

Lancashire Enterprise Partnership

Steven Brown
Team Leader Development Control
South Ribble Borough Council
Civic Centre
West Paddock
Leyland
PR25 1DH



10th December 2013

Dear Steven

PROPOSED LANCASHIRE ADVANCED ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (SAMLESBURY) LOCAL DEVELOPMENT ORDER NO. 2 (2013)

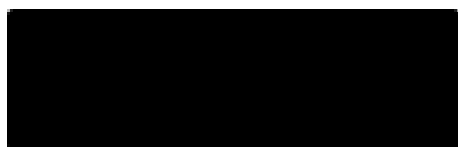
The Lancashire Enterprise Partnership (LEP) has been working closely with Ribble Valley and South Ribble Borough Councils, Lancashire County Council and BAE Systems to progress the development of Lancashire's Enterprise Zone (EZ).

As you are aware, the proposal for the Lancashire EZ covering BAE Systems' sites at Samlesbury and Warton was the LEP's unanimous choice for submission to Government. This was in response to a national competition to award EZ status to a limited number of locations across the country which can offer the opportunity to drive local economic growth through job creation and investment.

Subsequently awarded status by the Chancellor in 2011, the EZ is one of the LEP's key strategic economic priorities which will support the long-term growth of the Lancashire economy, building upon the area's inherent strengths and capabilities in the advanced manufacturing sector. It is intended that the EZ will exploit the 'halo effect' of industrial activity at Samlesbury and Warton, re-establishing Lancashire's position as a leading global centre for advanced manufacturing.

The LEP is therefore wholly supportive of the proposed LDO which will provide the planning framework required to create investor confidence and enable the delivery of the Samlesbury site of the Lancashire EZ.

Yours sincerely,



Edwin Booth
Chairman, Lancashire Enterprise Partnership

www.lancashirelep.co.uk

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Roberts, Debbie

From:
Sent:
To:
Subject:



Dear Sir/Madam,

I have been a resident at 47 Branch Road for over 26 years and remember the time we were campaigning for the A59 by-pass. When it was opened it had an immediate effect on the village i.e. less traffic on branch road, safer to use the bakery and public house.

Then a small industrial site sprung up near the old entrance to BAE, this grew larger and so did the traffic on branch road with large vehicles having to negotiate the small roundabout outside of the Fieldens public house.

This seems to have negated the advantage we had when the by-pass was opened. I have observed large vehicles using branch road as a shortcut from Preston new road to the A59 heading east. Vibration through my house from hgv's has increased significantly over the last 5/6 years. The number of cars using branch road has also increased as BAE staff try to find a less congested way to work.

A restriction of length and weight, except for access, should be put in place on branch road with exception to buses.

Another issue is the red beacon, which must be at least a 1/4 mile away, on the top of the radio mast.

The back of my house looks out across fields to the BAE site and the mast light is about the same level as my bedroom window and is strong enough to shine into my room. When I look out of my front window the mast lights are so bright they reflect off the house windows opposite, do they need to be so bright as it is not an operational airfield.

Light pollution is another issue, can wasted light levels be reduced efficiently through latest technology.

Regards
John Broughton
47 Branch Road,
Mellor Brook,
Blackburn,
BB2 7NY

Notification - South Ribble Borough Council

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Spring House, Preston New Road, Samlesbury, Preston. PR5 0UP



Steven Brown MRTPI
Planning Department
South Ribble Borough Council
Civic Centre, West Paddock,
Leyland PR25 1DH

10th December 2013

Lancashire Advanced Engineering Enterprise Zone
Local Development Order 2. Samlesbury.

As you can see I live adjacent to the Enterprise zone and am writing as a concerned resident, but with considerable experience in planning matters.

I understand that the LDO in effect indicates that development will be permitted without a planning application being made for consideration the local planning authority. It seems to me, therefore to be critically important that certain matters are laid down as pre-requisites in the administration of the LDO. It is not clear to me who is playing what role in securing a high quality overall environment on this important site but I list below those matters which I believe the various responsible authorities need to safeguard.

