

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS:

Planning Application Number: 23/00704/FUL

Highway Reference Number: 2023/0704/04/H

Application Address: Aldi Watling Street Hinckley Leicestershire LE10 3ED

Application Type: Full

Description of Application:

Extension to existing Aldi Foodstore (Class E), car park and associated works

GENERAL DETAILS

Planning Case Officer: Laura Ashton

Applicant: ALDI Stores Limited

County Councillor: Cllr David Bill MBE

Parish:

Road Classification: Class A

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on a full application for the extension to existing Aldi Foodstore (Class E), car park and associated works at Aldi, Watling Street, Hinckley, Leicestershire.

The Applicant has submitted a Transport Assessment ([TA] received by the Local Planning Authority on 14 July 2023) in support of the proposals.

The TA details that the proposals would result in an Aldi store with Gross Internal Area of 1,842 sq.m, which is an increase of 502 sq.m. compared to the existing store.

Site Access

The existing store is accessed off the A5, Watling Street, which is an A classified road (A5) subject to a 40mph speed limit. The Applicant is not proposing any amendments to the existing access

arrangements as part of the proposed development. The A5 falls under the jurisdiction of National Highways and as a result, the LHA have no comments to make with regards to the site access.

Highway Safety

The Applicant has undertaken an assessment of Personal Injury Collisions (PIC's) within the vicinity of the site using Crashmap. The assessment covers a five year period between 2017 and 2021, however it is unclear the precise dates at which the PIC assessment runs from and to. The LHA would therefore advise that the assessment is not based on the most recent five year period using up to date PIC data. Recent PIC's which occurred since 2017 for example have not been considered. The LHA is aware of an additional PIC which occurred in November 2022 on the A47 Dodwells Road arm of the Dodwells roundabout which was classed as slight for example. The LHA are also unable to review PIC data at the A5 Watling Street/ A47 Long Shoot signalised junction given that this is situated outside of the county boundary.

Nevertheless, as advised above, the A5 falls under the jurisdiction of National Highways and therefore the LHA have no comments to make in relation to PICs which have occurred on this stretch of the Strategic Road Network. Should the Applicant need to give further consideration to up to date PIC data within Leicestershire, they can obtain information from NDI@leics.gov.uk for the Leicestershire road network.

Trip Generation

The Applicant has undertaken an assessment of existing trip numbers by undertaking a traffic survey between 07:30 - 09:30 and 16:30 - 18:30 on Thursday 15 June 2023 and between 11:00 and 14:00 on Saturday 17 June 2023. The surveys indicated highway peak hours between 07:30 - 08:30 and 16:45 - 17:45 during the weekday and 11:45 - 12:45 on Saturday. The level of trips the store generated between these times is shown below in Table 1.

	Aldi Trips		
Peak	Arrivals	Departures	Total
Thursday AM	29	16	45
Thursday PM	70	69	139
Sat	107	109	216

Table 1: Existing trip numbers.

The Applicant has then made reference to customer count data that has been received from Aldi to demonstrate the effect extensions and store upgrades have had on store attraction numbers. It is noted that the survey data has not been included within the appendix of the Transport Statement. These stores were extended in 2014 and 2015. The Applicant has advised the data showed an average of 6.18% uplift in customer attraction per store after the extension. The uplift

figure has then been applied to indicate the uplift in traffic flows, as shown in Table 2 below.

	Aldi Trips		
Peak	Arrivals	Departures	Total
AM	2	1	3
PM	4	4	9
Sat	7	7	13

N.B. Some mathematical rounding has taken place.

Table 2: Uplift in traffic flows.

As per the previous application, the LHA would advise the comparison sites do not appear to be representative of the proposals put forward as part of this application (for example car parking spaces have remained the same or gone down after the extension and one unit is shares a car park with adjoining retail units).

The Applicant has also undertaken an assessment of the likely level of additional trips the store extension will generate using TRICS. The TRICS results detail a higher level of trips in comparison to the Applicants own assessment. A comparison of the TRICS and Applicants assessment are shown in Table 3 below.

	2023 Surveyed Flows			Surveyed Flows + 6.18% Uplift			Flows based on TRICS Trip Numbers (based on 1,842sqm)		
Peak	Arrivals	Departures	Total	Arrivals	Departures	Total	Arrivals	Departures	Total
AM	29	16	45	31	17	48	30	19	49
PM	70	69	139	74	73	148	84	85	169
Sat	107	109	216	114	116	229	117	120	236

N.B. Some mathematical rounding has taken place.

Table 3: TRICS flows vs Uplifted Flows.

As part of the previous application on this site, the Applicants own traffic counts were higher than the TRICS assessment results. It is unclear to the LHA why the Applicant has assessed the existing level of traffic arriving/ departing from the site on a Thursday and not a Friday as per the previous application, when typically this is when such trips reach their weekday peak.

Junction Capacity Assessments

Given the existing congestion levels on the A5 careful consideration is required to ensure that any additional vehicular demand brought about by the development proposals would not lead to a residual cumulative impact on the highway network that is severe. The LHA note that National Highways have requested junction capacity assessment within their consultation response dated 14 August 2023 and the LHA would support this request. These assessments should be undertaken in accordance with the Longshoot and Dodwells modelling protocol consistent with other recent developments in the area. The LHA would support this approach.

Internal Layout

The Applicant has stated that the extant site has 88 car parking spaces available. An assessment of the existing parking demand has also been undertaken. The applicant has proposed to reconfigure the car park in order to allow 132 spaces, including six disabled bays and six parent & child bays as shown on Stoas Architects drawing number K22A02 - P003 Rev A. This is an additional two parking spaces over and above the level which was accepted by the LHA as part of the previous application.

Overall the LHA therefore consider parking provision within the site would not lead to on-street parking within the County highway network. Nevertheless, the views of National Highways should be sought as parking provision requirements may differ for sites accessed off their network. This is also the case for vehicle tracking showing vehicles turning within the site.

Transport Sustainability

The site is located within 200 metres of bus stops with regular services to Leicester, Burbage and Nuneaton and, giving a sustainable travel option for staff and customers. These bus stops, while located on the A5 are equipped with raised kerbs, timetable cases and bus shelters.

A shared use footway/ cycleway also runs alongside the A5 and it is noted provision for 10 cycles has been made within the site, as per the existing arrangement.

Date Received
24 July 2023

Case Officer
Ben Dutton

Reviewer
HH

Date issued
18 August 2023