



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

FOR THE
ATTENTION OF

1 8 AUG 2011

For office use only

Application No. 320110662 P

Date received

Fee paid £

Receipt No:

Application for Planning Permission
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

| | | | | | | |
|---|---------------------------|-------------|--|-------------------|-----------------|------------------|
| Title: | Mr | First name: | | Surname: | | |
| Company name: | Fort Vale Engineering Ltd | | | | | |
| Street address: | C/O Agent | | | Country Code | National Number | Extension Number |
| | | | | Telephone number: | | |
| | | | | Mobile number: | | |
| Town/City: | | | | Fax number: | | |
| County: | | | | Email address: | | |
| Country: | | | | | | |
| Postcode: | | | | | | |
| Are you an agent acting on behalf of the applicant? | | | | | | |
| <input checked="" type="radio"/> Yes <input type="radio"/> No | | | | | | |

2. Agent Name, Address and Contact Details

| | | | | | | |
|-----------------|----------------|-------------|--------|----------------------|-----------------|------------------|
| Title: | Mr | First Name: | Stuart | Surname: | Booth | |
| Company name: | JWPC Ltd | | | | | |
| Street address: | 1B Waterview | | | Country Code | National Number | Extension Number |
| | White Cross | | | Telephone number: | 01524599980 | |
| | | | | Mobile number: | | |
| Town/City: | Lancaster | | | Fax number: | | |
| County: | Lancashire | | | Email address: | | |
| Country: | United Kingdom | | | | | |
| Postcode: | LA1 4XS | | | enquiries@jwpc.co.uk | | |

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of Research & Development Building

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:
House name: CALDER VALE PARK
Street address: SIMONSTONE LANE
SIMONSTONE
Town/City: BURNLEY
County:
Postcode: BB12 7ND

Description of location or a grid reference
(must be completed if postcode is not known):

Eastling: 377450
Northling: 433357

Description:

Land south of Building S

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: John Surname: Macholc

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre application advice received:

Proposal acceptable in principle within settlement boundary

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Low level masonry plinth with cladding above (metal composite panels). Some areas of full height glazing

9. (Materials continued)

320110662 P

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Pitched roof finished in profiles metal cladding with integral roof lights

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design & Access Statement - Fletcher Rae August 2011

Site Plan - 11057/PL01

General Arrangement Plan - 11057/PL02

Roof Plan - 11057/PL03

General Arrangement Elevations - 11057/PL04

Site Location Plan - 11057/PL05

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|--|---------------------------|--|----------------------|
| Cars | 0 | 0 | 0 |
| Light goods vehicles/public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Cycle spaces | 0 | 0 | 0 |
| Other (e.g. Bus) | 0 | 0 | 0 |
| Short description of Other | NO CHANGE PROPOSED | | |

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
 Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake
☒ Soakaway ☒ Existing watercourse

13 Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

14 Existing Use

Please describe the current use of the site:

Hardstanding associated with business park

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☒ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15 Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16 Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17 Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

| Use class/type of use | | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------|-------------------------------------|--|---|---|--|
| A1 | Shops Net Tradable Area | 0.0 | 0.0 | 0.0 | 0.0 |
| A2 | Financial and professional services | 0.0 | 0.0 | 0.0 | 0.0 |
| A3 | Restaurants and cafes | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 | Drinking establishments | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 | Hot food takeaways | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (a) | Office (other than A2) | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (b) | Research and development | 0.0 | 0.0 | 1360 | 1360 |
| B1 (c) | Light Industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B2 | General Industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B8 | Storage or distribution | 0.0 | 0.0 | 0.0 | 0.0 |

18. All Types of Development: Non-residential Floorspace (continued)

320110662P

| | | | | | |
|-------|-------------------------------|-----|-----|--------|--------|
| C1 | Hotels and halls of residence | 0.0 | 0.0 | 0.0 | 0.0 |
| C2 | Residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D1 | Non-residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D2 | Assembly and leisure | 0.0 | 0.0 | 0.0 | 0.0 |
| Other | Please Specify | | 0.0 | | |
| | Total | 0.0 | 0.0 | 1360.0 | 1360.0 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------|--|---|----------------------|
|-----------|--------------|--|---|----------------------|

19. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 249 | 0 | 0 |
| Proposed employees | 249 | 0 | 0 |

20. Hours of Opening

If known please state the hours of opening for each non-residential use proposed: **UNRESTRICTED**

| Use | Monday to Friday | | Saturday | | Sunday and Bank Holidays | | Not Known |
|-----|------------------|----------|------------|----------|--------------------------|----------|-----------|
| | Start Time | End Time | Start Time | End Time | Start Time | End Time | |

21. Site Area

What is the site area?

00.19

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

TBC

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Title: Mr First name: Stuart Surname: Booth

Person role: Agent

Declaration date: 12/08/2011

☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

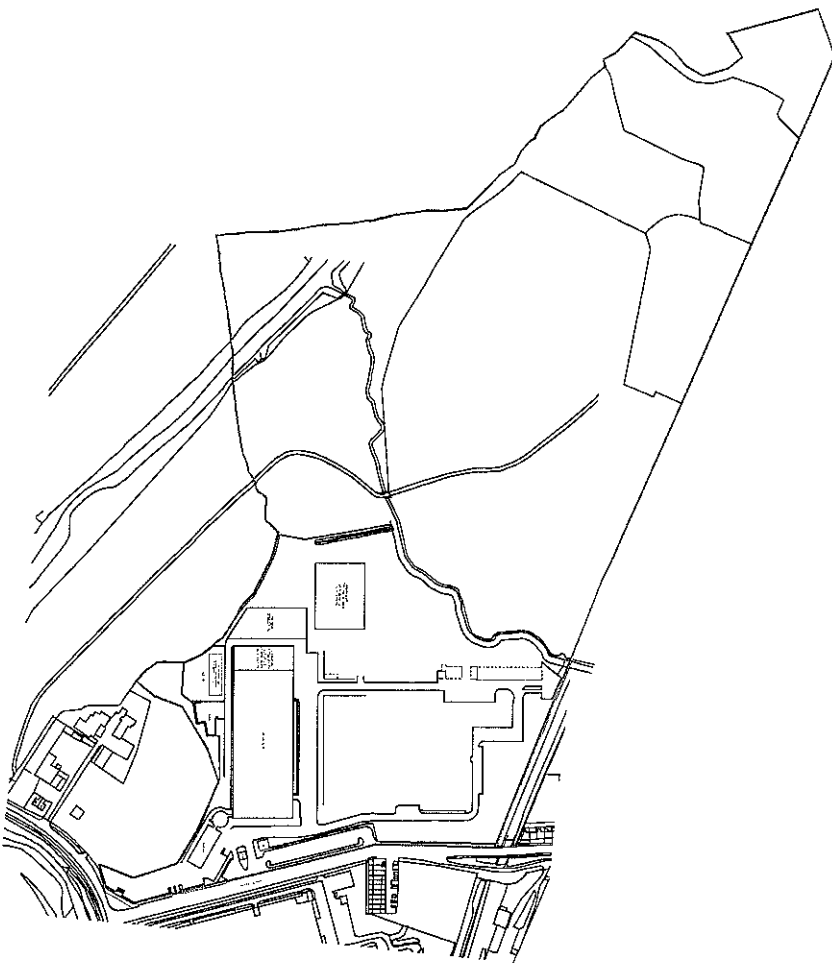
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date



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KEY

- SITE BOUNDARY
- LAND IN APPLICANTS
- OWNERSHIP

General Notes

All the information shall be subject to the Commission's decision and shall be subject to any other conditions or restrictions.

Do not scale from this drawing.

Only work to written dimensions.

