

Our ref:
Your ref:

Adam Coleman
Peter Brett Associates LLP
Caversham Bridge House
Waterman Place
Reading
RG1 8DN

1B
Federated House
London Road
Dorking RH4 1SZ

Direct Line: 01306 878 182

28th November 2011

Dear Adam,

PROPOSED WOODCROFT FARM DEVELOPMENT TRIP RATES

Thank you for your supplying the TRICS rates in your email of 4th November 2011. We have examined the rates and assumptions used to generate them.

Our comments are that the method for producing the rates is questionable. For both the privately owned houses and privately owned flats you have included sites categorised as "edge of town centre". In terms of vehicle trips, such sites tend to have lower trip generation characteristics than for suburban and edge of town sites that are more characteristic of Woodcroft Farm. When these sites are removed from the calculation the corresponding trip rates are higher.

We are aware that we did not mention this previously when a previous iteration of the trip rates (using mixed housing sites) did use one edge of town centre site in the calculation, although in that instance the resultant trip rates were unaffected by the use of one site.

In terms of the privately owned houses, the use of sites prior to January 2003 in the calculations again tends to lower the trip rates. Given that the sample size is sufficient with post 2003 records only, we cannot see the need for these earlier surveys in the calculations, and given their effect on the resultant trip rates they make for a less than robust trip generation.

However, given the size of the development and its location in relation to the SRN, it is unlikely that the extra few trips will tip the balance on the SRN in this case. Therefore, the HA is willing to accept the proposed TRICS rates.

I hope the above information is helpful to you. Please contact me if you would like to discuss anything further.

Yours Faithfully

Anthony Powell
Asset Manager – South East Region
Email: Anthony.Powell@highways.gsi.gov.uk