



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE
BB7 2RA

My reference: 3/2026/0399
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 30 July 2026

Location: Samlesbury Aerodrome BAE Systems Operations Ltd Myerscough Smithy Road Balderstone BB2 7LF

Proposal: Approval of details reserved by conditions 7 (SW drainage), 8 (construction SW management) and 11 (landscaping scheme) of planning permission 3/2025/0852.

I write in response to your application to discharge the conditions pursuant to planning approval

Condition 7

Condition 7 (surface water drainage), as recommended by LLCC LLFA, cannot be discharged as insufficient details have been provided, in respect of:

- No evidence has been provided demonstrating a 40% climate change allowance applied to the 1in30 year event.
- Limited evidence provided to support the proposal that approximately 20m³ of surface water to account for measures to manage the first 5mm of rainfall can be incorporated within the proposed attenuation tank.
- No drainage calculations have been provided that account for the appropriate coefficients and other parameters.
- No evidence of measures to manage the quality of the surface water runoff to prevent pollution and protect groundwater and surface water bodies. The strategy shall include a water quality risk assessment, proportionate to the pollution hazard and sensitivity of receiving waters, and shall inform the design of an appropriate SuDS management train.

Condition 8

Condition 8 (construction surface water management plan) is partially discharged insofar that the submitted details are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt, the agreed details are as follows:

- Construction Surface Water Management Plan, ref: 225/011
- Surface Water Exceedance Flow Routes, ref: CEB-SAW-XX-00-52-DR-C-5213-SO-P1, rev: P1
- Development Boundary Run-Off Plan, ref: CEB-SAW-XX-00-52-DR-C-5214-SO-P1, rev: P1
- Proposed Drainage Layout, ref: CEB-SAW-XX-00-52-DR-C-5201-SO-P5, rev: 5
- Proposed Construction Surface Water Management Plan, ref: CEB-SAW-XX-00-52-DR-C-5230-SO-P1, rev: P1

Upon the scheme being implemented in full it shall thereafter be managed and maintained in accordance with the approved plans for the duration of the construction works and only then will this condition be fully discharged.

Condition 11

Condition 11 (landscaping scheme) is partially discharged insofar that the submitted details are considered acceptable and satisfy the requirements of the condition:

For the avoidance of doubt, the agreed details are as follows:

- Proposed Landscape Plan – Sheet 01, ref: CEB-WMA-XX-ST-DR-A-00-010
- Proposed Landscape Plan – Sheet 02, ref: CEB-WMA-XX-ST-DR-A-00-011, Rev: P01

Upon the approved scheme being implemented in the first planting season following occupation or use of the development, whether in whole or part, and the scheme being 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. This condition shall then be fully discharged.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:
Mr Sean Alty
BAE Systems
Samlesbury Aerodrome

Myerscough Smithy Road
Balderstone
Blackburn
BB2 7LF

Agent:
Wilson Mason Architects
Upland House
Spring Lane
Samlesbury
Preston
PR5 0UX

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 unless the following apply:

- If this is a decision to refuse planning permission for a householder application or 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], 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 this notice.
- 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.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

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.