This drawing is the property of Fort Vale Engineering Ltd. It shall not be used for any other purpose without the written consent of Fort Vale Engineering Ltd. It shall not be copied or reproduced in any way without the written consent of Fort Vale Engineering Ltd.

PLANNING ISSUE

| | |
|--------------------|-----------------------------|
| Revision | |
| 1 | PLANNING |
| Date | August 2011 |
| Scale | 1:2500 (A4) |
| Drawn by | PAJ |
| Client | Fort Vale Engineering Ltd |
| Product | R&D and Innovation Facility |
| Drawing No. | 11057 / PLUS |
| Site Location Plan | |

Proposed R&D and Innovation Facility

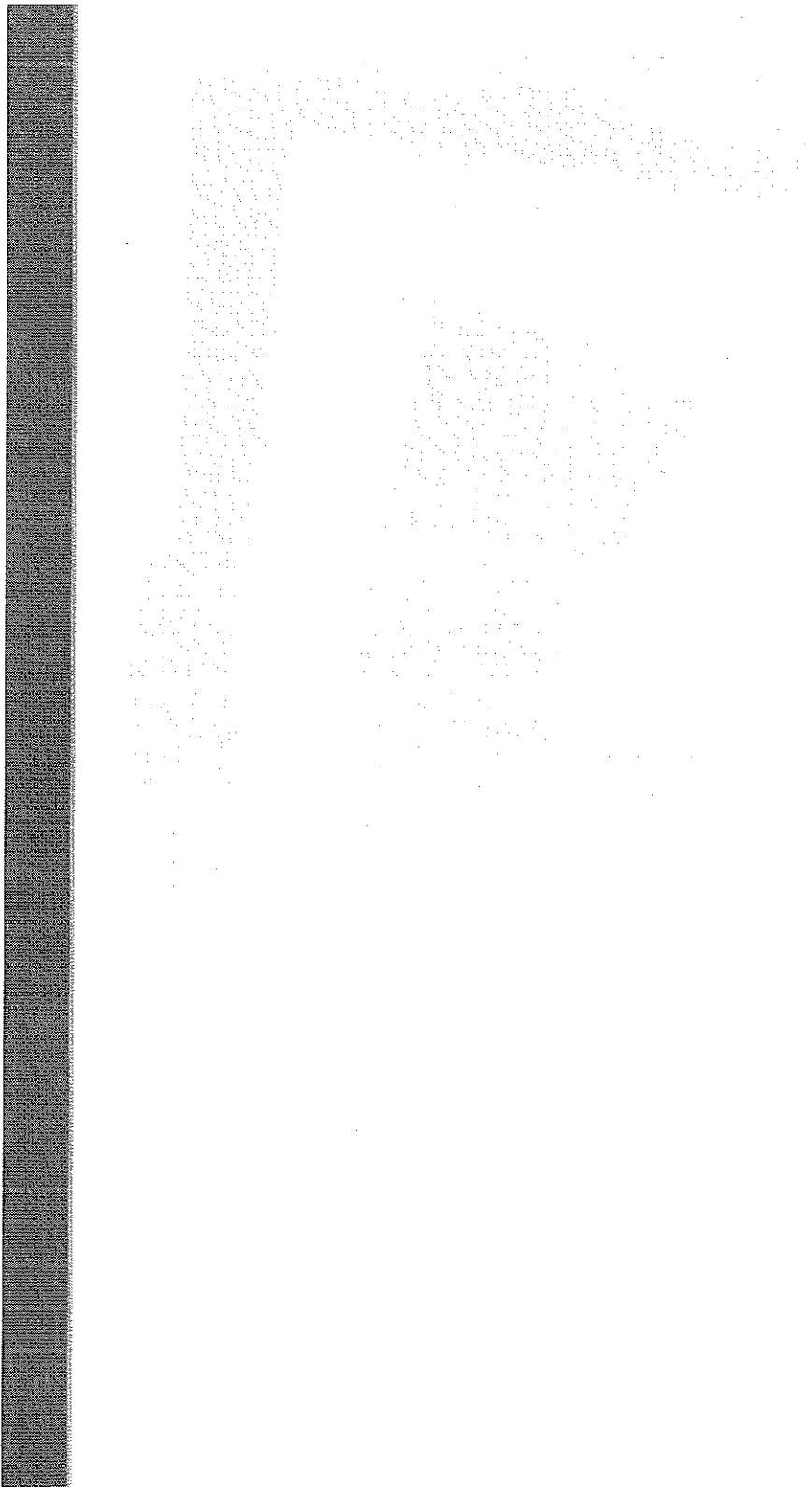
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FORT VALE

Calder Vale Park, Simonstone Lane, Burnley

Design & Access Statement

August 2011



fletcher | rae

Contents

| | |
|--|--|
| 1.0 Introduction | 4.0 External Works |
| 1.1 Development Objectives | 4.1 Car Park/Service Yard |
| 1.2 Purpose of this D&A Statement | 4.2 External Lighting |
| | 4.3 Security |
| 2.0 Location and Context | 5.0 Access and Accessibility |
| 2.1 Site History | 5.1 Site Access |
| 2.3 Site Context | 5.2 Accessibility |
| 2.4 Application Site | 5.3 Emergency Access |
| 2.5 Use | 5.4 Car Parking & Cycle Provision |
| 3.0 Design | 6.0 Conclusion |
| 3.1 Design | |
| 3.2 Scale | |
| 3.3 Layout | |
| 3.4 Design Principles | |

1.0 Introduction

1.1 Development Objectives

This Design and Access Statement has been prepared on behalf of Fort Vale Engineering Ltd in support of their proposals for the development of a R&D and Innovation Facility at Calder Vale Park, Burnley.

The proposed development forms a vital part of an ongoing programme of investment in the Simonstone site to consolidate existing operations whilst enabling the continued growth of the company.

This Statement is supported by illustrations of the architectural design including plans and elevations. It is intended to demonstrate a clear vision which has informed this submission.

1.2 Purpose of this D&A Statement:

This Design and Access Statement sets out the principles for use, location and quantum, and will present the detailed design articulation for scale, form, mass, materials and fenestration.

Supplementary design drawings, visuals and technical reports have been submitted as part of the planning application in addition to this Design and Access Statement.

2.0 Location & Context

2.1 Site History:

The land to the west of Simonstone Lane is wholly owned by the applicant and previously formed part of the larger Mullards site that was used for the production of television tubes.

Since acquiring the site Fort Vale have refurbished and developed Building S and cleared other disused buildings. A new office building has also been constructed, firmly establishing the site as the company's international headquarters.

2.2 Site Context:

An abandoned railway line (Padlham Loop) runs along the northern boundary of the wider site and beyond is the small settlement of Simonstone. Simonstone Lane runs along the eastern boundary with substantial former industrial buildings (part of the former Mullards site) beyond. To the south lies open countryside, the Altham Pumping Station and the River Calder. To the west beyond the existing service yard lies open countryside and woodland.

