

TRANSPORT ADDENDUM

THE BROOKFIELD HOTEL, EMSWORTH

APP/23/00630

Date: May 2024

Ref: 2024/7491/TN02

1 INTRODUCTION

- 1.1 RGP is commissioned to provide highways and transport input in support of proposed development at The Brookfield Hotel, Havant Road, Emsworth, PO10 7LF ("the site").
- 1.2 A planning application was submitted to Havant Borough Council in July 2023 under reference APP/23/00630, summarising the following proposals at the site:

"Remodelling of the existing entrance lobby, front extension, alterations to the front façade, external works to provide an outdoor seating area to the front including decking and associated landscaping, reconfiguration of the car park layout, and minor alterations to the rear elevation."
- 1.3 Hampshire County Council (HCC) has been consulted on the planning application in its role as Local Highway Authority for the site.
- 1.4 In high-level terms, the original application proposed an additional 106sqm of restaurant / bar trade area, with the existing 42 hotel bedrooms retained. The proposals would however have resulted in the loss of circa seven car parking spaces within the site.
- 1.5 Following consultation on the original scheme, the development proposals have since been reduced, and would now propose an external extension providing an additional 24 covers.
- 1.6 The amended scheme also proposes a reduced impact on the car parking provisions within the site, with a single space lost to accommodate the external area (i.e. 58 overall). The general parking conditions on-site would however be improved, with the provision of two accessible spaces, four motorcycle spaces, and a secure cycle store; all of which are shown on the proposed Site Plan attached hereto at **Appendix A**.
- 1.7 This Addendum has therefore been prepared to assess the key highways and transport principles of the amended proposals.

2 TRIP GENERATION

- 2.1 As noted throughout the consultation process, the site temporarily closed in September 2023. The TRICS database has therefore been interrogated to ascertain the likely trip attraction of the site in its current form, and post-development. As noted from discussions with the LHA previously, Heartwood Inns is a new strategy initiative by the brand (for which Emsworth would be the second site to become operational), and there are therefore no representative or comparable operator sites that would add value to the assessment above those used in the TRICS assessment.
- 2.2 Notwithstanding the above, the original TRICS assessment as presented in RGP's supporting 'Highways Technical Note' (2023/7491/TN01) has been refined to better-reflect sample surveys when aligning to the site's characteristics. Consistently with previous assessments, a weekday and Saturday forecast has been undertaken.
- 2.3 The table below summarises the potential trip attraction of the proposed 24 external covers (equating to circa 45sqm). Full TRICS output is attached hereto at **Appendix B** for reference. The Saturday peak hour has been identified as 13:00-14:00.

Time Period	Trip Rate per 100sqm			Trip Generation – 45sqm		
	Arrivals	Departures	Two-way	Arrivals	Departures	Two-way
Weekday						
AM Peak	0.305	0.000	0.305	0	0	0
PM Peak	3.292	2.463	5.755	1	1	2
Daily	23.216	22.853	46.069	10	10	20
Saturday						
Peak Hour	4.888	4.050	8.938	2	2	4
Daily	32.804	33.574	66.378	15	15	30

Proposed Vehicle Trip Attraction – Additional 45sqm Trade Area

- 2.4 As shown, the additional external covers would generate a nominal number of trips to / from the site.
- 2.5 The context of the proposals should be considered in respect of this, with the external covers proposed likely to only be used during fair weather periods (mainly summer) and would unlikely be occupied during the winter when patrons would sit inside. As such, there would be temporal variation in the trip generation impact of the proposals throughout the year which further dilute the overall implications and results in the above being a 'worst-case' assessment.

3 PARKING

Overview

- 3.1 The adopted car parking standards relevant to the site are contained within the Havant Borough Council 'Parking' Supplementary Planning Document (SPD) which confirms that the typical requirement for an Eating / Drinking Establishment is one space per 5sqm. This would therefore equate to nine spaces in the context of the proposals.
- 3.2 The proposals would result in the net loss of one standard car parking space, taking the total to 58. However, the scheme would improve the general parking conditions on-site, with the provision of two accessible spaces, four motorcycle spaces, and a secure cycle store. These aspects would therefore represent a betterment on the existing situation at the site and the previous proposals.

Accumulation Assessment

- 3.3 As has been reiterated through the consultation process, it is important to highlight that the refurbishment and change of ownership of the site, albeit previously 'established', will result in fundamental changes to the site's business and operational model. For example, the venue would no longer hold large events and functions which have been the key drivers in the historic parking pressures.
- 3.4 Therefore, an accumulation assessment has been undertaken which is reflective of that undertaken by RGP and presented in its previous '*Highways Technical Note*'. This assessment has been undertaken with reference to the existing hotel bedrooms (42) and trade area (363sqm) at the site, and the proposed additional external space. Trip rates for the existing site have been updated to better-reflect the site conditions following LHA feedback, and these are attached hereto at **Appendix C** for reference.
- 3.5 The table below summarises the parking accumulation from these assessments. For robustness, it has been assumed that 42 vehicles would be parked in the car park at the start of the assessment (i.e. overnight), reflective of hotel guest parking and any patrons' vehicles that may be left overnight. This is considered a highly-robust assumptions which doesn't account for guests car-sharing and travelling by alternative modes such as taxi (which wouldn't park overnight).
- 3.6 Furthermore, the end accumulation from the weekday assessment has been used as the starting accumulation for the Saturday assessment (i.e. a continuous assessment across the days) for further robustness.
- 3.7 The assessment accounts for all vehicles entering and exiting the site from the TRICS output and hence this also adds a layer of robustness.

	Weekday			Saturday		
	'Existing'	Proposed	Total	'Existing'	Proposed	Total
00:00-01:00	42	0	42	44	0	45
01:00-02:00	42	0	42	44	0	45
02:00-03:00	42	0	42	44	0	45
03:00-04:00	42	0	42	44	0	45
04:00-05:00	42	0	42	44	0	45
05:00-06:00	42	0	42	44	0	45
06:00-07:00	42	0	42	44	0	45
07:00-08:00	33	0	33	44	0	44
08:00-09:00	25	0	25	43	0	43
09:00-10:00	23	0	23	38	1	39
10:00-11:00	22	0	22	32	1	33
11:00-12:00	23	1	24	27	2	29
12:00-13:00	25	1	27	29	3	32
13:00-14:00	25	2	27	30	3	33
14:00-15:00	28	1	29	32	2	34
15:00-16:00	31	2	33	36	2	38
16:00-17:00	38	2	39	39	2	41
17:00-18:00	39	2	41	47	3	50
18:00-19:00	43	2	45	50	3	53
19:00-20:00	42	2	44	50	3	53
20:00-21:00	44	1	46	52	2	54
21:00-22:00	44	1	45	50	1	51
22:00-23:00	44	0	45	50	0	50
23:00-24:00	44	0	45	50	0	50

Parking Accumulation Assessment

- 3.8 As forecasted, the proposed provision of 58 car parking spaces would be sufficient to accommodate the weekday demands from the site post-extension, with a peak accumulation of 54 parked vehicles observed at 20:00-21:00 on the Saturday. The proposed external covers would therefore add a nominal increase in parking demand above that of the existing lawful layout of the site.
- 3.9 In light of this assessment, it is clear that no off-site parking would need to be sought by visitors to the site, and the amended proposals offer significant improvement to those originally submitted in providing an excess of parking above the anticipated demands.
- 3.10 Again, it is important to reiterate that the external covers proposed in the latest scheme would only be used in fair weather conditions, and hence this adds further robustness to the parking accumulation assessment.

Parking Management

3.11 The Applicant is committed to enforcing effective car parking management measures to rationalise the demand for car parking at the site and hence reduce the need for any overspill parking on the local highway. The following measures are replicated from RGP's previous 'Highways Technical Note':

- All new and existing staff members will be encouraged to adopt alternative means of travel to / from the site, where feasible, in order to reduce the number of staff vehicles parked within the on-site parking spaces;
- Site management will encourage staff to car share where opportunity allows. An informal car share system will be explored to ascertain whether there would be scope for staff members to combine their visits to the site and hence reduce the number of vehicular trips and parking spaces required;
- Information regarding local public transport opportunities and local walking / cycling routes will be displayed within an area accessible to staff to encourage travel to / from the site via alternative means;
- Site management will explore the possibilities of investing in equipment to facilitate travel via sustainable modes, such as a puncture repair kit and high-visibility clothing which would be available for use by staff;
- Staff will ensure as far as reasonably possible that obstacles within the car park are removed and bays are kept clear at all times;
- Reasonable endeavours will be made to ensure that lighting is operated and maintained within the car park outside of daylight hours, particularly in the winter months as well as gritting the car park and access in the event of snow or ice;
- Staff will undertake regular patrols of the car park to ensure that all spaces are being used effectively and appropriately. This will be agreed amongst staff upon the commencement and during the necessary shift patterns;
- In order to discourage off-site parking, clear signage will be displayed at the site curtilage and within the car park to notify drivers that the spaces are not for use by the general public (unless visiting the public house); and
- Hotel guests will register their vehicle details at reception upon check-in to ensure that the only vehicles parked for long periods within the site are those authorised to do so.

4 SWEPT PATH ANALYSIS

4.1 The amended layout has been assessed for the manoeuvrability of various vehicles, with the following drawings attached hereto illustrating relevant swept path analyses:

- **2023/7491/001** – Refuse Vehicle
- **2023/7491/002** – Delivery Vehicle
- **2023/7491/003** – Fire Tender
- **2023/7491/004** – Standard Car

4.2 The drawings therefore demonstrate that the respective vehicles can manoeuvre into, out of and within the site unfettered and hence the layout as proposed should be considered acceptable in these terms.

5 SUMMARY AND CONCLUSIONS

5.1 RGP has assessed the amended proposals at the Brookfield Hotel, Emsworth. The latest scheme would represent a significant reduction on those originally presented as part of the APP/23/00630 planning application, and hence they would result in a reduced highways and transport impact.

5.2 This Addendum demonstrates that the trip attraction of the additional external covers would be minimal and hence there would not be a significant traffic impact post-development.

