

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: THURSDAY, 8 FEBRUARY 2024
title: SAMLESBURY ENTERPRISE ZONE MASTERPLAN AND LOCAL DEVELOPMENT ORDER CONSULTATION
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: HEAD OF DEVELOPMENT MANAGEMENT & BUILDING CONTROL

1 PURPOSE

1.1 To seek authority from Committee to proceed with public consultation on a revised draft Masterplan and new Local Development Order document at the Lancashire Advanced Engineering And Manufacturing Enterprise Zone (Samlesbury).

1.2 Relevance to the Council's ambitions and priorities:

- Community Ambitions-

- To sustain a strong and prosperous Ribble Valley
- To protect and enhance the existing environmental quality of our area.

- Corporate Objectives –

- To encourage economic development throughout the borough with specific focus on tourism, the delivery of sufficient land for business development, and supporting high growth business opportunities
- To work with our partners to ensure that the infrastructure in the Ribble Valley is improved
- To conserve our countryside, the natural beauty of the area and enhance our built environment
- To be an environmentally sustainable area, prepared for the future

2 BACKGROUND

2.1 In 2011 land at BAE Samlesbury and Warton sites was designated as Lancashire's first Enterprise Zone (EZ). In order to support the development of the sites a simplified planning regime in the form of a Local Development Order (LDO) and accompanying Masterplan was adopted for each. LDO's automatically grant planning permission for certain forms of development subject to certain conditions.

2.2 As the Lancashire Advanced Engineering and Manufacturing (Samlesbury) EZ site lies within Ribble Valley and South Ribble Borough Council areas, both Council's adopted separate but identical LDOs in 2014 along with a Masterplan, following public consultation. These documents had a lifetime of 10 years.

2.3 The adopted LDO has to date facilitated delivery of the Master Plan, with much of the basic infrastructure (e.g. main highway improvements, archaeology, ecological mitigation measures, drainage etc) having already been completed. There remains however capacity for continued development of existing and new parcels of land within the EZ boundary. As the current LDO will expire in February 2024, it has been necessary to revise and update the LDO and Masterplan documents to address the current situation.

2.4 The LDO, Masterplan and subsequent revisions result from a collaborative relationship between Lancashire County, Ribble Valley and South Ribble Councils. The County Council as lead developer and landlord of the site remains responsible for the

development and delivery of the site alongside all related commercial matters. The County Council will also continue to assess each proposed development to ensure that the displacement of existing Lancashire based companies does not occur and that any development is genuine growth in, and support to the Advanced Engineering and Manufacturing, science and technology and cyber sectors. Activity will focus on inward investment which will further strengthen the UK's AEM capabilities, building upon BAE Systems significant operations in Lancashire as well as the aerospace capabilities in the Northwest and UK. It will also support opportunities to significantly develop Lancashire's Sci-tech and Cyber sectors establishing a strategic cluster of activity linked to a widening network of growth.

3 PROPOSAL

3.1 A new Local Development Order (LDO) and revised Master Plan is needed for Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samblesbury). These documents have been drafted by Lancashire County Council (Appendix 1 and 2 of this report), with input from Ribble Valley and South Ribble BC officers, and are ready for public consultation. A minimum four-week period of consultation is required. This report seeks Committee's approval to embark on that consultation period for Ribble Valley.

3.2 The new LDO and revised Masterplan should enable build out on the EZ site to be completed. It should be noted that the level of development will not increase but will remain the same as set out in 2014. The updated Masterplan vision is focused on transformational growth in the Advanced Engineering and Manufacturing (AEM), Sci-tech and Cyber sectors, with potential for further associated technology spin-out businesses, new business starts and small-medium sized enterprises (SME's).

3.3 The LDO as drafted automatically grants planning permission for these uses subject to satisfying relevant conditions, including the need to submit a 'fast-track' prior approval application to the respective local planning authority (either Ribble Valley or South Ribble), which is a continuation of the existing provisions made under the 2014 LDO. In addition, as drafted it allows for some ancillary uses to come forward in the same way to support these significant inward investment opportunities.

3.4 In this case, prior approvals will seek confirmation of factual compliance with set rules, rather than a balanced approval or refusal of a scheme. They are assessed against pre-determined criteria for the LDO area, such as approved drainage, highways or ecological mitigation, heights, uses, floorspace etc. Where proposals comply with these criteria, agreement to proceed is automatically granted. The assessment is made by Officers, but is not a 'decision' as such, and cannot be heard at this Committee.

3.5 South Ribble approved a Cabinet report on 17th January 2024 for their Council to go out for public consultation on the updated draft masterplan and LDO. Should Committee also agree for this Council to go out for consultation on the draft documents then further discussion will take place with South Ribble BC and Lancashire County Council to finalise consultation arrangements, however the proposed strategy (which complies with the legislative requirements) is as follows:-

- Email to all statutory consultees (Ribble Valley and South Ribble to do this separately but request that the same response is sent back to each authority)
- Letter drop to local residents (Ribble Valley to issue letters to its own residents, South Ribble to issue letters to their residents, based on an agreed catchment)
- Site notices to be displayed along the site's road frontages
- A notice in the local newspaper
- The proposals will be published on the Ribble Valley website and available on the Planning Register

3.6 The consultation will run for 28 days in accordance with legislative requirements, after which time Ribble Valley and South Ribble will both collate the responses. Following consultation, representation received will be carefully considered, and any changes considered necessary will be made to the documents. The new LDO and revised Masterplan will then be brought back before this Committee for adoption, which will include a summary of the consultation responses.

