CONSULTATION DOCUMENTS **Appendix 2**

Press Release

Consultation on Helensburgh waterfront proposal

The council is to ask for views on the proposal for the final part of the multi million-pound development of Helensburgh waterfront.

The proposal is to add to leisure facilities on the waterfront with a re-instated skatepark, and to invest in commercial development which was a key part of the business case to fund the community and leisure elements of the waterfront, help keep local spend in the local economy, and create opportunities for local jobs.

The council is also supporting the project to bring the pier back into operational use as part of the wider plans to create a multi-use destination at the waterfront.

Helensburgh Waterfront is being redeveloped in phases as part of a masterplan that has been shaped by public views and developed over a number of years. The leisure centre, public car park, sea defences and waterfront walkways are already in place.

The proposed development is for single-story commercial units, one for a local scale supermarket, and 3 additional smaller units, as well as space for additional car parking, and the skatepark.

Councillor Ross Moreland, Policy Lead for Finance and Commercial Services, said:

“At a time when many town centres are struggling to attract crucial funding, Helensburgh has the scarce opportunity to secure significant investment that could create local jobs, help keep local customer spend in Helensburgh, and make further private sector investment in the town possible.

The proposal would bring retail and leisure services together, in a site accessible by public transport, adding to reasons for people coming into Helensburgh.

More than that this proposal would bring income that would help deliver facilities already on the Waterfront and so reduce budget risk to other vital council services that people and businesses in the town rely on every day.”

The consultation will open on Monday 30th June, on the council’s website: (web address with holding statement -TBC)

Views are invited at this stage on the proposal generally, as the site is on land linked to common good.

Views on detailed designs when they are confirmed would be invited at a later stage as part of any planning application that progressed.

Webpage Information

1. Introduction

Argyll and Bute Council is undertaking a statutory consultation in accordance with section 104 of the Community Empowerment (Scotland) Act 2015 in relation to a proposal affecting common good property.

Before taking any decision to dispose of or change the use of common good property, the Council is required to publish details of the proposal and consult the local community.

This consultation relates to a section of the Helensburgh Waterfront.

The Council has been progressing a multi-million pound redevelopment of the area. You can find more information on the website - Helensburgh Waterfront Development | Argyll and Bute Council

The consultation seeks views on a proposal to dispose of common good property for commercial and leisure development on part of the site. This is explained below.

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2. Description of the Common Good Property

- The site, adjacent to Helensburgh Pier, is shown outlined red on the attached plan and here on Google Maps . Most of the site was acquired by the former Burgh of Helensburgh in 1838 as Common Good land.
- Over time the wider site adjacent to Helensburgh Pier has been extended and used for various purposes other than for Pier / Harbour related activity. This includes leisure), car parking and other various uses over the decades.
- The actual pier and harbour are not currently used as such and have been little used for at least a decade, although there is a proposal to bring the pier back into use. Given the alternative use of the site adjacent to Helensburgh Pier over a considerable period of time, it has lost the character and nature of common good due to the various uses over time which were unconnected to the original use as a pier / harbour.

  While the original pier and harbour are not currently in use, there is a community proposal to open the pier again which is being supported by the council. The pier and harbour could function effectively if brought back into use, alongside the development proposed here. The remainder of the wider waterfront development

area is utilised for the Helensburgh Leisure Centre, town centre parking and public walkways.

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3. The Proposal

Helensburgh Waterfront is being redeveloped in phases as part of a masterplan that has been shaped by public views and developed over a number of years.

The first phase comprising a new leisure centre, public car park and waterfront walkways / public realm has been delivered alongside the demolition of the old swimming pool.

The next phase is the redevelopment of the site of the former swimming pool and adjacent car parking for commercial use / car parking to complete the agreed masterplan. This area is the subject of this consultation and extends to 1.38 acres (5,600sqm) or thereby.

The proposal from the preferred developer (Forrest Developments Ltd) for this commercial area is for the development of a single storey local supermarket along with 3 small retail units, a skatepark area and additional car parking.

You can find out more about the development in our Q&As (link). In brief, this development is the final piece of the jigsaw in a mixed-use scheme that will create jobs and encourage more people to shop locally instead of travelling to outlying retail locations.

This is supported by a retail study by independent specialists who confirmed that new retail space in this location could benefit Helensburgh, by reducing the need for people to go outside the area for retail, so keeping expenditure in the town; increasing reasons for others to come and spend in the town, on retail and leisure services; and in a location accessible by those using public transport as well as car users.