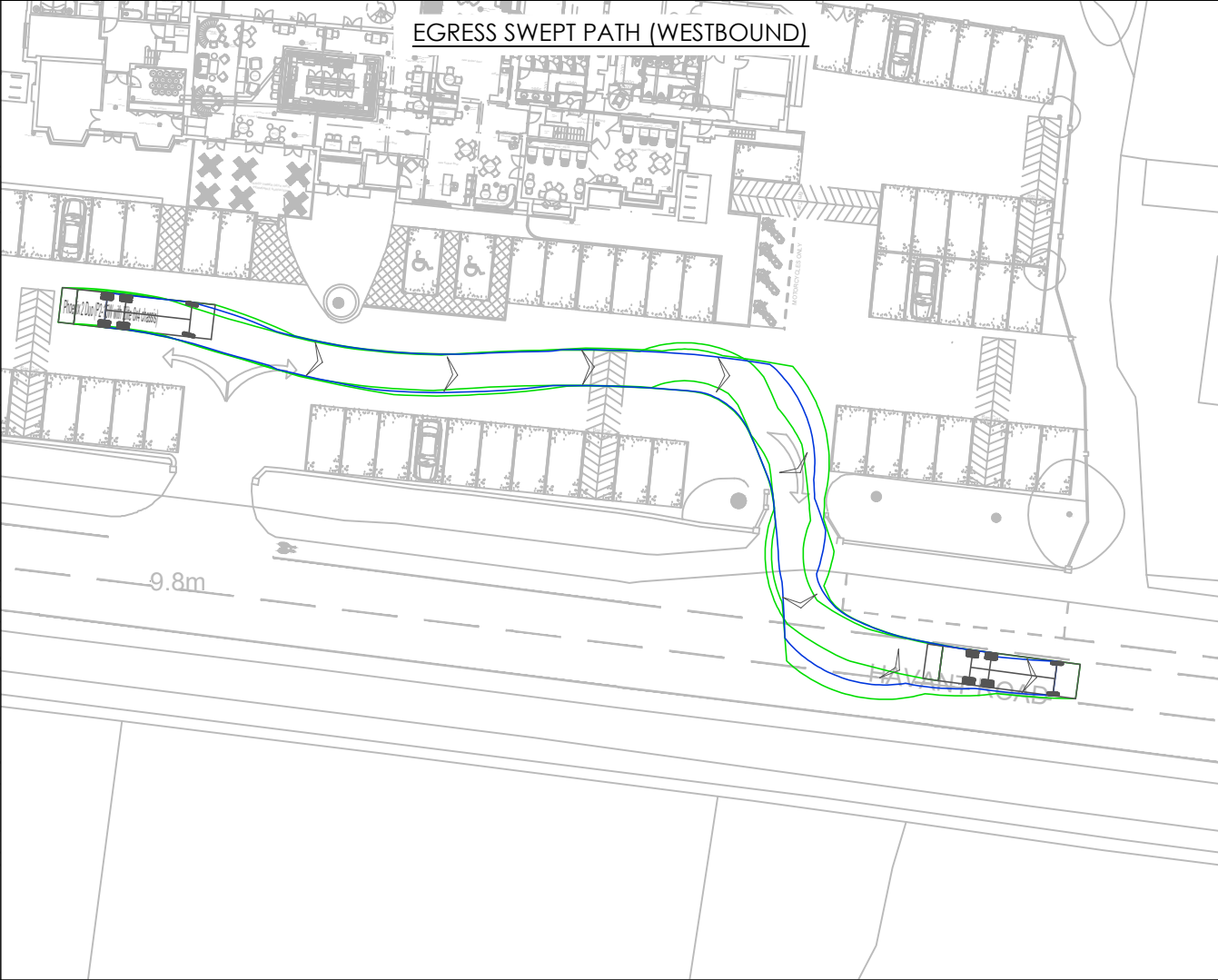
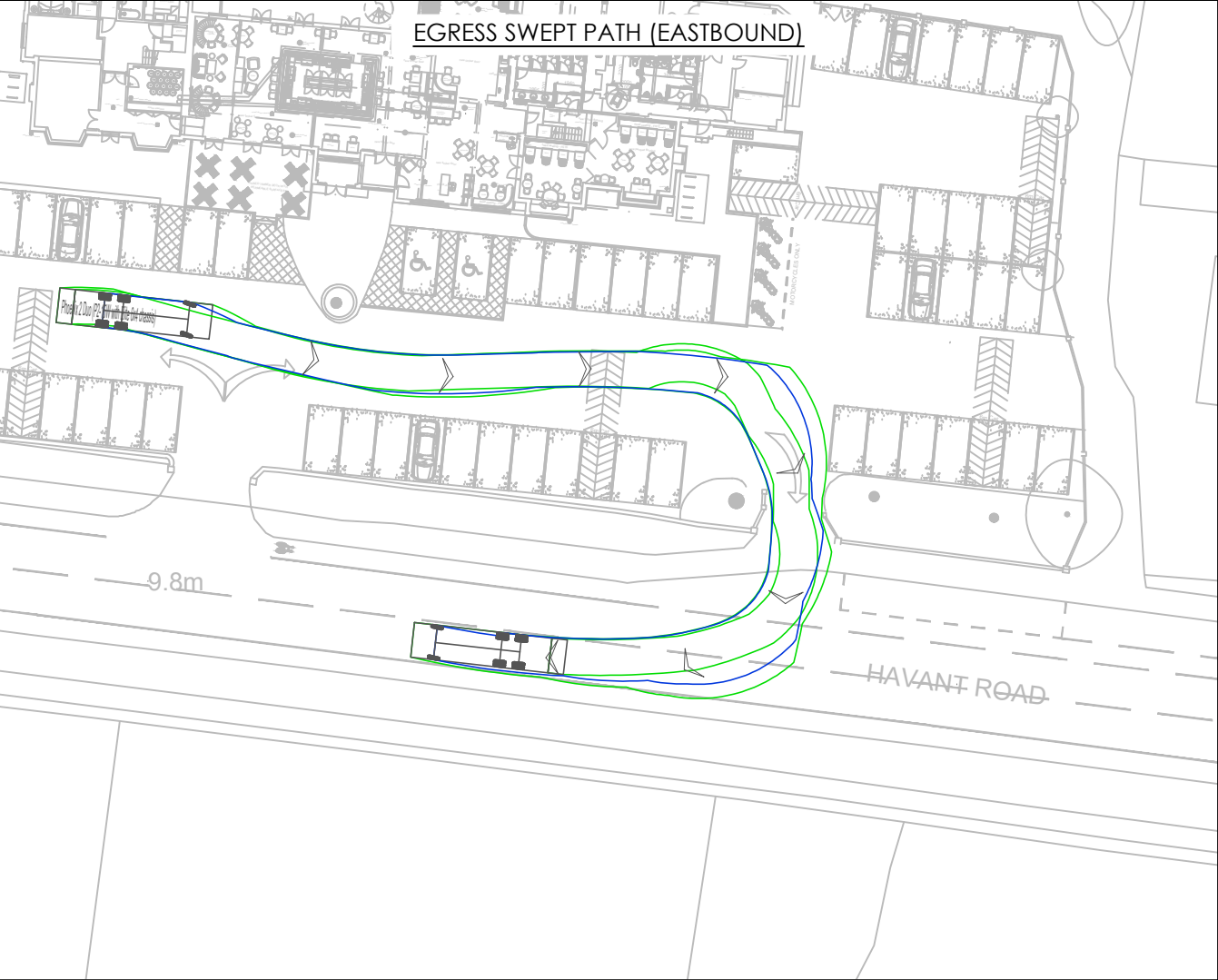
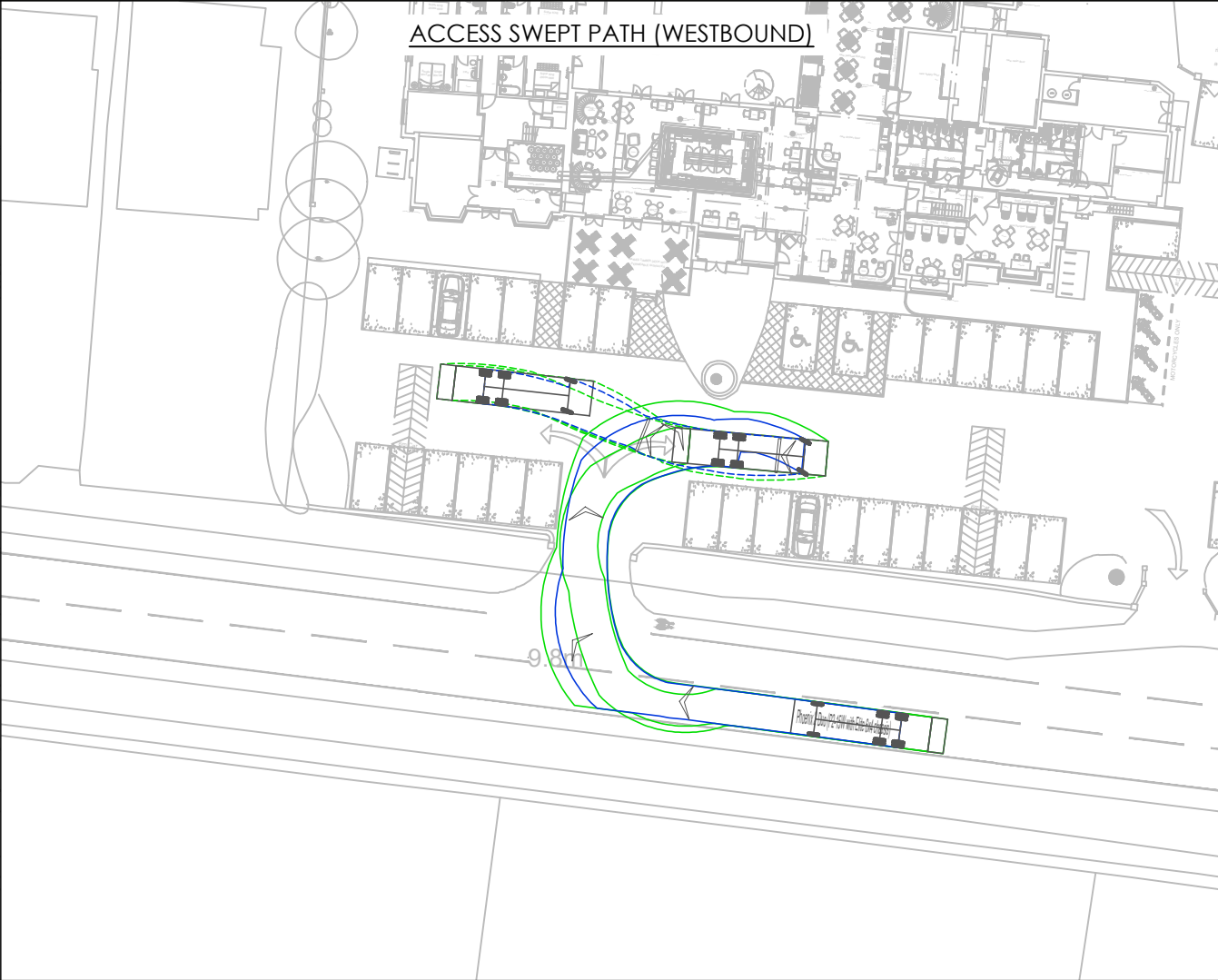
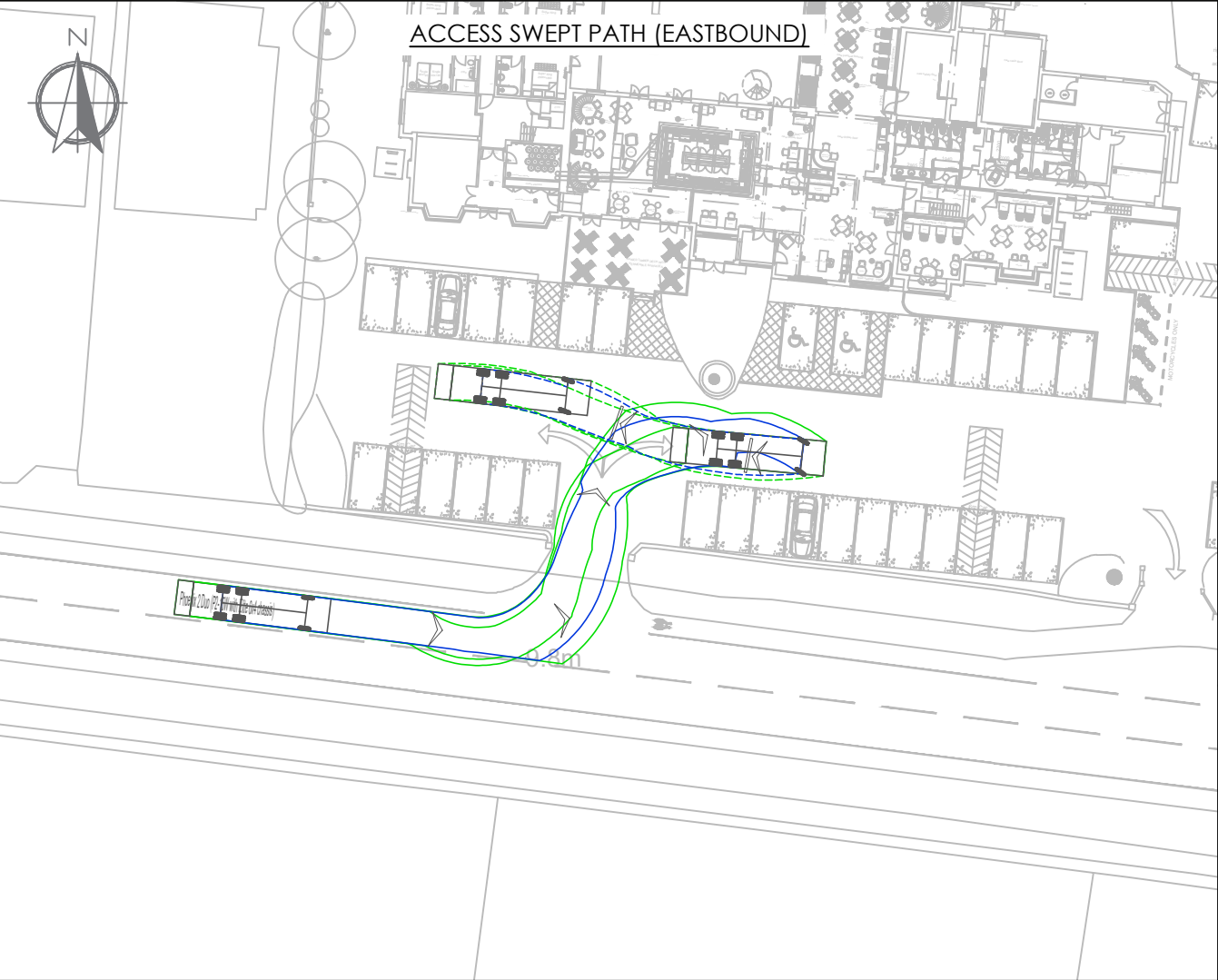
5.3 Similarly, assessments of comparable sites in location and function indicates that the proposed parking provisions, which would offer 58 car parking spaces post-extension, would be sufficient to accommodate the likely weekday and weekend demands of the site. This evidence base should be considered appropriate to support the development and demonstrate that there would not be an adverse impact on off-site parking conditions.

