



<b>Report of:</b>	<b>Meeting</b>	<b>Date</b>
Councillor Michael Vincent, Planning and Economic Development Portfolio Holder and Garry Payne, Chief Executive	Cabinet	28 November 2018

### **Adoption of Hillhouse Technology Enterprise Zone Masterplan 2018**

#### **1. Purpose of report**

- 1.1 To present the Hillhouse Technology Enterprise Zone (EZ) Masterplan, Baseline Report and Public Consultation Report.
- 1.2 To formally adopt the Hillhouse Technology Enterprise Zone Masterplan to guide the development of the site, facilitate delivery of the EZ and inform the preparation of the Implementation Plan.

#### **2. Outcomes**

- 2.1 An adopted Hillhouse EZ Masterplan that will facilitate investment and growth to take place on the site, whilst still aligning with the policies within the emerging Wyre Local Plan (2011-2031).

#### **3. Recommendations**

- 3.1 That the Hillhouse Technology EZ Masterplan (see Appendix 1) be approved.
- 3.2 That powers be delegated to the Head of Planning Services to prepare any necessary additional modifications to the Hillhouse Technology EZ Masterplan in consultation with the Planning and Economic Development Portfolio Holder. These modifications are limited to those which improve the clarity of the document and do not alter the substance of the document including factual and typing corrections.

## **4. Background**

**4.1** Hillhouse International Business Park was designated as having Enterprise Zone (EZ) status in November 2015 and this came into existence with effect from 1 April 2016 with a programmed 25 year lifespan with aspirations to increase job numbers and secure inward investment.

### **4.2**

Following a competitive bidding process run by the then Department for Communities and Local Government (DCLG) an award of £50,000 was secured in January 2017 to support the provision of a detailed masterplan for the EZ. In March 2017, following completion of a competitive tendering process, Mott Macdonald were appointed by the main landowner NPL Group, to undertake the preparation of the Masterplan for the EZ. Owing to contract commitments the appointment did not actually commence until August 2017.

### **4.3**

Wyre Council are the accountable body for the EZ and are responsible for co-ordinating the overall delivery of the implementation plan for the site, of which the Masterplan is a key element. The Masterplan was commissioned by the majority landowner of the site, NPL Group, who are contributing £30,000 to the plan. This, coupled with the aforementioned £50,000 DCLG funding and a £10,000 match funding contribution from Wyre Council (see earlier Planning and Economic Development Portfolio Holder report dated 26 January 2017) mean that there is sufficient funding set aside to meet the cost of the plan.

### **4.4**

The Masterplan appended to this report has been the subject of engagement with stakeholders over many months and has been structured to ensure it aligns with policies in the emerging Wyre Local Plan (2011-2031). The Masterplan is supported by a Baseline Report that provides supporting evidence and background information.

### **4.5**

There is a requirement from the Ministry of Housing, Communities and Local Government (MHCLG) previously DCLG, to deliver a Masterplan for the Enterprise Zone for the next 25 years. It is not the final or only version but rather it is meant to be a 'living' document that evolves over time. One of the requirements of the plan is that it is reviewed every five years to reflect the needs of the stakeholders as the various projects develop and maintain its relevance.

## **5. Key issues and proposals**

**5.1** Following Portfolio Holder approval in April 2018, Public and Statutory Consultation commenced on 11 October and finished on 1 November 2018. On 12 October a 'Drop in Event' at Thornton FC was held from 1pm – 6pm, which was well attended (See Appendix 2 Public Consultation Report). The consultation comments received have been analysed and considered to enable the Masterplan to be finalised.

- 5.2 33 responses from individuals and organisations were received during the three week consultation period. One key landowner highlighted discrepancies in the land ownership, with some plots being inaccurately labelled. New maps and amendments to the text have been made. Other minor anomalies and updates have been made in line with consultation comments as appropriate.
- 5.3 Other comments from statutory bodies have requested that further work be undertaken. These issues will be addressed within the Implementation Plan and commentary has been added within the 'Further Work and Next Steps' section of the Masterplan.
- 5.4 As part of the former DCLG requirements for allocated funding, an Implementation Plan must be developed in line with the Masterplan. The Implementation Plan will also align with the emerging Wyre Local Plan. It will outline timescales and costs for development on the site to allow the site to be brought forward and maximise the amount of jobs and investment into the Enterprise Zone.
- 5.5 There will also be a Marketing Strategy produced which will sit alongside the Masterplan and the Implementation Plan.
- 5.6 Hillhouse EZ is a site allocation for mixed use development in the emerging Wyre Local Plan (2011-2031). The Wyre Local Plan Sustainability Appraisal has addressed sustainability and climate change issues. As such, a separate assessment is not necessary. Similarly equality and diversity issues have been covered in the Equality Impact Assessment for the Wyre Local Plan and again a separate assessment is not necessary.

<b>Financial and legal implications</b>	
Finance	<p>As per the previous Portfolio Holder report in April, £90,000 has been allocated to this project with £50,000 coming from the DCLG, £30,000 from NPL Group and £10,000 from Wyre Council. The council is holding £60,000 with NPL retaining their £30,000.</p> <p>£39,500 of the awarded DCLG funding has been paid to the consultants', Mott MacDonald in 2017/18, to undertake the development of the Masterplan.</p> <p>Genecon were appointed to undertake the development of the Implementation Plan following a joint procurement exercise led by Blackpool Council. Wyre's element of the cost totals £12,500 and this has been paid to Blackpool Council.</p> <p>The remaining monies have been set aside for costs associated with the consultation and promotion of the EZ.</p>

	Any further consultants costs will be met by NPL Group, including any requirement for new maps.
Legal	The Masterplan once approved will form a material consideration in the determination of planning applications with the EZ designation.

**Other risks/implications: checklist**

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	✓
sustainability	✓
health and safety	x

risks/implications	✓ / x
asset management	x
climate change	✓
ICT	x

**Processing Personal Data**

If the decision(s) recommended in this report will result in personal data being processed, a privacy impact assessment (PIA) will have been completed and signed off by the council's Data Protection Officer before the decision is taken (as required by the General Data Protection Regulations 2018).

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List of background papers:		
None		

**List of appendices**

- Appendix 1 - Hillhouse EZ Masterplan
- Appendix 2 - Consultation Report