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Prepared on behalf of

HACE (UK) Limited

Proposed Extension to Retail Unit
Laithes Lane, New Lodge, Barnsley

Highway Statement

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Acknowledgements:

Disclaimer

The methodology adopted and the sources of information used by Sanderson Associates (Consulting Engineers) Ltd in providing its services are outlined within this Report.

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Site Layout – Prepared by White Agus Partnership

1 Introduction

1.1 Sanderson Associates (Consulting Engineers) Limited has been appointed by HACE UK Limited to prepare a report considering the implications of a small extension to an existing retail unit and a new retail unit at the Laithes Shopping Centre off Laithes Lane, Athersley, Barnsley as shown on the plan attached at **Appendix A (Figure 1)**.

1.2 The existing Shopping Centre comprises a number of retail units which are occupied by a variety of users including a small, locally operated, food retail outlet, bakery/sandwich shop, hot food takeaways and a betting shop.

1.3 This Highway Statement provides information on the traffic and transportation aspects of the development and forms supplementary information to support the planning application for the development.

2 Existing Situation

2.1 Site and Surrounding Area

2.1.1 The site is situated on Laithes Lane (B6132), Athersley some 3km north of Barnsley town centre. It is located in close proximity to the very busy, signal controlled, junction of Laithes Lane with the A61, Wakefield Road. There are extensive parking restrictions along the roads in close proximity to the site which, given the heavy volume of traffic on both Laithes Lane and Wakefield Road, are generally well observed.

2.1.2 Access to the site is from Laithes Lane with egress being via the adjacent car park which serves the Co-operative supermarket but again to Laithes Lane.

2.1.3 The buildings forming the Shopping Centre are ostensibly provided in three blocks which are supported by a total of 33 parking spaces.

2.1.4 Existing occupiers of the units are as follows:-

- Jack Fulton – Frozen food outlet
- Bet Fred – Betting office
- Home Farm Bakery – Bakery/hot and cold food
- Umars – Hot Food Takeaway
- Bargain Booze – Off licence
- The Codfather – Hot Food Takeaway
- Tan and Tone

2.1.5 Within close proximity to the site there is another busy local retail outlet, known as New Lodge Post Office. This outlet comprises several local businesses and is extremely busy at peak periods particularly as it has only very limited parking available.

2.2 Highway Network

2.2.1 Laithes Lane is classified as the B6132 which runs from the A61 at Athersley through the villages of Carlton and Royston to the A61 at Sandal in neighbouring Wakefield.

2.2.2 Wakefield Road is classified as the A61 which forms a principal route in Barnsley and surrounding area running between Barnsley and Wakefield and beyond.

2.2.3 The junction of the B6132 and the A61 is signal controlled with bus priority measures in place. Pedestrian crossing facilities are built into all arms of the junction with central refuge areas provided.

2.2.4 Bus stops are located on both Laithes Lane and Wakefield Road which are served by an extensive range of services primarily linking to Barnsley town centre but also to neighbouring settlements.

2.3 Parking Survey

2.3.1 A detailed parking survey was undertaken at the site on Wednesday 15 July 2015 during the period 08:00 to 18:00. The survey observed the number of vehicles within the car park in 15 minute segments and a summary of the results are provided in the table attached at **Appendix B**.

2.3.2 This survey recorded a maximum occupancy level of 28 spaces on two separate occasions, at 16:15 and 17:00.

3 Development Proposals

3.1 The development proposals consist of a side extension to the existing Jack Fulton frozen food outlet, providing some additional 39.5 m^2 of floorspace along with a standalone L-shaped unit to the southern boundary of the site providing a further 80 m^2 of floorspace. Both elements of the development are as indicated on the White Agus Partnership **Drawing 14-147-02A** which is attached at **Appendix C**. The proposed extension and standalone unit provide combined additional floorspace of 119.5 m^2 and also accommodated staff facilities.

3.2 The proposed extension represents a minimal increase in the gross floor area of the existing unit and forms part of a refurbishment programme which will provide the store with improved customer facilities such as wider aisles, customer reception and checkout areas.

3.3 The standalone L-shaped unit is, at 80 m^2, a modest addition to the Shopping Centre and will allow the introduction of an additional small local operator into the overall facility thereby increasing the opportunity for linked trips to take place between the various outlets on offer.

3.4 The development proposals would result in the loss of six parking spaces from the existing provision reducing from 33 to 27. However, having regard to the nature of the existing shopping facility and the wide variety of products and services on offer it is considered that the increase in available floor area does not necessarily represent a straightforward pro-rata increase in customer patronage and on this basis the car parking provision that will be retained is considered to be satisfactory.

