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TRANSFORMING BISHOPTON: YOUR UPDATE

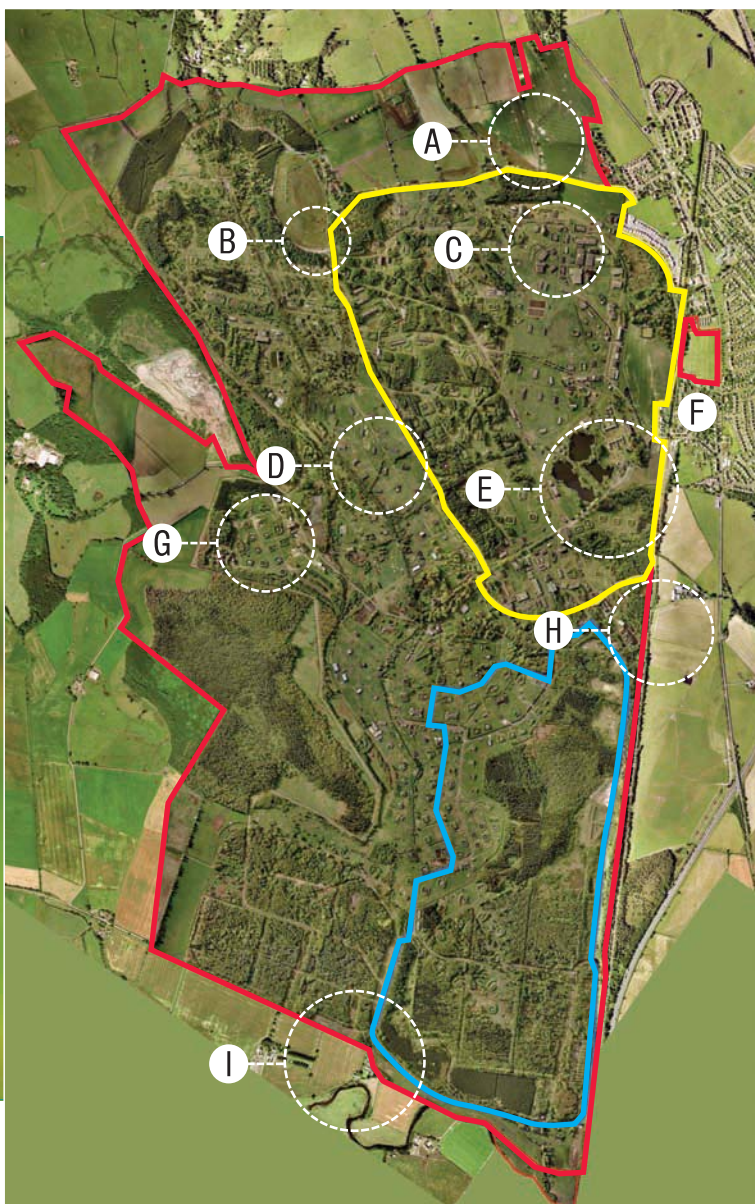
We're transforming the former Royal Ordnance site at Bishopton. We want to give everyone who lives in the area an update on what we're doing, let you know our plans for the future, and help you find out more.



OUR PLANS

- Site Boundary
- Mixed Use Development Area
- Environmental Test Facility

- A – Northern Access Road starts construction November 2011
- B – Clay Borrow Pit extract clay from July 2011
- C – North East Housing remediation complete and land available for house construction September 2012
- D – New Landscape Mound preparation of land starts September 2011
- E – South East Mixed Use Area remediation complete and available for building March 2013
- F – Bishopton Railway Station
- G – Landfill Facility available to receive material September 2011
- H – Southern Access Road start construction February 2012
- I – Georgetown Contractors Reception Centre and Access complete and available for use July 2011



BAE Systems owns the Bishopton site which has been dormant now for many years. We recognised there is a real opportunity to revitalise this space – that's why we're leading this project to transform the site into a new, thriving community of homes, recreational facilities, commercial and community buildings. It's a multi-million pound project that will create beautiful living space and employment opportunities for people in the area.