1. I understand that the landscaping of the site, the creation of bunds, shelter belts and screening with trees is to be undertaken at the earliest stage in the development so that the planting will be mature as soon as possible. This is good, but can I be re-assured that the LEP or the County Council will be employing a firm of highly qualified Landscape Architects to develop a Landscape Masterplan as I do not believe the necessary skills reside within any of the authorities involved at this stage. This plan should also have regard to the proposed fencing, lighting masts and other 'street furniture'. In my experience these matters are often treated separately and at too late a stage.

2. If future occupants of the site (as yet unknown) are not having to submit the usual planning applications what steps are being taken to specify what will be acceptable in terms of building types, their scale or profile and the materials in which they will be constructed? I suggest the Planning Authority should be preparing a Design Guide for prospective occupiers/developers in the EZ.

Professor Graham W Ashworth CBE. DL. B.Arch., MCD, PPRTP I RIBA FBIM

3. Such information as I have does not indicate that sufficient thought has been given to the access proposals, their timing and the relationship between the BAe secure site and the EZ in terms of barriers, gatehouses and signage.

4. How will the detailed design of parking areas, service-yards, signage be controlled?

5. Given the location of the site, its visibility from higher ground to the south and the intention to start development on the north side of the site, what guidance will be given about the orientation of buildings? It would be unfortunate if the buildings nearer to the A677 appeared to have their backs to this road!

Given my belief (and that of many other local people) that this site should have a global significance in the future will the authorities publish a document which covers all these design and environmental matters so that we can be assured this development will have a park-like quality similar to the best developments of this kind in the USA?

I would be prepared to offer the benefit of my experience on these matters on a voluntary basis if that would be helpful.

Yours Sincerely

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Roberts, Debbie

From: [REDACTED]
Sent: [REDACTED]
To: Roberts, Debbie
Subject: Samlesbury Enterprise A59 Access - Local Development Order 2 (Samlesbury Site)

Whilst I'm pleased with the decision to defer until further investigation I feel I still need to make the points below:

Some years ago the Mellor Brook by-pass was built and the village became much quieter. Since the opening of a new entrance nearer the village, coupled with the development of Clarendon Lorry park and the cherry pickers park (with no reference to the Ribble Valley residents) the traffic has increased on Branch Road.

At peak times of BAE opening and closing the residents face speeding motorists, coupled with the increasing numbers of heavy lorries which are shaking the houses.

Opening a new entrance nearer to the village is going to increase traffic even further, and this is not to mention the long term plan to build houses on the field opposite our house (see the Enterprise Zone plans).

Speed cameras are needed on the long straight stretches of Branch Road, perhaps limited to 20mph. Traffic calmers are a definite no no as the heavy lorries do enough damage without having raised areas of road at each junction onto Branch Road. The roundabout at the bottom must remain as this discourages further heavy traffic and is vital for safety in slowing down speeding motorists. The weight restriction is a welcome move.

The two new access points are unacceptable because:

A677 - this is an increasingly busy road (the effect of the M65 now largely diminished) and the last time round the LCC and Police considered it far too dangerous - it has got to be even worse now.

the A59 access - traffic heading towards Preston at teatime grinds to a halt, and is an accident waiting to happen - there need to be two lanes heading to the Swallow Hotel roundabout.

BAE and the Enterprise Zone need to examine a more thoughtful and long term solution to their traffic problems - tinkering with existing ideas is merely taking shortterm views and in a few years they will be back doing more tinkering - a professional long term needs to be taken. A road from BAE site to the Swallow Hotel roundabout is the sensible longterm professional outlook that needs to be taken.

I am also concerned that other issues re the development of the site are being hidden under the Access problem. Talk of masts, lighting, air and noise pollution and environmental issues need to be discussed properly with residents.

Please convey my views, as a concerned resident, to the necessary officers/councillors, thank you

Gordon Hindle
84 Branch Road
Mellor Brook

5
Roberts, Debbie

From:

Sent:

To:

Cc:

Subject:

Consultation

I wish to comment on the highway and traffic implications of the above.