2.3 Application Site:

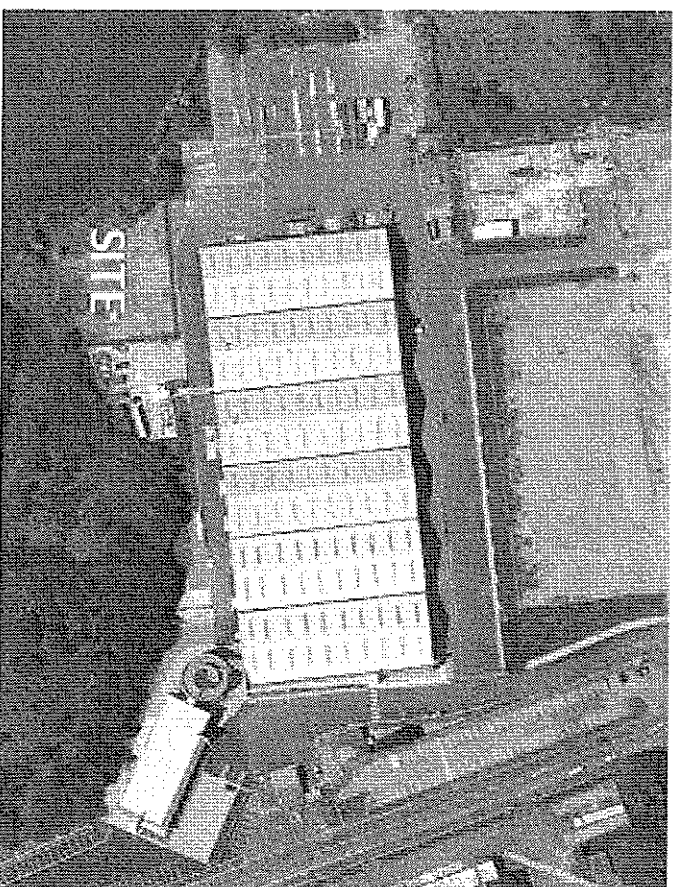
The application site currently consists of an area of gravel hardstanding. The site is relatively flat and consists of semi-rough ground with minimal vegetation cover.

The proposed application site lies towards the rear of Building S. The location would allow excellent operational links between the two buildings, enabling the efficient transfer of materials. The peripheral location would also ensure that the building is remote from existing residential properties on Simonstone Lane.

2.4 Use:

Fort Vale is a world leader in the precision manufacture of valves and fittings for transportation of chemicals, liquefied gases and food goods by tanker.

The proposed R&D and Innovation Facility would be Class B2 (General Industrial) with ancillary B1 (Office). The building would accommodate workshop space and ancillary facilities on the ground floor with office space on the first floor.



Aerial photograph showing the application site highlighted in red.

3.0 Design

3.1 Design:

This section of the statement provides a comprehensive review of the proposed scheme design.

3.2 Scale:

The development of the proposed facility will inevitably result in permanent land-take. The following table sets out the extent of this permanent land-take:

| | | | |
|--------------|---------|-----------|-----|
| Ground Floor | 1165sqm | 12540sqft | GIA |
| Mezzanine | 195sqm | 2099sqft | GIA |

The total built floor space to be created across the application site equates to **1360m² / 14639sqft. GIA**

Externally the building would be approximately 9m in height to the ridge, making it comparable in scale to other units in the area.

3.3 layout:

The proposed building would be positioned in close proximity to Building S allowing for the easy transfer of materials between the two facilities. The internal layout of the building has been designed to maximise the efficiency of vehicle movements between the two buildings.

The proposed location to the south of the site ensures that the building is furthest away from the residential properties on Railway Terrace. The applicant is committed to minimising the impact of noise from the site and ensuring the good practice is adopted.

3.4 Design Principles:

The proposed building is to be located within a well established and extensively industrial area in which there are a number of existing industrial buildings that are of a large scale.

The design principles reflect the functional nature of the operations contained within the building. The overall form of the building is that of a simple, clean and honest box. At low level a masonry plinth would run to the entire perimeter of the building with a continuous louvre band above to allow ventilation and extract as required. There would be full height glazing to the main entrance on the north elevation and to the canteen and offices on south elevation.

The upper half of the building would be clad in metal composite panels giving the building a crisp contemporary aesthetic. The first floor would feature a 'glazed slot' to the north and east elevations framed by a projecting feature surround to contrast the cladding. This glazing would allow the Drawing Office to benefit from natural daylight and elevated views.

The pitched roof would be finished in profiled metal cladding with integral roof-lights.

4.0 External Works

4.1 Car Park/Service Yard

The proposed facility would be used by existing employees therefore no additional parking provision would be provided.

unauthorised access is deterred.
The main gatehouse off Simonstone Lane would control all vehicular movements both in and out of the site as existing.

A perimeter footpath would allow easy pedestrian movement to and from the building with further low level soft landscaping adjacent to the building entrance.

The building has no requirement for external service yard provision. The building will be accessed directly off the existing service road running to the south of Building S.

4.2 External Lighting:

The design of the lighting scheme for the proposed development would take into account the need to avoid unnecessary light pollution so as to limit any adverse effects on local residents.

Security and utility lighting would comprise of building mounted lights at approximately 6m high, downwards orientated and inward facing. Downward pointing lighting would also be positioned above vehicle entrance points and low level lighting would allow staff and visitors to safely move to and from the building.

4.3 Security:

The existing CCTV system would be extended to allow surveillance of the proposed building and would be maintained and operated in accordance with British Standard 7958:2005 - Closed Circuit Television (CCTV) Management and Operation (Code of Practice).

2.4m high security fencing would be maintained to the site perimeter to ensure

5.0 Access & Accessibility

5.1 Site Access:

The site would be accessed off Simonstone Lane where the existing gate-house controls all vehicular movements in and out of the site. From the entrance commercial vehicles would travel along the existing internal service road to the north of Building 5 and access the extended service yard area that would serve both Building 5 and the Foundry.

5.2 Accessibility:

The proposed access arrangements have been fully designed in accordance with current legislation both from a national level and also from a regional and local level and design principles are shown to be wholly supported by inclusive mobility guidance and ensuring DDA compliance.

All road junctions within the application site will be provided with dropped kerbs and tactile paving as necessary and constructed to adoptable standards.

Pedestrian access within the proposed development must consider the gradients to proposed footways, thus ensuring that standards are observed. Gradients will be no more than 1:12 to allow for safe level access and crossings, and ensuring that footways are usable and convenient for all users.

The accessibility requirements of people with mobility difficulties have been considered as part of a fully integrated design strategy. Their requirements for access into the building, external entrances and open spaces have been taken into consideration in the scheme design from the outset. Level pedestrian access would be provided into the building, designed to reflect the current building regulations and DDA standards for disabled access. The main entrance would be covered by a canopy. Internally a 5 person platform lift would be provided within the entrance lobby to ensure that disabled visitors or staff can gain access to the first floor.

5.3 Emergency Access:

Access for emergency vehicles would be provided via the main site entrance. All elevations could be easily accessed within the constraints of the site.

5.4 Car Parking and Cycle Provision:

The proposed facility would be used by existing employees therefore no additional parking provision would be required.

Existing staff and visitor parking is provided to the front of the Fort Vale site and would remain unchanged by the proposed development.

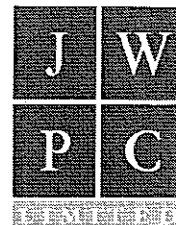
6.0 Conclusion

This Design and Access Statement has demonstrated that the application site represents a suitable location for the development of the proposed R&D and Innovation Facility. The final design solution has had full regard to the application site's physical context and location.

The proposed development would form a substantial investment by Fort Vale and a clear commitment to the ongoing development of the Calder Vale site.

