



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

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15 December 2017

SUPPLEMENTARY PACK

HELENSBURGH & LOMOND AREA COMMITTEE, MARRIAGE ROOM, HELENSBURGH & LOMOND CIVIC CENTRE, THURSDAY, 21 DECEMBER 2017, 9:30 AM

I enclose herewith item 12. **(HELENSBURGH WATERFRONT PROJECT)** which was marked "to follow" on the Agenda for the above meeting.

Douglas Hendry
Executive Director of Customer Services

'TO FOLLOW ITEM'

12. HELENSBURGH WATERFRONT PROJECT (Pages 3 - 20)

Report by Regeneration Project Manager

Helensburgh & Lomond Area Committee

Councillor Lorna Douglas	Councillor George Freeman
Councillor Graham Hardie	Councillor David Kinniburgh
Councillor Barbara Morgan (Vice-Chair)	
Councillor Aileen Morton	Councillor Ellen Morton (Chair)
Councillor Gary Mulvaney	Councillor Iain Paterson
Councillor Richard Trail	

Contact: Danielle Finlay, Senior Area Committee Assistant - 01436657646

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ARGYLL AND BUTE COUNCIL**Helensburgh & Lomond Area
Committee****Development and Infrastructure
Services****21 December 2017**

HELENSBURGH WATERFRONT DEVELOPMENT – POSITION STATEMENT

1.0 EXECUTIVE SUMMARY

1.1 The purpose of the report is to provide members with a progress update on the delivery of the Helensburgh Waterfront Development Project; and to seek their approval for a limited number of changes to the Leisure Centre Design Brief, from that previously approved at Stage 2. These changes to the design brief include:

- Changes to the location and orientation of the Leisure Centre Building; Leisure Centre located at the southern end of the pier head; Main elevations to run west to east; Swimming Pool and Learner Pool located at Ground Floor level on the northern elevation; Reception Area, Staff Accommodation and Wet Changing facilities located at Ground Floor level on the southern elevation; Fitness Suite, Studios and Dry Changing facilities located at 1st Floor level on the southern elevation to take advantage of the views along the River Clyde.
- The swimming pool should be designed on the basis of it being a 'Community Pool' facility and the requirement for a fixed 150 seating spectator area at the poolside should be removed and replaced with the capability for a multi-purpose spectator area. Providing dedicated spectator seating within a Community Pool environment has a number of distinct financial and environmental disadvantages, including:
 - The temperature in the spectators area must be kept at a constant temperature equal to the temperature of the pool water +1 C
 - Given that out with peak periods (e.g. school holidays) the pool is generally underutilised on weekdays. This means that for large periods of the week the area will be heated whilst it is empty. This has significant cost implications in terms of building energy management and efficiency.
 - Heating a large area when it is empty takes significantly more energy than heating it when it is full, again with cost implications
 - When it is not in use the dedicated poolside spectator area is effectively dead space as it cannot be used for any other activities.

The Live Argyll Trust does not consider that swimming galas will form a significant proportion of their business activities and their preference is

therefore for a multi-purpose spectator area, instead of a dedicated area with 150 fixed seating. As such the Live Argyll Trust is confident that a community pool with a multi-purpose seating specification will suffice.

