



architecture  
masterplanning  
planning  
landscape  
ecology

DARGAVEL VILLAGE, BISHOPTON  
MIXED USE DEVELOPMENT IN THE VILLAGE CENTRE

# **PRE-APPLICATION PUBLIC CONSULTATION STATEMENT**

on behalf of

**BAE SYSTEMS**

## **Cass Associates**

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November 2012

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# 1 Introduction

- 1.1 The Pre-Application Public Consultation Statement provides a summary of the activities undertaken by BAE Systems to engage with the community of Bishopton as development proposals were in evolution. The development in this instance comprises a mix of uses and activities in an urban block at the core of Dargavel Village. The mix includes an anchor food retail store (up to 6,000 square metres in gross floor area), individual shop or commercial units, a Learning Resource Centre (LRC), residential units, public spaces and car parking.
- 1.2 It has always been the intention to submit an application for planning permission in principle. The need for this application arises because the overarching outline planning permission (06/0602/PP) for the Royal Ordnance site as a whole places a limit on the retail component of no more than 1,000 square metres in gross floor area.
- 1.3 The scheme is a Major Development. By virtue of its scale it exceeds the size thresholds set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009. As a consequence there is a statutory need for pre-application consultation. This Statement is a mandatory element of the planning application arising from the requirements of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.
- 1.4 The statutory provisions relating to pre-application consultation are consistent with the way in which BAE Systems has always attempted to engage with the community of Bishopton over proposals for the 'mixed use Community Growth Area' at the Royal Ordnance site. Over the past seven years BAE Systems has held public events to inform on different aspects of the redevelopment of the site as a whole. It also maintains a dedicated website, has occasionally issued 'progress' leaflets, has recently installed a Notice Board (on Station Road) and, fundamentally, has played a key role in the Bishopton Community Liaison Group (CLG). The CLG is a forum with representatives from different interest groups in Bishopton, from Renfrewshire Council and from BAE Systems. It provides an opportunity for key issues to be discussed in an open way, allowing the views and aspirations of a diverse group to be expressed. The CLG has gathered on a regular basis for a number of years. The CLG has had an influence over the shape of the Bishopton Community Growth Area and has provided a channel for the spread of information to the wider community.
- 1.5 In relation to the proposed development at the core of Dargavel Village, the consultation activity was set out in the Proposal of Application Notice (PAN) submitted to Renfrewshire Council on 12 July 2012 (Appendix 01). The response to the PAN from Renfrewshire Council was issued on 31 July 2012 (Appendix 02). It confirmed that the earliest that a planning application could be submitted is 4 October 2012 and that the consultation

proposed in the PAN (public exhibition to be held at Bishopton Community Centre on 9 August 2012 and notification to Bishopton, Erskine and Houston Community Councils) is acceptable.

1.6 Community consultation with local residents, stakeholders and representatives of Renfrewshire Council has been undertaken in a number of ways:

- A presentation to the Bishopton CLG on 2 July 2012 setting out the rationale and composition of the mixed use proposals at the core of Dargavel Village, including an explanation of why the anchor food retail store is proposed at a scale of up to 6,000 square metres gross in floor area. The presentation stimulated discussion and questions. It was an opportunity to review how the proposals should be communicated.
- Notification of the PAN, the proposed development and the public exhibition to Community Councils at Bishopton, Erskine and Houston on 12 July 2012.
- On Wednesday 1 August 2012 an opportunity was given to all members of the Bishopton CLG to attend a 'drop in' session. The intention was to provide a preview of the material to be used to inform the community of the proposed development and to gather views and comments.
- The public exhibition took place on 9 August 2012 at the Bishopton Community Centre over a period from 15:00 to 19:30. Publicity for this event was in the form of a local press notice and advertisement and a leaflet drop to all households in Bishopton (including those in the more rural areas at the fringe of the Royal Ordnance site).

## 2 Approach and Programme

2.1 The consultation exercise for the proposed development has followed widely regarded best practice for community engagement. A number of stages have been followed:

Stage	Commentary
<b>Notify</b> the community of the public event	Two methods were used to notify the local community: <ol style="list-style-type: none"><li>1 Press advertisement: both the statutory notice for the PAN and the illustrated advertisement (Appendix 03).</li><li>2 Publicity leaflet distributed to all households in Bishopton and those in the outlying areas surrounding the Royal Ordnance site.</li></ol>
<b>Consultation</b> with the local community	The centrepiece of the consultation was the public consultation event which took place 9 August 2012 at Bishopton Community Centre. Information on the proposed development was displayed by way of exhibition boards (Appendix 04). Members of the project team were present to answer questions and provide additional information. Feedback was encouraged through the completion of a questionnaire (Appendix 05).
<b>Measure</b> feedback and assess the outcome	A qualitative and quantitative assessment of the feedback.
<b>Publish</b> a summary of the process and outcome of the consultation exercise	The summary is provided through this Pre-Application Public Consultation Statement. The rest of this Statement will show the outcome of the engagement process and report on any implications for the proposed scheme of development.

