SCHEDULE 6

THE ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 1999

NOTICE UNDER REGULATION 13 AS APPLIED BY REGULATION 19(2)

Proposed development at Royal Ordnance Site, Station Road, Bishopton PA7 5NJ. Notice is hereby given that further information* in relation to an environmental statement has been submitted to Renfrewshire Council by BAE Systems (Property Investments) Ltd and Redrow Homes (Scotland) Ltd relating to the planning application in respect of the regeneration of the site to form a mixed use community growth area notified to you under Article 9(1) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 on 8 June 2006.

A copy of the further information together with the environmental statement and the associated planning application may be inspected at all reasonable hours in the register of planning applications kept by the planning authority for the area at Department of Planning and Transport, HQ South Building, Renfrewshire Council, Cotton Street, Paisley, Renfrewshire, PA1 1BU and also at Bishopton Community Library during the period of 28 days beginning with the date of this notice.

Copies of the further information may be purchased from Cass Associates, Studio 104, The Tea Factory, 82 Wood Street, Liverpool, L1 4DQ at a cost of £550 (paper copy) or £40 (electronic copy : Adobe Acrobat PDF file format).

Any person who wishes to make representations to Renfrewshire Council about the further information should make them in writing within that period to the Council at Department of Planning and Transport, Renfrewshire Council, HQ South Building, Cotton Street, Paisley, Renfrewshire, PA1 1BU.

Signed : Graham Trowbridge

On behalf of : Cass Associates

Date : 12 September 2008

* **Further Information**

Amended and additional information as shown on the schedule attached to this notice

Cass Associates

ARCHITECTURE • LANDSCAPE ARCHITECTURE • PLANNING • ECOLOGY

ROYAL ORDNANCE SITE, STATION ROAD, BISHOPTON

OUTLINE PLANNING APPLICATION FOR THE REGENERATION OF THE SITE TO FORM A MIXED USE COMMUNITY GROWTH AREA

REFERENCE 06/0602/PP

AMENDED AND ADDITIONAL INFORMATION

Amended / Additional Information	Key Features of the Amended / Additional Information	Key Reasons for the Amendments / Changes
A Revised planning application boundary (Plan reference 715/205D)	• Slight widening of the planning application boundary around the southern access road corridor	• To accommodate alignment options and construction activity for the southern access road
B Revised Masterplan Statement (September 2008)	• To show and describe changes associated with the revised access strategy which brings forward, to an early stage, the new link roads into the development and which does not place a reliance on Rossland Crescent, Newton Road or Station Road as vehicular routes into the development	• In response to concerns raised by the local community about increased traffic movements along existing local roads
	• The pedestrian footbridge from the Greenock Road recreation ground into the development is deleted	• Station Road, Rossland Crescent and Newton Road will form direct linkages for pedestrians and cyclists. The benefits associated with a new footbridge do not outweigh the intrusion and visual impact
	• To show changes associated with the revised approach to surface water drainage	• The schematic layout for surface water storage ponds has been changed in order to minimise the potential to attract large, flocking birds which could present a risk to aircraft
	• To describe the changes to the phasing of development (and the sequence of remediation tasks) associated with the revised access strategy	• The initial phases of development change in response to the early construction of the southern link road although the focus on creating a core near to the railway station remains in phase one

C Supplementary Environmental Information (September 2008)	• To echo the changes to the Masterplan Statement	• The changes to layout, access, phasing and surface water drainage have implications for the Environmental Statement
	• To clearly set out the development parameters on which the process of environmental impact assessment is based	• There are certain aspects of the project (gross development area, maximum density and maximum ridge height, for instance) which have informed the process of environmental impact assessment. These are clearly stated
	• To set out revisions to the Outline Remediation Strategy and to appraise the environmental implications arising from this revised strategy	• The Outline Remediation Strategy has been aligned with the revised masterplan and sets out, in particular, a refined approach to the decontamination of buildings
D Revised Transport Assessment (September 2008)	• To reflect changes which arise as a consequence of the revised access strategy	• The primary focus on vehicular access along the southern and northern access roads and changes to the sequence of roads infrastructure delivery necessitate changes to the Transport Assessment
E Revised Public Transport Strategy (September 2007)	• To reflect changes that arise as a consequence of the revised access strategy and to provide an updated commentary on rail infrastructure and capacity issues.	• The relationship between the bus / rail interchange and the development alters • Updated information is introduced for infrastructure and capacity developments on the rail network
F Supplementary Note to the Flood Risk Assessment (April 2008)	• The approach to storage of surface water has been changed	• The changes are in response to a need to minimise the attraction of large, flocking birds which can present a risk to aircraft
G Revised Foul Water Drainage Strategy (October 2007)	• Changes that reflect the completion of a Drainage Impact Assessment (DIA) with Scottish Water which confirms that the existing Bishopton pumping station has the capacity to accept foul water drainage from the development.	• To most efficient and least intrusive option for dealing with foul water is to make best use of existing infrastructure
	• To reflect the fact that the early construction of the southern access road (part of the revised access strategy) provides an opportunity for an alternative, direct alignment of the foul water pipe.	• The alignment of the foul water rising main from the development along the southern access road will avoid disruption in the centre of Bishopton

H	Revised Community Woodland Park Management Strategy (August 2007)	• To provide clarification on the continuing operational role of the environmental test facility (ETF) and to distinguish the ETF from the proposed Community Woodland Park	• There is a need to clearly distinguish the foreseeable operational role of the ETF from the long term vision for the Community Woodland Park
		• To make it clear that the Community Woodland Park Management Strategy provides the parameters for the environmental impact assessment process for development outwith the core development area	• There is an inter-relationship between the way in which the Community Woodland Park is to be managed in the long-term and the way in which environmental implications have been assessed
I	Response to comments by Scottish Natural Heritage (SNH) on the Environmental Statement (July 2007)	• To provide further information on the implications for landscape character zones and the Formakin Estate and to examine options for the alignment of the northern access road	• SNH has requested clarification on three particular matters : the way the 'rugged upland' landscape character has influenced the project; how the project relates to the Formakin designed landscape and the impact on the landscape and visual resource arising from different options for the alignment of the northern access road
J	Supplementary Note to the Environmental Statement Non Technical Summary (September 2008)	• To reflect changes to the Environmental Statement	• The changes outlined in the Supplementary Environmental Information report need to be reflected in the Supplementary note to the Non Technical Summary
K	Illustrative Material (Cooper Cromar, August 2008)	• Additional illustrative material to support the outline planning application	• A series of illustrations which focus on key character areas of the development. To show the general character and the quality of the development that is anticipated.