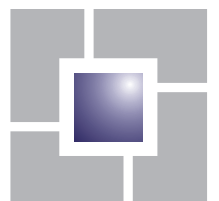


Former ICTS Limited, Solent Road, Havant

Transport Note



david tucker associates
transport planning consultants



Former ICTS Limited, Solent Road,
Havant

Transport Note

10th February 2016
SKP/NES 18002-01 Transport Statement

Prepared by:

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Appendix A Indicative Site Layout Plan

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1 INTRODUCTION

1.1 David Tucker Associates (DTA) have been commissioned by Hargreaves Developments Ltd to review the car parking provisions as part of proposals to extend the existing planning permission to include Class A1 Uses on the former ICTS Limited on Solent Road, Havant.

1.2 The existing planning permission comprises of:

“Outline application for redevelopment of site to provide up to 948sqm of Class B1c (light industry) and/ or Class B2 (general industrials) and/ or Class B8 use (storage and distribution), to include ancillary trade counters and Class B1a Use (offices), with associated access and car parking.”

1.3 DTA previously reviewed the sustainability of the site to pedestrian and cycle facilities and public transport availability. It was concluded that the site lies in a highly sustainable area with regular public transport services to the town centre and wider Havant area, and in close proximity to the cycle route network.

1.4 The development proposals include the provision of 948sqm of A1 Class Use with 19 car parking spaces. This Transport Note reviews and considers the proposed provision of 19 spaces in line with the current parking standards set out by Havant Borough Council's Draft Parking Supplementary Planning Document (SPD) April 2015.

2 DEVELOPMENT PROPOSALS

2.1 Overview

2.1.1 The site is accessed by a priority junction with Solent Road. The proposed site development will retain the access in the current position or same as the consented development. The proposed non-food retail use will provide a gross floor area of 948sqm. The development proposals include 19 car parking spaces.

2.1.2 The site has an existing planning consent for B1c, B2 and B8 use as discussed in paragraph 1.2. The planning application seeks to extend the permitted uses to include A1 uses comprising of:

- Retail products for and relating to DIY and Home Improvements
- Gardening and outdoor activities
- Furniture (including hard and soft furnishings and fabrics)
- Carpets and Floor Coverings
- Motor Vehicles and Cycles
- Electrical goods and office equipment and supplies.

2.1.3 The proposed site layout is attached at **Appendix A**.

2.2 Vehicular Impact

Consented Vehicular Traffic Generation

2.2.1 The site has an existing planning consent for B1c/ B2/ B8 uses. Vehicular trips have been estimated with reference to Builder's Merchants within the TRICS database. **Table 1** below sets out the trip rates and resulting traffic generation for the weekday.

Table 1 – Weekday Trip Rates and Traffic Generation

Weekday	Trip Rates			Traffic Generation		
	Arrivals	Departures	Two-way	Arrivals	Departures	Two-way
08:00-09:00	0.773	0.597	1.370	7	6	13
17:00-18:00	0.109	0.255	0.364	1	2	3
12 Hour	6.757	6.792	13.549	64	64	128

Proposed Vehicular Traffic Generation

- 2.2.2 Vehicular trips have been estimated with reference to non-food retail stores within the TRICS database. Survey sites outside of London, Ireland and Scotland have been selected. **Table 2** and **3** below sets out the trip rates and resulting traffic generation for the weekday and weekend. The TRICS outputs are attached at **Appendix B**.