- The requirement for a 'splash pool' to be removed and replaced with the introduction of water blowers, and fountains into the learner pool. This would provide an element of fun and excitement for younger users of the learner pool. The requirement for a splash pool was perceived as a means of providing an introduction to water for the very young children. However as these pools are generally of a fixed/shallow depth they are not very flexible. This is additionally a more onerous requirement in terms of resources, requiring an additional lifeguard to supervise this area and adding another body of water that requires treatment.
- Introduction of a moveable floor to the learner pool. This opens up many more options for the different user groups and the types of water based classes that can be offered. As the moveable floor is out with the project budget, Live Argyll Trust will be looking to secure separate funding circa £250k through its Service Asset Management Plan in FY20/21. This funding would then allow for the delivery of the moveable floor through the main construction contract. The costs associated with the maintenance of a moveable floor over a 25 year period have been estimate at £200k (or an average of £8k/p.a.) These additional maintenance costs would need to be borne by Argyll & Bute Council and therefore further consideration and agreement that these cost were affordable and represented VfM would need to be reached.
- To give consideration, as part of the imminent Stakeholder and Community Engagement process, to the future of the existing public toilets located at the end of the pier opposite the junction of West Clyde Street and Colquhoun Street. These are currently outside the scope of the Helensburgh Waterfront Development, and are currently excluded from the Project. The Project Team would draw members attention to the fact that the existing public toilets:
 - Would be visually out of keeping with the new Leisure Centre Building and Public Realm.
 - Would be, in terms of the quality of the built structure and materials of finish, in sharp contrast to those of the new Leisure Centre Building and Public Realm environment created in the new public realm spaces
 - Would obscure the clear sight lines between Colquhoun Square and the new Leisure Centre Building and the pier
- Similarly to give consideration to the existing masonry pier walkway, this is out with the scope of the Helensburgh Waterfront Development, and raises similar issues in terms of context, and quality as the public toilets. as the condition of the environment on the masonry pier walkway will be out of keeping with the level of finish anticipated for the new public realm.

1.2 The report also outlines the Stakeholder and Community Engagement process to be employed in the delivery of the Helensburgh Waterfront Development project

and outline how we will: meet all statutory requirements and applicable standards; takes account of best practice and inclusivity in their design development; are affordable within the approved capital budget; are operationally efficient and sustainable; and to the best of their ability meet the needs and aspirations of the Helensburgh and Lomond communities that will make use of them.

2.0 RECOMMENDATIONS

2.1. It is recommended that Members:

- Approve the recommended changes to the Project Brief for the Leisure Centre as set out in Recommendations 1 through 6, (Section 5.1 of this report)
- Note the current position in implementing the Stakeholder and Community Engagement process.

ARGYLL AND BUTE COUNCIL

**Helensburgh & Lomond Area
Committee**

**Development and Infrastructure
Services**

21 September 2017

HELENSBURGH WATERFRONT DEVELOPMENT – POSITION STATEMENT

3.0 INTRODUCTION

- 3.1. The purpose of the report is to: provide members with a progress update on the delivery of the Helensburgh Waterfront Development Project; and to seek their approval for a limited number of changes to the Project Brief for the Leisure Centre, from that previously approved at Stage 2.

4.0 RECOMMENDATIONS

- 4.1. It is recommended that Members:
- Approve the recommended changes to the Project Brief for the Leisure Centre as set out in Recommendations 1 through 5, (Section 5.1 of this report)
 - Note the current position in implementing the Stakeholder and Community Engagement process.

5.0 DETAIL

5.1 PROJECT BRIEF

- 5.1.1 In June 2016 the Helensburgh and Lomond Area Committee agreed a number of changes to the Helensburgh Waterfront Development Project Brief, and more particularly key elements of the new Leisure Centre.

- 5.1.2 Following the appointment of the Helensburgh Waterfront Development (HWD) Design Team in September 2017 and the commencement of the Stage 3 'Developed Design' process, discussions on the Project Brief for the new Leisure Centre have begun. These discussions with colleagues and Senior Management at Live Argyll Trust are based:

- on their experiences of operating and managing similar facilities across Argyll and Bute Council;
- Advice with respect to current legislation, standards and best practice guidance in the design of leisure centres from Darnton B3.

Consequently the following changes to the Leisure Centre element of the Project Brief are now proposed:

5.1.3 Location and orientation of the Leisure Centre

The expectation has been that the Leisure Centre would be located on the western edge of the pier head with the principal elevations running north to south.

However visits to other similar facilities, discussions with Live Argyll Trust and advice from Darnton B3 have led us to reconsider this. A key factor in this deliberation has been:

- A desire to minimise and/or control solar glare and its effects on swimmers and the pool environment as far as practical
- The opportunity to make the best possible use of the building's iconic location with its panoramic views over the River Clyde, and thereby affording building users the maximum opportunity to appreciate them
- To make the most operationally efficient use of space within the building's layout.

