



ttp consulting
transport planning specialists

Wexford Retail LP

UNIT 13A, FOSSE PARK WEST

Transport Statement

October 2023

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Contents

1	INTRODUCTION.....	1
2	EXISTING SITUATION	2
	Fosse Park	2
	The Surrounding Area	3
	Accessibility	3
	The Highway Network.....	3
3	EFFECTS OF THE PROPOSALS.....	4
	The Proposals	4
	Trip Generation.....	4
	Parking	5
	Deliveries.....	5
4	SUMMARY AND CONCLUSION	6
	Summary	6
	Conclusion	6

Appendices

- Appendix A - Application Plans
- Appendix B - TRICS Data

1 INTRODUCTION

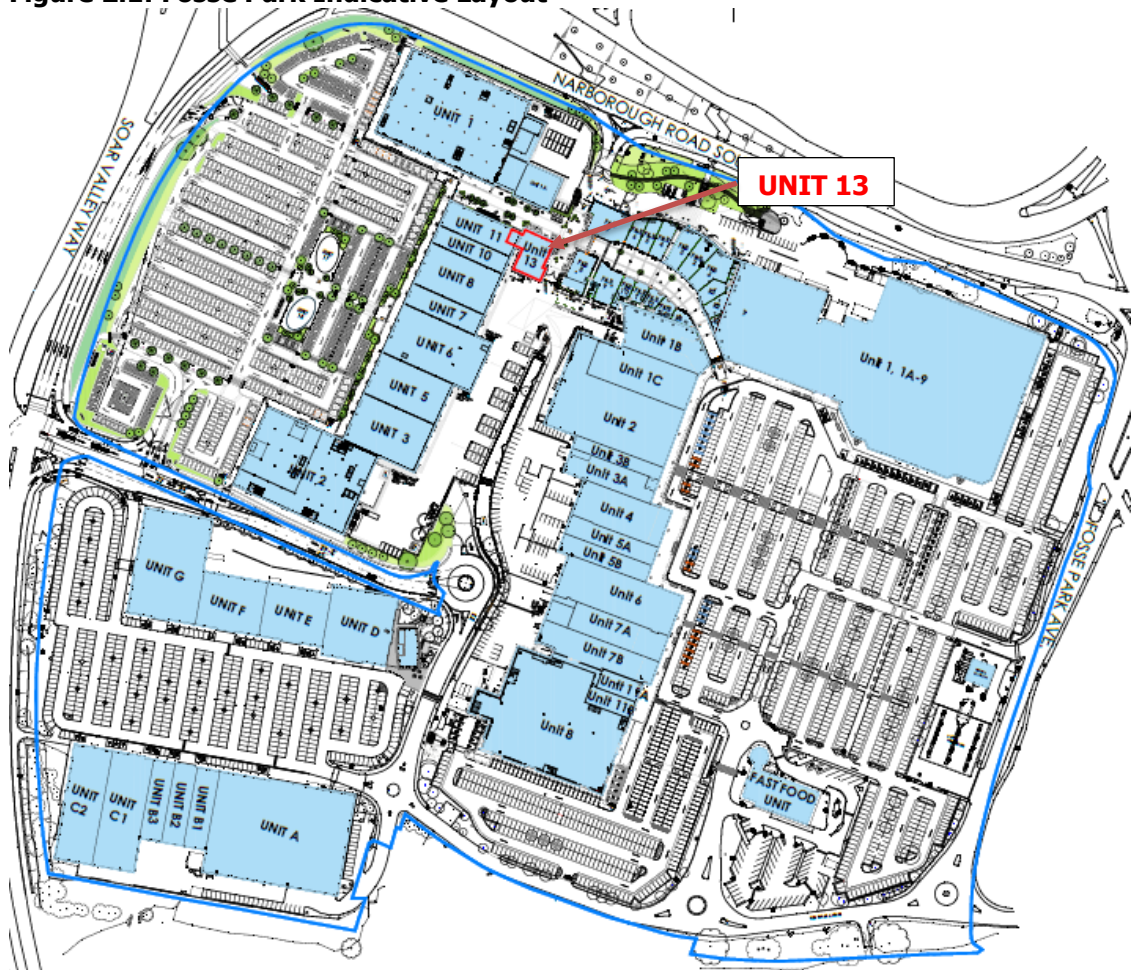
- 1.1 TTP Consulting is retained to provide highways and transportation advice in respect of the proposals for Unit 13 at Fosse Park West which is located to the south of Leicester in Blaby District.
- 1.2 Fosse Park is a major retail destination which comprises of in excess of 50,000sqm of retail floorspace which is split into three main areas known as Fosse Park North, Fosse Park South and Fosse Park West. There is parking for over 3,100 cars with access taken from Everard Way, Fosse Park Avenue and Grove Way.
- 1.3 Unit 13 which is subject to this application is currently vacant is located in Fosse West in the link immediately south of the Food Court; it has a ground floor area of 372sqm plus a full cover mezzanine. This report has been prepared to support an application to regularise the use of the mezzanine within Class E to enable it to be occupied by The Health Suite; no changes are proposed to the ground floor which has permission for Class E Food and Beverage.
- 1.4 This report considers the potential highways and transport effects of the proposals taking into account existing conditions and concludes that the proposals would not impact on the operation of the local or wider highway network.