The study noted a shortage of both food and non-food floorspace in the town, and concluded that the proposed commercial development would:

- assist in ensuring the town becomes as self-sufficient as possible for retail provision
- reclaim leaked comparison and convenience retail expenditure
- complement the existing retail offer in Helensburgh town centre through increased footfall,
- support the wider range of existing services within the town centre,

- promote a mixed use redevelopment of the waterfront site to increase shared trips for shopping and leisure, anchoring further the waterfront site into the shopping and leisure fabric of the town centre to safeguard its current and future role as an important shopping and service centre,
- provides the required retail floor space in an accessible location well served by public transport to not only promote sustainable development, but also ensure access is available to members of the community who do not own a car.

You can find out more information about the retail study in our Q&As.

No decision has been taken at this stage on the sale of the site and the background above along with the consultation responses will assist the council to decide how to proceed.

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4. Why Consultation Is Being Undertaken

Section 104 of the Community Empowerment (Scotland) Act 2015 requires the Council to consult the local community before taking any decision to dispose of common good property.

This consultation is intended to inform the Council's decision-making.

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5. Who Is Being Consulted

The Council is inviting representations from:

- The relevant **Community Council(s)**
- **Community bodies**
- **Members of the public**

Anyone with an interest in the property or proposal may make representations.

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6. Give your views by responding here

INSERT HYPERLINK TO FORM

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7. Consultation Period

- **Consultation opens:**
  Monday 29th June 2026 at 12 noon.

- **Consultation closes:**
  Monday 10th August 2026 at 12 noon.

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8. Availability of Information

Further detail of the proposal and background are available:

- On the Council's website at:
  Helensburgh Waterfront website

A **public notice** has been displayed locally at;

The Helensburgh and Lomond Civic Centre
38 East Clyde Street
Helensburgh
G84 7PG

At the site which is the subject of this consultation – Helensburgh Waterfront commercial area, West Clyde Street, Helensburgh.

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9. What Happens Next

All representations received during the consultation period will be:

- Properly considered by the Council; and
- Taken into account before any decision is made

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10. Further Information

If you require further information about this consultation, please contact:

- **Email:**
  helensburghwaterfrontdevelopment@argyll-bute.gov.uk

Data Protection Statement

Any personal data provided will be processed in accordance with data protection legislation. Representations may be published as part of the decision-making process.

This consultation is undertaken in accordance with section 104 of the Community Empowerment (Scotland) Act 2015.

E-mail Information

Statutory Consultation in accordance with section 104 of the Community Empowerment (Scotland) act 2015 in relation to a proposal affecting Common Good Property

Dear xxx

Argyll and Bute Council is undertaking a Consultation in relation to the Helensburgh Waterfront Commercial Site, shown outline in red on the plan attached, and is inviting representations from:

- The relevant **Community Council(s)**
- **Community bodies**
- **Members of the public**

Anyone with an interest in the property or proposal may make representations.

Section 104 of the Community Empowerment (Scotland) Act 2015 requires the Council to consult the local community **before** taking any decision to dispose of common good property.

The proposal from the preferred developer (Forrest Developments Ltd) for this site is for the development of a single storey local supermarket along with 3 small retail units, a skatepark area and additional car parking.

This consultation is intended to inform the Council's decision-making. The consultation opens on Monday 29th June 2026 and ends at 12 noon on Monday 10th August 2026.

Information on the consultation is available here Helensburgh Waterfront Consultation | Argyll and Bute Council and we would encourage you to participate.

Yours sincerely

Argyll and Bute Council

Sent from the Helensburghwaterfrontdevelopment e-mail

E-mails sent to:-

Helensburgh Community Council

Cardross Community Council

Luss and Arden Community Council

Rhu and Shandon Community Council

Cove and Kilcreggan Community Council

Garelochhead Community Council - dormant

Arrochar, Tarbet and Ardlui Community Council

Helensburgh Pier Company Ltd

Bill Purdon

John Beveridge

Henri Van der Stighelen

Helensburgh Skatepark Group

Plastic Free Helensburgh

Public Notice

Helensburgh Waterfront Commercial Site

Consultation

Argyll and Bute Council is undertaking a statutory consultation in accordance with section 104 of the Community Empowerment (Scotland) Act 2015 in relation to a proposal affecting common good property.

Before taking any decision to dispose of or change the use of common good property, the Council is required to publish details of the proposal and consult the local community. The site is shown below, outlined in red:-

The Council is inviting representations from:

- The relevant **Community Council(s)**
- **Community bodies**
- **Members of the public**

Find further information here

Insert QR Code

Anyone with an interest in the property or proposal may make representations.

Representations can be made via the Council website (Insert Link)

The Consultation opens on **Monday 29th June 2026 at 12 noon**

The Consultation closes on **Monday 10th August 2026 at 12 noon**