



**SHEFFIELD CITY COUNCIL**  
**Cabinet Highways**  
**Committee**

14

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**Report of:** EXECUTIVE DIRECTOR, PLACE

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**Date:** 10<sup>th</sup> February 2011

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**Subject:** Highway Works for the Kilner Way Retail Park

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**Author of Report:** Mark Simons, Tel: 0114 273 6369

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**Summary:**

This report is to inform Members of the outcome of public consultation on proposed highway works associated with the Kilner Way Retail Park on the A61, to give council Officer responses to the comments received and to recommend the way forward.

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**Reasons for Recommendations:**

This public consultation on the highway works required for the new Kilner Way Retail Park has helped to develop the highways-related planning conditions attached to planning decision notice 02/00051/FUL (and had added to the statutory consultation undertaken within the planning process). The recommendations to progress the measures are based on the support from a majority of respondents.

**Recommendations:**

To approve the series of measures shown on drawing number 5857/011 Rev B as set out in Appendix A.

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**Background Papers:** N/A

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**Category of Report:** OPEN

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## Statutory and Council Policy Checklist

<b>Financial implications</b>
YES Cleared by: Liam Gilligan
<b>Legal implications</b>
NO Cleared by: Julian Ward
<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>
Kilner Way and surrounding roads
<b>Relevant Scrutiny Board if decision called in</b>
Culture, Economy and Sustainability
<b>Is the item a matter which is reserved for approval by the City Council?</b>
NO
<b>Press release</b>
YES

# **HIGHWAY WORKS FOR THE PROPOSED RETAIL PARK, KILNER WAY, SHEFFIELD**

## **1.0 SUMMARY**

- 1.1 This report is to inform Members of representations received following public consultation on the proposed highway works in the Halifax Road/Kilner Way area for the proposed retail park development at Kilner Way, together with Council officer responses and recommendations regarding the proposals.

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

- 2.1 The proposals have been developed to address the requirements of planning conditions 22 and 23 applied to planning consent 02/00051/FUL for the new Kilner Way retail development. The works are to be constructed under Section 278 of the Highways Act 1980. The developer entered into the agreement on 21 December 2006. The works have been designed to provide safe access and egress for all users to development as well as taking into account the traffic generation calculated for the proposed development.
- 2.2 The report will also contribute to the “Protecting and Enhancing the Environment” objective of the Council’s Corporate Plan “A City of Opportunity”, particularly the “Reducing Congestion” priority, with proposals that aim to better manage traffic flows.

## **3.0 OUTCOME & SUSTAINABILITY**

- 3.1 The main outcome will be addressing the issues outlined in the planning application Transport Assessment which were produced in respect of the proposed retail development. This will be achieved by the implementation of measures conditioned in the planning consent.
- 3.2 These measures are aimed at accommodating the additional traffic calculated for the proposed development. It has been determined that the highway works in the vicinity of the Halifax Road/Kilner Way and Halifax Road/Foxhill Road junctions will ensure that the delays will be no greater than existing, resulting from increased traffic volumes to and from the development. This will avoid compromising the Council in meeting its congestion target.

## **4.0 REPORT**

- 4.1 Planning consent has been granted for proposals to develop the Kilner Way site off Halifax Road, into a new multi unit Retail Park. The planning conditions relating to the offsite highway works address travel-related issues for all users through the Halifax Road/Kilner Way/Foxhill Road junctions. The key elements of the scheme are:
- Linking of the traffic signals at the Halifax Road/Kilner Way and Halifax Road/Foxhill Road highway junctions to provide better traffic management.
  - New toucan pedestrian crossings on Halifax Road and Kilner Way to assist pedestrian movements.
  - Advance stop lines for cyclists on Kilner Way.
  - Improvements to the bus lay-by on Halifax Road.

- Widening of Kilner Way to increase traffic flow and thereby reduce potential congestion.

