

<b>Consultation Response from KC, Highways Development Management</b>		
<b>2021/92528 Land off, Bankwood Way, Birstall Retail Park, Birstall, Batley, WF17 9DT</b>		
<b>Erection of retail development, associated parking, servicing areas and landscaping.</b>		
<b>Date Responded: 04-10-2021</b>	<b>Responding Officer: Mark Berry</b>	<b>Responding Ref: 13-9-1</b>

This application seeks approval to the erection of retail development, associated parking, servicing areas and landscaping at land off, Bankwood Way, Birstall Retail Park, Birstall, Batley.

This application is supported by a Transport Assessment prepared by Brian G Hall Consulting Engineers. This is summarised as follows:

#### The site

The site is located on a vacant development plot within the Birstall Shopping Park.

The site is bound to the north by Bankwood Way and an existing office building, to the south-east by the continuation of Bankwood Way, to the south-west by existing office buildings known as Woodhead House and to the north-west by Woodhead Road.

#### Access

Vehicular access to the site will be provided from two separate points, firstly Woodhead Road to the north-west via a new priority-controlled T-junction and secondly, through the existing site access junction off Bankwood Way to the northeast.

In addition, given the level difference between Woodhead Road to the north-west and the site, pedestrian access to Woodhead Road from the site will be provided via steps as well as a 1:21 gradient ramped footway.

#### The proposal

The new Lidl foodstore will have a gross floor area (gfa) of 2,231m<sup>2</sup> and the retail unit with garden centre will have a combined gfa of 2,792m<sup>2</sup>. The combined gfa for which permission is sought is therefore some 5,023m<sup>2</sup>.

#### Previous Planning permission

The site on which the food-store and garden centre are proposed benefits from an extant outline planning permission (application reference 2018/92563) for, four A1 non-food retail units with a combined gfa of 7,896m<sup>2</sup> and a 305-space shared car park, with access to be taken from Bankwood Way at two separate points.

As part of the extant planning permission, condition 9 requires details to be submitted and agreed for proposed changes to the priorities at the Woodhead Road / Bankwood Way junction. It is confirmed that the changes in priority will also be made as part of the current proposals.

## Travel Plan

This TA is accompanied by Travel Plans which have been prepared to support the proposals.

## Parking

The car park will be provided with a total capacity for 175 spaces, including 10 accessible spaces, 2 electric vehicle (EV) charging spaces and 9 parent & toddler spaces.

As evidence of the provision of car parking for the Lidl store, reference is made to car parking accumulation surveys which have been undertaken at two existing Lidl stores in Sunningdale Road, Balby, Doncaster and Cottingham Road, Hull.

A car parking accumulation for Home Bargains unit has been undertaken using trip rates from the TRICS database.

## Servicing

The largest type of vehicle expected to access the site will be for delivery and servicing movements, which will be a 16.5-metre-long maximum legal length articulated HGV. All delivery and servicing movements will be required to be taken from the Bankwood Way access to the north-east. Vehicle swept path analysis has been undertaken to demonstrate that this existing site access arrangement can safely accommodate turning movements associated with this vehicle, and that the internal site layout is also suitably designed to accommodate the design vehicle.

## Junction assessment

Six junctions listed below, as well as the proposed site access junction with Woodhead Road, are assessed within this TA

1. A62 Gelderd Road / Woodhead Road / Holden Ing Way roundabout;
2. A62 Gelderd Road / Bankwood Way T-junction;
3. A62 Gelderd Road / Oakwell Way traffic signal junction;
4. A62 Gelderd Road / High Wood Road traffic signal junction;
5. Bankwood Way / Woodhead Road T-junction;
6. Bankwood Way / Existing Site access T-junction

Traffic survey information for these 6 junctions has been extracted from the BWB TA and TAA as submitted in support of the extant permission on the site.

Peak hour traffic flows for each of the above junctions have been extracted from these documents, with the surveys having taken place at varying times in March, October and December 2017.

Due to the nature of the extant permission, all junctions were surveyed and modelled during the weekday (Friday) evening peak period and during the Saturday midday peak period. The identified peak hours of the highway network were 4:00pm – 5:00pm on the Friday evening and 1:00pm – 2:00pm for the Saturday afternoon period

As far as this assessment is concerned morning and evening peak traffic flows at a future year 2026 have been determined using Temprow to provide the peak hour growthed traffic flows to the future year 2026.

The extant permission on the site associated with the 4 proposed retail units have been added to form part of the base line assessment. The committed development flows have been added to the 2026 growthed flows to represent traffic flows on the network in the 2026 base scenario.

The 2026 base peak hour operational characteristics of the 6 junction have then been assessed.

Brain G Hall conclude that all the junction within the study area are expected to continue operating within capacity during the 2026 base scenario except the A62 Geldard Road/Bankwood Way roundabout junction and the junction of Woodhead Road and Bankwood Way where the changed priorities are proposed.

Remedial measure were agreed as part of the extant planning permission to offset the impact of the development. These measures are as follows:

1, Change Priority of the Woodhead Road/Bankwood Road junction to prevent queuing back, and subsequently blocking the A62 Gelderd Road roundabout.

2, Provide directional signage within the site and upon egressing to direct drivers travelling towards Birsatll/Batley to turn right out of the Bankwood Road access junction and to join the A62 Geldard Road at its priority controlled junction with Bankwood way to the southwest of the site. This would improve development impact at the A62 Gelderd Road roundabout and improve its operation.

Highways Development Mangement's comments on the Transport Assessment and Proposals are as follows:

1, The tracking drawing is unclear with HGV turning movements tight and or over-running kerb kerblines on Bankwood Way.

2, The north eastern access from Woodhead Road is too close to the Woodhead Road/A62 roundabout junction and with tight radii leading into the site is likely to result in vehicles turning slowly into the site and potentially vehicles queuing onto Geldard Road. HDM would recommend that this access not be provided.

3, The previous application number 2018/92563 included a £97,000 contribution for a pedestrian improvement scheme on the neighbouring retail park and a Travel Plan Monitoring fee of £10,000. These contributions should also be required for this application.

The pedestrian improvement scheme included:

- i. New pedestrian crossing points
- ii. Upgrading of existing crossing points
- iii. New and upgraded pedestrian traffic islands

4, A new pedestrian light controlled crossing should be considered along Geldard Road between Woodhead Road/A62 roundabout junction and the High Wood Road junction to further improve pedestrian connectivity between the two neighbouring retail parks and public transport links.