



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Alan Shepherd – Divisional Director
Network Delivery and Development
North West Region
Highways England
planningNW@highwaysengland.co.uk

To: Preston City Council

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: 06/2018/0859

Referring to the notification of a planning consultation dated 7th August 2018 for the erection of three storey retirement apartments building (Class C2), and two storey office (Class B1) and retail units (Class A1) building, following demolition of existing restaurant building (Class A3) with associated landscaping and car parking with new access off Woodplumpton Lane on land at 521 Garstang Road, Preston, PR3 5JA, notice is hereby given that Highways England's formal recommendation is that we:

- ~~a) offer no objection;~~
- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B is / is not relevant to this application.¹

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signature: <i>Warren Hilton</i>	Date: 8 th August 2018
Name: Warren Hilton	Position: Assistant Asset Manager
Highways England:	
8th Floor, Piccadilly Gate, Store Street, Manchester M1 2WD	
warren.hilton@highwaysengland.co.uk	

¹ Where relevant, further information will be provided within Annex A.

**Annex A Highways England recommended Planning Conditions /
~~Highways England recommended further assessment required /~~
~~Highways England recommended Refusal.~~**

HIGHWAYS ENGLAND (“we”) has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

There have been no pre-application discussions with Highways England prior to the submission of these proposals.

Highways England Comments & Formal Recommendation

Our view is that, in isolation, these proposals are not liable to generate a traffic impact that could be classed as ‘severe’ upon the SRN within the context of the NPPF and the governing DfT Policy Circular 02/2013 ‘The Strategic Road Network and the Delivery of Sustainable Development’.

However, M55 Junction 1 is currently operating at or over capacity. **In the interests of reducing the traffic impact of these proposals as much as possible, Highways England formally recommends that the requirement to adopt a Travel Plan for the development as a whole is made a condition of any grant of planning consent. The Travel Plan should be agreed with Preston City Council.**

This response represents our formal recommendations with regard to this application and has been prepared by Warren Hilton.