2 EXISTING SITUATION

Fosse Park

- 2.1 Fosse Park is a major retail destination to the south of Leicester comprising of over 40 shops with anchor tenants including M&S, Next and Primark along with a number of other national retailers. It has been developed in stages with Fosse Park North coming forward first, then Fosse Park South and most recently Fosse Park West including the Food Central link through to Fosse Park North. Unit 13 which is the subject of this application is located in the link between Fosse South and Fosse West adjacent to the Food Court.

Figure 2.1: Fosse Park Indicative Layout



- 2.2 Overall there is in excess of 50,000sqm of floorspace at Fosse Park with parking for over 3,100 cars, with access taken from Everard Way, Fosse Park Avenue and Grove Way which in turn connect to Narborough Road South and Soar Valley Way.
- 2.3 Unit 13 is located in Fosse Park West and is currently vacant. It has a ground floor area of 372sqm plus a full cover mezzanine.

The Surrounding Area

- 2.4 The surrounding area comprises of predominantly commercial and retail to the north, south and west along with open fields to the east.
- ASDA is located to the north of Fosse Park
 - Sainsbury's and with Pets at Home along with commercial buildings are located to the west; and
 - The relocated Everard Brewery is located to the south.
- 2.5 The closest residential is located to the north-west of ASDA with further residential to the east of the fields.

Accessibility

- 2.6 Fosse Park is accessible by all modes with pedestrian and cycle connections to commercial and residential areas, with bus services calling at stops on Fosse Park Avenue and Narborough Road South.

The Highway Network

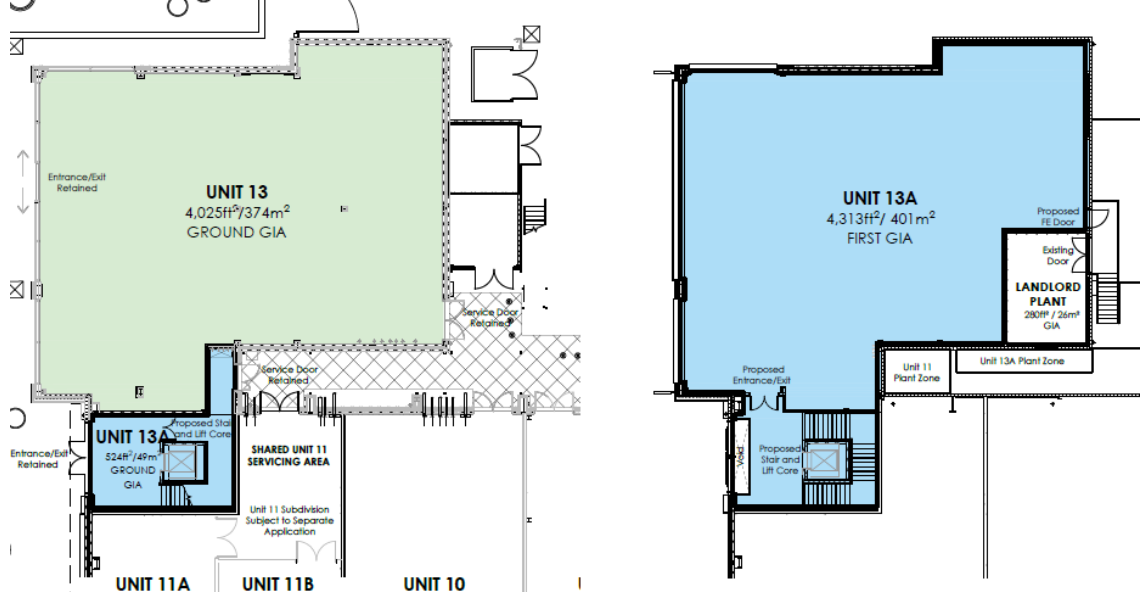
- 2.7 The local highway network includes Soar Valley Way and Narborough Road South which facilitate connections to the surrounding area including the motorway network along with the city centre etc., and Fosse Park Way, Everard Way and Grove Way that facilitate access to Fosse Park.
- 2.8 We have not undertaken any traffic surveys to support this application, with traffic conditions in the local area influenced by employment destinations in the morning and evening peak hours, and retail activity over the weekend.