Recommendation 1

We have therefore concluded that the most efficient location and orientation for the main elements of the Leisure Centre would be as follows:

- Leisure Centre located at the southern end of the pier head
- Main elevations to run west to east
- Swimming Pool and Learner Pool located at Ground Floor level on the northern elevation
- Reception Area, Staff Accommodation and Wet Changing facilities located at Ground Floor level on the southern elevation
- Fitness Suite, Studios and Dry Changing facilities located at 1st Floor level on the southern elevation to take advantage of the views along the River Clyde

5.1.4 Community Swimming Pool / 150 spectators seating

The 2016 Project brief included for the provision of a Competition Pool and 150 dedicated poolside spectator seating. The Helensburgh Swimming Pool currently hosts five Argyll and Bute swimming galas per annum. These galas comprise of club and school galas and although the quantity of these gala may increase, the design and provision will remain the same. As such the Live Argyll Trust is confident that a community pool with a multi-purpose seating specification will suffice.

Low level galas such as school and scout galas can be held in any pool. Obviously there are the practicalities of accommodating participants and spectators but there are no specific regulations governing the facilities to be provided.

For a purpose built swimming pool where its business case is predicated on holding regular Licenced/Accredited competitions then dedicated spectator seating is a pre-requisite. However providing dedicated spectator seating within a Community Pool environment has a number of distinct financial and environmental disadvantages, including:

- The temperature in the spectators area must be kept at a constant temperature equal to the temperature of the pool water +1 C

- Given that out with peak periods (e.g. school holidays) the pool is generally underutilised on weekdays, this means that for large periods of the week the area will be heated whilst it is empty. This has significant cost implications in terms of building energy management and efficiency.
- Heating a large area when it is empty takes significantly more energy than heating it when it is full, again with cost implications
- When it is not in use the spectator area is effectively dead space as it cannot be used for any other activities.

The Live Argyll Trust does not consider that swimming galas will form a significant proportion of their business activities and their preference is therefore for a multi-purpose spectator area, instead of a dedicated area with 150 fixed seating.

Recommendation 2

The swimming pool should be designed on the basis of it being a 'Community' facility and the requirement for a fixed seating spectator area at the poolside should be removed and replaced with the capability for a multi-purpose spectator area.

5.1.5 Splash Pool

The requirement for a splash pool was perceived as a means of providing an introduction to water for the very young children, however as these pools are generally of a fixed/shallow depth they are not very flexible. This is additionally a more onerous requirement in terms of resources, requiring an additional lifeguard to supervise this area and adding another body of water that requires treatment. The 'splash pool' should be removed and replaced with the introduction of water blowers, and fountains into the learner pool. This would provide an element of fun and excitement for younger users of the learner pool.

Recommendation 3

The requirement for a 'splash pool' should be replaced with the introduction of water blowers and fountains to the learner pool.

5.1.6 Moveable Floor to learner pool

The Live Argyll Trust Management's preference is for the provision of a moveable floor within the Learner pool as this will provide increased flexibility to cater for a wider demographic and varied user groups.

This flexibility can often improve programming and increase participation and therefore the operational business case. At other recently constructed leisure facilities, the business case identified that the expenditure on the moveable floor made the facilities much more affordable overall in business case terms despite the initial capital expenditure.

The main advantage that a moveable floor brings is that it opens up much more options for the different user groups and the types of water based classes that can be offered. The inclusion of a moveable floor will further negate the perceived need for a splash pool as the variable depth capability will then allow for the safe and fun depth required for the younger users. The floor offers a further advantage that in the event of an emergency it can be used to assist a disabled person out of the pool. A pool with a moveable floor does not require any additional pool hall area or filtration, so running costs are considered to be reasonable.

As the moveable floor is out with the project budget, Live Argyll Trust will be looking to secure separate funding circa £250k through its Service Asset Management Plan in FY20/21. This funding would then allow for the delivery of the moveable floor through the main construction contract. The costs associated with the maintenance of a moveable floor over a 25 year period have been estimate at £200k (or an average of £8k/p.a.) These additional maintenance costs would need to be borne by Argyll & Bute Council and therefore further consideration and agreement that these cost were affordable and represented VfM would need to be reached.