3.5 However, for the sake of completeness an assessment has been undertaken to view the available car parking against local guidelines. Barnsley Council's car parking standards for new developments are contained within Supplementary Planning Document 32. Car parking guidelines are categorised into planning use classes and expressed in terms of the number of spaces required per m^2 of GFA.

3.6 In relation to Food and Non-Food Retail developments, which are considered most appropriate in relation to the site in question, the values are as follows:-

- Food Retail (above 1000m^2) 1 space per 14-20m^2
- Non-Food Retail (above 1000m^2) 1 space per 20-30m^2.

3.7 Using this guidance the level of parking for the existing retail park with a combined GFA of 1,113 m^2 would be between 79 and 37 spaces. The proposed extension and L-shaped standalone unit would require between 9 and 4 additional spaces.

3.8 The combined floorspace of the Shopping Centre, i.e. existing and proposed, would be some 1,232 m^2 and the proposed 27 parking spaces would equate to a ratio of 1 space per 46 m^2.

3.9 However, it is considered that taking into account the location of site, close to extensive, well-established, residential areas where there is a high volume of pedestrian activity and excellent availability of public transport provision, the level of parking proposed at the Shopping Centre is more than adequate.

3.10 It is not considered appropriate, in this particular situation, to provide a higher ratio of parking spaces to gross floor area as this could potentially increase vehicle activity as opposed to encouraging travel to the site by sustainable modes.

3.11 It is, therefore, concluded that the level of parking proposed at the site complies with the general principles of the Council's SPD in that it does not seek to provide more parking than is necessary.

4 Impact of Development on Parking

4.1 As previously described the proposed development would result in the loss of six parking spaces. The Table at Appendix B also indicates the demand for parking should the extension be in place and it can be seen that on only two occasions does the number of cars observed exceed the 27 spaces which would be available following implementation of the proposal.

4.2 However, as previously advised, it is not considered that the proposed development would in itself result in an increase in customer patronage at either the newly created floorspace or the wider shopping centre.

4.3 The wide range of users on the site complement each other well with peak activity periods not all occurring at the same time, thereby spreading the demand for car parking spaces.

4.4 The operator of the site has recently implemented private parking restrictions within the site in order to minimise inconsiderate parking on the access road into the site. It is considered that this has resulted in a reduction in the number of vehicles parking within the site which are not necessarily associated with any of the units in operation i.e. they are visiting neighbouring outlets and facilities. The introduction of these measures and future monitoring of compliance by the site operator will maximise parking opportunities for genuine customers.

5 Summary and Conclusions

5.1 Sanderson Associates (Consulting Engineers) Limited has been appointed by HACE UK Limited to prepare a report considering the implications of a small extension to an existing retail unit and a new retail unit at the Laithes Shopping Centre off Laithes Lane, Athersley, Barnsley.

5.2 The development proposals comprise a minimal extension to an existing locally operated food retailer and a small standalone unit with a combined floorspace of 119 m^2. The creation of the standalone unit would result in the loss of 6 parking spaces reducing the number available from 33 to 27.

5.3 The site is located close to extensive, well-established, residential areas where there is a high volume of pedestrian activity and excellent availability of public transport provision. Both of these sustainable travel modes are already extensively used by customers visiting the existing site.

5.4 There are extensive parking restrictions along the roads in close proximity to the site which, given the heavy volume of traffic on both Laithes Lane and Wakefield Road, are generally well observed. It is not, therefore, considered that the proposed development would give rise to an increased demand for on-street parking in the vicinity of the site.

