
ALDI STORES LIMITED

LPA REF: 07/21/0519/F

PINS REF: APP/W1905/W/22/3292367

PROPOSED DISCOUNT FOODSTORE AND NON-FOOD RETAIL UNIT

HOMEBASE, STURLAS WAY, WALTHAM CROSS, EN8 7BF

HIGHWAYS STATEMENT OF COMMON GROUND

5TH JULY 2022

1.0 Introduction

1.1 This Statement of Common Ground has been prepared collaboratively between Tim Britton of Connect Consultants ('Connect') on behalf of Aldi Stores Limited ('Aldi') and Matthew Armstrong of Hertfordshire County Council ('HCC'), and relates to an appeal regarding Broxbourne Borough Council's refusal of planning application reference 07/21/0519/F at Homebase, Sturlas Way, Waltham Cross, EN8 7BF. The description of development of the detailed planning application is as follows:

"Refurbishment, extension and external alterations to existing non-food retail unit to enable it to trade as part foodstore and part non-food retail unit, alongside modifications to existing external garden centre, car parking layout, landscaping and other associated site works".

1.2 This Statement addresses the following areas of common ground between the appellants and HCC:

- Proposed Site Layout Plan Alternative Solution;
- Pedestrian and Cycle Access;
- Effect of the proposed development traffic on the surrounding road network;
- Effect of the proposed development traffic on road safety;
- Provision of cycle parking;
- Provision of car parking;
- Delivery and servicing arrangements;
- Travel Plan;
- Matters of disagreement.

2.0 Collaboration

2.1 Since the start of the Appeal process, Connect and HCC have collaborated, seeking to overcome the objections of the Hertfordshire County Council as Local Highway Authority.

2.2 The planning application was based on the proposed site layout plan Revision D (The Harris Partnership Drawing '2924-COR-111D').

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- 2.3 The appeal Inspector has since accepted Revision F (The Harris Partnership Drawing '2924-COR-111F') as a substitute proposed site layout plan
- 2.4 Through ongoing discussions between HCC and Connect, an alternative site layout plan has been produced as Revision K (The Harris Partnership Drawing '2924-COR-111K'), appended to this Statement, which includes the following modifications:
- 6no. cycle hoops for Homebase (increase from 3no.)
 - Vehicular access width further reduced (existing width of pedestrian route across the access is 16.3m, Revision D and Revision F propose 14.0m, Revision K proposes 10.7m).
 - Existing pedestrian access retained in the centre of the Sturlas Way frontage (as per Revision D) in addition to the proposed new pedestrian access at the northern end of the Sturlas Way frontage (as per Revisions D and F), and enhanced legibility of the pedestrian routes within the site.
- 2.5 The reduced width of the vehicular access results in the need for a different manoeuvre by delivery vehicles before exiting the site, a manoeuvre which is accommodated by the removal of four parking spaces (Revision F provides 155 spaces; Revision K provides 151 spaces).
- 2.6 The delivery vehicle route through the site also involves a reverse manoeuvre within the car park in order to turn before exiting the site in a forward gear, via the car park aisle closest to the building (shown in Connect drawing 19094-SK220701.1).
- 2.7 The manoeuvres of the delivery vehicle will be overseen by a pedestrian marshal via the Delivery and Servicing Management Plan, as set out below.

3.0 Non-Car Accessibility of the Site's Location

- 3.1 It is agreed that the broad location of the site will be accessible by walking, cycling and bus travel on the basis that the southbound bus stop outside 250 and 252 High Street (north of the site), will be improved with raised kerbing, the existing public footway at the north-eastern corner of the site will be widened to 3 metres, and the remainder of the existing public footway along the site frontage onto Sturlas Way will be widened to 2 metres, as shown on site layout plan Revision K.

4.0 Pedestrian and Cycle Access

- 4.1 Both parties agree that site layout plan Revision K is acceptable in terms of pedestrian and cycle access.

5.0 Development Traffic Effect on the Surrounding Road Network

- 5.1 The vehicle traffic assessment at Section 4 of the Connect Transport Assessment, dated April 2021, is agreed by both parties.
- 5.2 It is agreed that the vehicle traffic associated with the proposed development will not have an unacceptable impact on the overall free and safe flow of public highway users.

6.0 Development Traffic Effect on the Road Safety

- 6.1 Based on the road collision analysis in Section 5 of the Connect Transport Assessment, dated April 2021, and on the subsequent technical note 'APP-TN02' contained in the Transport Proof of Evidence of Tim Britton, it is agreed that the collision data used in the analysis is correct and appropriate.
- 6.2 It is agreed that the proposed development traffic effect is not likely to have a detrimental effect on road safety.

