

ALDI STORES LIMITED

PROPOSED REGIONAL DISTRIBUTION CENTRE CAR PARK EXTENSION

GOLDTHORPE INDUSTRIAL ESTATE, COMMERCIAL ROAD, GOLDTHORPE

17 DECEMBER 2015

Introduction

Connect Consultants Limited has been commissioned by Aldi Stores Limited in relation to their proposals to extend the car parking provision at their regional distribution centre at Commercial Road, Goldthorpe.

Background

The site is located at Goldthorpe Industrial Estate, Commercial Road, Goldthorpe. The location of the site and its local context is identified at **Inset 1** below.

Inset 1 – Site Context



The site currently employs 600 members of staff associated with the distribution and storage centre (B8 use) and 49 members of staff associated with the office (B1 use).

Staff work a variety of shift patterns (the regional distribution centre is almost always occupied) with a significant number of staff working night shifts. There can be as many as 140 staff on-site at midnight.

Aldi occasionally hold conferences, seminars and training on-site, which results in an increase in the parking demand on these days.

Existing Site Layout

The site contains a regional distribution centre comprising the following:

- 46,506m² of B8 use class.
- 3,330m² of B1 offices ancillary to the distribution centre.
- 46 HGV loading bays.
- 32 HGV unloading bays.
- 253 car parking spaces.

Proposed Site Layout

The proposals are for a new on-site 158 space car park accessed from a priority junction with the internal spur road at the site's northeast corner.

The proposed site will therefore contain a regional distribution centre comprising the following:

- 46,506m² of B8 use class.
- 3,330m² of B1 offices ancillary to the distribution centre.
- 46 HGV loading bays.
- 32 HGV unloading bays.
- 411 car parking spaces (a 62% increase in the on-site provision from existing).

A drawing showing the proposed site layout is provided at **Appendix A**.

It is worth bearing in mind that the regional distribution centre currently serves c80 Aldi stores, but with the capacity to serve as many as c120 stores in the future.

Car Parking Policy

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) published on the 27th March 2012, sets out the Government's planning policies for England and sets out a framework for local authorities to produce their own local plans.

These objectives are reiterated in paragraph 32 which is provided below:-

"All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- *The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- *Safe and suitable access to the site can be achieved for all people; and*
- *Improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."*

A ministerial statement delivered on 25th March 2015 has amended national planning policy and states that the following needs to be read in conjunction with paragraph 39 of the National Planning Policy Framework. *"Local planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network."*

Paragraph 39 of the National Planning Policy Framework NPPF states:-

"If setting local parking standards for residential and non-residential development, local planning authorities should take into account:

- *The accessibility of the development;*
- *The type, mix and use of the development;*
- *The availability of and opportunities for public transport;*
- *Local car ownership levels; and*
- *An overall need to reduce the use of high-emission vehicles."*

Barnsley Local Development Framework, Supplementary Planning Document (SPD), Parking (Adopted March 2012)

Barnsley Metropolitan Borough Council's Parking SPD sets out the car parking standards within the local authority, which are based on use class and location. The standards are maximum.

For B8 Storage and Distribution, the standards indicate one space per three staff or one space per 60m² gross floor area up to 300m², then 1 space per 100m² gross floor area up to 1,000m², and one space per 150m² gross floor area thereafter.

For B1 over 2,500m² the standards indicate one space per 30m² gross floor area.

By applying the standards above to the regional distribution centre, it equates to a maximum on-site car parking provision as follows:

B8 Use: Based on staff = 200 spaces (600 / 3 = 200 spaces).

B8 Use: Based on floor area = 316 spaces (300 / 60) + (1,000 / 100) + (45,206 / 150) = 5 + 10 + 301 = 316 spaces).

B1 Use: 3,330 / 30 = 111.

Greater calculated B8 use + B1 use = 316 + 111 = 427 spaces.

The proposed total on-site car parking provision of 411 spaces therefore brings the site broadly into accordance with the maximum standard without exceeding it.