I am most concerned about the effect on the existing highways in the vicinity of the Enterprise Zone, as a result of the proposed access to the site.

The A59 is already congested, often with standing traffic at peak hours. The proposed A59 junction will exacerbate this situation, particularly before the proposed A667 junction is constructed. In addition, the A59 access will lead to additional traffic passing through Branch Road and Mellor Brook village, with safety implications for local residents.

I would request that the developer is required to provide the A677 access at an earlier stage of the development.

In addition, that traffic calming measures, including speed controls, are provided along Branch Road as soon as the development proceeds..

Proposals to encourage employees to use public transport are welcome, but I am afraid they are unlikely to be successful. Similar proposals were put forward for the BAE expansion but have proved to be unsuccessful.

A 'Park and Ride' scheme, based on a car park to be provided close to the junction of the A59 with the M6 is the only viable way to achieve increased use of public transport to access the site.

David Miller
31 Bosburn Drive
Mellor Brook
Blackburn
BB27PA

Notification - South Ribble Borough Council

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SOUTH RIBBLE BOROUGH COUNCIL
25 NOV 2013



Response Form Samlesbury Enterprise Zone Local Development Order 2 (2013) Consultation

Title: (please circle)	Mr/Mrs/Ms/Dr/Rev/ Other (please specify)
Forename:	GLEN
Surname:	CLAYTON
Organisation:	
Address:	'INGLEDENE', PRESTON NEW RD., MELLOR BROOK, BLACKBURN, LANCOS. BB2 7PU
Telephone:	[REDACTED]
Email:	

This Consultation will end on 16th December 2013

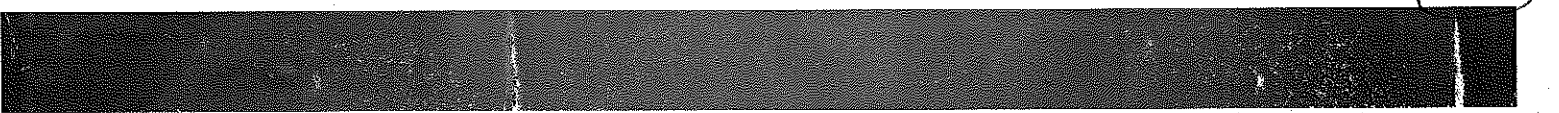
Your Comments:

RE ENTERPRISE ZONE:

As a member of Samlesbury & Cuestdale Parish Council, I endorse both the decisions reached at the last meeting and the letters forwarded to the Highways Authority and County Hall.

Personally - I feel that before any work on the site commences, it is imperative that a mini roundabout is put in place at the 'Windmill.' It is nearly impossible to turn right out of Branch Road onto Preston New Road

P.T.O



at rush hour and there are too many frustrated drivers taking risks. A roundabout would help to keep traffic moving and cost comparatively little. Three arrows forming a circle on the road surface and three signs at the approaches to the junction are all that are needed.

Yours faithfully,



Please return the completed form to:

Post:

Development Management,
South Ribble Borough Council,
Civic Centre,
West Paddock,
Leyland, PR25 1DH

Email:

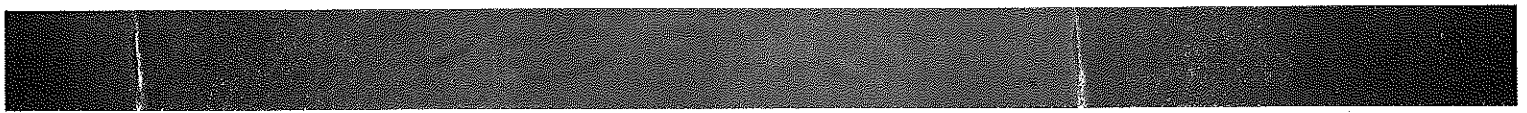
droberts@southribble.gov.uk

Website:

www.southribble.gov.uk and www.ribblevalley.gov.uk

Telephone:

01772 625425



Cheshire
57/11 7

**Response Form
Samlesbury Enterprise Zone
Local Development Order 2 (2013) Consultation**

Title: (please circle)	<input checked="" type="radio"/> Mr/Mrs/Ms/Dr/Rev/ Other (please specify)
Forename:	JOHN
Surname:	HOSKER
Organisation:	RESIDENT
Address:	'HOMESTEAD' PRESTON NEW ROAD SAMLESBURY BLACKBURN BB2 7PU
Telephone:	[REDACTED]
Email:	—

This Consultation will end on 16th December 2013

Your Comments:

9/12/13.