2.2 The public event (a requirement of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008) was attended by 392 people. The objective of the event was to provide information on the overall shape and composition of the Village Centre at Dargavel Village. It was made clear that more detailed proposals for parts of the Village Centre would be brought forward through a series of subsequent planning applications. [This Statement relates directly to one of these applications for the core urban block which will harbour, amongst other things, the anchor food store].

2.3 The exhibition gave an explanation of many aspects of the way in which the Village Centre will evolve as a key place in Bishopton (Appendix 05) including:

- An explanation of role and function of the new Village Centre.
- An outline of the essential urban structure of the new Village Centre, including key access routes and public spaces.
- Information on the key uses and activities (food store, retail units, car parking, library/Learning Resource Centre, Health Centre, food and drink uses and housing).

### 3 Consultation Findings

- 3.1 The public event (the public exhibition) provided an opportunity for members of the public to make comments to the prospective applicant as regards the proposed development.
- 3.2 The public event was well attended (392 people). A total of 134 questionnaires were completed by people who attended the event. Many of the questionnaires were completed by couples. This goes some way to explain the gap between the number of people who attended the exhibition and the number of completed questionnaires.
- 3.3 The questionnaire was structured to provide three types of information/feedback.
- 1 Closed questions on a number of key aspects of the proposed development.
  - 2 An open question inviting general observations on the mix of different uses and activities.
  - 3 Questions about the respondent.
- 3.4 In relation to the closed questions it is possible to provide a quantitative assessment of the responses set out in questionnaires.

#### Question 1

Do you agree that the mix of community, commercial and residential uses proposed will be a welcome addition to the facilities and services in Bishopton?

Yes	30%
No	57%
Don't know	13%

#### Question 2

Do you support the introduction of the public spaces which thread through the Village Centre from Station Road to the fire ponds?

Yes	56%
No	35%
Don't know	9%

### Question 3

The supermarket is intended to meet the needs of the main weekly shopping trip. Do you agree that it is preferable to locate a mid-size supermarket in Bishopton thereby reducing the need to travel elsewhere for the main weekly shopping trip?

Yes	36%
No	56%
Don't know	8%

### Question 4

The library and learning resource centre will complement rather than replace the existing library. Do you support the early introduction of this facility?

Yes	48%
No	34%
Don't know	18%

### Question 5

The new health centre is intended as a purpose built facility to serve Bishopton as a whole (existing and new households). Do you support this?

Yes	48%
No	43%
Don't know	9%

### Question 6

The primary school is placed at the edge of the Village Centre so that it is accessible to existing Bishopton households and new households. Do you support this location for a new primary school?

Yes	38%
No	41%
Don't know	21%

### Question 7

Do you think that the Village Centre is an appropriate location for a broader range of housing, including affordable housing and specialist housing for the elderly?

Yes	43%
No	38%
Don't know	19%

- 3.5 The open question attracted a range of views on many aspects of the proposed Village Centre. For ease of understanding these views have been grouped under headings:

## Open Question

Do you have any other observations on the mix of different uses and activities proposed in the village centre?

### 1 Supermarket and Retail Units

- Already good choice of supermarkets in area.
- Need to upgrade Station Road before any supermarket is built.
- The supermarket will affect existing shops.
- Very much dependent on scale and architecture.
- Scale comparable to Morrisons in Erskine is appropriate.
- Preference for independent shops rather than supermarket.
- Travel distances to new supermarket will be similar to existing in the area.
- Current retail provision is adequate, there are already two supermarkets in Bishopton.

### 2 Other Uses and Activities

- Need for a children's nursery.
- Need specialist housing for the elderly.

### 3 Health Centre, Library/Community Resource Centre, Primary School

- Existing facilities need to remain alongside the new ones.
- The new facilities will be difficult to access, especially for the elderly.
- New health centre is a priority. It must be easily accessible.
- Can the running of new facilities be funded?
- School is not accessible for many in Bishopton.
- Better to run two health centres. Do not move the existing.
- Road links to these facilities along Rossland Crescent and Station Road are not adequate.
- These facilities are needed at an early stage.
- New larger health centre is important to meet needs of the community.
- Need firmer commitments to the delivery of these facilities.
- Is secondary education in the area sufficient?
- Before any new facilities are built, existing facilities will be put under pressure.
- As this is a single settlement why is there a need for two sets of facilities?
- Build the health centre before the houses.

### 4 Housing in the Village Centre

- Need for housing to meet needs of young and old.
- Affordable housing would attract the 'wrong type'.
- Lower cost housing is needed with priority to existing residents in Bishopton.
- Need for apartments.
- Do not create concentrations of one type of housing.



## 5 Other Comments

- The Village Centre in Bishopton is the recreation ground.
- Need for police station.
- Need for renewable energy technology.
- Need for small holdings.
- Need for better sporting facilities, especially outdoor facilities.
- Need to improve rail and bus provision.
- Increased traffic leading to congestion.
- Not overcoming the problem of two places divided by the railway.
- Need to include for community hall and/or church and a sports centre.
- This should be a separate development, not integrated with Bishopton.
- More open space needed.
- Need a direct link from the M8 into the site.
- Need opportunities for gathering and socialising.
- Need to provide children's play facilities.
- Pedestrian only access between existing and proposed disadvantages the elderly and disabled.
- Community woodland should be a priority.
- Station Road needs to be improved as a way of integrating two parts of Bishopton.
- Need public golf course or a country park.
- Bishopton is already sustainable.
- Birch Road should be closed to traffic.
- Station Road, even when improved, will be inadequate and unsafe as a local access to new facilities.