3.7 There will be a short gap between the original LDO expiring and the new LDO being adopted, which will mean that during this time any development on the EZ site would be subject to the usual planning controls, and an application for planning permission would be needed. Undertaking a public consultation early in 2024 and moving onto the adoption stage shortly after will ensure that new inward investment projects on the EZ can continue to benefit from the LDO process.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – There are no direct financial implications arising from the report at this stage other than the consultation costs, but the consultation strategy is for targeted and cost-effective engagement.
- Technical, Environmental and Legal – In preparing the draft LDO, consulting on / publicising it and in considering the representations received, regard has been had (and will be had) to the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015 which outline statutory provisions for LDOs. Ribble Valley and South Ribble Borough Councils issued Screening Opinions in relation to the 2014 Local Development Order stating that an Environmental Impact Assessment (EIA) is not necessary for the development of the EZ site. As the site is now partially built out and this LDO is seeking to complete the same level of development the Local Planning Authorities have concluded that an EIA is not required to enable site completion.
- Political - N/A
- Reputation – The adoption of an updated LDO and Masterplan following public consultation will improve confidence in inward business investment at the EZ site.
- Equality and Diversity – N/A

5 RECOMMEND THAT COMMITTEE

5.1 Authorise the Council to proceed with the statutory consultation on the new Local Development Order (LDO) and revised Masterplan for the Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury).

LYNDSEY HAYES

HEAD OF DEVELOPMENT
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NICOLA HOPKINS

DIRECTOR OF ECONOMIC
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**THE LANCASHIRE ADVANCED ENGINEERING AND
MANUFACTURING ENTERPRISE ZONE (SAMLESBURY)
LOCAL DEVELOPMENT ORDER NO. 3 (2024)**

**STATEMENT OF REASONS AND
LOCAL DEVELOPMENT ORDER**

ADOPTED XXXX

THE LANCASHIRE ADVANCED ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (SAMLESBURY) LOCAL DEVELOPMENT ORDER NO. 3 (2024)

STATEMENT OF REASONS

THE LANCASHIRE ADVANCED ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (SAMLESBURY) LOCAL DEVELOPMENT ORDER No. 3 (2024) has been prepared with a supporting Masterplan that establishes a framework for long-term strategic development objectives for the Enterprise Zone. This LDO was adopted by Ribble Valley Borough Council and South Ribble Borough Council on xxxx following confirmation that the Secretary of State did not wish to exercise their pre-adoption intervention powers. This LDO is active for a period of 10 years unless it is revoked or replaced within this period. This LDO replaced THE LANCASHIRE ADVANCED ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (SAMLESBURY) LOCAL DEVELOPMENT ORDER No. 2 (2014) upon adoption.

1.1 INTRODUCTION

- 1.1.1 Local Development Orders (LDOs) were introduced in the Planning and Compulsory Purchase Act 2004 and allow local planning authorities to extend permitted development rights for certain forms of development. The Planning Act 2008 removes a former requirement that LDOs should implement policies set out in adopted local development documents.
- 1.1.2 THE LANCASHIRE ADVANCED ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (SAMLESBURY) LOCAL DEVELOPMENT ORDER No. 2 (2014) was adopted by Ribble Valley Borough Council and by South Ribble Borough Council on 7th February 2014. This was supported by the Masterplan adopted on the 15th January 2014
- 1.1.3 The LANCASHIRE ADVANCED ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (SAMLESBURY) LOCAL DEVELOPMENT ORDER No. 3 (2024) is supported by the Master Plan for the site which establishes a framework for long term strategic development objectives for the EZ.
- 1.1.4 The boundary between Ribble Valley Borough Council and South Ribble Borough Council runs through the LDO area. Ribble Valley and South Ribble Borough Councils jointly carried out a public consultation on the draft LDO from xxxxx. The adopted LDO has been finalised having regard to the Master Plan and the representations received during consultation on the LDO. Ribble Valley and South Ribble Borough Councils adopted separate but identical LDOs on xxxx following confirmation that the Secretary of State did not wish to exercise their pre-adoption intervention powers. The adopted LDO will facilitate delivery of the Master Plan and guide its implementation. The LDO will be active for a period of 10 years from the day of adoption.

- 1.1.5 Article 34 paragraph (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 states that the statement of reasons shall contain a description of the development which the order would permit and a plan or statement identifying the land to which the order would relate. This document is the statement of reasons for making the LDO. A plan identifying the land to which the LDO relates is at Appendix 4.

1.2 Background

- 1.2.1 In Autumn 2011 the Chancellor of the Exchequer granted Enterprise Zone status to Lancashire on BAE Systems Samlesbury and Warton sites, which together form the company's Warton Unit.
- 1.2.2 Since gaining Enterprise Zone status and adopting a Masterplan and LDO for the site, significant infrastructure and utilities have been brought forward enabling a number of key developments to be delivered. These include BAE's Academy for Skills and Knowledge, AEM Defence Logistics and Asset Management Facilities and the University of Sheffield's Advanced Manufacturing Research Centre North West. The Enterprise Zone is therefore supporting genuine additional growth, creating new businesses and has built a strong base from which transformational growth in the Advanced Engineering and Manufacturing (AEM), Sci-tech and Cyber sectors is anticipated to come forward at pace. The site is currently on track to deliver around 2,528 high value new jobs on site with current enquiries suggesting potential to exceed this. The potential for further associated technology spin-out businesses, new business starts and SME's is significant with the potential to deliver a further 5,000-6,000 high value jobs in the long term. Strategically the site plays a key role in anchoring and developing an AEM, Sci-tech and Cyber enterprise corridor linking to Lancashire's key universities and extensive AEM capabilities. This will capitalise on new and emerging market opportunities and will strengthen and grow local supply chains through inward investment and modernisation of the sectors. Lancashire forms a key part of the national cyber arc linked to Manchester and is positioned as a national core of expertise across AEM, Sci-tech and Cyber sectors.
- 1.2.3 The project will continue to be reported to the Enterprise Zone Governance Committee in accordance with current governance protocols. The county council as lead developer and landlord of the site remains responsible for the development and delivery of the site alongside all related commercial matters. The county council will continue to assess each proposed development to ensure that the displacement of existing Lancashire based companies does not occur and that any development is genuine growth in and support to the Advanced Engineering and Manufacturing, science and technology and cyber sectors. These sector developments will be supported by identified and appropriately scaled ancillary uses to enable the site to function as a high quality and attractive destination for key employers. Any existing Lancashire based companies considering the Enterprise Zone would have to demonstrate that their growth is currently constrained and that locating on the Enterprise Zone would achieve significant growth for

their business. Activity will focus on inward investment. This will further strengthen the UK's advanced engineering and manufacturing capabilities, building upon BAE Systems significant operations in Lancashire as well as the aerospace capabilities in the North West and UK. It will also build upon opportunities to significantly develop Lancashire's Sci-tech and Cyber sectors establishing a strategic cluster of activity linked to a widening network of growth.