7.0 Provision of Cycle Parking

- 7.1 Both parties agree that Broxbourne Borough Council is ultimately responsible for determining the acceptability of the proposed cycle parking provision.
- 7.2 Both parties agree that the proposed cycle parking provision is not unacceptable.

8.0 Provision of Car Parking

- 8.1 Both parties agree that Broxbourne Borough Council is ultimately responsible for determining the acceptability of the proposed car parking provision.

9.0 Delivery and servicing arrangements

- 9.1 Both parties agree the proposed delivery and servicing arrangements can be dealt with by way of a planning condition, with the site layout based on plan Revision K. A Delivery and Servicing Management Plan will include a commitment to the use of a Pedestrian Marshal.

10.0 Travel Plan

- 10.1 The Travel Plan submitted with the planning application (Connect Consultants, dated April 2021) has been updated to address comments raised by HCC.
- 10.2 The updated Travel Plan (Connect Consultants, dated 30 June 2022) is broadly agreed by HCC, for which the Appellant is willing to accept a planning condition.

11.0 Matters of Disagreement

- 11.1 Connect Consultants considers that the location of the site is already accessible by walking, cycling and bus travel, as set out in Section 2 of the Transport Assessment produced by Connect, dated April 2021. HCC however considers that the additional measures as outlined in paragraph 3.1 above are necessary to ensure the site is accessible by walking, cycling and bus travel for all users.
- 11.2 Connect Consultants considers that site layout plans Revision D and F provide access which is safe, sustainable, and accessible for all users.
- 11.3 HCC does not agree that site layout plans Revision D and F provide access which is safe, sustainable, and accessible for all users.

12.0 Signatures

Signed on behalf of the Appellant:

Signature:



Name: Tim Britton

Position: Associate Transport Planner, Connect Consultants

Date: 5th July 2022

Signed on behalf of Hertfordshire County Council:

Signature:



