

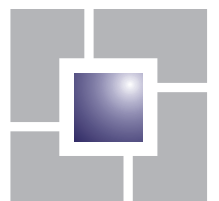


**Solent Retail Park**  
Solent Road, Havant

*Transport Assessment*

*Removal of Condition 3 of Planning Permission  
06/68908/012 relating to floorspace use*

**LPA reference APP/20/00688**



david tucker associates  
transport planning consultants

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***Prepared for:***

**Hargreaves Properties Ltd**

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## 1 INTRODUCTION

- 1.1 A planning application (LPA reference APP/20/00688 Solent Retail Park, Solent Road, Havant) was submitted on behalf of Hargreaves Management Ltd (HML) for the 'Removal of Condition 3 of Planning Permission 06/68908/012 relating to floorspace use'. The site layout plan is attached at **Appendix A**. The rationale is that at the time of the planning permission the site lay outside the defined Town Centre such that the development comprised the provision of out of centre retail floorspace. The whole of the Solent Retail Park is now included within the Town Centre as defined in the Adopted Havant Local Plan (HLP) and accordingly greater flexibility is now sought to respond to changing retail patterns.
- 1.2 In response to the application, on 24<sup>th</sup> August 2020, Havant Borough Council (HBC) as the Local Planning Authority, requested that a Transport Assessment (TA) should be submitted 'analysing what impact the removal of the condition would have on traffic generation and, by implication, car parking requirements'.
- 1.3 David Tucker Associates (DTA) has previously advised on the transport implications of developments in Havant including several sites in the immediate vicinity of the site such as the Phase 2 development. DTA has now been commissioned by HML to advise on the transport implications of the proposed change and to prepare this TA.
- 1.4 In terms of the nature of the development now proposed, there are two retail units within the Park which will become vacant and for which new tenants are sought. Cumulatively greater flexibility could result in an additional 1,500m<sup>2</sup> GFA being used for food retail use i.e. the ground floor area of these units. This is the basis of the scenario assessed in this study.
- 1.5 Central Retail Park (CRP), Havant is contemporaneous with the Solent Retail Park and is also within the Town Centre as defined in Havant Local Plan (HLP). A recent application at CRP sought a reconfiguration of existing units to include an enlarged Aldi supermarket (LPA reference APP/18/0812) thereby providing greater flexibility in the configuration of that site. The car parking was unchanged. Planning permission was granted at CRP and there are direct parallels between the two development proposals.
- 1.6 Ultimately the appropriateness of a proposal is contingent upon an absence of harmful transport impact. The policy context is also relevant including the policies set out in the National Planning Policy Framework (NPPF) 2019. In that document the principal tests in transport planning terms are at paragraph 108 and 109 relating to sustainable travel, access and transport impact.
- 1.7 The site is centrally located within Havant and well placed to further contribute to the development of sustainable travel patterns considering planned development within the Borough through the Local Plan. The site is integrated with existing pedestrian, cycle and public transport routes and staff and customers have choice.
- 1.8 Safe and suitable access is provided to the site with the arrangements conforming to contemporary design and best practice guidance.
- 1.9 The proposed development will not materially increase the peak car parking demand on the site. Short term car parking is currently provided free of charge to customers and no changes

to the car parking management, such as the introduction of charging, are proposed as part of the proposals.

- 1.10 The traffic demand patterns will not have a material impact on the operation of the local road network.

## 2 EXISTING CONDITIONS

### Local Road Network

- 2.1 Selbourne Road is a single carriageway road circa 7.7m wide linking Brockhampton Lane via a mini roundabout to the north and Solent Road 100m to the South via a priority junction with a separate right-turn lane from Solent Road. A second mini roundabout junction is also located between these junctions providing access to the existing retail park; Phase 1 from the eastern arm, and Phase 2 from the western arm. There have been no reported accidents on Selbourne Road for the period 2015 to 2019 inclusive.
- 2.2 Near the site Solent Road measures c.9.5m in width and is a single carriageway road which runs broadly east - west. There is hatching in the centre of road which accommodates the right turn lane to Selbourne Road, a pedestrian refuge and flaring at adjacent junctions. There has been a single reported accident on Solent Road for the period 2015 to 2019 in the vicinity of the site. This was an incident at the pedestrian crossing to/from Tesco. A pedestrian was involved but the severity was slight.
- 2.3 To the east Solent Road links with the B2149 Park Road South at a traffic signal controlled T-junction. South of this signal-controlled junction, Park Road South provides direct access to the A27 via a grade separated signal-controlled roundabout. North of the junction Park Road South runs through the town centre. To the west is a traffic signal-controlled junction for access to the Tesco superstore. Further West Solent Road terminates at a small roundabout junction with Brockhampton Road. Brockhampton Road runs north-south and parallel in alignment to Park Road South but it does not provide direct access to A27.
- 2.4 All the roads within the vicinity of the site benefit from footways and street lighting.
- 2.5 An off road shared cycleway/footway (National Route 22) forms the eastern boundary of the existing retail park. This links with the wider pedestrian network to the town centre of Havant.

### Solent Retail Park

- 2.6 The Solent Retail Park is within the designated Town Centre. It was developed in two phases.
- The first phase was granted planning permission in 2006 and comprises 7 retail units totalling up to 9,200m<sup>2</sup> GFA (including mezzanines). Car parking for the site (201 spaces) is within a large forecourt fronting onto Solent Road. Access to the car park is via Selbourne Road which links Solent Road and Brockhampton Lane. A direct access onto Solent Road is no longer in use. Service access is from Brockhampton Lane via Selbourne Road. There is a separate direct pedestrian and cycle access to Park Road South which emerges less than 100m from the toucan crossing at the western end of the main pedestrian precinct.
  - The second phase was granted planning permission in 2012 and comprises 2 retail units totalling 7,940m<sup>2</sup> GFA (including mezzanines). Car parking (246 spaces) is similarly configured with a large forecourt area fronting onto Solent Road. Access to the car park is via Selbourne Road with a further egress onto Brockhampton Lane (west of the closure). Service access is from Brockhampton Lane via Selbourne Road.
- 2.7 The current application related to Phase 1.

- 2.8 Planning Permission 06/68908/012 (30th May 2006): A copy of the planning permission is attached in **Appendix B**. Condition 2 limits the gross amount of retail floorspace to 9,200m<sup>2</sup>. Condition 3 limits the gross amount of floorspace within the permitted development that may be used for the sale of food (other than confectionary and pet foods to 470m<sup>2</sup>).
- 2.9 Planning Application 08/68908/20 (1<sup>st</sup> May 2008): A copy of the planning permission is attached in **Appendix B**. Removed any limitation on the amount of retail floorspace that could be used for the sale of non-bulky goods as defined in condition 1 of the 2006 consent.
- 2.10 As set out above the Phase 1 consents allow for 9,200m<sup>2</sup> A1 retail floorspace. As built Unit 2 and Unit 5 are without mezzanine such that there is currently a total floorspace area of 8,498m<sup>2</sup>. There is therefore 702m<sup>2</sup> of additional un-built floor area currently consented.

*Table 1 Phase 1 Units*

|   | Retailer      | Ground floor<br>m <sup>2</sup> | Mezzanine<br>m <sup>2</sup> | Total<br>m <sup>2</sup> |
|---|---------------|--------------------------------|-----------------------------|-------------------------|
| 1 | Sports Direct | 1012                           | 839                         | 1852                    |
| 2 | Peacocks      | 678                            | 0                           | 678                     |
| 3 | Halfords      | 677                            | 463                         | 1141                    |
| 4 | Mothercare*   | 893                            | 741                         | 1634                    |
| 5 | Laura Ashley* | 679                            | 0                           | 679                     |
| 6 | Pets at Home  | 676                            | 284                         | 959                     |
| 7 | Hobbycraft    | 1013                           | 544                         | 1557                    |
|   | Total         | 5628                           | 2871                        | 8498                    |

*Table 2 Phase 2 Units*

|   | Retailer | Ground floor<br>m <sup>2</sup> | Mezzanine<br>m <sup>2</sup> | Total<br>m <sup>2</sup> |
|---|----------|--------------------------------|-----------------------------|-------------------------|
| 8 | Next     | 1930                           | 1664                        | 3594                    |
| 9 | M&S      | 2271                           | 2075                        | 4346                    |
|   | Total    | 4201                           | 3739                        | 7940                    |

- 2.11 A summary of the car parks is provided in **Table 3**.

*Table 3 Car parking provision*

| Duration (minutes)      | Car Park Phase 1 | Car Park Phase 2 |
|-------------------------|------------------|------------------|
| General spaces          | 180              | 229              |
| Accessible spaces       | 13               | 17               |
| Parent and child spaces | 8                | 0                |
| Total                   | 201              | 246              |

#### Access by Foot

- 2.12 The site is very well located with respect to the existing network of pedestrian routes in the local area. There are lit footways provided on both sides of all roads in the vicinity of the site, including Solent Road and Park Road South.

- 2.13 There are pedestrian facilities at the Solent Road/Selbourne Road junction which link Phase 1 and Phase 2, including central pedestrian refuges. All crossing facilities have tactile paving and dropped kerbs.
- 2.14 For trips on foot between the Retail Park and the part of Havant town centre east of Park Road South, there is a direct footpath which runs along the eastern boundary, around the north of the Burger King restaurant and through to Park Road South. Pedestrians can then head north on Park Road South to a toucan crossing just prior to West Street.
- 2.15 To the south of the site this footpath along the eastern boundary connects to an underpass under the A27 providing access to the employment and residential areas to the south.
- 2.16 The whole of Havant Town Centre is completely within a ten-minute walk (800m) as are residential areas to the west and the railway station. Meanwhile a twenty – twenty five minute walk (2km) covers a large residential area to the north, south and west of the town. The site is highly accessible by foot.

#### Access by Bicycle

- 2.17 Cycling is convenient and healthy mode for short trips. A 5km cycle catchment around the site encompasses the whole of the Havant, and extends to include areas on Emsworth, Purbrook and Waterlooville
- 2.18 National Cycle Network route 22 crosses Solent Road, runs along the eastern boundary of the site up to Park Road North & South. This route connects local destinations including Farnham, Petersfield, Havant and Portsmouth, and in the vicinity of the site provides both on road and traffic free routes and connects the site with Havant railway station. The site is highly accessible by bicycle.

