NOTICE TO NEIGHBOUR

Town and Country Planning (General Development Procedure (Scotland) Order 1992

If you have difficulty in reading any of the information on this form please contact the Planning and Transport Department on 0141-842-5811 for advice.

As a neighbour, this notice is to inform you that I/We:

Name (of applicant): **BAE Systems (Property Investments) Ltd & Redrow Homes (Scotland) Ltd**

Address: **C/o Cass Associates, Studio 104, The Tea Factory, 82 Wood Street, Liverpool L1 4DQ (Agent)**

have made an application to the Council for planning permission to carry out the following development.:

Description: **Outline planning application for the regeneration of the site to form a mixed use community growth area (planning application reference 06/0602/PP)**

SUBMISSION OF AMENDED AND ADDITIONAL INFORMATION AS SHOWN ON THE SCHEDULE ATTACHED TO THIS NOTICE

At: **Royal Ordnance Site, Station Road, Bishopton PA7 5NJ**

Attached to this notice is:

- a location plan which shows the application site.

You may inspect the Application:

For a period of **14 days** following the date of this notice, you can inspect the application form, plans, and other documents submitted at the director of Planning & Transport, Renfrewshire Council, 2nd Floor, Gilmour House, Gilmour Street, Paisley PA1 1LL. The Department is open from 8.45am to 4.45pm Monday to Thursdays 8.45am to 3.55pm Friday. You may also inspect the application at:

Bishopton Community Library

(Insert other address in the locality where the application can be inspected).

You may receive this notice before the Council receives the application. You are therefore advised to telephone the above department first and check that the application has been received.
Telephone 0141 - 842 - 5811/5822

Representations:

If you wish to make representations or comments, you have **14 days** from the date of this notice in which to do so. You should make your representations in writing and send them to the Director of Planning & Transport at Renfrewshire Council, HQ South Building, Cotton Street, Pailsy, PA1 1LL.

Signed Graham Treadwell	Date **12 September 2008**

NOTE: This notice should have advice to neighbours overleaf (if copying please copy both sides).

PTO

WHAT IS THIS NOTICE FOR?

This notice and the information attached to it has been served on you by the person making an application to the Council for planning permission. Because your land neighbours the land which they wish to develop, they are legally required to inform you of their proposals.

As a neighbour, you have been given the right to make representations against the development. This is an important right as most development has some effect on neighbouring land.

WHAT SHOULD I DO NOW?

Firstly, you will want to find out how the proposal may affect you, therefore it is advisable that you see the plans. These will be available at the Department of Planning & Transport and a planning officer will be available to discuss them with you, if you wish.

You may have received this notice before the Council actually receives the application. It is therefore advisable that you telephone the above Department on 0141 - 842 - 5811/5822 before coming in to see the plans.

HOW DO I MAKE REPRESENTATIONS?

If there is something about the proposal to which you object, then you should make your representations in writing to:

The Director of Planning & Transport,
Renfrewshire Council
HQ South Building
Cotton Street
PAISLEY PA1 1LL

The Council can only consider representations made on valid planning grounds. These are called, "material considerations" and some examples are listed below (this list is not exhaustive):

- Contrary to the Local Plan/Structure Plan
- Appearance (design, materials etc)
- Traffic parking or access problems
- Residential amenity eg noise, overshadowing
- Drainage/infrastructure problems
- Impact on natural or built environment

WHAT HAPPENS IF I MAKE REPRESENTATION?

Any representations made will be open to public view, in whole and in summary, once the application is placed on a Board agenda, and be taken into account by the Council's Planning and Development Policy Board when making their decision. You will be advised in writing of the Council's decision.

You **do not** have a right of appeal against this decision.

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.