

Development Control Committee
Meeting to be held on 4 September 2013

Electoral Division affected: Preston Rural

Preston City: Applications 6/13/0527 and 6/13/0528

Renewal of Planning Permission 6/06/0589 for Construction of the Broughton Bypass and improvements to existing highways. (Application 6/13/0528)

Renewal of Planning permission 6/07/0320 for measures to safeguard European protected species (bats and great crested newts) affected by Broughton Bypass including bat roost, bat box and ponds. (Application 6/13/0527)

Land at Broughton, Preston.

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Executive Summary

Renewal of planning permission 6/06/0589 for the construction of the Broughton Bypass and improvements to existing highways (ref 6/13/0528)

Renewal of planning permission 6/07/0320 for measures to safeguard European protected species (bats and great crested newts) affected by Broughton Bypass including bat roost, bat box and ponds(ref 6/13/0527).

Land at Broughton, Preston.

Recommendation – Summary

That the Development Control Committee visits the site of the proposed bypass and associated ecological mitigation area before determining the applications.

Applicant's Proposal

Planning permission is sought for the renewal of two planning permissions relating to the construction of the Broughton Bypass, Preston.

Planning permission for the Broughton Bypass was originally granted in 2001(ref 06/00/0678). The permission was renewed in 2008 (ref 6/06/0589). At the time of the renewal application, survey information indicated the presence of European Protected Species (bats and great crested newts) that would be affected by the proposed bypass and therefore a further planning application (ref 6/07/0320) was

made for ecological mitigation measures including additional ponds and a bat barn that were required to mitigate impacts on these species. The planning permissions were subject to a five year time limit and therefore expired on 29th July 2013.

The County Council still intends to construct the bypass; planning permission is therefore sought to extend the time periods within which the construction of the bypass and delivery of the ecological mitigation measures can be commenced.

The bypass application is accompanied by an Environmental Statement (ES) and Non Technical Summary (NTS). The EA includes a renewed traffic modelling exercise and information on air quality, noise, ecology, landscape, historic environment, water environment and impacts on travellers.

A full description of the proposal and matters addressed by the ES will be set out in the report when the applications are presented for determination.

Description and Location of Site

The bypass is designed to enable traffic using the A6 north of Preston to bypass Broughton village to the M55 junction with the A6. The bypass would commence in the north on the A6 some 400m north of Broughton village, would be aligned to the east of Broughton village and connect with the junction of the A6 and the M55 (Broughton roundabout) to the south.

The bypass would include a new roundabout junction with the B5269 Whittingham Lane to the east of Broughton and would also include a spur joining with and following D'urton Lane before joining with a new link to Eastway to be provided as part of the development of land off Eastway.

The land required to construct the bypass is primarily in agricultural use and is comprised of a number of fields divided by hedgerows including a number of mature trees with occasional field ponds.

Near to the southern end of the route is Broughton church / primary school which are listed buildings. There are also a number of other residential properties in this area located off D'urton Lane.

Residential properties front the northern side of Whittingham Lane. Two of these properties would need to be demolished and their plots and part of the gardens of adjoining properties to them would be required to facilitate the construction of the bypass to the north of Whittingham Lane.

A full description of the bypass route and surrounding development will be provided when the applications are presented for determination.

Background

The Broughton bypass has been a long standing proposal of the County Council to resolve problems of congestion and environmental conditions in Broughton village. The route of the bypass is safeguarded in the Preston City Local Plan for

development control purposes. The construction of the majority of the bypass was to be primarily funded through developer contributions related to the redevelopment of Whittingham Hospital. However, as this development has not taken place yet, the necessary finance has not been available to allow the bypass construction to take place, which has resulted in delay to the implementation of the planning permissions.

History

Planning permission for the construction of the Broughton bypass was granted in 2001 (Ref 6/00/0678).

Planning permission for the renewal of planning permission 6/00/0678 was granted in 2008 (ref 6/06/0589).

Planning permission for the development of mitigation measures (great crested newt ponds and a bat barn) needed to offset the ecological impacts of the bypass was granted in 2008 (Ref 6/07/0320).

Planning Policy

National Planning Policy Framework:

Paragraphs 6 – 16, 17, 18 – 2, 29 – 32, 109 – 125, 126 - 141 are relevant with regard to the definition of sustainable development, core planning principles, building a strong competitive economy, promoting sustainable transport, and conserving and enhancing the natural and historic environment.

Central Lancashire Development Framework – Core Strategy

Policy MP	General Policy
Policy 2	Infrastructure
Policy 3	Travel
Policy 16	Heritage Assets
Policy 17	Design of New Buildings
Policy 18	Green Infrastructure
Policy 19	Areas of Separation and Major Open Space
Policy 21	Landscape Character Areas
Policy 22	Biodiversity and Geodiversity

Preston City Local Plan

Policy DC3	Agricultural Land
Policy DC8	Wildlife Corridors
Policy DC9	Landscape Enhancement and Conservation
Policy G3	Private, Educational and Institutional Green Space
Policy C4	Setting of listed buildings
Policy T5	Highway Improvements – Broughton bypass
Policy T19	General transport Considerations
Policy D1	Design Criteria
Policy D2	The Local Context

Central Lancashire Highways and Transport Masterplan: The Masterplan was published in March 2013 and sets out proposals for the improvement of transport infrastructure in the Preston area including proposals for congestion relief in Broughton with construction of a bypass retained.

Advice

Director for Environment and Public Protection Services – Observations

The A6 to the north of Preston passes through the village of Broughton. At the centre of the village is a traffic signal controlled cross roads with the B5269 and the operation of the traffic signals creates delays at peak times resulting in congestion and queuing traffic through the village with attendant problems of noise and air pollution.

A bypass to the east of the village was first granted planning permission in 2000. The bypass was to have been partially funded through the redevelopment of the Whittingham hospital site at Goosnargh for residential / business uses. Due to the scale and traffic generation of this development, the redevelopment could not proceed without improvements to highway infrastructure and therefore the planning permission for this development is subject to conditions and a section 106 agreement restricting the build out of the site until a financial contribution has been made towards the costs of the bypass. However, for a variety of reasons, the development of the hospital site has not proceeded to the stage where the funding for the bypass has never been realised.

There is still an intention to improve the road network through Broughton. The approved alignment of the bypass is protected for development control purposes through Policy T5 of the Preston City Local Plan. Policy 3 of the Central Lancashire Core Strategy makes a similar commitment to upgrading the road network by a number of highway improvement schemes including the Broughton bypass. The recently published Central Lancashire Highways and Transport Masterplan also makes a commitment to investigating options for congestion relief in Broughton, which includes the construction of the bypass.

The most recent planning permission for the bypass in 2008 requires the development to commence within 5 years of the date of the decision notice after which the permissions expire. An application to renew the planning permission for the construction of the bypass and an application to renew the planning permission for ecological mitigation have therefore been submitted, which, if granted would facilitate their development in the event the necessary funding is realised.

The planning application has generated a number of representations objecting to the proposal. Given the scale and nature of the proposal and level of public interest, it is considered that the Committee visit the site before determining the applications.

Recommendation

That the Development Control Committee visits the site of the proposed by pass and associated ecological mitigation area before determining the applications.

Local Government (Access to Information) Act 1985
List of Background Papers

Paper	Date	Contact/Directorate/Ext
06/13/0528	28/07/2013	Jonathan Haine/Env/34130
06/13/0527		
06/07/0320		
06/06/0678		
06/06/0589		
06/00/0678		

Reason for Inclusion in Part II, if appropriate

N/A