

Drive Thru, Fosse Park,
Leicester

10th Floor
3 Hardman Street
Manchester
M3 3HF

0161 302 3987
manchester@tpa.uk.com
www.tpa.uk.com

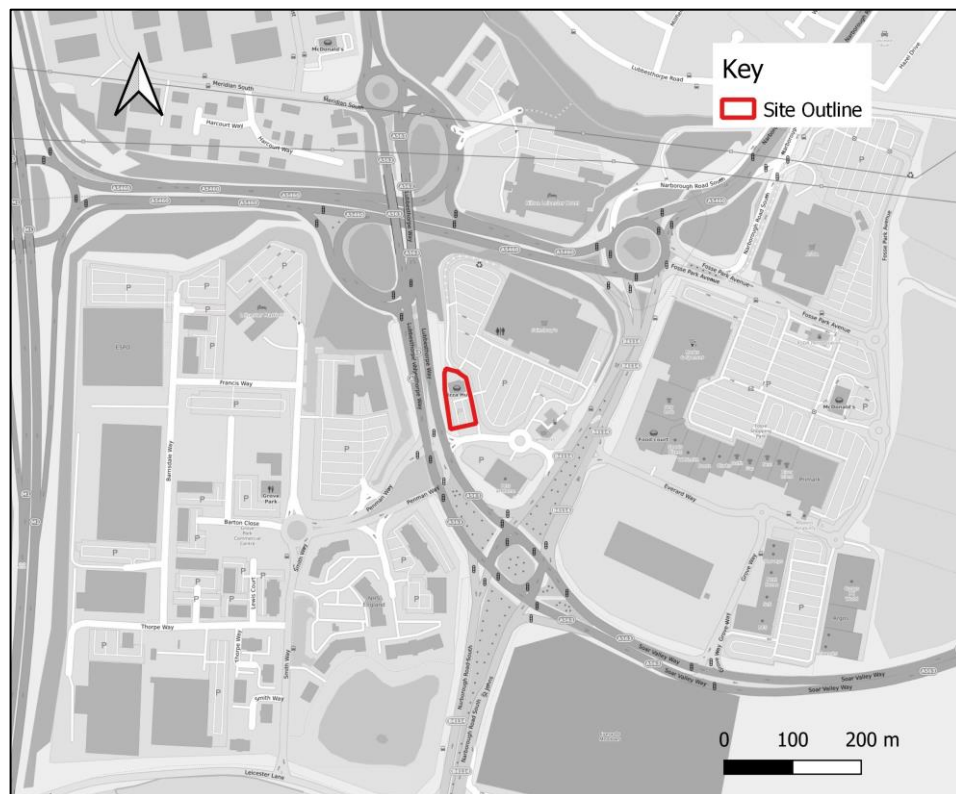
Project Reference: 2106-056/TN/01

Technical Note 1 – Transport Statement

1 Introduction

- 1.1 Transport Planning Associates (TPA) has been commissioned by TH UK & Ireland Ltd to provide transport planning consultancy services in relation to the proposal to undertake works to convert an existing Pizza Hut restaurant with takeaway at Fosse Park, Leicester, into a Tim Hortons coffee shop / restaurant with drive-thru. The location of the site is shown in **Figure 1.1**.

Figure 1.1 Site Location



Source: © OpenStreetMap contributors

1.2 The proposed development description is as follows:

“Full planning permission for the change of use from a Pizza Hut restaurant (Use Class E(b)) to a Sui Generis use consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises. Installation of a drive-thru lane and associated engineering works, including alterations to car parking, bin store and servicing arrangements and associated changes to landscaping. Alterations to the building and elevations including recladding and new glazing. Advertisement consent for replacement signage.”

1.3 The proposed use is therefore similar to that allowed under the operative consent. However, planning permission is being sought for a change of use to reflect the nuanced wording of the latest amendments to the Use Classes Order (2020) and in light of recent legal advice instructed by Tim Hortons which has had regard to its drive-thru trading model (please see accompanying Planning Statement for full details).

