

# Cass Associates

ARCHITECTURE • LANDSCAPE ARCHITECTURE • PLANNING • LAND REMEDIATION

## ROYAL ORDNANCE, BISHOPTON

### LOCAL PLANNING AUTHORITY LIAISON MEETING

7 APRIL 2006 @ COUNCIL HQ, PAISLEY

#### Attendance:

Bob Darracott	BD	Renfrewshire Council Planning Division (present for item 6 only)
Jim Dewar	JD	Renfrewshire Council Planning Division
Jamie Mackie	JM	Renfrewshire Council Planning Division
Graham Trehwella	GT	Cass Associates
Nick Wright	NW	Cass Associates

#### Apologies:

Ken Aitken	KA	JMP Consultants
Scott Allan	SA	Renfrewshire Council Roads Division
David Bryce	DB	Renfrewshire Council Planning Division
John Halliday	JH	Strathclyde Passenger Transport
Robert McArthur	RMcA	Renfrewshire Council Roads Division

#### 1 Transport

- 1.1 GT confirmed that the draft Transport Assessment has been prepared by JMP. It has now been submitted to Faber Maunsell (acting on behalf of the Scottish Executive) and Renfrewshire Council.
- 1.2 JD requested that the document should identify capacities and thresholds for the initial parts of Phase 1 which are being served from existing roads.
- 1.3 GT confirmed that the draft STAG2 document is in its finalised draft form. He explained that the programme for the STAG 2 has slipped due to evaluation of the Paramics modelling and the recent abandonment of tolls from the Erskine Bridge at short notice. He noted that discussion is continuing on how to accommodate the impact of tolls being lifted from the Erskine Bridge.
- 1.4 The existing bridge of the A8 over the M8 east of Bishopton: GT reported that it appeared that it may now be feasible to accommodate the requisite three lanes of traffic on the bridge without having to widen it, contrary to previous suggestions. There may be implications for development control. He would contact DB to explain.

**ACTION:**  
GT

- 1.5 GT confirmed that JMP's Public Transport Strategy was near to being finalised. JD emphasised that it will be important to demonstrate to the local community that there will be improvements to existing bus services.

## **2 Housing mix and tenure**

- 2.1 JD explained that the Council's Housing Department and Communities Scotland were unable to attend the meeting. He would however ensure that the Bishopton housing proposals were brought to Communities Scotland's attention in their regular liaison meetings, and fed into the next review of the Council's Local Housing Strategy.

**ACTION:**  
JD

## **3 Community awareness-raising and consultation**

- 3.1 GT explained that the leaflet has gone to the printers for distribution a week before the exhibition, which takes place on 3<sup>rd</sup> and 4<sup>th</sup> May. The leaflet will be distributed to all of the PA7 postcode area (Bishopton), plus a number of isolated properties close to the western and southern edges of the site which lie in other postcode areas.

- 3.2 JD agreed to write to key elected members (the local member, Convenor and Depute Convenor of the Planning and Development Policy Board, and possibly the Leader of the Council) too offer them the opportunity to be briefed about the exhibition. Members of the project team could give a powerpoint presentation of the exhibition boards etc at this briefing if required.

**ACTION:**  
JD

- 3.3 The issue of whether a separate briefing for MSPs/MPs would be advisable was also discussed. NW agreed to contact PPS to discuss.

**ACTION:**  
NW

- 3.4 During discussion about the exhibition, a number of points were discussed:

- 1 GT explained that the proposed landfill site for remediation waste is likely to be located on the western edge of the site. It would be capped, and then either grassed or wooded.
- 2 JD reminded of the need to give the community confidence that remediation issues will be treated responsibly. It was generally agreed that there is a need to explain the processes simply, emphasising that all remediation will meet regulatory standards, explaining how it will be done, and where any residual wastes will go.
- 3 JD requested that finalised versions of the boards be copied to him in due course.

**ACTION:**  
GT, NW

**ACTION:**  
NW

- 3.5 JD agreed to be available for the CLG preview on 25 April if required.