5.4 Again, it is important to reiterate that the proposals would represent a regeneration of the existing site and hence the operational characteristics of its historic use would not be reflected, such as in the removal of hosting large events, for example. Furthermore, The Applicant is committed to ensuring that the on-site parking provisions are managed appropriately to ensure that all demands are accommodated within the on-site supply of spaces.

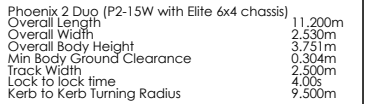
5.5 Finally, the proposed amendments to the scheme would not impact the efficient and safe manoeuvrability of vehicles through the respective access points and within the site curtilage.

- 5.6 In light of the information contained within this report, the amended proposals would not result in a significant nor severe highways impact, and would therefore be in accordance with the NPPF. Therefore, Hampshire County Council is respectfully invited to confirm that the proposals are acceptable in these terms.

DRAWINGS



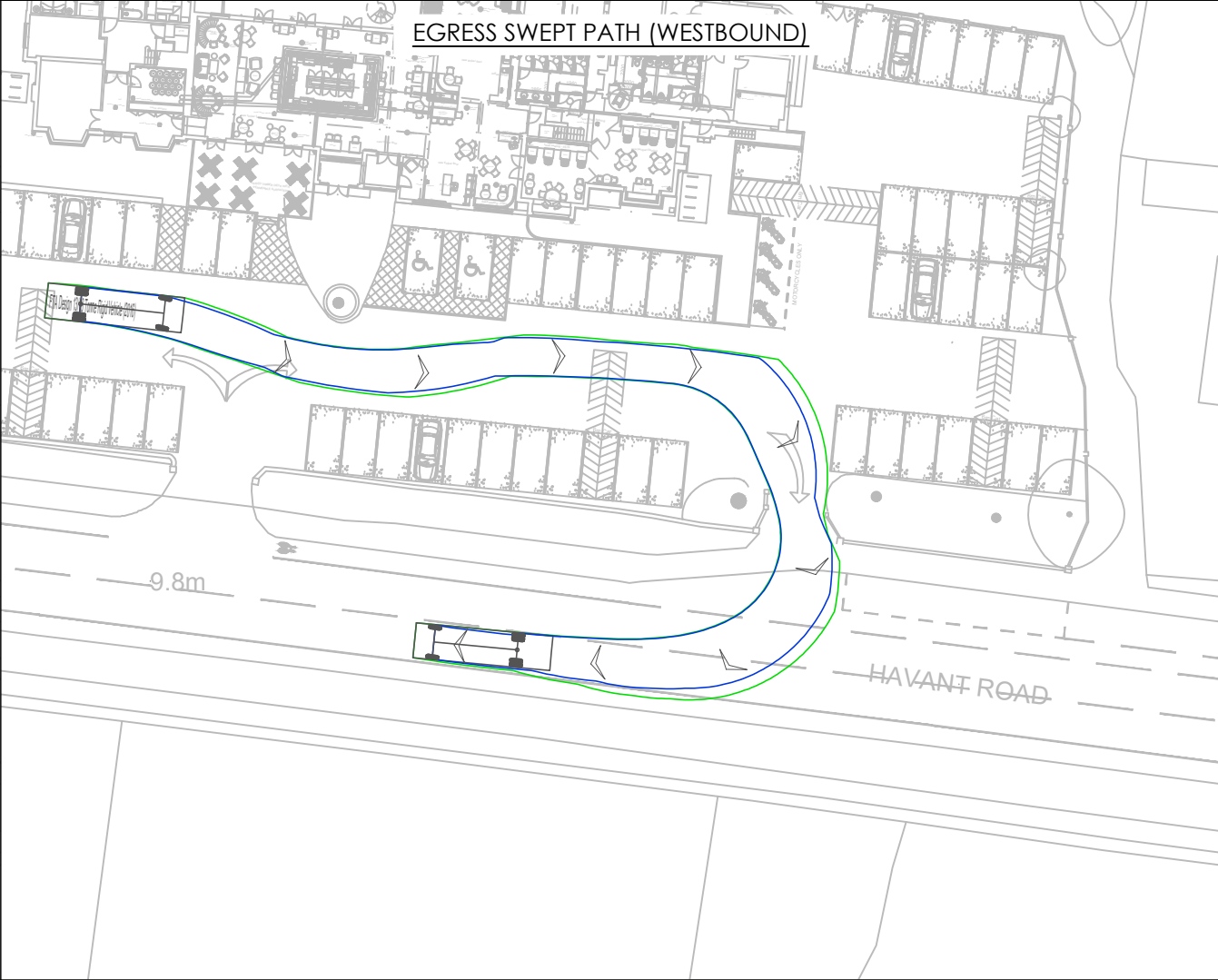
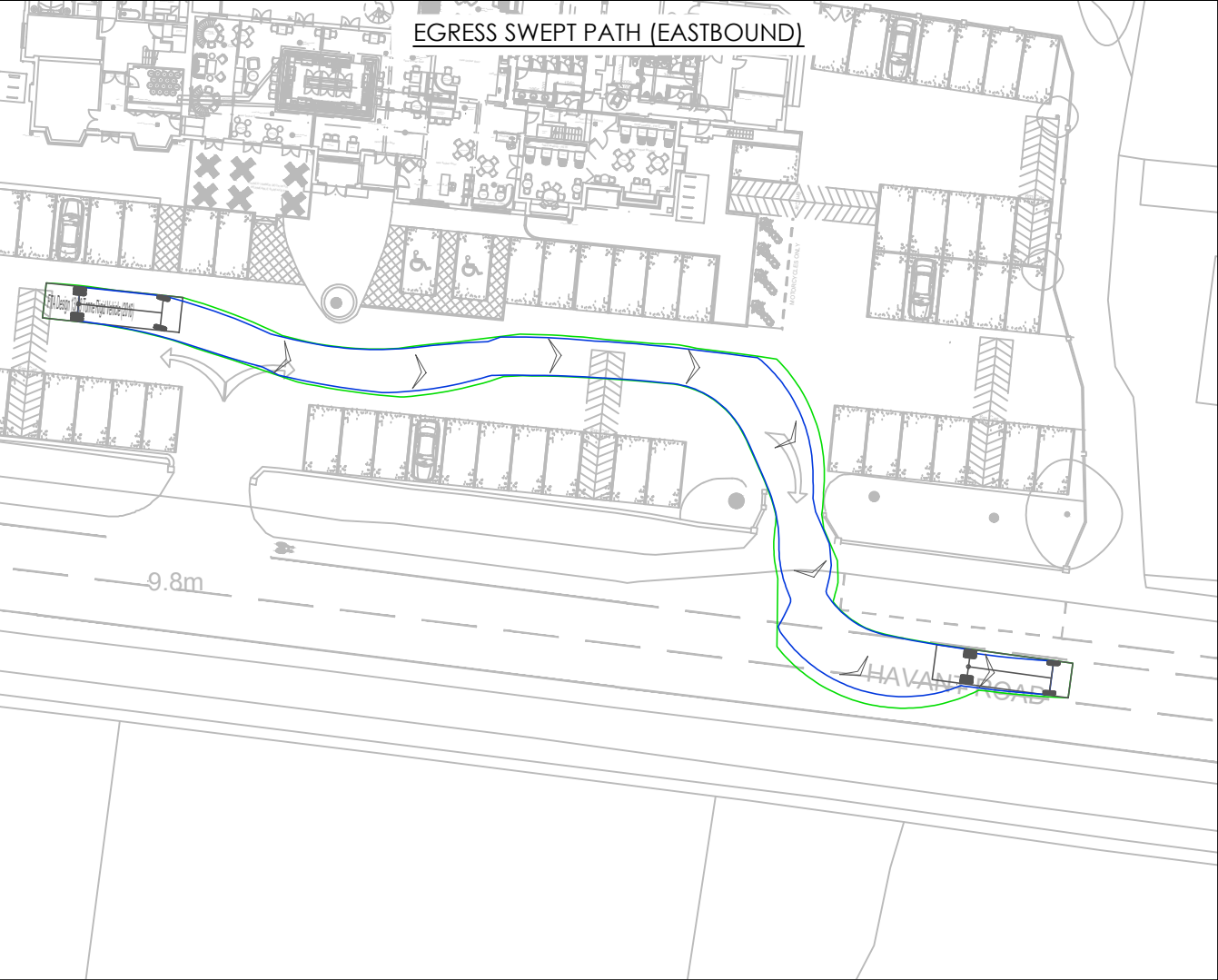
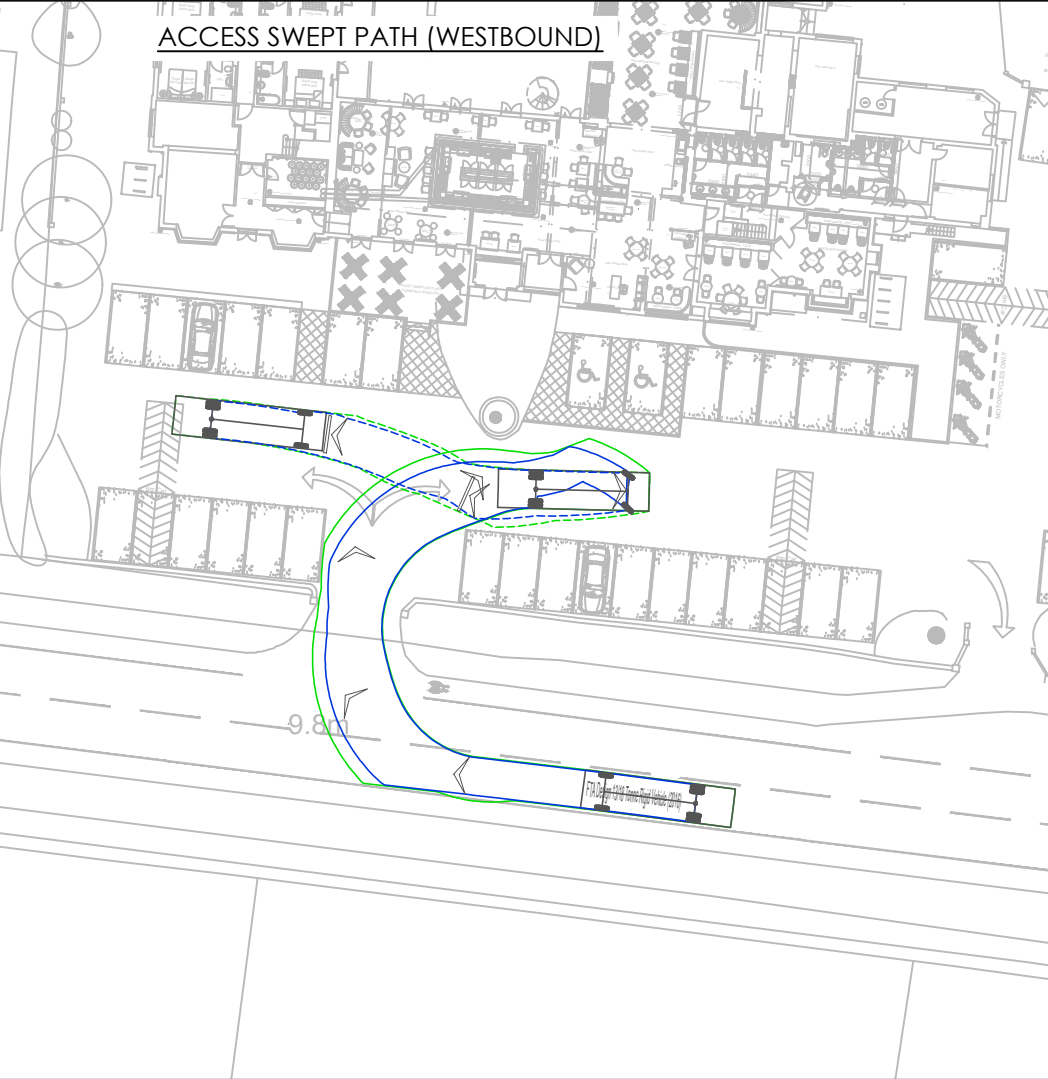
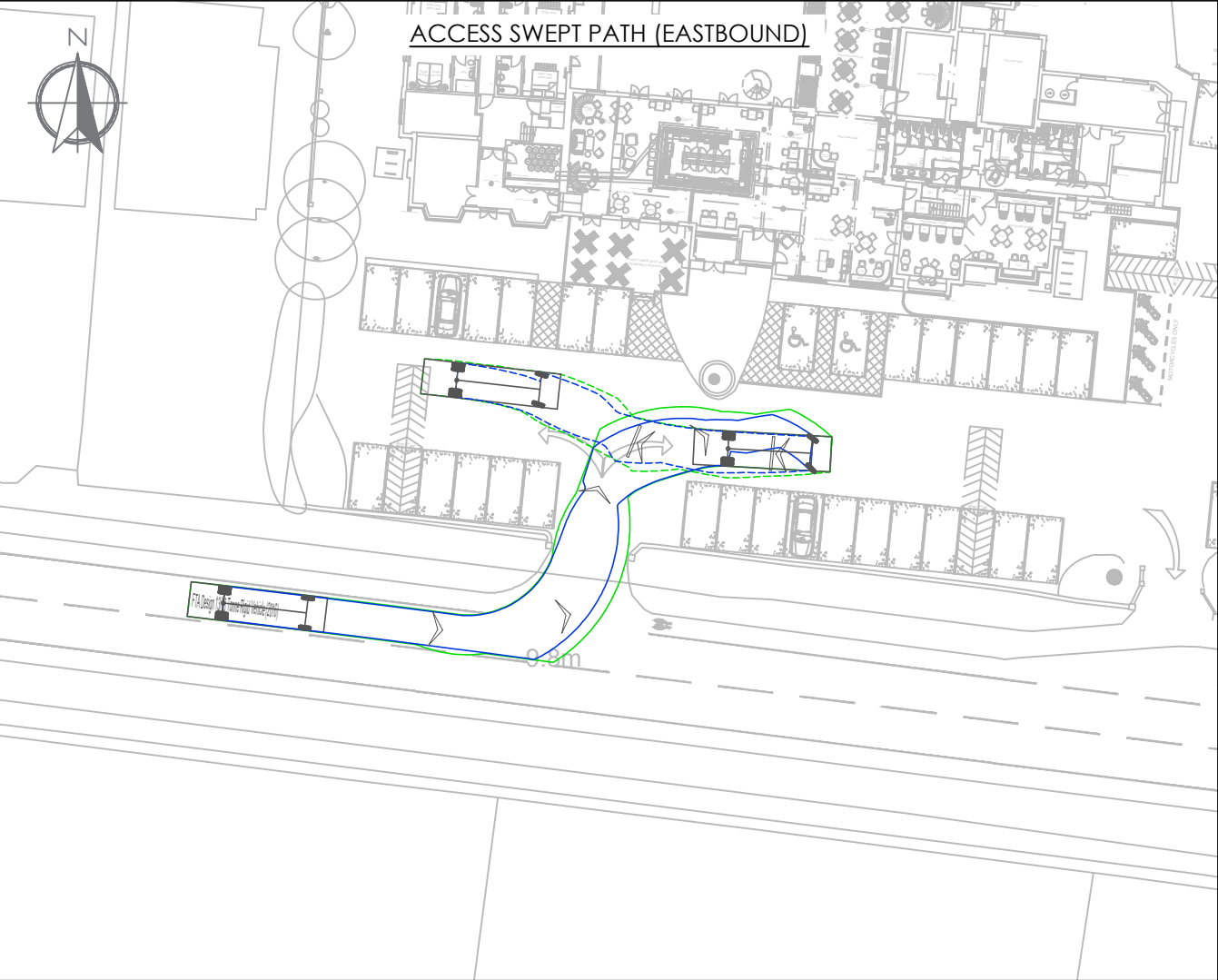
This drawing has been prepared for the purpose of planning discussions and does not constitute a detailed design drawing, or construction drawing. A Design Hazard Inventory has been prepared by RGP setting out the hazards which have been designed out. This is available upon request.



