

# The future of the Royal Ordnance Bishopton site...

3rd and 4th May 2006

## Welcome to this exhibition

### What's in this exhibition

The display is split into two parts:

#### 1 Information about our proposals for the regeneration of the site to form a mixed use community expansion of Bishopton



This part of the exhibition follows on from the consultation we held in February last year. It summarises the comments you made last year and describes our finalised package of proposals.

The proposals in this part of the exhibition form the basis of the outline planning application that we will submit later this month.

#### 2 Consultation on our remediation and earthworks proposals, a remediation landfill site and motorway junction



Later this summer, we intend to submit three detailed planning applications for individual aspects of the redevelopment. Questionnaires are available for this part of the exhibition.

**Please ask if you have any questions**

# What we want to achieve

For most of the 20th century, the Royal Ordnance factory made explosives, employing up to 20,000 people at its peak. Now that manufacturing has stopped, it is one of the largest brownfield sites in the UK, measuring about 5 kilometres (3 miles) from north to south.

## Remediation

We want to remediate the site. We use the Scottish Executive's definition of remediation, which refers to the actions required to restore contaminated land so that it is suitable for its proposed future use. Remediation involves investigations, risk assessment, various techniques for "cleaning" land, and ongoing monitoring.

The second part of the exhibition contains more information about how we intend to remediate the site.

## Funding the remediation

We intend to use the income from development to pay for remediating land affected by contamination, as there are no public subsidies available for this.

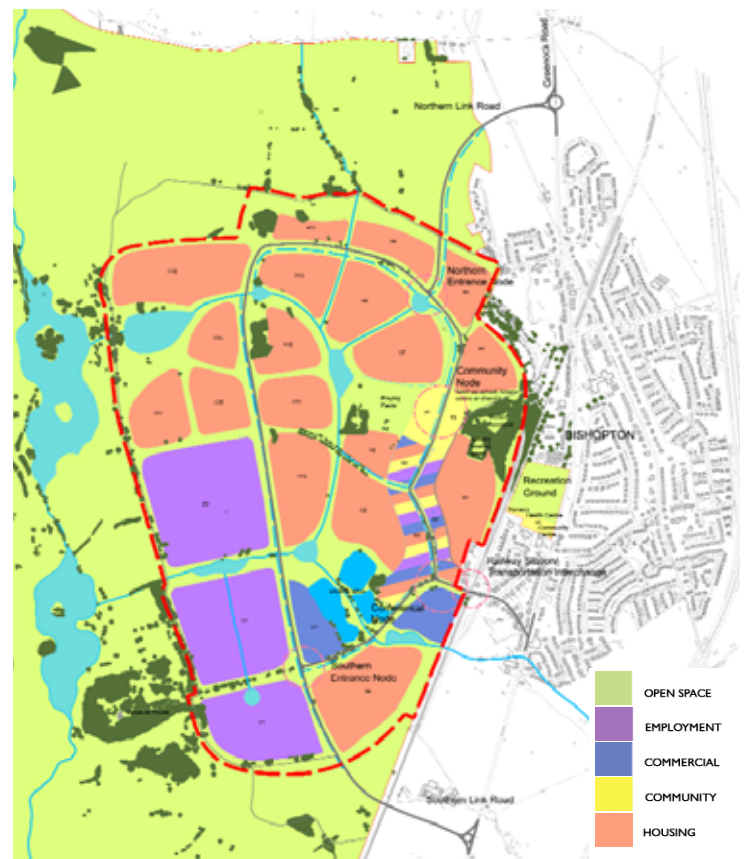
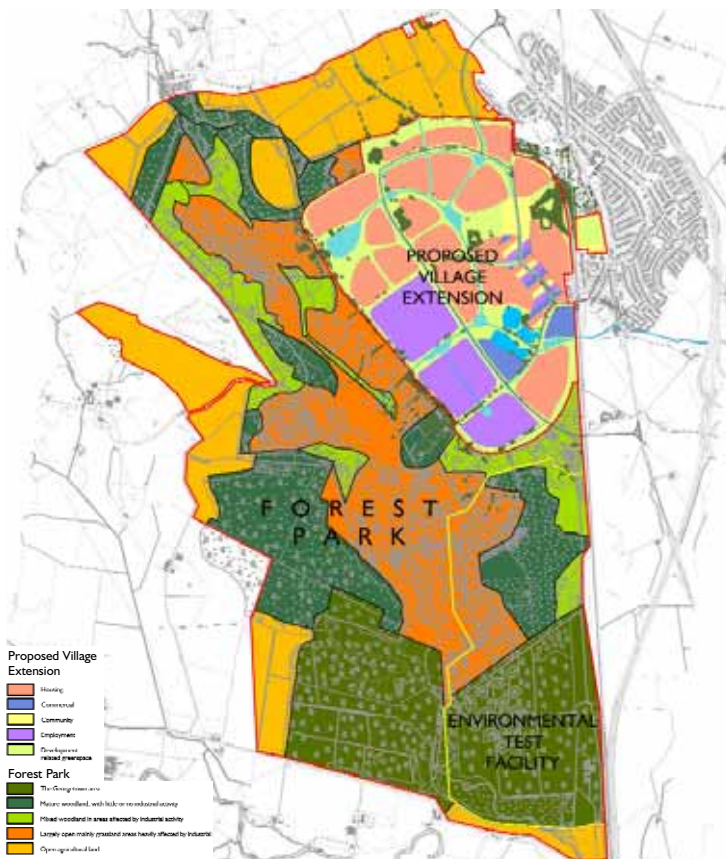
Only about a quarter of the site would need to be developed. The rest would be devoted to recreation, public open space and nature conservation. BAE Systems' existing test facility will be kept on part of the site.