Car Park Survey Data

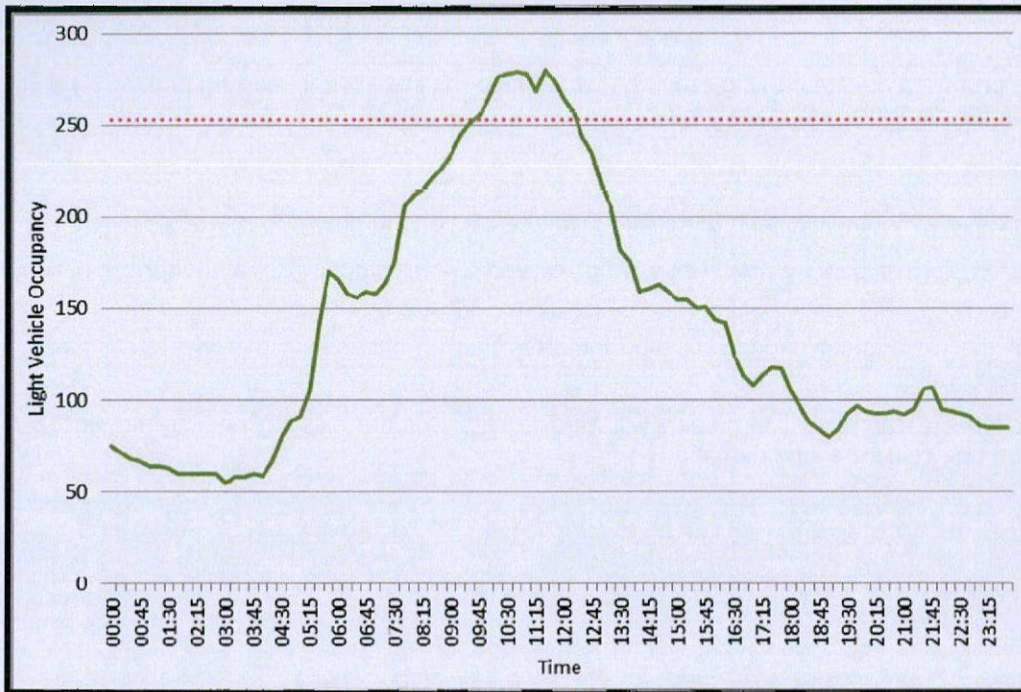
In order to review the existing use of the regional distribution centre car park, a car park and traffic survey has been undertaken. The survey was undertaken for the full 24 hours of Tuesday 13th October 2015 and included the following:

- A 24 hour count of the site access (light and heavy vehicles).
- The duration of stay of the site vehicles.

The initial occupancy of the site has been provided by the regional distribution centre manager.

Graph 1 below sets out the peak occupancy for light vehicles and **Graph 2** below the peak site occupancy for heavy vehicles. Survey data has been provided at **Appendix B**.

Graph 1 – Surveyed Light Vehicle Site Occupancy



Graph 2 – Surveyed Heavy Vehicle Site Occupancy



The results above show a peak on-site car parking provision of 280 light vehicles, which exceeds the existing on-site car parking provision, and 87 heavy vehicles.

Given the regional distribution centre has been designed to serve 120 stores and currently serves 80, it is reasonable to assume that as a result the number of staff employed on-site would increase in the future.

Therefore the proposed on-site parking provision would help to cater for the existing parking demand and potential future on-site parking demand.

