

## Local Development Order Conditions Summary

### Samlesbury Site Segregation Works

#### BAE SYSTEMS Contact:

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BAE Internal Ref: ETGLXO-7KK9-WHA-A0 - EZ Segregation LDO Conditions Statements

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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 07/11/14. Please find attached plans:-</b>  <b>- Fence site route - 6030 L(00)02</b>  <b>- Fence site route detail - 6030 L(00)10, 11, 12, 13, 14, 15, 16</b>  <b>- Fence arrangement - 6030 L(2-)01</b>  <b>- 3a / 3b Entrance alterations - 6030 L(00)17,18,19,29</b>  <b>- Reception building &amp; gatehouses - 6030 L(1-)01, 02</b></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 delivery of the scope of work within this application is to replace the current 3A entrance that acts as the good entrance to the site, and which will be lost through the delivery of the EZ access road connecting directly to the A59. A new site fence allows the continuing function of the BAE SYSTEMS Samlesbury site as a secure entity separate to the proposed EZ development.</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 scheme drawings, the route of the fence has been matured to RIBA stage 3 and adjusted in order to avoid areas of known contamination and reduce the quantity of excavation.</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>Drainage is altered at the 3A entrance area on site. Drainage foul &amp; surface water plans attached - 6714-D500-S1</b></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 entrances will be created on existing roadways located on the retained footprint on BAE SYSTEMS Samlesbury Site. The construction of these entrances have been designed to minimise impacts to local highways or EZ developments access ways.</b>  <b>The roadways leading to the entrances may be altered once the EZ access and spine road from the A59 has been designed and constructed.</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 will 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>Q1. Demonstrate that the sites of the proposed development will be considered in calculations for ecological off-site mitigation and compensation for the Samlesbury Enterprise Zone site as a whole.</p> <p><b>A1. The site of the proposed development is within the area of the local development order but is also within the current secure boundary of the BAE Systems site.</b></p> <p><b>The Lancashire Enterprise Zone Samlesbury site: Ecological Statement under condition 11 of the LDO is currently being developed. This statement does not currently incorporate provisions for the area within the secure boundary of BAE Systems core site, however as the area does lie within the boundary of the LDO it will be considered in calculations for ecological offsite mitigation and compensation for the Samlesbury EZ site as a whole as appropriate.</b></p> <p>Q2. Demonstrate that the sites will be included in measures for the ecological management of Samlesbury Enterprise Zone site as a whole.</p> <p><b>A2. As the site of the proposed development is within the boundary of the core BAE Systems site, an individual ecology assessment has been undertaken (see letter Pennine Ecological to BAE dated 18 Nov 2014 attached). All works will be carried out in line with the site specific report. The site is already covered by an ecological management plan for the BAE Systems site, this is being updated where its provisions will support and compliment the ecological management provisions for the Samlesbury Enterprise zone as a whole which are being developed in the Lancashire EZ Samlesbury site ecological statement under condition 11 of the LDO.</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 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. These areas will be avoided by any segregation construction works until such point that the archaeological investigations have vacated the 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 scope of work is not located near Samlesbury Hall.</b></p>