Table 2 – Weekday Trip Rates and Traffic Generation

Weekday	Trip Rates			Traffic Generation		
	Arrivals	Departures	Two-way	Arrivals	Departures	Two-way
08:00-09:00	0.394	0.208	0.602	4	2	6
17:00-18:00	1.205	1.194	2.399	11	11	23
12 Hour	18.004	17.733	35.737	171	168	339

Table 3 – Weekend (Saturday) Trip Rates and Traffic Generation

Weekend (Saturday)	Trip Rates			Traffic Generation		
	Arrivals	Departures	Two-way	Arrivals	Departures	Two-way
14:00-15:00	3.101	3.085	6.186	29	29	59

- 2.2.3 The proposed site is located near to the Solent Retail Park and Tesco's. Phase 2 of the Solent Retail Park is now built and occupation of the buildings will commence this year.
- 2.2.4 Given the close proximity of the Retail Park and Tesco's, it is likely that cross-visitation linked trips will take place where visitor's park within the Retail Parks or Tesco's and walk to the site. This results in car parking spaces being used for more than one trip to the retail facilities. A 10% reduction has therefore been applied to the vehicular trips for cross-visitation purely in relation to car parking accumulation. The revised vehicular trips for a weekday and weekend is summarised in **Table 4** and **5** below.

Table 4 – Weekday Trip Rates and Traffic Generation

Weekday	Traffic Generation		
	Arrivals	Departures	Two-way
08:00-09:00	3	2	5
17:00-18:00	10	10	20
12 Hour	154	151	305

Table 5 – Weekend (Saturday) Trip Rates and Traffic Generation

Weekend (Saturday)	Traffic Generation		
	Arrivals	Departures	Two-way
14:00-15:00	26	26	53

Net Difference

- 2.2.5 The overall net difference between the consented and the proposed is summarised in **Table 6** below for a weekday.

Table 6 – Net Difference between consented and proposed development (weekday)

Weekday	Traffic Generation		
	Arrivals	Departures	Two-way
08:00-09:00	-4	-4	-8
17:00-18:00	+9	+8	+17
12 Hour	+90	+87	+177

- 2.2.6 It can be seen in **Table 6** that the development proposals would generate less trips during the weekday AM peak but would generate an extra 17 trips during the PM peak. This level of change is limited and as such is not considered to represent a material change in movements on the adjacent highway network.

2.3 Car and Cycle Parking Provision

- 2.3.1 Car parking standards are set out in Havant Borough Council's Parking SPD. The minimum parking standard for A1 shops (non-food retail and general retail) is 1 space per 20sqm. This would equate to 47 car parking spaces.
- 2.3.2 The development proposals includes 19 car parking spaces, all of which are level and provide dedicated access to the proposed site. When considered in combination with the Rapleys Sequential Assessment report prepared in support of the application, this parking facility provides a significant advantage over those other sites.



- 2.3.3 Consideration is given to the accessibility of the site by sustainable modes of transport, and its proximity to the town centre and the retail parks located on Solent Road.
- 2.3.4 The SPD notes that “*a reduced standard can also apply in instances where a site is located less than 800m from the centre of the town (when measured as an on the “ground walking distance”, not ‘as the crow flies’)*”. The proposed development is located within a 785m walking distance from the centre of the town. This distance is calculated from the existing site access to the point at which North Street/ East Street/ South Street and West Street meet.
- 2.3.5 Further, the SPD notes that “*proposals within the Havant and Waterlooville Town Centre boundaries will be expected to have a reduced or even zero standard of vehicle parking provision in order to maximise the use of land and discourage the use of private motor vehicles in accordance with the requirements of the NPPF.*” Whilst the site falls outside of the Havant Town Centre boundary, it does immediately adjoin the town centre boundary on the eastern side of the site. The development proposals seeks to maximise the use of land on site and the site is located within a sustainable area where public transport, walking and cycling should be encouraged, reducing the required level of car parking provision. It is noteworthy that the planning consultants acting on behalf of Hargreaves are actively proposing an amendment to the town centre boundary such that the Former ICTS site would be within the revised boundary.
- 2.3.6 It is important to note that car parking requirements should reflect the fact that some areas are more accessible by non-car modes. The SDP notes that car parking provision can be reduced where a site is located less than 800m from the centre of the town and where the site lies within the town centre boundaries. The site is located within a highly sustainable area close to the town centre and within a 500m walking distance of public transport services. These public transport services provide high frequency routes to the town centre and to the wider Havant area.
- 2.3.7 Furthermore, as referred above, given the close proximity of Solent Retail Park and Tesco's, it is likely that cross-visitation linked trips will take place where visitors park

within the Retail Park or Tesco's and walk to the site resulting in car parking spaces being used for more than one trip to the retail facilities, reducing the overall demand for on-site parking.