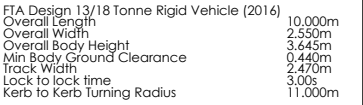
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement.



Scale	Drawn By	Checked By	
1:500	GE	JC	A3



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It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement.

P4	GE	LAYOUT UPDATED	21/05/24
P3	GE	LAYOUT UPDATED	28/10/23
P2	GE	LAYOUT UPDATED	13/10/23
P1	GE	FIRST ISSUE	10/10/23
Rev.	Drawn	Comments	Date



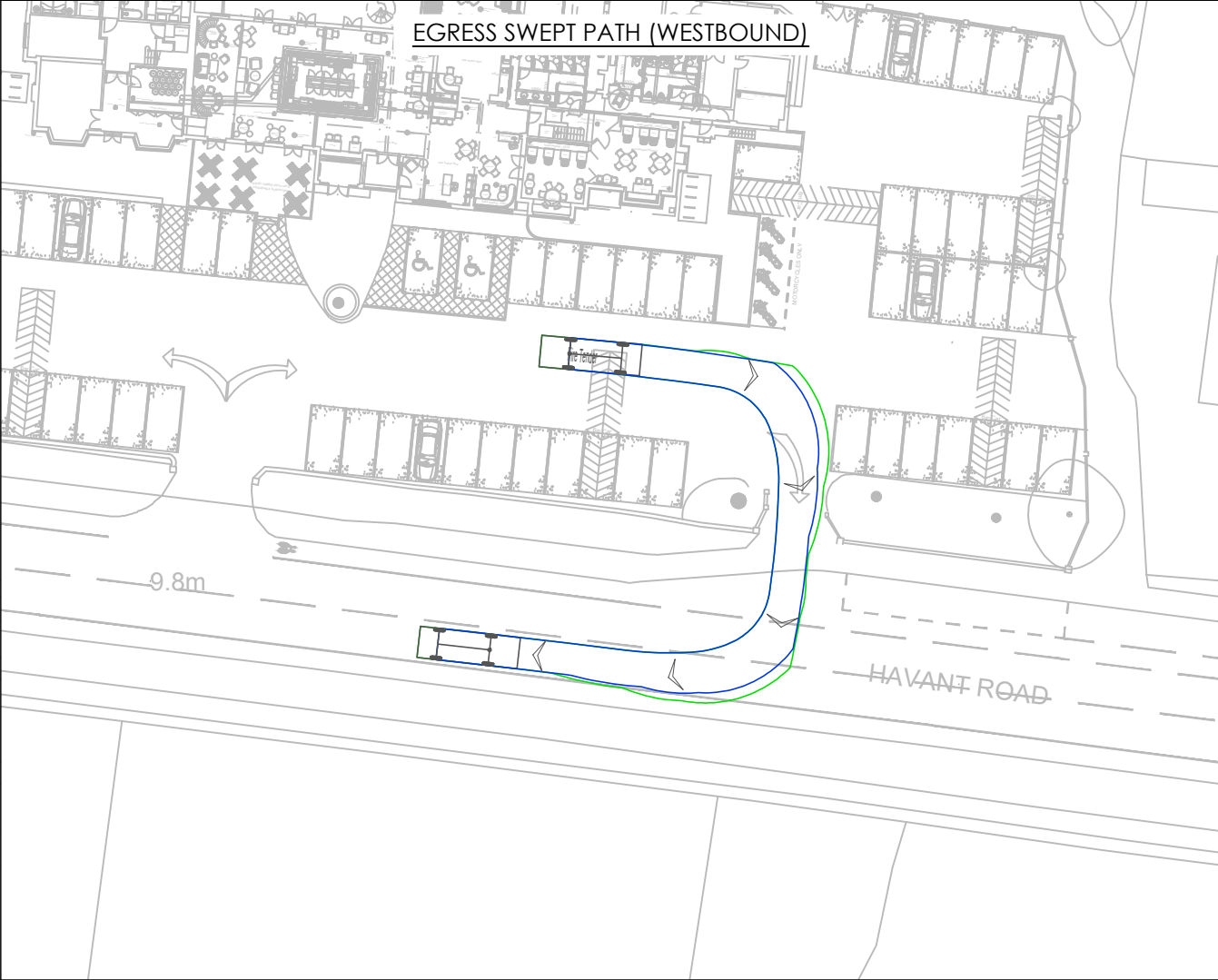
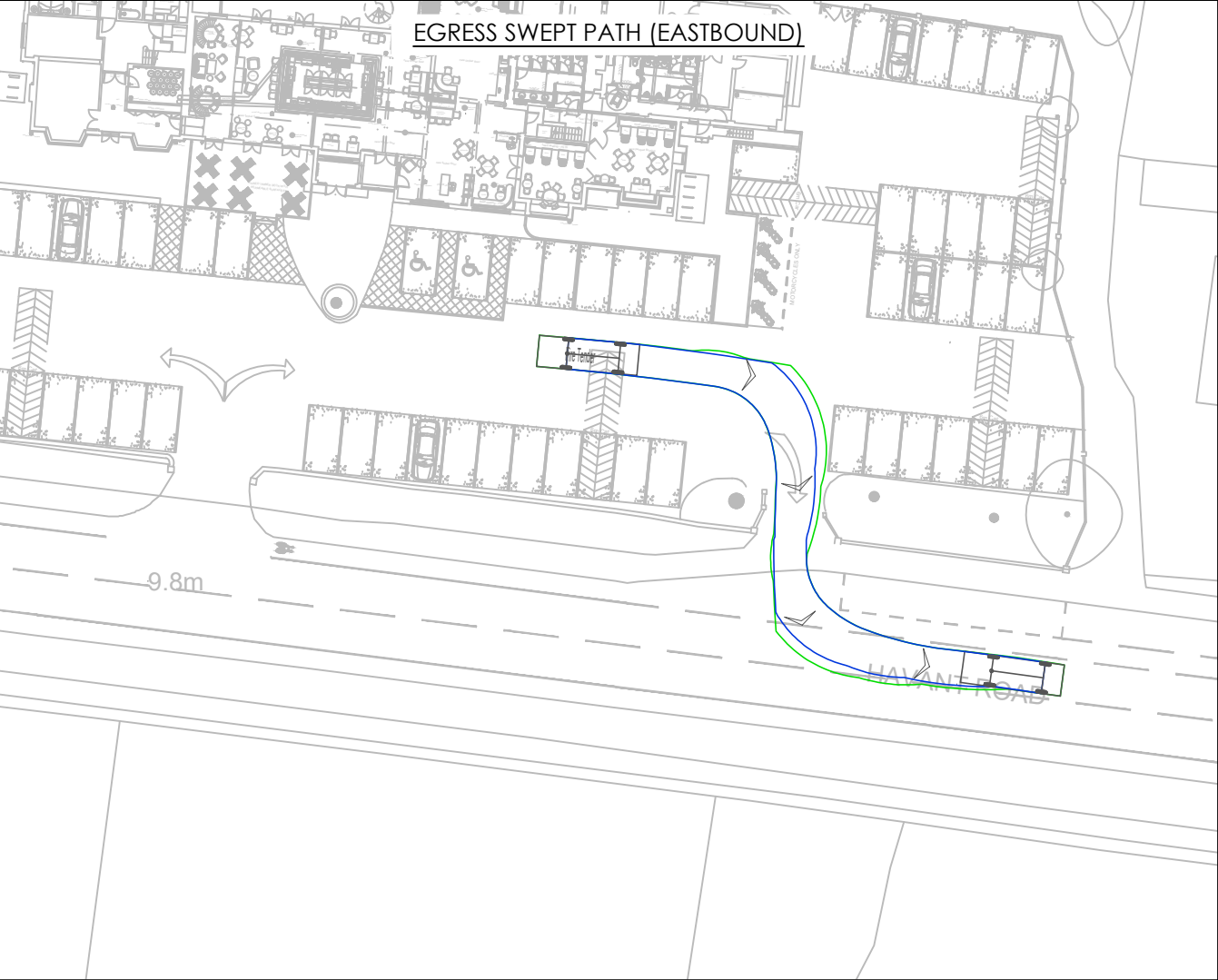
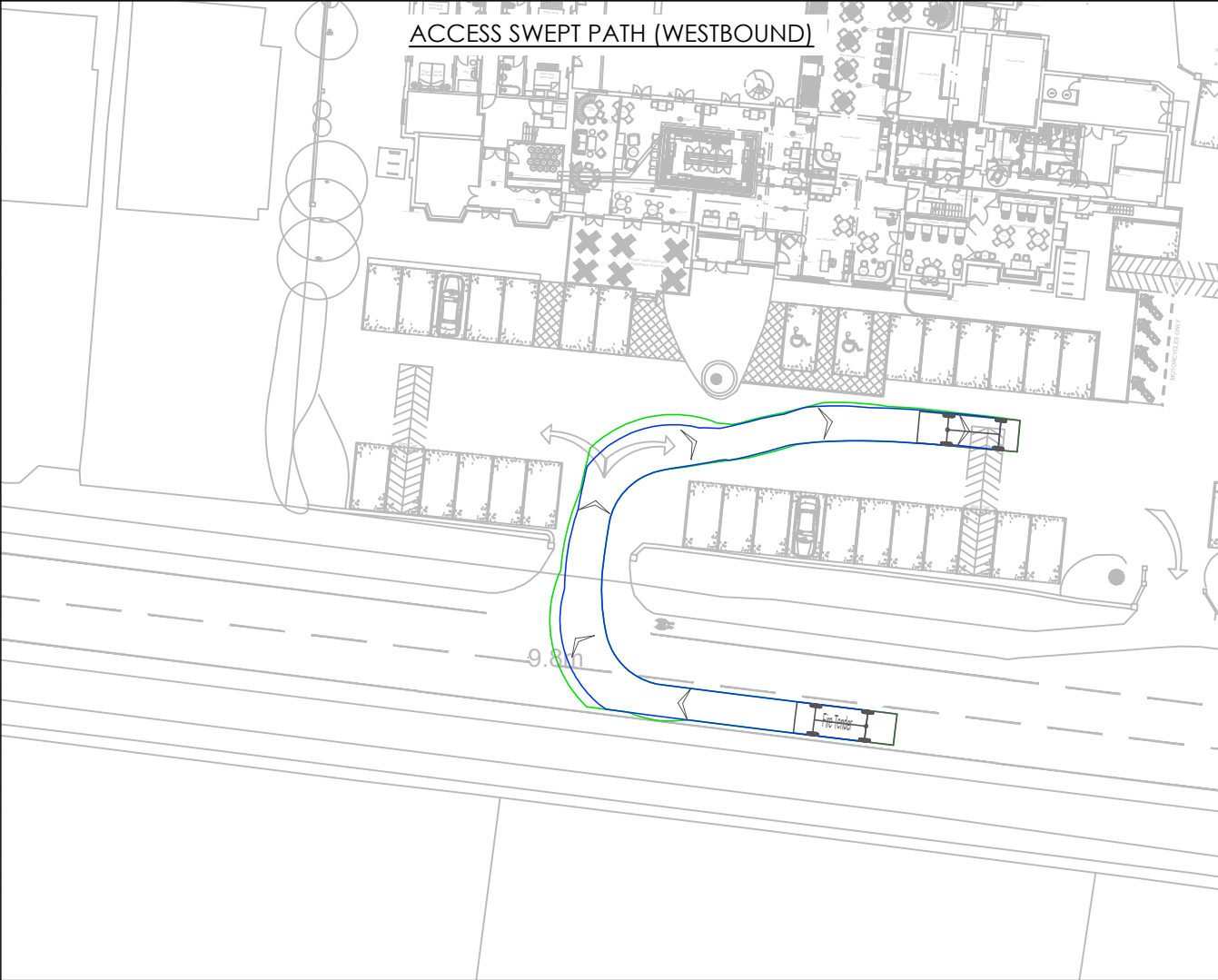
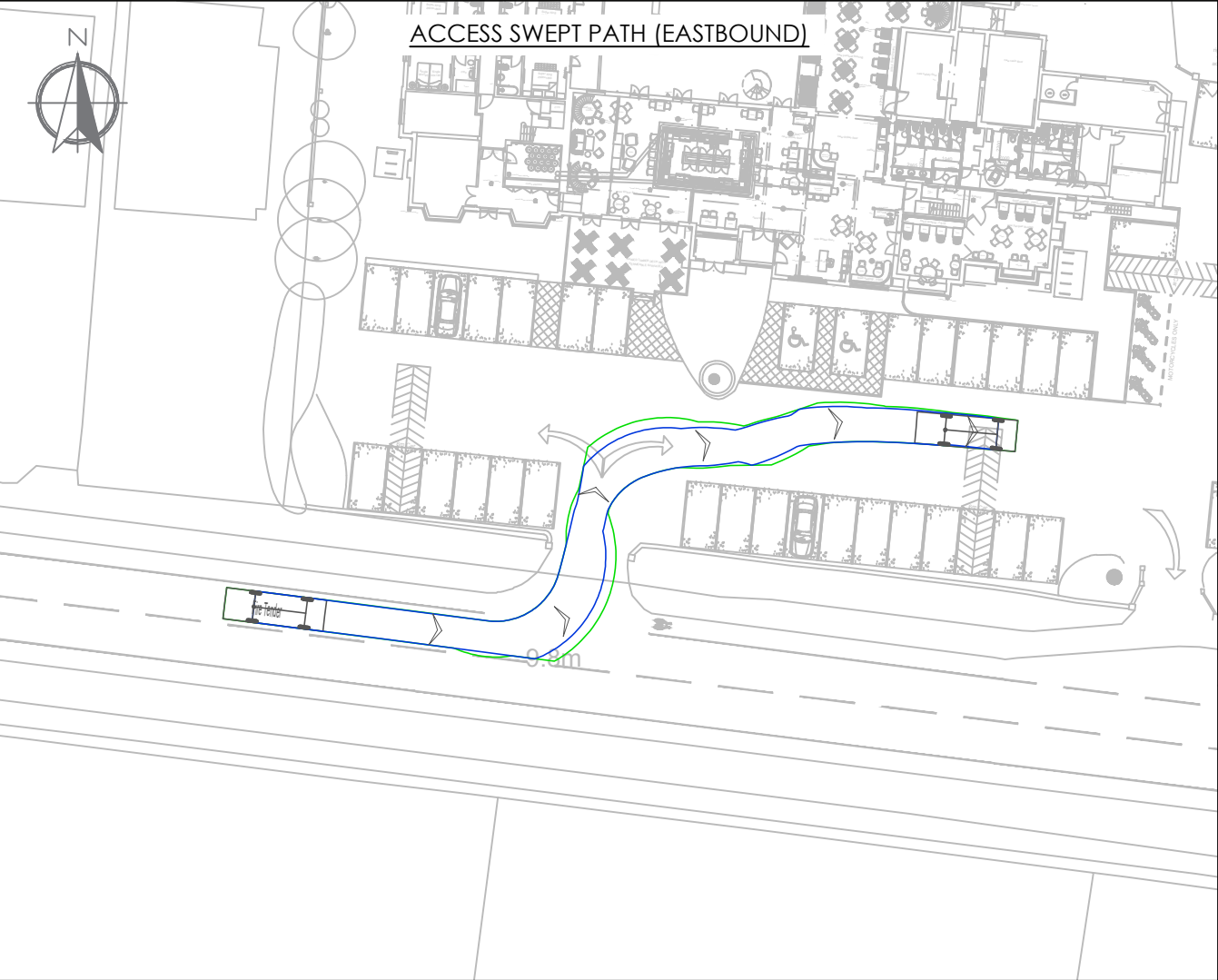
Client
Walsingham Planning