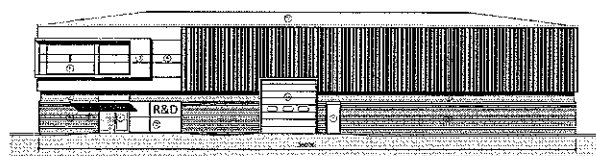
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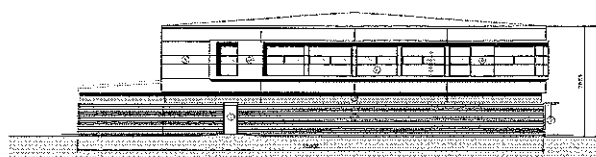


**Calder Vale Business
Park, Simonstone
Lane, Simonstone,
BB12 7ND**

**Full Planning Application for
Erection of Research &
Development Building**



North Elevation



East Elevation



Client:
Fort Vale Engineering Ltd

planning

support

statement

Contents

- 1** Introduction
- 2** Site Characteristics
- 3** Application Proposal
- 4** Planning Policy
- 5** Planning Considerations
- 6** Summary

1. Introduction

- 1.1 This Planning Support Statement has been prepared in support of a Full Planning Application for the Erection of a Research & Development Building for Fort Vale Engineering Ltd (FVE) at their existing Head Quarters complex at Calder Vale Park, Simonstone. A number of planning applications have been made and approved in 2011 relating to new and extended buildings for FVE at Calder Vale Park, and this application seeks to provide a new detached building for Research and Development activities associated with the business.
- 1.2 Fort Vale Engineering Ltd are world leaders in the production of specialist valves required for the movement of chemicals, liquefied gases and food goods by bulk tanker, and employ some 250 employees at the Simonstone premises. Whilst the proposed new building would not strictly increase the number of employees, it is imperative that the business develops a Research and Development facility to continue leading in its field and to further consolidate its business operations on the Simonstone site.
- 1.3 The new building will incorporate existing activities from across the existing headquarters complex into one stand-alone building to provide a work environment conducive to the research and development operations of the company.
- 1.4 The proposed building is to be located to the south of Building S and to the west of the new 'headquarters' office building to benefit from close proximity for the transfer of materials. Its proposed location and design also provides natural light and an interesting work environment for the drawing office and general office functions.

2. Site Characteristics

- 2.1 Calder Vale Park is the UK base of Fort Vale Engineering, a world leading manufacturer of specialist valves. The site lies to the west of Simonstone Lane, which provides access via Blackburn Road and the A6068 to Junction 8 of the M65.
- 2.2 The company has invested heavily in new buildings at Calder Vale Park and has progressed a number of recent planning approvals on the site that demonstrate the importance the site has to the company's long term development.
- 2.3 Planning Application 3/2011/0222 was approved in May 2011 and related to an extension to Building 'S' to provide a new dispatch and storage area as well as a stand-alone ancillary facilities building. The proposal subject to this new application sits in place of the facilities building. To the north, Planning Application 3/2010/0564 was approved in April 2011 for the erection of a new Casting Foundry and a subsequent application has been made to reposition this building. Also, on land to the west, a planning application has recently been submitted to accommodate 4.8 hectares of new employment development.
- 2.4 The proposed building will be located to the south of Building 'S' on Calder Vale Park, Simonstone, which was acquired by Fort Vale and previously extended and altered on the eastern side to provide a bespoke modern production facility. The original building was associated with the much larger former Mullards premises (constructed in the 1950's) which, since the closure of the (Phillips) TV component business, has been transformed into a significant employment centre, occupied by a wide variety of businesses.
- 2.5 Together with the nearby Altham Business Park, the Simonstone/Altham area has become one of the major employment locations for the sub-region, taking advantage of the close relationship to the M65 and M66 motorways.
- 2.6 The development and further regeneration of the former Mullard's site would therefore be consistent not only with the long-standing industrial land use but also with revitalisation and expansion of the Simonstone/Altham industrial area.
- 2.7 The site is currently open ground constructed with a permeable hard surface, gravel hardstanding that is relatively flat and consists of semi-rough ground with minimal

vegetation cover. It is not currently used for any purpose but lies adjacent an external storage area within the confines of the industrial uses on site. Land to the south is wooded, and land to the west is open grass land.

- 2.8 During Mullard's occupation, this area to the south of Building 'S' was utilised for a series of ancillary purposes of an 'open nature'. The character of the site is industrial and it can be readily identified from the aerial photograph within the Design and Access Statement that the area is neither wooded nor grassed and forms part of the employment uses.
- 2.9 To the west of this area (and partly fringed by Simonstone Brook) is open farmland (the initial part of which also formed part of Mullard's ownership and featured in its original outline planning permission). Separate discussions are continuing with the Local Planning Authority regarding the planning status of that area.
- 2.10 Access to the site will be via the existing access to Calder Vale Park, off Simonstone Lane to the east.

3. Application Proposal

- 3.1 The proposal seeks permission for a new stand-alone 'Research and Development' building that will be located to the south of Building 'S' on existing operational land. The location would allow excellent operational links between the two buildings, enabling the efficient transfer of materials, where necessary.
- 3.2 The proposed building covers approximately 1200 square metres, and externally would be approximately nine metres in height to the ridge, making it comparable in scale to other industrial buildings in the immediate vicinity. Internally, the GIA measures 1165 sq.m at Ground Floor with an additional 195 sq.m in the form of a mezzanine floor.
- 3.3 The building principally contains a single large workshop, suitable for B1 and B2 uses, accessed via an entrance lobby to the northern side of the building, closest to Building 'S'. The southern portion of the building accommodates offices, facilities and a canteen along its entire length. A small mezzanine floor is also proposed at the eastern end of the building, for a drawing office and meeting rooms.
- 3.4 Although Research and Development functions are considered in the Use Classes Order as B1c, our client considers that due to the nature of their company operations, consent is sought for a building to accommodate B1 and B2 uses.
- 3.5 The design principles reflect the functional nature of the operations within the building. A low level masonry plinth and cladding in metal composite above covers the majority of the building, with full height glazing to the main entrance on the northern elevation and to the canteen and offices on the south elevation. The first floor would also feature a 'glazed slot' to the north and east elevations to allow the drawing office natural light and elevated views.
- 3.6 The proposed building will contain existing operations from across the site and therefore no additional parking is considered to be required. Due to the nature of the research and development operations it is also not considered relevant for the building to have an external service yard.
- 3.7 Full details of the proposed building are provided on the submitted drawings and also the Design & Access Statement that accompanies the application.

4. Planning Policy

- 4.1 The policy background against which the application will be considered comprises national planning policy (in the form of Planning Policy Statements and Planning Policy Guidance), the policies of the North West Regional Spatial Strategy (RSS12), and the saved policies of the Adopted Ribble Valley Local Plan. These saved policies will, in due course, be replaced by the Local Development Framework for Ribble Valley which will comprise a number of separate documents of which the most relevant will be the Core Strategy DPD and the Employment Land DPD. A consultation draft of the Core Strategy has been published for consultation purposes and FVE has made representations on a number of points.
- 4.2 The Government's Policy Document – Planning for Sustainable Economic Growth (PPS4) is themed by an overarching objective to promote sustainable economic growth by building prosperous communities and by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural. The objectives also confirm the need to deliver more sustainable patterns of development by reducing the need to travel, especially by car, and to respond to climate change.
- 4.3 Importantly, the PPS provides specific guidance to assist the determination of planning applications for economic development. Included with this is guidance on determining planning applications which are not in accordance with an up-to-date development plan. Here, Local Planning Authorities are advised to:
- a) weigh market and other economic information alongside environmental and social information;
 - b) take full account of any longer term benefits, as well as the costs, of development, such as job creation or improved productivity including any wider benefits to national, regional or local economies; and
 - c) consider whether those proposals help to meet the wider objectives of the Development Plan.
- 4.4 Policy EC2 of the PPS also requires planning authorities to seek to make the most efficient and effective use of land, prioritising previously-developed land and buildings but also reflecting *'the different location requirements of business'*. As PDL within a settlement

boundary, but close to the centres of population and the motorway network, the application site is ideally suited to additional economic development.