- 4.2 In order to obtain the views of residents and businesses potentially affected by the proposals, a letter advising of the works, including a plan showing the proposals and a response form were delivered to residential and retail premises fronting the scheme (a total of 23 premises). A pre-paid envelope was provided for return of the completed forms. The emergency services and South Yorkshire Passenger Transport Executive were also consulted. The Southey Ward (North East Assembly) and Hillsborough Ward (Central Assembly) – (responsible for the area in which Kilner Way is located) were both notified about the proposed consultation relating to the highways works. A copy of each of the consultation documents and plan is included as Appendix 'A' to this report. A plan showing the boundary of the consultation area is also included in this Appendix.
- 4.3 Twelve responses have been returned. Five of which were from utility companies, without the questionnaires being filled in. Six questionnaires have been returned completed, two of which were not addressed. The twelfth response was from South Yorkshire Fire and Rescue, who have responded with a formal letter.
- 4.4 Table 1 overleaf gives an indication of the responses received with regard to each of the questions outlined on the response form.
- 4.5 The responses received indicate a substantial majority of respondents agreed or strongly agreed with the proposals. Many of the respondents expressed comments. These submissions, together with officer responses can be found in Appendix B to this report. No responses to the Consultation were received from the Police or Ambulance Services.
- 4.6 Traffic Regulation Orders (TRO's) are required to further enhance the existing restrictions on the approaches to the proposed pedestrian crossings. The TRO's were advertised in The Star newspaper on Friday 26 November. Personal letters were posted and notices displayed on street. Ward Councillors and Local Community Assembly members were informed in accordance with standard Council procedures. As no objections were received (and the timeframe to object was extended by a week owing to the inclement weather) the Orders have now been made.

#### Relevant Implications

- 4.7 Under the terms of the Section 278 Agreement, these works and Council costs are being funded entirely by the developer – Derwent Holdings Ltd. Therefore there are no financial implications on the Council.
- 4.8 It is considered that all classes of road user will benefit from the proposed measures. An Equalities Impact Assessment has been undertaken and this indicates that the proposals adhere to stated Council policies as they apply to these types of works in the highway. The disabled, elderly and young children (and their carers) have different needs from a project of this type due to issues of accessibility, usability and road safety. However, these different needs have been accounted for as part of the consultation and design of the measures. Therefore the project should be of universal positive benefit to all, regardless of age, gender, ethnicity, sexuality, religion, disability etc. No negative impacts have been identified.

**Table 1 Public responses to the consultation (numbers/percentages)**

		<b>Strongly Agree</b>	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>Not sure</b>	<b>No Response</b>
Q1	"The signal-controlled junctions on Halifax Road at the Kilner Way junction, together with the proposed pedestrian crossing facilities will help to regulate traffic movements and improve safety for all road users at these locations".	2 17%	10 83%				
Q2	"The alterations to the Halifax Road/Kilner Way junction will help to accommodate the increase in traffic and improve pedestrian safety at this location".	4 34%	8 66%				
Q3	"The signal-controlled crossings on Halifax Road will make it easier and safer to cross the road at these locations".	2 17%	8 66%			2 17%	
Q4	"The re-aligned bus stop is situated in a reasonably accessible location".	2 17%	8 66%				2 17%
Q5	"The new access for delivery vehicles is unlikely to cause any significant problems for other road-users, including pedestrians".	2 17%	6 50%			4 33%	
Q6	"The advanced stop lines will address safety issues for cyclists using the signalised junction".		6 50%			6 50%	
		<b>Fully Support</b>	<b>Partly Support</b>	<b>Don't Support</b>	<b>Not Sure</b>	<b>No Response</b>	
Q7	To what extent do you support the scheme?	8 66%	2 17%		2 17%		

4.9 In 2006 an Air Quality Assessment was undertaken to determine the potential impact on air quality as a result of the Kilner Way Retail Development. The assessment was appraised against the Air Quality Objectives outlined in the Air Quality (England) regulations 2000 (SI 928) and the Air Quality (England) (Amended) Regulations (SI 3043). A review of existing air quality was undertaken by Sinclair Knight Merz on behalf of the developer to understand the baseline conditions, including the location and nature of existing sources of emissions, in the locality of the proposed development site. The existing conditions were determined by map and data review. Data sources included Air Quality Review and Assessment documents prepared by Sheffield City Council which meant that it was

not necessary to carry out any further baseline monitoring at the site. The existing air quality was considered with regards UK standards and objectives.