3 EFFECTS OF THE PROPOSALS

The Proposals

- 3.1 The proposals include the reconfiguration of Unit 13 at ground to create an access along with regularising the use within Class E to enable the Unit to be occupied by The Health Suite with a copy of the application plans included at **Appendix A** and an extract in **Figure 3.1**. No changes are proposed to the access, parking or delivery arrangements.

Figure 3.1: Proposed Layout



Trip Generation

- 3.2 The proposals would result in an additional 401sqm of Class E floorspace which equates to circa 0.8% of the floorspace on the Park, and considerably less when compared to floorspace in the wider area. Furthermore, the proposed use is likely to attract traffic at a lower rate per than retail uses.
- 3.3 A TRICS exercise has been undertaken for completeness to estimate the potential number of vehicular trips associated with the proposed use, with data from the Health Clinic category reviewed considering surveys from sites outside London with a gross floor area less than 500sqm undertaken since January 2018; the exercise revealed a total of 5 weekday surveys with a copy of the TRICS output included at **Appendix B**. There are no weekend surveys.
- 3.4 **Table 3.1** provides a summary of the trip rates and resultant flows for the weekday morning and evening peak hours, with the exercise suggesting typically 2 to 4 movements each-way per hour with a peak of 5 arrivals.

Table 3.1: Trip Rates & Resultant Flows				
	Trip Rates		Vehicles*	
	Arrive	Depart	Arrive	Depart
AM Peak (0700 - 0800)	0.123	0	0	0
AM Peak (0800 - 0900)	0.746	0.136	3	1
AM Peak (0900 - 1000)	1.288	0.542	5	2
PM Peak (1600 - 1700)	0.814	0.881	3	4
PM Peak (1700 - 1800)	0.610	0.610	2	2
PM Peak (1800 - 1900)	0.610	0.881	2	4

**based on 401sqm*

- 3.5 As such, the proposals would not result in any noticeable changes in traffic conditions on the local or wider highway / transportation network with any changes falling in daily variations.

Parking

- 3.6 There is currently parking for in excess of 3,100 cars at Fosse Park including 661 spaces serving Fosse Park South, with circa 1,000 parking spaces adjacent to Fosse Park West and 1,500 spaces serving Fosse Park North. The car parks are connected on foot via signalised crossings over Everard Way and Grove Way, and via the Food Central connection between Fosse Park North and Fosse Park West.
- 3.7 The proposals do not include any changes to the car park or access arrangements.
- 3.8 It is estimated that the proposed Health Suite could generate a demand for 5 to 7 parking spaces based on surveys at the sites considered to estimate the number of vehicular movements. Although Unit 13 is located within Fosse West, access from the Fosse North car park via the food court is also convenient, and as such customers would have access to in excess of 2,150 spaces. Although the car parks are known to operate close to capacity at peak times, a demand for 5 to 7 spaces represents circa 0.33% of the overall provision; as such, the proposals will not impact on the overall availability of parking.

Deliveries

- 3.9 Servicing for Unit 13 takes place from the rear of the unit via the service yard which is shared with Fosse North and Fosse West.
- 3.10 The proposals do not include any changes to the service yard, with deliveries taking place from the yard as per existing. It is expected that the Health Suite would receive on average 5 to 7 deliveries per week, typically using vehicles up to and including a 7.5t vehicle; larger vehicles can be accommodated in the yard if required.
- 3.11 Refuse and waste will be taken away as per existing.

4 SUMMARY AND CONCLUSION

Summary

- 4.1 TTP Consulting has been retained to provide highways and transport advice associated with the proposals for Unit 13 at Fosse Park West.
- 4.2 Fosse Park comprises circa 50,000sqm of floorspace split into three main areas known as Fosse Park North, Fosse Park South and Fosse Park West. There is parking for in excess of 3,100 cars with access taken from Fosse Park Avenue, Grove Way and Everard Way. The Park is accessible by all modes with pedestrian and cycle links to nearby commercial and residential, and bus services calling at nearby bus stops.
- 4.3 It is proposed to reconfigure Unit 13 ground floor to create an entrance and regularise the use to enable the mezzanine to be occupied by The Health Suite.
- The mezzanine of 401sqm represents circa 0.8% of the floorspace at the Park, and considerably less when compared to the quantum of commercial floorspace in the local and wider area.
 - The potential number of trips has been estimated based on trip rate information from the TRICS database with the exercise demonstrating that there would not be any noticeable changes in traffic conditions.
 - The proposals do not include any changes to the car park, with the proposed use anticipated to generate a demand for 5 to 7 spaces during the day; the demand represents circa 0.33% of the provision in Fosse North and Fosse West (combined) and would not affect the availability of parking.
 - No changes are proposed to the service yard, with deliveries required to be managed as per existing with the yard shared with other tenants. It is expected that the Health Suite would receive on average 5 to 7 deliveries per week, typically using vehicles up to and including a 7.5t vehicle; larger vehicles can be accommodated in the yard if required.
 - Waste and recycling will be taken away as per existing.