- 4.5 Following the decision of the Coalition Government to revoke Regional policy, a number of High Court challenges have resulted in a decision that it is lawful for the Government to indicate its intention to revoke RSS's and this in itself is a material planning consideration (although this has yet to formally take place). In this instance, matters are of a site specific and local interest and there is no need to explore RSS policy here.
- 4.6 At District level, the broad thrust of the Local Plan (saved policies) is to promote sustainable development, whilst at the same time providing for the needs of the local population, in line with previous regional aims. Economic development is an important plank of planning policy.
- 4.7 Saved Policy G1 confirms that all development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area. Impact upon surroundings and also compatibility with existing and proposed land uses are other important considerations. Development should also be efficient in terms of land use and must safeguard safety on the highway network.
- 4.8 Settlement Policy G3 confirms that within the villages of Mellor Brook, Read and Simonstone planning permission will be granted for the development and redevelopment of land wholly within the settlement boundary, together with the rehabilitation and re-use of existing buildings. We believe that more contemporary (& emerging) planning policies for both Ribble Valley and for adjacent Hyndburn District) will recognise the combined Major Employment Area at Simonstone/Altham as of major importance to the local (if not sub-regional) economy. This expanding employment area (radiating out from the original Mullard's site) makes a major contribution to addressing the employment requirements of not only Ribble Valley but also Burnley and Hyndburn Districts. Vitality of these areas is an important factor which will undoubtedly be reflected in future Local Development Frameworks. FVE have already made representations to the draft RVBC Core Strategy to this end.

- 4.9 Saved Policy EMP7 confirms that *"the expansion of existing firms within the main settlement will be allowed on land within or adjacent to their existing sites, providing no significant environmental problems are caused and the extension conforms to the other policies of the plan"*. The explanatory text confirms that *"the maintenance of existing sources of employment is essential to the continued economic viability of the area. Firms will benefit from the ability to expand their operations without necessitating their relocation"*.
- 4.10 The RVBC Core Strategy document is presently at draft stage and 'Regulation 25' consultation took place in Autumn 2010 and Summer 2011. Comments received are currently being considered by the Council. At this stage, it would be premature to attach any significant weight to the Policies within the Core Strategy. Planning applications continue to be determined in accordance with saved policies of the adopted Ribble Valley Local Plan.
- 4.11 The Coalition Government has recently published a Draft National Planning Policy Framework (NPPF) that gives a clear indication of the Government's 'direction of travel' in planning policy, and is capable therefore of being a material consideration, although the weight to be given to it will be a matter for the decision-maker's planning judgement in each particular case. The NPPF provides a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.
- 4.12 With regards to development management decisions for business and economic development, the NPPF states that local planning authorities should apply the presumption in favour of sustainable development and seek to find solutions to overcome any substantial planning objections where practical and consistent with the Framework.

5. Planning Considerations

- 5.1 Since the acquisition of the Calder Vale Park site and the relocation to Simonstone by Fort Vale Engineering, they have consolidated it as their Head Office and Manufacturing Plant. The recent planning permissions and applications demonstrate the continuing need to improve the facilities and buildings on site to accommodate the business's growth on an international scale. Indeed, one of the main attractions of the former Mullard's site is the ability to expand within it, over time.
- 5.2 The proposed development of a modern 'Research and Development' building is integral to the company's business plans and in the context of the wider site represents a modest increase in floorspace and accommodation, which in effect will be bringing together existing operations into a single building. The proposal therefore represents a sustainable development within the existing Calder Vale Park site.
- 5.3 The proposed development lies within the existing operational land of the business and is defined as being within a Policy G3 Settlement – Read and Simonstone, within the adopted Ribble Valley Local Plan. Policy G3 of the Plan supports the 'development or redevelopment of land wholly within the settlement boundary'. Unfortunately, the Policy does not acknowledge the unique nature of the Simonstone work site – being physically separate from those two villages but clearly performing a role as the employment centre for them. Nevertheless, the proposal is entirely in accord with the policy.
- 5.4 As a long established employment area, it attracts many employees from the local area (FVE currently employ 249 PTE staff). Although the proposed building will not technically create additional staff posts, its development will assist in the retention of existing posts, providing a more attractive location and purpose built facility for Research and Development. This therefore complies with Policy EMP7 of the Local Plan, which seeks to facilitate business expansion at sites such as Fort Vale.
- 5.5 As the proposal will not directly increase the number of staff on site, the local planning authority will not need to control or assess the impact of any additional parking or delivery vehicle movements to and from the site.

- 5.6 The proposed building will not represent any significant increase in the visual built environment at this location, being that it is located to the south of an existing large production building, Building 'S', and views from the Green Belt into the site will not be unduly harmed.
- 5.7 The historic use of the application site as part of the former substantial Mullard's industrial complex is an important material planning consideration. Notwithstanding the fact that the majority of the former industrial buildings have recently been demolished, important policies at Government and local level support the principle of Brownfield site regeneration for appropriate uses. In this particular location, a continued employment use offers greatest compatibility with broader land uses and with emerging employment strategies. At national level, regeneration of the former Mullards site would be consistent with the strong messages contained within PPS4 to promote sustainable economic development.
- 5.8 The planning application is entirely consistent with the saved policies of the Development Plan and that in itself is an important material planning consideration. Moreover, there are no other considerations that would indicate that the application should be refused. In this respect, the proposals must be seen in the context of the wider Class B2 Use of the site. Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that where the development is in accordance with policies of the Development Plan and there are no material planning considerations that indicate otherwise, the application should be approved.

6 Summary

- 6.1 The recent planning application history at Calder Vale Park has demonstrated Fort Vale Engineering Ltd's commitment to delivering development and expanding their business operations to form the new Head Quarters at Simonstone.
- 6.2 This Planning Support Statement has, along with the Design and Access Statement, described the proposed development and demonstrated the considerations that have been taken into account in developing the proposal. It considers the relevant Development Plan policies and national planning guidance, which demonstrates general support for the application as a brownfield development within an existing industrial area.
- 6.3 The designation of the site within the Local Plan as an existing settlement also supports the redevelopment of the site, and the design of the building reflects those already existing on site and would not unduly harm the adjacent Green Belt.
- 6.4 The construction of a modern 'Research and Development' building in this location is needed to support the development of FVE's future business plans and operations.





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Topographical Legend

Abbreviations

Grid & Datum

Notes

1. Where necessary, OS have been used to verify levels and to provide a datum for the survey. The datum used is the Ordnance Survey datum (OSD).

2. The survey has been carried out using a total station and a GPS receiver. The GPS receiver has been used to provide a datum for the survey.

3. All levels are given in metres above sea level (mASL).

4. Contours are shown on the map at 1m intervals. The contours are not shown at 1m intervals in the area of the 'Dense Foliage'.