1.4 This advice indicates that as Tim Hortons' offer comprises a mix of hot and cold food and drink for consumption both on and off the premises, and a mixed use including Class E(b) is not permitted under the wording of the 2020 Regulations, Tim Hortons should be considered a Sui Generis use consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises.

1.5 For the avoidance of doubt, this proposed change of use should not be taken to mean that Tim Hortons' offer comprises a predominantly hot food takeaway offer. On the contrary, an analysis of sales from existing Tim Hortons drive-thru premises confirms that the total sale of hot food for consumption off the premises only comprises around 15% of sales and as such cannot be regarded as Tim Horton's primary business.

1.6 This report concludes that the development proposals will have no material impact on the operation of the local highway network, and as such, is acceptable in highways and transportation terms.

2 Baseline Conditions

2.1 The site previously operated as a Pizza Hut restaurant with takeaway facilities and has a Gross External Area (GEA) of 354 sq.m. A total of 47 parking spaces, inclusive of four accessible spaces, are currently provided on-site. There are no cycle parking spaces provided at present.

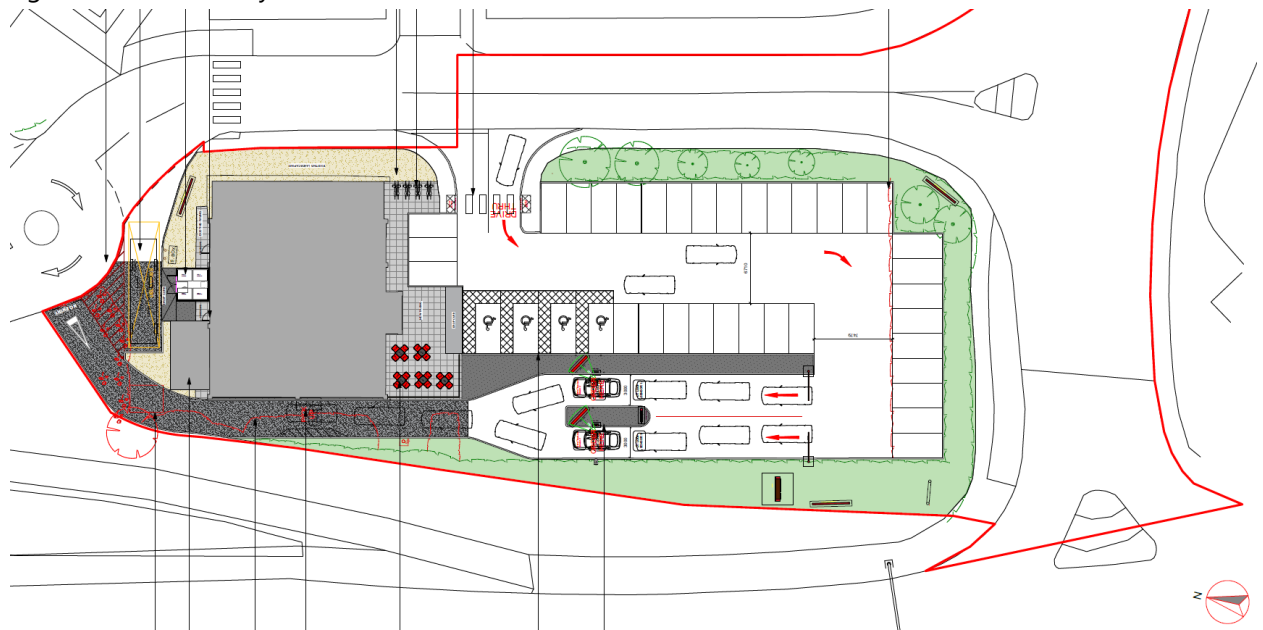
2.2 Pedestrian and cycle access is achieved from the internal access road, from Lubbesthorpe Way from the south, with footways provided on both sides of the carriageway. The nearest bus stops are on Narborough Road South, within a 450m walk. These stops are serviced by four services per hour in each direction. Vehicular access is from Lubbesthorpe Way, via a signalised crossroads arrangement, which is shared by the wider retail park.