Summary

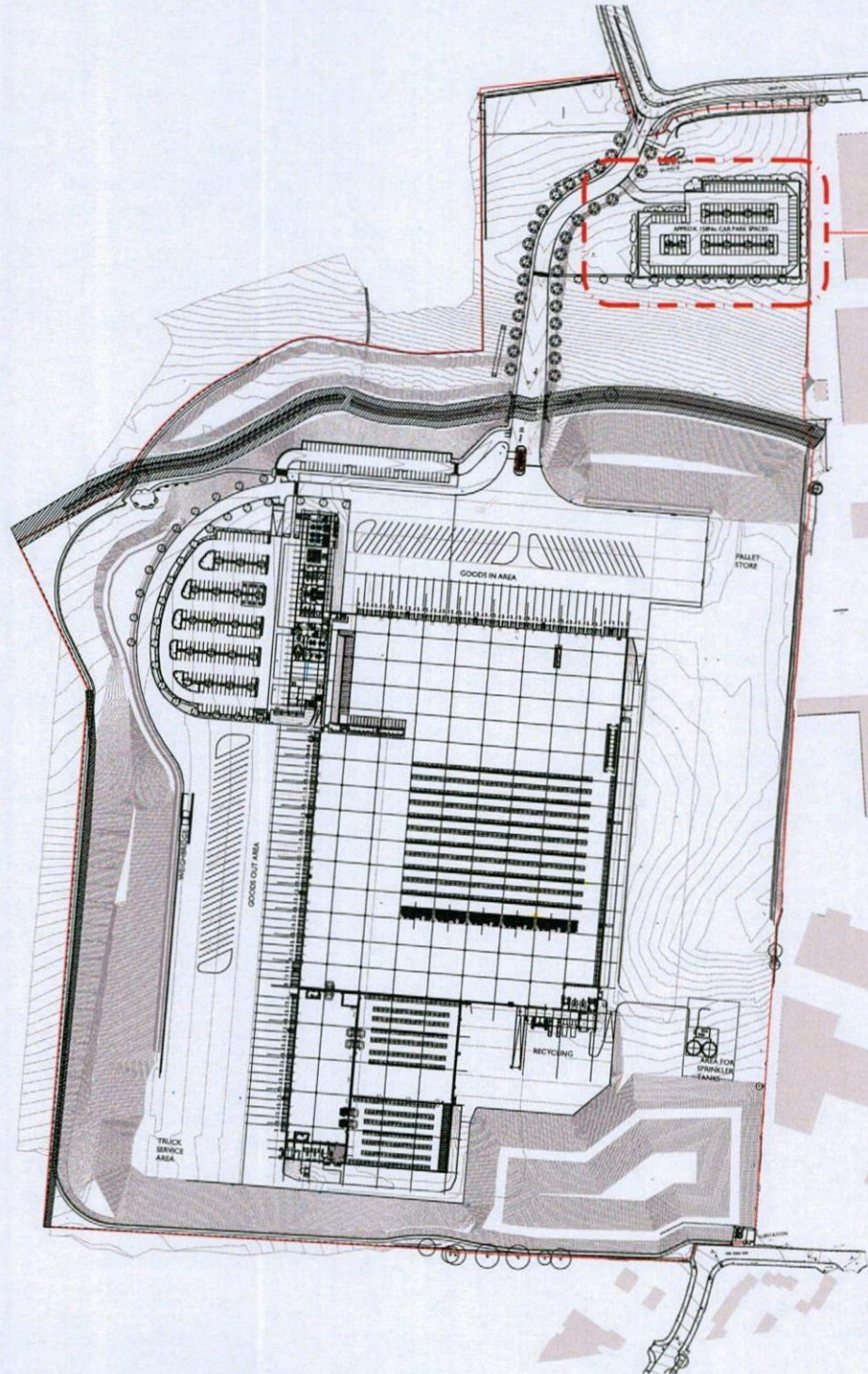
The proposed development will extend the existing on-site car parking provision by 158 spaces.

The proposed on-site car parking provision will not exceed the maximum local authority car parking standard.

The survey of the existing car parking demand indicates that an increase in the on-site car parking provision is appropriate.

The proposed on-site car parking provision will help to cater for the existing parking demand and potential future on-site car parking demand.

