

Proposed Aldi Foodstore, Hebburn Town Centre

Transport Note 2

Introduction

- 1.1 This Note has been prepared by Mayer Brown (MB) in response to comments made by the Council's Highways issued 9 October 2015.

Site Access

- 1.2 The proposed site access to the Aldi store utilises the same current access to the Hebburn centre. This access has served as the primary access of the two (75% of traffic approximately used this access prior to the Hebburn Central development) that provide access with Glen Street. This included HGV service vehicles serving Hebburn centre.
- 1.3 The Aldi service vehicles will enter the site from the east and also depart in that direction (to/from Station Road). The HGV tracking has been updated to show this.
- 1.4 Every Aldi store is designed to enable service vehicles to enter and exit in forward gear.
- 1.1 The delivery requirements for an Aldi store are daily deliveries of milk, bread and morning fresh produce, prior to or as early as possible to the store opening in the morning.
- 1.2 Milk deliveries are made by a local supplier, usually undertaken using an HGV. In addition, there are approximately three Aldi HGV deliveries per day, one of which delivers the bread and morning fresh produce.
- 1.3 Aldi operate a closely managed servicing arrangement for each of its stores. The Aldi articulated service vehicles are able to carry frozen, chilled and mixed goods assembled at a centralised distribution depot enabling the potential to reduce journeys. Thus, approximately three articulated Aldi vehicles will usually be the only vehicle of this type visiting each store.
- 1.5 There are significant statutory utilities along Glen Street which would be prohibitive to development, if the access radii was increased.

Existing Adopted Highway

- 1.6 It is acknowledged that there is existing adopted highway that will be required stopping up as part of the development of the site.
- 1.7 This will be undertaken by Aldi subject to planning approval.

Car Park

- 1.8 Screening to south of the parent and child bays will be the boundary wall repaired and rendered white.

Red Line Boundary

- 1.9 The red line boundary is extended across the road to include the siting of the relocated sub-station. This has been clarified with the planning officer. There are no proposals to stop up this section of road. Access to the town centre car park and community hub will be retained.

Signage

- 1.10 The proposed signage for the site will be subject to a separate application for advertisement consent. The proposed position and form of signage shown on the planning drawings for the full planning application is for illustrative purposes only.

Visibility Splays

- 1.11 Site access visibility splays of 4.5 x 70m were agreed for the proposed site access at the pre-application stage (16 September 2014). This is shown on the attached plan.
- 1.12 All landscaping and timber kick rail will be maintained to 600mm or less in height.
- 1.13 There are no planters or trees proposed within the visibility splays.
- 1.14 The visibility splay at the 'Hub' access with Glen Street was agreed at 4.5 x 90m as shown on the attached plan. All landscaping will be maintained to 600mm or less in height.
- 1.15 The visibility splay at the access to the south west corner of the Aldi site is shown as 2.4m x 43m. This provides a robust visibility splay given that this should be a low speed environment on entering and exiting Hebburn centre.

Adoption

- 1.16 The feature paving area shown to the east alongside the Station Road footpath is within the red line boundary and will be maintained by Aldi.

Existing Pedestrian Footpath

- 1.17 No works are proposed to the existing footpath to the western boundary of the application site as it falls outside of the redline application boundary. The footpath area near the existing substation, on the southern boundary, which is being moved as part of the Aldi proposals, will be made good as part of any works, although this is adopted highway in any case.

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