- 2.3.8 An analysis of parking accumulation has been undertaken in order to review the proposed development based upon the trip rates and resulting vehicular trips as detailed in **Table 4** and **5**. The figures presented within **Table 4** and **5** assume a 10% reduction in vehicular trips to take account of cross-visitation.
- 2.3.9 **Table 7** provides a summary of the resulting car parking accumulation.

Table 7 – Car Parking Accumulation

Time Period	Weekday			Weekend		
	Arrivals	Departures	Accumulation	Arrivals	Departures	Accumulation
07:00-08:00	1	0	1	0	0	0
08:00-09:00	3	2	2	4	1	3
09:00-10:00	14	8	8	8	5	7
10:00-11:00	18	16	11	17	12	11
11:00-12:00	22	20	12	22	20	13
12:00-13:00	18	19	11	24	20	17
13:00-14:00	21	19	13	19	24	12
14:00-15:00	19	19	12	26	26	12
15:00-16:00	14	17	9	23	19	17
16:00-17:00	10	11	7	20	23	14
17:00-18:00	10	10	7	10	19	5
18:00-19:00	3	5	5	0	5	0
19:00-20:00	1	3	0	0	0	0
20:00-21:00	0	1	0	0	0	0

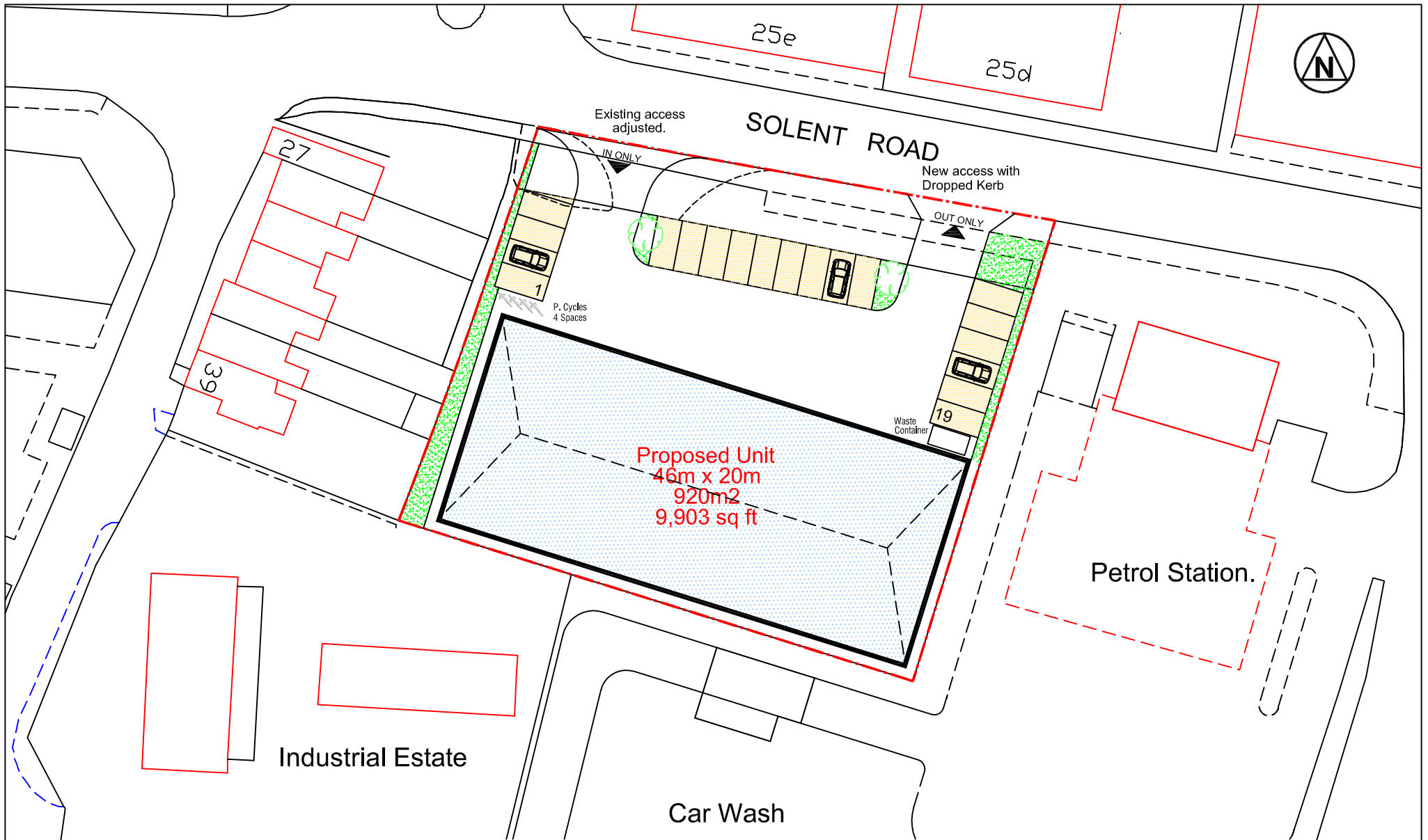
- 2.3.10 It can be seen from **Table 7** that the maximum accumulation within the analysis is 13 during the weekday and 17 during the weekend. This shows that the level of provision proposed at the site is appropriate, despite it being below the minimum parking requirements within the SPD, and provides significantly better opportunity than alternative sites considered within Rapleys Sequential Assessment.

