

Consultation Response from Mark Berry KC, Highways Development Management
2022/92081 Land at, Huddersfield Road/Leeds Road, Birstall, Batley, WF17 9AA
Demolition of existing buildings and erection of retail food store with associated parking and landscaping
Date Responded: 4-10-2023. Responding Officer: Mark Berry Responding Ref: 13-3SE-33.

The applicants have provided further information as follows:

Paragon Highways Bus Stop Relocation Plan number 1620 301.

This shows the bus stop to be up graded and re-sited to the east of Upper Batley Lane. No detail of the proposal to up-grade the bus stop is provided.

West Yorkshire Combined Authority (WYCA) have been consulted regarding the proposed bus -stop re-site location and they have confirmed that the distance would be outside the government accessibility guidelines regarding the spacing between bus stops of approximately 200m.

The distance between the proposed location and the two most used bus stops are Birstall Market Place at 400m and Geldard Road/Nelson Street bus stop at 350m.

The current distances are Birstall Market Place 240m. Geldard Road/Nelson Street 170m.

Taking this into account WYCA must therefore advise that they do not support the relocation of the bus stop from its current location.

Traffic impact

A revision to the Traffic impact section of the Transport Statement is also provided.

This is like the previous assessment other than the area of car sales is reduced from 1910sqm to 1492 sqm.

The assessment is summarised as follows:

Existing traffic generation

Houses - 3 two -way movements in the am and pm peaks.

Car Sales - 7 two -way movements in the am peak and 5 two -way movements in the pm peak.

Vehicle Repair Garage - 10 two -way movements in the am peak and 2 two -way movements in the pm peak.

Total 20 two -way movements in the am peak and 10 two -way movements in the pm peak.

Proposed Traffic Generation

Convenience Store

70 two -way movements in the am peak and 85 two -way movements in the pm peak.

Net Generation increase

Total 50 two -way movements in the am peak and 75 two -way movements in the pm peak.

Net Generation increase (Adjusted for 20 percent pass by traffic)

36 two -way movements in the am peak and 58 two -way movements in the pm peak.

Highways Development Management (HDM) Comments.

Car Show Room rates - Where possible HDM have assessed all the garages within the TRICs assessment including visiting their websites and can confirm that the majority and probable all these garages offer after sales services including MOTs, Servicing, Tyres, Accident repairs and parts (i.e., slow fit garage services).

The Car Show Room TRICs rates therefore include car sales and slow fit garage traffic generation figures.

Four Terrace Houses - The existing housing is derelict with no driveways, and it is unlikely that they generated any traffic.

Whilst HDM still do not consider that the TRICs traffic generation figures are truly representative of this site given that most of the TRICs assessment garages have better accesses, more prominent locations and offer other services such as mobility HDM would be willing to accept the Paragon Highway figures if the houses and Slow fit garage figures are removed from the assessment.

This would give a net traffic generation increase of 61 two -way movements in the am peak and 79 two -way movements in the pm peak.

HDM do not accept that these figures should be reduced by 20 percent pass-by traffic. All the additional traffic using the access into the proposed store would be new traffic as far as the junction is concerned.

Given that the HDM assessment of the net increase in traffic generation is significantly higher than within the original Transport Statement HDM must now ask for a PICADY assessment of the junction with Leeds Road. (The impact of the right turn in movement is a particular concern).

Dependant on the results of this junction assessment further assessment of the impact of the increased traffic on the Leeds Road/ Geldard Road signalised junction may also need to be undertaken.