Recommendation 4

The requirement for a 'splash pool' should be replaced with a 'learner pool', equipped with a moveable floor, subject to the Live Argyll Trust securing capital construction costs and agreement on funding future maintenance cost.

5.1.6 Public Toilets

These are currently outside the scope of the Helensburgh Waterfront Development. The Project Team would draw members' attention to the fact the existing public toilets:

- Would be visually out of keeping with the new Leisure Centre Building and Public Realm.
- Would be, in terms of the quality of the built structure and materials of finish, in sharp contrast to those of the new Leisure Centre Building and Public
- Would obscure the clear sight lines between Colquhoun Square and the new Leisure Centre Building and the pier

We would therefore recommend that the following options be put out to consultation through the Community and Stakeholder engagement process:

:

- Do nothing
- Re – furbish internally and externally
- Demolition and rebuild at same location
- Demolish and incorporate within new Leisure Centre Building new i.e. located in the South Western corner of the car park.
- And/or transfer the `Asset` to Community Group

Recommendation 5

To further explore these options through the Community and Stakeholder engagement process

5.1.7 Existing Masonry pier walkway

The existing masonry pier walkway is out with the scope of the Helensburgh Waterfront Development, and raises similar issues in terms of context, and quality as the public toilets.

Recommendation 6

At officer level explore internally, what plans and/or funding has been earmarked in the foreseeable future for any works to this structure. If there are plans/funding earmarked would the potential to include these works as part of the HWD development deliver efficiencies and therefore the potential to achieve more of a refurbishment within the same budget. If there are not any plans/funding available internally then what options might there be to develop proposals and funding applications which align with the programme for the HWD project as well as the wider aspirations for the economic regeneration of the Town.

5.2 Stakeholder and Community Engagement

5.2.1 The ultimate aim of the Stakeholder and Community Engagement process is to deliver physical assets and infrastructure which:

- Meet all statutory requirements and applicable standards.
- Take account of best practice and inclusivity in their design development.
- Are affordable within the approved capital budget.
- Are operationally efficient and sustainable.
- To the best of their ability, meet the needs and aspirations of the Helensburgh and Lomond communities that will make use of them.

5.2.2 In recognition of the importance of this project to the people and businesses of Helensburgh and the wider Lomond area, Argyll and Bute Council's HWD Project Team has developed a Community and Stakeholder Consultation Strategy, **APPENDIX 1**. To ensure that the Helensburgh Waterfront Development is 'fit-for-purpose' and, given the priorities set out at 5.2.1.meets community needs a series of consultation events will be held from January through to May 2018. This will give stakeholders and the community at large the opportunity to express their views on various elements of the HWD project as contained in the outline Stage 3 Design proposals, which includes the leisure centre, coastal flood defences, car park and public realms works.

5.2.3 Cameron Planning and Helen Ford Business Consultant Ltd will lead the consultation events, with the latter taking the lead on community engagement. Members of the HWD design team, led by Darnton B3, will be in attendance as required at all consultation events to discuss the principles underpinning the design proposals.

5.2.4 Given the scale of the development the consultation events have been split into two distinct phases - preliminary engagement which will run from January to March 2018 and target key stakeholders and community and user groups in closed sessions and the formal Pre-Application Consultation (PAC) process, March - May 2018 for public consultation with the wider community. The PAC process is part of the statutory Planning process and requires local community engagement as outlined in the relevant Regulations. The consultation outlined below goes beyond the statutory requirements and seeks the widest possible community engagement, whilst acknowledging both the stakeholders and the community's wish to deliver the HWD as timeously as possible.