3.6 [Please note that the summary above relates to comments provided on the material presented in the exhibition.

There were comments on the broader principle of redeveloping the Royal Ordnance site (a matter extensively publicised and debated in the build up to the determination of the outline planning application for a 'mixed use Community Growth Area') and on the remediation process (again extensively publicised and discussed in the build up to the determination of the planning application for bulk earthworks and remediation) which are not addressed in this Statement but are being separately considered by BAE Systems].

3.7 The profile of respondents is as follows:

Gender	Age	Area of Residency
Male: 35%	Under 18: 0%	Bishopton: 61%
Female: 47%	18 – 24: 2%	Other: 11%
Unspecified: 18%	25 – 34: 6%	Unspecified: 28%
	35 – 54: 31%	
	55 – 64: 24%	
	Over 65: 25%	
	Unspecified: 12%	

## 4 Commentary

- 4.1 The public exhibition provided information on the overall shape and composition of the Village Centre as a whole at Dargavel Village. The current application for planning permission in principle relates to one part of the Village Centre – a full urban block which will harbour food retail, smaller retail/commercial units, car parking, public spaces, residential and a library/Learning Resource Centre. For the purpose of this Pre-Application Public Consultation Statement the most pertinent feedback from the exhibition relates to this range of uses.
- 4.2 The assessment of the questionnaire demonstrates that a significant number of people have concerns about how the new development will impact on the structure and essential character of Bishopton. This was confirmed by direct interaction with those who attended the exhibition and is reflected in a level of resistance to the principle of a mixed use core to Dargavel Village and to the proposed anchor food store within this core. This reaction reinforces the need to integrate the existing community of Bishopton with the new development in a way that is efficient and effective. It also points to the imperative of demonstrating and explaining why the mix of uses and activities at the scale proposed is appropriate and proportionate in the context of the full Bishopton Community Growth Area.
- 4.3 There is more support for the new community facilities proposed for the Village Centre but there is a firm view that these should complement existing provision rather than replace it. With particular reference to the uses proposed in the current planning application it is the case that the library/Learning Resource Centre (LRC) is an additional facility which will be run in tandem with the existing library in Bishopton.
- 4.4 Questions which surround the integration of the new Village Centre with the existing neighbourhoods of Bishopton are examined in the companion Transportation Assessment. This explores the options for linkage by different modes of travel and starts to address many of the concerns raised through public consultation about the capacity of different routes, particularly Station Road.
- 4.5 The key objective which lies behind the food retail store is to capture expenditure on main food shopping which currently 'leaks' to other towns. Existing retail provision in Bishopton tends to provide for 'top up' shopping. The companion Retail Impact Assessment shows that there will be capacity for both main food shopping and 'top up' shopping in Bishopton. The two have distinct roles. These can operate in parallel.

- 4.6 In relation to housing, there is an opportunity and a need to incorporate a range of house types and house sizes into the Village Centre. Affordable housing (housing at affordable rent, shared equity housing and smaller market housing) will be in the mix. There is also the opportunity for apartments.
- 4.7 Overall, BAE Systems has actively engaged with the local community in Bishopton. It has taken an open approach to the involvement of local residents and has used the public exhibition as a centrepiece for the display of information and as a vehicle through which views and concerns have been gathered.
- 4.8 The views and concerns of local people have helped to shape the planning application for the mixed use core. Key issues such as integration, the capacity of links and the impacts from the new food store have been given particular attention in the other documents which accompany the planning application.

**APPENDIX 01**  
**PROPOSAL OF APPLICATION NOTICE (PAN)**

# PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)  
The Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2008 (Regulations 4 -7)

**To be completed for all developments within the national or major categories of development**

Name of Council	Renfrewshire Council
Address	Renfrewshire House
	Cotton Street
	Paisley
	PA1 1LL

Proposed development at [Note 1]	Royal Ordnance, Station Road, Bishopton

Notice is hereby given that an application is being made to

[Note 3]	Renfrewshire Council	Council by [Note 4]	BAE Systems
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Of [Note 5]  
C/O Cass Associates, Studio 104, The Tea Factory, 82 Wood Street, Liverpool, L1 4DQ

In respect of [Note 6]	Public exhibition (preceded by a leaflet drop to households)
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To take place on [Note 7] 9 August 2012 at the Bishopton Community Centre

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Bishopton, Erskine and Houston Community Councils

[Note 9] For further details contact Graham Trehwella, Cass Associates

on telephone number [REDACTED]

And/or at the following address Studio 104, The Tea Factory, 82 Wood St, Liverpool, L1 4DQ

[Note 10] I certify that I have attached a plan outlining the site and I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signed \_\_\_\_\_