# What we proposed last year

Last year, our plans were based on the gradual expansion of Bishopton over about 15 years.

We suggested 2,300 new houses, community facilities, open space, a business park, and a small shopping and commercial centre around the railway station.

We aimed to limit any increase in traffic through Bishopton, by making the most of public transport and building a new motorway junction and access roads from the A8.



# What you thought of our proposals last year

1,300 people visited the exhibition last February. Over 400 people filled in a questionnaire with their views. The main issues which they raised were:

## Community facilities

- A chance to get the facilities that Bishopton needs, as well as those which the new development will require.
- New facilities such as health centre, schools, recreational and sports facilities should be provided either before development starts or as it is built.

## Housing

- New homes would attract families and redress problems of an ageing population in Bishopton.
- Strong support for social and low cost housing and sheltered housing.
- Desire for a mix of house types and styles, with some 'eco-friendly' homes.

## Contamination

- Most respondents said that contamination must be dealt with.
- Significant worries about how contamination would be dealt with.
- Strong support for the principle of developing part of the site to pay for the remediation of the rest of the site, building new infrastructure and reclaiming the site for public access and other uses.

## The rest of the site outside the village extension

- Support for improved access to the countryside.
- Desire to retain Dargavel House (a listed building), mature trees, and avoid car routes through the public green spaces.

## Transport

- Concern about increased traffic through the village, particularly the need to keep construction traffic out of the village.
- Concern that the road network would be under pressure - suggested that new road accesses should be built before development starts.
- Suggested that new accesses into the development from east and west could allay much local concern over traffic.
- Support for improving public transport and Park and Ride facilities.
- Desire for good links across the railway line, including a new road bridge.

## Shopping

- Respondents supported new 'small scale' shops offering a range of goods and services.

## Jobs

- General support for creating new jobs on the site.

## Community spirit

- Concern that Bishopton will lose its 'spirit'.
- Concern that the existing village and the new development would not be properly integrated with each other.
- People wanted to be kept informed.

A full analysis of people's responses from last year will be included with our outline planning application at the end of May.

# Progress since last year

Since the exhibition last February, we have been working on our proposals in more detail. We have taken account of your comments alongside a range of technical issues, such as health and safety, water and electricity supply and transport.