#### Access by Public Transport

- 2.19 There are local bus stops on Park Road South which are closes to the Retail Park. However Havant Bus Station is on Elm Lane, approximately 350m to the north of the Retail Park near the pedestrian precinct. The bus station can be safely accessed from the Retail Park using the direct and convenient route described in 2.14.
- 2.20 The bus station provides passenger facilities including waiting area, toilets, service information and shop. The bus station is open between 07:00 and 18:30 Monday to Saturday and 07:00 and 15:15 on Sunday. **Table 4** summarises the services operated from the bus station.

*Table 4 - Summary of Bus Services*

| Service | Route                                                        | Frequency               |                            |                         |
|---------|--------------------------------------------------------------|-------------------------|----------------------------|-------------------------|
|         |                                                              | Monday-Friday           | Saturday                   | Sunday                  |
| 20      | Havant – Portsmouth – The Hard                               | 30mins<br>(06:15-18:15) | 30mins<br>(06:40-18:15)    | -                       |
| 21      | Havant – Portsmouth                                          | 30mins<br>(05:25-21:00) | 30mins<br>(06:15-21:00)    | Hourly<br>(07:30-19:30) |
| 23      | Leigh Park – Southsea                                        | 10mins<br>(05:17-13:15) | 15mins<br>(06:29-23:15)    | 15mins<br>(07:26-22:25) |
| 27      | Rowlands Castle – Havant – Emsworth                          | 2hrs<br>(10:30-17:10)   | -                          | -                       |
| 30/31   | Havant – West Town – Beachlands – Eastoke – Mengham – Havant | 20mins<br>(05:45-22:00) | 20mins<br>(05:55-22:00)    | 30mins<br>(08:05-19:35) |
| 37      | Havant – Waterloo – Petersfield – Liss – Alton – Bordon      | Hourly<br>(06:40-18:10) | 1hr30mins<br>(08:20-17:15) | -                       |
| 39      | Havant – Wecock Farm                                         | 20mins<br>(06:00-21:20) | 20mins<br>(07:00-21:20)    | Hourly<br>(07:55-18:55) |
| 700     | Felpham – Portsmouth                                         | 30mins<br>(06:05-18:56) | 30mins<br>(07:00-18:54)    | 30mins<br>(07:18-18:42) |

- 2.21 Havant Railway Station is located approximately 700m north of the site. The Station is to the north of Elm Lane. Pedestrians from the site would follow the route as per 2.14 to the pedestrian precinct before continuing north across Elm Street, there is a signal controlled pedestrian crossing and along Market Parade.
- 2.22 The station facilities include waiting areas, toilets and cycle parking.
- 2.23 Havant Station is located on the Portsmouth Direct Line which runs between London Waterloo and Portsmouth Harbour. Havant Station provides connections to destinations including Rowlands Castle, Petersfield, Warblington, Emsworth, Chichester and Hilsea.
- 2.24 Overall the site is highly accessible by public transport both by bus and rail.

### 3 PROPOSED DEVELOPMENT

- 3.1 The proposed development seeks to provide flexibility to any changes in retail tenants in the future. Whilst there are no specific changes in terms of end users identified at this stage there are currently two units within the Park which are likely to be vacated. Unit 4 has been occupied by Mothercare but the retailer is in administration and is expected to vacate the unit. Unit 5 has been occupied by Laura Ashley but the retailer is also in administration and is also expected to vacate the unit.
- 3.2 The Mothercare and Laura Ashley units currently have a combined floor area of 1,572m<sup>2</sup> and a mezzanine of 741m<sup>2</sup>. New tenants are sought. Cumulatively greater flexibility could result in an additional 1,500m<sup>2</sup> GFA being used for food retail use i.e. the ground floor area of these units. This is the basis of the scenario assessed in this study.
- 3.3 Were these units to be taken up by a retailer whose offer included food then it is unlikely that the food retail space would extend to a mezzanine for practical reasons i.e. trolleys/wheeled baskets. Whilst the existing consent allows for up to 470m<sup>2</sup>, it is proposed to test the implications of an additional 1,500m<sup>2</sup> food retail area retain scope to provide an element of food retail in other units. For the purposes of a robust assessment it has not been assumed that there would be a reduction in the mezzanines.

#### Central Retail Park

- 3.4 As with the Solent Road Retail Park the contemporary Central Retail Park is designated as Town Centre. SRRP has a gross retail floor area of 8,027m<sup>2</sup> with an additional 258m<sup>2</sup> A3/A5 unit. The units are supported by 177 car parking spaces within the main site, 48 car parking spaces within the A3/A5 unit and a further 17 spaces to the south adjacent to Unit 1 at the entrance to the site.
- 3.5 In 2018 in response to changing end user requirements planning permission was sought and granted for a change in the conditions governing the amount of floor area that could be used for the sale of food. This was increased from 910m<sup>2</sup> (11%) to 1,574m<sup>2</sup> (20%). This application was supported by a Transport Statement prepared by Vectos on behalf of the applicant.
- 3.6 As part of the justification for the change to the Condition, the existing pattern of usage of the car parks was surveyed. As would be expected there are significant differences in the daily profile between the A1 and A3/A5 units. Demand in the main car park peaked late morning on the Friday surveyed at 88% of car parking capacity, whereas peak demand for the A3/A5 unit coincided with lunchtime and the small Unit 1 car park reached capacity at different times throughout the day. Demand in the main car park peaked late morning on the Saturday surveyed at 100% and again peak demand for the A3/A5 unit coincided with lunchtime and the small Unit 1 car park reached capacity at different times throughout the day.
- 3.7 In comparing the accumulation forecasts for food and non-food retail, Vectos concluded the net change in accumulation during the peak demand periods would be neutral but that demand would increase in the shoulder and off-peak periods during which there would be ample parking capacity. Whilst their appraisal sought to respond to a specific end-user led requirement in practice there was no operational or safety threshold identified within the assessment to limit food sales.

#### 4 TRAFFIC IMPLICATIONS

- 4.1 The use of the car parks is actively monitored with traffic movements into and out of the car parks recorded.
- 4.2 In 2012 Solent Road Phase 2 application was supported by non-food retail trip rates derived from recorded traffic movements into and out of the Phase 1 car park expressed as trips per 100m<sup>2</sup>. These rates are summarised in **Table 5**.
- 4.3 Updated non-food retail trip rates have again been derived from recorded traffic movements into and out of the Phase 1 car park. Although some of the tenants in the Phase 1 have changed, the rates are comparable with little change from 2012 particularly on the Saturday peak. Full details are attached in **Appendix C**.
- 4.4 Finally, **Table 5** shows the non-food trip rates derived by Vectos in their appraisal of the Central Retail Park, Havant. As can be seen all the rates are equivalent. Full details are attached in **Appendix D**.

*Table 5 Non-food retail trip rates (vehicles/hour) per 100m<sup>2</sup>*

|        | 2012 Solent Road Phase 1 |        |       |                              |        |       |
|--------|--------------------------|--------|-------|------------------------------|--------|-------|
|        | Arrive                   | Depart | 2-way |                              |        |       |
| Fri AM | 0.660                    | 0.210  | 0.870 |                              |        |       |
| Fri PM | 1.870                    | 2.070  | 3.940 |                              |        |       |
| Sat    | 3.090                    | 2.950  | 6.040 |                              |        |       |
|        | 2019 Solent Road Phase 1 |        |       | Central Retail Park (Vectos) |        |       |
|        | Arrive                   | Depart | 2-way | arrive                       | depart | 2-way |
| Fri AM | 0.694                    | 0.318  | 1.012 | 0.343                        | 0.176  | 0.519 |
| Fri PM | 1.330                    | 1.695  | 3.025 | 1.504                        | 1.597  | 3.101 |
| Sat    | 3.083                    | 3.095  | 6.178 | 4.460                        | 4.271  | 8.731 |

- 4.5 The 2012 Phase 2 food rates were a simple multiple of the non-food rates as these were calibrated specifically for a M&S food hall. A comparison of the 2012 forecast to 2019 outturn in **Table 6** is within 10% within the peak periods. There is an increase on Saturdays above forecast but a decrease in Friday traffic, i.e. broadly in line with Phase 1 trends, but the level of difference may be simply explained by day-to-day variations.

*Table 6 2012 Phase 2 forecast vs 2019 outturn*

|        | 2012 Solent Road Phase 2 Estimate |        |       | 2019 Solent Road Phase 2 Outturn |        |       |
|--------|-----------------------------------|--------|-------|----------------------------------|--------|-------|
|        | arrive                            | Depart | 2-way | arrive                           | Depart | 2-way |
| Fri AM | 19                                | 60     | 79    | 33                               | 84     | 117   |
| Fri PM | 118                               | 172    | 360   | 162                              | 148    | 310   |
| Sat    | 267                               | 282    | 549   | 311                              | 308    | 619   |

- 4.6 **Table 7** sets out the 2012 trip rates for a M&S food hall with the CPR rates. The CPR rates are more directly empirically based on standalone operators with unit formats equivalent to one or more of the existing units (750m<sup>2</sup> to 2600m<sup>2</sup>).

Table 7 Food retail trip rates (vehicles/hour) per 100m<sup>2</sup>

|        | Solent Road Phase 2 (DTA) |        |        | Central Retail Park (Vectos) |        |        |
|--------|---------------------------|--------|--------|------------------------------|--------|--------|
|        | arrive                    | depart | 2-way  | arrive                       | Depart | 2-way  |
| Fri AM | 1.320                     | 0.420  | 1.740  | 2.105                        | 1.497  | 3.602  |
| Fri PM | 3.740                     | 4.140  | 7.880  | 3.766                        | 4.085  | 7.851  |
| Sat    | 6.180                     | 5.900  | 12.080 | 5.167                        | 5.106  | 10.273 |

- 4.7 The net additional trip rates from the non-food to food retail is set out in **Table 8**. These have been calculated from the current non-food retail trip rate from **Table 5** from the Solent Retail Park Phase 1 and the Central Retail Park food retail trip rate from **Table 7**.