Conclusion

- 4.4 The proposals are considered to be acceptable in highways and transportation terms.

Appendix A

(Application Plans)



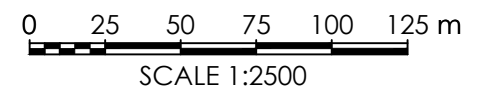
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Rev	Date	Description	Drawn	Chk'd



Drawing Key:

- Application Boundary (425m² / 0.10 Acre)
- Adjacent Ownership



THE HARRIS PARTNERSHIP ARCHITECTS

WAKEFIELD - T. 01924 291800
2 St John's North, Wakefield, WF1 3GA

MANCHESTER - T. 0161 2388555
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Client
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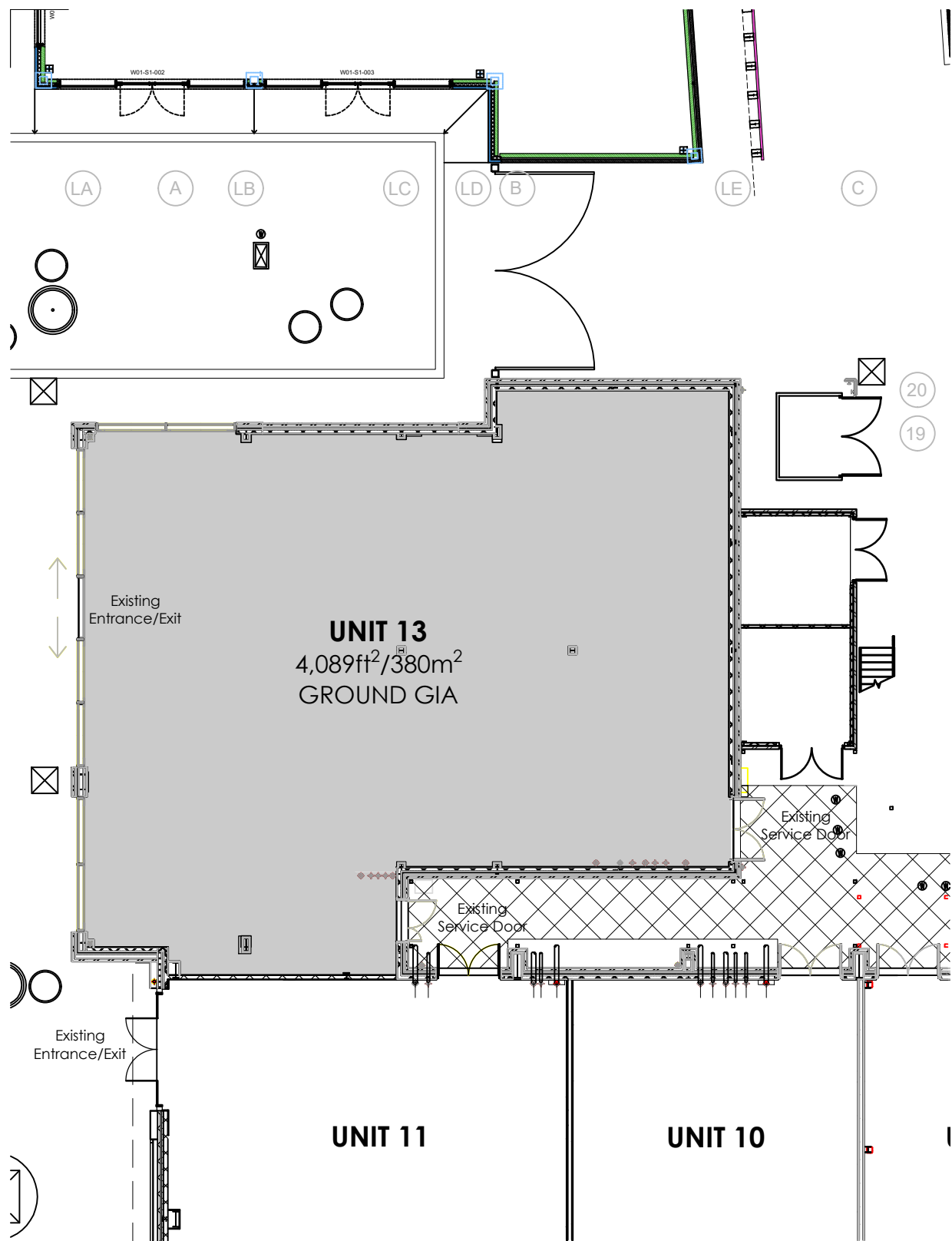
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PROPOSED SUBDIVISION
FOSSE PARK WEST
LEICESTER
LE19 1BY