We have now finalised our proposals and are ready to present our outline planning application to Renfrewshire Council for the entire site. But before that, we want to show you how our proposals look now.

We believe our package of proposals responds positively to what you told us last year.

## Balancing the considerations

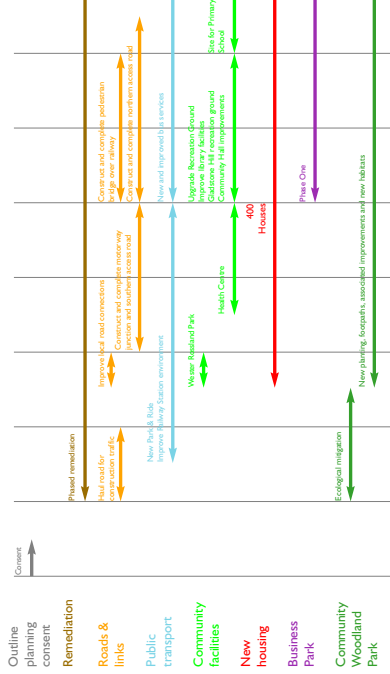
We want to remediate the site so that it can be used for other purposes. Our central principle is to use income from development to pay for remediating land affected by contamination. But this must be financially viable, otherwise remediation of the site cannot take place.

The income from development also has to pay for new infrastructure like new roads, bridges, sewers and power supplies, increasing school capacity, open space for the local community and many other things. The more costs there are, the more income we need.

This diagram shows the range of considerations that we have had to balance.



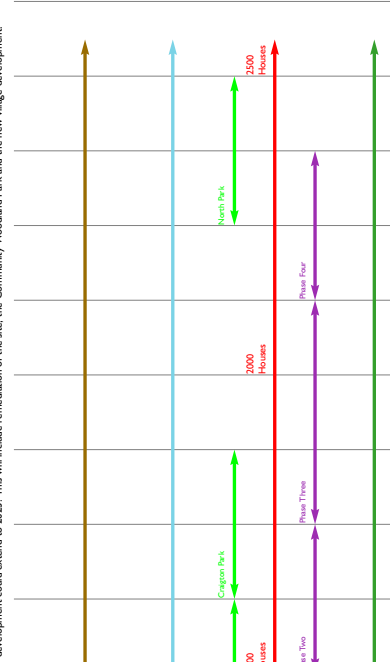
# Our proposals for the Royal Ordnance site