Table 8 Net non-food to food additional trip rates (vehicles/hour) per 100m<sup>2</sup>

|        | Central Retail Park (Vectos) |        |       |
|--------|------------------------------|--------|-------|
|        | Arrive                       | depart | 2-way |
| Fri AM | 1.411                        | 1.179  | 2.590 |
| Fri PM | 2.436                        | 2.390  | 4.826 |
| Sat    | 2.084                        | 2.011  | 4.095 |

- 4.8 The resultant increase in trips based on the change of 1,500m<sup>2</sup> GFA from non-food to food retail. These results are set out in **Table 9**.

Table 9 Net additional trips

|        | Increase existing GFA to food by 1,500m <sup>2</sup> |        |       |
|--------|------------------------------------------------------|--------|-------|
|        | Arrive                                               | depart | 2-way |
| Fri AM | 21                                                   | 18     | 39    |
| Fri PM | 37                                                   | 36     | 72    |
| Sat    | 31                                                   | 30     | 61    |

- 4.9 The Friday PM peak results in the largest increase in travel demand at 72 vehicles per hour two way. This is evenly split at just over one additional vehicle every two minutes across the hour each way. For context this is similar in magnitude to the reduction in traffic movements at the car park reflected in the drop in Friday PM generation in **Table 5** between the original 2012 and 2019. Overall the net impact is negligible.
- 4.10 On a Saturday morning the increase in travel demand at 61 vehicles per hour two way is again evenly split at one additional vehicle every two minutes across the hour each way. As set out in the 2012 TA at the Selbourne Road – Solent Road junction splits 60:40 hence a 61vph increase on the Saturday is commensurate with an increase of up to 36vph on Solent Road. For further context the two-way flow on Solent Road in 2012 (prior to Phase 2) was circa 1200vph in the Friday PM peak and 1500vph in the Saturday peak. This increase is around 3%. This level of change in traffic flow will not have a material impact on the operation of Solent Road.

## 5 CAR PARKING

- 5.1 Current car parking standards for the locality are set out in Havant Borough Car Parking Supplementary Planning Document July 2016 (updated September 2019). Whilst contemporary guidance the rates set out therein for retail development are traditional, i.e. unchanged from PPG13 published in 2001.
- 5.2 The actual demand which this level of supply is responding to will in practice be heavily driven by changes in shopping patterns, e.g. click and collect allows customers to make product selections at home, and unit format, e.g. smaller food retail outlets are likely to have shorter customer visits than larger food retail outlets. Moreover, it will be influenced by the car parking management within the development as well as within the town centre more generally.
- 5.3 In assessing the car parking implications of the proposals therefore, this study considered contemporary demand forecasts, parking guidance and the current management regime.
- 5.4 The minimum parking standards for retail development are set out in SPD Table 1 which are reproduced here in **Table 10** below:

*Table 10 Minimum parking standards as per Table 1 SPD (2016)*

| Use         | Car parking            | Cycle parking           |                         |
|-------------|------------------------|-------------------------|-------------------------|
|             |                        | Long stay               | Short stay              |
| A1 non-food | 1 per 20m <sup>2</sup> | 1 per 300m <sup>2</sup> | 1 per 200m <sup>2</sup> |
| A1 food     | 1 per 14m <sup>2</sup> | 1 per 300m <sup>2</sup> | 1 per 200m <sup>2</sup> |

- 5.5 As set out above these are equivalent to the maximum requirements of PPG13. Within the SPD however these are presented as minimum parking standards but as with the Hampshire County Council parking standards that immediately preceded the SPD, there is an acknowledgement that the accessibility of the Town Centre warrants flexibility in the application of these standards:

*3.03 Havant Town Centre is the most accessible part of the Borough with the widest choice of shops, services and public transport options. The town Centre provides a wide range of shops and services, including supermarkets, which lessen the need for individual travel. Havant train station serves the widest variety of routes in southeast Hampshire, linking to Portsmouth, Southampton, Brighton and London. Havant Bus Station is one of the most well-served bus stations in Hampshire, providing services across the Borough, to Portsmouth, Chichester and beyond.*

*3.05 Proposals within Havant and Waterlooville Town Centres, as defined in the Havant Borough Local Plan 2036, may be suitable for a lower level of car parking provision compared to the rest of the Borough. Given its comparatively higher level of accessibility, zero parking development schemes could be considered suitable in Havant Town Centre if supported by appropriate evidence (see paragraph 3.06). However zero parking development schemes would not be supported for major development in Waterlooville Town Centre given its comparatively lower level of accessibility. The level of parking to be provided must be based on the nature and scale*

*of development, access to shops and services together with public transport accessibility. A lower level of provision must not result in displacement of parking pressure into nearby residential areas. Utilising near-site parking in dedicated car parks (not on-street parking) should be considered together with demand based measures to reduce parking pressure.*

- 5.6 As set out in section 3 above, the site is designated town centre and highly accessible with excellent public transport services, both bus and rail, direct access to the national cycle network and strong pedestrian links to the Town Centre more generally.
- 5.7 The key test within the SPD is the impact of reduced parking levels including the potential for displacement of parking i.e. relating back to the requirements of NPPF.
- 5.8 Flexibility was applied in the context of the Central Retail Park application where the resultant car parking provision was circa 41-46% policy minima (excluding A3/A5 unit) evidenced against actual usage of the car parks.
- 5.9 **Table 11** summarises the car parking provision on Phase 1 and Phase 2. These are being considered in combination as it is unlikely that visitors differentiate, i.e. the car parks are interchangeable for visitors. As can be seen the Phase 1 car park provision is directly equivalent to the CPR site whereas there is higher provision on the Phase 2 car park.

*Table 11 Car parking provision*

| Duration (minutes)       | Car Park Phase 1             | Car Park Phase 2             |
|--------------------------|------------------------------|------------------------------|
| General spaces           | 180                          | 229                          |
| Accessible spaces        | 13                           | 17                           |
| Parent and child spaces  | 8                            | 0                            |
| Total                    | 201                          | 246                          |
| Equivalent parking ratio | 1 space per 46m <sup>2</sup> | 1 space per 32m <sup>2</sup> |
| % SPD                    | 43%                          | 55%                          |

- 5.10 Data was obtained for the demand at the two car parks. The pattern of usage of the bays is broadly consistent across the two phases supporting the assumption that users do not differentiate between the two. **Table 12** summarises the average duration of stay. This shows that most stays within the car parks are short.

*Table 12 Solent Retail Park car parking usage (duration)*

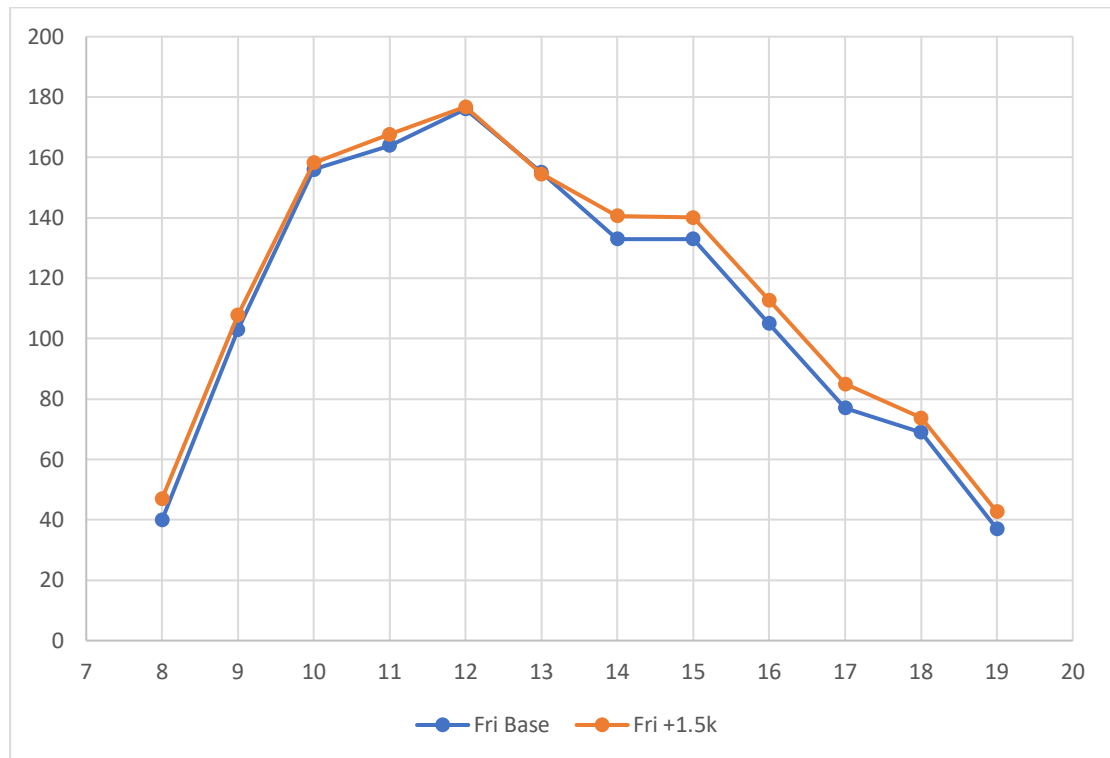
| Duration (minutes) | Car Park Phase 1 | Car Park Phase 2 |
|--------------------|------------------|------------------|
| 0 – 30             | 64%              | 64%              |
| 30 – 60            | 21%              | 20%              |
| 60 – 120           | 13%              | 13%              |
| 120+               | 2%               | 3%               |

- 5.11 The net change in car parking demand has been estimated by comparing the relative demand between non-food retail and food retail over a Friday and Saturday. The existing non-food retail car parking accumulation is derived directly from the Phase 1 car park usage as per **Table 5** and related back to floor area. The food retail accumulation is based on CPR data as per