Drawing Title
LOCATION PLAN

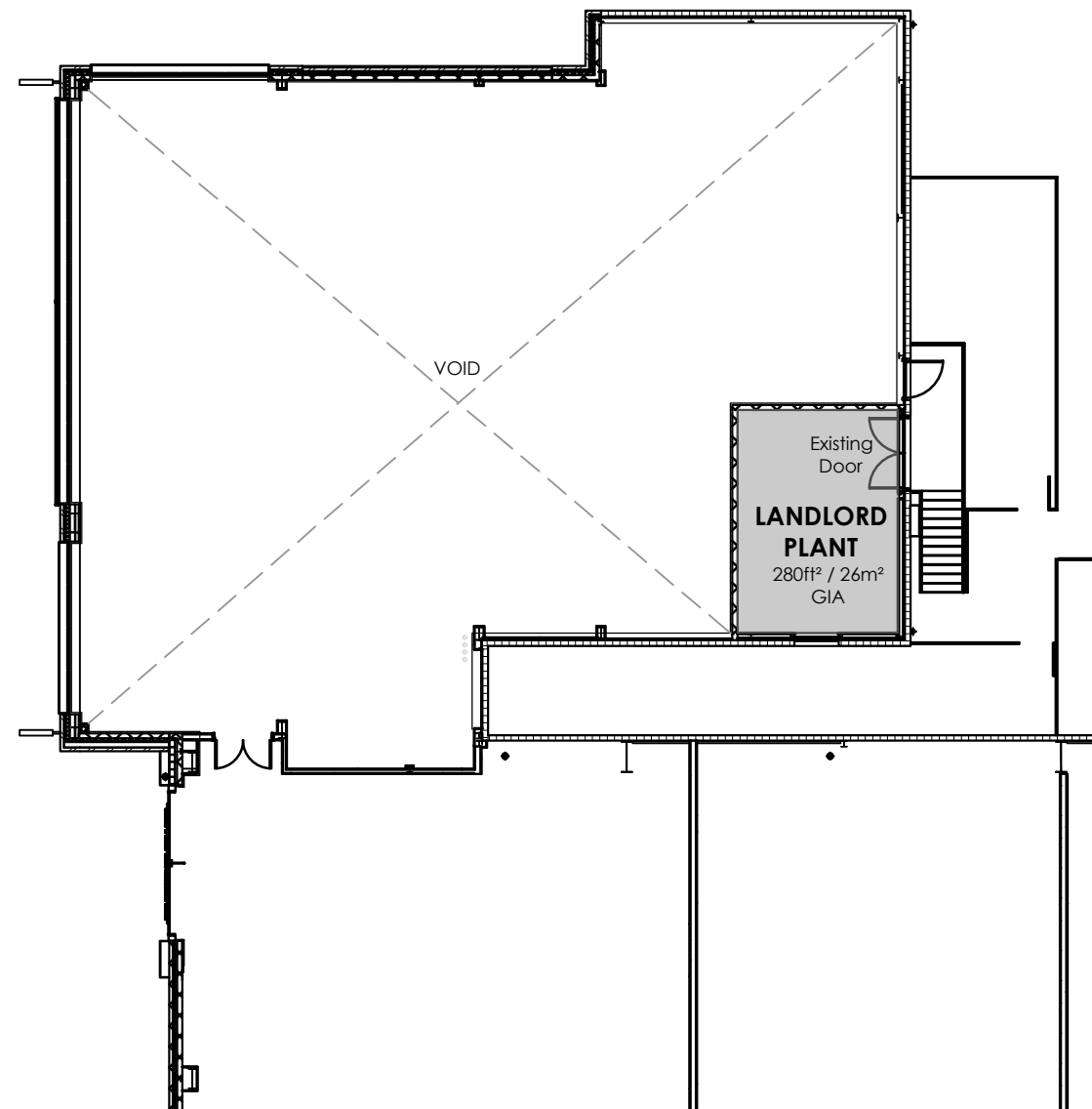
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Drawing Status	Rev.	THP Project No
PLANNING	-	13365F

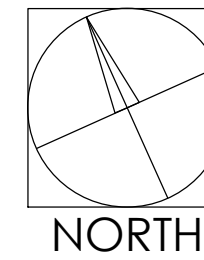
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Ground Floor GA Plan - 1:200

