

ACTION POINT 1: SAMLESBURY ENTERPRISE ZONE - LDO

ACTION POINT 1: CLA to come back to Inspector RE: Masterplan at Samlesbury. What the status of the LDO?

Paragraph 1 – Background on the LDO and Masterplan

“In 2011 land at BAE Samlesbury and Warton sites was designated as Lancashire’s first Enterprise Zone (EZ). In order to support the development of the sites a simplified planning regime in the form of a Local Development Order (LDO) and accompanying Masterplan was adopted for each. The Samlesbury EZ site LDO and Masterplan were adopted in 2014 with a lifetime of 10 years. The provisions of the LDO allowed for its replacement at any time or renewal with new terms and conditions if development was not completed by the time of its expiry. An updated replacement LDO was adopted on the 8th October 2024 by Ribble Valley Borough Council and on the 16th October 2024 by South Ribble Borough Council. Significant progress has been made in bringing forward the site and the updated LDO and Masterplan should enable build out to be completed. It should be noted that the level of development will not increase but will remain the same as set out in 2014.”

Paragraph 2 – Status of the Masterplan

“The Masterplan is not part of the statutory Development Plan. It sits alongside the Development Plan and provides a framework to guide development within the Enterprise Zone. As such, it is a material consideration in the determination of planning applications, rather than forming policy within the Development Plan itself. This approach ensures consistency with the adopted LDO while allowing flexibility to respond to site-specific requirements.”