

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.

Lancashire Advanced Engineering and Manufacturing Enterprise Zone, Samlesbury Site

New internal estate road approximately 400m long and relocation of part of BAE ASK1 car park, to be built within the BAE site. This road will act as a diversion to an existing road that is being taken out of use. Each end of the new road will tie into the existing estate road. The creation of this new road will not alter the amount or frequency of traffic on site. The relocation of part of the ASK1 car park, which is being relocated because it is located on part of the new road footprint, will not alter the car parking numbers.

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

LDO Conditions

Conditions 1-3:

Being Associated Infrastructure for advanced manufacturing purposes the proposal complies with Condition 1-3 and clause 4 of the purpose of the LDO. Condition 2 is not applicable. A prior notification form and supporting plans have been submitted in accordance with condition 3.

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

The proposal is in accordance with the principles set out in the Masterplan adopted in January 2014 and updated April 2015; and the Design Principles Framework adopted in 2015.

The Lancashire Advanced Engineering and Manufacturing Enterprise Zone Masterplan for the Samlesbury Site sets out the framework and principles for land use, ecology, 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 proposed internal access road is in accordance with the Masterplan principles.

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.

A site investigation is being undertaken. When produced, the report should be referred to for full details. The purpose of the investigation is to determine the ground conditions at the positions of the exploratory holes, to assess the likelihood of a general pattern of strata being present below the site and to establish the load bearing characteristics of the strata deriving if possible an assessment of the suitability of appropriate founding techniques. In addition, it was required to assess the suitability of material for cut and fill earthworks.

A contamination assessment was also required in order to determine necessary precautions and/or remedial measures required for the proposed development and to ascertain the need for any further sampling and analysis. Furthermore, ground gas monitoring and assessment was also required to determine necessary precautions and/or remedial measures.

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.

Drainage Diversions:

There are no new foul drain requirements associated with these works, but there is an existing foul drain that runs along the route of the proposed road. It is currently being determined whether the drain will be deep enough to be built on top of, or if it will be diverted to run parallel to the road.

Surface Water Drainage:

The current solution being considered for surface water is to install kerb drainage along the length of the road. This would then outlet into the existing surface water system at the west end of the road.

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.

Not Applicable as the proposal is for a new internal estate road that does not alter the arrangements from the main spine road. The relocation of part of the ASK1 car park remains accessible from the existing ASK1 car park entrance.

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

Not Applicable, already in place.

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 proposed road is internal to the BAE site only and comes off an existing BAE internal site road. The wider spine road, and junctions onto the main highway network have been undertaken by LCC and are in line with the Transport Assessment for the EZ site.

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. A copy has been submitted.

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. See report attached.

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.

The proposal will not directly impact Samlesbury Hall.