Progress of development by 2013

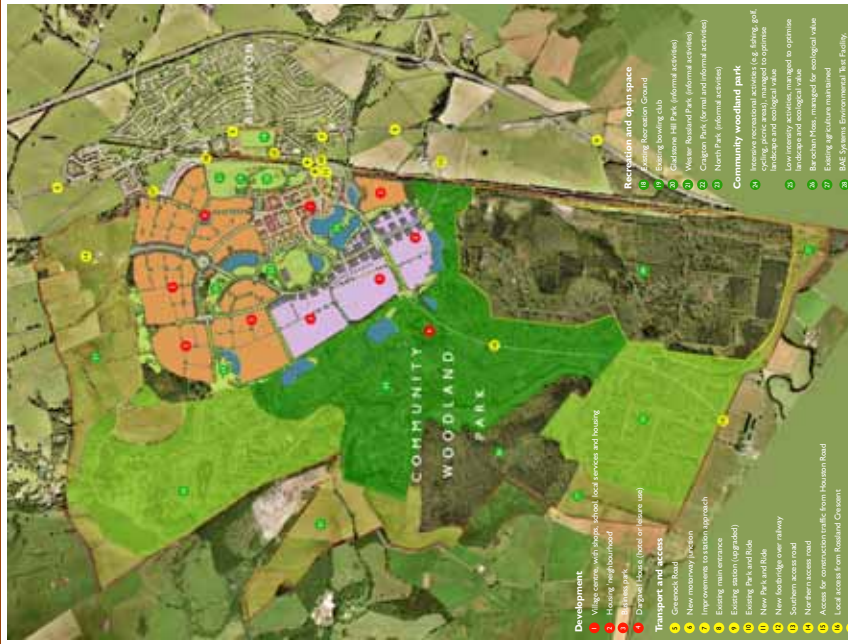
regenerating the site

These are our proposals for the regeneration of the Royal Ordnance site. It will be a gradual well-managed process, spread out over a number of years. If outline planning permission is granted when we anticipate, the remediation of the site would start in 2008 together with an extension to the Park and Ride at the station. Construction of the new development and the Community Woodland Park would begin the following year, in 2009. The timeline shows what would happen and when, and gives a snapshot plan of how the site would look at various points along the way. The full development could extend to 2023. This will include remediation of the site, the Community Woodland Park and the new village development.



Progress of development by 2018

regenerating the site



regenerating the site

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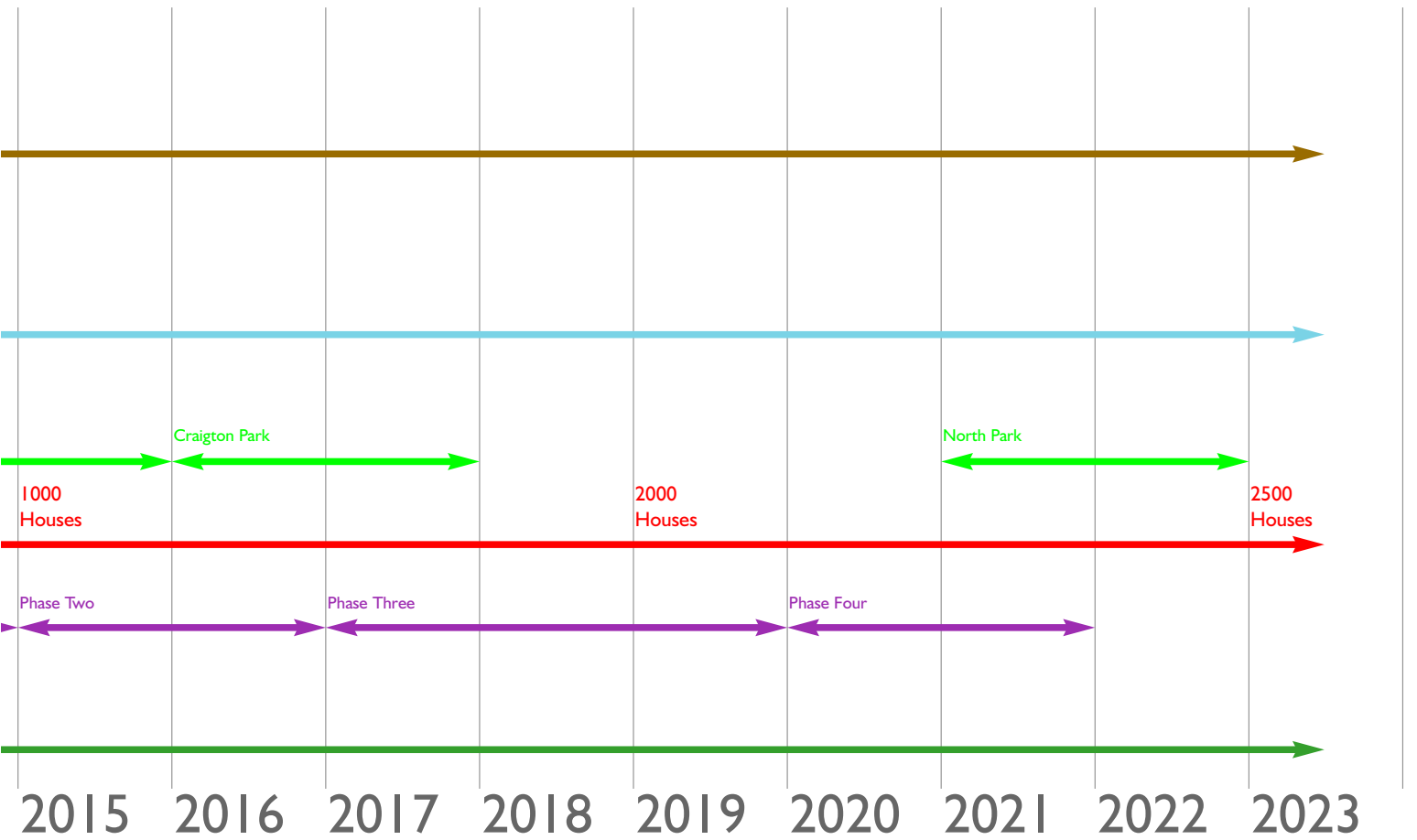


