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MINUTES

Project	715 – Royal Ordnance, Bishopton – Planning Liaison Meeting
At	Royal Ordnance, Bishopton Site
Date	17th September 2003

Present
Jim Dewar, Renfrewshire Council
Nick Wright, Renfrewshire Council
Stuart Tait, GCV Structure Plan
Vincent Goodstadt, GCV Structure Plan
Richard Bailey, Lea Hough & Co
Mark McGleish, Redrow Homes (Scotland)
Peter Howarth, Redrow Commercial
Simon Isherwood, Redrow Commercial
Graham Vincent, BAE SYSTEMS
Graham Trewhella, Cass Associates

Distribution All those present at the meeting and Stephen Byfield (PPS), Kelvin Clarke (JMP)

Action

1 **Amended Programme**
Key milestone dates for the coming six month period are:

Week commencing 29th September 2003: revised STAG Part 1 submission
Week commencing 3rd November 2003: completion of STAG assessment (Scottish Executive)
Mid December 2003: final decision on STAG Part 1 (Ministers)
Early February 2004: Community Awareness exercise
February 2004: Council to resolve to support Structure Plan Alteration
March 2004: initial consideration by Structure Plan Joint Committee.
(Meeting scheduled for 1st March 2004. Could be put back to later in March if this can be justified).
It is considered that reporting to the March Joint Committee meeting is optimistic.
Comments on the amended programme to be issued to Peter Howarth — ALL

Different date from Jan/Feb discussed in meeting. Not STAG 2 ?

too quick.

2 **Structure Plan Alteration**
Early consultation is recommended on Structure Plan issues to ensure that technical issues are adequately addressed, particularly in the light of the Structure Plan assumptions on the demand and supply balance for housing and industrial land. Consideration by the Joint Committee needs to be informed by a full technical assessment embracing issues such as:

(i) housing / business land demand and supply

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(ii) impacts and implications on adjoining Local Authority areas

(iii) highway / transportation impacts and implications

(iv) Green Travel Plan

(v) drainage proposals

(vi) employment take up / type / density

(vii) an assessment of risks

(viii) an outline of deliverable benefits (perhaps a draft skeleton of a S75 Agreement)

These and other relevant studies need to be identified and programmed now.

Following consideration by the Joint Committee, either an expedited procedure or a full consultative procedure will be followed. This needs early agreement with the Structure Plan Team. Assume 12 weeks to a presentation to the Scottish Executive (June 2004) then a statutory six week period on deposit followed by evaluation and advice from within the Executive (at the earliest this results in the ministerial decision in September 2004). Renfrewshire Council is concerned that if the process is too swift, there may be a public perception that the development has been pushed through.

Comments on the Structure Plan Alteration assumptions to be issued to Graham Trewhella. VG/ST

VG advised that:

1. March Committee date could be rescheduled if considered helpful. (This could add a valuable 4 weeks to the time between obtaining a resolution of the Council to support the amendment and reporting to the Structure Plan Joint Committee).
2. There is a possibility of presenting an interim submission to the Structure Plan Team (subject to the agreement of Renfrewshire Council).
3. Ministerial target for the full Structure Plan process is 40 weeks, including all public consultation.
4. Local issues will be a key consideration.
5. VG will discuss the consultation process with Ian Snodgrass at Renfrewshire Council. VG

3 **Community Awareness and Consultation**

The proposal at present is to carry out the following:

A. **Community Awareness:** between 9th – 23rd February 2004 with the objective of making the wider community aware of the proposals and procedures.

B. **Proactive Consultation:** between 26th January 2004 – 30th June 2004.
   - Community workshop and establishing a Community Forum.
   - The measurement and analysis of results.
   - Reporting back to key stakeholders.
   - Respond to comments through revisions if possible.
   - Consultation statement to accompany the planning application
   - (All to be independently facilitated).

A question was raised as to whether or not it might be expedient to bring forward the proactive consultation before the March 2004 consideration by the Joint Committee.

Comments to be issued to Graham Trewhella from Renfrewshire Council and GCV Structure Plan Team. VG/ST/ JD/NW

4 **The New M8 Junction**

The six STAG Part 1 options order review were issued to Renfrewshire Council for its comments as the Local Planning Authority (to be issued to Graham Trewhella). JD/NW

5 **Site Access**

The preliminary alignment of the northern access road issued to Renfrewshire Council was received with concern. The Council is to provide written views to Graham Trewhella. JD/NW

Landuse Plan

It was recognised and accepted that as a result of the continuing process of gaining a better understanding of the site, then the Landuse Plan will evolve and be revised.

7	**Single User High Amenity Sites** Renfrewshire Council to issue the EECOS review (on behalf of Scottish Enterprise) to Graham Trewhella.	JD/NW
8	**Outline Planning Application** Packages of work are currently being progressed in preparation for the outline planning application including technical assessment, scoping the EIA, constraints planning and refinement to the landuse plan. The key milestones for the outline planning application are: ➢ late June 2004: submit outline planning application ➢ late December 2004: determination of outline planning application.	