**Table 7**, and is calculated from arrivals minus departures added to the cumulative total from the previous period.

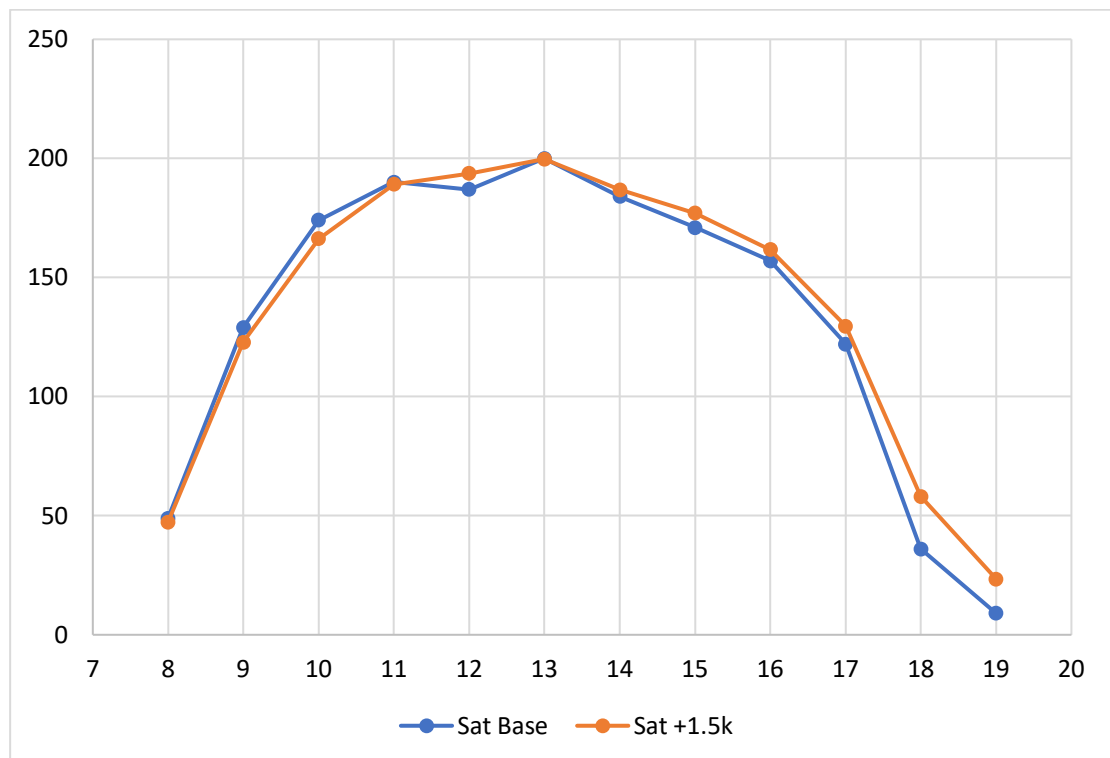
- 5.12 **Figure 1** and **Figure 2** show the occupancy of the Phase 1 car park Friday 4<sup>th</sup> October 2019 and Saturday 5<sup>th</sup> October 2019. This period was chosen as all units were occupied, this period preceded the disruption caused by the current global pandemic, and was not affected by distortions over the Christmas period.

*Figure 1 Friday base occupancy and additional demand from 1,500m<sup>2</sup> non-food to food retail – Phase 1 car park*



- 5.13 There are 201 car parking spaces in the Phase 1 car park. The above figure shows that the additional development demand can be accommodated throughout the day without any displacement of traffic to the Phase 2 car park or elsewhere.

Figure 2 Saturday base occupancy and additional demand from 1,500m<sup>2</sup> non-food to food retail – Phase 1 car park



- 5.14 This shows that in practice the additional demand is likely to occur off-peak in the shoulder periods. Again there should be little displacement of demand into the phase 2 car park or elsewhere.
- 5.15 Overall the profiles for the weekday and weekend period show the relative difference in demand from changing just over 15% of retail floor area from non-food to food use is small in this context. Expressed in the context of the combined Phase 1 and Phase 2 car parks, this difference in relative terms will be even smaller.

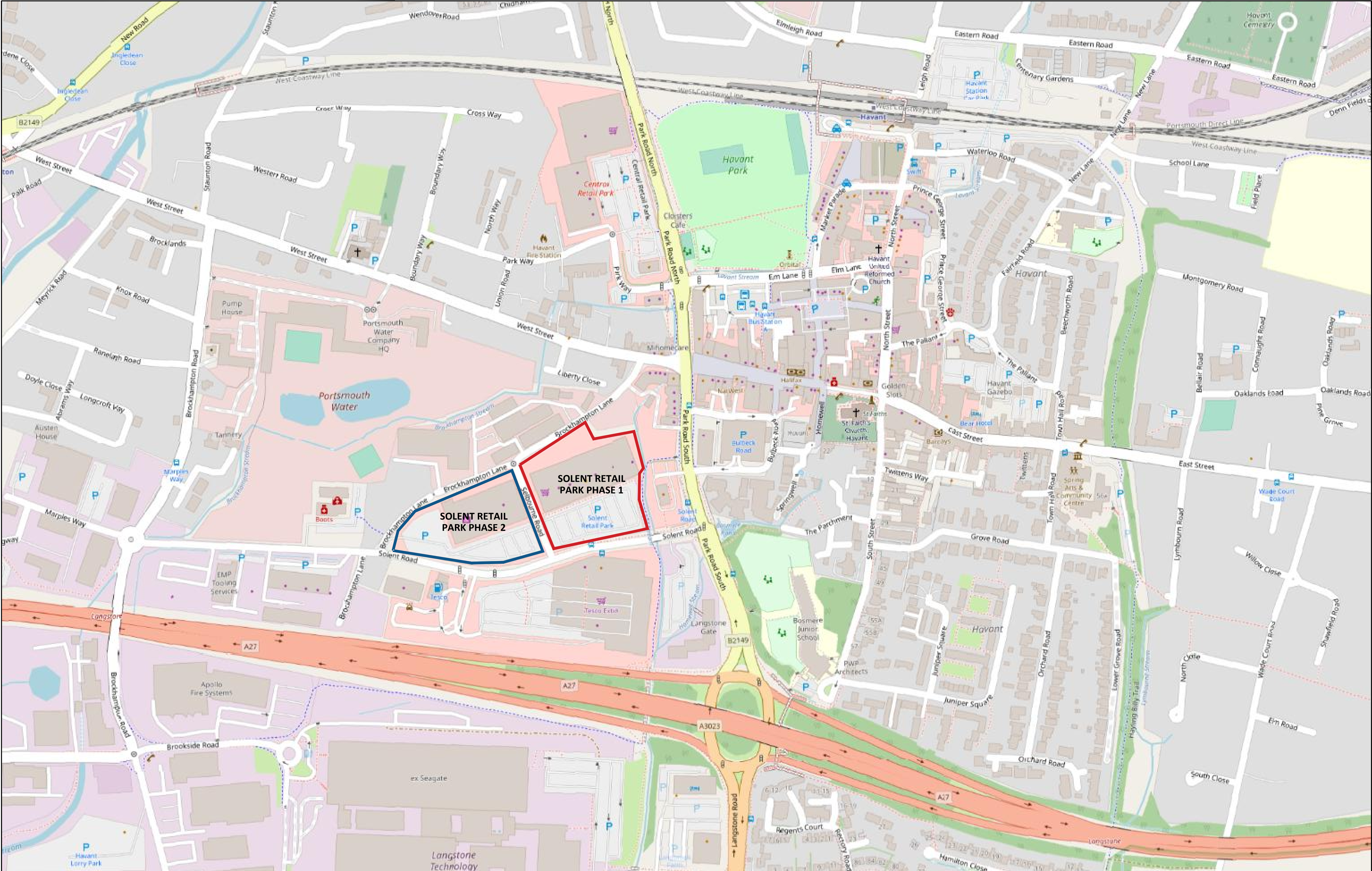
#### Management

- 5.16 The car parks at Solent Road Retail Park are both actively managed on an on-going basis by Europarks to ensure that these operate efficiently. Whereas, within the majority of the town centre car parks demand is managed by requiring payment, typically £1.50 for up to 2 hours, customer car parking is currently provided within the Park free of charge for a period of up to 2 hours. Longer stays are not permitted. It is not envisaged that this will change as part of these proposals.

## **6 CONCLUSION**

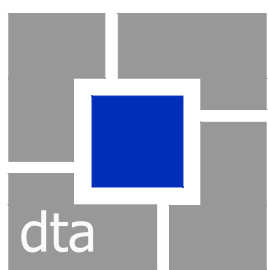
- 6.1 A planning application (LPA reference APP/20/00688 Solent Retail Park, Solent Road, Havant) was submitted on behalf of Hargreaves Management Ltd (HML) for the 'Removal of Condition 3 of Planning Permission 06/68908/012 relating to floorspace use' as greater flexibility is now sought to respond to changing retail patterns.
- 6.2 Ultimately the appropriateness of a proposal is contingent upon compliance with prevailing development policies where these relate to transport. These include policies set out in the National Planning Policy Framework (NPPF) 2019, from which the principle tests in transport planning terms are at paragraph 108 and 109 relating to sustainable travel, access and transport impact.
- 6.3 As set out in Section 2, the site is located in the Town Centre, centrally within Havant and well placed to further contribute to the development of sustainable travel patterns considering planned development within the Borough through the Local Plan. The site is integrated with existing pedestrian, cycle and public transport routes and staff and customers have choice.
- 6.4 Safe and suitable access is provided to the site with the arrangements conforming to contemporary design and best practice guidance.
- 6.5 Comparison of trip generation rates show that there will not be material intensification in traffic during the network peak periods and as such the operational implication of the proposals is not significant.
- 6.6 There will be an increase in the car parking demand but the daily profiles of the food and non-food car park cumulations differ in profile such that cumulatively it is not anticipated that the change in use will put significant pressure on parking demand overall. This aligns with the conclusions of the Transport Assessment for the Central Retail Park site that was recently agreed with HBC.