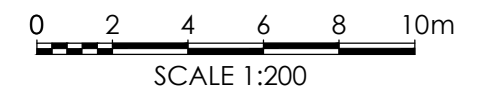


First Floor GA Plan - 1:200



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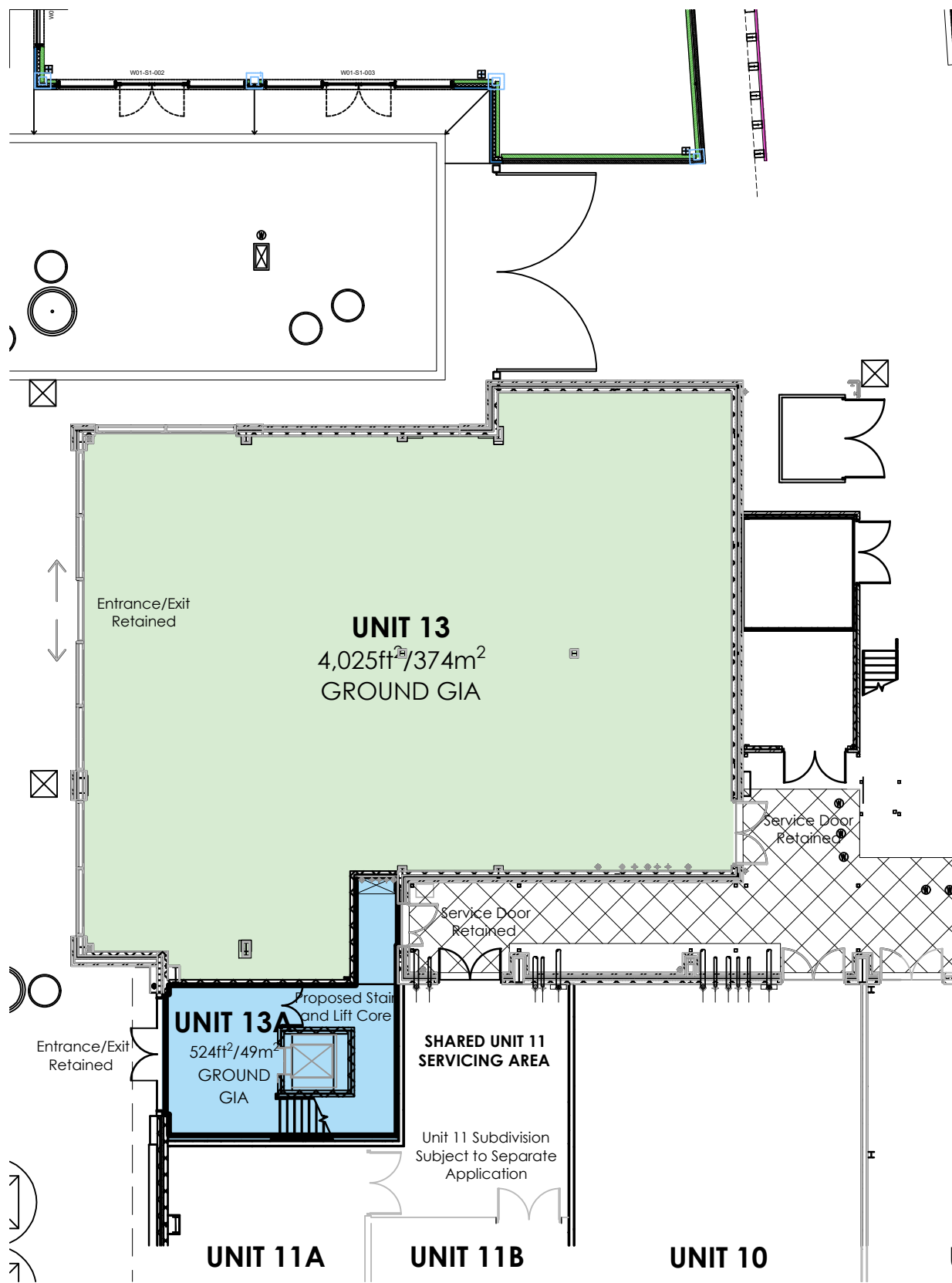
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UNIT 13
PROPOSED SUBDIVISION
FOSSE PARK WEST
LEICESTER
LE19 1BY