3 SUMMARY AND CONCLUSIONS

- 3.1 This Transport Note has reviewed the proposed provision of 19 spaces in line with the current parking standards set out by Havant Borough Council's Draft Parking Supplementary Planning Document (SPD) April 2015.
- 3.2 The proposals are to extend the existing planning permission to include Class A1 Uses and provide 19 car parking spaces.
- 3.3 The development site is located in a highly sustainable area with regular public transport services to the town centre and wider Havant area, and is in close proximity to the cycle route network. The site is also located near to Solent Retail Park and Tesco's.
- 3.4 Using the car parking standards as set out in the SPD, the development would require 47 spaces. An analysis of parking accumulation has demonstrated that the development would require 13 spaces during a weekday and 17 spaces on a Saturday. Whilst this provision of 19 spaces is below the minimum parking requirements, consideration has been given to the accessibility of the site by sustainable modes of transport, and its proximity to the town centre and the retail parks located on Solent Park.
- 3.5 The SPD notes that car parking provision can be reduced where a site is located less than 800m from the centre of the town and where the site lies within the town centre boundaries. The site is located within a sustainable area close to the town centre and within a 500m walking distance of public transport services. Car parking requirements should reflect the fact that some areas are more accessible by non-car modes than others. It is clear in this case that it would be inappropriate to apply the minimum parking standards to this site.
- 3.6 It is concluded that the level of car parking provision proposed is appropriate for the development proposals.



Appendix A



	Redevelopment Of ICTS Site, Solent Road. Havant. SITE PLAN
--	--

job no. HA/SR/ICTS	drawing no. P02	rev. K
scale 1:500@ A4	drawn by CB	date Oct 2012
CAD File:		

	Hargreaves
	Rustington House, Worthing Road, Rustington, West Sussex, BN16 3PS
	Tel No: (01903) 777777 Fax No: (01903) 777700



Appendix B

Calculation Reference: AUDIT-623801-160205-0228

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL
 Category : G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
 VEHICLES

Selected regions and areas:

07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY NORTH YORKSHIRE	1 days
	SY SOUTH YORKSHIRE	1 days
09	NORTH	
	CB CUMBRIA	1 days

Filtering Stage 2 selection:

Parameter: Gross floor area
 Actual Range: 2500 to 3500 (units: sqm)
 Range Selected by User: 290 to 16600 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/07 to 17/10/11

