

Consultation Response from KC, Highways Development Management		
2021/90357 East Bierley Playing Fields, Hunsworth Lane, East Bierley, BD4 6PU		
Works to existing sports facilities including erection of a clubhouse, additional changing facilities building, boundary treatments, storage facilities and floodlighting, works to existing pitches, and creation of new hybrid and five-a-side pitches and car park		
Date Responded:09-06-2021	Responding Officer: Mark Berry	Responding Ref: 8-7-11

The proposals are to redevelop the site to include a new club house, changing block and improved playing fields, including renovation of the existing football pitch, renovation of the existing rugby pitch to provide a synthetic football pitch, an additional small grass pitch and a 5 a side pitch.

The application site currently consists of playing fields including a grass football pitch and grass rugby pitch which are operated by the East Bierley Community Sports Association together with changing rooms, car parking and overspill car parking. The access for all traffic is located to the north west of the site.

The application is supported by a Transport Statement (TS) prepared by Paragon Highways.

This TS considers such matters as access, car parking, servicing and traffic impacts:

Parking

There are two areas of existing car parking. The first to the north of the football field which can accommodate around 60 to 70 vehicles and contains a compacted stone surface and a second area of overspill parking located on the northwest corner of the site that can accommodate a further 40 to 50 spaces.

Access

The site is accessed from an unmade track from Hunsworth Lane which is single width for most of its length at around 3.8m wide. The track is approximately 120m in length and widens out as it meets Hunsworth Lane.

To the east of the existing access track there is an area of land which is subject to a planning application for 46 new dwellings on the field between the track and Soureby Cross Way (planning application number 2019/93616) by Rouse Homes. As part of this application, it is proposed to provide a vehicular access off the track and to upgrade the access track between Hunsworth Lane and the southernmost boundary of the residential application site (totalling around 90m). As part of this planning application the improvements proposed include widening the track to provide a 5.5m carriageway with 2m wide footways on both sides.

From the proposed improved section of the track leading to the playing fields access, there will be a section of approximately 30m that is not proposed to be upgraded either in width or construction.

The Proposals

The proposals include the formalisation of the existing parking provision and overspill areas to provide a total of 150 car parking spaces including space for minibuses if required and cycle parking. No improvement works are proposed to the access track as part of this application.

Traffic Generation

The TS assesses the anticipated additional traffic generation of the two additional pitches and the proposed club house and function room.

The two proposed pitches (including a 28m x 19m 5-a-side football pitch and a 64m x 36m football pitch) are assessed by interrogating the national TRICS database. The TS concludes that the proposed pitches would generate between 4 and 14 two-way vehicle movements during the network peak hours and during the overall peak (between 6pm and 7pm) generate up to 18 trips.

Regarding to the club house and function room, this would have a total floor area of around 590 sqm accommodating a maximum of 70 people. The TS assesses the anticipated traffic generation for the club house at 46 two-way movements. The TS considers that the times the function room and club house are envisaged to be in use is evenings or at weekends, and subsequently out of the network peak hours.

The TS concludes that given the proposed improvement works to the access from Hunsworth Lane, the likely traffic demands can be accommodated.

Parking Demand

The TS assesses the anticipated maximum additional parking demand over and above the existing at 67 in total for the clubhouse and 2 additional pitches. The TS states that the existing use at the site does not exceed to existing 70 spaces and that there should therefore be sufficient capacity in the proposed 150 space car park to accommodate the additional demand.

Highways Development Management (HDM) would agree with the finding of the Paragon Highways Transport statement that with the improvements to the access from Hunsworth Lane, the likely traffic demands can be accommodated. These improvement works are however outside the control of the applicants and are to be undertaken by the developers of the adjacent site.

HDM would have no objection to these proposals subject to a Grampian condition that requires the Rouse Homes works to be implemented prior to the playing fields development being implemented or brought into use.

The proposals do not include any works to the 30-metre section of the existing track between the end of the Rouse improvement works and the proposed re-development which is not considered acceptable to HDM. This area is within the red line boundary and improvements works should be shown to be undertaken.