

Delivering Simplified Planning in the Sheffield City Region Enterprise Zone

Memorandum of Understanding between the Sheffield City Region Local Enterprise Partnership and the Enterprise Zone Planning Authorities



This Memorandum of Understanding is between the Sheffield City Region Local Enterprise Partnership and the Local Authorities of Barnsley Metropolitan Borough Council, Bolsover District Council, Chesterfield Borough Council, North East Derbyshire District Council, Rotherham Metropolitan Borough Council and Sheffield City Council (referred to as the 'Enterprise Zone Planning Authorities'). The purpose of this Memorandum of Understanding is to ensure that a simplified and unified approach to planning which supports the vision of the Sheffield City Region Enterprise Zone is in place across all Enterprise Zone sites.

It is not legally binding.

Enterprise Zone Vision and Sector Focus

"To build on Sheffield City Region's significant credentials and strengths in advanced manufacturing and materials to develop a Modern Manufacturing and Technology Growth Area."

- In order to maintain the stated vision, the Sheffield City Region Enterprise Zone will focus on attracting, securing and accelerating investment in a number of key sectors/ sub-sectors (or target sectors).
- The target sectors fall within the following broad categories:
 - Modern Manufacturing
 - Creative and Digital Industries
 - Healthcare Technologies
 - Low Carbon and Environmental Goods and Services.

Overview and Aims

- A crucial element in delivering a successful Enterprise Zone is having an effective simplified planning regime in place across all sites.
- As the statutory planning authorities, each individual Local Planning Authority within the Enterprise Zone must put in place the

required simplified planning policy. The approach at individual sites may vary given the nature of the sites and Enterprise Zone incentives available.

- However, in terms of marketing the Enterprise Zone and making the planning process as straightforward as possible it is vital that an agreed common approach across the different local planning authorities is developed.
- This sector focussed approach needs to be supported and promoted through an effective simplified planning system. This Memorandum of Understanding (MoU) sets out the common approach which all Enterprise Zone Planning Authorities will follow.

It is agreed that:

All Enterprise Zone Planning Authorities will work together to develop a simplified approach to planning which will accelerate development in line with the modern manufacturing and technology sector focus of the Enterprise Zone.

The simplified approach to planning will be underpinned by:

- A policy approach which defines precisely the range and classes of development to be permitted and promoted, which can be delivered either without the need for planning permission or through a quick and simple planning application process.
- A consistent and unified approach which focuses on outcomes and the needs of the end-user, with a single initial point of contact.
- A planning approach which can be marketed as a major part of the wider Enterprise Zone incentives.

In order to achieve this, Enterprise Zone Planning Authorities will collaborate across the following key areas:

- The development of simplified planning policy and associated guidance for each Enterprise Zone site which is consistently presented in a 'business friendly' way.
- The development of new simplified planning approaches such as Local Development Orders (LDOs) or the application of existing planning approaches (such as design guides or masterplans) across all Enterprise Zone sites.
- A planning policy approach which will permit and promote the following uses; Research and Development and Light and General Industry (Use Classes B1b, B1c and B2) together with more limited amounts of Office and Warehousing (B1a and B8) in line with the sector focus/ definitions of the Enterprise Zone.
- The development of a consistent approach and criteria to financial contributions from development through S106 Agreements and the Community Infrastructure Levy across those Enterprise Zone sites where infrastructure improvements are required to enable development and are economically viable.
- The development of agreed planning performance standards and approaches for the delivery of the simplified approach such as Planning Performance Agreements (PPA) and a Development Team Approach (DTA)

- The integration of all planning transactions and interactions related to the Enterprise Zone alongside all other 'customer facing' Enterprise Zone functions
- The development of further Memorandums of Understanding with key local and national agencies (including statutory agencies) in order to ensure that any potential barriers to accelerated development are minimised.
- Providing regular updates to the Local Enterprise Partnership (via relevant reporting structures and in line with the wider governance arrangements for the Enterprise Zone) during both the development and delivery of the simplified approach to planning.
- Consultation and continued engagement of the Enterprise Zone Landowners Group (established by the Local Enterprise Partnership in November 2011) as appropriate during the development and delivery of Simplified Planning for the Enterprise Zone.

