

FORMER HERMITAGE ACADEMY SITE AND HELENSBURGH PIERHEAD - OPTIONS

1. INTRODUCTION

- 1.1 This report advises Members on progress in regard to the development of options for the future development at the Helensburgh pier head, in conjunction with the potential for development of the former Hermitage Academy site, to achieve the Council's commitment to actively pursue the procurement of a new Swimming Pool & Leisure Facility (in accordance with the Council's Budget Decision of March 2009 and as mandated in March 2010), and to lever further economic growth and town centre regeneration. This report is informed by the outcome of the Council's consultation process in regard to the master planning process undertaken by the Council and reported separately to the Council's Executive today.

2. RECOMMENDATIONS

- 2.0 it is recommended that, on the basis that the Executive have approved the adoption of the proposed Masterplans in the accompanying report, the Executive Committee:
- 2.1 Authorise Council officers to develop a procurement strategy and project delivery plan that will generate procurement options for the replacement of the existing Helensburgh Pool in accordance with the approved Masterplans and having regard to the Council's previous decision on 19 March 2009 and to do so following any further consultation required by the Executive in respect of the proposed Masterplans.
- 2.2 Note that the Executive Director of Development and Infrastructure Services is ensuring that planning gain and developer contributions continue to be identified and captured by Planning and Regulatory Services in regard to planning applications for development sites that have a direct impact on infrastructure, public services, with particular regard to economic regeneration, and other relevant matters.

3.0 BACKGROUND

- 3.1 On 19 March 2009 the Council made the following decision:

“Approved the capital plan contained in the report from the Head of Strategic Finance, and noted, with reference to paragraph 3.17 of the report, capital receipts from the development of the Helensburgh Pierhead site will be used to offset the costs. If it becomes clear that capital receipts from the development at the pier head site will not meet the costs of the new pool then the Council will review the funding of the project at that time.”

3.2 At its meeting on 15 December 2011 the Council’s Executive authorised the Executive Director for Development & Infrastructure to progress the finalisation of a Development Brief for Options A and B as previously reported.

3.3 The options previously reported on were;

The proposed new Swimming Pool & Leisure Facility located on the Pierhead site along with a Retail Supermarket and some residential units.

The proposed new Swimming Pool & Leisure Facility located on the former Hermitage Academy Site with a Retail Supermarket, new recreational facilities and some residential units located on the Pierhead. This option could allow for the construction of the new Leisure Facility before the existing Swimming Pool was de-commissioned.

3.4 The proposed Masterplan is separately reported to the Executive today. The conclusion of the Masterplan report is a recommendation that the Council’s Executive approve the proposed Masterplan as contained in paragraph 5.4 of the Masterplan report as indicated in Diagrams A and B thereof. This outlines:

The Pierhead

- That the Masterplan for the Pierhead be approved in accordance with **Diagram A** that is attached to the report.
- That, in an effort to take account of comments received, the scale and massing of the proposed retail units be substantially reduced on the Pierhead site, as indicated on **Diagram A** and, consequently, that the previous proposal for a larger scale supermarket be deleted from the Pierhead Masterplan.
- That the Masterplan for the Pierhead retains provision for a new pool/community leisure centre to be built on the Pierhead, albeit in a changed position, to reflect concerns with regard to flooding.
- That a site be set aside on the Pierhead to allow it to be landscaped and spaces provided on the Pierhead for the parking of coaches.
- That the proposed retail units be restricted in size and set back along West Clyde Street in an effort to take account of comments received, lessen their visual impact and allow for additional pedestrian space and accommodate drop off/pick up points for buses, taxis and cars.

- That the requirement for residential units be deleted from the Pierhead Masterplan to take account of comments received and help reduce the height of the proposed retail units.

The former Hermitage Site

- That the Masterplan for the former Hermitage Site be approved in accordance with **Diagram B** attached to the report.
- To take account of comments received, the Masterplan in respect of the former Hermitage Site contains an option to site a new pool/community leisure facility in this location purely as a contingency, the preferred position for a new pool/community leisure facility being on the pier head site (phase 3) with both Masterplans excluding grounds leased by the Athletics Club.
- To take account of comments received, the Masterplan in respect of the former Hermitage Site contains provision for affordable and private housing development.

3.5 Consideration has been given to the former Hermitage Academy Site and the possibility of the acquisition of the lease interest in the area of land currently leased to the Helensburgh Amateur Athletic Club (HAAC). The acquisition of this from HAAC may be desirable to deliver a private and social housing solution and an option to place the new Swimming Pool & Leisure Facility on the former Hermitage site as indicated in the agreed Masterplan. It is considered that there is flexibility in the development of the site for a swimming pool and leisure facility or housing to proceed without any requirement to utilise the HAAC site. This is reflected in the agreed Masterplan.

3.6 Should the Executive approve the revised Masterplans for the Pierhead and former Academy sites, after any further consultation has taken place, the Council would be unable to progress Options A or B as previously reported. In these circumstances it is intended that the development of a procurement strategy and project delivery plan to generate procurement options for the replacement of the existing Helensburgh Pool in accordance with the then approved Masterplans would be reported to the Executive.