- 4.10 In assessing the potential impact from the operational phase of the development, predicted traffic flows for the development were incorporated with a Design Manual for Roads and Bridges (DMRB) screening model, to calculate the predicted impact of the proposed development on air quality at nearby sensitive receptors on the key links i.e Kilner Way, Halifax Road (east) and Halifax Road (west).
- 4.11 With respect to particulate levels arising from traffic associated with the proposed development, the expected contribution was assessed at 1.55% of the objective on Kilner Way and less than 0.325% on Halifax Road. The total predicted environmental concentration for this pollutant was assessed to be within the current annual objective.
- 4.12 The proposed works do not materially affect any of the properties that front the proposed works. The proposed Traffic Regulation Orders will prevent on street parking outside numbers 27, 29 and 31 Halifax Road. This will significantly improve the safety of the Halifax Road / Kilner Way junction.

## **5.0 ALTERNATIVE OPTIONS CONSIDERED**

- 5.1 The Transport Assessments (TAs) undertaken by external Consultants identified the mitigation measures which subsequently formed the basis of the relevant conditions to the planning consent granted for the Kilner Way development.
- 5.2 During the development of the TAs, a significant level of traffic modelling was undertaken to identify the optimum highway alignment on Halifax Road from Kilner Way to Foxhill Road. This was agreed with Council officers before planning permission was granted.
- 5.3 During the design process, the option to ban left turn movements out of Foxhill Road was proposed and advertised. Due to objections received – primarily from SYPTE, this option was not pursued.

## **6.0 REASONS FOR RECOMMENDATIONS**

- 6.1 The development has previously been through the planning process and received assent of the Council. The extent of the offsite highway works were agreed with officers before permission was granted.
- 6.2 The proposed works have been generally accepted by those that responded to the consultation process
- 6.2 In conjunction with some of the proposed measures shown on drawing number 5857/011 Rev B, Traffic Regulation Orders are required to enable safe and efficient operation of the highway. These have been advertised and no objections have been received.

## **7.0 RECOMMENDATIONS**

- 7.1 To approve the series of measures shown on drawing number 5857/011 Rev B as set out in Appendix A.

Simon Green  
Executive Director, Place

17 January 2011

## **Appendix A**

### **Consultation Material:**

- 1. Explanatory letter**
- 2. Drawing indicating the highway schemes**
- 3. Questionnaire**
- 4. Area of consultation**



8 November 2010

david.needham@sandersonassociates.co.uk  
By Post

**Our ref : 5857/JB/Cxx**

Dear Sir/Madam

**Proposed Retail Development, Halifax Road/Kilner Way, Sheffield**

You may be aware that planning consent for the above development has been granted. The approval has a number of conditions attached, some of which relate to works in the highway. These works are required to accommodate the anticipated increase in traffic calculated to be generated by the new development and to address potential road safety issues and maintain/improve amenities in the local area.

I now attach for your information copies of the drawings 5857/010 and 5857/011 showing indicative details of the works to be undertaken in the highway and which are summarised below:-

- Widening of Halifax Road (A61) to accommodate a dedicated right turn lane into Kilner Way.
- Improved signal-controlled junction of Halifax Road (A61) - Kilner Way with pedestrian crossing facilities.
- Alterations/widening to the Halifax Road pedestrian islands.
- New access for delivery vehicles opposite Fox Hill Road. (The specified servicing times and routing of delivery vehicles are to be agreed with the Council. The main approaches for delivery vehicles will be via Halifax Road).
- New/revised waiting restrictions (double yellow lines) to accommodate the proposals outlined above.

Your views are important to us and accordingly, I should be grateful if you would complete the attached response form and return it before **3<sup>rd</sup> December 2010** in the envelope provided (no stamp required). Following completion of this consultation, we will consider the responses received and determine if we are able to make minor changes to the proposals to address any concerns brought to our attention.

