

Mr John Macholc  
Ribble Valley Borough Council  
Development Control  
Council Offices Church Walk  
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**Our ref:** NO/2012/103282/01-L01  
**Your ref:** JM/EL/LDO/SALMESBURY  
2012  
**Date:** 15 February 2012

Dear Mr Macholc

**PROPOSED LOCAL DEVELOPMENT ORDER RELATING TO ADVANCED  
ENGINEERING MANUFACTURING USES  
SALMESBURY AERODROME, SALMESBURY**

Thank you for consulting us on the above, details of which were received on 25 January 2012.

We have reviewed the draft Local Development Order (LDO) and we wish to make the following comments:-

The advanced engineering and manufacturing industries the LDO is aimed at encouraging are identified in paragraph 1.3.2, and we note that a number of sectors identified could play a significant role in challenging and adapting to the impacts of climate change. Promoting the growth and development of such sectors could subsequently have positive environmental impacts.

Section 1.5.2 goes on to identify the conditions that any development permitted by the LDO would need to satisfy. However, two issues are not addressed by standard conditions – drainage (foul and surface water) and land quality (contamination).

We note that it is proposed to address drainage through the proposed Masterplan (paragraph 1.7.8), but that it will not be in place upon commencement of the Order. To ensure any development in advance of the Masterplan does not increase the risk of flooding due to surface water run-off and that an appropriate foul drainage system exists, we recommend that the following condition is included within the Order:

*x) A scheme for the disposal of foul and surface waters shall be submitted to the Local Planning Authority for approval. The Local Planning Authority shall respond within 28 days of receiving the details of the drainage arrangements and if no response is received from the Local Planning Authority within this 28 day period*

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*the arrangements shall be deemed to be approved.*

We have used the timescales identified in Condition 6 of the Order (relating to access arrangements) as this would enable the Local Planning Authority to consult with the Environment Agency, the Lead Local Flood Authority or United Utilities as required.

The Order makes no reference to the issue of land quality and the risk of contamination on the site. While we note that there are areas of green space that are likely to have a low risk of contamination, other parts of the site could be at greater risk due to the legacy of the existing site operations. It is in the interests of the developer/landowner to ensure any existing contamination problems on the site are resolved through development permitted under the Order such that they will not be a problem in the future.

Prior to commencing works on site, we would recommend that any developer/landowner should follow the risk management framework provided in CLR11 Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination. They should also refer to the Environment Agency Guiding Principles for Land Contamination for the type of information required in order to assess risks to controlled waters from the site. The Environmental Health department at the Local Authority would advise on risk to other receptors, e.g. human health.

The issue of contamination could be dealt with through another standard condition. Rather than our standard site investigation condition, the developer/landowner should liaise with the relevant regulators up front and undertake any investigations and remediation works to their satisfaction in advance of development. This requirement could be contained somewhere in the LDO or Masterplan. The information subsequently submitted to the Council in accordance with the Order may then only need to include a Validation Report demonstrating that any necessary ground investigation and remediation works associated with the site have been completed.

*y) A validation report demonstrating ground investigation and any necessary remediation works on the site have been completed to the satisfaction of the Council's Environmental Health department and the Environment Agency shall be submitted to the Local Planning Authority prior to works commencing.*

We hope these comments are of assistance. If you have any questions regarding any matters that we have raised, please do not hesitate to contact us.

Yours sincerely

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