- 1.2.4 Key to Lancashire being able to maximise the contribution of its Advanced Engineering and Manufacturing, Sci-tech and Cyber workforce to the Lancashire and national economy will be the availability of a flexible, agile and highly-skilled workforce. It is highly likely that during average working life the existing and new workforce will need to retrain and re-skill more than once to exploit emergent technologies and markets. In support of this, BAE Systems has established the Academy for Skills and Knowledge on the site in line with the 2014 LDO and associated Masterplan. Further facilities to support training and skills may be appropriate during the lifetime of this LDO.

1.3 Why a LDO?

- 1.3.1 Ribble Valley and South Ribble Borough Councils have been working jointly to produce a LDO covering Advanced Engineering and Manufacturing, Sci - Tech and Cyber and some supporting ancillary uses (and associated) development at Samlesbury.

- 1.3.2 The purpose of the LDO, supported by the associated Masterplan is to:

- (1) Authorise development within Classes E(g)(i), E(g)(ii), E(g)(iii) of the Town and Country Planning (Use Classes) Order 1987 as amended in so far as it is for advanced engineering and manufacturing, science and technology and cyber (defined in Schedule A);
- (2) Authorise development within Classes B2 (other than Use Class E(g)), and B8 of the Town and Country Planning (Use Classes) Order 1987 as amended in so far as it is for advanced engineering and manufacturing, science and technology and cyber (defined in Schedule A);
- (3) Authorise development within Class F1(a) of the Town and Country Planning (Use Classes) Order 1987 as amended for a development of a non-residential education and training centre; and
- (4) Authorise development within Class E(b) (café) (restricted to 1 unit and subject to size threshold of 250sqm) E(d) (gym) (restricted to 1 unit and subject to 75% of users being employees on the EZ site) and E(f) (creche/nursery) (restricted to 1 unit and subject to 75% of users being employees on the EZ site) of the Town and Country Planning (Use Classes) Order 1987 as amended.

- (5) Authorise development within use class F2(a) for 1no 280sqm convenience store of the Town and Country Planning (Use Classes) Order 1987 as amended.
- (6) Authorise development that is ancillary to such purposes;
- (7) Authorise the development of associated infrastructure¹:
- temporary development associated with construction works, if the works are not permitted development
 - security fences and gates;
 - land remediation (where required);
 - internal access roads;
 - street lighting;
 - cycling and pedestrian routes;
 - vehicle parking
 - vehicle refuelling facilities
 - HGV turning areas;
 - foul and surface water drainage infrastructure;
 - utilities infrastructure (telecommunications including superfast broadband, electricity, gas and water), if the works are not permitted development ;
 - CCTV and associated masts; and
 - hard and soft landscaping.
 - technologies associated with carbon reduction and sustainability

1.3.3 Development for purposes described above is automatically within the scope of the LDO. However, advanced engineering or manufacturing or science or technology or cyber purposes which fall outside the definition in Schedule A, or for complementary or supporting or ancillary uses, would potentially also be acceptable. Where such purposes are proposed the local planning authority, following a recommendation of the Enterprise Zone Governance Committee or equivalent, will make an assessment of each such proposed development to ensure that they are within the permitted uses under the LDO. Depending on the location of the proposed development, notification should be made to either Ribble Valley Borough Council or to South Ribble Borough Council using the Prior Notification of Development Form (Appendix 1). The relevant local planning authority will confirm in writing within 28 days of receipt of the completed form that:

- 1.the proposed development is permitted and can proceed without the requirement for a planning application, or
- 2.whether a separate planning application is required as the proposed development is beyond the scope of the LDO, or
- 3.whether further information is required, specifying the required details and the reasons for them.

¹ The LDO authorises development that fall outside the scope of the Town and Country Planning (General Permitted Development Order) 1995 (as amended).

Failure of the local planning authority to respond in writing within the 28 day period will be deemed as confirmation that the proposal is compliant with the provisions of the LDO.

1.3.4 Development outside the scope of the LDO will require the submission of a planning application. The local planning authority will prioritise all proposals for development within the Enterprise Zone.

1.3.5 There are a number of key drivers behind the LDO in that it will:

- provide a comprehensive outline of all development that is permitted in the Enterprise Zone without the need for further planning permission;
- enable and facilitate economic development and allow sustainable economic growth to happen rapidly without further planning constraint allowing the developer to react quickly to economic growth opportunities;
- enable the Enterprise Zone to rapidly respond accordingly to the requirements of advanced engineering and manufacturing and science and technology and cyber firms;
- continue a framework for the overall development of the Enterprise Zone, which can promote and communicate a clear policy to stakeholders and potential investors;
- build up confidence in and inform the community of future development in the Enterprise Zone;
- improve investor and occupier clarity, certainty and confidence;
- realise the Enterprise Zone's full economic potential as a major centre for advanced engineering and manufacturing and science and technology and cyber activity;
- reduce the burden on the local planning authority, parish councils and consultees; and
- demonstrate a positive approach to planning.

1.4 LDO Process

1.4.1 The process governing the preparation and implementation of LDOs is set out in guidance contained in DCLG Circular 01/2006 '*Guidance on Changes to the Development Control System*²'. The image (Appendix 2) provides a summary of the process to be followed.