Appendix A
Proposed Site Layout



FOR ENLARGED SITE PLAN
REFER TO DRAWING C15A45-01-P003

STOAS Architects Limited

PLANNING ISSUE



ALDI STORES LTD

GOLDTHORPE INDUSTRIAL ESTATE
COMMERCIAL RD, GOLDTHORPE

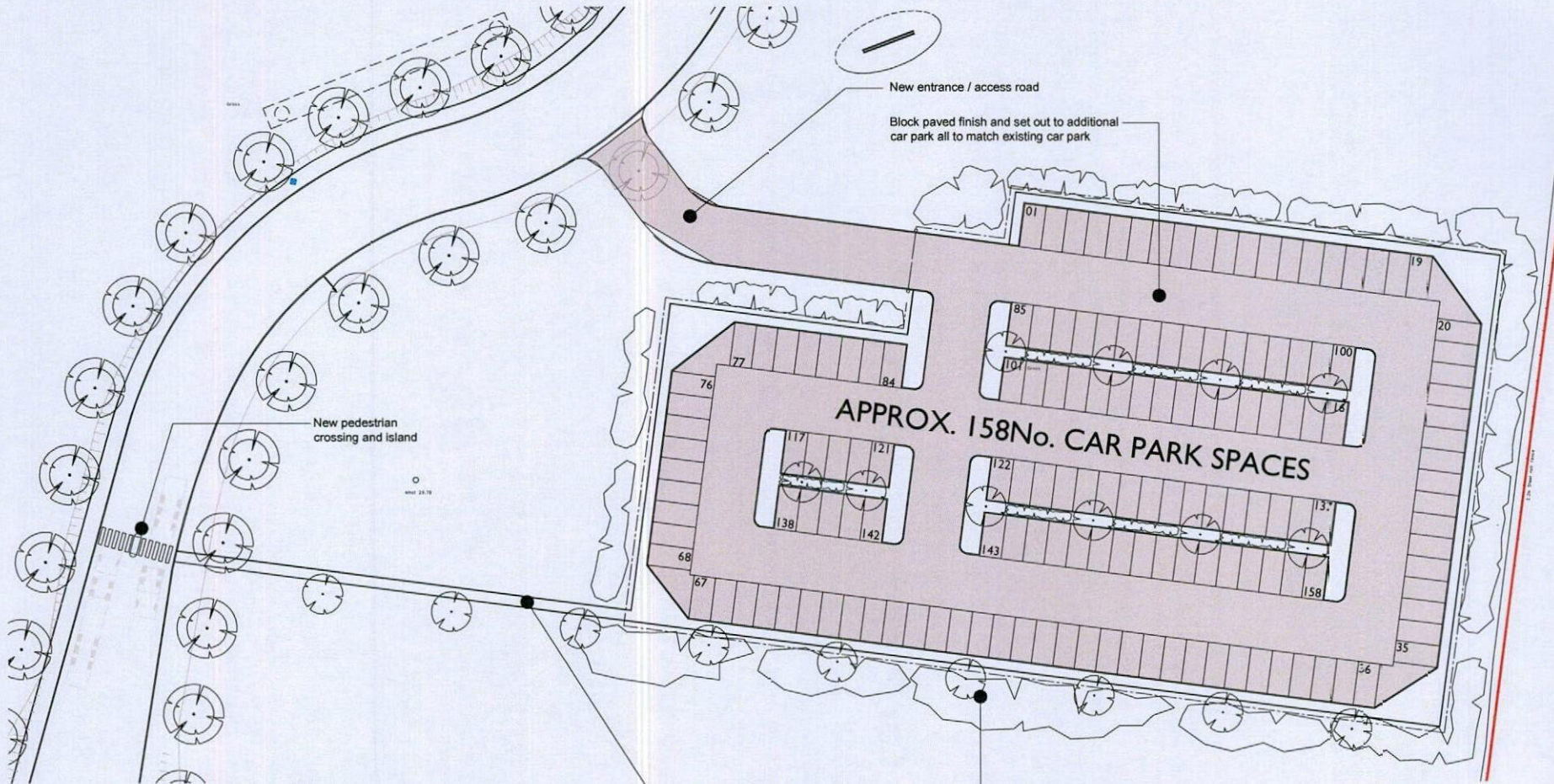
PROPOSED SITE PLAN

DATE 24.11.15 SCALE 1:1000 @ A0

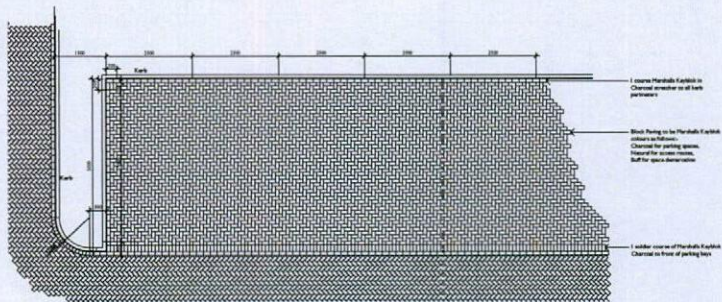
DESIGNER JM CHECKER DJN

PROJECT C15A45-01-P002

FOR SITE PLAN LOCATION REFER TO DRAWING C15A45-01-P002



PROPOSED ADDITIONAL CAR PARK - ENLARGED PLAN SCALE 1:200



CAR PARK - TYPICAL BLOCK PAVING LAYOUT / SPECIFICATION SCALE 1:75

STOAS Architects
PLANNING ISSUE

Revision	Description	Date	Drawn	Checked

STOAS
ARCHITECTS



216 FORT DUNLOP - FORT PARKWAY - BIRMINGHAM - B24 8DQ - TEL: 0121 747 1842

CLIENT ALDI STORES LTD.

PROJECT GOLDTHORPE INDUSTRIAL ESTATE
COMMERCIAL RD, GOLDTHORPE

TITLE ENLARGED PLAN
ADDITIONAL PROPOSED PARKING

DATE 25.11.15 SCALE 1:75/200 @ A1

DRAWN JM CHECKED DJN

NORTH

DWG No: C15A45-01-P003 REVISION -

Appendix B
Car Park Survey Data



SITE: 1
DIRECTION: IN
LOCATION: Commercial Road - Barnsley

DAY: Tuesday
DATE: 13/10/2015

TIME	LV			HV			TOT		
	MCC	PLATES	%	MCC	PLATES	%	MCC	PLATES	%
00:00	3	3	100%	0	0	#DIV/OI	3	3	100%
00:15	1	2	200%	2	1	50%	3	3	100%
00:30	0	0	#DIV/OI	2	2	100%	2	2	100%
00:45	0	0	#DIV/OI	0	0	#DIV/OI	0	0	#DIV/OI
01:00	0	1	#DIV/OI	1	0	0%	1	1	100%
01:15	0	0	#DIV/OI	1	1	100%	1	1	100%
01:30	0	0	#DIV/OI	0	0	#DIV/OI	0	0	#DIV/OI
01:45	0	0	#DIV/OI	1	1	100%	1	1	100%
02:00	0	0	#DIV/OI	2	2	100%	2	2	100%
02:15	0	0	#DIV/OI	0	0	#DIV/OI	0	0	#DIV/OI
02:30	0	1	#DIV/OI	2	1	50%	2	2	100%
02:45	0	1	#DIV/OI	1	0	0%	1	1	100%
03:00	1	1	100%	2	2	100%	3	3	100%
03:15	4	4	100%	1	0	0%	5	4	80%