On behalf of PAC Systems

Date	12.07.12
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## **PROPOSAL OF APPLICATION NOTICE**

Town and Country Planning (Scotland) Act 1997  
Regulation 6 of the Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2008

### **NOTES FOR GUIDANCE**

- [Note 1] – Insert postal address or location of proposed development
- [Note 2] – Insert description in general terms of the development to be carried out.
- [Note 3] – Insert Council name.
- [Note 4] – Insert name of applicant and/or agent
- [Note 5] – Insert applicant's and/or agent's postal address
- [Note 6] – Insert form of consultation the prospective applicant proposes to undertake e.g. public meeting
- [Note 7] – Insert date and venue of consultation
- [Note 8] – Insert list of those groups who have been invited to attend
- [Note 9] – Insert details as to how the prospective applicant/agent can be contacted (incl. name, address and tel. no)
- [Note 10] – Attach plan that outlines the location of the proposed development and is sufficient to identify the site

### **Pre-application Consultation (PAC)**

Where PAC is required, the prospective applicant must, under sections 35B(1) and (2) (of the Act), provide to the planning authority a 'Proposal of Application Notice' at least 12 weeks (section 35B(3)) prior to the submission of an application for planning permission. The Proposal of Application Notice must include the information set out in section 35B(4) and in regulation 6, namely:

- i) a description in general terms of the development to be carried out;\*
- ii) the postal address of the site at which the development is to be carried out, if available
- iii) a plan showing the outline of the site at which the development is to be carried out and sufficient to identify the site;
- iv) detail as to how the prospective applicant may be contacted and corresponded with; and
- v) an account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.

\* You should provide an outline of the proposal's characteristics, and the identification of its category (e.g. Major development). Any subsequent application needs to be recognisably linked to what was described in the proposal of application notice.

### **Submission of an Application after Pre-application Consultation Notice**

The submission of the proposal of application notice starts the PAC processing clock. After a minimum of 12 weeks, having carried out the statutory requirements and any additional requirements specified by the planning authority, an applicant can submit the application along with the required written Pre-application Consultation Report. Information in relation to the proposal of application notice must also be placed by the planning authority on the list of applications required under section 36A and regulation 21.

### **Additional consultation activity (responding to the Proposal of Application Notice)**

The applicant is required to indicate in the proposal of application notice what consultation will be undertaken in addition to the statutory minimum. The planning authority must respond within 21 days of receiving the Notice to advise the applicant whether the proposed PAC is satisfactory or if additional notification and consultation above the statutory minimum is required in order to make it binding on the applicant. In doing so, planning authorities are to have regard to the nature, extent and location of the proposed development and to the likely effects, both at and in the vicinity of that location, of its being carried out (section 35B(8)). Additional consultation requirements should be proportionate, specific and reasonable in the circumstances.

If there is no response to the proposal of application notice by the planning authority within 21 days, only the statutory minimum PAC activities will be required.

Scottish Ministers expect planning authorities to develop and maintain up to date lists of bodies and interests with whom applicants should consult in particular types of case. These lists should be available to applicants, who can draft proposal of application notices in light of that information. Further advice on planning community engagement activity can be found in Planning Advice Note 81: Community Engagement – Planning With People.

### **Minimum consultation activity**

*Consultation with community councils* - Under regulation 7 an applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring planning authority.

*The public event* - Regulation 7 also requires the holding of at least one public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. The advertisement for the public event must include:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the proposed development; the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
- a statement that comments made to the prospective applicant are not representations to the planning authority. If the applicant submits an application there will be an opportunity to make representations on that application to the planning authority.

Applicants will gain less from poorly attended or unrepresentative PAC events and should ensure that processes are put in place that will allow members of the community to participate meaningfully in any public event. The public event should be reasonably accessible to the public at large, including disabled people. It may be appropriate for the public event to take place over a number of dates, times and places. Applicants should ensure that individuals and community groups can submit written comments in response to the newspaper advertisement.

There is a need to emphasise to communities that the plans presented to them for a proposed planning application may alter in some way before the final proposal is submitted as a planning application to the planning authority. Even after PAC, and once a planning application has been submitted to the planning authority, communities should ensure that any representations they wish to make on the proposal are submitted to that authority as part of the process of considering the planning application.

Any personal data that you may be asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



# PROPOSAL OF APPLICATION NOTICE SUPPLEMENTARY INFORMATION



## 1 Description of Development

The regeneration proposals for the former Royal Ordnance site (outline planning permission reference 06/0602/PP) include a mix of uses in the village centre. It is envisaged that the village centre will be a higher density amalgam of uses and activities orientated around high quality public spaces.

The mix of uses includes small scale retail, supermarket, small office units, food and drink uses, community uses (such as a primary school, health centre and library/community resource centre).

The overall structure of the village centre needs to be established. This will demonstrate how the different uses and activities can be inter-mixed within a framework of public spaces, roads, pedestrian routes and car parks.

The public consultation will be geared towards proposals for the village centre as a whole. It will show how a new 'civic heart' for Bishopton can be created in a structure of well defined urban blocks.