Selected survey days:

Monday	1 days
Wednesday	1 days
Friday	1 days

Selected survey types:

Manual count	3 days
Directional ATC Count	0 days

Selected Locations:

Edge of Town Centre	1
Edge of Town	2

Selected Location Sub Categories:

Retail Zone	2
Built-Up Zone	1

Filtering Stage 3 selection:

Use Class:

A1	3 days
----	--------

Population within 1 mile:

5,001 to 10,000	1 days
10,001 to 15,000	1 days
15,001 to 20,000	1 days

Population within 5 miles:

125,001 to 250,000	3 days
--------------------	--------

Car ownership within 5 miles:

0.6 to 1.0	1 days
1.1 to 1.5	2 days

Petrol filling station:

Included in the survey count	0 days
Excluded from count or no filling station	3 days

Travel Plan:

No	3 days
----	--------

LIST OF SITES relevant to selection parameters

1	CB-01-G-02	STAPLES		CUMBRIA
	JAMES STREET			
	CARLISLE			
	Edge of Town Centre			
	Built-Up Zone			
	Total Gross floor area:	2500 sqm		
	Survey date: FRIDAY	05/02/10		Survey Type: MANUAL
2	NY-01-G-03	DUNELM MILL		NORTH YORKSHIRE
	STIRLING ROAD			
	CLIFTON MOOR			
	YORK			
	Edge of Town			
	Retail Zone			
	Total Gross floor area:	3500 sqm		
	Survey date: WEDNESDAY	16/09/09		Survey Type: MANUAL
3	SY-01-G-01	DUNELM MILL		SOUTH YORKSHIRE
	WOMBWELL LANE			
	BARNSELEY RETAIL PARK			
	BARNSELEY			
	Edge of Town			
	Retail Zone			
	Total Gross floor area:	3127 sqm		
	Survey date: MONDAY	21/06/10		Survey Type: MANUAL

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
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	1	2500	0.080	1	2500	0.000	1	2500	0.080
08:00 - 09:00	3	3042	0.394	3	3042	0.208	3	3042	0.602
09:00 - 10:00	3	3042	1.633	3	3042	0.986	3	3042	2.619
10:00 - 11:00	3	3042	2.147	3	3042	1.819	3	3042	3.966
11:00 - 12:00	3	3042	2.520	3	3042	2.345	3	3042	4.865
12:00 - 13:00	3	3042	2.137	3	3042	2.235	3	3042	4.372
13:00 - 14:00	3	3042	2.421	3	3042	2.246	3	3042	4.667
14:00 - 15:00	3	3042	2.191	3	3042	2.279	3	3042	4.470
15:00 - 16:00	3	3042	1.643	3	3042	2.027	3	3042	3.670
16:00 - 17:00	3	3042	1.172	3	3042	1.326	3	3042	2.498
17:00 - 18:00	3	3042	1.205	3	3042	1.194	3	3042	2.399
18:00 - 19:00	3	3042	0.362	3	3042	0.635	3	3042	0.997
19:00 - 20:00	3	3042	0.099	3	3042	0.362	3	3042	0.461
20:00 - 21:00	2	2814	0.000	2	2814	0.071	2	2814	0.071
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			18.004			17.733			35.737

Parameter summary

Trip rate parameter range selected: 2500 - 3500 (units: sqm)
 Survey date range: 01/01/07 - 17/10/11
 Number of weekdays (Monday-Friday): 3
 Number of Saturdays: 0
 Number of Sundays: 0
 Surveys manually removed from selection: 0

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE

TAXIS

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	1	2500	0.000	1	2500	0.000	1	2500	0.000
08:00 - 09:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
09:00 - 10:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
10:00 - 11:00	3	3042	0.011	3	3042	0.000	3	3042	0.011
11:00 - 12:00	3	3042	0.000	3	3042	0.011	3	3042	0.011
12:00 - 13:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
13:00 - 14:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
14:00 - 15:00	3	3042	0.011	3	3042	0.011	3	3042	0.022
15:00 - 16:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
16:00 - 17:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
17:00 - 18:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
18:00 - 19:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
19:00 - 20:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
20:00 - 21:00	2	2814	0.000	2	2814	0.000	2	2814	0.000
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.022			0.022			0.044