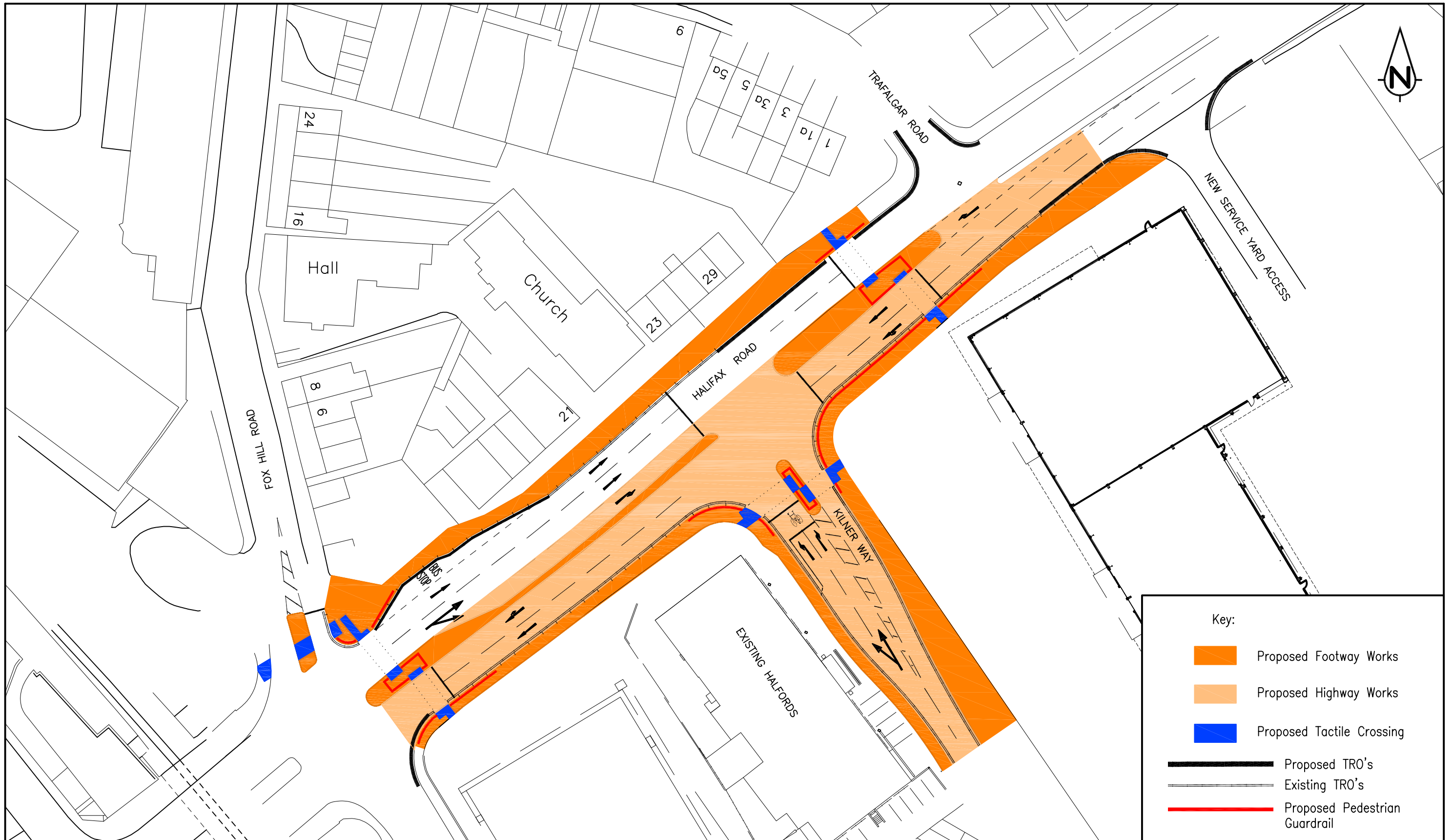
In conjunction with these works, shortly, a Traffic Regulation Order (TRO) will be advertised in the Sheffield Star, by means of notices displayed on-street and by a personal letter. The TRO is the legal process required to introduce the necessary waiting restrictions shown on the plans. Any representations relating to the TRO must be made in writing during the 3 weeks TRO consultation period.