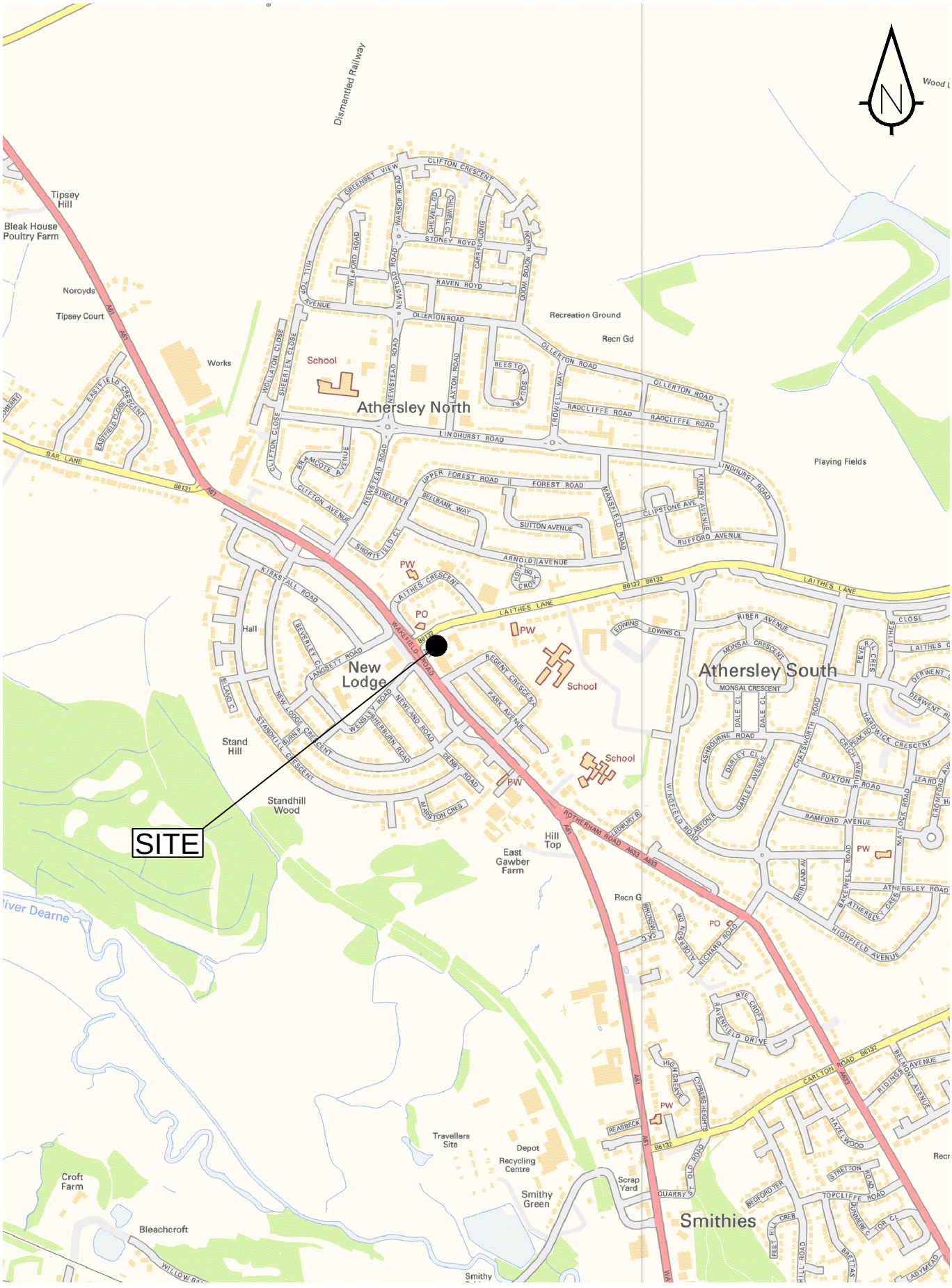
5.5 A higher ratio of parking spaces to gross floor area is not considered appropriate, in this particular situation, as this could potentially increase vehicle activity as opposed to encouraging travel to the site by sustainable modes.

5.6 A detailed parking survey and subsequent analysis concludes that the parking provision proposed is consistent with the Councils SPD in that it does not seek to provide more parking than is necessary thereby supporting and encouraging sustainable trips by customers to the facility.

5.7 It is concluded that the minimal increase in floorspace will not give rise to a pro-rata increase in customer patronage and would not, therefore, result in conditions that could be classed as “severe” in terms of the requirements of the National Planning Policy Framework and there are, therefore, no valid highway reasons why the development should not proceed.

APPENDIX A

Figure 1 – Site Location Plan



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Site Location Plan

Proposed Reail Unit
Laithes Lane
New Lodge, Barnsley

Drawn	Scale	
LOB	NTS	QIM S ISO 9001 REGISTERED FIRM
Checked	Date	
KS	30.10.2015	
Approved	Drawing Number	Size
KS	Figure 1	A4