**APPENDIX A**  
**SITE LAYOUT PLAN**



Based upon the ORDNANCE SURVEY MAPS with the permission of THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE,  
© Crown Copyright AL 100030412  
© David Tucker Associates

| REV | DESCRIPTION | DRAWN | INITIALS | DATE | DRAWING STATUS | CHECKED BY | DATE |
|-----|-------------|-------|----------|------|----------------|------------|------|
|     |             |       |          |      |                |            |      |
|     |             |       |          |      |                |            |      |
|     |             |       |          |      |                |            |      |
|     |             |       |          |      |                |            |      |
|     |             |       |          |      |                |            |      |



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Fax: +44(0)1564 793983  
www.dtatransportation.co.uk

|                    |          |          |            |  |          |
|--------------------|----------|----------|------------|--|----------|
| JOB TITLE          |          |          | CLIENT     |  |          |
| SOLENT RETAIL PARK |          |          | HARGREAVES |  |          |
| DRAWING TITLE      |          |          |            |  |          |
| SITE LOCATION PLAN |          |          |            |  |          |
| SCALE              | DRAWN BY | DATE     | DRAWING No |  | REVISION |
| 1: 2000@A1         | RM       | 18/09/20 | 22193-01   |  |          |



PARK ROAD SOUTH

C Minor revisions.

D Cycle provision area wall to Brockhampton Lane amended.

E Possible sub-station, materials for a cultural action. Other minor amendments.

F Solent Road/Brockhampton Lane and site boundary amended in accordance with WSP ref 975204002.

20.05.05

19.05.05

22.04.05

Hargreaves

client

HARGREAVES

project

SOLENT ROAD  
HAVANT

title

Site Layout

scale

1:250

date

22-03-05

job no.

2040

drawing no.

02

rev.

C

**APPENDIX B**  
**EXISTING CONSENTS**

To:  
Mr Rob Huntley  
2 Fielding Gardens  
Crowthorne  
Berks  
RG45 7QW

For: Solent Road Nominees

---

**THE TOWN AND COUNTRY PLANNING ACT 1990**  
**Grant of Planning Permission**

---

**Application Number:** 06/68908/012

**Site Address:** Land north of Solent Road and south of Brockhampton Lane, Havant

**Proposal:** Application seeking relief from Condition 13 and variation of Condition 15 of Planning Permission granted under reference 04/68908/001 to allow 3,360 sq m of unrestricted retail use and the creation of 9200sqm of floor space in the units thereby permitted.

Further to your application received on 13 March 2006 Havant Borough Council, as Local Planning Authority, **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with your application, as amended by additional information and additional letters received on 3 May 2006 and;
- (ii) The following conditions:

**Conditions:**

- 1 (Modified condition 13 of planning permission 04/68908/001):-  
Not more than 3,360sq m (36,167 sq ft) gross of the retail development hereby permitted shall be used, without the prior written approval of the Local Planning Authority, for the sale of non-bulky goods, ie: food (other than confectionery and pet foods), clothing, footwear, fashion accessories (including handbags, luggage, watches and jewellery but not including these items sold from a sporting goods outlet), books, stationery (except when sold from an office supplies store), perfumery and toiletries, music, records, CDs, audio and video tapes (including hire), china, glass goods and kitchenware, unless any of the above are ancillary to or related to the main ranges of bulky goods to be sold.

**Reason:** In order to ensure the vitality and viability of the existing Havant Town Centre is not undermined by the nature of retail uses permitted on this site and having due regard to policies and proposals S1, S3 and S4 of the Hampshire County Structure Plan 1996-2011 (Review) and HTC4 (HTC8), TC2, TC3 and TC4 of the Havant Borough District-Wide Local Plan 1996-2011.

- 2 (Modified condition 15 of planning permission 04/68908/001):-  
Not more than 9,200 sq metres of gross retail floorspace shall be created within the buildings hereby permitted, without the prior approval of the Local Planning Authority.

**Reason:** To prevent over-intensive use of the site and to ensure the vitality and viability of the existing Havant Town Centre is not undermined by the quantity of retail floorspace permitted on this site, and having due regard to policies and proposals S1 of the Hampshire County Structure Plan 1996-2011 (Review) and HTC4 (HTC8), TC2, TC3, TC4 and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.

- 3 Not more than 470 sq m of the gross retail floorspace created within the buildings hereby permitted shall be used for food retail (other than confectionery and pet foods).

**Reason:** To ensure that the traffic generation from the retail uses upon the site is not detrimental to highway safety and having due regard to policies and proposals T6 of the Hampshire County Structure Plan 1996-2011 (Review) and T7 (T14) of the Havant Borough District-Wide Local Plan 1996-2011.

### **Other Important Information:**

In reaching its decision the Council has had regard to the policies and proposals :-

#### **Hampshire County Structure Plan 1996-2011 (Review)**

|    |                           |
|----|---------------------------|
| S1 | Town Centres and Shopping |
| S3 | Town Centres and Shopping |
| S4 | Town Centres and Shopping |
| T2 | Transport                 |
| T4 | Transport                 |
| T5 | Transport                 |
| T6 | Transport                 |

#### **Havant Borough District-Wide Local Plan 1996-2011**

|          |                                                           |
|----------|-----------------------------------------------------------|
| HTC4     |                                                           |
| (HTC8)   | Development Site - North of Solent Road                   |
| TC2      | Maintenance and Enhancement of Centres                    |
| TC3      | Sequential Approach for Retail, Commercial and Other Uses |
| TC4      | Out-of-centre Developments                                |
| T6 (T13) | Public Transport. Cycling and Walking - New Development   |
| T7 (T14) | Criteria for Access to Development                        |
| T9 (T17) | Provision of Vehicle Parking and Turning Facilities       |

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the retail vitality and viability of Havant Town Centre and highway and transportation considerations. Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Department for Transport Local Government and the Regions, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Please note that whilst the Havant Borough District-Wide Local Plan was adopted on the 30th September 2005 it will not be possible to produce proposals maps showing the final policy numbers as referred to in that document until December 2005. This means that as well as the final policy numbers from the adopted document the decision notice might refer to policies in brackets. These are taken from the Revised Deposit Plan and the associated revised Deposit Proposals Maps and are included so that easy reference can be made to the maps and the policy numbers on them. A copy of the Plan including both sets of policy numbers is available for inspection on the Council website.
- (5) You are advised that this permission only relates to conditions 13 and 15 of Planning Permission 04/68908/001 granted on 23 December 2004 which required restrictions in respect of the type and amount of retail floorspace. Conditions 1-12, 14, 16-32 of Planning Permission 04/68908/001 are still valid and should be complied with at all times.



Mrs J A Batchelor  
Head of Planning and Development

30 May 2006



To:  
Mr R Huntley  
RHPC  
Stratfield House  
265 High Street  
Crowthorne  
Berks  
RG45 7AH

For: Solent Road Nominees

---

**THE TOWN AND COUNTRY PLANNING ACT 1990**  
**Grant of Planning Permission**

---

**Application Number:** 08/68908/020

**Site Address:** Land north of Solent Road and south of Brockhampton Lane, Havant

**Proposal:** Retention of retail units without compliance with Condition 1 of Planning Permission granted under reference 06/68908/012 dated 30 May 2006, (which varied Condition 13 of Planning Permission 04/68908/001), in order to remove the restriction on the nature of goods that may be sold.

Further to your application received on 05 February 2008 Havant Borough Council, as Local Planning Authority, **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with the plans and other documents submitted with your application, as amended by documents received on 11 February 2008.

**Other Important Information:**

In reaching its decision the Council has had regard to the policies and proposals :-

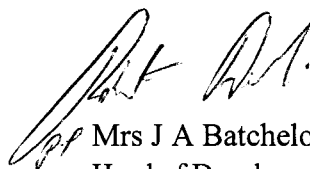
Havant Borough District Wide Local Plan 1996-2011

|      |                                                           |
|------|-----------------------------------------------------------|
| HTC4 | Development Site North of Solent Road                     |
| T6   | Public Transport, Cycling and Walking New Development     |
| TC2  | Maintenance and Enhancement of Centres                    |
| TC3  | Sequential Approach for Retail, Commercial and Other Uses |
| TC4  | Out Of Centre Development                                 |

Our Ref: 08/68908/020

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the retail vitality and viability of Havant Town Centre. Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Department for Transport Local Government and the Regions, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) You are advised that this Permission only relates to condition 1 of Planning Permission 06/68908/012 granted on 30 May 2006 which restricted the type of goods that may be sold. Conditions 2 and 3 of Planning Permission 06/68908/012 are still valid together with conditions 1-12, 14, 16-32 of Planning Permission 04/68908/001 and should be complied with at all times.
- (5) The S106 Agreement dated 21 December 2004 remains applicable to the development.



Mrs J A Batchelor  
Head of Development & Technical Services

01 May 2008

**APPENDIX C**  
**PARKING DEMAND DATA**

# Hourly In

## Solent Retail Park Havant Car Park 1



| Date               | Count of Entry Time |
|--------------------|---------------------|
| <04/10/2019        | 4                   |
| <b>04-Oct</b>      |                     |
| 5 AM               | 2                   |
| 6 AM               | 6                   |
| 7 AM               | 10                  |
| 8 AM               | 59                  |
| 9 AM               | 163                 |
| 10 AM              | 201                 |
| 11 AM              | 211                 |
| 12 PM              | 199                 |
| 1 PM               | 197                 |
| 2 PM               | 176                 |
| 3 PM               | 184                 |
| 4 PM               | 162                 |
| 5 PM               | 113                 |
| 6 PM               | 92                  |
| 7 PM               | 51                  |
| 8 PM               | 6                   |
| 9 PM               | 1                   |
| <b>05-Oct</b>      |                     |
| 3 AM               | 1                   |
| 5 AM               | 4                   |
| 7 AM               | 7                   |
| 8 AM               | 60                  |
| 9 AM               | 207                 |
| 10 AM              | 246                 |
| 11 AM              | 272                 |
| 12 PM              | 269                 |
| 1 PM               | 262                 |
| 2 PM               | 228                 |
| 3 PM               | 245                 |
| 4 PM               | 208                 |
| 5 PM               | 114                 |
| 6 PM               | 43                  |
| 7 PM               | 13                  |
| 8 PM               | 2                   |
| 10 PM              | 3                   |
| <b>Grand Total</b> | <b>4021</b>         |

