

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 – Earthworks & Drainage

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 and other works including earthworks and drainage 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 earthworks and drainage 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 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 Design Manual of Contract Documents for Highway Works, Sewerage Sector Guidance and CIRIA SuDS Manual.

The earthworks will provide an area prepared for development appropriately levelled in relation to the new access road currently under construction. A site strip will be undertaken to remove all identified made ground, unwanted vegetation and topsoil, along with existing stockpiles of material. This will be followed by a cut/fill earthworks exercise to create future development platforms. This earthworks exercise will require the import of material to achieve the proposed levels and an Earthworks Specification has been produced by Cundall in order to control material use and placement.

The plots will be provided with temporary drainage channels that will control and convey rainwater runoff to the development surface drainage systems. The temporary drainage will use small settlement pools for the control of silts and debris.

The existing SuDS basin and flow channel will be re-profiled to enhance the flow through the basin, provide more efficient flood volume control and allow for landscape finishing of the basin. A short section of piped watercourse will be converted to open channel to improve water movement.

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 Cundall of the area covered by the proposal. This was followed by a Phase 2 ground investigation by Atkins in 2019, and then a further intrusive investigation in October 2020 by Cundall. The ground investigation works included boreholes, trial pits, soil and groundwater sample collection and ground gas and groundwater monitoring across the various phases.

The investigations found limited areas of potential contamination within stockpiles on the site and in sub-base material beneath the runway/taxiway. A Remediation Strategy has then been produced in order to control risks to human health and the environment from these potential contaminants and stipulates appropriate testing of imported materials. A Verification Report will be produced after completion of the works to confirm the remediation requirements have been met.

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 phase of 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 (Cundall, 2015 Masterplan Surface Water Drainage Strategy).

The proposed earthworks will remove the existing hardsurfaces and replace these with permeable fill material down to natural strata. The effect will be an increase in the infiltration potential. However, surface water runoff is still likely to be generated. To manage this surface water runoff, a series of shallow surface ditches and cut-off trenches will be provided to remove standing water and to control the runoff before it reaches the adjacent Huntley brook, both during the construction activities and following completion of the earthworks. Appropriate silt interception and pollution control will be provided by the

contractor. Discharge will be to Huntley Brook through the existing Attenuation Basin located adjacent the works and through the existing surface water drains.

The existing SuDS basin and flow channel will be re-profiled to enhance the flow through the basin, provide more efficient flood volume control and allow for landscape finishing of the basin. A short section of piped watercourse will be converted to open channel to improve water movement.

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 into the works areas to be taken off the Lancashire County Council (LCC) construction road that separates the two zones. Temporary kerb crossing have been provide by LCC and the proposed footpath is not yet installed. The temporary access off this road will be managed by the contractor using appropriate wheel washing. Vehicles accessing the site will follow the LCC constructed road to the adopted highway that transverses the Enterprise Zone.

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

Not Applicable

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