5.2.5 Indicative Timescales for Consultation Events

- 30/31st January 2018 – ‘ Drop-in’ and Focused Group sessions by invitation only for key stakeholders and community groups with key interest in development, e.g. users of existing swimming pool, those with specific needs and representatives from the Helensburgh and Lomond Community Councils. Invitations will be sent out at least two weeks in advance of meeting(s).
- March 2018 - public ‘drop-in’ session for community at large, held in the afternoon and in the evening.
- May 2018 - 2nd public ‘drop-in’ sessions to show community how design proposals have developed during the consultation process, again held in the afternoon and in the evening.
- Late May 2018 - Static Exhibition of Final Detailed Design to be submitted for planning permission. The exhibition will take the form of large banners to map how the design had been developed, clearly identifying areas of community input and preference leading to the development of the Final design.

Venues and time of events will be advertised in the local press a minimum of 7 days beforehand and in the Helensburgh Council Offices and Swimming Pool, the Victoria Halls, Community Notice Board and Council's website.

6.0 CONCLUSION

- 6.1. The Helensburgh Waterfront Development project is a complex multi-disciplinary project in terms of both its engineering/technical development and its overall impact on the town of Helensburgh and the wider Lomond communities.
- 6.2. In its delivery it will require a balance to be struck between: (1) what is affordable within the approved capital budget; and (2) what minimises operational revenue expenditure and maximises income generation. Despite the fact that the leisure and public library etc. services are now provided by Live Argyll, which is separate and distinct from Argyll and Bute Council, the Council has a financial interest in ensuring the the new Leisure Centre at Helensburgh is operationally efficient and financially sustainable, as ultimately this will reduce the level of service payments that the Council has to make to the Trust when compared against the current facilities.
- 6.3. Recommendations 1 through 6 as set out at Section 5.1 of this report are seen as the mechanism by which this balance can be struck, whilst meeting the aspirations

of the various groups that will use the building in the future.

7.0 IMPLICATIONS

- 7.1. Policy – The delivery of these projects fits with, as appropriate, the Council's Corporate Plan, Single Outcome Agreement, Economic Development Action Plan and approved Local Development Plan key actions and policy for safeguarding our built heritage and town Centre regeneration.
- 7.2 Financial – The Helensburgh Waterfront Development services are being funded from the £1m project development funding approved by P&R in August 2016.
- 7.3 Legal – Legal Services will provide support as and when required.
- 7.4 HR – The Helensburgh Regeneration Project Manager continues to project manage the projects on a day to day basis, supported by colleagues from other departments of the Council.
- 7.5 Equalities – None.
- 7.6 Risk – The Helensburgh Waterfront Development Project has a costed Risk Register has been drawn up and will be regularly monitored with update reports provided to members at key project milestones.
- 7.7 Customer Service – None.

Executive Director of Development and Infrastructure Services: Pippa Milne
Policy Lead: Cllr Gary Mulvaney

15 December 2017

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APPENDIX 1

ARGYLL AND BUTE COUNCIL
HELENSBURGH WATERFRONT DEVELOPMENT
COMMUNITY AND STAKEHOLDER CONSULTATION STRATEGY
DECEMBER 2017

HELENSBURGH WATERFRONT DEVELOPMENT
COMMUNITY AND STAKEHOLDER CONSULTATION STRATEGY

1.0 INTRODUCTION

- 1.1 This Consultation Strategy (**APPENDIX 1**) has been prepared by Helen Ford Business Consultant Ltd and Cameron Planning, the project team Planning Consultant, on behalf of Argyll and Bute Council for the Helensburgh Waterfront

Development (HWD). The HWD Team consisting of Argyll and Bute Council (ABC), Darnton B3, Patrick Parsons, Hirst Associates, Cameron Planning and Helen Ford Business Consultant Ltd propose engaging with both Statutory and Non-statutory Stakeholders and the Community at large, not only to meet the required statutory planning Pre Application Consultation Process (PAC) but to be able to demonstrate that the proposed development of HWD has the wide spread support of the local community, user groups and businesses.

