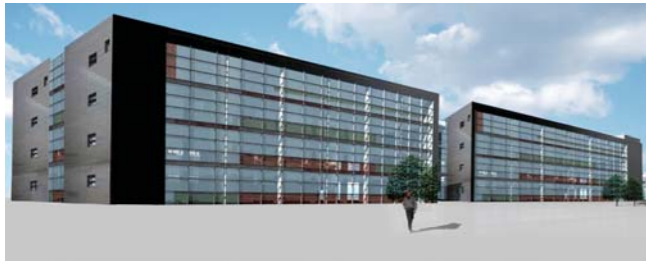


## Office accommodation

We have recently submitted a detailed planning application for the first element of our development; two four storey 700 person modern flexible office accommodation units. This is in line with the outline planning application for the site. They are provisionally scheduled to be reviewed at the Ribble Valley Borough Council Planning meeting on the 19th July.

These accommodation blocks / units consist of an open plan office environment, capable of large team integration and a high density of meeting and conference facilities, which will allow the co-location of critical resource. They will have an energy efficient design to include hi-tech energy management system, passive infra-red lighting, chilled beam heating / cooling and rainwater harvesting.

Dependant on the successful outcome of the planning meeting we are looking to start the construction of the first of these buildings in the autumn this year.



The aerospace industry is vital to the North West and the development at Samlesbury will offer big benefits to the sector in this part of the world. It will sustain current jobs and has the potential to create further opportunities for growth.

The development is also consistent with the UK MoD's Defence Industrial Strategy; the blueprint for the future of the industry in the UK which calls for a fundamental transformation of the military air sector. In essence, this is one of the first key steps in that process. We are looking at ways to optimise our facilities and assets, match capacity with the anticipated demand and make the right improvements.

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## Samlesbury site development update July 2007



## Dear Neighbour

As part of BAE System's continued activities to ensure that our local community is kept fully informed about the development of our Samlesbury site, we are introducing these newsletters to give you a quick update on recent activities, plans for the site and key future events.

We plan to issue these newsletters on a regular basis and hopefully they will go some way to explaining some of the rationale behind the decision to further develop the Samlesbury site and some of the key events taking place on and around the site.

I should also explain the these newsletters are intended to complement, not replace, the consultation process.

If you have any specific concerns or issues at any time please do not hesitate contact me or Ashleigh McClure 01772 855572 who will be happy to answer any questions you may have.



Dave Holmes  
Director of Investment,  
Strategic Planning and LTPA  
Implementation

## Background

In May this year Ribble Valley and South Ribble Borough Councils granted outline planning permission to develop the BAE Systems site at Samlesbury, subject to an associated legal agreement called a Section 106 and specific conditions of planning.

The development will help provide the infrastructure, skilled employees and capability that is needed to deliver key international military air programmes to our armed forces on the frontline and will feature a number of key elements:

- The creation of a new site entrance which will provide safer entry and exit to and from the site on the A59
- New modern working accommodation – providing the optimum environment which will allow co-location of critical resource
- State of the art new production facilities which will be matched to workload demands.

**The expansion of our facilities is essential to sustain current jobs, and has the potential to create a significant number of new jobs, thereby strengthening and underpinning the future of aerospace in Lancashire**



## What is a Section 106?

A Section 106 agreement is a legally binding document and commits BAE Systems to a number of activities as a condition of planning. As such, in order for the site to develop further, a number of issues need to be addressed including highway improvement, sustainable transport plans and contractor access management.

## Highways

As a condition of planning, there is a requirement from Ribble Valley and South Ribble Borough Councils for BAE Systems to address some of the issues regarding the local highway infrastructure.

As such significant highway modifications will be taking place to the key road junctions around the site. These modifications have been specifically designed to deal with the predicted increase in traffic and enhance road safety for all users.

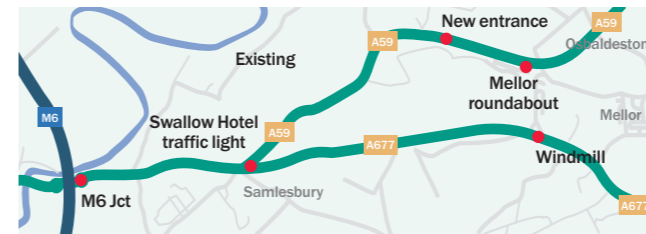
We committed at an early stage to consult on a regular basis with our local residents, and with the help of the Parish Councillors, have listened to their concerns about traffic. These concerns were then fed through to the traffic and highway experts.

The highway proposals, at a scheme level, have been approved by the Department of Transport's Highways Agency and Lancashire County Council's Highways team respectively, who have deemed them to be safe and effective.

Since planning approval was granted in May 2007, we have continued to consult with our neighbours and recently hosted a meeting with the Woods Brow residents regarding their concerns about the entry and exit to Woods Brow. We have since commissioned a survey and engaged a specialist consultant to advise on the best way forward. Once this is completed we will be meeting with Woods Brow residents again to discuss the findings.

Highway improvements are planned for:

- The site entrance (including off site works)
- Swallow Hotel Junction
- Branch Road
- M6 Junction 31
- Myerscough Smithy Road Junction.



Full copies of the plans for all of the highway modifications can be obtained from both Ribble Valley and South Ribble Planning Departments [www.southribble.gov.uk](http://www.southribble.gov.uk), [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk).

## Sustainable Transport

In order to manage the number of vehicles travelling to and from the site, and to encourage the use of more sustainable transport, a number of initiatives and investments will be made to encourage shifts in travel habits and practices:

- Appointment of a full time travel co-ordinator
- Priority parking for those employees participating in the car share scheme / green travel
- Shower and changing facilities integral to the design of buildings to encourage employees to cycle to and from work
- Secure, well lit storage facilities for motorbikes and cycles.

BAE Systems have also committed funding for the trial of a dedicated company bus scheme aimed to facilitate a step change in travel habits.

## What's next?

The first phase of the development will focus around two new state-of-the-art office developments, creating a brand new entrance to the site and other support facilities, such as car parking and reception areas. Subsequent phases will include the first stage of the F-35 Lightning II (next generation swing role combat aircraft) machine shop (a technologically-advanced facility dedicated to producing highly accurate, complex components).