Parameter summary

Trip rate parameter range selected: 2500 - 3500 (units: sqm)
 Survey date range: 01/01/07 - 17/10/11
 Number of weekdays (Monday-Friday): 3
 Number of Saturdays: 0
 Number of Sundays: 0
 Surveys manually removed from selection: 0

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
OGVS

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	1	2500	0.000	1	2500	0.000	1	2500	0.000
08:00 - 09:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
09:00 - 10:00	3	3042	0.011	3	3042	0.011	3	3042	0.022
10:00 - 11:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
11:00 - 12:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
12:00 - 13:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
13:00 - 14:00	3	3042	0.011	3	3042	0.011	3	3042	0.022
14:00 - 15:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
15:00 - 16:00	3	3042	0.022	3	3042	0.022	3	3042	0.044
16:00 - 17:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
17:00 - 18:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
18:00 - 19:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
19:00 - 20:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
20:00 - 21:00	2	2814	0.000	2	2814	0.000	2	2814	0.000
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.044			0.044			0.088

Parameter summary

Trip rate parameter range selected: 2500 - 3500 (units: sqm)
 Survey date range: 01/01/07 - 17/10/11
 Number of weekdays (Monday-Friday): 3
 Number of Saturdays: 0
 Number of Sundays: 0
 Surveys manually removed from selection: 0

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
PSVS

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	1	2500	0.000	1	2500	0.000	1	2500	0.000
08:00 - 09:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
09:00 - 10:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
10:00 - 11:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
11:00 - 12:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
12:00 - 13:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
13:00 - 14:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
14:00 - 15:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
15:00 - 16:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
16:00 - 17:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
17:00 - 18:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
18:00 - 19:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
19:00 - 20:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
20:00 - 21:00	2	2814	0.000	2	2814	0.000	2	2814	0.000
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.000			0.000			0.000

Parameter summary

Trip rate parameter range selected: 2500 - 3500 (units: sqm)
 Survey date range: 01/01/07 - 17/10/11
 Number of weekdays (Monday-Friday): 3
 Number of Saturdays: 0
 Number of Sundays: 0
 Surveys manually removed from selection: 0

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
CYCLISTS

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	1	2500	0.000	1	2500	0.000	1	2500	0.000
08:00 - 09:00	3	3042	0.011	3	3042	0.000	3	3042	0.011
09:00 - 10:00	3	3042	0.022	3	3042	0.011	3	3042	0.033
10:00 - 11:00	3	3042	0.011	3	3042	0.000	3	3042	0.011
11:00 - 12:00	3	3042	0.022	3	3042	0.000	3	3042	0.022
12:00 - 13:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
13:00 - 14:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
14:00 - 15:00	3	3042	0.011	3	3042	0.022	3	3042	0.033
15:00 - 16:00	3	3042	0.022	3	3042	0.011	3	3042	0.033
16:00 - 17:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
17:00 - 18:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
18:00 - 19:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
19:00 - 20:00	3	3042	0.000	3	3042	0.000	3	3042	0.000
20:00 - 21:00	2	2814	0.000	2	2814	0.000	2	2814	0.000
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.099			0.044			0.143

Parameter summary

Trip rate parameter range selected: 2500 - 3500 (units: sqm)
 Survey date range: 01/01/07 - 17/10/11
 Number of weekdays (Monday-Friday): 3
 Number of Saturdays: 0
 Number of Sundays: 0
 Surveys manually removed from selection: 0

Calculation Reference: AUDIT-623801-160205-0229

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL
 Category : G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
 VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	EX ESSEX	1 days
06	WEST MIDLANDS	
	WO WORCESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY NORTH YORKSHIRE	1 days