# Hourly Out

## Solent Retail Park Havant Car Park 1



| Date               | Count of Exit Time |
|--------------------|--------------------|
| <b>04-Oct</b>      |                    |
| 5 AM               | 1                  |
| 6 AM               | 3                  |
| 7 AM               | 7                  |
| 8 AM               | 27                 |
| 9 AM               | 101                |
| 10 AM              | 152                |
| 11 AM              | 214                |
| 12 PM              | 187                |
| 1 PM               | 223                |
| 2 PM               | 210                |
| 3 PM               | 191                |
| 4 PM               | 169                |
| 5 PM               | 144                |
| 6 PM               | 110                |
| 7 PM               | 79                 |
| 8 PM               | 13                 |
| 9 PM               | 2                  |
| 11 PM              | 1                  |
| <b>05-Oct</b>      |                    |
| 3 AM               | 1                  |
| 5 AM               | 3                  |
| 6 AM               | 1                  |
| 7 AM               | 4                  |
| 8 AM               | 15                 |
| 9 AM               | 129                |
| 10 AM              | 202                |
| 11 AM              | 274                |
| 12 PM              | 259                |
| 1 PM               | 263                |
| 2 PM               | 252                |
| 3 PM               | 243                |
| 4 PM               | 235                |
| 5 PM               | 202                |
| 6 PM               | 74                 |
| 7 PM               | 24                 |
| 8 PM               | 3                  |
| 10 PM              | 2                  |
| 11 PM              | 1                  |
| <b>Grand Total</b> | <b>4021</b>        |

# Hourly Out

## Solent Retail Park Havant Car Park 2



| Date               | Count of Exit Time |
|--------------------|--------------------|
| <b>04-Oct</b>      |                    |
| 4 AM               | 2                  |
| 5 AM               | 3                  |
| 6 AM               | 1                  |
| 7 AM               | 2                  |
| 8 AM               | 33                 |
| 9 AM               | 107                |
| 10 AM              | 209                |
| 11 AM              | 228                |
| 12 PM              | 287                |
| 1 PM               | 264                |
| 2 PM               | 265                |
| 3 PM               | 267                |
| 4 PM               | 213                |
| 5 PM               | 162                |
| 6 PM               | 153                |
| 7 PM               | 90                 |
| 8 PM               | 15                 |
| 9 PM               | 3                  |
| <b>05-Oct</b>      |                    |
| 5 AM               | 1                  |
| 7 AM               | 2                  |
| 8 AM               | 26                 |
| 9 AM               | 104                |
| 10 AM              | 212                |
| 11 AM              | 245                |
| 12 PM              | 292                |
| 1 PM               | 311                |
| 2 PM               | 301                |
| 3 PM               | 302                |
| 4 PM               | 309                |
| 5 PM               | 187                |
| 6 PM               | 110                |
| 7 PM               | 76                 |
| 8 PM               | 14                 |
| 9 PM               | 3                  |
| <b>Grand Total</b> | <b>4799</b>        |

# Hourly In

## Solent Retail Park Havant Car Park 2



| Date               | Count of Entry Time |
|--------------------|---------------------|
| <b>04-Oct</b>      |                     |
| 4 AM               | 2                   |
| 5 AM               | 3                   |
| 6 AM               | 3                   |
| 7 AM               | 6                   |
| 8 AM               | 84                  |
| 9 AM               | 179                 |
| 10 AM              | 249                 |
| 11 AM              | 252                 |
| 12 PM              | 251                 |
| 1 PM               | 277                 |
| 2 PM               | 265                 |
| 3 PM               | 226                 |
| 4 PM               | 171                 |
| 5 PM               | 148                 |
| 6 PM               | 115                 |
| 7 PM               | 58                  |
| 8 PM               | 7                   |
| 9 PM               | 1                   |
| <b>05-Oct</b>      |                     |
| 5 AM               | 1                   |
| 6 AM               | 2                   |
| 7 AM               | 7                   |
| 8 AM               | 66                  |
| 9 AM               | 185                 |
| 10 AM              | 253                 |
| 11 AM              | 277                 |
| 12 PM              | 305                 |
| 1 PM               | 308                 |
| 2 PM               | 290                 |
| 3 PM               | 291                 |
| 4 PM               | 217                 |
| 5 PM               | 139                 |
| 6 PM               | 99                  |
| 7 PM               | 44                  |
| 8 PM               | 5                   |
| 9 PM               | 2                   |
| <b>Grand Total</b> | <b>4799</b>         |

**APPENDIX D**  
**CENTRAL RETAIL PARK TRIP RATES**

Calculation Reference: AUDIT-715001-180219-0214

## TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL  
 Category : C - DISCOUNT FOOD STORES  
 VEHICLES

Selected regions and areas:

|    |                                |        |
|----|--------------------------------|--------|
| 02 | SOUTH EAST                     |        |
|    | KC KENT                        | 1 days |
| 03 | SOUTH WEST                     |        |
|    | SM SOMERSET                    | 1 days |
| 04 | EAST ANGLIA                    |        |
|    | CA CAMBRIDGESHIRE              | 1 days |
| 05 | EAST MIDLANDS                  |        |
|    | LN LINCOLNSHIRE                | 1 days |
|    | NR NORTHAMPTONSHIRE            | 1 days |
|    | NT NOTTINGHAMSHIRE             | 1 days |
| 06 | WEST MIDLANDS                  |        |
|    | SH SHROPSHIRE                  | 1 days |
|    | WO WORCESTERSHIRE              | 1 days |
| 07 | YORKSHIRE & NORTH LINCOLNSHIRE |        |
|    | NY NORTH YORKSHIRE             | 1 days |
| 09 | NORTH                          |        |
|    | DH DURHAM                      | 1 days |
|    | NB NORTHUMBERLAND              | 1 days |
| 10 | WALES                          |        |
|    | CF CARDIFF                     | 1 days |
|    | GW GWYNEDD                     | 1 days |
| 11 | SCOTLAND                       |        |
|    | HI HIGHLAND                    | 1 days |
|    | PK PERTH & KINROSS             | 1 days |
|    | SR STIRLING                    | 1 days |
| 17 | ULSTER (NORTHERN IRELAND)      |        |
|    | AN ANTRIM                      | 1 days |
|    | AR ARMAGH                      | 1 days |
|    | DO DOWN                        | 1 days |

## Secondary Filtering selection:

Parameter: Gross floor area  
 Actual Range: 750 to 2624 (units: sqm)  
 Range Selected by User: 700 to 2703 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/09 to 01/07/17

Selected survey days:

|           |        |
|-----------|--------|
| Monday    | 1 days |
| Tuesday   | 8 days |
| Wednesday | 2 days |
| Thursday  | 4 days |
| Friday    | 4 days |

Selected survey types:

|                       |         |
|-----------------------|---------|
| Manual count          | 19 days |
| Directional ATC Count | 0 days  |

Selected Locations:

|                                    |    |
|------------------------------------|----|
| Edge of Town Centre                | 10 |
| Suburban Area (PPS6 Out of Centre) | 2  |
| Edge of Town                       | 7  |

Selected Location Sub Categories:

|                  |   |
|------------------|---|
| Industrial Zone  | 2 |
| Development Zone | 2 |
| Residential Zone | 2 |
| Retail Zone      | 4 |
| Built-Up Zone    | 4 |
| No Sub Category  | 5 |

## Secondary Filtering selection:

Use Class:

|           |         |
|-----------|---------|
| Not Known | 1 days  |
| A1        | 18 days |

Population within 1 mile:

|                   |        |
|-------------------|--------|
| 1,001 to 5,000    | 2 days |
| 5,001 to 10,000   | 6 days |
| 10,001 to 15,000  | 4 days |
| 15,001 to 20,000  | 2 days |
| 20,001 to 25,000  | 2 days |
| 25,001 to 50,000  | 2 days |
| 50,001 to 100,000 | 1 days |

Population within 5 miles:

|                    |        |
|--------------------|--------|
| 5,001 to 25,000    | 3 days |
| 25,001 to 50,000   | 5 days |
| 50,001 to 75,000   | 2 days |
| 75,001 to 100,000  | 4 days |
| 100,001 to 125,000 | 1 days |
| 125,001 to 250,000 | 2 days |
| 250,001 to 500,000 | 2 days |

Car ownership within 5 miles:

|            |         |
|------------|---------|
| 0.6 to 1.0 | 3 days  |
| 1.1 to 1.5 | 14 days |
| 1.6 to 2.0 | 2 days  |

Petrol filling station:

|                                           |         |
|-------------------------------------------|---------|
| Included in the survey count              | 0 days  |
| Excluded from count or no filling station | 19 days |

Travel Plan:

|           |         |
|-----------|---------|
| Not Known | 1 days  |
| Yes       | 3 days  |
| No        | 15 days |

PTAL Rating:

|                 |         |
|-----------------|---------|
| No PTAL Present | 19 days |
|-----------------|---------|

LIST OF SITES relevant to selection parameters

|   |                                                                                              |      |          |                     |
|---|----------------------------------------------------------------------------------------------|------|----------|---------------------|
| 1 | AN-01-C-02<br>BELFAST ROAD                                                                   | LIDL |          | ANTRIM              |
|   | CARRICKFERGUS<br>Edge of Town<br>Development Zone<br>Total Gross floor area:                 |      | 1325 sqm |                     |
|   | Survey date: WEDNESDAY                                                                       |      | 12/10/16 | Survey Type: MANUAL |
| 2 | AR-01-C-01<br>ARMAGH ROAD                                                                    | LIDL |          | ARMAGH              |
|   | PORTADOWN<br>Edge of Town<br>Residential Zone<br>Total Gross floor area:                     |      | 1266 sqm |                     |
|   | Survey date: TUESDAY                                                                         |      | 10/11/09 | Survey Type: MANUAL |
| 3 | CA-01-C-01<br>CROMWELL ROAD                                                                  | LIDL |          | CAMBRIDGESHIRE      |
|   | WISBECH<br>Edge of Town<br>Retail Zone<br>Total Gross floor area:                            |      | 750 sqm  |                     |
|   | Survey date: FRIDAY                                                                          |      | 21/10/16 | Survey Type: MANUAL |
| 4 | CF-01-C-01<br>EAST TYNDALL STREET                                                            | LIDL |          | CARDIFF             |
|   | CARDIFF<br>Suburban Area (PPS6 Out of Centre)<br>Development Zone<br>Total Gross floor area: |      | 2568 sqm |                     |
|   | Survey date: THURSDAY                                                                        |      | 29/06/17 | Survey Type: MANUAL |
| 5 | DH-01-C-01<br>WATLING ROAD                                                                   | ALDI |          | DURHAM              |
|   | BISHOP AUCKLAND<br>Edge of Town<br>Retail Zone<br>Total Gross floor area:                    |      | 1023 sqm |                     |
|   | Survey date: THURSDAY                                                                        |      | 06/04/17 | Survey Type: MANUAL |
| 6 | DO-01-C-01<br>JUBILEE ROAD                                                                   | LIDL |          | DOWN                |
|   | NEWTOWNARDS<br>Edge of Town Centre<br>Industrial Zone<br>Total Gross floor area:             |      | 1700 sqm |                     |
|   | Survey date: FRIDAY                                                                          |      | 25/11/11 | Survey Type: MANUAL |
| 7 | GW-01-C-01<br>HIGH STREET                                                                    | LIDL |          | GWYNEDD             |
|   | BANGOR<br>Edge of Town Centre<br>No Sub Category<br>Total Gross floor area:                  |      | 1310 sqm |                     |
|   | Survey date: FRIDAY                                                                          |      | 10/07/09 | Survey Type: MANUAL |
| 8 | HI-01-C-02<br>CAMANACHD CRESCENT                                                             | LIDL |          | HIGHLAND            |
|   | FORT WILLIAM<br>Edge of Town Centre<br>Retail Zone<br>Total Gross floor area:                |      | 1300 sqm |                     |
|   | Survey date: TUESDAY                                                                         |      | 17/06/14 | Survey Type: MANUAL |