03:30	5	5	100%	2	2	100%	7	7	100%
03:45	3	3	100%	4	4	100%	7	7	100%
04:00	3	3	100%	8	8	100%	11	11	100%
04:15	10	11	110%	9	8	89%	19	19	100%
04:30	24	23	96%	12	11	92%	36	34	94%
04:45	14	14	100%	9	9	100%	23	23	100%
05:00	5	5	100%	4	3	75%	9	8	89%
05:15	19	19	100%	13	13	100%	32	32	100%
05:30	44	44	100%	3	3	100%	47	47	100%
05:45	36	36	100%	12	12	100%	48	48	100%
06:00	1	1	100%	6	6	100%	7	7	100%
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06:45	3	3	100%	2	1	50%	5	4	80%
07:00	3	3	100%	4	4	100%	7	7	100%
07:15	6	6	100%	2	2	100%	8	8	100%
07:30	18	18	100%	1	1	100%	19	19	100%
07:45	33	33	100%	3	3	100%	36	36	100%
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09:30	9	8	89%	5	5	100%	14	13	93%
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11:15	1	1	100%	9	9	100%	10	10	100%
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16:45	7	7	100%	3	3	100%	10	10	100%
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SITE: 1
DIRECTION: OUT
LOCATION: Commercial Road - Barnsley

DAY: Tuesday
DATE: 13/10/2015

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21:00	2	2	100%	0	0	#DIV/0!	2	2	100%
21:15	3	3	100%	0	0	#DIV/0!	3	3	100%
21:30	3	2	67%	3	3	100%	6	5	83%
21:45	6	5	83%	0	0	#DIV/0!	6	5	83%
22:00	12	12	100%	2	2	100%	14	14	100%
22:15	1	1	100%	1	1	100%	2	2	100%
22:30	1	1	100%	0	0	#DIV/0!	1	1	100%
22:45	2	2	100%	0	0	#DIV/0!	2	2	100%
23:00	5	5	100%	1	1	100%	6	6	100%
23:15	2	2	100%	3	3	100%	5	5	100%
23:30	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
23:45	0	0	#DIV/0!	1	1	100%	1	1	100%

Light Vehicle Starting Accumulation is based on RDC Information.
 Heavy Vehicle Starting Accumulation is based on RDC Information.