Project
Brookfield Hotel, Emsworth

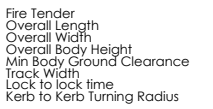
Drawing Title

Swept Path Analysis
Delivery Vehicle

Drawing No. 2023/7491/002		Rev. P4	
Scale 1:500	Drawn By GE	Checked By JC	A3



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7.334m
2.286m
3.495m
0.380m
2.286m
5.00s
3.000m

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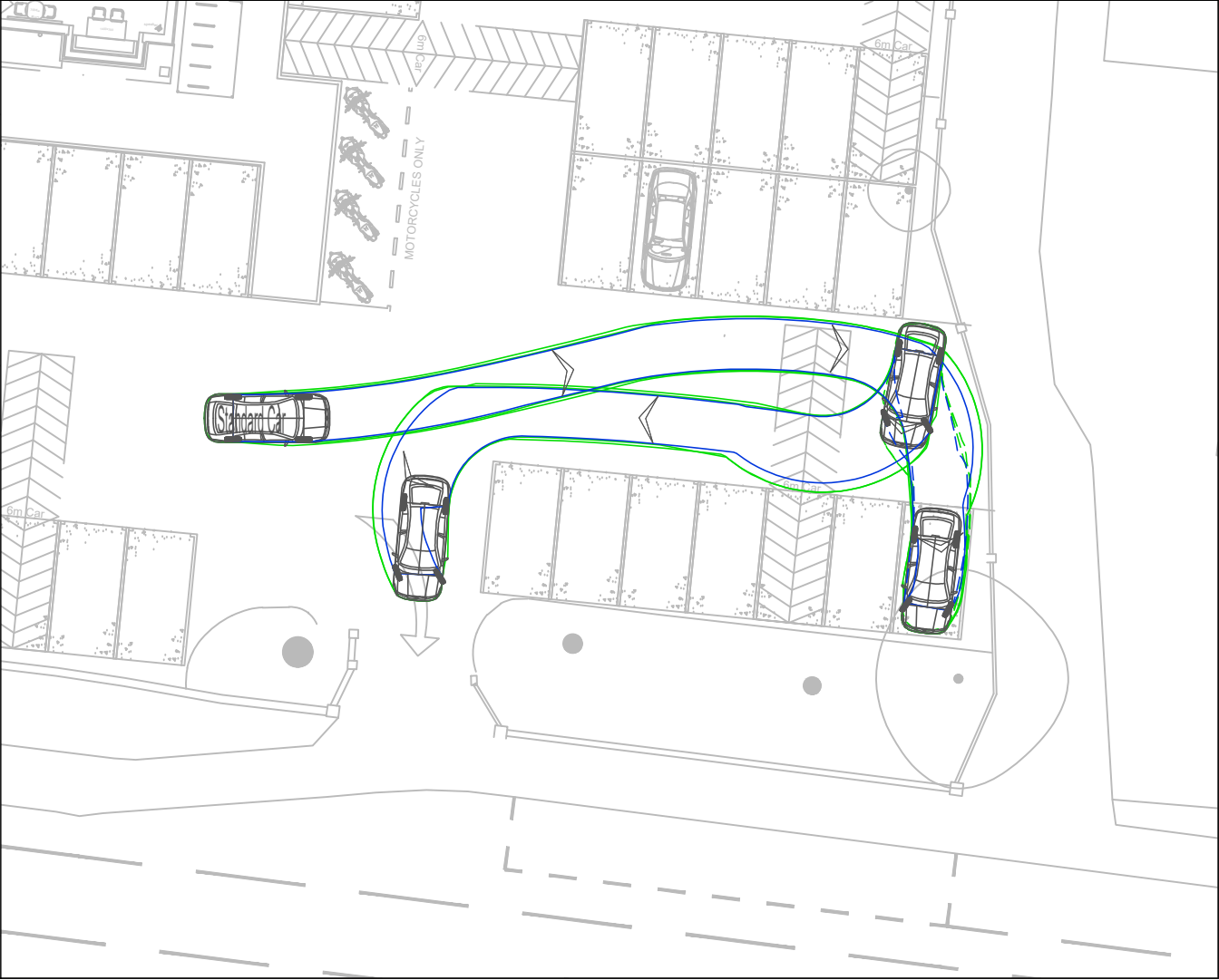
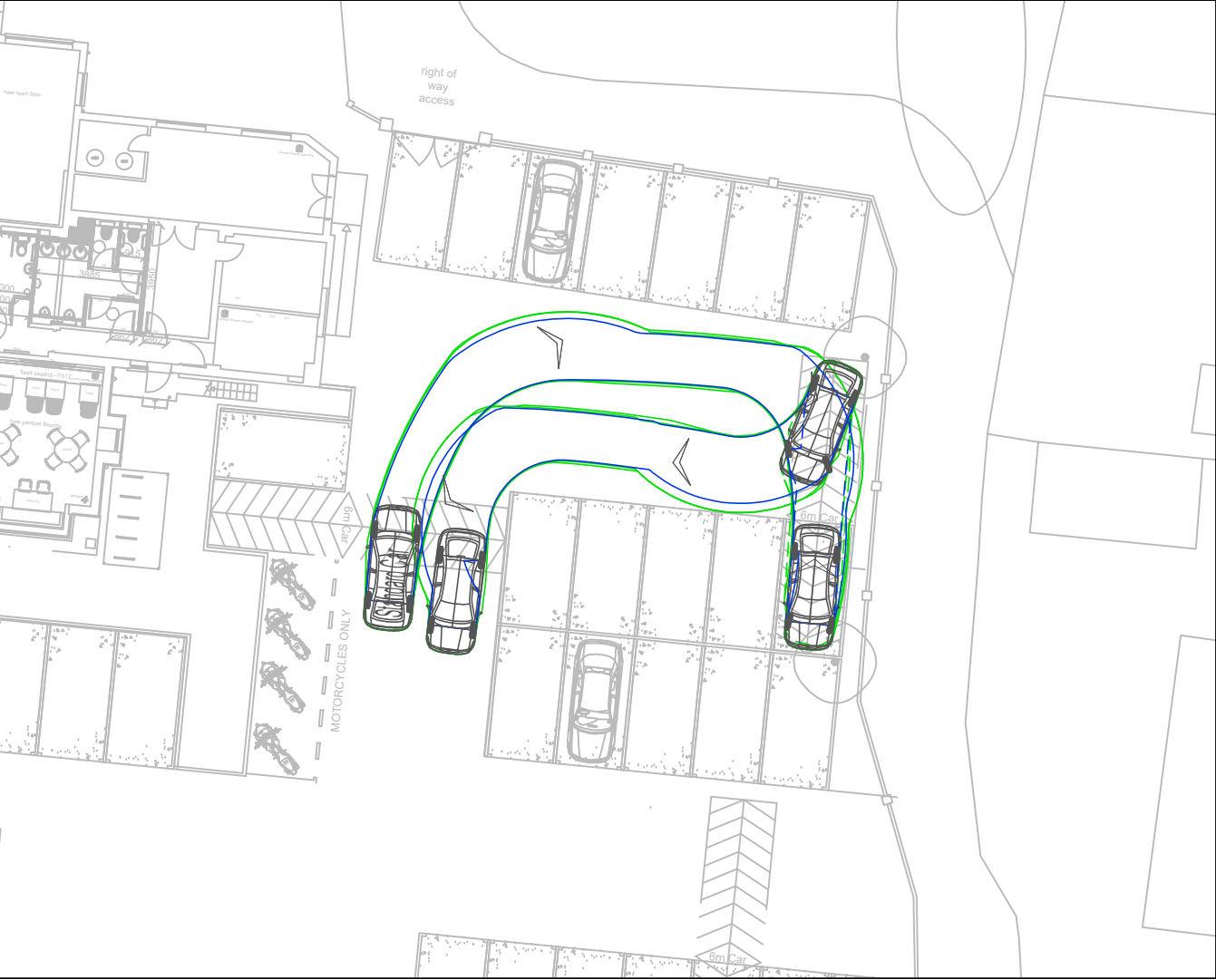
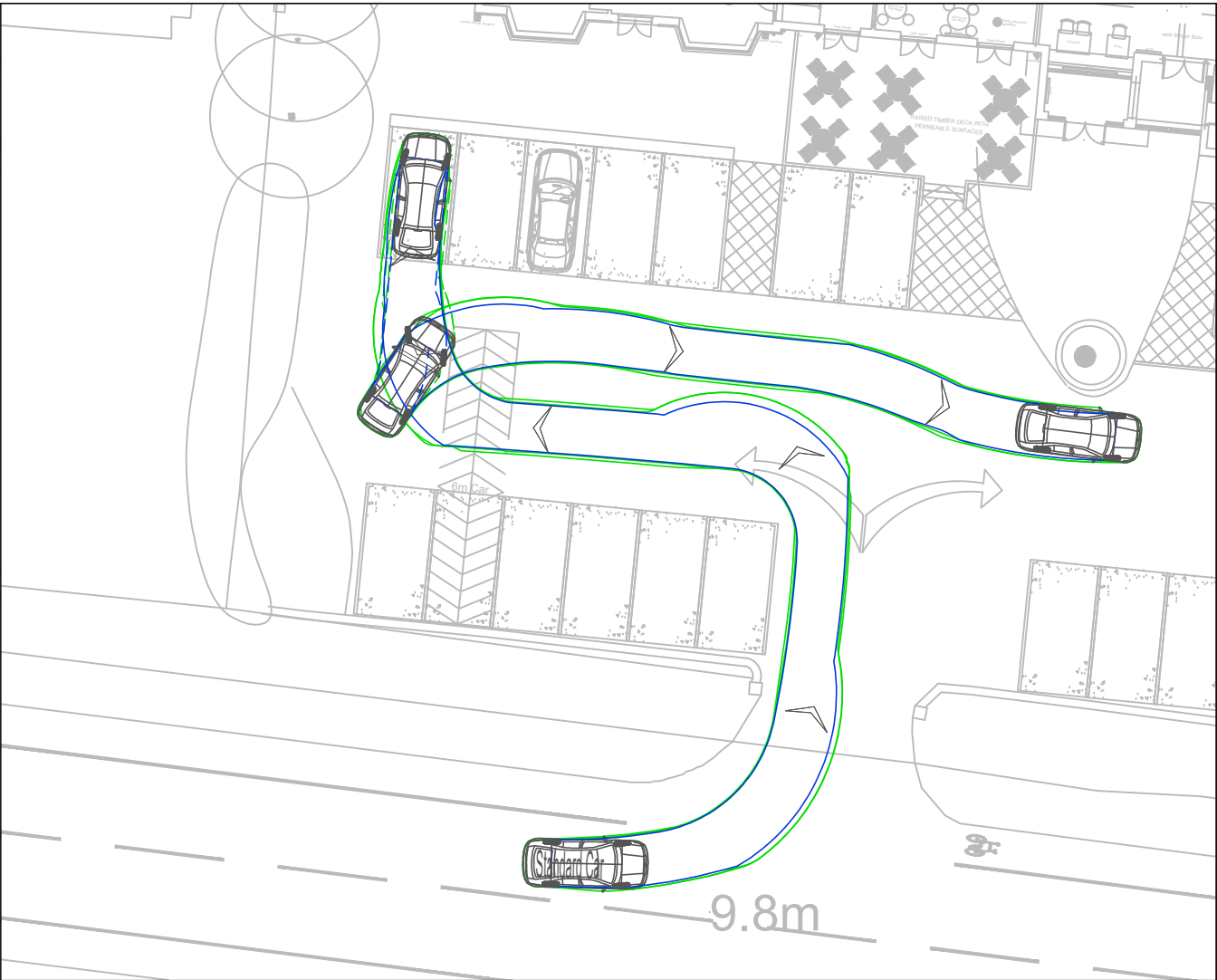
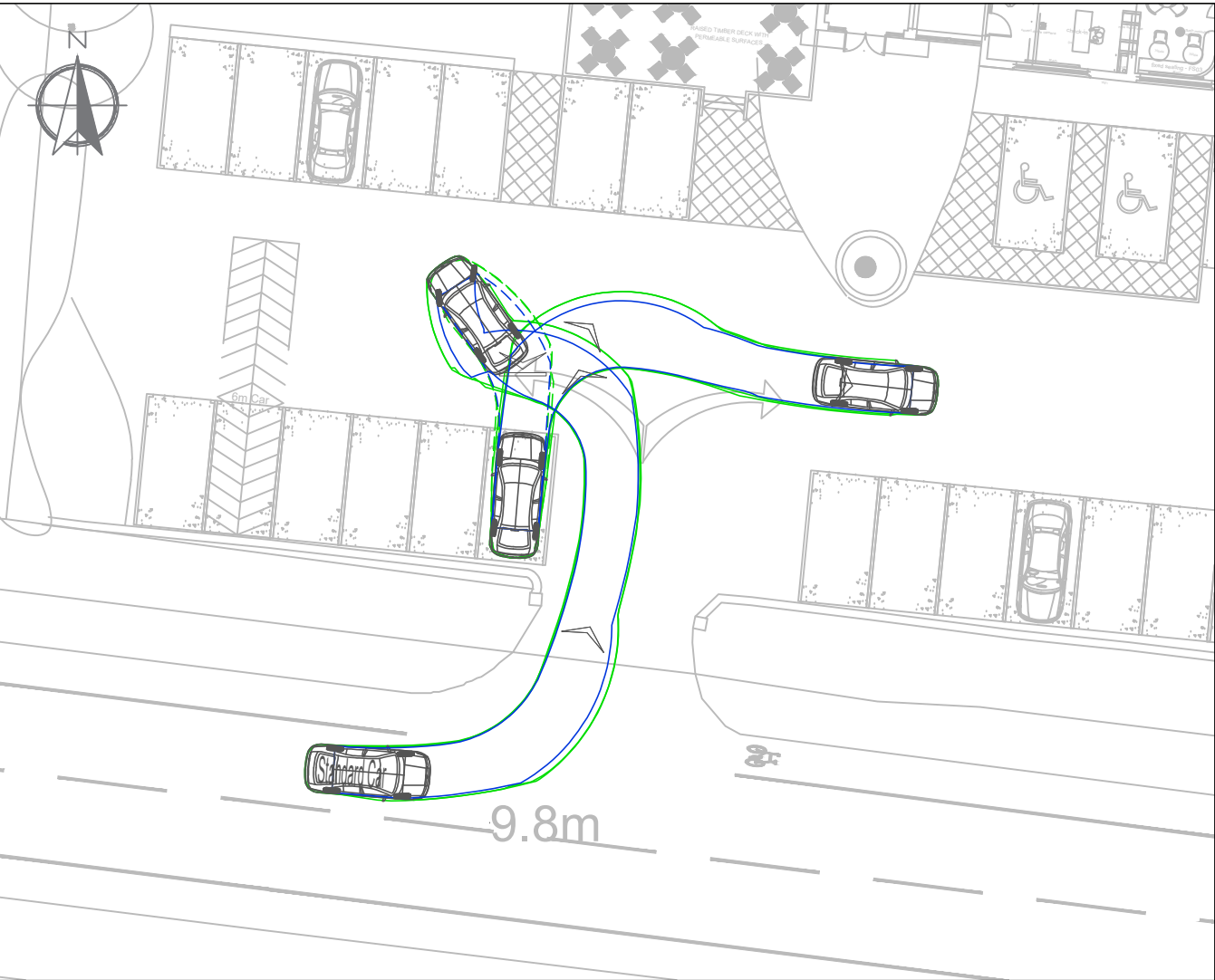
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P3	GE	LAYOUT UPDATED	26/10/25
P2	GE	LAYOUT UPDATED	13/10/23
P1	GE	FIRST ISSUE	10/10/23
Rev.	Drawn	Comments	Date