Filtering Stage 2 selection:

Parameter: Gross floor area
 Actual Range: 1000 to 3030 (units: sqm)
 Range Selected by User: 290 to 16600 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/07 to 17/10/11

Selected survey days:

Saturday 3 days

Selected survey types:

Manual count 3 days
 Directional ATC Count 0 days

Selected Locations:

Edge of Town Centre 1
 Edge of Town 2

Selected Location Sub Categories:

Retail Zone 1
 Built-Up Zone 1
 No Sub Category 1

Filtering Stage 3 selection:

Use Class:

A1 3 days

Population within 1 mile:

5,001 to 10,000 2 days
 15,001 to 20,000 1 days

Population within 5 miles:

100,001 to 125,000 2 days
 125,001 to 250,000 1 days

Car ownership within 5 miles:

1.1 to 1.5 3 days

Petrol filling station:

Included in the survey count 0 days
 Excluded from count or no filling station 3 days

Travel Plan:

No 3 days

LIST OF SITES relevant to selection parameters

1	EX-01-G-01	MFI		ESSEX
	LONDON ROAD			
	LEXDEN			
	COLCHESTER			
	Edge of Town			
	No Sub Category			
	Total Gross floor area:	1000 sqm		
	Survey date: SATURDAY	19/07/08		Survey Type: MANUAL
2	NY-01-G-02	CURRY'S		NORTH YORKSHIRE
	HURRICANE WAY			
	CLIFTON MOOR			
	YORK			
	Edge of Town			
	Retail Zone			
	Total Gross floor area:	3030 sqm		
	Survey date: SATURDAY	19/09/09		Survey Type: MANUAL
3	WO-01-G-01	PC WORLD		WORCESTERSHIRE
	TYBRIDGE STREET			
	WORCESTER			
	Edge of Town Centre			
	Built-Up Zone			
	Total Gross floor area:	2000 sqm		
	Survey date: SATURDAY	20/06/09		Survey Type: MANUAL

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
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	1	1000	0.000	1	1000	0.000	1	1000	0.000
08:00 - 09:00	3	2010	0.448	3	2010	0.083	3	2010	0.531
09:00 - 10:00	3	2010	0.978	3	2010	0.564	3	2010	1.542
10:00 - 11:00	3	2010	2.007	3	2010	1.459	3	2010	3.466
11:00 - 12:00	3	2010	2.620	3	2010	2.388	3	2010	5.008
12:00 - 13:00	3	2010	2.769	3	2010	2.322	3	2010	5.091
13:00 - 14:00	3	2010	2.272	3	2010	2.836	3	2010	5.108
14:00 - 15:00	3	2010	3.101	3	2010	3.085	3	2010	6.186
15:00 - 16:00	3	2010	2.720	3	2010	2.172	3	2010	4.892
16:00 - 17:00	3	2010	2.388	3	2010	2.720	3	2010	5.108
17:00 - 18:00	3	2010	1.161	3	2010	2.255	3	2010	3.416
18:00 - 19:00	3	2010	0.017	3	2010	0.580	3	2010	0.597
19:00 - 20:00	3	2010	0.000	3	2010	0.033	3	2010	0.033
20:00 - 21:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
21:00 - 22:00	1	1000	0.000	1	1000	0.000	1	1000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			20.481			20.497			40.978

Parameter summary

Trip rate parameter range selected: 1000 - 3030 (units: sqm)
 Survey date range: 01/01/07 - 17/10/11
 Number of weekdays (Monday-Friday): 0
 Number of Saturdays: 3
 Number of Sundays: 0
 Surveys manually removed from selection: 0

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
TAXIS

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	1	1000	0.000	1	1000	0.000	1	1000	0.000
08:00 - 09:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
09:00 - 10:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
10:00 - 11:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
11:00 - 12:00	3	2010	0.017	3	2010	0.017	3	2010	0.034
12:00 - 13:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
13:00 - 14:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
14:00 - 15:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
15:00 - 16:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
16:00 - 17:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
17:00 - 18:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
18:00 - 19:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
19:00 - 20:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
20:00 - 21:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
21:00 - 22:00	1	1000	0.000	1	1000	0.000	1	1000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.017			0.017			0.034

