

From: Allen, David <David.Allen@lancashire.gov.uk>
Sent: 22 February 2018 19:30
To: Natalie Beardsworth
Cc: Devcon Mailbox; LHS Customer Service
Subject: 06/2018/0055 Erection of 1no. supermarket, 6no. commercial units etc Eastway, Preston

Application Number: 06/2018/0055

Proposal: Outline planning application for the erection of 1no. supermarket (Class A1) (up to 1800sqm), 6no. commercial units (Class A1/A3) (up to 1160sqm total), 1no. restaurant / public house (Class A3/A4) (up to 900sqm), 1no. drive-thru restaurant/cafe (Class A3/A5) (up to 200sqm) (all matters reserved except for access)

Site Address: Land north of Eastway, Preston Grid Reference: 352468 433903

Natalie

I write with reference to the above application and offer the following initial highway comments.

The development proposals are for the construction of a mixed-use development. The application is outline with only means of access being applied for and all other matters reserved. The application is similar to the previous application (06/2015/0283), but incorporates a smaller food retail store.

With regard to pedestrian access to the local residential areas the development as submitted has failed to provide a footway on the site frontage to link to the adjoining Barratt's development and similarly there is no direct footway provision to the Story Homes site east of the A6. It is unreasonable to expect pedestrians to cross Eastway twice to get the west and make multiple crossings of Eastway and A6 to get to the east.

As submitted LCC are NOT satisfied that the application will provide for a safe and adequate means of access for all modes, (motorised/non-motorised) and fails to satisfy both pedestrian safety and NPPF policy grounds. As submitted there is an objection with regard to pedestrian accessibility. The developer should offer the previously agreed pedestrian facilities on Eastway, ie the provision of a 3m wide shared footway/cycleway on the north side of the carriageway across the full site frontage and east to the eastern dumbbell roundabout (adjacent to the Phantom Winger entrance) to link with pedestrian/cycle facilities at the Story Homes/HCA site, the Guild wheel and Preston east.

The application was submitted supported by the Transport Statement (TS) ref 41821/5501 Rev B, produced by Peter Brett Associates LLP dated January 2018. March 2015. For the scale and location of the development I would expect a full Transport Assessment (TA). The submitted TS includes convoluted reasoning why a TS is submitted and not a TA, but significantly there is no traffic analysis of the local highway network.

The only reason LCC previously accepted a TS for application 06/2015/0283, was that the proposal was for a reduced scale (reduced food store size and PFS removed), resubmission of application 06/2014/0092. The 2015 application was less than a year after the 2014 application (so the original traffic survey data was still relevant), the traffic modelling was agreed, and significantly all the agreed highway mitigation was repeated and the later application. On this basis a simple comparison of trip rates was acceptable to LCC.

While the current application further reduces the scale of the food retail offer, the proposal no longer includes off-site highway works to the existing A6 Garstang Road/Eastway signal junction. The previously agreed improvement works for the A6 junction, have a significant impact on the operation of the "dumbbell roundabouts" to ease congestion and provide additional capacity on Eastway to accommodate the development. Therefore, if these highway improvements are not being provided then the applicant needs to produce junction analysis for the site access, the Eastway/A6 junction interchange and M55J1. Given the time since the original junction analysis I must ask that the developer collect new traffic flow data for the analysis.

Further the TS should include up to date accident records, (the submitted TS only include data to 2016t) accident records are available from Lancs Constabulary.

Note: A Public Right of Way (PROW) FP06 affects the site. This PROW will need to be retained and any diversions should be done following the approved legal process

Regards
Dave

David Allen
Team Lead Preston, South Ribble and West Lancashire
Highways Development Support
Community Services
Lancashire County Council
Tel: (01772) 533855
www.lancashire.gov.uk

Lancashire County Council highways now offers a full pre-application support service. A best value professional service bringing benefit to development of any size through detailed local advice.

If you are interested in taking up this service please e-mail developeras@lancashire.gov.uk or visit our website via the link below:

<http://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service.aspx>

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.