

Ribble Valley Borough Council

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Your ref: 25.0489

Our ref: D3.25.0489

Date: 10th September 2025

App no: 25.0489

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

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

The submitted documents and plans including 'DLP Planning Ltd Transport Note' have been reviewed and the following comments are made.

Proposal

The application seeks to erect a new building B2 use with a floor area of 1800sqm and a new car park to offset parking displaced by the extension.

The building will not result in any additional employees at the site.

Access

There are no changes to the existing access arrangements from the highway network.

Parking

A new car park for 90 cars is proposed, including 5 accessible spaces and 6 EV charging. There are 6 motorcycle spaces proposed.

The extension results in the loss of 55 car parking spaces, including 2 accessible spaces, the sub-station site results in the loss of 10 car parking spaces and the new car park results in a loss of 5 spaces, totalling 70.

Overall, there is a net increase of 20 spaces at the site.

Based upon a B2 facility of 1800sqm we would expect to see a parking provision of 40 spaces, reduced to 26 if considered to be a highly accessible site with on-site facilities. This is a shortfall however there are no additional employees proposed as a result of the proposal therefore demand is not anticipated to increase.

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD

It is noted that there is no active car park management of where staff park in the various car parks across the site. The Highway Authority has no reports of overspill car parking from the site onto the surrounding highway network.

We would consider the car parking provision to be acceptable.

We would request that secure and covered cycle parking is provided to support staff to travel sustainably to site, if not already provided at the site.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

1. Prior to first use of the development hereby permitted the replacement car parking shall be provided in accordance with the approved plan. Reason: To provide adequate car parking on site.
2. Prior to first use of the development hereby permitted a secure and covered cycle store for 9 bicycles shall be provided and maintained thereafter. Reason: To support sustainable travel.

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