² This circular is amended by virtue of section 188 of the Planning Act 2008 and associated changes to the Town and Country Planning (General Development Procedure) Order 1995. These removed the requirement that Local Development Orders must implement local development plan policies.

The Growth and Infrastructure Act 2013 removes the need for local development orders to be submitted to the Secretary of State for Communities and Local Government, who will consider whether there is a need to exercise pre-adoption intervention powers. Article 2 of the Growth and Infrastructure Act 2013 (Commencement No. 5 and Transitional and Saving Provisions) Order 2013 (SI 2013 No. 2878) states that repeal of pre-adoption intervention powers of the Secretary of State came into force on 9 December 2013. As public consultation on this LDO commenced on 15

1.5 Development within the Enterprise Zone

- 1.5.1 The LDO, which will facilitate delivery of the Master Plan and guide its implementation, provides an opportunity to permit development across the Enterprise Zone in line with the Town and Country Planning (Use Classes) Order 1987 as amended for Classes E(g)(i),(ii) and (iii), F1(a),B2(other than Use Class E(g)); and B8 as amended in so far as it is for advanced engineering and manufacturing, science, technology and cyber purposes F1(a) is for the development of a non-residential education and training centre, Class E(b),(d) and (f); Class F2(a) subject to restrictions set out in paragraph 1.3.2 The LDO is contained in Appendix 3.
- 1.5.3 The LDO is designed to be flexible and responsive to change, but it is not open-ended and has a number of conditions which need to be discharged by the relevant local planning authority. Development is permitted by the LDO provided that the following conditions are met:
1. Development is permitted by the LDO falling within Use Classes E(g)(i), E(g)(ii) and E(g)(iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended) for advanced engineering and manufacturing science and technology and cyber (defined in Schedule A). Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information at the scale set out on the Prior Notification of Development form.
 2. Development is permitted by the LDO falling within Use Classes B2 (other than Use Class E(g) of the Town and Country Planning (Use Classes) Order 1987 (as amended) for advanced engineering and manufacturing and science and technology and cyber (defined in Schedule A). Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information at the scale set out on the Prior Notification of Development Form.
 3. Development is permitted by the LDO falling within Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) for advanced engineering and manufacturing and science and technology and cyber (defined in Schedule A). Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information at the scale set out on the Prior Notification of Development form.
 4. Development is permitted by the LDO falling within Use Class F1(a) of the Town and Country Planning (Use Classes) Order; (as amended) for a non-residential education and training centre. Prior to the

November 2013, it had to be submitted to the Secretary of State prior to adoption (to comply with Article 3(2) of the Order).

commencement of development the developer shall provide copies of plans to the local planning authority for information at the scale set out on the Prior Notification of Development form.

5. Development is permitted by the LDO falling within Use Class E(b) (café) (restricted to 1 unit and subject to size threshold of 250sqm) E(d) (gym) (restricted to 1 unit and subject to 75% of users being employees on the EZ site) and E(f) (creche/nursery) (restricted to 1 unit and subject to 75% of users being employees on the EZ site)) of the Town and Country Planning (Use Classes) Order 1987 as amended.
6. Development is permitted by the LDO falling within Use Class F2(a) for 1no 280sqm convenience store of the Town and Country Planning (Use Classes) Order 1987 as amended.
7. Authorise development that is ancillary to such purposes;
8. Authorise the development of associated infrastructure;
9. Development for advanced engineering or manufacturing purposes or science and technology or cyber or for ancillary, complementary or supportive uses which fall outside the definition in Schedule A referred to in Condition 1 is permitted by the LDO, provided that full details and plans of the proposed development shall be submitted to the Council using the Prior Notification Form. No development shall commence until the Council, advised by the Enterprise Zone Governance Committee, has confirmed that the proposed development falls within the scope of this Order or the expiry of 28 days from the submission of the Prior Notification Form, whichever is the sooner.
10. Development shall take place in accordance with the Master Plan.
11. A scheme for the disposal of foul and surface waters for each stage of the proposed development shall be in accordance with the approved drainage strategy for the site. Any scheme varying from the approved strategy shall be submitted by the developer to the Local Planning Authority for approval. The Local Planning Authority shall respond within 28 days of receiving the details of the drainage arrangements and if no response is received from the Local Planning Authority within this 28 day period the arrangements shall be deemed to be approved.
12. Access arrangements for proposed development under the LDO shall be submitted by the developer to the local planning authority for approval (in consultation with the local highway authority) and the development shall proceed in accordance with the approved details. The local planning authority shall respond within 28 days of receiving the details of the access arrangements and if no response is received from the local planning authority within this 28 day period, then the arrangements shall be deemed to be approved.

13. All highway works on and off site shall be implemented pursuant to appropriate agreements entered into under the Highways Act 1980 and in accordance with details and any mitigation measures submitted to and approved by the local planning authority in consultation with the local highway authority.
14. Construction vehicles associated with development will be managed. Management provisions will include endeavouring not to enter or leave the site during peaks of the local network or peaks of the existing BAE Systems site. Construction vehicles must not wait on the local highway network prior to accessing the site.
15. Appropriate landscaping measures to avoid or mitigate detrimental visual impacts on Samlesbury Hall shall be submitted by the developer to the Local Planning Authority for approval. The Local Planning Authority shall respond within 28 days of receiving the details and if no response is received from the Local Planning Authority within this 28 day period then the landscaping measures shall be deemed to be approved.

1.6 Environmental Impact Assessment

- 1.6.1 Ribble Valley and South Ribble Borough Councils issued Screening Opinions in relation to the 2014 Local Development Order stating that an EIA is not necessary for the development of the EZ site. As the site is now partially built out and this LDO is seeking to complete the same level of development the Local Planning Authorities have concluded that an EIA is not required to enable site completion.