- 2.1 The site is situated in a sustainable location benefitting future employees, with good access to bus services and opportunities to access the site by walking and cycling. It is also suitably located to accommodate linked trips with retail facilities in the wider area.

3 Development Proposals and Impact

- 3.1 The development proposals comprise the installation of a drive-thru lane and associated engineering works, including alterations to car parking, bin store and servicing arrangements and associated changes to landscaping. It also includes alterations to the building and elevations including recladding and new glazing. The development proposals will keep the floor area the same, at 354 sq.m GEA.
- 3.2 As part of the proposals, the existing car park will be rearranged to facilitate the drive thru facility, which will route around the western boundary of the site and western and northern side of the building, as shown in **Figure 3.1**. The order points are set back from the circulation of the car park by approximately 22m, which provides space for a total of six vehicles to queue before impacting on the car park, assuming a distance of 6m between the front of each vehicle. In reality, it is likely that vehicles would queue closer together than this, and there could be up to eight vehicles queuing before impacting on the car park, as shown in **Figure 3.1**.

Figure 3.1 Site Layout



Source: Tim Hortons drawing no. 0069-PL-05 Rev C

Accessibility

- 3.3 Pedestrian and cycle access to the site will be retained as existing. The site is located in a sustainable location, with good pedestrian infrastructure, access to cycle routes, and with bus services within a short walking distance.

Parking and Drive Thru

- 3.4 To accommodate the proposed drive thru lane, the layout of the existing car park will be rearranged slightly, resulting in a decrease of nine parking spaces. Overall, the area immediately adjacent to the building and within the redline boundary of the site will therefore include a total of 38 parking spaces. This will also include four accessible spaces.
- 3.5 As set out later in this chapter, the proposed development is not expected to result in any material increase in primary trip attraction to the site. In addition, given the introduction of the drive thru lane, it is expected that fewer customers would park at the site, in comparison to the existing operation. As such, it is anticipated there will be a reduction in the need for parking spaces, and the proposed parking provision is considered appropriate.
- 3.6 Four new cycle stands will be installed adjacent to the building, providing space for eight bicycles. This is an improvement in comparison to the existing cycle parking provision.
- 3.7 The proposed drive thru facility is provided around the western perimeter of the site and the western and northern sides of the building. The proposed circulation, including swept path analysis of the drive thru lane for the largest anticipated vehicle, is shown in **Appendix A**.

Servicing and Refuse Collection

- 3.8 Servicing and refuse collection will be undertaken from within the bounds of the site, with vehicles entering and exiting in forward gear. Swept path analysis has been undertaken for deliveries and refuse collection and is shown in **Appendix B**.
- 3.9 The scope and scale of the development is such that the proposed development will not be materially altered from that which is currently operational at the site. It is anticipated that there would be up to two deliveries and one refuse collection per week. Deliveries and refuse collection will be undertaken outside of peak trading hours, and the likelihood of any conflict with vehicles accessing Sainsbury's is therefore small.

Trip Attraction

- 3.10 The proposed development does not change the use of the unit and there no change in GEA. It is therefore considered that the proposals will not result in any significant change in primary trip attraction.
- 3.11 The existing choice of food and drink operators in the vicinity of the site at Fosse Shopping Park, as well as the adjacent Sainsbury's and Pets at Home stores also means that it is very likely that Tim Hortons' potential customers are already travelling on the road network. The proposed provision will therefore widen choice and lead to a number of trips to other outlets in the area being replaced by trips to Tim Hortons, or simply become a stop on the way to their end destination.