Subsequent planning applications are likely to be for individual components of the village centre. The subject of these planning applications will be recognisably linked to what is described in the Proposal of Application Notice.

## 2 Postal Address

Royal Ordnance, Station Road, Bishopton.

## 3 Plans of Site

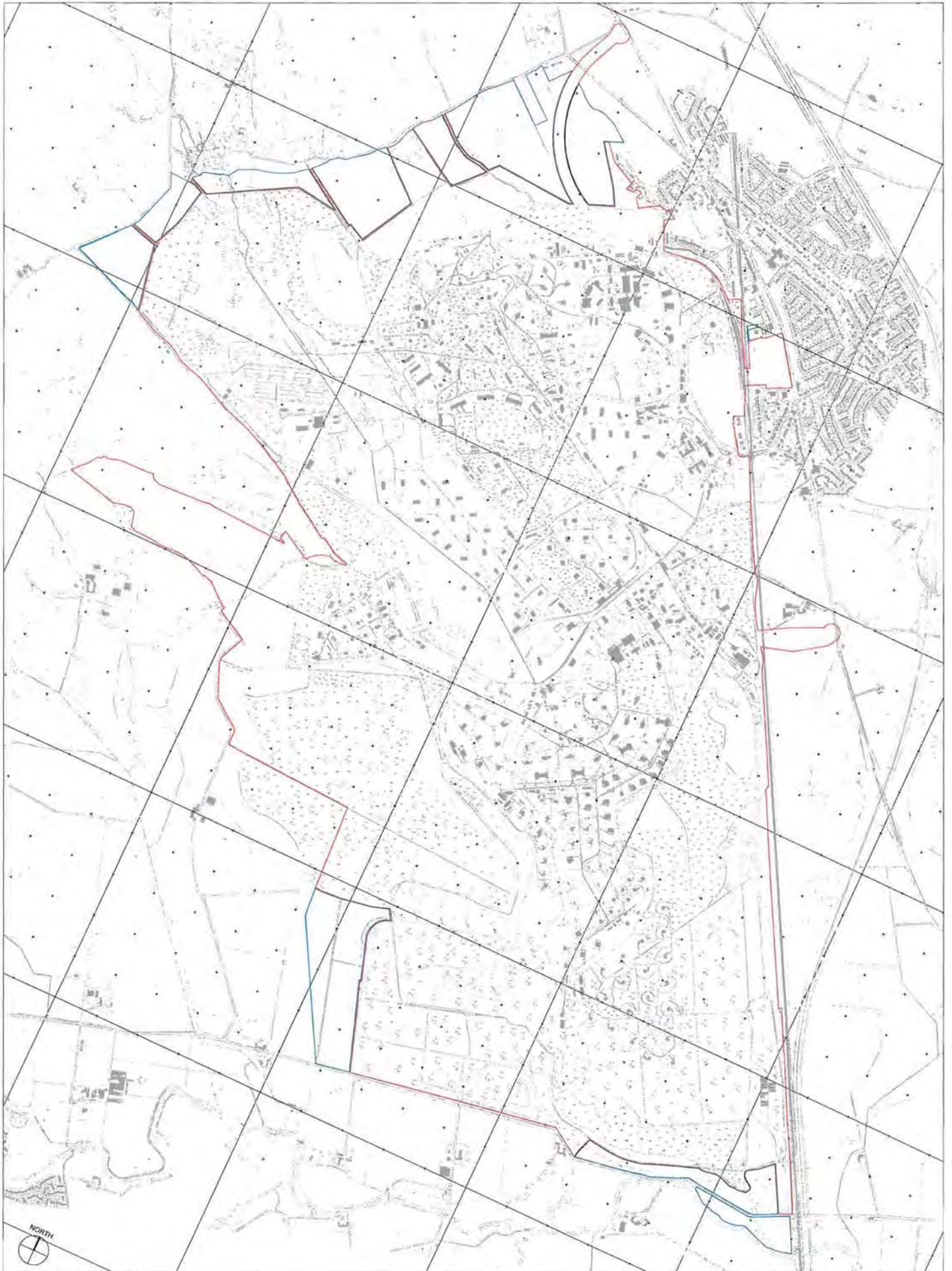
See attached plan reference 715/205 Rev D.

## 4 Contact Details

C/O Cass Associates  
Studio 104  
The Tea Factory  
82 Wood Street  
Liverpool  
L1 4DQ  
Tel: 0151 7070110

## 5 Proposed Consultation

- (i) Public exhibition to be held at Bishopton Community Centre on 9 August 2012.
- (ii) Notification of Bishopton, Erskine and Houston Community Councils.