- 1.2 The benefits of extensive and inclusive community consultation are fully recognized by the HWD team, as community support is ultimately essential to the success of the project. Community support and buy-in will ensure that the scheme to be delivered is one that is regarded as 'fit-for-purpose' and is one that meets community needs. Early and continuous engagement will ensure that statutory application process is informed and reflective of community needs and should consequently result in a smoother planning application process.
- 1.3 Throughout the consultation, the HWD team will endeavour to ensure that members of the public continue to have a genuine opportunity to express their views on the various elements of the HWD, which includes a new community swimming pool/leisure facility, coastal flood defences, car park and public realm works that take into account the future proposed retail development as outlined in the original Helensburgh Waterfront Masterplan.
- 1.4 In preparing this Consultation Strategy, recognition has been given to the substantial level of community consultation that has already been undertaken by ABC that led to the approved Helensburgh Waterfront Masterplan, adopted in May 2012 together with discussions that were subsequently held with ABC officers, existing users of the swimming pool and funding partners in developing the design brief/scope of services for the HWD.
- 1.5 In addition to the stakeholder and community consultation requirements the HWD team is developing a programme of client focused meetings with Council officers and elected Members. The nature of these additional consultation meetings will be different to public facing meeting and events and will comprise business meetings and Member group presentation and meetings as required.

2.0 PREPARATION REQUIREMENT PRIOR TO COMMUNITY ENGAGEMENT

- 2.1 Given the level of community engagement that has taken place over the years, relating not only to the Helensburgh Waterfront Development but to the wider regeneration of Helensburgh Town Centre, it is possible to identify the likely matters that the community will be particularly interested in and in which they will be seeking comfort that their interests are being addressed. The consultation process will provide the community with further opportunities to express their own views.
- 2.2 It is therefore proposed that for each of the following matters a statement is prepared, clearly outlining how the HWD team proposes addressing the matter

and the issues that were considered in reaching their proposal.

Likely matters of Concern/Debate:

- Provision of adequate car parking given loss of car parking spaces
- Provision for coach parking
- Provision for holding swimming galas (length of pool/spectator seating)
- Provision for pre 5's
- Provision for teenagers
- Concerns around the sustainability of a moveable floor
- Provision of Public Toilets
- Traffic Management – Safe and sustainable Access/Egress of development site and impact on surrounding traffic management
- Impact of coastal flood defences on surrounding environs, including the manner in which flood risk will be addressed for this seafront location
- Impact of new Leisure/Sports Facility on surrounding environs
- Envisaged retail development and the relationship of the project to the wider masterplan
- Timescale for construction works
- Disruption during works - impact on local trade/day to day users
- Continuity of existing swimming pool provision.

2.3 Full consideration and development of the above matters will provide the HWD team, including Council officers and elected Helensburgh and Lomond Members, with a series of response statements that will help to provide a solid platform on which to engage with the community and thus hopefully address any contentious issues ahead of the formal PAC process outlined in 3.5 below.

2.4 As part of the public consultation process there may, depending on the outcome of discussions with Marine Scotland, be a need to undertake formal public consultation relative to any Marine Works Licensing requirements around the sea defence works. Should the Marine Works necessitate a formal public consultation process consideration will be given to incorporating this into the Planning PAC process, assuming the timescales allow a joint approach.

3.0 ENGAGEMENT PROPOSAL

3.1 The following engagement proposal has been split into two distinct groups and phases i.e. Statutory Stakeholders and Non-Statutory Stakeholders and Community Groups, covering both the informal engagement process and the formal PAC process required for a development of this scale. The PAC process is a statutory Planning requirement and requires a process of community engagement as outlined in the relevant Regulations. This community engagement strategy goes beyond the statutory requirements and seeks the widest possible community engagement, whilst acknowledging both the stakeholders and the community's wish to deliver the HWD as timeously as possible and within allocated budget.

3.2 The Statutory Stakeholder engagement will be led by Cameron Planning with

Helen Ford Business Consultant Ltd taking the lead on the Non Statutory Stakeholder and Community engagements. The appropriate members of the HWD Team, including technical leads, will support both individuals. In essence, the community consultation regime will engage with key stakeholders and user groups at the outset in order to inform how the project develops. Early user group consultation will precede wider community consultation and ensure that user group interests are reflected.