Drawing Title

Swept Path Analysis
Fire Tender

Drawing No. 2023/7491/003		Rev. P4	
Scale 1:500	Drawn By GE	Checked By JC	A3



NOTES

This drawing has been prepared for the purpose of planning discussions and does not constitute a detailed design drawing, or construction drawing. A Design Hazard Inventory has been prepared by RGP setting out the hazards which have been designed out. This is available upon request.



Standard Car
Overall Length 4.572m
Overall Width 1.769m
Overall Body Height 1.488m
Min Body Ground Clearance 0.249m
Max Track Width 1.713m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.100m

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RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, please note the following residual hazards:

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement.

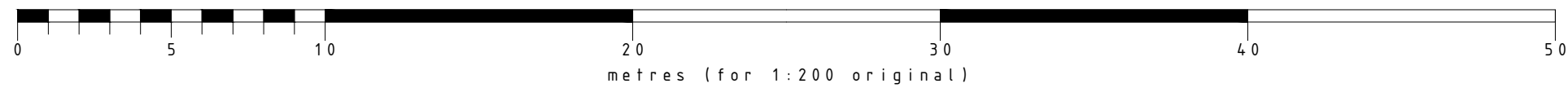
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P3	GE	LAYOUT & SWEEP PATHS UPDATED	26/10/23
P2	GE	LAYOUT UPDATED	13/10/23
P1	GE	FIRST ISSUE	10/10/23
Rev.	Drawn	Comments	Date



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Tel: 01483 861681 / 020 7078 9662 www.rgp.co.uk

Client	Walsingham Planning		
Project	Brookfield Hotel, Emsworth		
Drawing Title	Swept Path Analysis Standard Car		
Drawing No.	2023/7491/004	Rev.	P4
Scale	1:250	Drawn By	GE
		Checked By	JC
			A3

APPENDIX A



concordebgw.com

Proposed Site Layout
Scale 1:200

APPENDIX B

Calculation Reference: AUDIT-728001-240212-0219

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 - HOTEL, FOOD & DRINK
Category : C - PUB/RESTAURANT
TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	HC HAMPSHIRE	1 days
	RE READING	1 days
06	WEST MIDLANDS	
	WK WARWICKSHIRE	1 days

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

RGP Mill Pool House Godalming

Licence No: 728001

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: 520 to 982 (units: sqm)
 Range Selected by User: 112 to 2384 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/12 to 04/05/23

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
 Thursday 1 days
 Friday 1 days

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

Selected survey types:

Manual count 3 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:

Suburban Area (PPS6 Out of Centre) 2
 Edge of Town 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 2
 No Sub Category 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 4 days - Selected
 Servicing vehicles Excluded 6 days - Selected

Secondary Filtering selection:**Use Class:**

Sui Generis 3 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

Secondary Filtering selection (Cont.):

Population within 1 mile:

15,001 to 20,000	1 days
25,001 to 50,000	2 days

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

Population within 5 miles:

100,001 to 125,000	1 days
125,001 to 250,000	1 days
250,001 to 500,000	1 days

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

Car ownership within 5 miles:

0.6 to 1.0	2 days
1.1 to 1.5	1 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	3 days
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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	3 days
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This data displays the number of selected surveys with PTAL Ratings.

RGP Mill Pool House Godalming

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LIST OF SITES relevant to selection parameters

1	HC-06-C-06 SHETLAND ROAD BASINGSTOKE	PUB/RESTAURANT	HAMPSHIRE
	Edge of Town Residential Zone Total Gross floor area:	652 sqm	
	Survey date: FRIDAY	10/09/21	Survey Type: MANUAL
2	RE-06-C-01 SOUTHCOTE LANE READING	BEEFEATER	READING
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area:	520 sqm	
	Survey date: THURSDAY	04/05/23	Survey Type: MANUAL
3	WK-06-C-02 POSEIDON WAY ROYAL LEAMINGTON SPA HEATHCOTE	PUB/RESTAURANT	WARWICKSHIRE
	Suburban Area (PPS6 Out of Centre) No Sub Category Total Gross floor area:	982 sqm	
	Survey date: TUESDAY	22/11/22	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.

MANUALLY DESELECTED SITES

Site Ref	Reason for Deselection
BH-06-C-01	Lack of on-site parking
DR-06-C-01	Location
EX-06-C-02	Location
GM-06-C-04	Removed due to 2015 survey date
NG-06-C-01	Removed due to 2013 survey date
OT-06-C-01	Removed due to 2013 survey date
TW-06-C-01	Removed due to 2013 survey date
TW-06-C-01	Removed due to 2013 survey date

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/C - PUB/RESTAURANT
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									
08:00 - 09:00	1	982	0.305	1	982	0.000	1	982	0.305
09:00 - 10:00	1	982	0.305	1	982	0.000	1	982	0.305
10:00 - 11:00	2	751	0.399	2	751	0.133	2	751	0.532
11:00 - 12:00	3	718	2.043	3	718	0.604	3	718	2.647
12:00 - 13:00	3	718	1.764	3	718	0.836	3	718	2.600
13:00 - 14:00	3	718	1.439	3	718	1.021	3	718	2.460
14:00 - 15:00	3	718	1.300	3	718	1.811	3	718	3.111
15:00 - 16:00	3	718	1.764	3	718	1.486	3	718	3.250
16:00 - 17:00	3	718	1.393	3	718	0.929	3	718	2.322
17:00 - 18:00	3	718	2.089	3	718	1.532	3	718	3.621
18:00 - 19:00	3	718	2.321	3	718	1.996	3	718	4.317
19:00 - 20:00	3	718	1.486	3	718	2.136	3	718	3.622
20:00 - 21:00	3	718	0.650	3	718	1.764	3	718	2.414
21:00 - 22:00	3	718	0.325	3	718	2.182	3	718	2.507
22:00 - 23:00	3	718	0.093	3	718	0.743	3	718	0.836
23:00 - 24:00	2	751	0.133	2	751	0.133	2	751	0.266
Total Rates:			17.809			17.306			35.115

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:
 Survey date date range:
 Number of weekdays (Monday-Friday):
 Number of Saturdays:
 Number of Sundays:
 Surveys automatically removed from selection:
 Surveys manually removed from selection:

520 - 982 (units: sqm)
 01/01/12 - 04/05/23
 3
 0
 0
 -1
 8

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 show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Calculation Reference: AUDIT-728001-240212-0249

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 - HOTEL, FOOD & DRINK
Category : C - PUB/RESTAURANT
TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	HC HAMPSHIRE	2 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	AK WAKEFIELD	1 days

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

RGP Mill Pool House Godalming

Licence No: 728001

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: 400 to 800 (units: sqm)
 Range Selected by User: 112 to 2384 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/15 to 04/05/23

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:

Saturday 3 days

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

Selected survey types:

Manual count 3 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 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:

Industrial Zone 1
 Residential Zone 2

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 X days - Selected
 Servicing vehicles Excluded 4 days - Selected

Secondary Filtering selection:**Use Class:**

Sui Generis 3 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:

1,001 to 5,000 1 days
 10,001 to 15,000 1 days
 25,001 to 50,000 1 days

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

Secondary Filtering selection (Cont.):

Population within 5 miles:

125,001 to 250,000	2 days
250,001 to 500,000	1 days

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

Car ownership within 5 miles:

0.6 to 1.0	1 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	3 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	3 days
-----------------	--------

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

LIST OF SITES relevant to selection parameters

1	AK-06-C-01 PIONEER WAY CASTLEFORD	PUB/RESTAURANT	WAKEFIELD
	Edge of Town Industrial Zone Total Gross floor area:	694 sqm	
	Survey date: SATURDAY	20/05/17	Survey Type: MANUAL
2	HC-06-C-03 LANGSTONE ROAD HAVANT	PUB/RESTAURANT	HAMPSHIRE
	Edge of Town Centre Residential Zone Total Gross floor area:	800 sqm	
	Survey date: SATURDAY	21/11/15	Survey Type: MANUAL
3	HC-06-C-05 THE AVENUE FAREHAM	HARVESTER	HAMPSHIRE
	Edge of Town Centre Residential Zone Total Gross floor area:	400 sqm	
	Survey date: SATURDAY	25/09/21	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.

