

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2025/0489

DECISION DATE: 5 December 2025

DATE RECEIVED: 15/08/2025

APPLICANT:

Mr Ryan Greenwood
BAE Systems
Samlesbury Aerodrome
Myerscough Smithy Road
Balderstone
Blackburn
BB2 7LF

AGENT:

Mr John Lewis
Wilson Mason and Partners
Upland House
Spring Lane
Samlesbury
Preston
PR5 0UX

DEVELOPMENT PROPOSED: Proposed extension to manufacturing facility with associated HV Substation, external plant compound and new/displaced car park.

AT: BAE Systems Samlesbury Aerodrome Myerscough Smithy Road Balderstone BB2 7LF

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on submitted drawings and reports:

OSE-WMA-XX-XX-DR-A-00-010 Rev P01 Location Plan (Planning)

OSE-WMA-XX-XX-DR-A-00-012 Rev P01 Proposed Site Plan (Planning)

OSE-WMA-XX-00-DR-A-10-130 Rev P01 General Arrangement Ground Floor Plan (Planning)

OSE-WMA-XX-XX-DR-A-20-130 Rev P02 Proposed Elevations General Arrangement (Planning)

OSE-WMA-XX-XX-DR-A-00-017 Rev P01 Proposed HV Substation Site Plan (Planning)

OSE-WMA-XX-RL-DR-A-10-133 Rev P02 Roof General Arrangement Plan (Planning)

7322 WMA-XX-XX-DR-A-10-161 Rev P01 HV-Substation Plans Elevations and Sections

OSE-WMA-XX-XX-DR-A-00-020 Rev P02 Proposed Car Park Site Plan (Planning) - Reduced

7274-TRP-ZZ-CR-XX-DR-C-5450 Rev P01 Proposed Car Park Finished Levels & Sections Phase 2

7274-TRP-ZZ-XX-DR-C-5100 Rev P03 External Works Sections

7274-TRP-ZZ-XX-DR-D-4000 Rev P06 Drainage GA

Acoustic Survey Report 1166/AS1 dated 20 February 2025
Stage 2 Acoustic Report 1166/AR1 dated 20 February 2025
Phase 1 Geo-Environmental Desktop Report Volume 1 Rev P01 dated September 2024
Phase 1 Geo-Environmental Desktop Report Volume 2 Rev P01 dated September 2024
Flood Risk Assessment Rev P01 by TRP Consulting dated 27th September 2024
Preliminary Ecological Appraisal by Pennine Ecological dated September 2024
Preliminary Ecological Appraisal by Pennine Ecological dated 22nd February 2025
Biodiversity Net Gain Assessment by Pennine Ecological updated 27th November 2025
Proposed Car Park Uncovered Structure 7395 Rev (02) dated 24th September 2025

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development hereby approved shall be implemented in accordance with the approved details indicated on the application form and the following plans:

OSE-WMA-XX-XX-DR-A-20-130 Rev P02 Proposed Elevations General Arrangement (Planning)
OSE-WMA-XX-XX-DR-A-00-017 Rev P01 Proposed HV Substation Site Plan (Planning)
OSE-WMA-XX-RL-DR-A-10-133 Rev P02 Roof General Arrangement Plan (Planning)
7322 WMA-XX-XX-DR-A-10-161 Rev P01 HV-Substation Plans Elevations and Sections

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. The development hereby permitted shall be used for General industrial use only and for no other purpose, including any other use falling within Class B2 of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

Reason: The permission granted has been assessed for this specific use, and other uses within the same Use Class may give rise to adverse impacts on the locality.

5. The replacement car park shall be constructed, surfaced and marked out in accordance with the details shown on submitted plan OSE-WMA-XX-XX-DR-A-00-020 Rev P02 Proposed Car Park Site Plan (Planning) - Reduced.

The car park shall subsequently be made available for use prior to the first use of the extension hereby approved and shall thereafter be maintained and retained as such.

Reason: In order to ensure sufficient parking provision is accommodated within the site.

6. Prior to the first use of the extension hereby approved provision shall be made for a secure and covered cycle store for 9 bicycles. This provision shall thereafter be retained and maintained

Reason: In order to ensure sufficient provision is made for sustainable transport methods.

7. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site-specific flood risk assessment and indicative surface water sustainable drainage strategy submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum; a) Sustainable drainage calculations for peak flow control and volume control for the:

- i. 100% (1 in 1-year) annual exceedance probability event;
- ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
- iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the existing on-site surface water drainage to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required. The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

8. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent runoff rate from the site prior to redevelopment.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 181 of the National Planning Policy Framework.

9. The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
 - b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures;
 - c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
 - d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
 - e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
 - f) Details of whom to contact if pollution is seen in the system or if it is not working correctly;
- and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 182 of the National Planning Policy Framework.

10. The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework.

11. Prior to the commencement of development for the extension (excluding the car park and substation elements), the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(b) A detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.

(c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to first use of the development hereby approved. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Reason: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

12. The development shall not be brought into use for the purposes hereby permitted until the scheme of sound attenuation works specified in the noise report dated 20th February 2025 produced by Lighthouse Acoustics Stage 2 Acoustic report ref 1166/AR1 have been carried out.

Before the use of the extension element of the development hereby approved is first commenced, a Validation Test of the sound attenuation works shall have been carried out and the results submitted to and approved in writing by the Local Planning Authority.

The Validation Test shall:

- a) ensure that the sound levels achieve 5dB below the minimum background sound levels at the nearest noise sensitive receptors with all plant operating simultaneously under normal conditions.
- b) be carried out by a competent person in accordance with an approved method statement and
- c) demonstrate that the noise levels contained within the approved Stage 2 Acoustic report have been achieved.

If these levels have not been achieved, irrespective of the sound attenuation work already approved, a further scheme will be required incorporating the recommendations of a suitably qualified acoustic consultant to achieve the specified noise levels. The further scheme of works shall be submitted to and approved in writing by the Local Planning Authority, installed before first use of the extension commences and be thereafter retained.

Reason: In order to ensure that any potential noise nuisance can be appropriately mitigated.

13. The recently revealed WWII concrete structure within the site boundary shall be carefully uncovered and retained in situ as part of the development. A Written Scheme of Investigation for the necessary excavation, emptying and careful cleaning shall be developed alongside a scheme of archaeological building recording to level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). This Written Scheme shall be submitted by the applicant, or their agent or successors in title, and agreed in writing by the Local Planning Authority prior to the first use of the development hereby approved. The agreed scheme shall be implemented by an appropriately qualified and experienced professional contractor to a timetable included in the scheme and to the standards set out by the Chartered Institute for Archaeologists.

The recording works shall include:

- a) A programme of documentary research on the history and intended role of the structure, putting it into context with other contemporary defensive works at the airfield;
- b) The production of a set of plans and elevations of the structure and at least two appropriate sections;
- c) The provision of a full written description; and
- d) A comprehensive set of photographs of the interior and exterior of the structure.

They shall result in the compilation and appropriate deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with

the agreed details. A digital copy of the report shall be placed in the Lancashire Historic Environment Record.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site in accordance with Paragraphs 218 and 219 of the National Planning Policy Framework,

14. A formal scheme of presentation of the remains of the recently uncovered WWII concrete structure within the site boundary shall be submitted to and agreed in writing by the Local Planning Authority prior to the development hereby approved first being brought into use. The approved scheme shall be implemented in accordance with the timetable agreed as part of the scheme. It shall include the provision of at least one permanent, accessible and free-standing information board located immediately adjacent to the structure setting out its date, functions and how it related to other contemporary structures and features for the defence of the airfield.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site in accordance with Paragraphs 218 and 219 of the National Planning Policy Framework.

15. Prior to any above ground works details of a scheme for the landscaping of all three sites shall have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure an appropriate landscaping/screening for the proposed development within the wider site context.

16. Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at 5.2 of the Notes Section) and implemented in accordance with the approved details.

The Biodiversity Gain Plan shall be prepared in accordance with the submitted Biodiversity Net Gain Assessment by Pennine Ecological updated 27th November 2025.

Reason: To ensure the development delivers a net gain on site which satisfies paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990 and which is in accordance with the biodiversity information submitted with the planning application.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
5. Note: Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>. 'Understanding Historic Buildings' can be accessed online at <https://historicengland.org.uk/images-books/publications/understandinghistoric-buildings/>
6. Statutory Biodiversity Condition

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the planning authority has approved the plan.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) such other matters as the Secretary of State may by regulations specify.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.