- Mixed uses (housing, commercial and community facilities)
- Housing
- Landscaping and open space
- Commercial
- Landfill site location
- Remediated area
- BAE Systems Environmental Test Facility
- Site boundary

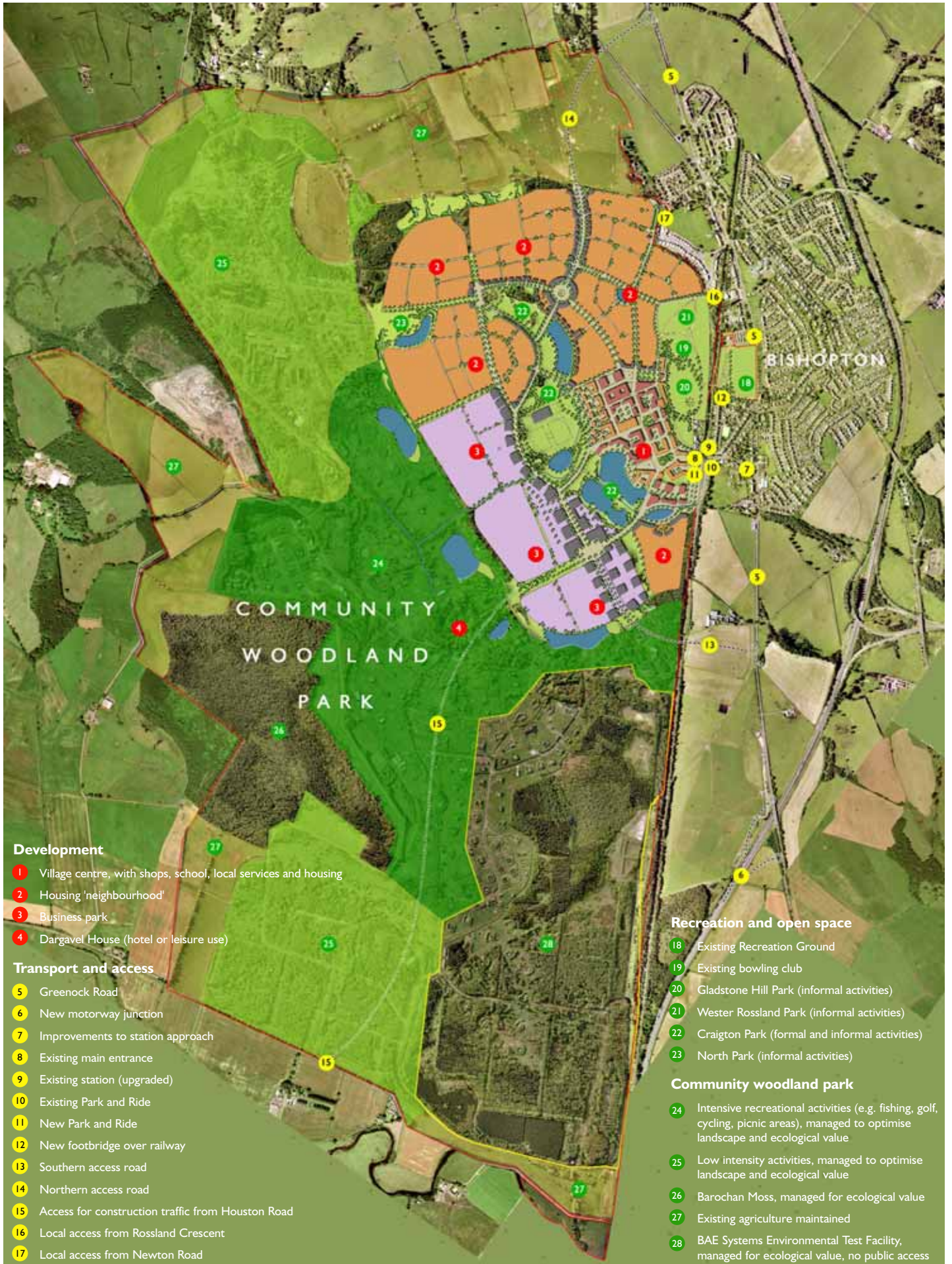


Progress of development by 2013

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Progress of development by 2018



# Key aspects of our proposals



## Remediating the site

The entire site will be remediated to regulatory standards. The second part of this exhibition contains more information about this.



## Improved transport connections

- Doubling capacity of the Park and Ride.
- Improvements to Station Road - including better integration of buses, trains and Park and Ride, and safety and environmental improvements.
- Phased introduction of additional bus services within the village and to other destinations, including Erskine.
- New junction on M8. The second part of this display contains more information on this.
- New roads into the village extension from A8 each side of Bishopton.
- New access from Houston Road for construction traffic



## New job opportunities

Business Park with an emphasis on business and technology on southern edge of development area, creating the opportunity for nearly 4,000 jobs in total. Smaller scale job opportunities in shops and services near the station.



## Greater choice of housing

- Approximately 2,500 new houses, providing a variety of housing including:
- Full range of housing for sale from one to five bedrooms.
  - Sheltered housing for the elderly.
  - Affordable housing including Housing Association property for rent.



## More recreational opportunities

- Upgrading of existing Recreation Ground, and new pedestrian bridge across railway to improved Gladstone Hill and Wester Rossland Park. This will form a new park at the heart of the village.
- Community Woodland Park across the majority of the site. This will open up the site for public access and nature conservation. It will be large enough to accommodate activities like cycling and golf as well as areas for nature conservation and walking.



## Better community facilities

New, larger health centre to serve the whole village. Phased introduction of a number of other facilities for the entire village:

- Site for new primary school
- Upgrading of existing community halls
