

Ribble Valley Borough Council

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Your ref: 25.0852

Our ref: D3.25.0852

Date: 8th December 2025

App no: 25.0852

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

**Proposal: Proposed erection of three-storey (12m high) modular office building
of 7026 sq m with associated car parking, cycle parking and
landscaping**

The submitted documents and plans including 'Ashley Helme Transport Statement and Car park Management Strategy and have been reviewed and the following comments are made.

History

25.0489 - Proposed extension to manufacturing facility with associated HV Substation, external plant compound and new/displaced car park. Approved.

Proposal

The application seeks to erect a new office building Class E(g)(i) - Offices - Except where not suitable in a residential area with a floor area of 7026sqm and associated car and cycle parking arrangements.

The application form states, *'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'*.

The proposed building will accommodate 560 BAE staff made up of staff that were temporary displaced from the original modular building which was demolished, staff currently located in various office buildings across the site and staff working at home (who pre-covid were on site).

Access

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

Parking

There are 175 spaces proposed for the office building comprising of 22 spaces on a new re-lined car park to the west of the site and 153 spaces on existing parking areas in zones 6 and 14.

The new car park includes 9 accessible spaces, 7 covered motorcycle and 18 bicycle spaces proposed. There are shower and changing facilities provided to support sustainable travel which is supported.

We would request electric vehicle charging provision is provided.

Based upon a Class E (g)(i) formally B1 facility of 7026sqm we would expect to see a parking provision of 146 spaces, with a reduction applied due to being a highly accessible site with on-site facilities.

The BAE Systems Transport Committee monitor car parking across the wider site with 4056 parking spaces in total. Staff are not allocated parking and a first come first served system operates.

Zones 6 and 14 car parks were identified as being under used and were surveyed over a 4-week period to confirm sufficient spare capacity to accommodate the parking standard.

The Highway Authority has no reports of overspill car parking from the site onto the surrounding highway network.

We would consider the car and cycle parking provision to be acceptable.

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 car and cycle parking shall be provided in accordance with the approved plan. Reason: To provide adequate car and cycle parking on site.

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