

Waitrose Planning Contribution – Project Highlight Report and Update

A) INTRODUCTION

This report provides an update on the progress and delivery of projects associated with Planning Consent 11/01422/PP which approved a foodstore and petrol filling station at Cardross Road, Colgrain, Helensburgh – now built and operated by Waitrose.

Planning consent was issued for the foodstore in June 2012 and Waitrose began trading in October 2013. As part of the planning consent a legally binding s75 agreement was drawn up between the Council and Developer which secured financial contributions to deliver projects to the value of £880,000. The money and projects were to offset perceived negative impacts that the foodstore would have on existing town centre shops, business and industry land and open space / trees.

There have been project specific updates to the Helensburgh and Lomond Business Day (*shop front enhancement scheme, gateway feature, town centre public art and tree planting*) over the past 2 years however it has been identified in a recent internal audit that a regular 6 monthly update should be provided to the determining committee (PPSL) given the financial scale and strategic nature of the fund. Other major and complex s75 agreements shall also be reported this way in the future.

B) RECOMMENDATION

Members are asked to note the content of this Highlight Report and asked to continue to support this project.

C) IMPLICATIONS

Policy: Continued support of projects essential to comply with provisions of the s75 and planning consent.

Financial: £418,000 worth of projects have either been commenced or delivered. £470,000 worth of projects still need to be delivered and funds utilised before 2023 (at earliest) – otherwise the developer is entitled to a reimbursement of unspent capital

Personnel: Resource to deliver projects.

Equal Opportunities: None

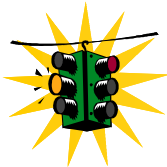
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Waitrose Planning Contribution

Highlight Report

Name of Document:	Highlight Report - <i>Waitrose Planning Contribution</i>	Overall Project Status  Green
Author:	<i>Ross McLaughlin</i>	
Description of Content:	Summary of progress <i>from June 2012 to December 2014</i>	
Distribution:	<i>Planning, Protective Services and Licencing Committee</i>	

Headlines

- All financial payments have been made to the Council timeously (£888,000) in 2012 & 2013
- Funds are being held in interest bearing account

What's been delivered

- A number of projects have already been delivered or resource committed (*see table at bottom of page*)
- In total £418,000 (47%) worth of projects have either been commenced or completed.

Future projects

- £470,000 worth of projects still need to be delivered and funds utilised before 2023 – otherwise the developer is entitled to a reimbursement of unspent capital
- New CHORD Project Manager for Helensburgh has recently been appointed and will have responsibility to deliver £120,000 public realm town centre improvements and £150,000 of Town Centre parking improvements
- Roads department to improve pedestrian and cycle links to and from the town centre to foodstore (£50,000)
- £150,000 to facilitate Business and Industry Land in Helensburgh and Lomond

Progress against Plan (taken from project plan see attached)

Key products/deliverables completed

- New gateway roundabout is complete
- New footpath to Hermitage Academy installed
- Shop front enhancement project well underway, approximately £70,000 has been awarded. 20 offer letters have been issued, 12 unconditional, 8 conditional.
- Colquhoun Square electrical switchgear installed and used for Christmas lights
- £10,000 awarded to Helensburgh Tree Trust to improve planting around Colgrain
- CHORD town centre artwork project expanded and partially installed
- New parking layout at Sinclair Street including new ticket machines installed



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Key products for next reporting period: 1 st Jan 2015 – July 2015	Delivery date
Council to develop further options to encourage businesses to expand, relocate or move into Business and Industry Land Allocations in Helensburgh and Lomond	July 2015 – onwards
2nd Tranche of public car park improvements , £150,000 – New CHORD Project Manager to develop options	July 2015 – onwards
2nd Tranche of public real enhancements , £120,000 - New CHORD Project Manager to develop options	July 2015 – onwards
2 nd Tranche of shopfronts monies post March 2016, following evaluation of first round.	April 2016- onwards
Route finding and assessment works being carried out by Infrastructure Design towards producing option for the new pedestrian / cycle route between Colgrain and Sinclair St	July 2015 – onwards
Planting of Trees by Helensburgh Tree Trust. Invoices paid to cost of £10,000	July 2015

Budget

- In total £418,000 (47%) worth of projects have either been commenced or completed.
- £470,000 worth of projects still need to be delivered and funds utilised before 2023 – otherwise the developer is entitled to a reimbursement of unspent capital

Major Issues –

- No major issues identified at this time



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Major Risks – New/Changed

1 = low risk, 4= highest Risk

Risk (Scored 1-4)	Inherent risk impact (1-3)	inherent risk Probability (1-3)	Inherent risk per matrix (1-9)	Mitigation	Residual Impact (1-3)	Residual risk (1-3)	Residual Matrix (1-3)
Lack of engagement and buy in by Elected Members result in council failing to specific projects	3	2	6	Seek early engagement and ensure ongoing discussions with PPSL and H&L Area Committee	3	1	3
Failure to free up resource to support the project will result in timescales not being met	3	2	6	Notify Director if resources required to support project are failing.	3	1	3



