

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 19th August 2020

Subject: Queens Quay Design Codes

1. Purpose

- 1.1** To advise Committee of the outcome of the consultation on the draft Queens Quay Design Codes and to seek approval to adopt the Guidance

2. Recommendation

- 2.1** It is recommended that the Committee agrees the proposed changes to the guidance and agrees that the Design Codes are adopted as non-statutory planning guidance.

3. Background

- 3.1** The Committee will be aware that a report was presented to the June Planning Committee on the Queens Quay Design Codes outlining the responses received to the consultation undertaken during the 9 week consultation period. The report is contained in Appendix 1. It was indicated that a report detailing the Council's responses to the comments received from the consultation process would be presented to the August Planning Committee. A total of 25 responses were received to the consultation including 4 from key agencies and 21 from the landowner, design professionals, individual developers, individuals, the local MP, Council Services, partner organisations and community groups.

4. Main Issues

- 4.1** The Design Codes set out guidance for designers and developers and will provide a structured approach to assess planning applications on Queens Quay. The majority of the responses received to the consultation were supportive of the role and content of the guidance. Some of the comments made suggestions beyond the role of the Design Codes such as relating to public art and street naming and these will be taken forward within the respective annexes. Appendix 2 summarises the comments received and outlines the Council's proposed response to these comments. The full content of the comments will be made available on the Council's website alongside the Design Codes themselves.
- 4.2** Many of the respondents indicated that the intention of the guidance is clear from the outset to ensure that a high standard of design quality is maintained throughout the entire development to deliver the masterplan vision. The

Design Codes try to get the correct balance between being overly prescriptive but encouraging design innovation and achieve quality development. The Design Codes have been modified to address the majority of comments received. Appendix 3 contains the modified Design Codes.

Key changes to the document are summarised below:

- Greater clarity about the form of the Waterfront development basing it more on key design principles and on development forms;
- Clarification on Street hierarchy and typology and building heights;
- Eastern edge of the basin - identify for mixed use and use design principles to guide future building form;
- Strengthen use of traditional materials and connections to the wider area in terms of Kilpatrick Hills, River Clyde;
- More detail on sustainable drainage systems, and landscape strategy;
- Revisiting some of the images, diagrams and plans to ensure consistency and accuracy; and
- Address detailed building features such as balconies.

Health Assessment

- 4.3** The Design Codes also have been assessed from a health perspective as place-based approaches can have a positive impact on health outcomes over time and these Design Codes form part of a wider strategy to influence future population health. The Design Codes have been developed on the basis to improve health and wellbeing from the outset based on a place based approach. The Design Codes will have significant impact on the people who live, work and visit Queens Quay and it is intended that Queens Quay will become a place to encourage aspiration and prosperity. The elements in the Design Codes are in line with the dimensions of the Place Standard Tool and the PHE Spatial Planning for Health :An evidence resource for planning and designing healthier place. From the health impact assessment it indicates that the overall development should be inclusive and types of housing adapted to peoples needs to become a lifetime neighbourhood in terms of public realm improvements, encouraging public transport, natural space, play and recreation and public art. These health impacts have been addressed in the Design Codes.

Next Steps

- 4.4** If the Committee agree to the Design Codes being adopted as non-statutory planning guidance then the Design Codes will be a material consideration in the determination of planning applications on Queens Quay. There are a number of annexes associated with the Design Codes - the Queens Quay Energy Strategy Annexe, Street Naming Strategy Annexe and Arts Strategy,

which require to go through a full consultation process. Once this has taken place the Design Codes and associated annexes will be presented to the Planning Committee to be agreed as Statutory Supplementary Guidance which will form part of Local Development Plan 2.

5. People Implications

5.1 There are no personnel issues associated with this report.

6. Financial Implications

6.1 There are no financial issues associated with this report.

7. Risk Analysis

7.1 It was not considered necessary to carry out a risk assessment on the matters covered by this report.

8. Equalities Impact Assessment (EIA)

8.1 Screening has been carried out on the Design Codes Document.

9. Consultation

9.1 Details of the consultation are set out in Section 3.1 above and the responses to the consultation are set out in Appendix 2 of the report.

10. Strategic Assessment

10.1 The guidance is considered to support the Council's strategic priority of improving economic growth and employability.

Peter Hessett

Strategic Lead - Regulatory

Date: 19th August 2020

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
pamela.clifford@west-dunbarton.gov.uk
07774428221

Appendices: Appendix 1 – Planning Committee Report – 10th June 2020
Appendix 2 – Summary of consultation responses and proposed council response
Appendix 3 – Queens Quay Design Codes and Health Impact Assessment (Appendix 1)

Background Papers: Committee report: Draft Design Codes Committee Report 12th February 2020.

Equalities Impact Assessment Screening

Wards Affected: Ward 6 Clydebank Waterfront.