4 Conclusion

- 4.1 The site previously operated as a Pizza Hut restaurant with takeaway and the development proposals comprise the including alterations to car parking, bin store and servicing arrangements and associated changes to landscaping. It also includes alterations to the building and elevations including recladding and new glazing.
- 4.2 To accommodate the proposed drive thru lane, the layout of the existing shared car park will be rearranged slightly, resulting in a decrease of nine spaces. Four cycle stands will be installed, providing space for eight cycles.
- 4.3 It has been shown that appropriate delivery and servicing arrangements will be accommodated.
- 4.4 The proposed development does not change the use of the unit and there is no change in GEA. It is therefore considered that the proposals will not result in any significant change in primary trip attraction.
- 4.5 It is concluded that there are no transport or highways related reasons that should prohibit the development proposals from being granted planning permission.

Document Management

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Document Review

	Status	Author	Checker	Approver	Date
01	Draft	SG	AS	AS	08 07 21
-	Issue	SG	AS	AS	12 07 21
A	Revision ^a				
B	Revision ^b				

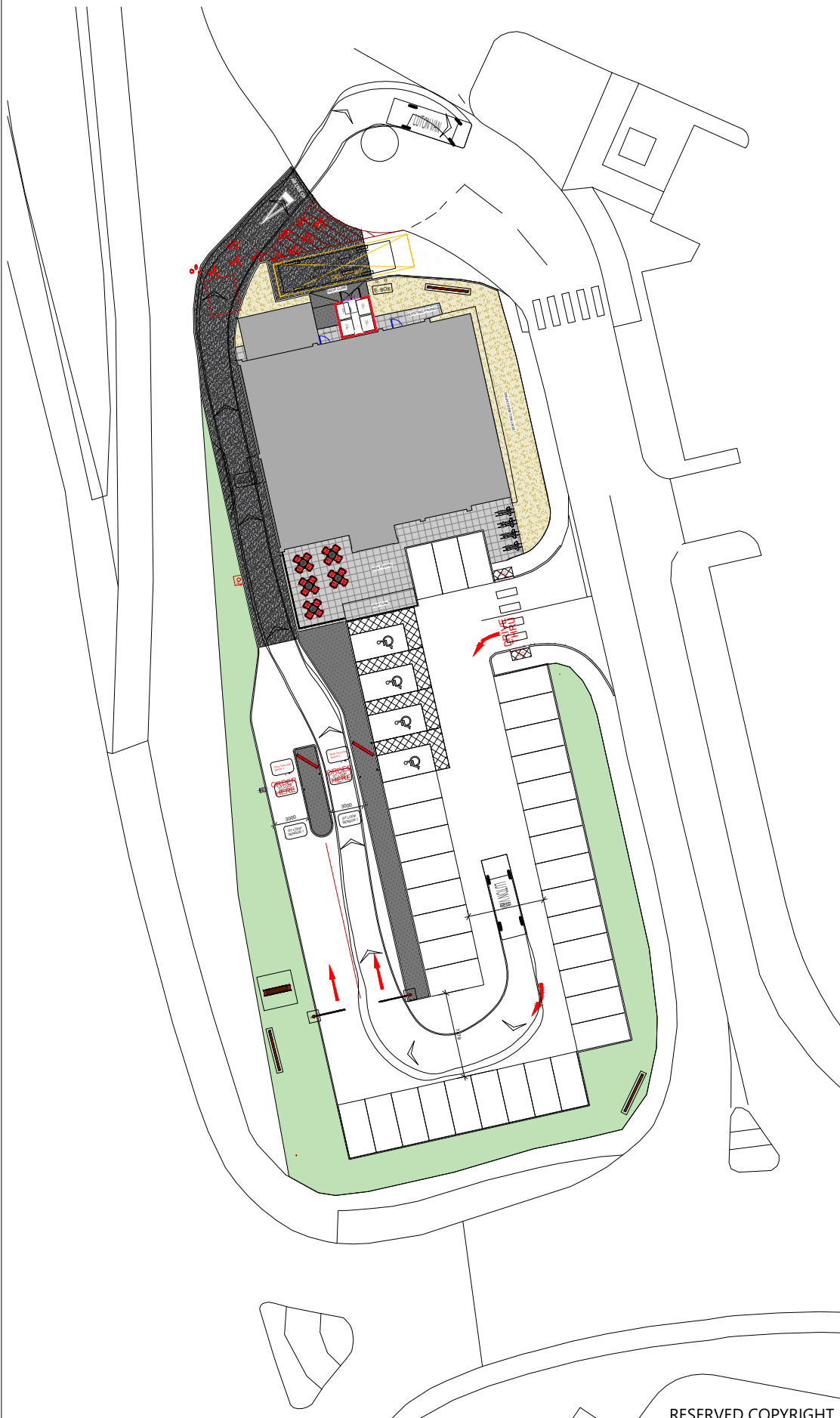
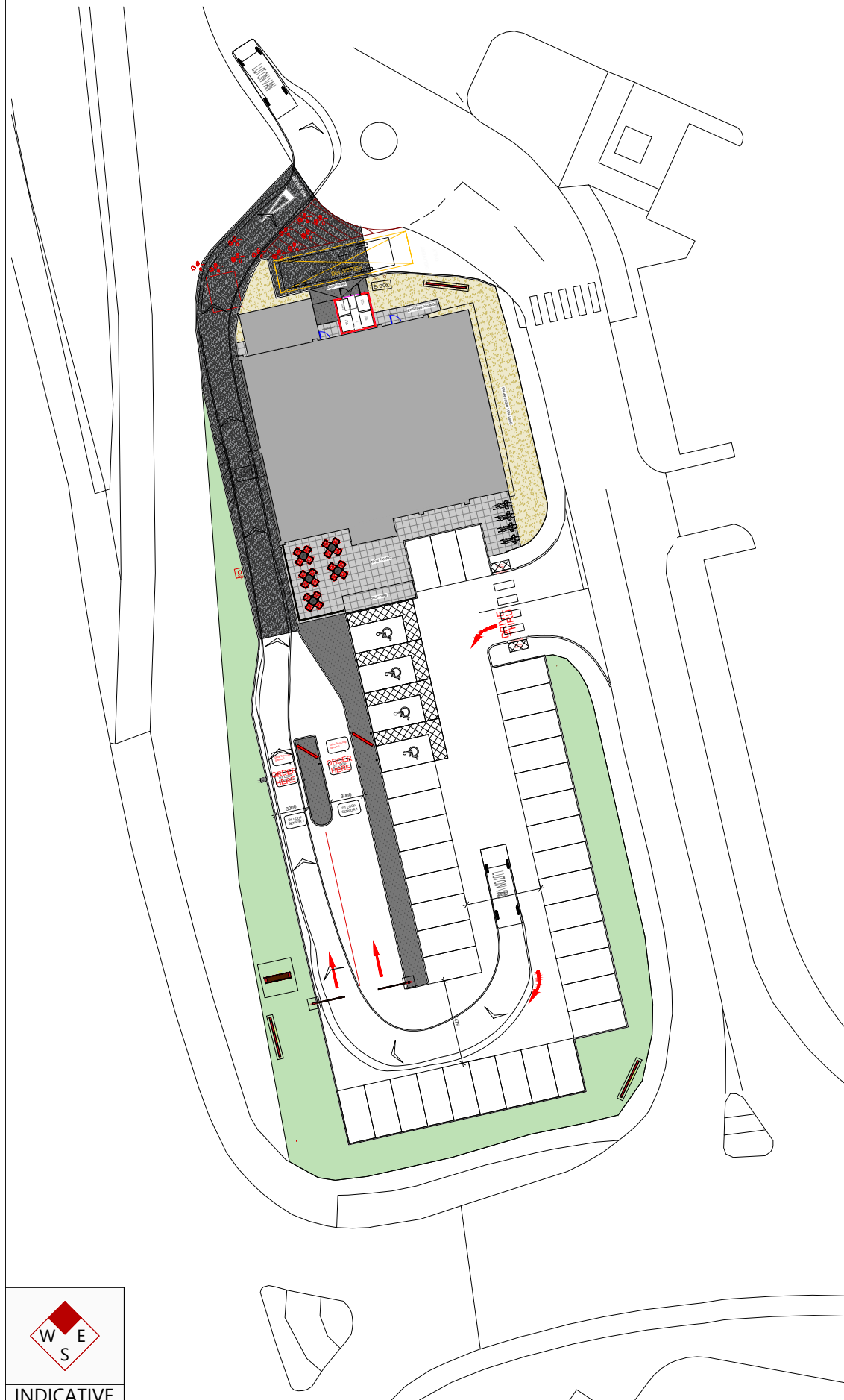
a