LIST OF SITES relevant to selection parameters (Cont.)

|    |                                    |          |  |                     |
|----|------------------------------------|----------|--|---------------------|
| 9  | KC-01-C-02                         | ALDI     |  | KENT                |
|    | WELL ROAD                          |          |  |                     |
|    | MAIDSTONE                          |          |  |                     |
|    | Edge of Town Centre                |          |  |                     |
|    | Built-Up Zone                      |          |  |                     |
|    | Total Gross floor area:            | 1407 sqm |  |                     |
|    | Survey date: TUESDAY               | 27/11/12 |  | Survey Type: MANUAL |
| 10 | LN-01-C-01                         | LIDL     |  | LINCOLNSHIRE        |
|    | RICHMOND DRIVE                     |          |  |                     |
|    | SKEGNESS                           |          |  |                     |
|    | Edge of Town Centre                |          |  |                     |
|    | Built-Up Zone                      |          |  |                     |
|    | Total Gross floor area:            | 2398 sqm |  |                     |
|    | Survey date: TUESDAY               | 19/07/16 |  | Survey Type: MANUAL |
| 11 | NB-01-C-01                         | LIDL     |  | NORTHUMBERLAND      |
|    | SCHALKSMUHLE ROAD                  |          |  |                     |
|    | BEDLINGTON                         |          |  |                     |
|    | Edge of Town Centre                |          |  |                     |
|    | No Sub Category                    |          |  |                     |
|    | Total Gross floor area:            | 2450 sqm |  |                     |
|    | Survey date: MONDAY                | 12/06/17 |  | Survey Type: MANUAL |
| 12 | NR-01-C-02                         | LIDL     |  | NORTHAMPTONSHIRE    |
|    | NEWTON ROAD                        |          |  |                     |
|    | RUSHDEN                            |          |  |                     |
|    | Edge of Town Centre                |          |  |                     |
|    | Residential Zone                   |          |  |                     |
|    | Total Gross floor area:            | 2624 sqm |  |                     |
|    | Survey date: TUESDAY               | 19/07/16 |  | Survey Type: MANUAL |
| 13 | NT-01-C-01                         | LIDL     |  | NOTTINGHAMSHIRE     |
|    | CHAPEL LANE                        |          |  |                     |
|    | BINGHAM                            |          |  |                     |
|    | Edge of Town                       |          |  |                     |
|    | Industrial Zone                    |          |  |                     |
|    | Total Gross floor area:            | 2440 sqm |  |                     |
|    | Survey date: FRIDAY                | 15/07/16 |  | Survey Type: MANUAL |
| 14 | NY-01-C-02                         | LIDL     |  | NORTH YORKSHIRE     |
|    | STATION ROAD                       |          |  |                     |
|    | THIRSK                             |          |  |                     |
|    | Edge of Town Centre                |          |  |                     |
|    | No Sub Category                    |          |  |                     |
|    | Total Gross floor area:            | 1527 sqm |  |                     |
|    | Survey date: TUESDAY               | 11/10/11 |  | Survey Type: MANUAL |
| 15 | PK-01-C-02                         | ALDI     |  | PERTH & KINROSS     |
|    | GLASGOW ROAD                       |          |  |                     |
|    | PERTH                              |          |  |                     |
|    | Edge of Town Centre                |          |  |                     |
|    | Built-Up Zone                      |          |  |                     |
|    | Total Gross floor area:            | 1450 sqm |  |                     |
|    | Survey date: TUESDAY               | 17/06/14 |  | Survey Type: MANUAL |
| 16 | SH-01-C-01                         | LIDL     |  | SHROPSHIRE          |
|    | CASTLE STREET                      |          |  |                     |
|    | HADLEY                             |          |  |                     |
|    | TELFORD                            |          |  |                     |
|    | Suburban Area (PPS6 Out of Centre) |          |  |                     |
|    | No Sub Category                    |          |  |                     |
|    | Total Gross floor area:            | 1900 sqm |  |                     |
|    | Survey date: TUESDAY               | 16/06/09 |  | Survey Type: MANUAL |

LIST OF SITES relevant to selection parameters (Cont.)

|    |                         |          |  |                     |
|----|-------------------------|----------|--|---------------------|
| 17 | SM-01-C-01              | LIDL     |  | SOMERSET            |
|    | SEAWARD WAY             |          |  |                     |
|    | MINEHEAD                |          |  |                     |
|    | Edge of Town            |          |  |                     |
|    | No Sub Category         |          |  |                     |
|    | Total Gross floor area: | 2247 sqm |  |                     |
|    | Survey date: THURSDAY   | 22/06/17 |  | Survey Type: MANUAL |
| 18 | SR-01-C-01              | LIDL     |  | STIRLING            |
|    | PLAYERS ROAD            |          |  |                     |
|    | STIRLING                |          |  |                     |
|    | Edge of Town Centre     |          |  |                     |
|    | Built-Up Zone           |          |  |                     |
|    | Total Gross floor area: | 2442 sqm |  |                     |
|    | Survey date: THURSDAY   | 01/06/17 |  | Survey Type: MANUAL |
| 19 | WO-01-C-01              | LIDL     |  | WORCESTERSHIRE      |
|    | BLACKPOLE ROAD          |          |  |                     |
|    | BRICKFIELDS             |          |  |                     |
|    | WORCESTER               |          |  |                     |
|    | Edge of Town            |          |  |                     |
|    | Retail Zone             |          |  |                     |
|    | Total Gross floor area: | 2417 sqm |  |                     |
|    | Survey date: WEDNESDAY  | 13/07/16 |  | Survey Type: MANUAL |

TRIP RATE for Land Use 01 - RETAIL/C - DISCOUNT FOOD STORES  
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 | 2        | 2511     | 0.159     | 2          | 2511     | 0.040     | 2        | 2511     | 0.199     |
| 07:00 - 08:00 | 18       | 1834     | 0.357     | 18         | 1834     | 0.142     | 18       | 1834     | 0.499     |
| 08:00 - 09:00 | 19       | 1818     | 2.105     | 19         | 1818     | 1.497     | 19       | 1818     | 3.602     |
| 09:00 - 10:00 | 19       | 1818     | 3.022     | 19         | 1818     | 2.429     | 19       | 1818     | 5.451     |
| 10:00 - 11:00 | 19       | 1818     | 3.674     | 19         | 1818     | 3.228     | 19       | 1818     | 6.902     |
| 11:00 - 12:00 | 19       | 1818     | 4.235     | 19         | 1818     | 4.044     | 19       | 1818     | 8.279     |
| 12:00 - 13:00 | 19       | 1818     | 4.030     | 19         | 1818     | 4.079     | 19       | 1818     | 8.109     |
| 13:00 - 14:00 | 19       | 1818     | 3.865     | 19         | 1818     | 4.198     | 19       | 1818     | 8.063     |
| 14:00 - 15:00 | 19       | 1818     | 4.325     | 19         | 1818     | 4.044     | 19       | 1818     | 8.369     |
| 15:00 - 16:00 | 19       | 1818     | 4.394     | 19         | 1818     | 4.429     | 19       | 1818     | 8.823     |
| 16:00 - 17:00 | 19       | 1818     | 4.076     | 19         | 1818     | 4.357     | 19       | 1818     | 8.433     |
| 17:00 - 18:00 | 19       | 1818     | 3.766     | 19         | 1818     | 4.085     | 19       | 1818     | 7.851     |
| 18:00 - 19:00 | 19       | 1818     | 3.089     | 19         | 1818     | 3.399     | 19       | 1818     | 6.488     |
| 19:00 - 20:00 | 19       | 1818     | 2.252     | 19         | 1818     | 2.568     | 19       | 1818     | 4.820     |
| 20:00 - 21:00 | 17       | 1844     | 1.346     | 17         | 1844     | 1.752     | 17       | 1844     | 3.098     |
| 21:00 - 22:00 | 15       | 1900     | 0.502     | 15         | 1900     | 0.866     | 15       | 1900     | 1.368     |
| 22:00 - 23:00 | 10       | 2136     | 0.037     | 10         | 2136     | 0.229     | 10       | 2136     | 0.266     |
| 23:00 - 24:00 |          |          |           |            |          |           |          |          |           |
| Total Rates:  |          |          | 45.234    |            |          | 45.386    |          |          | 90.620    |

## Parameter summary

|                                               |                         |
|-----------------------------------------------|-------------------------|
| Trip rate parameter range selected:           | 750 - 2624 (units: sqm) |
| Survey date date range:                       | 01/01/09 - 01/07/17     |
| Number of weekdays (Monday-Friday):           | 19                      |
| Number of Saturdays:                          | 0                       |
| Number of Sundays:                            | 0                       |
| Surveys automatically removed from selection: | 3                       |
| Surveys manually removed from selection:      | 0                       |

