

Kathryn Hughes
Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2025/117160/01-L02
Your ref: 3/2025/0852
Date: 03 December 2025

Dear Kathryn

PROPOSED ERECTION OF THREE-STOREY (12M HIGH) MODULAR OFFICE BUILDING OF 7026 SQ M WITH ASSOCIATED CAR PARKING, CYCLE PARKING AND LANDSCAPING.

SAMLESBURY AERODROME BAE SYSTEMS OPERATIONS LTD, MYERSCOUGH, SMITHY ROAD, BALDERSTONE, BB2 7LF

Thank you for consulting us on the above application, received on 20 November 2025.

We have reviewed the submitted information that is relevant to our remit and set out our position and comments below.

Environment Agency position

We have no objection in principle to the proposal, subject to a condition relating to land contamination. Our detailed comments are as follows:-

Land contamination

The current or previous use of the development site suggest that the land may be affected by contamination. Land contamination can harm human health, soils, ecosystems, property, drinking waters supplies, groundwater and surface water.

Land contamination is a material planning consideration. The planning decision should ensure that the site is suitable for its proposed use, considering any risks from contamination and any proposed land remediation. The planning application should therefore be supported by adequate site investigation information, prepared by a competent person. After remediation is carried out, as a minimum, the land should not be capable of being determined as contaminated land under [Part IIA of the Environmental Protection Act 1990](#). This approach is supported by paragraph 196 of the

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

National Planning Policy Framework.

The current or previous use(s) of the site may present an unacceptable risk of contamination that could be mobilised during site works and construction, potentially leading to pollution of controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a secondary aquifer A.

The proposed development will be acceptable, if a planning condition is included requiring the submission and validation of a detailed land contamination management strategy for unsuspected contamination during the enabling, construction and/or development works. By cleaning up land contamination, it will be helping to protect and improve the groundwater quality that supports existing drinking water supply, future supply of drinking water and other environmental uses.

Without this condition we would object to the proposal in line with paragraph 187 of the National Planning Policy Framework because it cannot be guaranteed that the development will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate or will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraphs 187 and 196 of the National Planning Policy Framework.

Informative

Where a site is affected by contamination responsibility for securing a safe development rests with the developer and/or landowner. Developers should:

- Follow the risk management framework provided in [Land Contamination: Risk Management](#), when dealing with land affected by contamination
- Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the [contaminated land](#) pages on gov.uk for more information

COMAH regulations – advice to applicant/LPA

The proposed development is on an upper tier COMAH (Control of Major Accident (COMAH) Regulations 2015) establishment. The COMAH regulations are enforced by

the Competent Authority (CA). The CA comprises the Health and Safety Executive (HSE) and the relevant environmental regulator: the Environment Agency (EA) in England, acting jointly.

From the EA perspective, acting as part of the COMAH Competent Authority there is no objection to the development as proposed.

However, the applicant is advised to consider the nature of such a change in regards COMAH Regulation 10(2)(d), where the safety report must be reviewed and where necessary, revised before making any modifications to the establishment which could have significant consequences for major accident hazards. Significant consequences may include any changes to drainage. Where this provision applies, a revised report or revised parts of it, must be sent to the competent authority in advance of the proposed modification if relevant.

Yours sincerely

Mrs Dana Binns
Sustainable Places Planning Advisor

E-mail clplanning@environment-agency.gov.uk