There is already so much traffic in the area that residents struggle to exit their driveways safely. I live on the A677 Blackburn to Preston road, were you propose to make a new entrance to the new Enterprise Zone. Can I ask you to look at other sites for this entrance as the A677 is not suitable to take a greater volume of traffic.

More traffic means tailbacks giving rise to more mindless manoeuvres than we already see on a daily basis.

We have aired these views before and still strongly believe that ~~an~~ alternative ways into the site should be looked at to keep any extra traffic from coming through Mellor Brook. ~~Either~~ ^{Both} Preston New Road and Branch Road take enough traffic now, so would urge a re-think of the A677 entrance that has been proposed.

There are deer live in the green belt area of the site - have they been considered during the planning? Both animal and human will be affected by lights, masts, air pollution, (to mention a few) produced by this development.

What price do you put on the health and safety for local residents?

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droberts@southribble.gov.uk

Website:

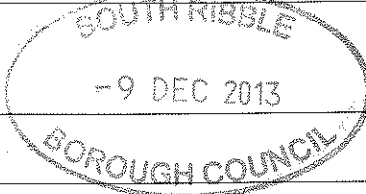
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Telephone:

01772 625425

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Response Form Samlesbury Enterprise Zone Local Development Order 2 (2013) Consultation

Title: (please circle)	Mr/Mrs/Ms/Dr/Rev/ Other (please specify)	
Forename:	KATHLEEN MARY	
Surname:	WRIGHT	
Organisation:	Parish councillor for Samlesbury: Luedale	
Address:	Lower Hall Farm Potter Lane Samlesbury Preston PR50UE.	
Telephone:	[REDACTED]	
Email:	—	

This Consultation will end on 16th December 2013

Your Comments:

Further to my conversation with Stephen Brown I think that the access on the A677 should be opened from the beginning of works to enable contractors easy access. Also consider opening the access which forces for "Samlesbury Engineering" making it totally unnecessary to use Branch Road. With reference to the proposal made to open a new road from the Swallow Hotel round about is totally out of the equation. It would obviously cost extreme amounts of money as you are obviously aware & take over green belt & ancient woodland, contradicting the letter from Samlesbury Parish Council.

Also in response to the cycle safety scheme for BAK ie Potter Lane Dean Lane & Bury Lane this is totally UNSAFE. Having no

lighting in winter, or gutting, is too narrow for vehicles to pass cyclists
or vice versa whereby it is a bridle path & used by cyclists
it should not be opened up as a "Cycle Safety scheme". This has
not been democratically approved. Has any of the county councillors on
the scrutiny committee been to see for themselves the width
of this route or the conditions in winter?

The meeting at Santerbury Memorial Hall with 'Balders tone & Santerbury
parish councils, residents, John Gutterall showed that more than
fifty were against this proposal & few not against surely this speaks for
itself. I therefore cannot understand why this has been overlooked through

Santerbury & Balders tone parish councils, Santerbury School, church, dance class
& Bridle path associations nor some residents. ^{have not been informed,} But once again but once
again residents are being told by BAK & County that our views
are not important. Also as the John Gutterall is himself a cyclist
his views are biased, therefore there is conflict of interest.