REVISIONS	A	Amendments to planning application boundary.	20.11.05
	B	Amendments to planning application boundary.	19.03.06
	C	Other land in the ownership of BAE Systems added and amendments to planning application boundary.	27.04.06
	D	Planning application boundary extended to encompass southern access site compound.	21.10.07

SW	PLANNING APPLICATION BOUNDARY
SW	OTHER LAND IN THE OWNERSHIP OF BAE SYSTEMS

Cass Associates  
Studio 104 The Tea Factory  
82 Wood Street Liverpool L3 4 DO  
Tel 0151 707 0110 Fax 0151 707 0332  
Email: [info@cassassociates.co.uk](mailto:info@cassassociates.co.uk)

REDEVELOPMENT OF ROYAL  
ORDNANCE BISHOPTON

drawing title  
OUTLINE PLANNING APPLICATION  
PLANNING APPLICATION BOUNDARY

scale 1:15,000 @ A3  
date 16.12.05  
site SW

715/205  
REVISION D

## **APPENDIX 02**

### **RENFREWSHIRE COUNCIL'S RESPONSE TO PAN**



71573



Renfrewshire  
Council

Your Ref:  
My Ref:  
Contact: David X Bryce  
Telephone: 0141 618 7892  
Fax: 0141 618 7935  
Date: 31/07/2012

RECEIVED

- 6 AUG 2012

Cass Associates  
Studio 104,  
The Tea Factory  
82 Wood Street  
Liverpool  
L1 4DQ

**Proposal:** Erection of village centre to include small scale retail, supermarket, small office units, food & drink uses and community uses  
**Location:** Royal Ordnance, Station Road, Bishopton, PA7 5NJ  
**Application No.** 12/0502/NO

Dear Sir/Madam,

I refer to your letter received on the 12th July 2012 and enclosed Proposal of Application Notice.

Your notice has been examined and it has been established that it complies with the statutory requirements imposed by Regulation 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

I can confirm that the 12 week pre-application consultation commenced on 12th July 2012 and therefore the earliest that a planning application could be submitted in respect of the above proposal is on the 4th October 2012.

I am also required to notify you whether to give the Proposal of Application notice to persons additional to those required by Regulation 7 of the Regulations, and/or to specify what form of additional consultation should be undertaken. The nature of the development is such that, in this instance, I do not require additional notification to be carried out.

Yours faithfully,

David X Bryce  
Development Standards Manager

**APPENDIX 03**  
**PRESS ADVERTISEMENT**

**PROPOSAL OF APPLICATION NOTICE  
ROYAL ORDNANCE SITE, STATION ROAD, BISHOPTON  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT  
1997 REGULATION 6 OF THE TOWN AND COUNTRY  
PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (SCOTLAND) REGULATIONS 2008**

Proposed Development: Development of village centre at the former Royal Ordnance site, Station Road, Bishopton to include small scale retail, supermarket, small office units, food and drink uses, community and residential development.

Further Information: further information can be obtained at a public exhibition to be held between 3pm and 7:30pm on Thursday 9 August 2012 at the Bishopton Community Centre, Gledstane Road, Bishopton or by a written request to BAE Systems, C/O Cass Associates, Studio 104, The Tea Factory, 82 Wood Street, Liverpool, L1 4DQ.

Comments can be made in writing to BAE Systems at the address above by 31 August 2012.

Comments made to BAE Systems are not representations to the planning authority. If BAE Systems submits an application there will be an opportunity to make representations on that application to the planning authority.

**APPENDIX 04**  
**EXHIBITION BOARDS**



# Transformation of the BAE Systems Site at Bishopton: Village Centre Consultation



09 August 2012

## Welcome to this exhibition

### Aim of this exhibition

The regeneration proposals for the former Royal Ordnance site at Bishopton include a village centre with a mix of different uses. This exhibition provides information on the uses and activities proposed in the new village centre.

We aim to gather your views. Wherever possible, these views will be used to improve and modify our proposals. We will bring forward proposals for different components of the village centre through a series of planning applications.

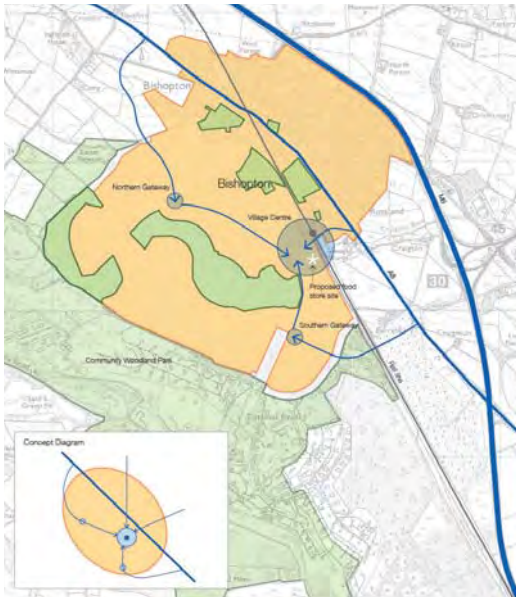
The local community will have a further opportunity to comment when Renfrewshire Council considers planning applications.