TIME	Start ACC 101			253	TIME	Start ACC 60			253
	IN	Out	Acc			IN	Out	Acc	
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00:15	1	5	71	253	00:15	2	2	51	253
00:30	0	3	68	253	00:30	2	3	50	253
00:45	0	1	67	253	00:45	0	2	48	253
01:00	0	3	64	253	01:00	1	0	49	253
01:15	0	0	64	253	01:15	1	4	46	253
01:30	0	1	63	253	01:30	0	1	45	253
01:45	0	3	60	253	01:45	1	1	45	253
02:00	0	0	60	253	02:00	2	0	47	253
02:15	0	0	60	253	02:15	0	2	45	253
02:30	0	0	60	253	02:30	2	1	46	253
02:45	0	0	60	253	02:45	1	1	46	253
03:00	1	6	55	253	03:00	2	1	47	253
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04:00	3	4	89	253	04:00	8	1	58	253
04:15	10	2	67	253	04:15	9	0	67	253
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04:45	14	5	89	253	04:45	9	0	87	253
05:00	5	3	91	253	05:00	4	7	84	253
05:15	19	5	105	253	05:15	13	3	94	253
05:30	44	4	143	253	05:30	18	4	91	253
05:45	36	9	170	253	05:45	12	6	97	253
06:00	1	5	166	253	06:00	6	10	93	253
06:15	2	10	158	253	06:15	5	8	90	253
06:30	1	3	156	253	06:30	6	9	87	253
06:45	3	0	159	253	06:45	2	13	76	253
07:00	3	4	158	253	07:00	4	5	75	253
07:15	6	0	164	253	07:15	2	3	74	253
07:30	18	8	174	253	07:30	1	2	73	253
07:45	33	1	206	253	07:45	3	3	73	253
08:00	9	3	212	253	08:00	8	0	81	253
08:15	4	1	215	253	08:15	8	2	87	253
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08:45	10	4	227	253	08:45	7	1	91	253
09:00	12	6	234	253	09:00	4	5	90	253
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11:00	4	5	278	253	11:00	1	6	80	253
11:15	1	11	268	253	11:15	9	0	89	253
11:30	14	2	280	253	11:30	5	3	91	253
11:45	7	13	274	253	11:45	6	7	90	253
12:00	6	16	264	253	12:00	5	9	86	253
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12:30	1	15	243	253	12:30	2	6	79	253
12:45	6	15	234	253	12:45	2	7	74	253
13:00	4	21	217	253	13:00	3	10	67	253
13:15	10	22	205	253	13:15	2	3	66	253
13:30	11	24	182	253	13:30	4	4	66	253
13:45	8	14	176	253	13:45	2	6	62	253
14:00	3	20	159	253	14:00	4	1	65	253
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15:45	4	3	151	253	15:45	4	6	69	253
16:00	2	9	144	253	16:00	8	5	72	253
16:15	6	8	142	253	16:15	6	3	75	253
16:30	5	23	124	253	16:30	7	2	80	253
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17:45	4	5	117	253	17:45	3	2	85	253
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18:15	0	9	96	253	18:15	0	6	81	253
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19:00	1	5	80	253	19:00	1	2	74	253
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21:00	0	2	92	253	21:00	0	0	58	253
21:15	6	3	95	253	21:15	2	0	60	253
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22:45	0	2	91	253	22:45	2	0	70	253
23:00	0	5	86	253	23:00	3	1	72	253
23:15	1	3	86	253	23:15	3	3	71	253
23:30	0	0	85	253	23:30	3	0	74	253
23:45	0	0	85	253	23:45	1	1	74	253

