

# DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	DEVELOPMENT MANAGEMENT COMMITTEE	7 OCTOBER 2015	7

## THE LANCASHIRE ADVANCED ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (WARTON) LOCAL DEVELOPMENT ORDER NO.1 (2015)

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

#### SUMMARY

Local Development Orders (LDOs) were introduced by the Planning and Compulsory Purchase Act 2004 and allow local planning authorities to extend permitted development rights for certain forms of development. In 2012 the Council adopted the 'LDO Warton No. 1 2012' to help facilitate investment and development in the Lancashire Enterprise Zone at Warton. This LDO expires on 5<sup>th</sup> October 2015 and BAE Systems have requested an extension of the benefits it grants. This report sets out the background to LDOs and Enterprise Zones and provides a description of the benefits granted by the proposed LDO (LDO Warton No.1 2015 – attached at appendix 1).

Included in the appendix is a summary report of the results of a public consultation on the proposed LDO (Statement of Community Involvement) as well as a draft of the Council's Habitat Regulations Assessment (HRA). The latter document being required by Regulations as a result of the development permitted by the proposed LDO.

#### RECOMMENDATIONS

1. That Committee approve and adopt the HRA included in draft at Appendix 2, subject to consultation with Natural England.
2. That, subject to adoption of the HRA as set out above, Committee approve and adopt the LDO as set out in draft at Appendix 1

#### CORPORATE

To Promote the Enhancement of The Natural & Built Environment ( <b>Place</b> )	√	To Encourage Cohesive Communities ( <b>People</b> )	√
To Promote a Thriving Economy ( <b>Prosperity</b> )	√	To Meet Expectations of our Customers ( <b>Performance</b> )	√

## **SUMMARY OF PREVIOUS DECISIONS**

In 2012 the Council adopted THE LANCASHIRE ADVANCED ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (WARTON) LOCAL DEVELOPMENT ORDER No. 1 (2012)

In 2014 the Council adopted the LANCASHIRE ADVANCED ENGINEERING & MANUFACTURING ENTERPRISE ZONE, PHASE 1 CONSULTATION MASTERPLAN which provides a framework for the delivery of the long-term strategic objectives of the Lancashire Enterprise Zone within the area known as Phase 1 of the Warton site.

## **REPORT**

1. In the coalition Government's Autumn 2011 financial statement to the House of Commons, the Chancellor of the Exchequer granted Enterprise Zone status to Lancashire on BAE Systems Samlesbury and Warton sites, which together form the company's Warton Unit.
2. Local Development Orders (LDOs) were introduced by the Planning and Compulsory Purchase Act 2004 and allow local planning authorities to extend permitted development rights for certain forms of development. In 2012 the Council adopted the 'LDO Warton No. 1 2012' to help facilitate investment and development in the Lancashire Enterprise Zone at Warton. This LDO expires on 5<sup>th</sup> October 2015 and BAE Systems have requested an extension of the benefits it grants. This report sets out the background to LDOs and Enterprise Zones and provides a description of the benefits granted by the proposed LDO (LDO Warton No.1 2015 – attached at appendix 1).
3. Building on the resurgence of advanced manufacturing and Government's re-commitment to positioning the UK as a leading force in the global advanced engineering and manufacturing arena, the Lancashire Enterprise Zone will become a national focal point for the sector, helping to mitigate the impact of the potential job losses at the Warton Unit and the wider impact this will have on the Lancashire economy. Lancashire is one of the most important centres for high technology manufacturing in the UK, second only to the South East. Accounting for a quarter of local GVA, the sector directly and indirectly affects all aspects of Lancashire's £23.3bn economy.
4. The Enterprise Zone will support genuine additional growth, creating new businesses and new jobs through a combination of inward investment, specifically the introduction of new Tier 1 companies to the UK securing reinvestment, and the growth of SMEs through technology spin-out businesses and new business starts. The Enterprise Zone will aim to provide the opportunity to create 4,000 to 6,000 high value jobs in the long term and 1,200 jobs in the short to medium term, capitalising on new and emerging market opportunities in the advanced engineering and manufacturing sector. This will strengthen and grow local supply chains through modernisation of the sector in Lancashire and the UK, whilst providing a complementary offer to other national centres, including the Advanced Manufacturing and Research Centre in Sheffield. It is not the intention of the Enterprise Zone to displace existing companies that are already located in Lancashire.
5. The Enterprise Zone will help to deliver the Lancashire Enterprise Partnership's (LEP) ambitions to drive sustainable economic growth and prosperity in Lancashire by maintaining and increasing the tradition of providing world class products and services made in Lancashire, generating and securing high value jobs, through the supply chain tiers and the Small and Medium Enterprises (SME) base within the advanced engineering and manufacturing sector.
6. The LEP will manage and co-ordinate activities related to the Enterprise Zone through an Enterprise Zone Governing Body, in association with the landowner, to assess each proposed development to ensure that the displacement of existing Lancashire based companies does not occur and that any development is genuine growth in, and support to, the Advance Engineering

