

Development Control Committee
Meeting to be held on 13th July 2016

Electoral Division affected:
Preston West, Preston Rural
and Preston North

Preston City: Application number. LCC/2016/0046
Development of new highways including Preston Western Distributor, Cottam Link Road and East West Link Road. The development includes a new motorway junction to the M55 together with temporary soil storage and contractor areas, cycle track alongside all highways, water attenuation ponds, diversion/stopping up of public rights of way, landscaping and ecology mitigation areas, construction of two bridges, two viaducts, two underpasses and a cattle creep.

Land in Lea, Cottam and Bartle and to the west and north of the existing built up area of Preston.

Contact for further information:
Jonathan Haine, 01772 534130
DevCon@lancashire.gov.uk

Executive Summary

Development of new highways including Preston Western Distributor, Cottam Link Road and East West Link Road. The development includes a new motorway junction to the M55 together with temporary soil storage and contractor areas, cycle track alongside all highways, water attenuation ponds, diversion/stopping up of public rights of way, landscaping and ecology mitigation areas, construction of two bridges, two viaducts, two underpasses and a cattle creep.

Land in Lea, Cottam and Bartle and to the west and north of the existing built up area of Preston.

Recommendation – Summary

That the Development Control Committee visits the route of the proposed highways before determining the applications.

Applicant's Proposal

The application is for the construction of a number of new highways known as the Preston Western Distributor Road, East West Link Road and Cottam Lane Link Road.

The Preston Western Distributor (PWD) would be a 4.3 km long dual carriageway approximately 30 metres in width. It would have four lanes with a combined footway / cycletrack on its eastern side. It would commence at the northern end via a new junction with the M55 in the Bartle area approximately 4 km west of the existing M55 junction 1 (Broughton interchange). The road would then run generally southwards to the east of Bartle Hall to a new roundabout junction close to the junction of Lea Lane and Sidgreaves Lane close to the Saddle Inn public house. The PWD would then continue southwards via a roundabout junction with the Cottam Lane link road and crossing the Lancaster Canal and the Preston to Blackpool railway line before crossing the Savick Brook valley on a viaduct to a new roundabout junction with the A583 close to the existing junction of the A583 Riversway and A5085 Blackpool Road.

The East West link road would be approximately 3.4 km long and would be a single carriageway road approximately 15 metres in width. It would start at its eastern end at a new roundabout junction with Lightfoot Lane close to Preston Grasshoppers Rugby Club and would then run first northwards and then westwards crossing Sandyforth Lane, Tabley Lane and Sandy Lane before meeting the PWD at the new roundabout proposed close to the Saddle Inn.

The Cottam Lane Link Road – This would be a single carriageway road approximately 0.8 long and 15 metres in width. It would commence at its western end at an intermediate roundabout on the PWD and then run eastwards to a further roundabout located on land to the west of Darkinson Lane. One arm would then provide a link through to a new roundabout on Cottam Way with the other arm running northwards into the existing alignment of Sidgreaves Lane close to Lea Primary School.

The application area also includes land required for temporary soil storage, landscaping, water attenuation and construction compounds.

Most of the route of all three highways is currently agricultural fields divided by hedgerows. Much of the route of the East West link road already has planning permission for residential development and a number of priority junctions would be created off this road to serve development to the north and south of the road alignment.

The application is accompanied by an Environmental Statement and Non Technical Summary. The ES includes chapters on Landscape / Visual Impact, Ecology, Cultural Heritage, Air Quality, Noise and Vibration, Soils and Hydrogeology, drainage, effects on road users, agricultural impacts and cumulative impacts.

A full description of the proposal, the route and matters addressed by the ES will be set out in the report when the application is presented for determination.

Advice

The proposed highways are required in order to support the significant levels of growth that are proposed for the north west Preston area. Policy 1 of the Central Lancashire Core Strategy outlines the primary areas where housing and other

development will be located within the Central Lancashire area. The policy establishes the North West Preston Strategic Location and Cottam Strategic site as key areas for growth. The North West Preston strategic site will accommodate over 5000 new houses and the new highways that are proposed are an integral part of the proposals for the development of this area as the existing highway infrastructure does not have sufficient capacity to accommodate this level of growth.

As well as supporting the levels of development proposed for north west Preston, the new roads would also provide options for east – west traffic to avoid congestion in Preston city centre, provide access to the M55 without using junction 1 at Broughton and allow public transport improvements including a new park and ride railway station in the Cottam area and bus priority measures and walking / cycling improvements on other roads in the existing urban area of Preston.

The new highways would be a major piece of strategic transport infrastructure which would inevitably have some impacts on the local environment. In order to appreciate the location and design of the proposed routes as well as the local environmental impact, it is considered that Members should visit the route of the proposed highways before considering the planning application.

Recommendation

That the Development Control Committee visits the route of the proposed highways before determining the applications.

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

Paper	Date	Contact/Ext
LCC/2016/0046		Jonathan Haine/34130

Reason for Inclusion in Part II, if appropriate

N/A