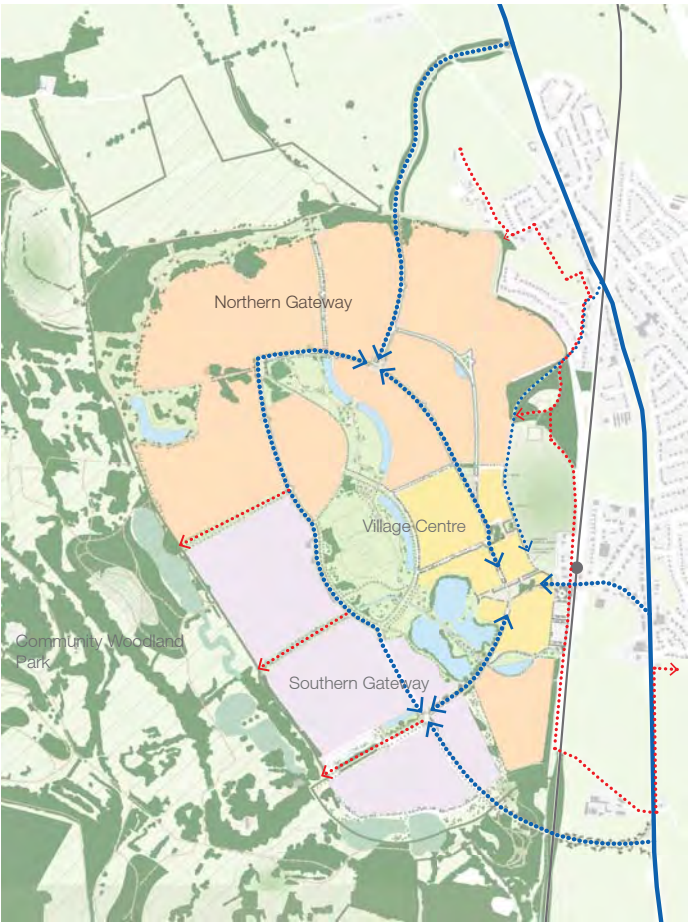
The managed expansion of Bishopton onto the Royal Ordnance site is based on an ambition to create a place which is more sustainable. This means that, alongside a range of new homes, there will be employment development to create new jobs, new community buildings, better shopping facilities, open space and opportunities for sport and recreation. We aim to give the local community convenient access to many activities that currently require travelling beyond Bishopton.



Existing Bishopton



Future Bishopton with the completed development



Development masterplan and character areas

## Development Focal Point - Village Centre

The new development is organised around a series of character areas. Some are residential neighbourhoods and others have more of a business focus. There is, however, a central character area which acts as a 'fulcrum' for the whole development. This is the village centre where there will be a mix of uses and activities.

The character areas are bound together by an extensive network of open spaces. The open space provides a strong framework for new buildings. Key routes and connections to existing roads and footpaths in Bishopton run through the network of open spaces.

- Housing character areas
- Employment character areas
- Village centre mixed use character area
- Community Woodland Park

The village centre is the place where a wider range of activities will occur. This includes small scale retail, a supermarket, small office units, food and drink uses, new community buildings and residential development. The objective is to create a new 'civic heart' for Bishopton.

At this central location high quality open spaces are important. These will provide the setting for a range of purpose designed buildings but will also act as a focus for public gathering and for small scale events such as local markets. The open spaces also contain the routes for pedestrians and will link the village centre to Bishopton at, for instance, Station Road.



Village Centre indicative masterplan



## Village Square

Running through the core is a thread of open spaces which will give a visual as well as physical link between the threshold of the site on Station Road and the large ponds which form one edge of the village centre.

These are important civic spaces which will be a focal point for the development as a whole. They are overlooked by buildings which will harbour different uses, including small scale retail units and the larger supermarket.



## Community Square

The second part of the village centre is based around a new community square. This space will form a hub around which different community buildings will be organised. The community buildings include a primary school, a health centre and a library/learning resource centre.



## Residential Neighbourhood

The final part of the village centre is the urban neighbourhood of housing. This could be in a grid arrangement which will contain generally higher density housing, some of which will be affordable.





Village Centre indicative layout

The village square is at the very heart of the new development. A number of important landscape elements exert an influence on the layout of the square. This includes a stand of existing trees and the ponds on the western fringe of the village square which will provide an end point to the open space.

The edge of the village square is to be defined by a series of building blocks, all orientated towards the civic spaces. These blocks will hold a variety of uses. At the threshold to the development from Station Road there will be community uses such as the library and the health centre but also a mix of shopping units, including the anchor supermarket.

Further along the village square towards the ponds, the uses in the perimeter blocks change to a mix of housing, food and drink uses and, possibly, small scale office or service uses.



Village Square looking west from Bisphopton



Village Square looking towards Bisphopton





There is to be a mix of small scale shops and an anchor food store. The blend and scale of the new retail is underpinned by the growth in the resident population of Bishopton.

The objective is straightforward. We aim to provide a new shopping offer which reduces the 'leakage' of expenditure to other retail centres. This is important in the transformation of Bishopton to a more self-contained and sustainable community.

Household surveys show that over 80% of food or convenience shopping takes place outside Bishopton. Local shops tend to be used for top-up food shopping.

By providing an anchor retail store we aim to 'capture' the significant expenditure on food which is 'leaked' to other places. Most of this expenditure is the weekly food shop. We anticipate that local shops will still be used for more frequent top-up shopping.