This update will help you find out more about the following:

- Our plans
- Creating access
- Preparing the land
- Keeping everyone safe
- Other activities
- Timings
- Next steps: how you can find out more

We're working closely with Renfrewshire Council, the Scottish Environment Protection Agency (SEPA) and others to ensure that everything we do meets the planning permissions we've been granted and the regulations by which we're bound.

We're about to start demolishing the buildings on site and preparing the ground for building. Before we can start building we'll need to put things like sewers, power cables and water mains in place. Our architects and engineers are working on plans for those now.

Once the land has been prepared we'll work with developers to ensure that the new building work is completed to the plans and designs that have been agreed, in an organised and co-ordinated way.

CREATING A NEW, THRIVING
COMMUNITY OF HOMES,
RECREATIONAL FACILITIES,
COMMERCIAL AND
COMMUNITY BUILDINGS

Creating access

In order to prepare the site and put infrastructure in place we need to create a new access off Houston Road to allow contractors' vehicles onto site.

We're also building two roads, one in the north eastern corner of the site (near Newton Road), and one at the south eastern corner (adjacent to Barrangary Farm) These new access roads will help minimise disruption to you by diverting traffic before it reaches Bishopton.

To create the access roads we have had to clear some land, which has included the felling of trees. We have removed only what we need to help us reshape the land for the new development which will include landscaping. We'll also be making 1000 acres of woodland and open space next to the development available for everyone to enjoy.

Preparing the land

The buildings we're demolishing were once used to make explosives. All equipment and almost all materials have long since gone, but some small residues remain. We need to remove these final traces before we can demolish the buildings and safely recycle them. We have an experienced team of environmental specialists working with us to carry out this procedure which we've completed safely at other BAE Systems sites across the UK for almost 25 years.

While we are demolishing the buildings, we'll construct a landfill on site during 2011. Into this we'll place non-recyclable building waste, soil, and a small amount of asbestos (which will be sealed and made safe by disposal. This is the only disposal route available to us in the UK).

We'll then make the land suitable for its new use, focussing on the north-eastern and south-eastern corners of the site, which will be developed first.

Keeping everyone safe

We're committed to keeping the development safe for the people who live in Bishopton, and for the people working on site. We have already put systems in place to ensure that all the preparatory work we do meets the most stringent regulations.

Our commitment applies to everything from protecting air and water quality to health and safety on site, and will remain throughout the land preparation and development process.

Other activities

We're as passionate about protecting and preserving the natural environment as we are about transforming our Bishopton site into a new and thriving community space. That's why, in addition to replanting trees and creating a woodland park, we will also create new habitats for different species of wild animals displaced by the development work including bats, badgers and otters

The BAE Systems Environmental Test Facility will remain part of the Bishopton site for the foreseeable future, carrying out the same sort of work it's been doing for decades.

We will also build a new single-storey office building which will become the new base for employees currently working at the main administration building at the Station Road entrance.

Timings

The Bishopton Site Transformation Project should be complete by 2026. Here's a brief summary of what you can expect to happen over the next couple of years:

2011 - 2013 Site clearance and land preparation. BAE Systems and its development partners will construct new infrastructure and prepare the land for new development.

Construction of the access road from the A8 to the north of Bishopton will start in Autumn 2011. The access road from the south of Bishopton will be underway by Spring 2012.

2012 - 2013 Building starts and new housing available. By late 2012, the construction of houses in the north eastern corner (near to Newton Road) will have started and these houses will be available for occupation in 2013. Development next to the southern access road in the south eastern corner should start in early 2013. This will be a mix of family housing and specialist housing for the elderly.

Beyond 2013 and as work continues, developers will build a primary school, a library/community hall and a health centre. They will also build commercial premises suitable for small business, offices or distribution operations.

You'll be able to get more information about the community and employment opportunities being created as development progresses.

Next steps – how you can find out more

We know how important it is to keep you informed about our plans and progress and hope this leaflet has helped answer your questions.

We have also set up a dedicated phone line and website if you'd like to find out more.

Please see back page.

