



## SHEFFIELD CITY COUNCIL Cabinet Highways Committee

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**Report of:** Simon Green, Executive Director, Place

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**Date:** 8<sup>th</sup> November 2012

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**Subject:** New junction design and Highway Improvements associated with a new Asda superstore – Drakehouse

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**Author of Report:** Steve Robinson, Head of Highways Maintenance Client

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**Summary:**

This report gives details of the highway improvement works associated with the new Asda store, which is to be built off Waterthorpe Greenway.

It informs members of the public consultation that has been undertaken associated with these works.

Approval is sought for the design and implementation of the highway improvement proposals.

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**Reasons for Recommendations:**

To facilitate the construction of the new retail store, these improvements are seen as an essential element to ensure safe access to the site is provided, and the impact of the new development traffic is mitigated, as far as is reasonably practical. The proposals address the requirements of the planning consent granted by the Planning and Highway Board.

**Recommendations:**

Approve the highway improvement works for the Asda store development off Waterthorpe Greenway as set out in this report and shown on drawing number 60220605-M029-D (Rev A3)

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**Background Papers:** Previous report to City Centre & East Planning and Highways Committee presented on 15<sup>th</sup> August 2011

**Category of Report:** OPEN

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## Statutory and Council Policy Checklist

<b>Financial Implications</b>
NO Cleared by: Catherine Rogers
<b>Legal Implications</b>
NO Cleared by: Deborah Eaton
<b>Equality of Opportunity Implications</b>
NO Cleared by: Ian Oldershaw
<b>Tackling Health Inequalities Implications</b>
NO
<b>Human rights Implications</b>
NO
<b>Environmental and Sustainability implications</b>
NO
<b>Economic impact</b>
NO
<b>Community safety implications</b>
NO
<b>Human resources implications</b>
NO
<b>Property implications</b>
NO
<b>Area(s) affected</b>
<b>Relevant Cabinet Portfolio Leader</b>
Councillor Leigh Bramall
<b>Relevant Scrutiny Committee if decision called in</b>
Economic and Environmental Wellbeing
<b>Is the item a matter which is reserved for approval by the City Council?</b>
NO
<b>Press release</b>
NO

## **HIGHWAY WORKS FOR THE PROPOSED ASDA SUPERSTORE**

### **1.0 SUMMARY**

- 1.1 This report gives details of the highway improvement works associated with the new Asda store, which is to be built off Waterthorpe Greenway. It informs members of the public consultation that has been undertaken. Approval is sought for the design and implementation of the highway improvement proposals.

### **2.0 WHAT DOES THIS MEAN FOR THE PEOPLE OF SHEFFIELD**

- 2.1 The proposals have been developed to address the requirements of certain conditions applied to the planning consent (10/04024/OUT) for the new Asda superstore which was granted planning permission on the 15<sup>th</sup> August 2011.

### **3.0 OUTCOME & SUSTAINABILITY**

- 3.1 The main outcome will be addressing the issues outlined in the Transport Assessments which was produced in respect of Asda development proposals. This will be achieved by the implementation of measures conditioned in the planning consent.
- 3.2 The measures are aimed at accommodating the additional traffic predicted to be generated by the new store and also providing safe access into the site. It is anticipated the various proposals in the vicinity of the site will help to minimise any delays resulting from increased traffic volumes to avoid compromising the Council in meeting its congestion target.
- 3.3 Following completion of the scheme and the opening of the new store, the effectiveness of these measures will be closely monitored, and changes to the new signal timings will be made if necessary.
- 3.4 The proposals are also aimed at improving road safety for those people who choose to walk or cycle to the new store, and both this scheme together with complimentary measures within the new store will help to encourage the use of public transport along this major transport corridor.