b

Appendix A

A3

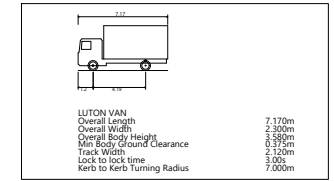
ORIGINAL
PLOT SIZE



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NOTES:

1. Based on Tim Hortons Drawing No. 0095-PL-05 revision C.
2. Subject to topographical survey.
3. Swept Path Analysis of a Luton Van Vehicle (Autotrack Vehicle Reference No. N/A).



Rev	Date	Details	Drawn by	Checked by	Approved by
A	12.07.21	Updated with latest site layout.	PSW	AJS	DE

Bristol
 Cambridge
 London
Manchester
 Oxford
 Welwyn Garden City

10th Floor
 3 Hardman Street
 Spinningfields
 Manchester
 M3 3HF
 0161 913 2310
www.tpa.uk.com



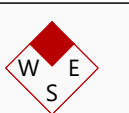
CLIENT:
TH UK & Ireland Limited

PROJECT:
**Drive Thru,
 Fosse Park,
 Leicester, LE19 1HY**

TITLE:
**Swept Path Analysis of a
 Luton Van -
 Drive Thru**

STATUS:
FEASIBILITY

SCALE: 1:500	DATE: 01.07.21	DRAWN: JA	CHECKED: AS	APPROVED: DE
JOB NO: 2106-056	DRAWING NO: SP01	REVISION: A		



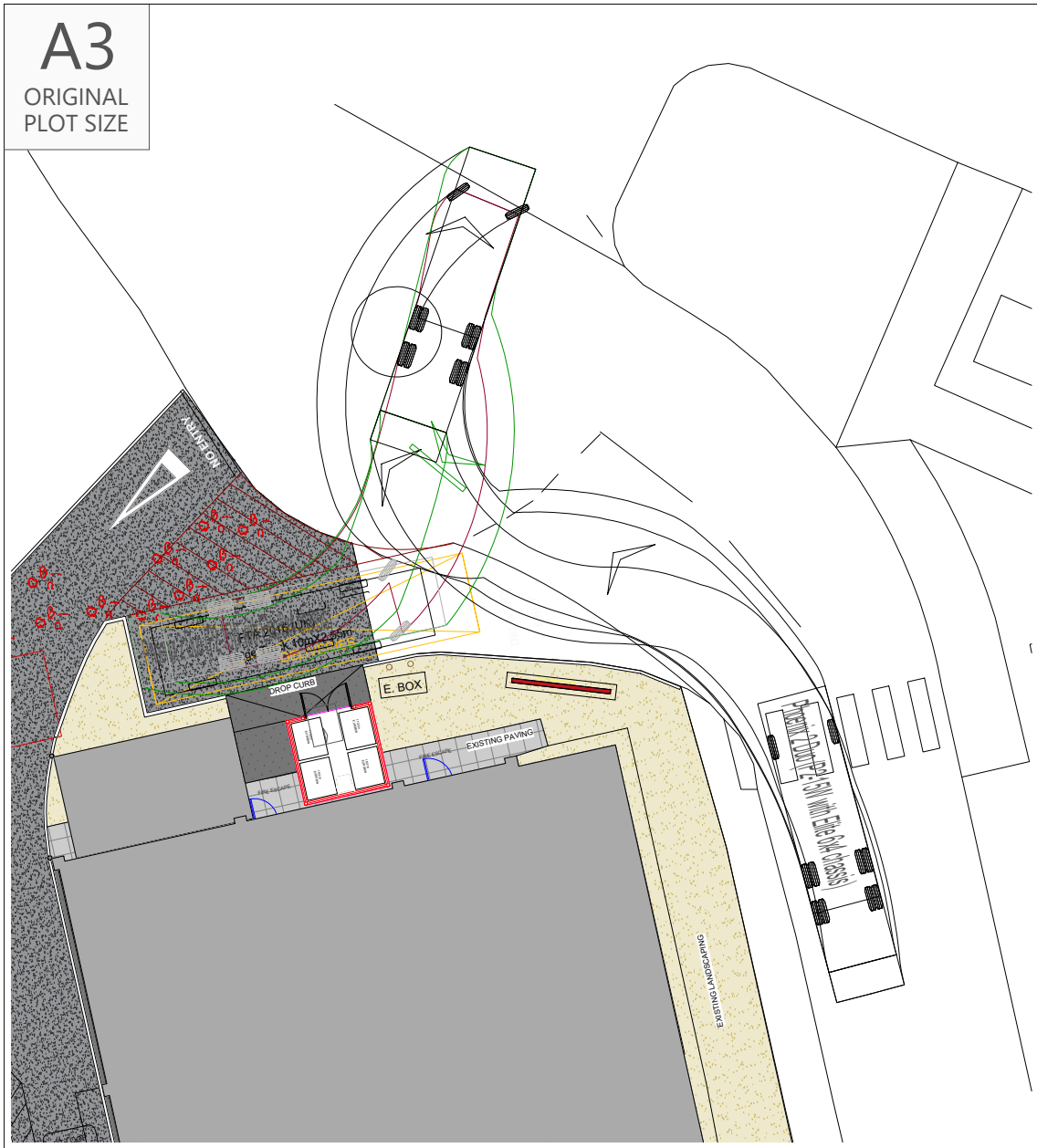
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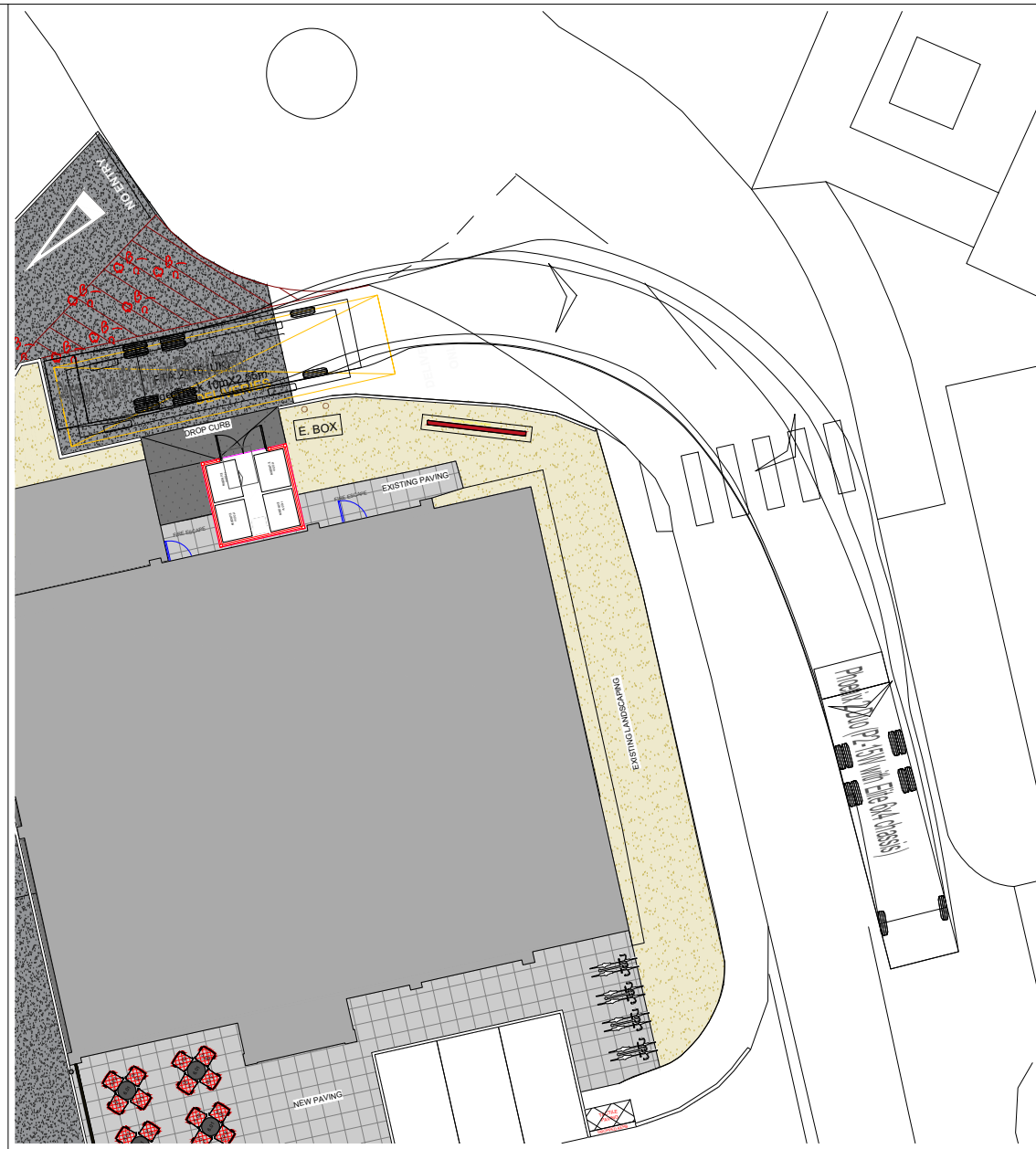
Appendix B