Individual Enterprise Zone Planning Authorities will be responsible for:

- Consultation with local stakeholders (including the local community) in line with locally agreed Statements of Community Involvement (or equivalent) and following consultation with the Sheffield City Region Enterprise Local Enterprise Partnership.
- Ensuring that the simplified approach to planning aligns with existing local planning policies/ frameworks, that all relevant legal issues are considered and managed, and that appropriate political approval is gained at a local level.
- Ensuring simplified planning is in place by April 2012, or as soon after this date as possible, in order to ensure the alignment of simplified planning to the wider package of Enterprise Zone benefits.

Support and Relationship with the Sheffield City Region Local Enterprise Partnership

- The Sheffield City Region Local Enterprise Partnership Board will be responsible for final sign off of the approach to simplified planning in order to ensure strategic

alignment to the wider programme of Enterprise Zone activity.

- The Enterprise Zone Planning Authorities will be supported by the Sheffield City Region Enterprise Zone co-ordinator (or equivalent) and the nominated lead LDO/ Simplified Planning Co-ordinator.
- The Sheffield City Region Local Enterprise Partnership Team will be responsible for ensuring that planning incentives are marketed in a consistent way as part of the wider Sheffield City Region Enterprise Zone 'offer'

Approach to Simplified Planning at specific Enterprise Zone locations

- The SCR Enterprise Zone is made up of a series of economically connected key sites along the M1 Motorway corridor (totalling approx. 145 hectares). Two different types of financial incentives are available to businesses looking to invest in the Sheffield City Region Enterprise Zone.
- Further details on the Enterprise Zone sites and the agreed approach to simplified planning are set out below:
- **Enhanced Capital Allowances (ECA)**
- The Sheffield City Region Enterprise Zone is one of only six nationally that is able to offer this incentive to businesses looking to make significant capital investment in plant and machinery. Across the Enterprise Zone, the sites which are most suitable for major capital investment (totalling approx. 92 hectares) have been designated as ECA sites.
- Building on existing outline planning permissions, design frameworks and masterplans, **Local Planning Authorities have agreed that simplified planning regimes such as Planning Performance Agreements and a Development Team Approach will be in place across all ECA sites**, as set out below:

- The Advanced Manufacturing Park/Waverley – Approx. 26.4 hectares across 3 sites. **Local Planning Authority: Rotherham MBC**

- Sheffield-Rotherham Economic Corridor (including Tinsley Park) – Approx. 46 hectares across 7 sites. **Local Planning Authorities: Rotherham MBC & Sheffield CC**

- Markham Vale – Approx. 19.8 hectares across 2 sites. **Local Planning Authorities: Bolsover DC, Chesterfield BC & NE Derbyshire DC**

- **Business Rate Relief (BRR)**

- The ECA locations are complemented by a range of sites which will attract BRR (totalling approx. 53 hectares). **Local Planning Authorities have agreed to develop LDOs for all BRR sites.** Set out below is a summary of each BRR site and an indication of the LDO(s) which will be in place in order to simplify planning in line with the vision for the Enterprise Zone:

- Europa Link – Approx. 20.77 hectares across two adjoining sites, both sites to be covered by a single LDO. **Local Planning Authority: Sheffield CC**

- Advanced Manufacturing Park/Waverley – Approx. 15.19 hectares across four sites within a wider defined area, all sites to be covered by a single LDO. **Local Planning Authority: Rotherham MBC**

- Ashroyd and Shortwood Business Parks – Approx. 12.30 hectares made up of a cluster of six sites. All sites to be covered by one or two LDOs. **Local Planning Authority: Barnsley MBC**

- Templeborough – Approx. 4.73 hectares made up of a cluster of four sites, all sites to be covered by LDO(s). **Local Planning Authority: Rotherham MBC**

This Memorandum of Understanding will come in to immediate effect, with arrangements reviewed on a six monthly basis to ensure that they remain fit for purpose and reflect the current requirements of the Enterprise Zone

**Dated: January 2012
Review Due: July 2012**

Delivering Simplified Planning in the Sheffield City Region Enterprise Zone Memorandum of Understanding Signatories



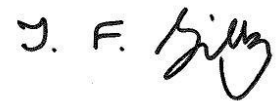
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