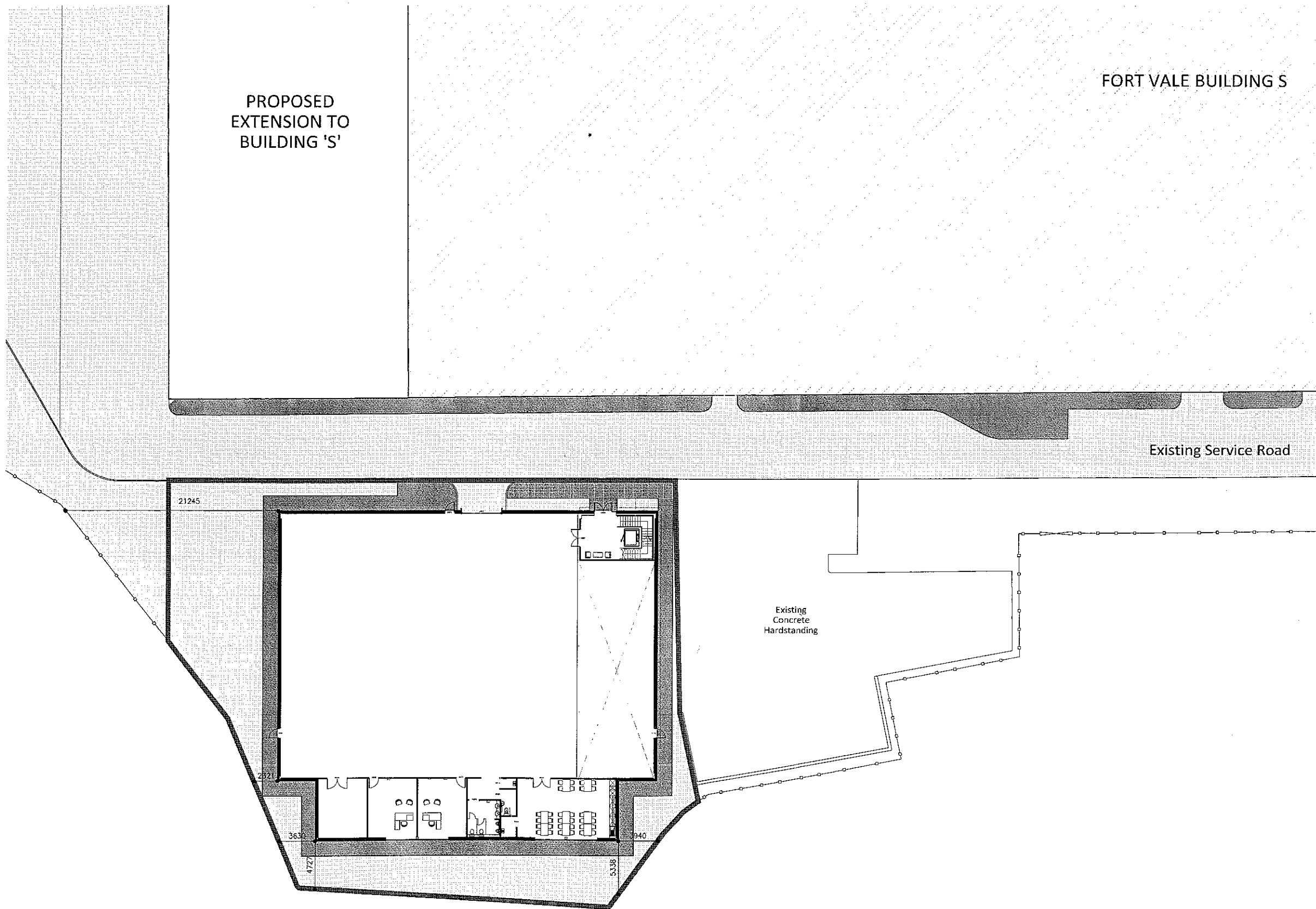
Formby Surveys

Topographical Survey
Calder Vale Park
Burnley BB12 7ND

Drawn: J. Smith
Checked: J. Smith
Date: 10/10/2010

Scale: 1:1000

Sheet: 1 of 1



General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works

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PLANNING ISSUE

Revisions

Status PLANNING

Date August 2011

Scale 1:200 @A1

Drawn by PJM

Client

Fort Vale Engineering Limited

Project

R&D and Innovation Facility

Drawing No 11057 / PL01

Site Plan



Architecture | Master Planning | Project Management

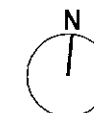
Hill Quays, 5 Jordan Street, Manchester M15 4FY

t +44 (0)161 242 1140

f +44 (0)161 242 1141

w www.fletcher-rae.com

e info@fletcher-rae.com



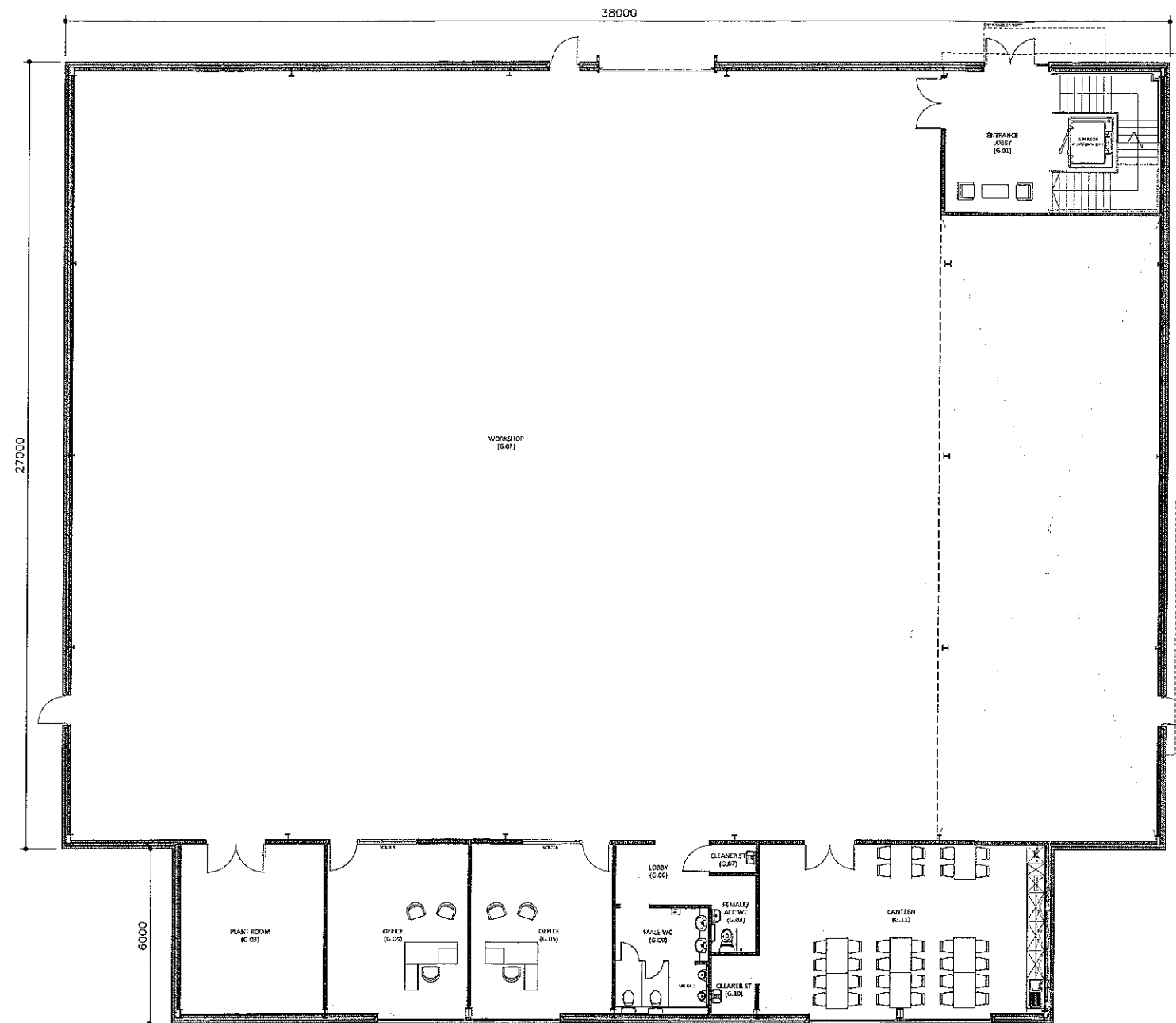
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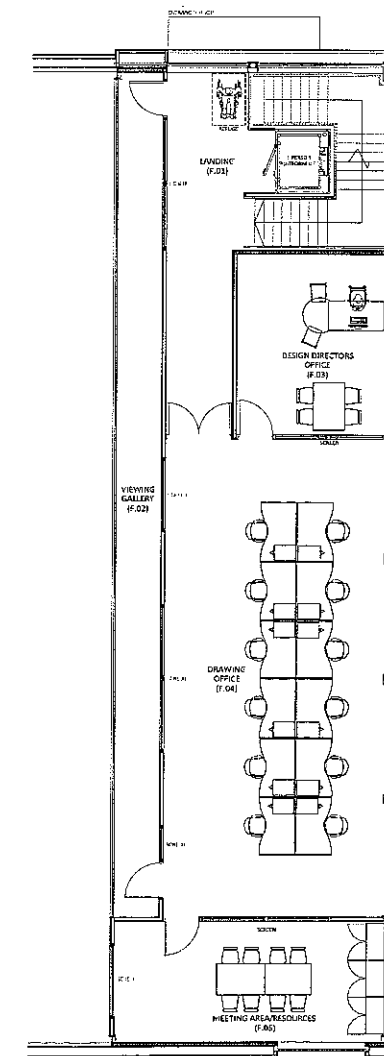
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Ground Floor Plan



