

# Local Development Order Conditions Summary

BAE Systems MAI Defence Logistics Facility

AEW Internal Ref: **B8462-A**

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**Conditions to be met to permit development:**

**BAE SYSTEMS Response**

1	Development is permitted by the LDO falling within Use Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) for advanced engineering and manufacturing (defined in Schedule A). Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information.	Meets the categorisation of B8 of a storage and distribution facility.
2	Development is permitted by the LDO falling within Use Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) for a non-residential education and training centre to be used as a Regional Skills Facility. Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information.	Not applicable.
3	Development for advanced engineering or manufacturing purposes 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.	Project includes an access road which will link and integrate into the LCC Highways adopted spine road in the enterprise Zone.
4	Development shall take place in accordance with the principles set out in the Master Plan.	This site of the proposed development complies with the Lancashire Enterprise Partnership (LEP) masterplan strategy and principles which was adopted by South Ribble and Ribble Valley Borough Councils in January 2014..
5	Prior to the commencement of works, that part of the site subject to works shall be assessed for contamination and managed appropriately in accordance with Environment Agency, DEFRA and local authority guidelines on contaminated land management. This will include identifying, investigating and mitigating contamination.	A Ground Investigation Report for the proposed site has been undertaken by Sub Surface North West Limited. The report concludes that no elevated levels of contaminants were found when compared with the guideline values for a standard land use of commercial and industrial use.
6	A scheme for the disposal of foul and surface waters for each stage of the proposed development 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.	Plans sent through as part of the pack for the surface water drainage, drainage layout and surface water diversions required as part of this project.
7	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.	A new entrance will be constructed on the A59 by Lancashire County Council to provide access to the Enterprise Zone and the new Defence Logistics Centre site. A Design and Access Statement has been completed for the proposed development and is attached to this application. A Transport Appraisal document for the DLC has been compiled by Ashley Helme Associated Ltd on behalf of BAE Systems and is included as part of this LDO submission pack.
8	The new access from A677 shall be developed when the trigger in the Master Plan is reached.	To be developed by Lancashire County Council.
9	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.	To be developed by Lancashire County Council.
10	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.	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 and to avoid the route through Mellor Brook Village. Construction vehicles will not wait on the local highway network prior to accessing the site. Security arrangements will be processed up front of deliveries to avoid queuing at entrance to site. Access for construction will initially be by a temporary construction road as discussed with the local Highway Authority, Lancashire County Council.
11	Measures to avoid, to mitigate or to compensate for any likely ecological impacts 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 assessment shall be deemed to be approved. The development shall be carried out in accordance with the approved details.	The Lancashire Enterprise Zone Samlesbury site: Ecological Statement under condition 11 of the LDO has been developed by Lancashire County Council which makes provision for ecological off-site mitigation and compensation for the Samlesbury Enterprise Zone site as a whole.
12	Any required programme of archaeological works will be carried out in accordance with a written scheme of investigation and 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 assessment shall be deemed to be approved. The development shall be carried out in accordance with the approved details.	LCC have commissioned a report from Oxford Archaeology and a follow up email which confirms that no further archaeological investigation is required within the site boundary of this submission.
13	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 prior to the commencement of development of Phase 2 of the Master Plan. 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. The approved landscaping measures shall be implemented by the developer in advance of the commencement of development of Phase 2.	There is a potential to use some of the spoil from the DLC to mitigate the view of the Helios Solar Farm from the neighbouring properties including Samlesbury Hall. An initial plan showing the proposed location is also enclosed.