

Jane Tucker

From: Graeme Thorpe
Sent: 16 October 2013 16:09
To: Jane Tucker
Subject: FW: Hanson Garden Centre
[Dated 14th October](#)

From: Lewis, Trevor [<mailto:Trevor.Lewis@lancashire.gov.uk>]
Sent: 14 October 2013 15:25
To: Graeme Thorpe
Cc: Daniela Ripa
Subject: RE: Hanson Garden Centre

Dear Graeme,

This is related to the consideration of the Barrow Lands development (504 dwellings and 190 dwellings). The detailed consideration of the impact of the 190 dwelling development on the highway was required for the preparation of the SoCG at the appeal hearing. It was agreed that the queuing of vehicles during the am peak was already severe and any additional traffic routed through A59 / A671 junction should be mitigated.

The principle established for the Barrow Lands development is being applied here. Although in practice only one development will pay for these improvements, there is no guarantee that the Barrow Lands development will occur first. Consequently I have asked the Hansons development to be liable for the improvements at this junction in the event that the Hansons development comes first.

The same logic is used concerning the toucan crossing of A671.

These two items represent the significant costs in the improvements requested. The improvements to Whalley Road to provide a cycle way within a widened footway are related to the Hansons development only.

Please let me know should you require additional explanation on this.

Regards,

Trevor Lewis.

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