3.3 INFORMAL ENGAGEMENT (FOCUS GROUPS)

Timescale

It is proposed that the informal engagement for the above groups will begin in earnest once the HWD design team has costed outline design proposals. The proposals will reflect the Client's approved Brief, Budget and the Guidance contained within the approved Masterplan Addendum for the Helensburgh Waterfront Development. The timescale for undertaking the discussions is currently programmed to start in January 2018 through to March 2018. The intention is to hold a drop in session plus focus group sessions in the Helensburgh Council Offices and/or the Victoria Halls around late January/early February to seek comments on the outline proposals (following sign off of proposals by the Client/Elected Members).

3.4 Consultees

1. Outlined below are the main bodies both statutory and non-statutory that will be approached to seek their views on the outline development proposals prepared by the HWD team.

Statutory:

- A&BC Planning Department
- A&BC Roads and Environmental Teams
- Helensburgh Community Council
- Scottish Environmental Protection Agency
- Natural Heritage Scotland
- Crown Estates
- Utility Providers
- Harbour Authority
- Transport Scotland
- Marine Scotland (Marine Licensing)
- Northern Lighthouse Board (Marine Licensing)
- Maritime Coastguard Agency (Marine Licensing)
- Clyde Marine Planning Partnership (Marine Licensing)

- Adjacent Property Owners

Non Statutory Stakeholders and Community Groups

This includes groups such as:

- The other seven Community Councils
- The Leisure and Library Trust - Live Argyll
- The local business community
- Focus Groups e.g. sports groups, disability access groups etc

3.5 PAC Engagement

The statutory 12 weeks PAC process applies to developments that are regarded as 'major developments' in terms of a development hierarchy. Current Development Regulations relative to the PAC process require 12 weeks notification of the intention to submit a planning application prior to an application being submitted. The 12 weeks statutory notification period is due to run from March 2018 through to June 2018.

The events will be held in the Council's Offices in Helensburgh and/or the Victoria Halls, each event will be held as a drop-in event rather than a formal presentation with members of the public being able to drop-in to the event and review the proposed scheme as it develops; members of the design team will be on hand to answer technical queries. The drop-in event will likely run from say 12.00 to 15.00 and 16.00 to 20.00, on both days, ensuring maximum availability of the technical team. The drop-in approach is considered more inclusive as it is less confrontational compared to a top-table presentation and people are less likely to engage in a more intimidating environment.

In addition to details of the Engagement events being advertised in the local press a minimum of 7 days beforehand, in line with statute, the events will be advertised in Helensburgh Council Offices and Swimming Pool, the Victoria Halls, in the Community Notice Boards both in Colquhoun Square and at the West Bay Esplanade, Helensburgh Central Station and on the Councils website.

The Helensburgh Community Council will be formally engaged in the PAC process and will receive a copy of the proposed application Notice as required in the Regulations and the planning application will be advertised locally.

At the events, the HWD design team will outline their detailed design proposals, which will be uploaded to the Council website at least one week ahead of the meeting, to enable the community to participate in an informed and meaningful discussion. The PAC process requires a PAC Report to be prepared to accompany the planning application; this will outline the consultation process adopted, define the nature of responses received and outline the extent to which the consultation process has informed the design process following the consultation events or through wider consultation.

As noted in para 2.4, consideration will be given to incorporating any statutory Marine Works Licensing PAC requirement into the Planning PAC process.

4. PUBLIC EXHIBITION – FINAL OPTION

- 4.1 A static exhibition will be held in the Helensburgh Council Offices to present the Detailed Design submitted for planning approval. The exhibition will take the form of large banners to map how the design has been developed, clearly identifying areas of community input and preference leading to the development of the Final Option.

5. STATEMENT OF PARTICIPATION

- 5.1 Helen Ford Business Consultant Ltd and Cameron Planning will prepare the Statement of Participation detailing the methodology and results of the engagement process, demonstrating the role that the consultation strategy played in shaping the final design.
- 5.2 In addition, the planning application will be accompanied by a Pre-Application Consultation Report to meet the statutory PAC requirements. If required, a separate PAC report will be submitted to Marine Scotland with a Marine Works License application.

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