

**Redmayne, Elizabeth**

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**From:** Wild, David [david.wild@highways.gsi.gov.uk]  
**Sent:** 02 December 2013 14:26  
**To:** Planning EMail (External Only)  
**Cc:** Dean, Cathy; 'Gavin.Nicholson@ch2m.com'  
**Subject:** Planning Application 13/0655 - Football Stadium and Associated Development, Fleetwood Road, Medlar with Wesham

**Attachments:** Wesham Letter.pdf; Wesham Appendix.pdf; Wesham TR110.pdf

**FAO: Michael Atherton, Senior Planning Officer**

Dear Michael,

I refer to your consultation on the above planning application and to our subsequent telephone conversation of 27th November 2013.

As promised, please find attached the Highways Agency's formal response, including a TR110 Direction to not grant approval in favour of the application until a 10-year assessment of the transport implications of the development on the Strategic Road Network has been undertaken and agreed.

Please do not hesitate to contact me if you wish to discuss further.

Regards,  
Dave

**David Wild, Asset Manager (Lancashire)**

Highways Agency | Piccadilly Gate | Store Street | Manchester | M1 2WD

Tel: +44 (0) 161 9305768 | Mobile: + 44 (0) 7753 651455

Web: <http://www.highways.gov.uk>

GTN: 4315 5768

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Wesham letter 1310655

Our ref:  
Your ref: 13/0655

David Wild  
Asset Manager (Lancashire)  
8th Floor  
Piccadilly Gate  
Store Street  
Manchester M1, 2WD

Fylde Borough Council  
Town Hall,  
Lytham St. Annes,  
Lancashire,  
FY8 1LW

Direct Line: 0161 930 5768  
Fax: 0161 930 5670

2 December 2013

For the attention of Mr. M Atherton - Senior  
Planning Officer:

Dear Sir,

**MILL FARM, FLEETWOOD ROAD, MEDLAR WITH WESHAM, PRESTON PR4 3HD  
APPLICATION NUMBER 13/0655**

**FULL PLANNING APPLICATION FOR:**

**6000 CAPACITY FOOTBALL STADIUM, 11341m<sup>2</sup> WAREHOUSE AND DISTRIBUTION (CLASS B8), 1518 m<sup>2</sup> NEIGHBOURHOOD RETAIL STORE (CLASS A1), INTERNAL SPINE ROAD WITH ACCESS FROM A585 ROUNDABOUT, ASSOCIATED PARKING, LANDSCAPING, DRAINAGE AND INFRASTRUCTURE**

**OUTLINE PLANNING APPLICATION FOR:**

**(ACCESS, LAYOUT AND SCALE SOUGHT WITH OTHER MATTERS RESERVED)**

**6015 m<sup>2</sup> SPORTS SCIENCE BUILDING WITH MULTI- USE INDOOR SPORTS, 5x OUTDOOR FLOODLIT PITCHES, PETROL FILLING STATION, 785 m<sup>2</sup> NON-FOOD BULKY GOODS RETAIL UNIT (CLASS A1), HOTEL (CLASS C1), PUB / RESTAURANT (CLASS A4), DRIVE THRU RESTAURANT (CLASS A3/A5)**

Thank you for your recent consultation on the above planning application.

I can confirm that the Highways Agency's transport consultant, Halcrow, has reviewed the supporting information submitted by the applicants' transport consultant, Cameron Rose Associates (CRA). I have attached, as an appendix to this letter, the salient points from the Halcrow review.

You will note from the review that a small number of issues within the analysis have been identified (specifically traffic growth and certain elements of trip generation) but, even when these have been taken into account, the impact at M55 junction 3 is likely to be only marginally material up to the 5-year assessment period (2018). Further, the part-time signals at the junction have not been specifically considered within CRA's assessment and these would offer further operational safeguards in the event of significant levels of queuing on the slips.

Based on the above, the Highways Agency will not be seeking any physical infrastructure measures at the Strategic Road Network (SRN) as a result of this development. However, the applicant should ensure that all potential sustainable transport measures are explored and implemented as necessary, in order to reduce the level of traffic generation from the development.

Notwithstanding the above, the Department for Transport [DfT] Circular 02/2013, "The Strategic Road Network and the Delivery of Sustainable Development", requires the applicant to provide a 10-year assessment of the transport implications of the development. This will inform the Highways Agency of the impacts that are likely to be evident, at that stage, which will, in turn, allow scope within our forward programme to ensure that operational efficiency and safety of the SRN is maintained. The 10-year assessment will obviously need to be undertaken with due regard to the comments / requirements of the attached review.

Taking the above into account, please now find attached an Article 25 direction under the Town and Country Planning (Development Management Procedure) Order 2010 requiring that this application shall not be determined in favour of the applicant until such time as the Secretary of State for Transport is satisfied that the impact of this development on the SRN at the 10-year horizon has been adequately assessed and agreed. Due to the imminent Christmas holiday period and to allow a reasonable time period for the 10-year assessment to be undertaken, the direction of non-approval is for a period of six weeks, until 10<sup>th</sup> January 2014. However, please note that it can be lifted at any time beforehand subject to agreement being reached.

In the interim, should you or the applicant have any queries relating to this review then please do not hesitate to contact me.

Yours sincerely,



David Wild  
Network Delivery & Development - Asset Development Team  
Email: david.wild@highways.gsi.gov.uk