### **4.0 REPORT**

- 4.1 Planning consent has been granted for proposals to develop a new Asda store located between Waterthorpe Greenway and Drake House Crescent. Construction of the new store is due to commence in January 2013, with the highway works presently also programmed to commence in January 2013. A plan showing the proposed store and amended highway layout is provided in appendix A of this report.
- 4.2 The highway-associated conditions are fairly wide ranging and address travel-related issues associated with the development. The key highway elements of the scheme are:

- New site access from Beighton Road East / Waterthorpe Greenway;
  - Service access taken from the existing access off Drake House Crescent;
  - Works to the link path from Ochre Dike Lane to improve pedestrian access into the site;
  - Provision of real time information displays within the store to help promote access via public transport;
  - Minor works including the provision of tactile paved crossings and bus stop enhancements again aimed at improving accessibility into the site;
- 4.3 A Traffic Regulation Order will be required in conjunction with certain elements of these proposals, and any objections received to this TRO will be reported to a future Cabinet Highways meeting.
- 4.4 As part of the detailed design process the developer's consultants AECOM have undertaken a public consultation exercise for the scheme with local residents and business operators, this took place between the 17<sup>th</sup> July and 17<sup>th</sup> August 2012 where over 100 questionnaires were sent out and a total of 13 responses were received plus two further letters of no objection from the Fire Service and the PTE.
- 4.5 Overall the responses concluded that the local residents / businesses within the area are in support of the proposals in terms of vehicle access and pedestrian facilities with a total of 66% in agreement of the proposals, 30% disagreed to the proposals and 4% who are not sure.
- 4.6 The consultants did receive one letter from the Police which expressed concerns over how the additional traffic and specifically the new signalised junction would impact on their emergency response times, they also had some concerns over how the scheme might impact on their site servicing and parking arrangements.
- 4.7 A further meeting has now been held with the Police where a number of potential modifications to the highway proposals were discussed, including emergency egress requirements onto Moss Way, which would help to resolve a number of the issues raised and agreement was reached on some revisions to the scheme, which have largely resolved the concerns raised. The Police have confirmed that they would now no longer wish to raise any formal objection to this scheme.
- 4.8 It is recommended that the scheme as now detailed should be approved for construction.
- 4.9 From an Equality and Diversity perspective these Highway works will be of universal positive benefit to all local people regardless of age, sex, race, faith, disability, sexuality, etc. However, they will particularly benefit more vulnerable pedestrians including the elderly, the disabled, families with children and also carers. No negative equality impacts have been identified.

## **5.0 LEGAL IMPLICATIONS**

- 5.1 The Council, as the Highways Authority for Sheffield, has the powers under Part V of the Highways Act 1980 to approve the improvements requested in this report.
- 5.2 The Council also has a statutory duty to promote road safety and to ensure that any measures it approves are reasonably safe for all users.
- 5.3 In making decisions of this nature the Council must be satisfied that the measures are necessary to avoid danger to pedestrians and other road users or for preserving or improving the amenities of the area through which the road runs. Providing that Members are so satisfied then it is acting lawfully and within its powers.

## **6.0 ALTERNATIVE OPTIONS CONSIDERED**

- 6.1 In the Transport Assessment (TA) undertaken to support the planning application for the new store, the developer's Consultants identified the mitigation measures which subsequently formed the basis of the relevant conditions to the planning consent granted for the store.
- 6.2 As part of this Planning process a number of alternative access layouts were considered including the provision of a new roundabout rather than a signalised junction, following a detailed review of these options it was concluded that the signalised junction solution offered the best all round solution.

## **7.0 FINANCIAL IMPLICATIONS**

- 7.1 Asda will be letting a contract for the construction of the highway improvement works directly themselves, so all the risk of increased works costs will rest with Asda. To safeguard the City Council's position should the developer have financial difficulties, the works have been financially bonded by the developer so the Council could step in to complete the scheme but at no cost to the Council.
- 7.2 The developer will be paying the Councils reasonable costs in carrying out a detailed design check of the scheme, co-ordinating and managing the implementation of the highway works and inspection of the work itself. The developer has also agreed to pay a commuted sum to cover the future maintenance of the new highway infrastructure.

## **8.0 REASONS FOR RECOMMENDATIONS**

- 8.1 To facilitate the construction of the new retail store, these improvements are seen as an essential element to ensure safe access to the site is provided, and the impact of the new development traffic is mitigated, as far as is reasonably practical. The proposals address the requirements of the planning consent granted by the Planning Board.

## **9.0 RECOMMENDATIONS**

- 9.1 Approve the highway improvement works for the Asda store development off Waterthorpe Greenway as set out in this report and shown on drawing number 60220605-M029-D (Rev A3).

Simon Green  
Executive Director, Place

**APPENDIX A - PLAN SHOWING THE SITE WITH THE ADJACENT  
HIGHWAY IMPROVEMENTS**