1.7 How does the LDO relate to other planning documents?

Ribble Valley Core Strategy (Adopted December 2014)

- 1.7.1 Key Statement EC1 (Business and Employment Development) identifies the BAE Samlesbury site as a regionally significant employment site with considerable potential to accommodate a variety of advanced knowledge based industries in the future.
- 1.7.2 Key Statement DMG2 (Strategic Considerations) requires development to be compatible with the Enterprise Zone designation.

Key Statement DS1 (Development Strategy) Strategic employment opportunities will be promoted through the development of Samlesbury Enterprise Zone.

- 1.7.3 Ribble Valley Housing and Economic Development Plan Document (Adopted 2019)

- 1.7.4 Key Statement DS1 (Development Strategy) Strategic employment opportunities will be promoted through the development of Samlesbury Enterprise Zone.
- 1.7.5 Central Lancashire Local Development Framework Adopted Core Strategy (July 2012)
- 1.7.6 Policy 9: Economic Growth and Employment identifies Samlesbury as a location for regionally significant employment.
- 1.7.7 South Ribble Local Plan (adopted July 2015)
- 1.7.8 Policy C5 (BAE Systems, Samlesbury) The Council continues to support the specialised activity at BAE Systems, Samlesbury, in line with the company's operations. The boundary of the Strategic Site is identified on the Policies Map. This includes both the BAE Core Area and the Enterprise Zone.
- 1.7.9 The designation of the Enterprise Zone at Samlesbury will help create more businesses, jobs and attract international investment, with positive benefits across the wider economic area. It will help improve the local economy and also increase the contribution to national growth.
- 1.7.10 The Council supports the delivery of the Enterprise Zone and has produced a Local Development Order to aid the delivery process. Subsequent Local Development Orders will be produced when necessary. An agreed Masterplan must also be produced as a key part of the overall delivery of the Enterprise Zone. To enable the Enterprise Zone to be delivered at Samlesbury, the Green Belt boundary is amended as identified on map Appendix 2 (Map of Samlesbury Aerodrome) of the South Ribble Local Plan
- Adopted Samlesbury EZ Master Plan (xxxx)
- 1.7.11 The Master Plan provides a strategic context for the preparation of the consultation draft LDO and establishes a framework for the long-term strategic objectives for the Enterprise Zone. Public consultation on the draft Master Plan commenced on xxx and concluded on xxx. Following consideration of the representations received, Ribble Valley Borough Council and South Ribble Borough Council adopted the Master Plan on xxx and xxx respectively. Preparation of the adopted LDO took account of the adopted Master Plan.
- 1.7.12 The vision outlined for the site was established in the 2014 Masterplan and is carried forward into the 2024 Masterplan. Delivery of this vision is being progressed via a set of overarching development principles which in turn inform more detailed principles relating to the delivery of built form, infrastructure, ecology and landscaping.

The overarching development principles are as follows:

- Support the development of the site in a way that maximises the opportunities for Lancashire to grow and deliver its national and international sector priorities.
- Develop the site in a way that promotes its strategic role in anchoring, attracting and expanding sector capabilities and strengthening the local supply chain.
- Seek to ensure that the development of the site supports its high profile and provides a high-quality environment to attract high value businesses, employers and investment

1.7.13 This LDO does not revisit the aspirations and overall conclusions of the Master Plan, but instead will act as a tool to facilitate delivery and to guide its implementation.

1.8 Other Statutory Requirements

1.8.1 Whilst the LDO grants planning permission for certain types of development, it will remain the responsibility of the developers to ensure that all other statutory requirements beyond the scope of the planning system are adhered to.

1.8.2 The LDO does not remove the requirement for consent obtainable under other legislation such as Building Regulations, Hazardous Substances Consent or Advertisement Consent, and licences from bodies such as Natural England.

1.9 Area Covered by LDO

1.9.1 The LDO has been prepared to cover all land within the Enterprise Zone at the Samlesbury site (72.5 hectares).

1.10 Consultation on the LDO

1.10.1 A fundamental principle of LDOs is that they represent a partnership approach to development management. This requires an approach to consultation which seeks support for the concept of the LDO and its objectives, both among the direct participants; the communities affected; and wider stakeholders.

1.10.2 **As part of the preparation of this LDO the following consultation arrangements were put in place:**

- **The draft LDO, a plan and the statement of reasons were placed on the websites of Ribble Valley and South Ribble Borough Councils. Consultation was undertaken - dates and description of consultation to be set out in agreed LDO.**

- Following the expiry of the consultation all responses were recorded, analysed and assessed in a Statement of Community Involvement report which informed the preparation of the adoption version of the LDO.

1.11 Structure of LDO

1.11.1 The LDO sets out, for Classes E(g)(i), E(g)(ii), E(g)(iii), B2 (excluding Use Class E(g)), B8, F1(a), E(b) (subject to restrictions), E(d) (subject to restrictions), E(f) (subject to restrictions), F2(a) (subject to restrictions) of the Town and Country Planning (Use Classes) Order 1987 as amended:

- Development to be permitted by the LDO
- Development falling outside the scope of the LDO and therefore requiring the submission of a planning application.
- Conditions pertinent to all specified Classes.

2. SUMMARY OF THE LOCAL DEVELOPMENT ORDER

2.1.1 The LDO seeks to grant permission for development for advanced engineering and manufacturing and science and technology and cyber uses; ancillary, complementary and supporting uses, and associated infrastructure (including temporary development associated with construction works) in the Enterprise Zone subject to a number of conditions.

Schedule A

"Advanced engineering and manufacturing" is defined as falling within the following SIC Codes:

- Aerospace (30.3, 28.4, 33.16, 52.24)
- General Aviation Services (52.23)
- High-end automotive including motorsport, electric/alternative energy vehicles, (29.1, 29.3)
- Computing, systems engineering and autonomous systems (62.01, 72.1)
- Nuclear (35.1)³
- Advanced flexible materials (13.96, 20.6)
- Renewable Energy (27.1).
- Other research and experimental development on natural sciences and engineering (72.19, 72.10)
- Pre-primary education (85.10)
- Child day care activities (88.91)
- Unlicensed restaurants (56.10/2)

³ The use of the land for the production, enrichment, storage, or disposal of nuclear fuel, falls within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations (Statutory Instrument 2011/1824) and would, therefore, fall outside the remit of this Local Development Order.

