoyed as a community recreation area. No housing or building should be considered in this designated greenbelt area.

Proposal 2 B2001 Helensburgh - Craigendoran Business (Use Class 4), Hotel (Use Class 7) and ancillary employment related. Area unsuitable for further building due to flood risk and proximity to RAMSAR protected area.

Proposal 6 Growing spaces would be a more suitable use.

Proposal 7 and 14 C2001 Helensburgh Pierhead Swimming pool, community leisure facility, open space, town centre parking with up to 2700m² retail use In addition the community wishes to build a permanent skatepark and other recreational and community spaces. To reallocate enough parking to provide spaces for four coaches.

Proposal 8 and 22 A2006 Helensburgh Town Centre and Waterfront Strategic; regeneration enhancement opportunities To support the role of Helensburgh pier and waterfront to provide destination and embarkation facilities for scheduled, pleasure and excursion vessels operating or visiting the Clyde.

Proposal 14 The community would be satisfied that the requirement for affordable housing could justify a larger percentage than 25% of affordable housing in new developments of more than 8 houses as allowed by NPF4 “the LDP sets out locations or circumstances where: i. a higher contribution is justified by evidence of need” 30% has been suggested.

Proposal 22 A2003 Helensburgh - Craigendoran Local; recreation and tourist related development, consideration of transportation and access Issues. Suggest campervan parking would be suitable in this area in addition to active planning application.

5. – (1) (f) (i) and (ii)

Throughout 2025 Helensburgh Community Council conducted a variety of consultation events within the community. These included an online and paper survey. Pop up sessions at community events, Drop in sessions both daytime and evening. Plus Focus Groups for topics such as Environment, Business, Youth and Experience, inviting relevant businesses and community groups to these sessions to have a wider discussion.

The resulting proposals from the community were refined and reviewed throughout the process with a final all day session on 22 March to attended by 300 people to check the final proposals were the ones supported by the community.

The Community were then given 28 days to comment or endorse the draft Local Place Plan which received 93% support for all 24 proposals.

Supporting statements were also received from Rhu and Shandon Community Council and Cardross Community Council.

From: [REDACTED]
Sent: 22 January 2026 18:09
To: Local Place Plans
Subject: Fw: Helensburgh Local Place Plan email to Local Councillors
Attachments: HCC-PLACEPLAN-DRAFT-FOR-CONSULTATION-web-1.pdf;
LPP_Information_Notice_20250915_EL.docx

From: [REDACTED]
Sent: 15 September 2025 17:04
To: communitycouncils@argyll-bute.gov.uk <communitycouncils@argyll-bute.gov.uk>; fiona.howard@argyll-bute.gov.uk <fiona.howard@argyll-bute.gov.uk>; gary.mulvaney@argyll-bute.gov.uk <gary.mulvaney@argyll-bute.gov.uk>; gemma.penfold@argyll-bute.gov.uk <gemma.penfold@argyll-bute.gov.uk>; grahamarchibald.hardie@argyll-bute.gov.uk <grahamarchibald.hardie@argyll-bute.gov.uk>; iainshonny.paterson@argyll-bute.gov.uk <iainshonny.paterson@argyll-bute.gov.uk>; ian.macquire@argyll-bute.gov.uk <ian.macquire@argyll-bute.gov.uk>; mark.irvine@argyll-bute.gov.uk <mark.irvine@argyll-bute.gov.uk>; math.campbell-sturgess@argyll-bute.gov.uk <math.campbell-sturgess@argyll-bute.gov.uk>; pauldonald.kennedy@argyll-bute.gov.uk <pauldonald.kennedy@argyll-bute.gov.uk>; Secretary HCC <secretary@helensburghcommunitycouncil.co.uk>
Subject: Helensburgh Local Place Plan

Dear Councillors,

Please find attached a pdf copy of our new proposed Helensburgh Local Place Plan (LPP). Please can you confirm receipt of it and that it is fully legible to you? Thank you.

Introduction

The objective is to submit this Local Place Plan(LPP) to Argyll And Bute Council. When accepted by Argyll and Bute Council it will become a formal Planning document which will inform planning decisions on development proposals and initiatives in Helensburgh for years to come. To be taken into account by Argyll and Bute Council as part of Local Development Plan 3. The area covered by the Helensburgh Local Place Plan is the area within the boundaries of Helensburgh Community Council. The place plan has been prepared by Helensburgh Community Council after engagement and consultation with the local community.

Themes

Climate Adaptation

Increased rainfall, high winds and sea level rise, storm surges, surface water flooding, coastal erosion and wind damage. Ensuring the town and heritage are protected from these threats, and that the community has plans in place as a priority.

CLIMATE PROPOSAL 1 Protect infrastructure and buildings from the effects of heavy rain and strong winds due to Climate Change.

CLIMATE PROPOSAL 2 Protect infrastructure, buildings and water quality from the effects of flooding due to Climate Change

Environment, Green Space and Biodiversity

The town has fine trees, verges, gardens, and green spaces. It is defined by its Green Belt and surrounded by woodland, moor, and coastal wetland of great importance for nature. Protecting and improving these natural assets is essential.