- Reserved site for religious centre
- Improvements to existing library
- Recreational facilities



## Environmental benefits

- Remediation of the entire site
- Safeguarding of protected species
- Improved natural habitats
- Better access to the countryside
- Extensive tree planting



sketches of proposed village centre



## What next ?

### Outline planning application

We will be submitting these proposals in an outline planning application to Renfrewshire Council towards the end of this month. Immediate neighbours of the site will be notified in writing, and Renfrewshire Council will advertise the application in the local press.

### Are there any particular things you like or don't like ?

If you wish to make comments on the outline planning application **once it has been submitted**, please send these to Renfrewshire Council.

# Consultation on three detailed aspects of the regeneration proposals

## Introduction

Later this summer, we intend to submit detailed planning applications to Renfrewshire Council for three individual aspects of the redevelopment as a whole:

- 1 Our remediation and earthworks proposals
- 2 A landfill site which will be used only for waste generated by remediation of the Royal Ordnance site
- 3 A new motorway junction

The reason we are submitting these detailed applications this summer is because approval of each of these matters would be needed very early in the regeneration of the Royal Ordnance site.

We will ask Renfrewshire Council to assess these three detailed planning applications at the same time as the main outline planning application.

We would like to receive your comments on these three specific detailed proposals. This part of the exhibition contains more details, and questionnaires for your comments. We will hold an exhibition before the submission of these applications.

Your comments will feed into our work of refining the proposals before we submit the detailed planning applications later in the summer.

*If you are unsure what "remediation" means, it is explained at the start of the first part of the exhibition. Please ask if you have any questions.*



# Remediation and earthworks

## Progress to date

When factory production ceased in 2002, the site was decommissioned. To make it suitable for its proposed new uses, we need to go a step further and remediate the site.