First Floor Plan

320110662P

PLANNING ISSUE

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Client
Fort Vale Engineering Limited

Project
R&D and Innovation Facility

Drawing No. **11057 / PL02**

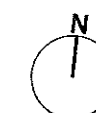
General Arrangement Plans

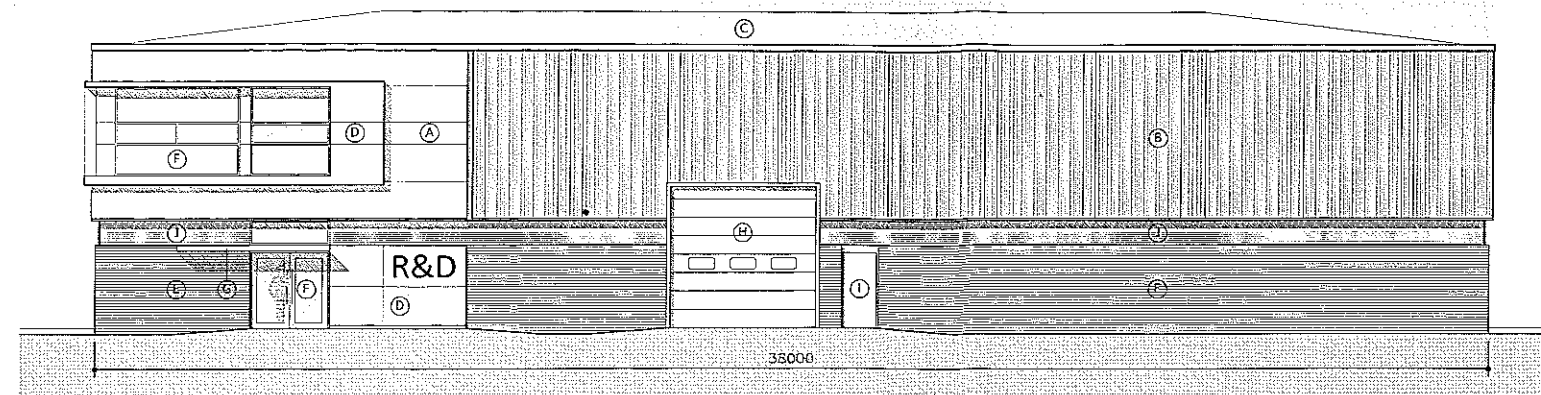


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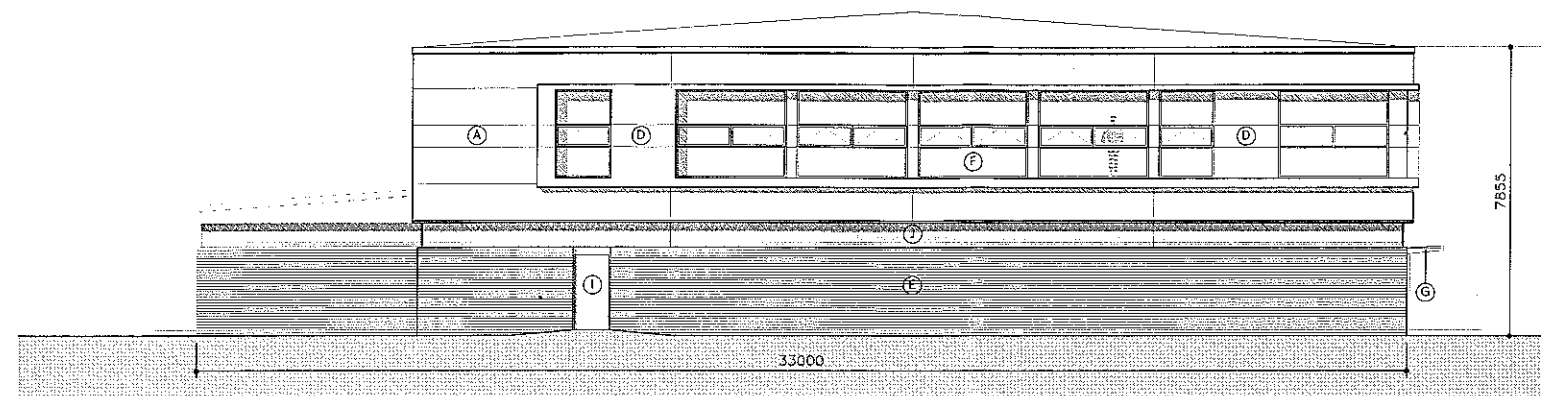
Hill Quays, 5 Jordan Street, Manchester M15 4FY

t +44 (0)161 242 1140
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e info@fletcher-rae.com