4.0 Related Issues

4.1 There are issues related to the previously proposed options that continue to be addressed following on the agreement of the Masterplan. These are;

- Petrol Filling Station – the master plan process took account of the consultation responses and concluded that there should be no petrol filling station provision on the pier head site. The Council is undertaking a review of available sites within Helensburgh where a petrol station might be delivered with particular regard being given to locations on the arterial routes in the town.

- Bus and Car Parking Provision – An initial car parking strategy is being prepared which will consider options to increase “on street” car parking spaces and other mechanisms which can address concerns regarding car parking displacement and capacity which may be associated with the development of the Pierhead.

To date, as previously reported, the following opportunities have been identified:

- Coach parking - a drop off point for 4/5 coaches adjacent to Colquhoun Square. Sites at the edge of the town are currently being considered for coach parking.
 - On street parking – parking options have been identified adjacent to the CHORD boundary area and on the edge of the town centre for implementing “End On” kerbside parking whilst maintaining two-way access. As “End On” parking is a current feature in the town which works well, it is felt this is both an efficient and cost effective option for compensating for any loss of car parking spaces from the development of the Pier Head. The details for this proposal are currently being worked-up but it is estimated that up to 100 car parking spaces may be created.
 - Off street parking – the study is looking at the current provision of off street parking and how this could be enhanced. This will include opportunities for temporary off street parking while a new park and ride facility is being progressed.
 - Park and Ride facility – The “Helensburgh Parking Study” identified 300 spaces within the Helensburgh Town Centre were taken up by commuters. The aim is to provide a permanent Park and Ride site to serve the town and free up these spaces for “users” of the town centre. AECOM have looked at four sites in Craigendoran, and initial analysis has identified that two of the sites are worth progressing.
 - At this stage the Council’s approach in examining alternative options to increase parking capacity in the town is evidencing that there is likely to be a degree of flexibility in how this can be achieved. It is not anticipated that the matter of car parking would prevent the implementation of Options developed from the agreed Masterplan.
- 4.2 Visitor Information Centre – Provision should be made within any future development plans to investigate the feasibility of incorporating a Visitor Information Centre.
- 4.3 Housing – the agreed Masterplan contains provision for affordable and private housing development. The provision of affordable housing is currently being developed with Dunbritton Housing Association, through the Community and Culture Service within Community Services.

Consideration will continue to be given to these matters in light of approval of the proposed Masterplans.

5.0 PROJECT SCOPE AND RESOURCES

5.1 Scope

The agreed Masterplans provide a new scope for the project to achieve the Council's commitment to actively pursue the procurement of a new Swimming Pool & Leisure Facility and in accordance with the Council's Budget Decision of March 2009. In light of that, it is considered necessary to explore differing procurement options to best achieve the Council's desired outcome. On that basis, as part of the business case process that will require to be followed, it is now intended to give consideration to: the agreed Masterplan and the various elements that it contains; the options for differing procurement strategies and the advantages and disadvantages of each; the impact, affordability, deliverability and risk of each procurement option. This will allow a recommendation to be made on the best method of procuring a new swimming pool and leisure facility based on the agreed Masterplan.

5.2 In developing the business case, officers will have due regard to planning gain and developer contributions. This is to ensure these continue to be identified and captured by Planning and Regulatory Services in regard to planning applications for development sites that have a direct impact on infrastructure, services and other relevant matters so that these may be utilised, where appropriate, in the affordability of the provision and maintenance of relevant Council infrastructure and services with particular regard to the provision of a new swimming pool and leisure facility.

5.3 Any Final Business Case and development brief will not be commenced until the Council has made a decision on approval and any further required consultation has been completed

5.4 Project Delivery Resources

The Resources required to develop a procurement strategy and project delivery plan to generate procurement options for the replacement of the existing Helensburgh Pool will be identified and quantified, along with appropriate Financial Risk provision, within a Project Delivery Plan to be developed after the Council has made a decision on approval and any further required consultation has been completed.

6.0 CONCLUSION

6.1 The Council is committed to actively pursue the procurement of the new Swimming Pool & Leisure Facility, (funded as per the Council Decision March 2009 and as mandated in March 2010), and to lever further town centre regeneration and economic growth from the development of the Pier Head and Hermitage sites based on the agreed Masterplan.

- 6.2 The Council can be in a position to progress developing a procurement strategy and project delivery plan that will generate procurement options for the replacement of the existing Helensburgh Pool Council when the Council made a decision on approval and any further required consultation has been completed.
- 6.3 The proposed Masterplans contain provision for affordable and private housing development on the site of the former Hermitage Academy. The provision of affordable housing is currently being developed with Dunbritton Housing Association, through the Community and Culture Service within Community Services in accordance with the previous decision of the Council.

7.0 IMPLICATIONS

Policy	–	As per content
Financial	–	As per content
Personnel	–	As per content
Equalities Impact Assessment	–	None anticipated
Legal	–	As per content
Economic Development	–	As per content

Sandy Mactaggart

Executive Director
Development & Infrastructure