When the consultations are completed, a report outlining all the comments and representations received will be prepared for submission to the Cabinet Highways Committee. Members of the public are entitled to attend and, if they so wish, speak at the meeting. Please let me know if this is the case and I will ensure you are notified of the date of the meeting etc, which is likely to be early in the New Year.

In the meantime, if you have any queries relating to the proposals, please do not hesitate to contact me on 01924 844080 or by email to the address on the top of this letter.

Yours faithfully

David Needham BEng (Hons)  
Senior Engineer  
Enc



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Kilner Way, Sheffield

Public Consultation Drawing 2

B	Drawing amended following comments from SCC	JB	05/11/10	PJM	Scale	Not To Scale	Drawn By	JB
					Drawing Size	A3	Checked By	PJM
A	Extent of TRO's amended and colours amended	JB	04/11/10	PJM	Date	27/10/10	Approved By	PJM
Rev	Amendment	Drawn	Date	Checked		Drawing Number	5857/011	Rev
								B

# Proposed Retail Park

## Halifax Road/Kilner Way

### Associated Highway Works – Public Consultation

Please tell us your views on the scheme detailed on the attached drawings by completing and returning this questionnaire in the prepaid envelope by **3<sup>rd</sup> December 2010**.

**How far do you agree or disagree with the following statements.....**

Q1	“The signal-controlled junctions on Halifax Road at the Kilner Way junction, together with the proposed pedestrian crossing facilities will help to regulate traffic movements and improve safety for all road users at these locations”.	Strongly agree <input type="checkbox"/>	Agree <input type="checkbox"/>	Disagree <input type="checkbox"/>	Strongly disagree <input type="checkbox"/>	Not sure <input type="checkbox"/>
Q2	“The alterations to the Halifax Road/Kilner Way junction will help to accommodate the increase in traffic and improve pedestrian safety at this location”.	Strongly agree <input type="checkbox"/>	Agree <input type="checkbox"/>	Disagree <input type="checkbox"/>	Strongly disagree <input type="checkbox"/>	Not sure <input type="checkbox"/>
Q3	“The signal-controlled crossings on Halifax Road will make it easier and safer to cross the road at these locations”.	Strongly agree <input type="checkbox"/>	Agree <input type="checkbox"/>	Disagree <input type="checkbox"/>	Strongly disagree <input type="checkbox"/>	Not sure <input type="checkbox"/>
Q4	“The re-aligned bus stop is situated in a reasonably accessible location”.	Strongly agree <input type="checkbox"/>	Agree <input type="checkbox"/>	Disagree <input type="checkbox"/>	Strongly disagree <input type="checkbox"/>	Not sure <input type="checkbox"/>
Q5	“The new access for delivery vehicles is unlikely to cause any significant problems for other road-users, including pedestrians”.	Strongly agree <input type="checkbox"/>	Agree <input type="checkbox"/>	Disagree <input type="checkbox"/>	Strongly disagree <input type="checkbox"/>	Not sure <input type="checkbox"/>
Q6	“The advanced stop lines will address safety issues for cyclists using the signalised junction”.	Strongly agree <input type="checkbox"/>	Agree <input type="checkbox"/>	Disagree <input type="checkbox"/>	Strongly disagree <input type="checkbox"/>	Not sure <input type="checkbox"/>

**P.T.O.**

**Thinking about the proposals overall...**

Q7	To what extent do you support the scheme?	Fully support <input type="checkbox"/>	Partly support <input type="checkbox"/>	Don't support <input type="checkbox"/>	Not Sure <input type="checkbox"/>
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Q8 Please explain briefly your reasons for supporting or not supporting the proposals