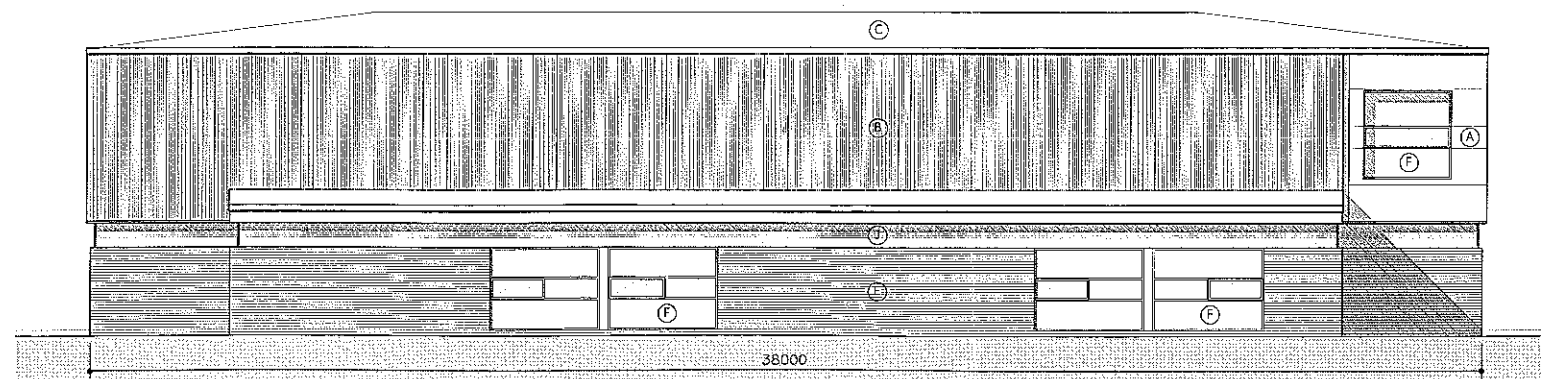




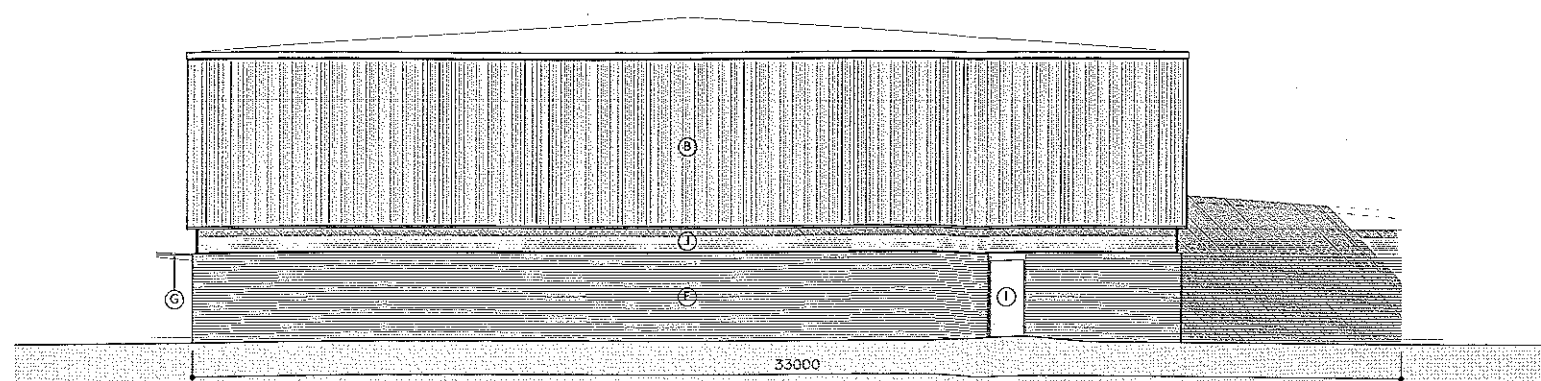
North Elevation



East Elevation



South Elevation



West Elevation

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LEGEND:

- A - KINGSPAN KS1000MR INSULATED COMPOSITE WALL PANELS
COLOUR: TBC
- B - KINGSPAN KS1000RW INSULATED COMPOSITE WALL PANELS
COLOUR: TBC
- C - KINGSPAN KS1000RW INSULATED COMPOSITE ROOF PANELS
COLOUR: TBC
- D - POWDER COATED ALUMINUM CLADDING
COLOUR: TBC
- E - SMOOTH FACING BRICK
COLOUR: RED
- F - POWDER COATED ALUMINUM WINDOWS/DOORS WITH OPENINGS AS SHOWN
COLOUR: TBC
- G - STEEL AND GLASS ENTRANCE CANOPY
- H - POWERED SECTIONAL ROLLER SHUTTER LOADING DOOR
COLOUR: TBC
- I - STEEL PERSONNEL DOOR
COLOUR: TBC
- J - HORIZONTAL LOUVRES
COLOUR: TBC

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PLANNING ISSUE

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Drawn by PM

Client

Fort Vale Engineering Limited

Project

R&D and Innovation Facility

Drawing No. 11057 / PL04

General Arrangement Elevations



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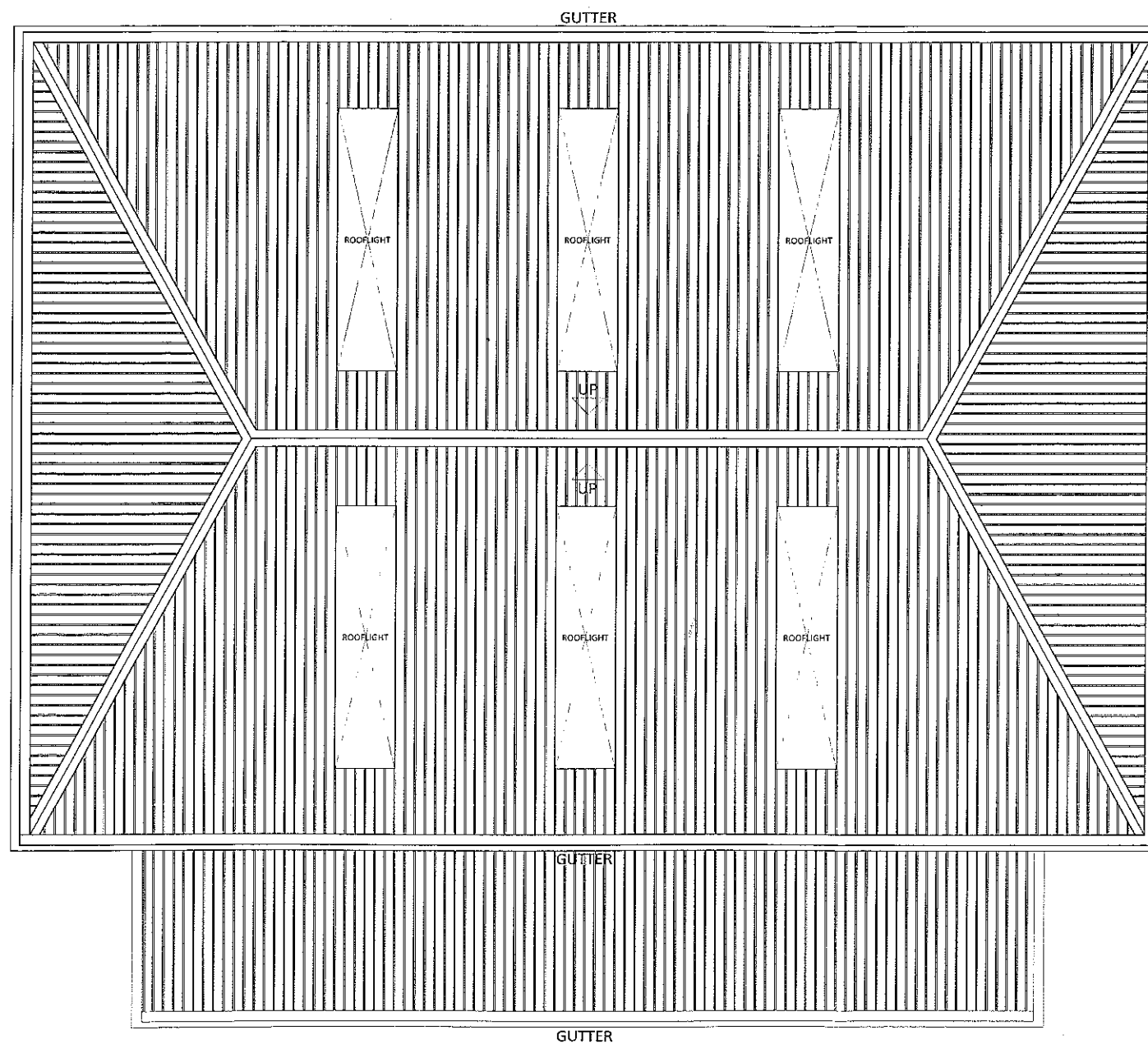
Hill Quays, 5 Jordan Street Manchester M15 4PY

t +44 (0)161 242 1140

f +44 (0)161 242 1141

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Client

Fort Vale Engineering Limited

Project

R&D and Innovation Facility

Drawing No. 11057 / PL03

Roof Plan



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Hill Quays 5 Jordan Street Manchester M15 4FY

t +44 (0)161 242 1140

f +44 (0)161 242 1141

w www.fletcher-rae.com

e info@fletcher-rae.com