APPENDIX B

Car Parking Survey Summary

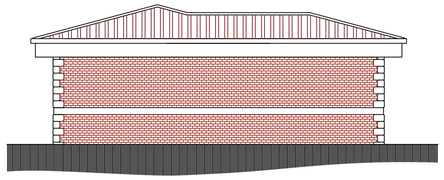
CAR PARKING SURVEY – 15 JULY 2015					
TIME	PARKED CARS OBSERVED	EXISTING SPACES	OBSERVED SPACES AVAILABLE	PROPOSED SPACES	PREDICTED AVAILABLE SPACES
08:00	5	33	28	27	22
08:15	6	33	27	27	21
08:30	6	33	27	27	21
08:45	10	33	23	27	17
09:00	17	33	16	27	10
09:15	19	33	14	27	8
09:30	14	33	19	27	13
09:45	11	33	22	27	16
10:00	11	33	22	27	16
10:15	11	33	22	27	16
10:30	21	33	12	27	6
10:45	22	33	11	27	5
11:00	19	33	14	27	8
11:15	21	33	12	27	6
11:30	16	33	17	27	11
11:45	21	33	12	27	6
12:00	22	33	11	27	5
12:15	21	33	12	27	6
12:30	22	33	11	27	5
12:45	20	33	13	27	7
13:00	18	33	15	27	9
13:15	13	33	20	27	14
13:30	11	33	22	27	16
13:45	21	33	12	27	6
14:00	19	33	14	27	8
14:15	18	33	15	27	9
14:30	23	33	10	27	4
14:45	21	33	12	27	6
15:00	26	33	7	27	1
15:15	24	33	9	27	3
15:30	27	33	6	27	0
15:45	24	33	9	27	3
16:00	27	33	6	27	0
16:15	28	33	5	27	-1
16:30	19	33	14	27	8
16:45	27	33	6	27	0
17:00	28	33	5	27	-1
17:15	26	33	7	27	1
17:30	25	33	8	27	2
17:45	21	33	12	27	6
18:00	15	33	18	27	12

APPENDIX C

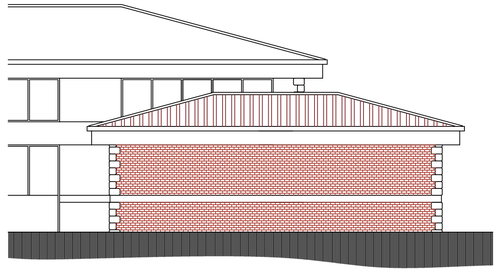
Site Layout – Prepared by White Agus Partnership