Calculation Reference: AUDIT-715001-180219-0242

## TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL  
 Category : C - DISCOUNT FOOD STORES  
 VEHICLES

Selected regions and areas:

|    |                     |        |
|----|---------------------|--------|
| 03 | SOUTH WEST          |        |
|    | SM SOMERSET         | 1 days |
| 05 | EAST MIDLANDS       |        |
|    | LN LINCOLNSHIRE     | 1 days |
|    | NR NORTHAMPTONSHIRE | 1 days |
|    | NT NOTTINGHAMSHIRE  | 1 days |
| 06 | WEST MIDLANDS       |        |
|    | WO WORCESTERSHIRE   | 1 days |
| 09 | NORTH               |        |
|    | NB NORTHUMBERLAND   | 1 days |
| 10 | WALES               |        |
|    | CF CARDIFF          | 1 days |
| 11 | SCOTLAND            |        |
|    | SR STIRLING         | 1 days |

## Secondary Filtering selection:

Parameter: Gross floor area  
 Actual Range: 2247 to 2624 (units: sqm)  
 Range Selected by User: 700 to 2703 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/09 to 01/07/17

Selected survey days:

Saturday 8 days

Selected survey types:

Manual count 8 days  
 Directional ATC Count 0 days

Selected Locations:

Edge of Town Centre 4  
 Suburban Area (PPS6 Out of Centre) 1  
 Edge of Town 3

Selected Location Sub Categories:

Industrial Zone 1  
 Development Zone 1  
 Residential Zone 1  
 Retail Zone 1  
 Built-Up Zone 2  
 No Sub Category 2

## Secondary Filtering selection:

Use Class:

A1 8 days

Population within 1 mile:

5,001 to 10,000 2 days  
 10,001 to 15,000 2 days  
 15,001 to 20,000 1 days  
 20,001 to 25,000 1 days  
 25,001 to 50,000 1 days  
 50,001 to 100,000 1 days

Population within 5 miles:

5,001 to 25,000 1 days  
 25,001 to 50,000 1 days  
 50,001 to 75,000 1 days  
 75,001 to 100,000 2 days  
 125,001 to 250,000 1 days  
 250,001 to 500,000 2 days

## Secondary Filtering selection (Cont.):

Car ownership within 5 miles:

|            |        |
|------------|--------|
| 1.1 to 1.5 | 8 days |
|------------|--------|

Petrol filling station:

|                              |        |
|------------------------------|--------|
| Included in the survey count | 0 days |
|------------------------------|--------|

|                                           |        |
|-------------------------------------------|--------|
| Excluded from count or no filling station | 8 days |
|-------------------------------------------|--------|

Travel Plan:

|           |        |
|-----------|--------|
| Not Known | 1 days |
|-----------|--------|

|     |        |
|-----|--------|
| Yes | 2 days |
|-----|--------|

|    |        |
|----|--------|
| No | 5 days |
|----|--------|

PTAL Rating:

|                 |        |
|-----------------|--------|
| No PTAL Present | 8 days |
|-----------------|--------|

LIST OF SITES relevant to selection parameters

|   |                                    |          |  |                     |
|---|------------------------------------|----------|--|---------------------|
| 1 | CF-01-C-01                         | LIDL     |  | CARDIFF             |
|   | EAST TYNDALL STREET                |          |  |                     |
|   | CARDIFF                            |          |  |                     |
|   | Suburban Area (PPS6 Out of Centre) |          |  |                     |
|   | Development Zone                   |          |  |                     |
|   | Total Gross floor area:            | 2568 sqm |  |                     |
|   | Survey date: SATURDAY              | 01/07/17 |  | Survey Type: MANUAL |
| 2 | LN-01-C-01                         | LIDL     |  | LINCOLNSHIRE        |
|   | RICHMOND DRIVE                     |          |  |                     |
|   | SKEGNESS                           |          |  |                     |
|   | Edge of Town Centre                |          |  |                     |
|   | Built-Up Zone                      |          |  |                     |
|   | Total Gross floor area:            | 2398 sqm |  |                     |
|   | Survey date: SATURDAY              | 16/07/16 |  | Survey Type: MANUAL |
| 3 | NB-01-C-01                         | LIDL     |  | NORTHUMBERLAND      |
|   | SCHALKSMUHLE ROAD                  |          |  |                     |
|   | BEDLINGTON                         |          |  |                     |
|   | Edge of Town Centre                |          |  |                     |
|   | No Sub Category                    |          |  |                     |
|   | Total Gross floor area:            | 2450 sqm |  |                     |
|   | Survey date: SATURDAY              | 10/06/17 |  | Survey Type: MANUAL |
| 4 | NR-01-C-02                         | LIDL     |  | NORTHAMPTONSHIRE    |
|   | NEWTON ROAD                        |          |  |                     |
|   | RUSHDEN                            |          |  |                     |
|   | Edge of Town Centre                |          |  |                     |
|   | Residential Zone                   |          |  |                     |
|   | Total Gross floor area:            | 2624 sqm |  |                     |
|   | Survey date: SATURDAY              | 16/07/16 |  | Survey Type: MANUAL |
| 5 | NT-01-C-01                         | LIDL     |  | NOTTINGHAMSHIRE     |
|   | CHAPEL LANE                        |          |  |                     |
|   | BINGHAM                            |          |  |                     |
|   | Edge of Town                       |          |  |                     |
|   | Industrial Zone                    |          |  |                     |
|   | Total Gross floor area:            | 2440 sqm |  |                     |
|   | Survey date: SATURDAY              | 16/07/16 |  | Survey Type: MANUAL |
| 6 | SM-01-C-01                         | LIDL     |  | SOMERSET            |
|   | SEAWARD WAY                        |          |  |                     |
|   | MINEHEAD                           |          |  |                     |
|   | Edge of Town                       |          |  |                     |
|   | No Sub Category                    |          |  |                     |
|   | Total Gross floor area:            | 2247 sqm |  |                     |
|   | Survey date: SATURDAY              | 24/06/17 |  | Survey Type: MANUAL |

LIST OF SITES relevant to selection parameters (Cont.)

|   |                         |          |                     |
|---|-------------------------|----------|---------------------|
| 7 | SR-01-C-01              | LIDL     | STIRLING            |
|   | PLAYERS ROAD            |          |                     |
|   | STIRLING                |          |                     |
|   | Edge of Town Centre     |          |                     |
|   | Built-Up Zone           |          |                     |
|   | Total Gross floor area: | 2442 sqm |                     |
|   | Survey date: SATURDAY   | 03/06/17 | Survey Type: MANUAL |
| 8 | WO-01-C-01              | LIDL     | WORCESTERSHIRE      |
|   | BLACKPOLE ROAD          |          |                     |
|   | BRICKFIELDS             |          |                     |
|   | WORCESTER               |          |                     |
|   | Edge of Town            |          |                     |
|   | Retail Zone             |          |                     |
|   | Total Gross floor area: | 2417 sqm |                     |
|   | Survey date: SATURDAY   | 16/07/16 | Survey Type: MANUAL |

TRIP RATE for Land Use 01 - RETAIL/C - DISCOUNT FOOD STORES  
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 | 2        | 2511     | 0.219     | 2          | 2511     | 0.080     | 2        | 2511     | 0.299     |
| 07:00 - 08:00 | 8        | 2448     | 0.414     | 8          | 2448     | 0.092     | 8        | 2448     | 0.506     |
| 08:00 - 09:00 | 8        | 2448     | 2.221     | 8          | 2448     | 1.573     | 8        | 2448     | 3.794     |
| 09:00 - 10:00 | 8        | 2448     | 3.120     | 8          | 2448     | 2.701     | 8        | 2448     | 5.821     |
| 10:00 - 11:00 | 8        | 2448     | 4.529     | 8          | 2448     | 3.880     | 8        | 2448     | 8.409     |
| 11:00 - 12:00 | 8        | 2448     | 5.739     | 8          | 2448     | 5.269     | 8        | 2448     | 11.008    |
| 12:00 - 13:00 | 8        | 2448     | 5.432     | 8          | 2448     | 5.744     | 8        | 2448     | 11.176    |
| 13:00 - 14:00 | 8        | 2448     | 5.233     | 8          | 2448     | 5.213     | 8        | 2448     | 10.446    |
| 14:00 - 15:00 | 8        | 2448     | 5.167     | 8          | 2448     | 5.106     | 8        | 2448     | 10.273    |
| 15:00 - 16:00 | 8        | 2448     | 5.055     | 8          | 2448     | 5.310     | 8        | 2448     | 10.365    |
| 16:00 - 17:00 | 8        | 2448     | 4.723     | 8          | 2448     | 4.947     | 8        | 2448     | 9.670     |
| 17:00 - 18:00 | 8        | 2448     | 3.891     | 8          | 2448     | 3.936     | 8        | 2448     | 7.827     |
| 18:00 - 19:00 | 8        | 2448     | 2.568     | 8          | 2448     | 3.390     | 8        | 2448     | 5.958     |
| 19:00 - 20:00 | 8        | 2448     | 1.838     | 8          | 2448     | 2.333     | 8        | 2448     | 4.171     |
| 20:00 - 21:00 | 8        | 2448     | 1.026     | 8          | 2448     | 1.139     | 8        | 2448     | 2.165     |
| 21:00 - 22:00 | 8        | 2448     | 0.551     | 8          | 2448     | 0.751     | 8        | 2448     | 1.302     |
| 22:00 - 23:00 | 8        | 2448     | 0.051     | 8          | 2448     | 0.204     | 8        | 2448     | 0.255     |
| 23:00 - 24:00 |          |          |           |            |          |           |          |          |           |
| Total Rates:  |          |          | 51.777    |            |          | 51.668    |          |          | 103.445   |

## Parameter summary

|                                               |                          |
|-----------------------------------------------|--------------------------|
| Trip rate parameter range selected:           | 2247 - 2624 (units: sqm) |
| Survey date date range:                       | 01/01/09 - 01/07/17      |
| Number of weekdays (Monday-Friday):           | 0                        |
| Number of Saturdays:                          | 8                        |
| Number of Sundays:                            | 0                        |
| Surveys automatically removed from selection: | 0                        |
| Surveys manually removed from selection:      | 0                        |



**david tucker associates**

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