



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

## Application for Planning Permission

## Town and Country Planning Act 1990 (as amended)

## Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Sean

Surname

Alty

Company Name

BAE Systems

### Address

Address line 1

Samlesbury Aerodrome

Address line 2

Myerscough Smithy Rd

Address line 3

Myerscough Smithy, Balderstone

Town/City

Blackburn

County

Lancashire

Country

United Kingdom

Postcode

BB2 7LF

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

0.61

Unit

Hectares

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Erection of a three-storey (12m high) modular office building of 7,026 sq m with associated car parking, cycle parking and landscaping

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

The development site is currently an area of hard standing of which half is unused and half is used for car parking, the development site previously housed a single storey modular office block of similar footprint that was dismantled and removed from site in 2024.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Office provision

When did this use end (if known)?

01/01/2024

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Doors

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

PPC Framed double glazed doors, finished in mid grey to match cladding.

**Type:**

Windows

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

UPVC Framed double glazed windows, finished in mid grey to match cladding.

**Type:**

Roof

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

Plastisol coated single sheet metal cladding finished in goosewing grey to match surrounding facilities on the industrial site.

**Type:**

Walls

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

Plastisol coated single sheet metal cladding finished in goosewing grey to match surrounding facilities on the industrial site.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

CEB-WMA-XX-ZZ-RP-A-0500\_S0-P02 - Design and Access Statement

CEB-WMA-XX-ST-DR-A-00-003\_S0-P06 - Proposed Site Plan

CEB-WMA-XX-ST-DR-A-00-010\_S0-P03 - Proposed Landscape Plan

## **Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

- Yes
- No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
- No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

**Vehicle Type:**

Light goods vehicles / Public carrier vehicles

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

1

**Difference in spaces:**

1

**Vehicle Type:**

Cycle spaces

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

18

**Difference in spaces:**

18

**Vehicle Type:**

Motorcycles

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

7

**Difference in spaces:**

7

**Vehicle Type:**

Disability spaces

**Existing number of spaces:**

4

**Total proposed (including spaces retained):**

9

**Difference in spaces:**

5

**Vehicle Type:**

Cars

**Existing number of spaces:**

62

**Total proposed (including spaces retained):**

175

**Difference in spaces:**

113

**Trees and Hedges**

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes  
 No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

### Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

### What best describes the size of your site?:

Under 25 square metres

### Please justify the reason why biodiversity net gain does not apply:

Please refer to Design & Access Statement Section 2.2 and Ecology Report

Note: Please read the help text for further information why developments may be exempt or not in scope.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer  
 Septic tank  
 Package treatment plant  
 Cess pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes  
 No  
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to:

CEB-SAW-XX-00-52-DR-C-5201-S0-P02 - Proposed Drainage Layout

225011 - Drainage Strategy + Appendices - A - 17-10-25

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes

No

If Yes, please provide details:

Bin store provided to the south of site located at least 10m from the building, refer to section 5.1 of Design and Access Statement and the following drawing:

CEB-WMA-XX-ST-DR-A-00-003\_S0-P06 - Proposed Site Plan

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes

No

If Yes, please provide details:

Part of BAE site wide corporate strategy of waste recycling with provision of bins for paper, general waste and recyclables such as plastic and glass.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Please add details of the Use Classes and floorspace.

**Use Class:**

E(g)(i) - Offices - Except where not suitable in a residential area

**Existing gross internal floorspace (square metres) (a):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**

0

**Total gross new internal floorspace proposed (including changes of use) (square metres) (c):**

7026

**Net additional gross internal floorspace following development (square metres) (d = c - a):**

7026

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	7026	7026

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

560

Part-time

0

Total full-time equivalent

560.00

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

560

Part-time

0

Total full-time equivalent

560.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\* REDACTED \*\*\*\*

Surname

\*\*\*\* REDACTED \*\*\*\*

Reference

RV/2025/ENQ/00087

Date (must be pre-application submission)

28/07/2025

Details of the pre-application advice received

Taking account of the submitted details it is considered that the proposed development could be argued as being 'sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials'. Particularly as the overall scale and quantum and nature of the development proposal is consistent with the existing buildings on the site. The proposal would not result in a significant detrimental impact upon the landscape character of the immediate surrounding area due to its siting within the existing industrial location of the site.

Policy DMG2 also requires that 'within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting'.

Taking account of the quantum, scale and nature of the proposed development, It is considered that the proposal is 'in keeping' with the character of the area which is industrial in that respect.

The site is set back approximately 200m from Longsight Road (A59) to the north and would not be overly visible from views along Longsight Road due the distance and background of existing similar built form.

Limited details of the proposed building have been provided in the Design Report and it is understood that the building would resemble similar types of modular units within the site, which although they have little architectural merit would be acceptable for this type of development in this location.

In terms of the proposed development this would likely be acceptable in terms of scale, layout, design and materials in this location. This must be considered in terms of the overall site layout and site visibility. The submitted plans only relate to the proposed building and do not provide detail in terms of its overall setting and any additional landscaping which would help to soften the additional built form and provide a more appropriate setting.

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes  
 No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or  
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Warwick House

**Number:**

**Suffix:**

**Address line 1:**

PO Box 87

**Address Line 2:**

Farnborough Aerospace Centre

**Town/City:**

Farnborough

**Postcode:**

GU14 6YU

**Date notice served (DD/MM/YYYY):**

17/10/2025

**Person Family Name:**

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Tim

Surname

Potter

Declaration Date

17/10/2025

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Tim Potter

Date

17/11/2025

Amendments Summary

Amendments made in relation to email issued 29th October 2025 from Ribble Valley Local Planning Authority:

Invalid planning application 3 2025 0852 Samlesbury Aerodrome BAE Systems Operations Ltd Myerscough Smithy Road Balderstone BB2 7LF