

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer - Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee: 10 February 2021

Subject: Update on development at Mitchell Way Redevelopment Site, Alexandria

1. Purpose

- 1.1** The purpose of this report is to provide Committee with indicative layout plans for the proposed development at Mitchell Way redevelopment site, Alexandria and welcome any questions thereon.

2. Recommendations

- 2.1** The Committee is invited to:
- (i) Note Appendices 1 and 2.

3. Background

- 3.1** The redevelopment of central Alexandria has been discussed at Committee since 2008 where various proposals have been considered and for a variety of reasons never been successfully completed. A summary of the reports are provided as background papers.
- 3.2** Committee approved the redevelopment plan on 16 March 2016 and subsequently amended the terms of this redevelopment on 22 November 2017 and 21 November 2018 and authorised officers to conclude the disposal transaction by long-term development agreement.

4. Main Issues

- 4.1** It has been an overriding objective of the Council to achieve a quality outcome for the redevelopment of Alexandria Town Centre.

The main elements of the proposal are now as follows:

- Demolition of the remaining existing buildings on the site.
- A food-store (25,000 square feet) with 134 car parking spaces, separate customer and service accesses from Bank Street and a layout which seeks to address level differences by providing a sloping landscape buffer around the car park. The developer has already

carried out PAN consultation and will work closely with Planning Service to ensure a high quality design for Alexandria. (Appendix 1)

- A three storey development of residential and commercial. The developer will work closely with Planning Service to ensure a high quality design for Alexandria.
- Public realm improvements to the remaining section of Mitchell Way and the western side of Bank Street this will be in conjunction with the Council's our Regeneration team who will work closely with the developer to ensure a high quality design to match with the existing improvement works already carried out. (Appendix 2)

4.2 Following Committee approved approval on 21 November 2018 the development it was agreed to progress with Lidl UK Gmbh and following what has been prolonged and detailed discussions the indication is that Lidl UK Gmbh are looking to progress their planning application with a view to being onsite in June 2021.

4.3 Following Committee on 18 November 2020 the requirements of commercial tenants in Alexandria has changed significantly which will require further consideration to the residential and commercial development but the developer will work closely with Corporate Asset Management, Regeneration, Local Community Groups and Planning Service to ensure the proposal submitted to Planning is high quality design and has linkages to the Main Street.

4.4 Officers were asked to seek the views of the Alexandria Town Centre Forum and following discussion the Forum are generally supportive of a development but with as few as possible additional retail units at all with the exception of the main store development and that any commercial development should front onto Mitchell Way.

In relation to the public realm improvements the Forum have asked that WDC are mindful of on-going maintenance costs of public realm and any commercial units they may come to own, and should endeavour to keep things low maintenance.

The forum strongly supports housing at this site but is not supportive of residential development above a commercial development. Their view is that this model has been built in a number of locations in Haldane, Renton and Alexandria previously and have stood the test of time. A development similar to those at Creveul Court they believe would be a more suitable development for this location. The Forum firmly believe that a residential development will encourage commercial growth on the Main Street. It is to be noted that the Forum are not in favour of any high rise development on this location.

The Forum are firmly of the view that the store development should be facing onto Mitchell Way as this this a town centre development as they believe this

will not deliver measurable footfall to the Main Street. They believe there are other locations which should be explored within the larger development site looking at retention of road from Church Street to avoid further impact of additional traffic onto Main Street.

5. People Implications

- 5.1** There are no significant people implications other than the resources required by the Asset Management and Legal Services to conclude the proposed disposal.

6. Financial and Procurement Implications

- 6.1** There are no financial implications arising from this report.
- 6.2** There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1** There is a risk that the redevelopment does not proceed due to unknown factors at this time which may result in a remarketing of the site.
- 7.2** We acknowledge the general uncertainty created by the coronavirus pandemic and that this may influence the prospective buyers plans adversely.

8. Environmental Sustainability

- 8.1** Future use of the site would require to comply with normal statutory frameworks.

9 Equalities Impact Assessment (EIA)

- 9.1** An Equality Impact Screening did not indicate any further action required.

10. Consultation

- 10.1** Consultations have been undertaken with Regulatory Services in relation to the proposed disposal.

11. Strategic Assessment

- 11.1** This report contributes to the Council's Strategic Priorities and in particular towards economic growth and employability.
- 11.2** This development will also support the four strategic priorities of the Council's updated Economic Development Strategy (2015-2020):
- Stimulating economic investment and growing the business base;
 - Improving the skills of all our people and supporting them into work;

- Creating an inclusive and prosperous place where people choose to live, work and invest; and
- Building stronger partnerships and innovative approaches to delivery.

Angela Wilson

Chief Officer

Date: 3 February 2021

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Appendices: Appendix 1 – Indicative Layout Plan
Appendix 2 – Indicative Public Realm

Background Papers: Report to Housing, Environment and Economic Development (HEED) Committee of 9 January 2008 entitled Alexandria Town Centre Masterplan Update

Report to HEED Committee of 8 October 2008 entitled Alexandria Town Centre Masterplan

Report to HEED Committee of 3 March 2010 entitled Alexandria Masterplan: Mitchell Way Marketing Brief

Report to HEED Committee of 3 March 2010 entitled Surplus Council Housing Stock: Owners

Report to Council of 29 Jan 2011 entitled Securitisation of the Council's Non Operational Estates Portfolio

Report to HEED Committee of 7 September 2011 entitled Alexandria Masterplan: Mitchell Way Redevelopment Site;

Report to HEED Committee of 13 February 2013 entitled Mitchell Way Redevelopment Site: Request to extend site area to be marketed;

Report to HEED Committee of 26 February 2014 entitled Preferred Bidder for Mitchell Way Development Site in Alexandria;

Report to IRED Committee of 18 June 2014;

Report to IRED Committee of 17 June 2015 entitled Mitchell Way Redevelopment Site, Alexandria;

Report to IRED Committee of 16 March 2016 entitled Preferred Bidder for Mitchell Way Redevelopment Site, Alexandria;

Report to IRED Committee of 22 November 2017 entitled Update on Mitchell Way Redevelopment Site;

Report to IRED Committee of 21 November 2018 entitled Update on Property and Land Disposal.

Report to IRED Committee of 18 November 2020:Update on Mitchell Way, Alexandria

Wards Affected:

Ward 2