ENVIRONMENT PROPOSAL 3 Manage density of development and protect Green Belt including Empress Fields.

ENVIRONMENT PROPOSAL 4 Preserve and improve the biodiversity of Helensburgh's Green and Blue Spaces.

ENVIRONMENT PROPOSAL 5 Protect Helensburgh's Nature Corridors as the heart of a wider Local Nature Network.

ENVIRONMENT PROPOSAL 6 Identify and acquire sites for Growing Spaces

Waterfront, Historic Town and Retail

Conservation of the 19th century buildings and waterfront is key to the town's identity, attractiveness, and economy. Restoration and reuse of heritage buildings for community and retail purposes is desired, alongside a vibrant waterfront providing leisure facilities for the whole community and visitors to enjoy.

TOWN PROPOSAL 7 Develop Helensburgh Pierhead Site as a Community and Leisure Space.

TOWN PROPOSAL 8 Regenerate Helensburgh Pier.

TOWN PROPOSAL 9 Develop policies to support independent retail and businesses in Helensburgh to maintain and

enhance the vitality and viability of Helensburgh Town Centre.

TOWN PROPOSAL 10 Restore and protect the historic streetscape of Helensburgh.

Community Buildings and services

Improved provision for young people and families for leisure and wellbeing, including indoor and outdoor facilities for children and young people for active play. Increased provision for preschool and wrap-around child care. Public toilets are vital for residents and visitors.

COMMUNITY PROPOSAL 11 Save The Tower Arts Centre.

COMMUNITY PROPOSAL 12 Develop Indoor Multi-Use Facilities.

COMMUNITY PROPOSAL 13 Establish a Youth Centre for recreation, wrap-around care, health and wellbeing.

COMMUNITY PROPOSAL 14 Build a permanent Skatepark on the Pierhead Site.

COMMUNITY PROPOSAL 15 Improve and maintain Outdoor Sports and Play Areas.

COMMUNITY PROPOSAL 16 Establish a Community Sports Centre and Educational Outdoor Learning Base at the old Hermitage Primary Annex.

COMMUNITY PROPOSAL 17 Develop a Pump Track and Active Play Area at Kirkmichael, with Community Space.

Accommodation

New housing should be energy-efficient, suited to the climate, and have access to services and facilities. Increased provision of smaller homes, affordable homes and visitor accommodation, to meet the identified needs of the community and visitors. Prioritising reuse of brownfield land over Green Belt.

ACCOMMODATION PROPOSAL 18 Prioritise affordable housing and smaller housing units.

ACCOMMODATION PROPOSAL 19 Developments should be sustainable and carbon neutral.

ACCOMMODATION PROPOSAL 20 Increase provision of Visitor Accommodation.

Getting About

A connected network of active travel routes, removing obstacles, prioritising pedestrians and linking to public transport. Parking to access the town centre, provide for visitors, and connect to public transport. Space for coach parking is essential to encourage tourism.

GETTING ABOUT PROPOSAL 21 Maintain roads and consider additional measures to ensure safety of all users.

GETTING ABOUT PROPOSAL 22 Car, Campervan and Coach Parking, EV Charging and Public Transport facilities to be improved.

GETTING ABOUT PROPOSAL 23 Develop a network of Active Travel Routes across the town and improve signage.

GETTING ABOUT PROPOSAL 24 Improve accessibility through upgrading and repair of pavements and dropped kerbs.

Any representation on the content of the proposed plan should be made to the Helensburgh Community Council by e mail [REDACTED]

Ccd: secretary@helensburghcommunitycouncil.co.uk

Representations should be received no later than 17th October 2025

Elizabeth Lambert

Helensburgh Community Council

15/09/2025

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This email has been scanned for viruses, vandals and malicious content.

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Elizabeth Lambert

Helensburgh Community Council

15/09/2025

To: Jean Cook and 17 more ^

From:

elizabeth lambert

[Redacted]

To:

Jean Cook

secretary@rhuandshandoncommunity.org

Secretary HCC

secretary@helensburghcommunitycouncil.co.uk

CC:

Community Councils

communitycouncils@argyll-bute.gov.uk

BCC:

Norman Burton

[Redacted]

Harry McCormack

[Redacted]

Arrochar Community Council

atandacommunitycouncil@yahoo.com

Rhu & Shandon CC

[Redacted]

Cardross Community Council

[Redacted]

secretary@rhuandshandoncommunity.org

Cove and Kilcreggan Community Council - Secretary

[Redacted]

Luss & Arden Community Council - Secretary

[Redacted]

Write a reply...



NORMAN BURTON

[Redacted]

Harry McCormack

[Redacted]

Arrochar Community Council

atandacommunitycouncil@yahoo.com

Rhu & Shandon CC

[Redacted]

Cardross Community Council

[Redacted]

secretary@rhuandshandoncommunity.org

Cove and Kilcreggan Community Council - Secretary

[Redacted]

Luss & Arden Community Council - Secretary

[Redacted]

Fiona Baker

[Redacted]

Lindsey Young

[Redacted]

Patrick Trust

[Redacted]

Date:

15 September 2025 at 17:37

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Write a reply...