Soil, water, ecological and geotechnical investigations have been taking place on the site for the last 10 years. These have helped to produce an Outline Remediation Strategy.

## Outline Remediation Strategy

This document aims to make sure that the site is suitable for the new uses proposed in the outline planning application. It describes the contamination that is present in different parts of the site, and explains what remediation needs to take place to deal with it.

The Remediation Strategy will comply with government guidance and legislation, and aims to be as environmentally sustainable as possible. It will be agreed with Renfrewshire Council before remediation starts on site.



## Contamination and how it will be dealt with

Our investigations have told us that contamination is concentrated in and around buildings, waste tips, transport routes and burning grounds – the areas where we expected to find it. The types of contamination found are also as expected. They include explosives, metals and oils.

We will use a number of remediation techniques to make sure that contamination does not harm humans or the environment. This includes removing contamination, treating it either in place or after it has been removed from the ground, and using barriers to avoid contact with contamination. The remediation techniques used will vary in different parts of the site, according to the type of contamination, ground conditions and proposed future uses. This approach fits with government policy and good practice.

Where it is not possible to treat, convert, fix, and/or recycle contaminated materials, these wastes will be removed to a licensed landfill site.

An important part of the process will be to check that the remediation has been effective. This will be done by testing soil and water samples, and will be approved by Renfrewshire Council. Throughout the remediation, strict controls will be in place to minimise impacts to the local community, site workers and the environment.

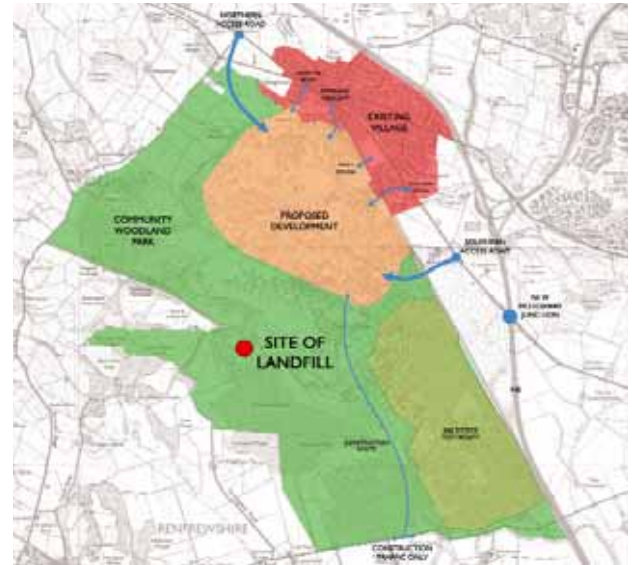
## Phasing

Remediation is currently planned to be phased over 15 years, starting in 2008 before development starts. There will always be a remediated buffer zone separating remediation activity from the development area.

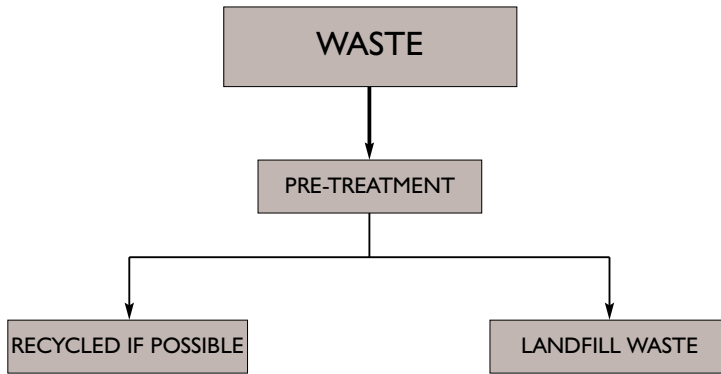
# Landfill site

The decontamination and remediation of the site will require the disposal of certain wastes in a specially designed landfill facility. This facility will only take waste generated from the site.