Name: Matthew Armstrong

Position: Area Manager (North & East), Highways Development Management

Date: 5/7/2022

WINSTON CHURCHILL WAY A121



SUBJECT TO SITE SURVEY, CONFIRMATION OF LEGAL BOUNDARIES, SITE CONSTRAINTS & HIGHWAYS

THE HARRIS GROUP LTD DOES NOT ACCEPT LIABILITY FOR ANY DEVIATION FROM OUR DRAWINGS OR SPECIFICATION

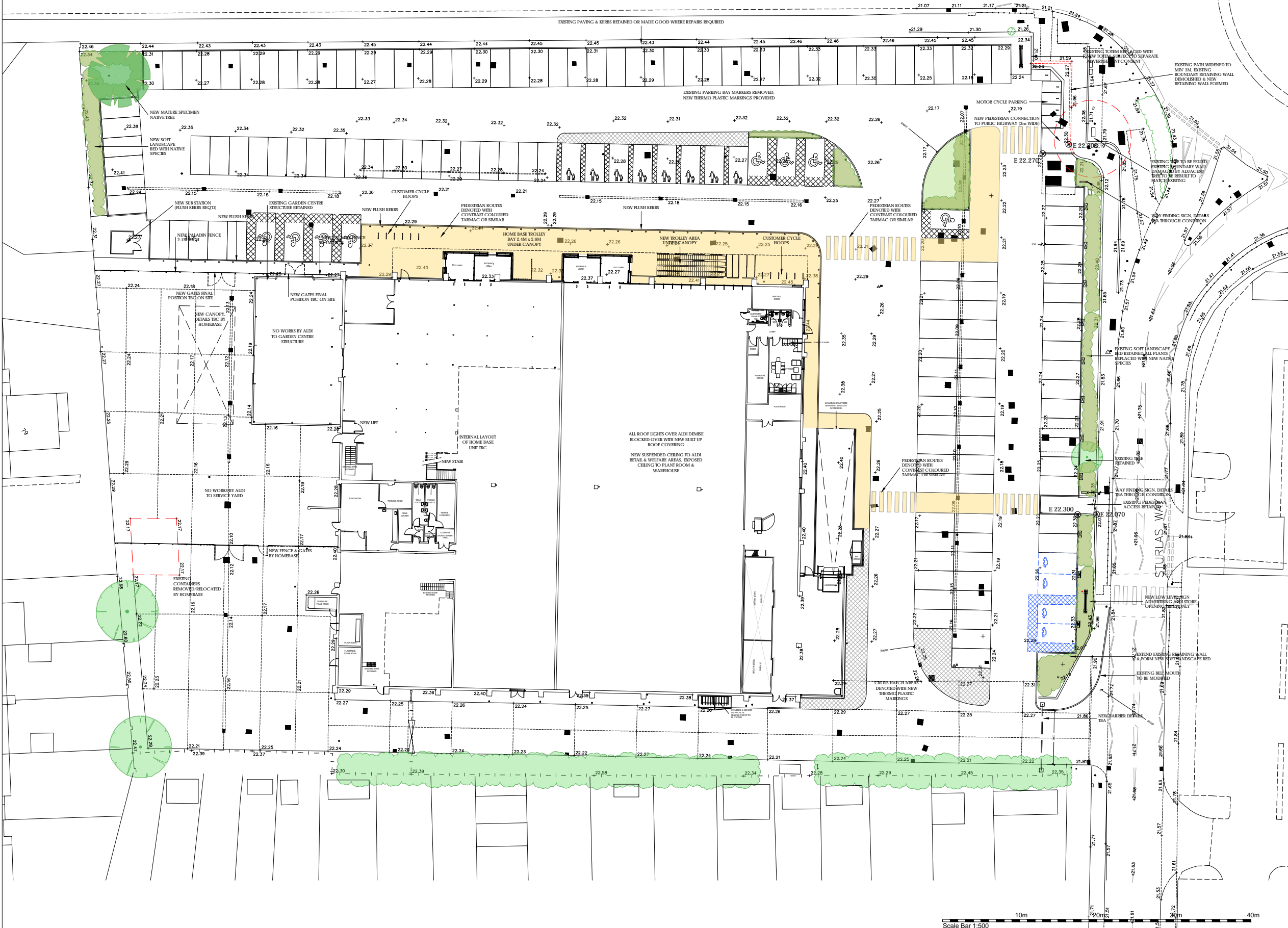
EXTERNALS:
SITE AREA (RED LINE) 12,159 SQ.M; 3.005 ACRES; 1.217 HECTARES

151 SHARED CUSTOMER SPACES INC 8 DDA, 8 PC, 4 ACTIVE EVCP & 18 PASSIVE EVCP; 5 MOTOR CYCLE SPACES; 24 CUSTOMER CYCLE SPACES; 10 STAFF CYCLE SPACES

EXISTING PROPOSED
PARKING BAYS 3,520 SQ.M (GEA)
PARKING AISLES 3,596 SQ.M (GEA)
VARIES 2.5M X 5.0M
VARIES MIN 6M

ALDI FOOD STORE:
PROPOSED RETAIL AREA 1,756 SQ.M (GIA)
WAREHOUSE 1,262 SQ.M (GIA)
WELFARE 337 SQ.M (GIA)
EXTERNAL LOBBY 120 SQ.M (GIA)
INTERNAL WALLS 29 SQ.M (GIA)
RETAIL AREA 8 SQ.M (GIA)
WAREHOUSE 23.9M X 52.7M
7M

HOME BASE:
PROPOSED ROUNDABOUT GARDEN 2,371 SQ.M (GIA)
CENTRE STRUCTURE 1,706 SQ.M (GIA)
EXTERNAL LOBBY 29 SQ.M (GIA)
MEZZ 636 SQ.M (GIA)



Rev	Date	Description	Rev By	Chk'd By
K	01.07.22	KERBS & FOOTPATH AT VEHICLE ENTRANCE REVISED AS REQUESTED BY HCC	JPG	---
J	18.05.22	EXISTING SITE LEVELS ADDED, WAY FINDING SIGNS ADDED, COLOUR TARMAC EXTENDED	JPG	---
H	11.05.22	VEHICULAR ACCESS WIDTH REDUCED FURTHER FOLLOWING TRACKING	JPG	---



Project Title	PROPOSED ALDI FOOD STORE AND HOMEBASE UNIT EXISTING HOME BASE UNIT STURLAS WAY WATHAM CROSS EN8 7BF		
Client	ALDI STORES LIMITED - CORPORATE		
Status	PLANNING		
Scale	1:500	Drawing Size	A3
Date	14.09.20	Drawn By	JPG
		Checked	---

Drawing Title	PROPOSED SITE PLAN		
Job-Dwg No	2924-COR-111	Rev	K

- 2 St. Johns North, Wakefield, WF1 3QA t. 01924 291800
- Carvens Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555
- The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01808 211577
- 101 London Road, Reading, RG1 5BY t. 0118 9507700
- 10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215

