

## **PRIOR NOTIFICATION OF DEVELOPMENT FORM**

**The Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury Local Development Order No. 2 (2014) (LDO): Prior Notification of Development.**

### **Enterprise Zone South Eastern Area Access From Spine Road and Earth Works**

#### **Description of Discharge of LDO Conditions to Accompany PND Form Section 3 Justification**

##### **LDO Conditions**

##### **Conditions 1-3**

The proposed development complies with Condition 3 of the LDO which authorises the development of infrastructure associated with development for advanced engineering or manufacturing purposes or for ancillary, complementary or supportive uses.

##### **Condition 4: Development shall take place in accordance with the principles set out in the Masterplan**

The proposed plot access road and earthworks are in accordance with the principles set out in the Masterplan adopted in January 2014 and updated April 2015.

The Lancashire Advanced Engineering and Manufacturing Enterprise Zone Masterplan for the Samlesbury Site sets out the framework and principles for land use, site zoning, phasing and infrastructure. It also reviews access and movement requirements and sets principles and proposals for addressing these requirements in a sustainable way.

The main spine road running through the site is aligned along a curve to the A677. The configuration allows the appropriate layout of EZ development plots and maximises road safety. The proposed access road from the spine road is located in the optimal and safest position to open up the south east segment of the site. This area represents a prime gateway location. Providing a main access to the site together with preparatory earthworks will enable and encourage development opportunities to come forward at a faster pace.

The Design Principles document for the Samlesbury Enterprise Zone site was adopted at the same time as the updated Masterplan. The proposed development is in line with these principles and has been designed in accordance with the design standards set out in The Department for Transport Design Manual for Roads and Bridges and the Lancashire County Council Specification for Estate Roads.

As the highway includes footways and carriageway crossing points, it will be necessary to install street lighting to national standard levels.

The earthworks will provide an area prepared for development appropriately levelled in relation to the proposed new access road. An area of identified made ground will be removed. Analysis indicates that there are no expected contamination issues arising, so the earth removed will be used to create security mounding adjacent to the proposed road and plot in order to prevent trespass. If any contaminants are found these will be dealt with appropriately.

**Condition 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.**

In 2018 a phase 1 geotechnical and geoenvironmental assessment was undertaken by Cundalls of the area covered by the proposal. This was followed by a phase 2 ground investigation by Atkins in 2019. The ground investigation work included boreholes, trial pits, soil and groundwater sample collection and ground gas and groundwater monitoring.

The investigations found no major contamination issues. An area of made ground will be removed. Removing the made ground forms part of the rationale for preparatory earthworks as it makes the site more attractive and assists with enabling development to be brought forward more quickly

**Condition 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.**

Foul water disposal is not applicable for this proposed development.

In terms of surface water disposal, the proposal provides a sustainable drainage strategy which is incorporated into the drainage system put in place to date as part of the overall SUDs drainage system for the whole site (Cundalls, 2015 Masterplan Surface Water Drainage Strategy).

The proposed access road will create additional impermeable area and this accelerated run off will require collection and storage. This will be through the system of culverts, open waterways and attenuation pond put in place as part of the main spine road development

With regard to the earthworks, where the site is within a cutting (predominantly the eastern boundary) a perimeter cut off drain will be provided at the top of the slope. This is to intercept any existing land drains and prevent this and surface water entering the site area. The cut-off drain will be a perforated pipe installed in a granular stone filled trench, the stone will extend to the surface to intercept the surface water. The cut-off drain would be contained within a width of no more than 1.5m wide.

These arrangements are considered acceptable by Lancashire County Council as Lead Local Flood Authority (LLFA)

**Condition 7: Access arrangements for the 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 proposal is for access arrangements to a plot and has been designed in consultation with the Local Highway Authority

**Condition 8: The new access from A677 shall be developed when the trigger in the Masterplan is reached.**

Not Applicable

**Condition 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 highway authority**

The access road has been designed by LCC in liaison with the Highway Authority. It will be adopted and therefore built to adoptable standards by LCC

**Condition 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 prior to accessing the site**

Routes to the site will be managed and construction traffic will be restricted to the use of the A59 and the A677 to the site. Specific reference will be made to the prohibition of Branch Road, Mellor Brook as a route to site.

**Condition 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 Ecological Statement for the Samlesbury Enterprise Zone Site addresses Condition 11.

The proposal accords with the provisions of the Statement

**Condition 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 written scheme of investigation 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.**

Archaeological sites in the vicinity of the proposed development have been subject to assessment and recording in line with the recommendations of Lancashire County Council Archaeological Service.

**Condition 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.**

Landscaping and ecological measures have been implemented in the vicinity of Samlesbury Hall to avoid and mitigate any detrimental visual impacts. In 2018 landscaped mounding was developed adjacent to the southern boundary of the Enterprise Zone with Samlesbury Hall. In the Spring of 2019 tree planting was undertaken on the southern and western boundaries of the EZ with Samlesbury Hall and along the eastern boundary of the site. This comprises 1890 native trees and wildflower planting. This planting was undertaken to provide bat mitigation in accordance with condition 11 (ecology) of the LDO. In addition to providing ecological mitigation, part of the planting also serves to screen Samlesbury Hall from development on the EZ