Waitrose Planning Contribution – Highlight Report

HIGHLIGHT / PROGRESS REPORT

<i>PROGRAMME NAME:</i>	Waitrose Section 75 – Implementation	<i>Programme Manager:</i>	Ross McLaughlin
<i>Reporting Period:</i>	June 2012 – December 2014	<i>Date report prepared:</i>	16/12/14

Progress – please refer to Programme Plan

Product description	Key products delivered or outstanding this period <i>(including brief explanation of why product outstanding)</i>	Revised delivery date	Key products for next reporting period	Delivery date
Business Contribution (LB1) Council to utilise Contribution to encourage businesses to expand, relocate or move into Business and Industry Land Allocations in Helensburgh and Lomond £150,000 to facilitate business and industry land <i>Funds to be utilised within 15 years of date of payment</i>	Planning Policy Manager meeting with B&I Land owner. Adjacent site ‘Sawmill field’ allocated in Local Development Plan for residential development Priority given to bringing forward B&L Allocation in current Local Plan at Craigendoran		Opportunities for partnership working with adjacent Housing Allocation to be explored. Further meeting with landowner and commercial agent scheduled.	July 2015 - onwards



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<p>Improvement to Town Centre Car Parks (TC1)</p> <p><i>£250,000 to be drawn down in two tranches. First tranche £100,000, second tranche £150,000. 1st draw down - on commencement of development. 2nd draw down - 7 days prior to opening of Store</i></p> <p><i>Funds to be utilised within 15 years of date of payment</i></p>	<p>1st Tranche= 1.resurfacing/relining of car park provision of additional disabled parking spaces . 2. Provision of ticket machines in SINCLAIR St car park.</p>		<p>2nd Tranche, £150,000 - Delivery vehicle for development of Pier head via new Project Manager</p>	<p>1.Complete 2. July 2015 onwards</p>
<p>Improvement To Public Realm and Public Spaces (TC2)</p> <p><i>£220,000 to be drawn down in two tranches. First tranche £100,00, second tranche £120,000 . 1st draw down - on commencement of development. 2nd draw down - 7 days prior to opening of Store</i></p> <p><i>Funds to be utilised within 15 years of date of payment</i></p>	<p>1st Tranche, £100,000 – artworks within the CHORD boundary area are underway, all artworks are due to be installed by spring 2015.</p>		<p>2nd Tranche, £120,000 - Delivery options for development of Pier head via new Project Manager</p>	<p>1.Complete 2. July 2015 onwards</p>
<p>Shopfront Enhancement Scheme (TC3)</p> <p><i>£140,000 to be received 7 days prior to opening of store</i></p> <p><i>Funds to be utilised within 15 years of date of payment</i></p>	<p>Grant totalling £70,000 awarded in first tranche (20 awards, 12 unconditional and 8 conditional)</p>		<p>2nd Tranche following evaluation of first round, post March 2016.</p>	<p>50% Complete 2. July 2015 onwards</p>



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Pedestrian Cycle Links (TC4) <i>£50,000 received 7 days prior to opening of store</i> To deliver or improve pedestrian or cycle routes from Helensburgh town centre to foodstore <i>Funds to be utilised within 10 years of date of payment</i>	Meeting held with Callum Robertson in June 2014		Route finding and assessment works being carried out by Infrastructure Design towards producing option for the route between Colgrain and Sinclair St.	July 2015 onwards
Town Centre Electrical Switchgear (TC5) <i>£20,000 on commencement of development.</i> <i>Funds to be utilised within 10 years</i>	For Christmas lighting on Colquhoun Square. Delivered through CHORD upgrade of Colquhoun Square			Complete
Tree Planting (OS1) <i>£10,000 to be received 7 days prior to opening of store -</i> <i>Funds to be utilised within 10 years of date of payment</i>	Planting Plan drawn up by Helensburgh Tree Trust in consultation with Council officers. Presented to H&L Business Day		Planting of Trees by Helensburgh Tree Trust. Invoices paid to cost of £10,000	July 2015



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Gateway / Roundabout Project (OS2) <i>£20,000 to improve roundabout at Waitrose / Hermitage. Must be installed prior to opening of store.</i>	Drum Development to redesign and construct the roundabout as part of their construction programme.			Complete
Footpath Construction <i>£28,000 to form and thereafter maintain an illuminated walkway/cycle path at the east pedestrianised access to Hermitage Academy</i>	To form and thereafter maintain an illuminated walkway/cycle path at the east pedestrianised access to Hermitage Academy Construction of footpath by Barr Construction during school holidays. Contract amendment agreed with Mitie			Complete