## **4 Community Woodland Park**

- 4.1 NW provided an update on progress with the draft Community Woodland Park (CWP) Management Plan, including recent positive discussions with the Forestry Commission Scotland (FCS) relating to both the content of the draft Management Plan and transfer of ownership of the CWP from BAE Systems to FCS in the future.

- 4.2 JD asked who would be responsible for the CWP and Environmental Test Facility in the long term. NW explained that the draft CWP proposed establishing a partnership involving BAE Systems, Redrow, FCS, the local community and other public sector organisations who have responsibility for implementing strategic greenspace and Green Network policies, including

Renfrewshire Council and Scottish Natural Heritage. This partnership would then use the framework proposed in the Management Plan to prepare detailed proposals and a resource package.

## 5 Planning applications

5.1 GT listed the documents that are likely to constitute the outline planning application submission:

**ACTION:**  
**GT**

- 1 Masterplanning statement
- 2 Environmental statement
- 3 Transport Assessment
- 4 Flood risk and surface water assessments
- 5 Woodland Park Management Plan
- 6 Public consultation statement
- 7 Foul water drainage strategy
- 8 Public transport strategy
- 9 Land remediation strategy

5.2 It was agreed that an appropriate description for the application would be "Regeneration of the site to form a mixed use community expansion of Bishopton", reflecting the terminology used in the finalised draft Structure Plan.

5.3 GT explained that it is intended to submit the three detailed planning applications (motorway junction, remediation and earthworks, landfill) in August 2006.

5.4 In terms of EIA requirements for these three detailed applications:

- 1 GT had already requested an EIA screening opinion from DB for the motorway junction.
- 2 GT would discuss an EIA screening opinion for the remediation/earthworks application with DB, as the engineering earthworks are relatively limited.
- 3 EIA would be required for the landfill.

**ACTION:**  
**GT**

5.5 JD explained that the Council are keen to make the outline planning application submission on the internet. It was noted that there are a number of technical issues relating to file sizes/download speeds. JD agreed to ask his colleagues DB and/or Bill Gallacher to contact GT to discuss these issues.

**ACTION:**  
**JD**

## 6 Education and community infrastructure

6.1 GT confirmed that he the developers are still keen to test whether the requirements for educational, library and community hall provision stated in 2002 are still valid, particularly as we are now heading into public consultation.

- 6.2 BD reported that the Director of Education and Leisure Services (John Rooney) and his relevant Head of Service (Liz Jamieson) have now prepared a paper with a series of option and trigger points reflecting changing class size requirements. This was recently presented to and discussed with the Leader of the Council and the relevant Committee Convenor. BD was present at that meeting.
- 6.3 BD explained that a number of factors have changed since 2002:
- 1 Demographics have changed, particularly for Roman Catholic children, with the result that Education are no longer suggesting a shared denominational/non-denominational primary school. The preferred option is now to transport primary denominational (Roman Catholic) children by bus to Erskine.
  - 2 The Council's PPP scheme is now in progress and does not include Bishopton.
  - 3 There is now a different legal framework for pre-5 education.
- 6.4 BD explained that it is likely that the Education Dept's formula for calculating the developer's financial contribution has changed since 2002. The formula then was based on a developer contribution proportionate to the number of additional children as a consequence of the development, with an additional contribution from the Council's PPP.
- 6.5 It was apparent that there are likely to be changes in the amount of developer contribution required. It was agreed that a meeting should be convened prior to the public exhibition to discuss likely education, library and community hall requirements and financial implications.
- 6.5 BD explained that the Leader of the Council will be talking to Cllr Langlands and Liz Jamieson imminently. Meanwhile, he would contact Liz Jamieson on her return from holiday on Monday 10 April to emphasise the need for a meeting to be convened within the next fortnight, involving GT and Redrow/BAE Systems due to the issue of financial contributions.

**ACTION:  
Council**

## **7 Date of next meeting**

- 7.1 Possibly around 25 April - to be confirmed. It was agreed that the Council would advise John Halliday from SPT of the date once arranged

**ACTION:  
Council**

*Minutes prepared by NW, 11 April 2006*