

# Local Development Order Conditions Summary

Samlesbury S3A16 East Car Park

**BAE SYSTEMS Contact:**

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BAE Internal Ref: 3A16 East Car Park - 09/09/14 iss 1

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Conditions to be met to permit development:	BAE SYSTEMS Response
<p>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.</p>	<p><b>This development does not fall within use class B1, B2,B8. Not applicable.</b></p>
<p>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.</p>	<p><b>This development does not fall within use class D1. Not applicable.</b></p>
<p>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.</p>	<p><b>Prior Notification Form attached dated 09/09/14. Please find attached plans:-</b>                      - 6025 L(00) 20                      - 6025 L(00) 11                      - 6025 L(00) 09 option 2</p>
<p>4 Development shall take place in accordance with the principles set out in the Master Plan.</p>	<p><b>This development complies with the Lancashire Enterprise Partnership (LEP) masterplan strategy and principles. The creation of the car park is driven by the loss of car park spaces impacted by the segregation of BAE SYSTEMS Samlesbury site from the proposed EZ development. The location of the new displaced car park will continue to serve the same buildings and occupants. Only spaces displaced by the segregation boundary will be relocated. The car park will be located on BAE SYSTEMS retained footprint.</b></p>
<p>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.</p>	<p><b>Please refer to the ground investigation report no 5900 dated August 2014 and issued by Sub Surface North West Ltd. Based on the results of soil samples taken there are no contaminants requiring remediation.</b></p>
<p>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.</p>	<p><b>Please find attached plans detailing the proposals for drainage:-</b>                      - 6712-D410-S1                      - 6712-D501-S1                      - 6712-D502-S1                      - 6712-D503-S1</p>
<p>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.</p>	<p><b>The proposed car park will be accessed from an existing roadway located on the retained footprint on BAE SYSTEMS Samlesbury Site. The car park will have no impact on local highways or EZ developments access ways.</b></p>
<p>8 The new access from A677 shall be developed when the trigger in the Master Plan is reached.</p>	<p><b>Not applicable.</b></p>
<p>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.</p>	<p><b>Not applicable.</b></p>
<p>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.</p>	<p><b>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 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 3A security gate.</b></p>
<p>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.</p>	<p><b>The proposed location as part of this application is within the secure boundary of BAE Systems Core site currently not available for EZ Development. As such this area is not included within the EZ Ecology management Plan and an individual Ecology assessment has been undertaken. Please refer to site specific ecological report reference: 'EXTENDED PHASE 1 HABITAT SURVEY - PROPOSED CAR PARK EAST OF 3A16' PENNINE Ecological, Ian Ryding July 2014. All works will be carried out in line within this site specific ecological report.</b></p>
<p>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.</p>	<p><b>There are no sites of archaeological interest in the area of the proposed construction works. Please refer to site plan ref: Archaeology SITE000DG_048 that highlights the areas of archaeological interest in this area.</b></p>
<p>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.</p>	<p><b>The proposed car park is not located near Samlesbury Hall.</b></p>