## Design + Location

It is important for the retail buildings to contribute to the village centre in a positive way.

They will be designed and orientated to form active streets running through the core of the village centre.

A well conceived solution to the design of the supermarket is needed. A standard format is unlikely to meet our objectives for an integrated and vibrant centre to the development.



Foodstore entrance integrated into the street



Individual retail units within the village square



## Scale + Car Parking

Assessment by specialists suggests that the new anchor food store could be up to 6,000m<sup>2</sup> in size.

This is aligned with the projected population of Bishopton once the new development is complete. A food store of this scale will require parking. This will be placed around the store, with a minority of parking spaces accessed from Station Road.

We will also explore the dual use of the proposed Park and Ride car park as a way of reducing the impacts of car parking.



Foodstore designed to fit with local buildings



Car parking provision for the village centre



## Library/Learning Resource Centre

This is intended as a multiple use building positioned at the entrance to the new centre from Station Road. The emphasis will be on leisure, learning and information. It will act as a community library but also as a resource centre for learning, drawing on inclusive access to the benefits of new technology.



Library public entrance



Multifunctional foyer



## Health Centre

An opportunity will be created for a new health centre at the edge of the village square. We are in discussions with the Health Board about the way in which the health centre could be delivered. The aim is to provide modern facilities for primary health care perhaps allied with other services such as dentistry and day care. If this aim is fulfilled then this building will be a hub for healthy living in Bishopton.



Health centre entrance



Daycare centre facilities



## Food and Drink

In the village square there is the chance to introduce a small number of units to provide food and drink. This could be in the form of cafés, restaurants and bars. These uses can be scattered around the central area but careful planning is needed to ensure that there is reasonable harmony between food and drink uses and other activities around the village square.



Cafés utilising public space





Indicative layout around community square and residential quarter

## Community Square

The community square is to be the north of the village square. Retained mature trees will give it identification and character. This public space will be a focus for some of the key public buildings such as the primary school which forms one edge.

The community square provides a link from the perimeter road on the eastern edge of the new village centre (Birch Road) into the heart of the development. Public routes will cross this key space to link the existing village and the new development.



View over the new school to the residential streets and park



Existing trees provide character with space for community events



Residential streets with garden frontages and mews courts

## Residential Neighbourhood

Housing in the village centre is envisaged as a series of blocks. The size of these blocks will allow a range of different house types to be provided, generally at a higher density.

The blocks should be large enough to enable mews parking courts within them. Town houses, mews courts, detached and semi-detached housing can all be intermixed. Some of these houses will be affordable.

The western edge of this neighbourhood faces the large ponds and public park. There is an exciting opportunity to plan for housing with a long aspect over these open spaces.

The aim of this exhibition is to gather views from the local community on proposals for the village centre and, where possible, to use these views to improve the planning of this key part of the development.

To help gather your views and opinions we would be grateful if you could complete a questionnaire available in the exhibition room.

Moving forward beyond the exhibition we anticipate the following:

Review and improve proposals for the village centre



Explore the various opportunities with stakeholders such as developers, retail operators, the Health Board and Renfrewshire Council



At the appropriate time, as proposals become crystallised, we will bring forward planning applications for individual components of the village centre. These planning applications are likely to be submitted over a number of years as the different parts of the village centre are pieced together.

**APPENDIX 05**  
**QUESTIONNAIRE**



# BAE Systems Site at Bishopton Village Centre Consultation

## Questionnaire

1. Do you agree that the mix of community, commercial and residential uses proposed is a welcome addition to the facilities and services in Bishopton?  
☐ Yes ☐ No ☐ Don't know
2. Do you support the introduction of public greenspaces which thread through the Village Centre from Station Road to the fire ponds?  
☐ Yes ☐ No ☐ Don't know
3. The supermarket is intended to meet the needs of the main weekly shopping trip. Do you agree that it is preferable to locate a mid-size supermarket in Bishopton thereby reducing the need to travel elsewhere for the main weekly shopping trip?  
☐ Yes ☐ No ☐ Don't know
4. The library and learning resource centre will complement rather than replace the existing library. Do you support the early introduction of this facility?  
☐ Yes ☐ No ☐ Don't know
5. The new health centre is intended as a purpose built facility to serve Bishopton as a whole (existing and new households). Do you support this?  
☐ Yes ☐ No ☐ Don't know
6. The primary school is placed at the edge of the Village Centre so that it is accessible to existing Bishopton households and new households. Do you support this location for a new primary school?  
☐ Yes ☐ No ☐ Don't know
7. Do you think that the village centre is an appropriate location for a broader range of housing, including affordable housing and specialist housing for the elderly?  
☐ Yes ☐ No ☐ Don't know
8. Do you have any other observations on the mix of different uses and activities proposed in the village centre?

# BAE Systems Site at Bishopton Village Centre Consultation

## Tell us about you

Name / organisation:

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Address:

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Sex: ☐ Male ☐ Female

Age: ☐ Under 18 ☐ 18 - 24 ☐ 25 - 34

☐ 35 - 54 ☐ 55 - 64 ☐ Over 65