We have examined different locations for the facility and have decided that a point near to the western boundary of the site is the best once environmental, planning and engineering considerations are weighed together.

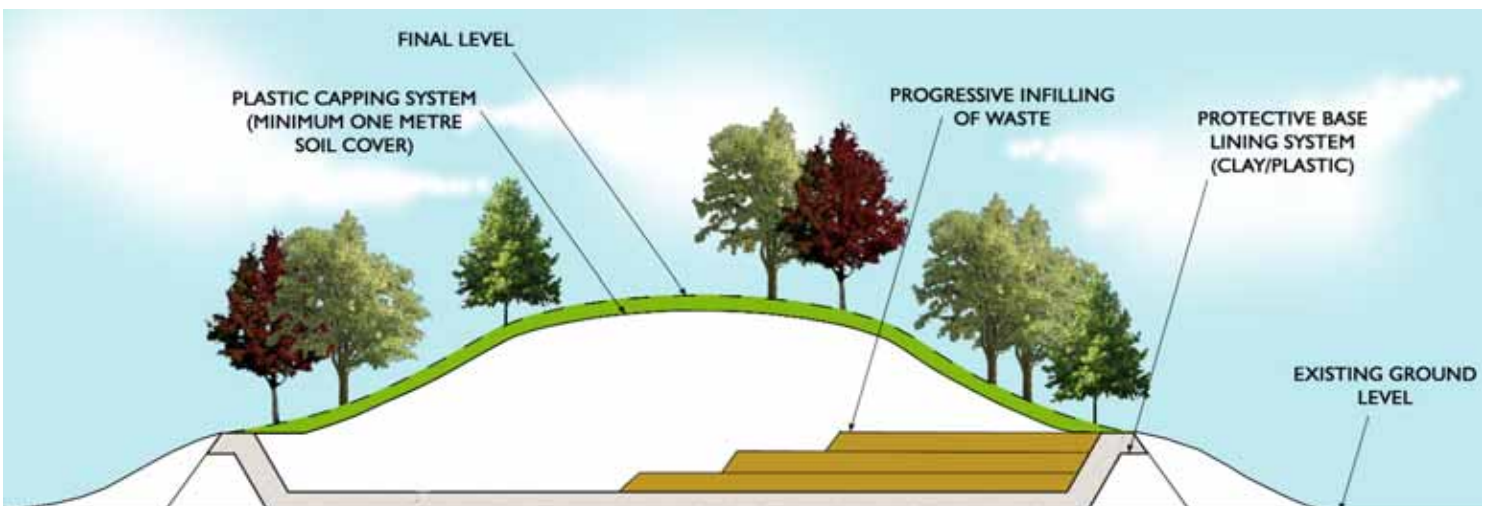


There will be treatment of some of the waste before it is placed in the landfill. The decision on the final destination of waste from the site will follow on from the sequence below.



The landfill will be licensed by the Scottish Environment Protection Agency (SEPA) and will be constructed in accordance with all relevant national and European guidance and legislation. During its construction and operation there will be regular inspection by SEPA. It will be constructed and then operated by appropriately qualified professionals and contractors.

The landfill will be built above the existing ground level. The waste will be placed on a base lining system, and then covered with another lining and thick soil capping. This will then be landscaped to fit with its surroundings as part of the Community Woodland Park.



# Motorway junction

We are awaiting final approval from the Scottish Executive for a new motorway junction on the M8 eastbound. This is likely to be near the point where the A8 crosses the M8, between Bishopton and the Red Smiddy roundabout.

The details of our proposed design are shown in this plan. It will give access on and off the motorway to and from Glasgow.



## What do you think ?

We would like to know what you think about our proposals for remediation and earthworks, the landfill site and the motorway junction. We will take your comments into account as we finalise the proposals and hold an exhibition before submitting detailed planning applications later in the summer.

Please fill in a questionnaire. You can either hand it in today or post it back by Friday 12th May using a pre-paid envelope. Thank you.

Please ask if you have any questions.