Drawing Title
EXISTING GA PLAN

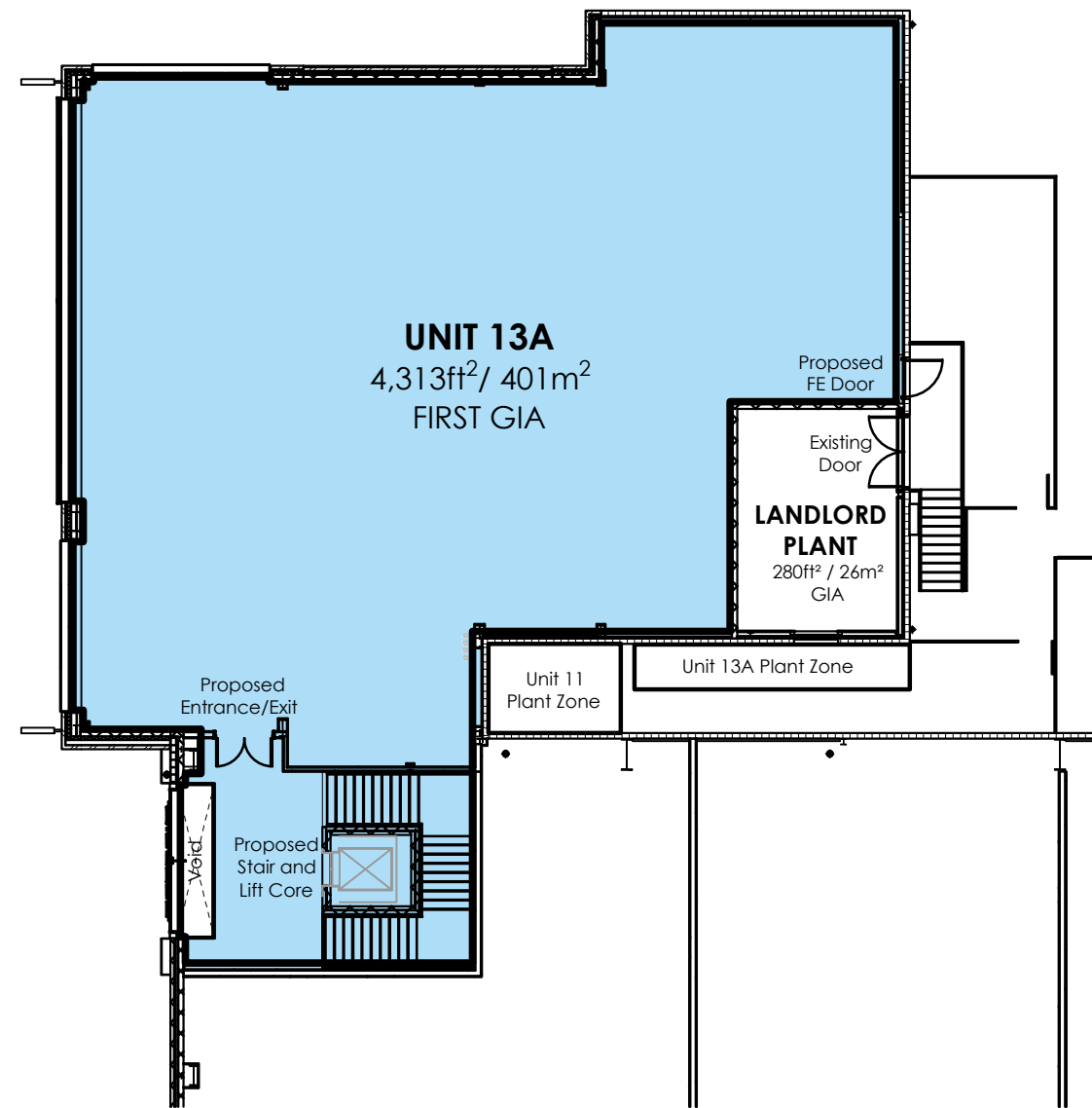
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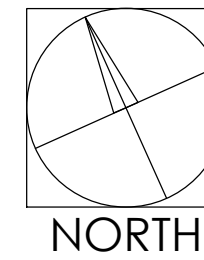
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Ground Floor GA Plan - 1:200

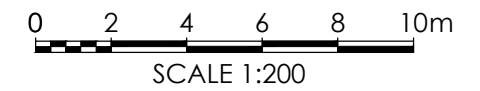


First Floor GA Plan - 1:200



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Client
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Project Title
**UNIT 13
PROPOSED SUBDIVISION
FOSSE PARK WEST
LEICESTER
LE19 1BY**

Drawing Title
PROPOSED GA PLAN

Drawn	Checked	Scale @A3	BIM Status	Date
RG	SA	1:200	NA	09/23

Drawing Status	Rev.	THP Project No
PLANNING	-	13365F

Project No.	Originator	Volume	Level	Type	Role	Number
13365F-2	THPW	XX	XX	DR	A	0103

Appendix B

(TRICS Data)

Calculation Reference: AUDIT-752101-230922-0914

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 05 - HEALTH
 Category : E - CLINICS
 TOTAL VEHICLES

Selected regions and areas:

03	SOUTH WEST	
	WL WILTSHIRE	1 days
04	EAST ANGLIA	
	NF NORFOLK	2 days
06	WEST MIDLANDS	
	WK WARWICKSHIRE	1 days
08	NORTH WEST	
	MS MERSEYSIDE	1 days
09	NORTH	
	TW TYNE & WEAR	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
 Actual Range: 250 to 615 (units: sqm)
 Range Selected by User: 75 to 1790 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/15 to 26/11/19

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Tuesday	1 days
Wednesday	3 days
Friday	2 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	6 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Edge of Town Centre	2
Edge of Town	3
Neighbourhood Centre (PPS6 Local Centre)	1

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	5
Built-Up Zone	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included	2 days - Selected
Servicing vehicles Excluded	4 days - Selected

Secondary Filtering selection:

Use Class:

E(e) 6 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS@.

Population within 500m Range:

All Surveys Included

Population within 1 mile:

10,001 to 15,000 2 days

15,001 to 20,000 1 days

25,001 to 50,000 3 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

50,001 to 75,000 2 days

75,001 to 100,000 1 days

125,001 to 250,000 1 days

500,001 or More 2 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.5 or Less 1 days

0.6 to 1.0 3 days

1.1 to 1.5 2 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No 6 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present 6 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	MS-05-E-01 RODNEY STREET LIVERPOOL	COSMETIC SURGERY CLINIC	MERSEYSIDE
	Edge of Town Centre Built-Up Zone Total Gross floor area:	615 sqm	
	Survey date: WEDNESDAY	28/11/18	Survey Type: MANUAL
2	NF-05-E-01 27 BERESFORD ROAD GREAT YARMOUTH	FOOT CLINIC	NORFOLK
	Edge of Town Residential Zone Total Gross floor area:	295 sqm	
	Survey date: WEDNESDAY	09/05/18	Survey Type: MANUAL
3	NF-05-E-02 MAGDALEN ROAD NORWICH	COMPLEMENTARY THERAPY	NORFOLK
	Edge of Town Centre Residential Zone Total Gross floor area:	270 sqm	
	Survey date: TUESDAY	26/11/19	Survey Type: MANUAL
4	TW-05-E-02 BAYSWATER ROAD NEWCASTLE UPON TYNE JESMOND	COSMETIC SURGERY CLINIC	TYNE & WEAR
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total Gross floor area:	350 sqm	
	Survey date: FRIDAY	19/10/18	Survey Type: MANUAL
5	WK-05-E-01 ALCESTER ROAD STRATFORD-UPON-AVON	CHIROPRACTIC CLINIC	WARWICKSHIRE
	Edge of Town Residential Zone Total Gross floor area:	310 sqm	
	Survey date: FRIDAY	29/06/18	Survey Type: MANUAL
6	WL-05-E-01 DEVIZES RD SALISBURY BEMERTON	PHYSIOTHERAPY CENTRE	WILTSHIRE
	Edge of Town Residential Zone Total Gross floor area:	250 sqm	
	Survey date: WEDNESDAY	19/09/18	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 05 - HEALTH/E - CLINICS

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	3	272	0.123	3	272	0.000	3	272	0.123
08:00 - 09:00	6	348	0.622	6	348	0.096	6	348	0.718
09:00 - 10:00	6	348	1.148	6	348	0.431	6	348	1.579
10:00 - 11:00	6	348	1.053	6	348	0.813	6	348	1.866
11:00 - 12:00	6	348	1.196	6	348	1.388	6	348	2.584
12:00 - 13:00	6	348	0.478	6	348	0.622	6	348	1.100
13:00 - 14:00	6	348	0.478	6	348	0.526	6	348	1.004
14:00 - 15:00	6	348	0.766	6	348	0.526	6	348	1.292
15:00 - 16:00	6	348	0.766	6	348	0.766	6	348	1.532
16:00 - 17:00	6	348	0.670	6	348	0.861	6	348	1.531
17:00 - 18:00	6	348	0.431	6	348	0.574	6	348	1.005
18:00 - 19:00	6	348	0.431	6	348	0.766	6	348	1.197
19:00 - 20:00	2	463	0.108	2	463	0.000	2	463	0.108
20:00 - 21:00	1	615	0.000	1	615	0.000	1	615	0.000
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			8.270			7.369			15.639

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected:	250 - 615 (units: sqm)
Survey date range:	01/01/15 - 26/11/19
Number of weekdays (Monday-Friday):	6
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.