

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 16 April 2015
title: SAMLESBURY ENTERPRISE ZONE PROPOSED MASTERPLAN AND LOCAL DEVELOPMENT ORDERS UPDATE
submitted by: DIRECTOR OF COMMUNITY SERVICES
principal author: JOHN MACHOLC – HEAD OF PLANNING SERVICES

1 PURPOSE

1.1 To update Planning and Development Committee of the ongoing work in relation to the proposed Masterplan and Local Development Order at Samlesbury and request authorisation for the eventual submission of the final document to the Secretary of State.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – To support economic growth and delivery of employment land throughout the borough.
- Community Objectives – To support a vibrant economy.
- Corporate Priorities – To be a well run and efficient Council.
- Other Considerations – None.

2 BACKGROUND

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.

2.2 Committee will be aware that the Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) LDO No 1 was adopted by Ribble Valley Borough Council on the 27 March 2012. This related to 16.2 hectares of land defined as Parcel A and included land within the boundaries of both South Ribble and Ribble Valley.

2.3 The Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) LDO No 2) which was the subject of a statutory consultation process and was adopted by Ribble Valley Borough Council on the 7 February 2014. This is now active for a period of 10 years and has replaced the previous LDO.

2.4 One of the conditions imposed in both LDO's was that the Order should comply with the principles of any adopted Master plan for the site. The Master Plan was approved by Planning and Development committee on the 26 September 2013 when it was resolved to endorse the consultation procedure in relation to the proposed Masterplan and accept the strategic principles of the document and that the agreement of the final version of the Masterplan be deferred and delegated to the Director of Community Services and the Head of Planning Services in conjunction with the Chairman and Vice Chairman of Planning and Development Committee.

- 2.5 Following public consultation and working closely with both LPA's and LCC a revised Masterplan has been submitted. The main changes relate to dealing with ecological matters and it is anticipated that the document will soon be adopted by South Ribble and under the agreed delegation scheme has been adopted by this authority. In accordance with The LDO and Masterplan document a draft design principles document has now been submitted. I am satisfied that the principles contained within the document allow for sufficient control and follow good practice in relation to materials, landscaping and built form.
- 2.6 Since the adoption of the LDO' s until recently the only applications that have been submitted and approved relate to minor works:
- 3/2014/1048 - Car Park and ancillary works.
 - 3/2014/1049 - Construction of fenced-off area for a contractors compound. Within the compound is proposed a storage building for site landscaping equipment and a hard standing area for road clearing equipment.
 - 3/2014/1050 - Construction of new security fence approx. 2000m long. Construction of two new BAE site entrances at the 3A and 3B site locations and the east end of the site. The entrances include a security reception building, two gate houses, road and car park alterations. New footways will be created with turnstiles and pass gate access to maintain security. The construction works include drainage and lighting modification.
- 2.7 A recent application has been submitted for a new training facility and ancillary works and has been registered under 3/2015/0196. The building itself and the vast majority of the ancillary works falls within the boundary of South Ribble. At the time of writing this report this has yet to be determined but subject to submission of additional details I have no objection to the scheme and would be of the opinion to confirm that it is in compliance with the LDO.

3 CONCLUSION

- 3.1 Committee note the report and be advised that as delegation exists to the Director of Community Services in relation to the Master Plan and LDO applications that he will continue to provide update reports as appropriate.

JOHN MACHOLC
HEAD OF PLANNING SERVICES

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

1. Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) LDO No 1.
2. The Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) LDO No 2.
3. The Lancashire Advanced Engineering and Manufacturing Enterprise Zone Masterplan Samlesbury Site Revised Jan 2015

For further information please ask for John Macholc, extension 4502.