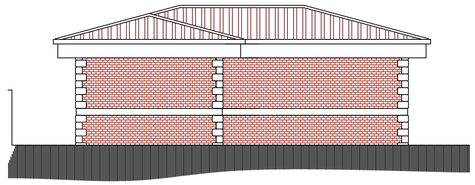
NORTH ELEVATION
NEW UNIT



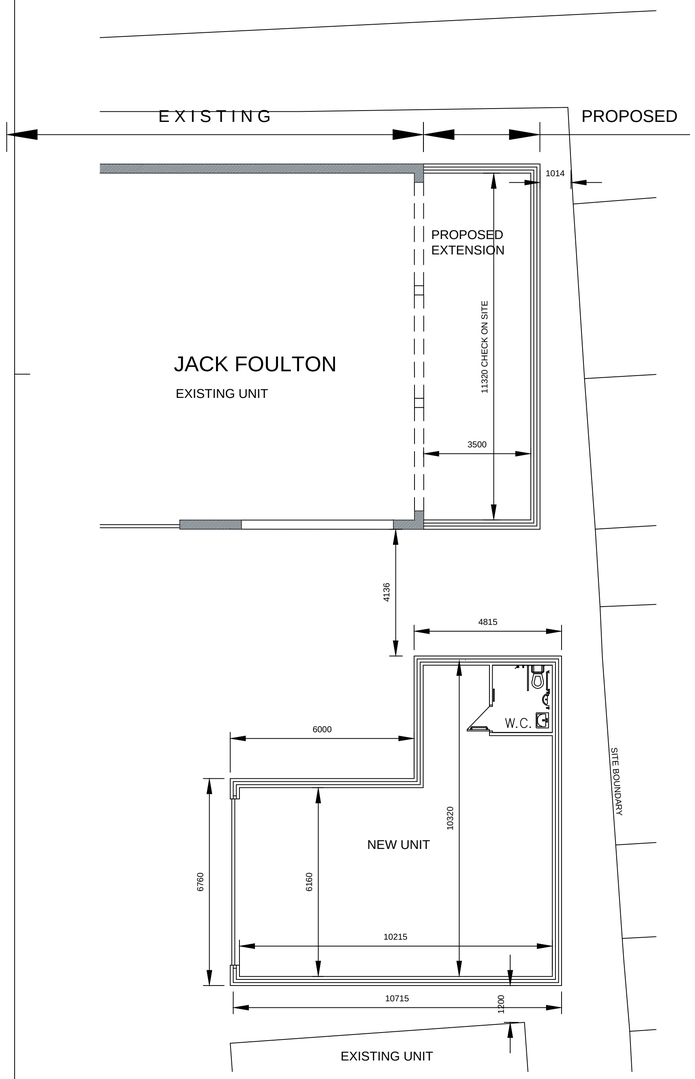
SOUTH ELEVATION
NEW UNIT



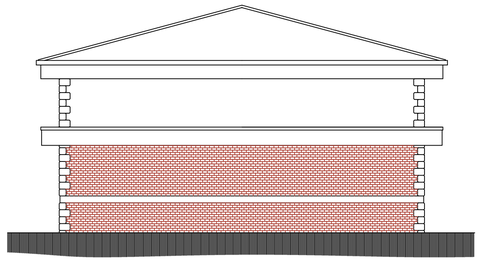
WEST ELEVATION
NEW UNIT



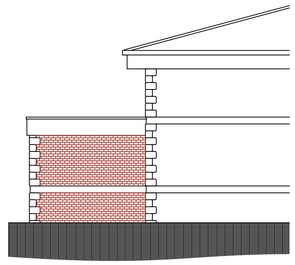
EAST ELEVATION
NEW UNIT



PLAN AS PROPOSED



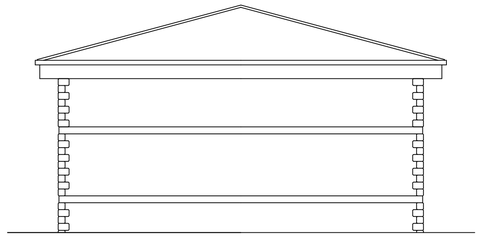
SOUTH ELEVATION
EXISTING UNIT
AS PROPOSED



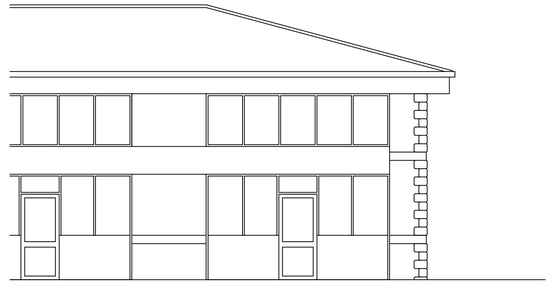
EAST ELEVATION
EXISTING UNIT
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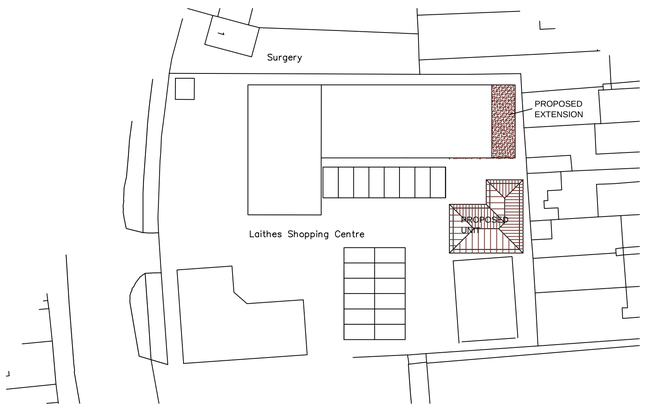
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EXISTING UNIT
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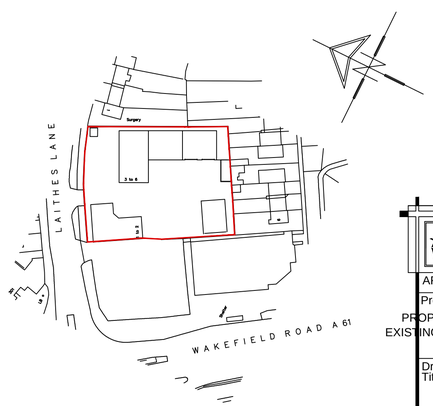
SOUTH ELEVATION
EXISTING UNIT
AS EXISTING



WEST ELEVATION
EXISTING UNIT
AS EXISTING



SITE PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:1250

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ARCHITECTURAL SERVICES AND SURVEYORS

Project. PROPOSED NEW RETAIL UNIT & EXTENSION TO EXISTING UNIT AT LAITHES LANE SHOPPING CENTRE ATHERSLEY, BARNSLEY	Client. HACE LTD
Drawing Title. PLANDS AND ELEVATIONS	Date. 22-12-15 / Scale. 1:100 @ A1 / Ref. 14-147 / Dwg. No. 02 / Rev. A

Date	Suffix	Description	Date	Suffix	Description
22-12-15	A	UPDATED FOR PLANNING APPLICATION			