PRIOR NOTIFICATION OF DEVELOPMENT FORM

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA	South Ribble Borough Council, Civic Centre, West Paddock, Leyland, Lancashire PR25 1DH
To download a form go to: http://www.ribblevalley.gov.uk/info/200175/planning/357/welcome_to_development_control/3	

The Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order No. 3 (2024) (LDO): Prior Notification of Development

Purpose of Form

By submitting this form you are requesting confirmation as to whether the development you are proposing constitutes permitted development under the Local Development Order. Following consideration of your request by the Lancashire Enterprise Partnership, the Council will complete the notification section (Section 6) thereby certifying whether the proposals are or are not permitted development. This will constitute the formal response of the Council.

Section 1a: Applicant Name, Address and Contact Details

Title:	Name:
Company Name:	
Address:	
Telephone Number:	
Email:	

Section 1b: Agent (if applicable): Name, Address and Contact Details

Title:	Name:
Company Name:	
Address:	

Telephone Number:
Email:

Section 2: The Development Proposal

2a. Description of development.			
Erection of a building and / or structure		Yes:	No:
Proposed Use Class:	E(g)(i)	Yes:	No:
	E(g)(ii)	Yes:	No:
	E(g)(iii)	Yes:	No:
	B2 (other than use class E(g))	Yes:	No:
	B8	Yes:	No:
	F1(a)	Yes:	No:
	E(b) (subject to restrictions)	Yes:	No:
	E(d) (subject to restrictions)	Yes:	No:
	E(f) (subject to restrictions)	Yes:	No:
	F2(a) (subject to restrictions)	Yes:	No:
	Other (please state which)	Yes:	No:
	Yes: (Go to 2b)	No: (Go to 2c)	
Associated infrastructure or other development:			
2b. Associated or Other Development:		Yes:	No:
•Internal Access Roads:		Yes:	No:
•Plot based vehicle parking and servicing		Yes:	No:
•Hard and Soft Landscaping		Yes:	No:
•Foul and surface water drainage		Yes:	No:
•Utilities infrastructure			
•Other (please specify)			

Please provide a brief description of and supporting statement for the proposed development including its context:

Note – the following plans and drawings should be submitted:

Location Plan based on an up-to-date Ordnance Survey map, showing the site edged in red, showing 2 street names where possible and a north point

Site/Block Plan at a scale of 1:500 or 1:200

Existing and Proposed Floor Plans at a scale of 1:50 or 1:100

Existing and Proposed Elevations at a scale of 1:50 or 1:100

Existing and proposed site sections and finished floor and site levels plans drawn at a scale of 1:50 or 1:100

Roof plans at a scale of 1:50 or 1:100

Section 3: Justification

Section 4: Declaration

I hereby give notice of my intention to carry out the above development. I also confirm my intention that if it is confirmed that if planning permission is not required as provided for by Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order No. 3 (2024) I shall only carry out the proposed work in accordance with the details included in this form and on the accompanying scaled plans. I understand that any variation from these details may require re-assessment.

Name:

Signature:

Date:

Please send form electronically to relevant Local Planning Authority and to EZ Governance Committee (or equivalent)

Section 5: EZ Governance Committee or equivalent advice and recommendation

5a Compliance with the LDO:

The EZ Governance Committee or equivalent considers that the development described in this form constitutes permitted development under the Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order No. 3 (2024).

Signature:

Date:

5b Non Compliance with the LDO:

The EZ Governance Committee or equivalent does not consider that the development described in this form constitutes permitted development under the

Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order No. 3 (2024) for the reasons set out below.

Signature:	Date:
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Reasons:

Please send form electronically to relevant Local Planning Authority.

Section 6: Relevant LPA determination

6a Compliance with the LDO:

(Ribble Valley Borough Council) / (South Ribble Borough Council) / considers that the development described in this form constitutes permitted development under the Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order No. 3 (2024).

Signature	Date:
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6b Non-compliance with the LDO:

(Ribble Valley Borough Council) / (South Ribble Borough Council) does not consider that the development described in this form constitutes permitted development under the Lancashire Advanced Engineering and Manufacturing Enterprise Zone

(Samlesbury) Local Development Order No. 3 (2024) for the reasons set out below.

