

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	7 FEBRUARY 2018	5
BLACKPOOL AIRPORT ENTERPRISE ZONE MASTERPLAN CONSULTATION REPORT			

PUBLIC ITEM

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

SUMMARY

Blackpool Airport Enterprise Zone (EZ) was designated in November 2015, and came into existence with effect from 1 April 2016 with a programmed 25 year lifespan and aspirations to host 3,000 new jobs, secure in excess of £300m private sector investment with 180 plus new businesses locating to the EZ.

It has the potential to secure more than £50m of retained business rates over its lifetime to be utilised to support provision of enabling infrastructure, marketing and promotion, together with an objective of securing a long term sustainable future for Blackpool Airport.

The EZ is centred on the existing Squires Gate and Blackpool Business Park employment areas, and much of the operational infrastructure of Blackpool Airport is included in the zone, although this excludes the main runway. The EZ covers an area of 144 Ha (much larger than many of the UKs other EZs) straddling the boundary between Fylde (55% of the site area) and Blackpool (45%), much of the site sits within designated greenbelt and has multiple stakeholders with approaching 40 freehold and long leasehold property interests and over 200 occupiers, all of which offer a series of challenges to successful delivery.

The Blackpool Airport Enterprise Zone Masterplan Consultation Report (appendix 1) sets out the details of the public consultation undertaken by both Fylde Council and Blackpool Council on the Masterplan for the EZ, outlining who was consulted and the methods used. It also provides a detailed assessment of the responses received during that consultation and includes a schedule of proposed modifications to the Masterplan as a result of the public consultation.

The Masterplan is the latest of a number of key documents needed to support the delivery of the economic, social and environmental ambitions of the EZ. Blackpool and Fylde Councils have to date agreed the '*Blackpool Airport Enterprise Zone Business Rates Relief Policy*' and a '*Memorandum of Understanding*'.

RECOMMENDATIONS

1. That the Masterplan (included at appendix 1 and as amended) is adopted and given weight in the planning process
2. That the Masterplan (included at appendix 1 and as amended) is approved as the strategic framework for project delivery
3. To delegate to the Head of Planning and Housing the authority to make any minor amendments to the Masterplan and Summary Document as necessary, particularly those resulting from the adoption and approval process with partner organisations

SUMMARY OF PREVIOUS DECISIONS

Planning Committee, 8th November 2017 – Item 5 – Blackpool Airport Enterprise Zone Masterplan Consultation

Following consideration of this matter it was RESOLVED:

1. That the draft Masterplan (as circulated at the meeting) is approved for public consultation.
2. That the consultation as detailed in the report commences and that a summary report of responses received and any suggested alterations be reported to the Planning Committee in January 2018
3. That the Planning Committee receive a final version of the Masterplan for consideration and adoption in January 2018.

Finance and Democracy Committee, 20th June 2016 – Item 5: Blackpool Airport Corridor Enterprise Zone – Business Rate Relief Policy

It was RESOLVED to approve the Blackpool Airport Corridor Enterprise Zone Business Rate Relief Policy as attached at Appendix A of the report

Finance and Democracy Committee, 26th September 2016 – Item 5: Support the Delivery of Blackpool Airport Enterprise Zone

The committee RESOLVED to

1. Approve the attached draft Memorandum of Understanding (MoU) and authorise officers to undertake non-material alterations to the MoU as necessary;
2. Note that the Council's potential £1m commitment to the Moss Road project was included within the list of infrastructure investment schemes that are identified within the Memorandum of Understanding (in a non-prioritised order) as contributing towards the unlocking of growth potential within the Enterprise Zone;
3. Note the establishment of a Project Team to provide the primary resource infrastructure necessary for the delivery of the Enterprise Zone and to maximize occupancy of the site to be funded initially by Blackpool Council and in time by income arising from business rate growth across the enterprise zone site according to an agreed formula;
4. Note the arrangements agreed with the Lancashire Enterprise Partnership for the creation of a Programme and Project Board to support the delivery of the Blackpool Airport Enterprise Zone; and
5. Recommend that the Chairman of the Finance and Democracy Committee be nominated to the Project Board of the Blackpool Enterprise Zone for consideration by council.

Finance and Democracy Committee, 25th September 2017 – Item 12: Blackpool Airport Enterprise Zone Progress Report (Information Item Only)

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	√
Delivering the services that customers expect of an excellent council (Clean and Green)	√
Working with all partners (Vibrant Economy)	√
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