and Manufacture sector. Activity will focus on international inward investment. This will further strengthen the UK's advanced engineering and manufacturing capabilities, building upon BAE Systems significant operations in Lancashire as well as the aerospace capabilities in the North West and UK. The Enterprise Zone Governing Body in association with the landowner will co-ordinate and manage the development of surplus land and property at the Samlesbury and Warton sites, which will be achieved through a scaled development approach across the Warton Unit.

7. Key to Lancashire maximising the contribution of its advanced engineering and manufacturing workforce to both the Lancashire and national economy will be the availability of a flexible, agile and highly-skilled workforce. It is highly likely that during average working life the existing and new workforce will need to retrain and re-skill more than once to exploit emergent technologies and markets. In support of this, BAE Systems and other partners will seek to establish a Regional Skills Academy at Samlesbury. This facility will provide and increase the existing provision of modern apprenticeships as well as ensuring a focus on life-long learning for individuals throughout their working life within the sector.
8. Fylde Borough Council has been working with Lancashire County Council and BAE Systems regarding the production of a LDO covering advanced engineering and manufacturing development at Warton. The current LDO (LDO Warton No. 1 2012) expires on 5<sup>th</sup> October 2015, it had a 'lifespan' of 3 years, upon the expiration of which a new LDO would be needed. Put simply BAE Systems have requested an extension of the benefits of an LDO for a period of nine years. The proposed LDO (LDO Warton No.1 2015 Draft – attached at appendix 1) has broadly three areas of significant change from the 2012 Order. First it reflects changes in legislation and regulations from 2012 to 2015, secondly it reflects the existence of a Council adopted Masterplan for Phase 1 of the Enterprise Zone at the Warton site and finally it grants the benefits of the proposed LDO for a period of nine years. All other conditions and safeguards to the local community and environment would continue as per the existing LDO.
9. The purpose of the LDO is to authorise development within Class B of the Town and Country Planning (Use Classes) Order 1987 as amended in so far as it relates to advanced engineering and manufacturing.
10. Development for purposes falling within the above Standard Industrial Classification<sup>1</sup> (SIC) Codes is automatically within the scope of the LDO. However, advanced engineering or manufacturing purposes which fall outside of the above SIC Codes, or for complementary or supporting or ancillary uses, would potentially also be acceptable, and where such purposes are proposed the Local Planning Authority, following a recommendation of the Enterprise Zone Governing Body, will make an assessment of each such proposed development to ensure that they are within the permitted uses under the LDO.
11. Development outside the scope of the LDO will require the submission of a planning application. The Local Planning Authority will prioritise all proposals for development within the Enterprise Zone.

---

<sup>1</sup> The Standard Industrial Classification (SIC) classifies business establishments and other statistical units by the type of economic activity in which they are engaged.

IMPLICATIONS	
Finance	There are no financial implications arising out of this report.
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	A Draft Habitation Regulations Assessment is included at Appendix 2
Health & Safety and Risk Management	None

LEAD AUTHOR	TEL	DATE	DOC ID
Stephen Smith	01253 658445	24 <sup>th</sup> September 2015	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
The Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Warton) Local Development Order No. 1 (2012)	2012	<a href="http://www.fylde.gov.uk/business/planning/localdevelopmentorders/">http://www.fylde.gov.uk/business/planning/localdevelopmentorders/</a>
Warton Enterprise Zone Masterplan	2014	<a href="http://www.fylde.gov.uk/business/planning/localdevelopmentorders/">http://www.fylde.gov.uk/business/planning/localdevelopmentorders/</a>

#### Attached documents

1. The Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Warton) Local Development Order No. 1 (2015) Draft
2. LDO No. 1 (2015) Draft Habitat Regulations Assessment (HRA)
3. LDO No. 1 (2015) Statement of Community Involvement
4. BAE Systems LDO Extension Request Letter