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ORIGINAL
PLOT SIZE



Reverse Entry Tracking - Entry

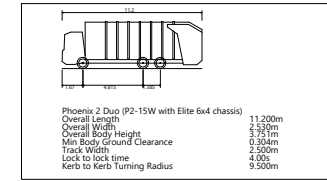


Reverse Entry Tracking - Exit

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NOTES:

1. Based on Tim Hortons Drawing No. 0095-PL-05 revision C.
2. Subject to topographical survey.
3. Swept Path Analysis of a Phoenix 2 Duo (P2-15W with Elite 6x4 chassis) Refuse Vehicle (AutoTrack Vehicle Reference No. N/A).
4. Swept path involves static turns.



Rev	Date	Details	Drawn by	Checked by	Approved by
A	12.07.21	Updated with latest site layout and tracking updated.	PSW	AJS	DE

Bristol
Cambridge
London
Manchester
Oxford
Welwyn Garden City

10th Floor
3 Hardman Street
Spinningfields
Manchester
M3 3HF
0161 913 2310
www.tpa.uk.com



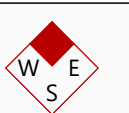
CLIENT:
TH UK & Ireland Limited

PROJECT:
**Drive Thru,
Fosse Park,
Leicester, LE19 1HY**

TITLE:
**Swept Path Analysis of a
Refuse Vehicle -
Service Bay**

STATUS:
FEASIBILITY

SCALE: 1:250	DATE: 01.07.21	DRAWN: JA	CHECKED: AS	APPROVED: DE
JOB NO: 2106-056		DRAWING NO: SP02		REVISION: A



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