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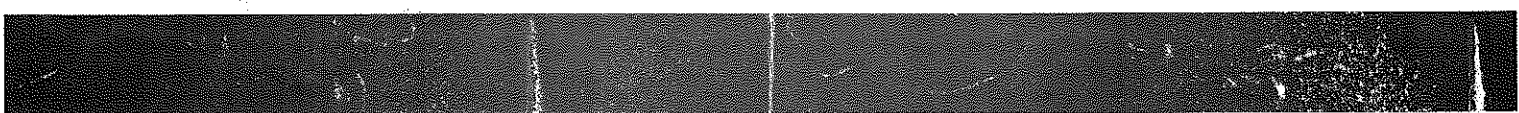
SOUTH RIBBLE
 25 NOV 2013

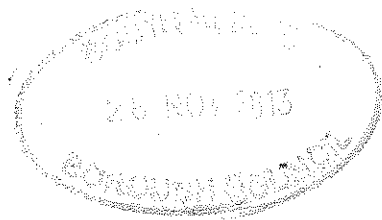
Title: (please circle)	Mr/Mrs/Ms/Dr/Rev/ Other (please specify)
Forename:	Stephen
Surname:	Willcocks
Organisation:	resident
Address:	Wellfield, Presto New Road Mellor Brook, Nr Blackburn BB2 7NF
Telephone:	[REDACTED]
Email:	

This Consultation will end on 16th December 2013

Your Comments:

Please could you use the
comments I sent to you
earlier in the month, in
response to your letter of
16/10/13





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Response Form



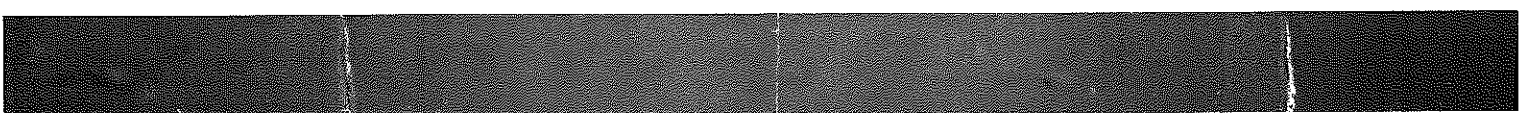
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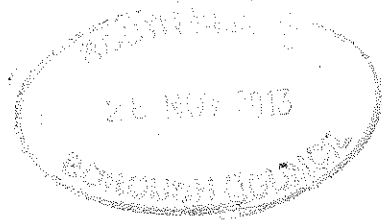
Title: (please circle)	Mr/Mrs/Ms/Dt/Rev Other (please specify)
Forename:	PHILIP
Surname:	FELCEY
Organisation:	House Owner/Local resident
Address:	Manor Farm hce Preston New Road Samlesbury PR5 0DP
Telephone:	[REDACTED]
Email:	[REDACTED]

This Consultation will end on 16th December 2013

Your Comments:

This appears to be a good development for the area, jobs & the new industry in particular. My only concerns are to do with provisions to cope with the extra traffic when the entrance on Preston New Road is opened. I presume studies have been carried out & that you have estimates of the additional traffic. As you will





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Response Form



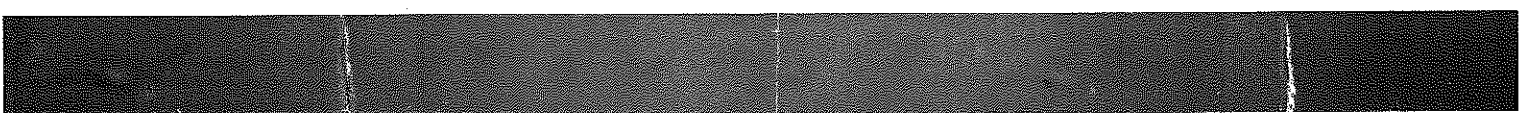
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This appears to be a good development for the area, jobs & the new industry in particular. My only concerns are to do with provisions to cope with the extra traffic when the entrance on Preston New Road is opened. I presume studies have been carried out & that you have estimates of the additional traffic. As you will



have learnt, there have been a number of accidents ^{/near misses} along the particular stretch and one fatality I am aware of. What numbers of additional cars etc... are envisaged & what plans are proposed?

I live next to Samsbury Hall and the noise from the road, which is not in a good state of repair, is very loud.

Am I correct in thinking that you are not planning to allow B&C traffic onto the A677?? That would exacerbate an already difficult situation. I don't know whether you respond to individual concern but pl. feel free to telephone or email me.

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