

REPORT TO EXECUTIVE



DATE	2nd April 2013
PORTFOLIO	Regeneration & Economic Development
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Draft Burnley Aerospace Supplier Park - Local Development Order

PURPOSE

1. To seek approval to consult on the Draft Burnley Aerospace Supplier Park Local Development Order, attached at Appendix 1.

RECOMMENDATION

2. To recommend that the Executive approve the Draft Burnley Aerospace Supplier Park Local Development Order for consultation.
3. To recommend that the Head of Regeneration and Planning Policy be authorised to make any necessary minor amendments to the Draft Burnley Aerospace Supplier Park Local Development Order prior to the commencement of the consultation period.

REASONS FOR RECOMMENDATION

4. The purpose of the Local Development Order is to accelerate development at the Burnley Aerospace Supplier Park site through simplifying the planning permission requirements on the site. This will give businesses and developers more certainty in an uncertain economic climate by detailing the specific types of development and uses which are permitted.

SUMMARY OF KEY POINTS

5. What is an Local Development Orders (LDO)

LDOs were introduced with the Planning and Compulsory Purchase Act 2004 and allow local planning authorities to extend permitted development rights for certain forms of development. The Planning Act 2008 removes the requirement that LDOs should implement policies set out in adopted local development documents.

Article 34 of the Town and Country Planning (Development Management Procedure) (Order) 2010 (DMPO) paragraph (1) outlines that where a Local Planning Authority

propose to make a local development order (LDO) they shall first prepare:

- (a) A draft of the order; and
- (b) A statement of their reasons for making the order’.

Article 34 paragraph (2) of the DMPO states that ‘the statement of reasons shall contain:

- (a) A description of the development which the order would permit; and
- (b) A plan or statement identifying the land to which the order would relate.
The text in this document acts as the statement of reasons for making the LDO.

A plan identifying the land to which the LDO relates is attached at Appendix 1 of the LDO.

6. LDO Consultation Procedures

LDO consultation procedures are set out in Article 34 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010/2184).

It is a requirement that LDO’s are the subject of local consultation, which must include any person with whom the local planning authority would have been required to consult on an application for planning permission for the development proposed to be permitted by the LDO.

This is the first draft of the Burnley Aerospace Supplier Park Local Development Order. Once the document has been through the internal consultation process within Burnley Borough Council, public consultation exercise will take place. This will involve the community and raise public awareness. The nature of this consultation process will involve a 4 week consultation May 2013.

Following consultation the LDO and Statement of Reasons must be submitted to the Secretary of State. The Secretary of State has 21 days to reply. Should the Secretary of State not have any objections, the Council’s Executive can then formally adopt the LDO.

7. Why a Local Development Order?

Research shows that businesses in the target sectors need designated sites with modern premises. There is a latent demand in the area for quality industrial space from local firms seeking to grow. Research highlights that a lack of appropriate sites and aging stock of premises acts as a barrier to winning investment and supporting growth in the aerospace and advanced manufacturing supply chain.

The Local Development Order will accelerate development at the Burnley Aerospace Supplier Park site through simplifying the planning permission requirements on the site. This will give businesses and developers more certainty in an uncertain economic climate by detailing the specific types of development and uses which are permitted.

The site will aim to provide the opportunity to create 1,000 high value jobs, capitalising on new and emerging market opportunities in the aerospace and advanced engineering and manufacturing sector.

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

8. The consultation on the document will be done at negligible costs – electronically where possible.
9. However, adoption of the document is likely to lead to a loss in potential additional planning application fees, as a Local Development Order removes the need to apply for planning permission for schemes in accordance with its conditions.
10. The total cost of this cannot be calculated at this stage.

POLICY IMPLICATIONS

11. It is intended that this document will contribute towards the delivery of the Community Strategy for Burnley, and Policy EW5 (Development and Improvement of Major Industrial Estates) of the adopted Local Plan.

DETAILS OF CONSULTATION

12. Consultation has taken place with the Director of Regeneration and Economic Development and Head of Housing Development.

BACKGROUND PAPERS

13. None.

FURTHER INFORMATION

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ALSO: Kate Ingram