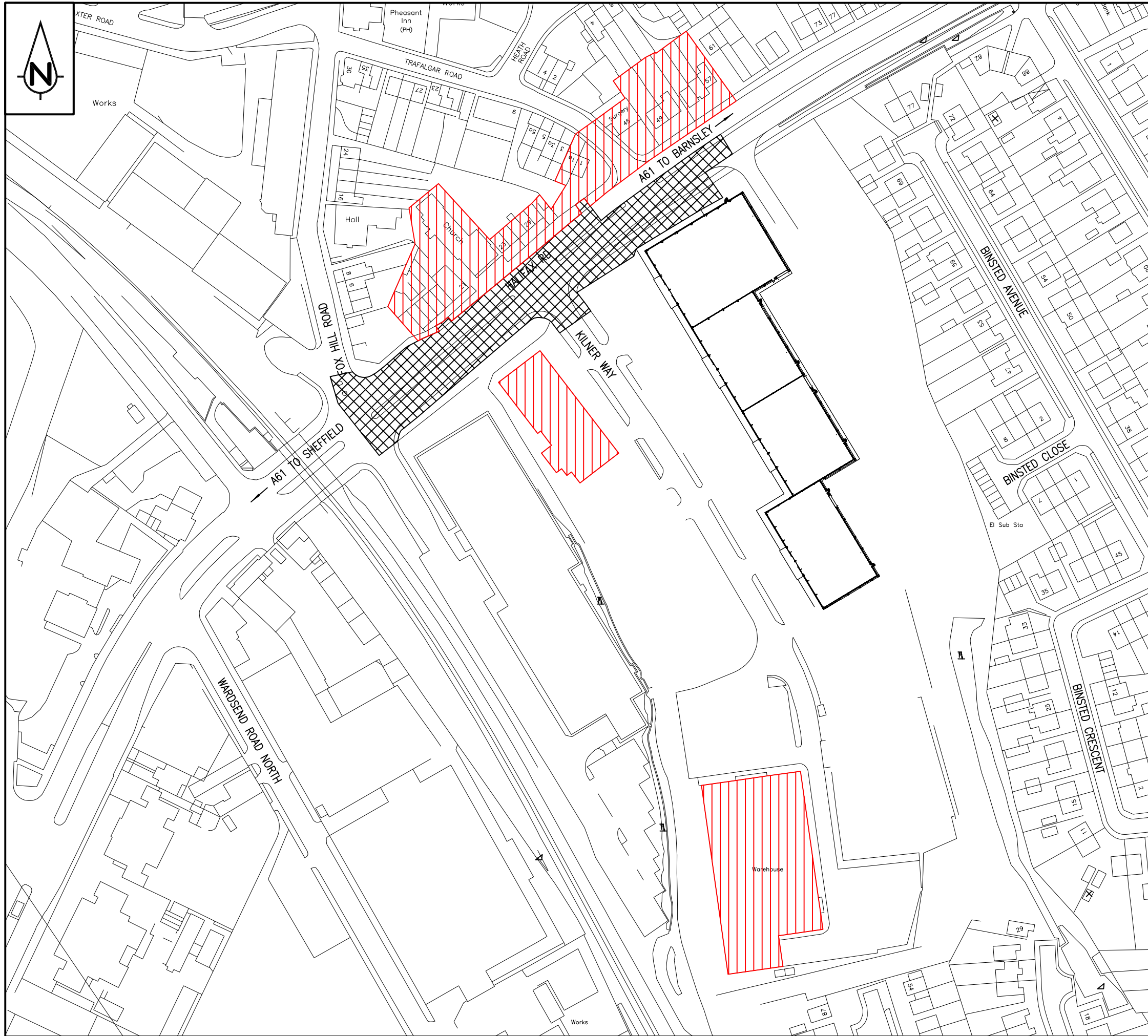
- Please note any representations relating to the new/revised waiting restrictions will be dealt with under the TRO process outlined in the accompanying letter.

**Optional**

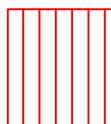
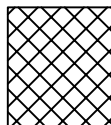
Please write your name and address (including post code) below:

**Thank you!**

**Please return your questionnaire in the freepost envelope provided (you do not need a stamp) by 3<sup>rd</sup> December 2010.**



Key:

	Area of Consultation
	Area of Works

Rev	Amendment	Drawn	Date	Checked
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**sanderson**  
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(consulting engineers) Ltd  
Highways | Traffic | Transportation | Water

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Project Name  
**Kilner Way, Sheffield**

Drawing Title  
**Area of Consultation Boundary**

Scale	Not to Scale	Drawn By	JB
Drawing Size	A3	Checked By	PJM
Date	03/12/10	Approved By	PJM

	Drawing Number	Rev
	5857/016	

FILE REF: