

Image: Saunders Partnership



Tesco, Leicester Road, Rugby

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February 2008. Instructed to provide Transport Planning and Highway Engineering consultancy services on the redevelopment of their 7,174 sq.m (77,551 sq.ft) GFA existing store at Leicester Road, Rugby with a total of 490 car parking spaces..

The proposed 10,216 sq.m (109,966 sq.ft) GFA development utilises the existing land by proposing a store on stilts to increase the store by around 3,000 sq.m (33,000 sq.ft) with an increase in 270 car parking spaces. Access to the proposed store is from the A426 Leicester Road using the existing 4-arm roundabout. The A426 Leicester Road is the Urban Gateway into Rugby town centre making it strategically important to ensure the attractiveness of all developments along it.

### Key obstacles

1. Out of Centre Site that is not consistent with local policies.
2. The proposed service yard access is served directly onto the A426 Leicester Road. The Road Safety Audit Stage 1 raised concerns that slow vehicles will be manoeuvring out of the service yard in front of fast flowing traffic or decelerating to turn into the service yard could potentially swinging into the offside lane.
3. Warwickshire County Council believed the development had the largest capacity impact on the local network and contributions towards highway improvements was suggested.

### Solution

1. Undertaking of multi-modal surveys to show how the site will be met by sustainable transport to meet the local policies.
2. In response to the comments, we provided evidence that the visibility from the service yard along Leicester Road is over and above the standards set out in the DMRB for a 40mph road, providing drivers adequate distance to view oncoming vehicles, and a deceleration lane was designed to stop the conflict of turning HGVs.
3. A study into the impact of the Rugby Western Relief Road on the junctions compared to the impact of the development traffic proved to the council that the RWRR is the greatest capacity impact on all the junctions and therefore no contributions to highways was required.

**Instruction** February 2008  
**Client** Tesco Stores Ltd  
**Consultant Team**  
 Saunders Partnership  
 DPP  
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