

Lindsey Greatbanks

11 Bay View Court

Northam

EX39 1TJ

10th July 2020

Planning and Building Standards

The Helensburgh and Lomond Civic Centre,

38 East Clyde Street,

Helensburgh G84 7PG

mailto: planning.handl@argyll-bute.gov.uk

Ref.20/00094/PP

F. A. O Sandra Davies

Dear Ms Davies,

With reference to the above, I believe that this is the wrong application in the wrong place and wish to record my objection on the following grounds.

In the Adopted Local Plan 2015, Portincaple is classed as a minor settlement and as such there is a limit of five houses per application allowed in the settlement zone at any one time. As a result, and notwithstanding the fact that there is a larger development waiting to be submitted at a later date, this proposal directly conflicts with the Written Statement of the Adopted Local Development Plan and its associated Supplementary Guidance notes.

In Chapter 1, Introduction, paragraph 1:1:2, it states that the aim is to protect and enhance the outstanding natural heritage, and to satisfy the **overarching need to improve the quality of life for residents**. This proposal does neither!

In addition, it does not meet the need to reduce the impact of climate change, as it quite clearly relies, on motor transport journeys to function as proposed. It shows 44 car park spaces, plus parking for visitors. A dubious attempt to satisfy some green credentials has been made by including 2 EV charging points.

I was amazed to find out that no traffic assessment has been either submitted or requested from the developer, which considering that traffic movements are going to be at least doubled, should have been a material consideration. Not only that, but are the two bridges on the adopted section of Feuins Road, capable of withstanding the huge increase in HGV traffic that will follow during the construction phase, if approval for this application is granted.

Yours sincerely

Lindsey Greatbanks

