

OPD/13

michelle dinsdale

From: tim marlow [REDACTED]
Sent: 23 August 2012 10:16
To: ldf; pgt@ldpplanning.co.uk
Subject: Draft Consultation Supplementary Planning Document for Olympia Park
For the attention of the Policy & Strategy Team, Selby District Council.

The Council has invited representations on the Draft SPD for Olympia Park and we will be grateful if you will take account of the following matters:

1. The Master Plan indicates that there will be largescale development of the 83 acres of land forming the eastern part of the proposed Olympia Park (Selby Farms) for employment uses. This is to be composed of:
 - 36.10 acres for B1, B2 & B8 uses
 - 20.73 acres for higher value uses
 - 26.19 acres for Safeguarded uses

There is a single access point of connection to the wider road network for all of this development. In addition it is necessary as a pre-condition to form a link between the Potter Group and the A63 Selby Bypass, (CP2A). The key junction affected by all of the proposed development is:

*** the existing roundabout junction into the Selby Farms land from the A63.**

2. When conceived, this junction was designed by North Yorkshire County Council based on limited traffic flows. In order to assess the future capacity of this junction, a comprehensive Transportation Assessment should be carried out as an integral part of any planning application seeking consent for the proposed employment uses. The Transportation Assessment should follow current Department of Transport and North Yorkshire County Council guidelines, and should investigate both vehicular and non-vehicular modes of travel in line with Central Government's integrated transport principles.
3. In particular, the Transportation Assessment should include Generation & Assignment estimates for the proposed development based on the TRICS (Trip Rate Information Computer System) database. Subsequently PICADY modelling should be undertaken to test the ability of the above junction to accommodate vehicular flows at appropriate times within the development scenario through to Peak Development Flows. Validation of any planning application for the proposed development should only be confirmed upon receipt of the Transportation Assessment.

We trust that you will take account of the above matters. Copies of this note will be filed with the relevant highway authorities for their information.

Yours faithfully

T Marlow
4 Column Road
West Kirby
WIRRAL
CH48 8AX

23/08/2012