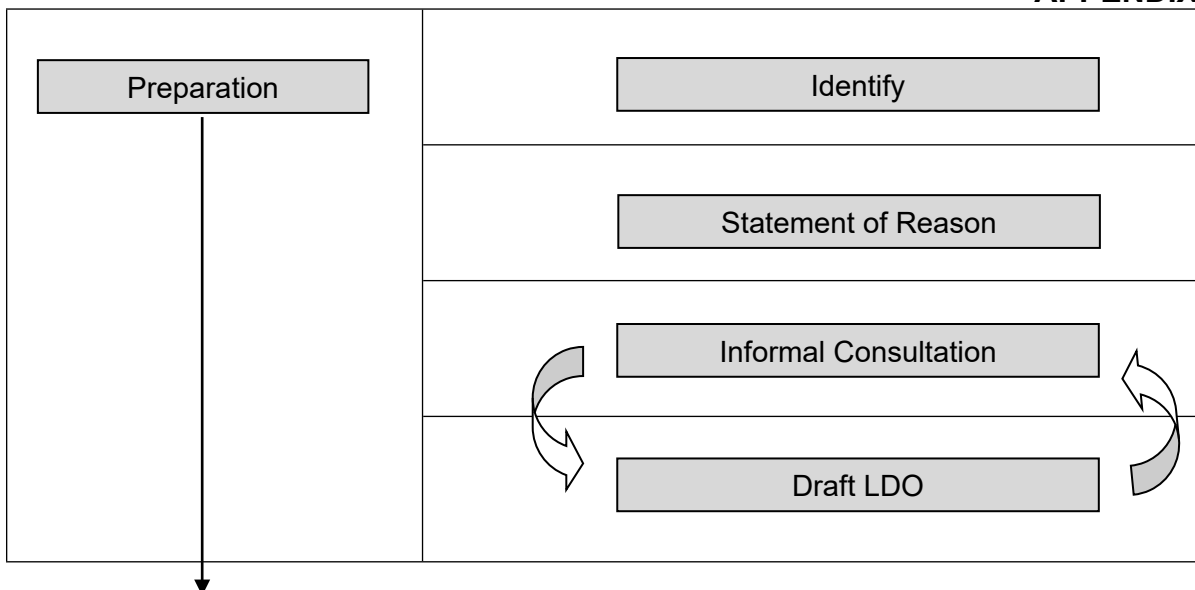
Signature

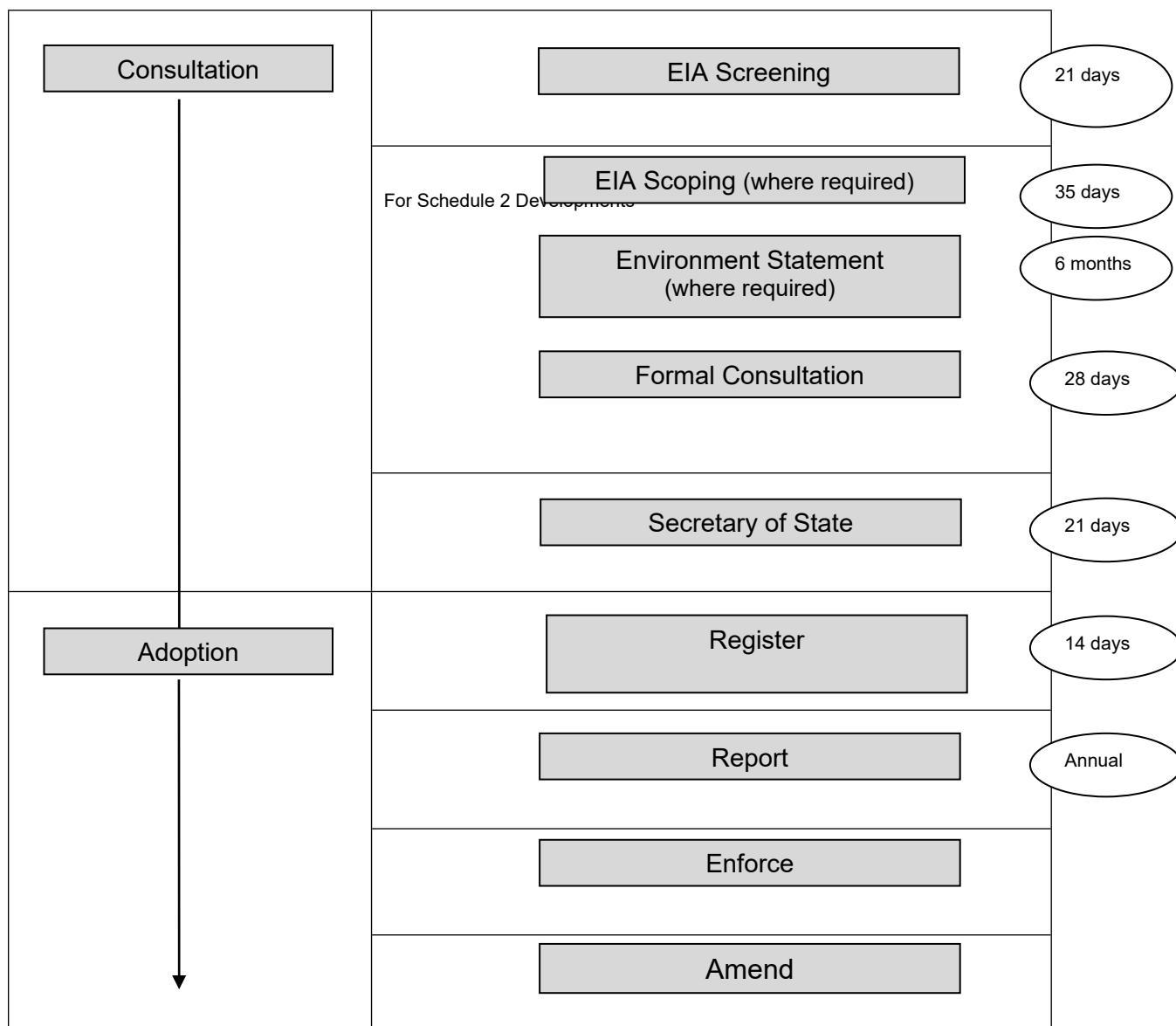
Date:

Reasons

If the proposed development is non - compliant with the LDO, an application for planning permission will be required

APPENDIX 2





APPENDIX 3

THE LANCASHIRE ADVANCED ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (SAMLESBURY) LOCAL DEVELOPMENT ORDER NO. 3 (2024)

Lifetime of the LDO and Options following its Expiry

The LDO, and the terms within it, will be active for a period of 10 years following the day of its adoption, and will expire following this period. However, the LDO may be revoked within this period if a replacement LDO for the site is advanced and adopted during that period.

Development which has started under the provisions of the LDO will be allowed to be completed in the event that the LDO is revoked, revised or expires.

Options following its expiry:

- (a) Renew with no revisions; or
- (b) Renew with new terms and conditions.

The LDO does not remove the requirement for consent obtainable under other legislation such as Building Regulations, Hazardous Substances Consent or Advertisement Consent, and licences from bodies such as Natural England.

The LDO does not prevent development taking place which is not covered by the LDO. Where such development is proposed then a planning application will be required. Furthermore the LDO does not prevent development taking place under any existing planning permission, nor does it prevent future applications being made in respect of the area covered by it.