1. Background

- 1.1 Blackpool Airport Enterprise Zone (EZ) was designated in November 2015, and came into existence with effect from 1 April 2016 with a programmed 25 year lifespan and aspirations to host 3,000 new jobs, secure in excess of £300m private sector investment with over 180 new businesses locating to the EZ.
- 1.2 It has the potential to secure more than £50m of retained business rates over its lifetime to be utilised to support provision of enabling infrastructure, marketing and promotion, together with an objective of securing a long term sustainable future for Blackpool Airport.
- 1.3 The EZ is centered on the existing Squires Gate and Blackpool Business Park employment areas, and much of the operational infrastructure of Blackpool Airport is included in the zone, although this excludes the main runway. The EZ covers an area of 144 Ha (much larger than many of the UKs other EZs) straddling the boundary between Fylde (55% of the site area) and Blackpool (45%), much of the site sits within designated greenbelt and has multiple stakeholders with approaching 40 freehold and long leasehold property interests and over 200 occupiers, all of which offer a series of challenges to successful delivery. The BAEZ is designed to operate in a way to compliment the offer of its near neighbours, the Hillhouse Technology Enterprise Zone in Wyre and the Warton Enterprise Zone.
- 1.4 The EZ offers two mutually exclusive financial incentives for new occupiers, NNDR (Business Rates) relief of up to £55,000 per annum for five years (available in designated areas until 31st March 2022) or Enhanced Capital Allowances for investment in new fixed plant and machinery, (available until November 2023) offering a very tight window of opportunity to kick start the EZ, given the likely level of enabling infrastructure that will be required to open up development and investment opportunities.
- 1.5 The EZ has a wider variety of target sectors than most and will seek to attract investment from Aviation, Energy, Advanced Manufacturing, Food and Drink manufacturing and Digital and Creative sectors and back office administration but will not be closed to other suitable employment opportunities being hosted.

2. Masterplan Background

- 2.1 The area of the EZ straddles the boundary of both Blackpool and Fylde Local Planning Authorities and although joint working arrangements are in place and evolving as necessary to support the delivery of the EZ it was considered appropriate that both Councils undertake public consultation on the Masterplan in their respective local authority areas.
- 2.2 The public consultation was managed as a joint undertaking commencing on 9th November 2017 and concluding on 21st December 2017. The consultation was completed in conformity with the Statement of Community Involvement (November 2014, Blackpool Council) and the Statement of Community Involvement (2015, Fylde Council). The timings, approach and method of public consultation was approved by both Councils in advance; the Executive at Blackpool Council (7th November 2017) and the Planning Committee at Fylde Council (8th November 2017).
- 2.3 Blackpool Council sent consultation letters to 378 properties and Fylde Council sent consultation letters to 188 properties. A joint press release was issued to local media and notices placed in two local newspapers. An additional 9 consultation letter (emails) were sent to other interested parties or bodies such as business organisations or parties who had previously expressed an interest in the EZ.
- 2.4 The consultation centred on the Masterplan Summary Document, with the Masterplan available upon request. The Masterplan Summary Document contained all substantive matters in an understandable and appropriate format for public consultation. The Masterplan provides a greater level of technical detail to underpin the proposals contained in the Masterplan Summary Document. Copies of the Masterplan Summary Document and the Masterplan can be seen in the Masterplan Consultation Report (appendix 1 to this report).
- 2.5 Table 1 of the Masterplan Consultation Report (appendix 1, page 8) sets out summaries of the substantive issues raised during the consultation along with a response.

3. Next Steps

3.1 As a key part of the eventual implementation of the Masterplan three important pieces of additional work will be undertaken:

- a. A separate Delivery Plan for the Masterplan is being prepared to identify the detailed timing, forecast costs and anticipated income streams and implementation of key elements of the Masterplan including essential infrastructure and other developments.
- b. Following Blackpool Council's acquisition of the Airport a tender for consultancy advice in respect of a strategy and business plan for the Airport, building on the work undertaken as part of the Masterplan preparation in order to maximise the potential of the Airport.
- c. The preparation of planning applications necessary for the implementation of the Masterplan including the initial infrastructure which will include detailed work to take fully into account the potential impact on the highway network of the proposed development both now and throughout the 25 year lifespan of the Enterprise Zone.

3.2 The Masterplan, Masterplan Summary Document and the Masterplan Consultation Report will also be formally present to Blackpool Council and St Annes on the Sea Town Council. Once the Masterplan, as amended, has been approved by the Local Planning Authorities, it is to be given weight in the planning process, whether decisions on planning applications or policy making, the exact weight to be given a matter for the decision taker.

3.3 The Masterplan will also be submitted to the Lancashire Enterprise Partnership and the Department for Housing, Communities and Local Government in line with the governance arrangements.

4. Conclusion

4.1 In conclusion the Masterplan document has been the subject of a thorough, rigorous and meaningful public consultation. The Masterplan document, as amended in accordance with the report at appendix 1, represents a credible and robust document to provide the necessary steer for the future development of the EZ. It provides the strategic framework and direction necessary for day to day decision taking as part of the planning process and the ambitious starting point for the delivery of the objectives of both the Government and the Lancashire Enterprise Partnership.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report
Legal	None arising directly from this report
Community Safety	None arising directly from this report
Human Rights and Equalities	None arising directly from this report
Sustainability and Environmental Impact	None arising directly from this report
Health & Safety and Risk Management	None arising directly from this report

LEAD AUTHOR	CONTACT DETAILS	DATE
Steve Smith	Stephen.smith@fylde.gov.uk - 01253 658445	22/01/18

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
None		

Attached documents

Appendix 1 – Blackpool Airport Enterprise Zone Masterplan Consultation Report (separate document)