MANUALLY DESELECTED SITES

Site Ref	Reason for Deselection
FU-06-C-01	Remote Location

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/C - PUB/RESTAURANT
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									
08:00 - 09:00	1	400	0.500	1	400	0.000	1	400	0.500
09:00 - 10:00	2	600	2.000	2	600	0.500	2	600	2.500
10:00 - 11:00	3	631	2.270	3	631	2.006	3	631	4.276
11:00 - 12:00	3	631	3.010	3	631	2.059	3	631	5.069
12:00 - 13:00	3	631	5.174	3	631	2.059	3	631	7.233
13:00 - 14:00	3	631	3.854	3	631	4.805	3	631	8.659
14:00 - 15:00	3	631	2.904	3	631	4.329	3	631	7.233
15:00 - 16:00	3	631	2.534	3	631	3.168	3	631	5.702
16:00 - 17:00	3	631	4.118	3	631	2.851	3	631	6.969
17:00 - 18:00	3	631	4.488	3	631	3.273	3	631	7.761
18:00 - 19:00	3	631	4.224	3	631	4.065	3	631	8.289
19:00 - 20:00	3	631	2.957	3	631	3.696	3	631	6.653
20:00 - 21:00	3	631	0.898	3	631	2.640	3	631	3.538
21:00 - 22:00	3	631	0.686	3	631	2.270	3	631	2.956
22:00 - 23:00	3	631	0.370	3	631	1.795	3	631	2.165
23:00 - 24:00	2	600	0.167	2	600	0.333	2	600	0.500
Total Rates:			40.154			39.849			80.003

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:
 Survey date date range:
 Number of weekdays (Monday-Friday):
 Number of Saturdays:
 Number of Sundays:
 Surveys automatically removed from selection:
 Surveys manually removed from selection:

400 - 800 (units: sqm)
 01/01/15 - 04/05/23
 0
 3
 0
 0
 1

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 show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

APPENDIX C

Calculation Reference: AUDIT-728001-240212-0232

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 - HOTEL, FOOD & DRINK
Category : H - PUB/RES + HOTEL
TOTAL VEHICLES

Selected regions and areas:

03	SOUTH WEST	
	WL WILTSHIRE	1 days
04	EAST ANGLIA	
	NF NORFOLK	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	DR DONCASTER	1 days

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

RGP Mill Pool House Godalming

Licence No: 728001

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: Number of bedrooms
 Actual Range: 66 to 133 (units:)
 Range Selected by User: 4 to 133 (units:)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/12 to 06/11/21

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:

Wednesday 1 days
 Thursday 1 days
 Friday 1 days

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

Selected survey types:

Manual count 3 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:

Suburban Area (PPS6 Out of Centre) 1
 Edge of Town 2

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 1
 Retail Zone 1
 No Sub Category 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 9 days - Selected

Secondary Filtering selection:

Use Class:

n/a 3 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

Secondary Filtering selection (Cont.):

Population within 1 mile:

5,001 to 10,000	2 days
25,001 to 50,000	1 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	1 days
75,001 to 100,000	1 days
125,001 to 250,000	1 days

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

Car ownership within 5 miles:

0.6 to 1.0	1 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	3 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	3 days
-----------------	--------

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

LIST OF SITES relevant to selection parameters

1	DR-06-H-01	PREMIER INN & BEEFEATER	DONCASTER
	WILMINGTON DRIVE		
	DONCASTER		
	Suburban Area (PPS6 Out of Centre)		
	Retail Zone		
	Total Number of bedrooms:		66
	Survey date: FRIDAY		24/09/21
			Survey Type: MANUAL
2	NF-06-H-01	PREMIER INN & B. FAYRE	NORFOLK
	NORTH RIVER ROAD		
	GREAT YARMOUTH		
	RUNHAM		
	Edge of Town		
	No Sub Category		
	Total Number of bedrooms:		88
	Survey date: THURSDAY		10/05/18
			Survey Type: MANUAL
3	WL-06-H-01	PREMIER INN & TABLE TABLE	WILTSHIRE
	PEARCE WAY		
	SALISBURY		
	BISHOPDOWN		
	Edge of Town		
	Residential Zone		
	Total Number of bedrooms:		133
	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.

MANUALLY DESELECTED SITES

Site Ref	Reason for Deselection
DY-06-H-01	Adjacent Retail
FA-06-H-01	Removed due to 2013 survey date
GM-06-H-01	Time of Year
HE-06-H-02	Time of Year
HI-06-H-02	Location
KS-06-H-01	Time of Year
MK-06-H-02	Time of Year
SF-06-H-01	Location

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/H - PUB/RES + HOTEL
TOTAL VEHICLES
Calculation factor: 1 BEDRMS
BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. BEDRMS	Trip Rate	No. Days	Ave. BEDRMS	Trip Rate	No. Days	Ave. BEDRMS	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	96	0.091	3	96	0.303	3	96	0.394
08:00 - 09:00	3	96	0.084	3	96	0.275	3	96	0.359
09:00 - 10:00	3	96	0.084	3	96	0.136	3	96	0.220
10:00 - 11:00	3	96	0.077	3	96	0.105	3	96	0.182
11:00 - 12:00	3	96	0.139	3	96	0.111	3	96	0.250
12:00 - 13:00	3	96	0.143	3	96	0.091	3	96	0.234
13:00 - 14:00	3	96	0.230	3	96	0.220	3	96	0.450
14:00 - 15:00	3	96	0.181	3	96	0.132	3	96	0.313
15:00 - 16:00	3	96	0.226	3	96	0.139	3	96	0.365
16:00 - 17:00	3	96	0.268	3	96	0.118	3	96	0.386
17:00 - 18:00	3	96	0.289	3	96	0.251	3	96	0.540
18:00 - 19:00	3	96	0.258	3	96	0.160	3	96	0.418
19:00 - 20:00	3	96	0.150	3	96	0.178	3	96	0.328
20:00 - 21:00	3	96	0.125	3	96	0.070	3	96	0.195
21:00 - 22:00	3	96	0.118	3	96	0.115	3	96	0.233
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			2.463			2.404			4.867

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:

66 - 133 (units:)

Survey date date range:

01/01/12 - 06/11/21

Number of weekdays (Monday-Friday):

3

Number of Saturdays:

0

Number of Sundays:

0

Surveys automatically removed from selection:

0

Surveys manually removed from selection:

8

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 show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Calculation Reference: AUDIT-728001-240212-0203

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 - HOTEL, FOOD & DRINK
Category : H - PUB/RES + HOTEL
TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	EX ESSEX	1 days
03	SOUTH WEST	
	SG SOUTH GLOUCESTERSHIRE	1 days

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

RGP Mill Pool House Godalming

Licence No: 728001

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: Number of bedrooms
 Actual Range: 81 to 83 (units:)
 Range Selected by User: 4 to 133 (units:)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/15 to 06/11/21

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:

Saturday 2 days

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

Selected survey types:

Manual count 2 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 2

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:

Industrial Zone 1
 Residential 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 X days - Selected
 Servicing vehicles Excluded 2 days - Selected

Secondary Filtering selection:**Use Class:**

n/a 2 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:

5,001 to 10,000 1 days
 10,001 to 15,000 1 days

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

Secondary Filtering selection (Cont.):

Population within 5 miles:
125,001 to 250,000

2 days

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

Car ownership within 5 miles:
0.6 to 1.0
1.1 to 1.5

1 days
1 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

2 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

2 days

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

LIST OF SITES relevant to selection parameters

1	EX-06-H-01	PREMIER INN & BEEFEATER	ESSEX
	CAMBRIDGE ROAD		
	HARLOW		
	OLD HARLOW		
	Edge of Town		
	Industrial Zone		
	Total Number of bedrooms:	81	
	Survey date: SATURDAY	09/07/16	Survey Type: MANUAL
2	SG-06-H-01	PREMIER INN & BEEFEATER	SOUTH GLOUCESTERSHIRE
	WESTERLEIGH ROAD		
	BRISTOL		
	EMERSONS GREEN		
	Edge of Town		
	Residential Zone		
	Total Number of bedrooms:	83	
	Survey date: SATURDAY	06/11/21	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 06 - HOTEL, FOOD & DRINK/H - PUB/RES + HOTEL
TOTAL VEHICLES
Calculation factor: 1 BEDRMS
BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. BEDRMS	Trip Rate	No. Days	Ave. BEDRMS	Trip Rate	No. Days	Ave. BEDRMS	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	2	82	0.061	2	82	0.079	2	82	0.140
08:00 - 09:00	2	82	0.140	2	82	0.159	2	82	0.299
09:00 - 10:00	2	82	0.238	2	82	0.354	2	82	0.592
10:00 - 11:00	2	82	0.183	2	82	0.323	2	82	0.506
11:00 - 12:00	2	82	0.152	2	82	0.274	2	82	0.426
12:00 - 13:00	2	82	0.244	2	82	0.201	2	82	0.445
13:00 - 14:00	2	82	0.268	2	82	0.238	2	82	0.506
14:00 - 15:00	2	82	0.274	2	82	0.238	2	82	0.512
15:00 - 16:00	2	82	0.311	2	82	0.201	2	82	0.512
16:00 - 17:00	2	82	0.293	2	82	0.226	2	82	0.519
17:00 - 18:00	2	82	0.421	2	82	0.232	2	82	0.653
18:00 - 19:00	2	82	0.354	2	82	0.274	2	82	0.628
19:00 - 20:00	2	82	0.305	2	82	0.305	2	82	0.610
20:00 - 21:00	2	82	0.232	2	82	0.183	2	82	0.415
21:00 - 22:00	2	82	0.128	2	82	0.189	2	82	0.317
22:00 - 23:00	1	83	0.012	1	83	0.000	1	83	0.012
23:00 - 24:00	1	83	0.000	1	83	0.000	1	83	0.000
Total Rates:			3.616			3.476			7.092

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:

81 - 83 (units:)

Survey date date range:

01/01/15 - 06/11/21

Number of weekdays (Monday-Friday):

0

Number of Saturdays:

2

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 show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.