Development Permitted by this LDO

- (1)The carrying out of development (including the erection or alteration of a building) within Use Class E as specified for the purposes of advanced engineering and manufacturing, science and technology and cyber.
- (2)The carrying out of development (including the erection or alteration of a building) within Use Class B as specified for the purposes of advanced engineering and manufacturing, science and technology and cyber.
- (3)The carrying out of development (including the erection or alteration of a building) ancillary to, complementary to, or supporting such purposes;
- (4)The carrying out of development (including the erection or alteration of a building) within Use Class F1(a) for the purposes of a non-residential education and training centre.
- (5)The carrying out of development (including the erection or alteration of a building) within Uses Classes E(b), E(d), E(f) and F2(a) (subject to restrictions)
- (6)Authorise the development of associated infrastructure:
 - temporary development associated with construction works, if the works are not permitted development
 - Boundary security fences and gates;
 - land remediation (where required);
 - internal access roads⁴;
 - street lighting;
 - cycling and pedestrian routes;
 - vehicle parking;

⁴ A planning application for the new access from A59 and access road up to the boundary of the Enterprise Zone was submitted to Lancashire County Council on 20 September 2013. Planning permission for the new access was granted on 15 January 2014.

- vehicle refuelling facilities;
- HGV turning areas;
- foul and surface water drainage infrastructure;
- utilities infrastructure (telecommunications including superfast broadband, electricity, gas and water), if the works are not permitted development ;
- CCTV and associated masts; and
- hard and soft landscaping.
- technologies associated with carbon reduction and sustainability

Development is not permitted:

Development is not permitted by the LDO:

- 1.If it falls within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations (Statutory Instrument 2011/1824);
- 2.If it is not for the purposes of advanced engineering or manufacturing, science and technology or cyber (defined in Schedule A) or Skills Facility or ancillary uses as specified or deemed not to be permitted development by the Enterprise Zone Governance Committee.

Conditions

- 1.Development is permitted by the LDO falling within Use Classes E(g)(i), E(g)(ii) and E(g)(iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended) for advanced engineering and manufacturing science and technology and cyber (defined in Schedule A). Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information.
- 2 Development is permitted by the LDO falling within Use Classes B2 (other than Use Class E(g) of the Town and Country Planning (Use Classes) Order 1987 (as amended) for advanced engineering and manufacturing and science and technology and cyber (defined in Schedule A). Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information.
3. Development is permitted by the LDO falling within Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) for advanced engineering and manufacturing and science and technology and cyber (defined in Schedule A). Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information.
4. Development is permitted by the LDO falling within Use Class F1(a) of the Town and Country Planning (Use Classes) Order; (as amended) for a non-residential education and training facility. Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information.
- 5.Development is permitted by the LDO falling within Use Class E(b) (café) (restricted to unit and subject to size threshold of 250sqm) E(d) (gym)

(restricted to 1 unit and subject to 75% of users being employees on the EZ site) and E(f) (creche/nursery) (restricted to 1 unit and subject to 75% of users being employees on the EZ site) of the Town and Country Planning (Use Classes) Order 1987 as amended.

6. Development is permitted by the LDO falling within Use Class F2(a) 1 no 280sqm convenience store of the Town and Country Planning (Use Classes) Order 1987 as amended.
7. Authorise development that is ancillary to such purposes;
8. Authorise the development of associated infrastructure
9. Development for advanced engineering or manufacturing purposes or science and technology or cyber or for ancillary, complementary or supportive uses which fall outside the definition in Schedule A referred to in Condition 1 is permitted by the LDO, provided that full details and plans of the proposed development shall be submitted to the Council using the Prior Notification Form. No development shall commence until the Council, advised by the Enterprise Zone Governance Committee, has confirmed that the proposed development falls within the scope of this Order or the expiry of 28 days from the submission of the Prior Notification Form, whichever is the sooner.
10. Development shall take place in accordance with the Master Plan.
11. A scheme for the disposal of foul and surface waters for each stage of the proposed development shall be in accordance with the approved drainage strategy for the site. Any scheme varying from the approved strategy shall be submitted by the developer to the Local Planning Authority for approval. The Local Planning Authority shall respond within 28 days of receiving the details of the drainage arrangements and if no response is received from the Local Planning Authority within this 28 day period the arrangements shall be deemed to be approved.
12. Access arrangements for proposed development under the LDO shall be submitted by the developer to the local planning authority for approval (in consultation with the local highway authority) and the development shall proceed in accordance with the approved details. The local planning authority shall respond within 28 days of receiving the details of the access arrangements and if no response is received from the local planning authority within this 28 day period then the arrangements shall be deemed to be approved.
13. All highway works on and off site shall be implemented pursuant to appropriate agreements entered into under the Highways Act 1980 and in accordance with details and any mitigation measures submitted to and approved by the local planning authority in consultation with the local highway authority.

14. Construction vehicles associated with development will be managed. Management provisions will include endeavouring not to enter or leave the site during peaks of the local network or peaks of the existing BAE Systems site. Construction vehicles must not wait on the local highway network prior to accessing the site.

15. Appropriate landscaping measures to avoid or mitigate detrimental visual impacts on Samlesbury Hall shall be submitted by the developer to the Local Planning Authority for approval. The Local Planning Authority shall respond within 28 days of receiving the details and if no response is received from the Local Planning Authority within this 28 day period then the landscaping measures shall be deemed to be approved.

Interpretation

The purpose of the LDO is to authorise development within Classes E and B (as specified) of the Town and Country Planning (Use Classes) Order 1987 as amended in relation to advanced engineering and manufacturing, science and technology and cyber and ancillary uses; to authorise development within Class F1 of the Town and Country Planning (Use Classes) Order 1987 as amended for the purposes of providing a non-residential educational and training centre; and to authorise the development of associated infrastructure.

APPENDIX 4 – Map of Lancashire Enterprise Zone (Samlesbury)