Parameter summary

Trip rate parameter range selected: 1000 - 3030 (units: sqm)
 Survey date range: 01/01/07 - 17/10/11
 Number of weekdays (Monday-Friday): 0
 Number of Saturdays: 3
 Number of Sundays: 0
 Surveys manually removed from selection: 0

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
OGVS

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	1	1000	0.000	1	1000	0.000	1	1000	0.000
08:00 - 09:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
09:00 - 10:00	3	2010	0.017	3	2010	0.000	3	2010	0.017
10:00 - 11:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
11:00 - 12:00	3	2010	0.033	3	2010	0.017	3	2010	0.050
12:00 - 13:00	3	2010	0.000	3	2010	0.017	3	2010	0.017
13:00 - 14:00	3	2010	0.000	3	2010	0.017	3	2010	0.017
14:00 - 15:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
15:00 - 16:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
16:00 - 17:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
17:00 - 18:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
18:00 - 19:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
19:00 - 20:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
20:00 - 21:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
21:00 - 22:00	1	1000	0.000	1	1000	0.000	1	1000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.050			0.051			0.101

Parameter summary

Trip rate parameter range selected: 1000 - 3030 (units: sqm)
 Survey date range: 01/01/07 - 17/10/11
 Number of weekdays (Monday-Friday): 0
 Number of Saturdays: 3
 Number of Sundays: 0
 Surveys manually removed from selection: 0

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
PSVS

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	1	1000	0.000	1	1000	0.000	1	1000	0.000
08:00 - 09:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
09:00 - 10:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
10:00 - 11:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
11:00 - 12:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
12:00 - 13:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
13:00 - 14:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
14:00 - 15:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
15:00 - 16:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
16:00 - 17:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
17:00 - 18:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
18:00 - 19:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
19:00 - 20:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
20:00 - 21:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
21:00 - 22:00	1	1000	0.000	1	1000	0.000	1	1000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.000			0.000			0.000

Parameter summary

Trip rate parameter range selected: 1000 - 3030 (units: sqm)
 Survey date range: 01/01/07 - 17/10/11
 Number of weekdays (Monday-Friday): 0
 Number of Saturdays: 3
 Number of Sundays: 0
 Surveys manually removed from selection: 0

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE
CYCLISTS

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	1	1000	0.000	1	1000	0.000	1	1000	0.000
08:00 - 09:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
09:00 - 10:00	3	2010	0.050	3	2010	0.050	3	2010	0.100
10:00 - 11:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
11:00 - 12:00	3	2010	0.033	3	2010	0.033	3	2010	0.066
12:00 - 13:00	3	2010	0.017	3	2010	0.000	3	2010	0.017
13:00 - 14:00	3	2010	0.000	3	2010	0.017	3	2010	0.017
14:00 - 15:00	3	2010	0.017	3	2010	0.000	3	2010	0.017
15:00 - 16:00	3	2010	0.033	3	2010	0.017	3	2010	0.050
16:00 - 17:00	3	2010	0.000	3	2010	0.017	3	2010	0.017
17:00 - 18:00	3	2010	0.033	3	2010	0.033	3	2010	0.066
18:00 - 19:00	3	2010	0.000	3	2010	0.017	3	2010	0.017
19:00 - 20:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
20:00 - 21:00	3	2010	0.000	3	2010	0.000	3	2010	0.000
21:00 - 22:00	1	1000	0.000	1	1000	0.000	1	1000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.183			0.184			0.367

Parameter summary

Trip rate parameter range selected: 1000 - 3030 (units: sqm)
 Survey date range: 01/01/07 - 17/10/11
 Number of weekdays (Monday-Friday): 0
 Number of Saturdays: 3
 Number of Sundays: 0
 Surveys manually removed from selection: 0



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