

Bidwells
C/O Rob Hopwood

Via email



Unit 23 The Maltings
Stanstead Abbots
Hertfordshire SG12 8HG

T

07^h February 2020

Dear Sir or Madam,

Land at Bedlam Farm, Milton Road, Histon, Cambridgeshire, CB24 9NG

Introduction

EAS has been appointed to provide a transport review for the above site in order to support its allocation in the South Cambridgeshire Local Plan Review.

The site comprises of a plot of land circa 2.12hectares located at Bedlam Farm, Milton Road, Histon which currently has commercial and residential use situated within the red line boundary. An indicative site boundary plan is enclosed in **Appendix A**.

The site is located to the north of Cambridge and just off junction 32 of the A14.

Indicative Site Access

Due to the rural location and the nature of the existing buildings and potential future usage, shared surface access points have been illustrated with a 7.3metre wide carriageway width and 10metre radii, to accommodate the turning movements of larger vehicles.

The access road is straight and therefore visibility splays of 2.4metres X 215metres have been demonstrated to the south in accordance with the standards set by the Design Manual for Roads and Bridges (DMRB) for a national speed limit of 60mph, although in all likelihood speeds will be much lower.

Visibility splays to the north have been demonstrated to the bend in the road which should be considered acceptable due to the minimal traffic which is likely to come from that direction.

Depending on land ownership it may be worthwhile installing passing bays along the private access road as it has a narrow carriageway width of circa 3.4metres for approximately 490metres until the first access into the site is reached.

Local Facilities

Although the site is situated in a rural location it is surrounded by a number of towns / villages including, Histon and Impington approximately 2.5km to the west of the site and Milton approximately 2.7km to the east of the site. These would be a 9 and 11minute cycle ride respectively.

Milton Road is a predominantly straight carriageway circa 5.3metres wide and lined with agricultural fields and sporadic hedgerows giving it a spacious open feel. There is a continuous shared cycle way / footway present circa 2.0metres wide on the opposite side of the carriageway to the site which provides a link to from the A10 through to Impington. A plan showing the nearby cycle routes are contained in **Appendix C**.

The site is well situated in regards to highway infrastructure with the A10 located approximately 2km to the east and the A14 approximately 2.9km to the south east via junctions 32 and 33.

For larger HGV vehicles the better suited route would be via Milton Road, and Butt Lane heading east to then join the A10 junction, and then heading southbound to junction 33 of the A14.

Trip Generation

A TRICS assessment has been undertaken using the nationally recognised trip rate database 'TRICS' to determine an appropriate vehicle trip rate. The total proposed GFA is 8,500sqm. For the purpose of this assessment, it has been assumed that 10% of the proposed GFA is likely to be B1 use, 30% of the proposed GFA is likely to be B2 use and 60% of the proposed GFA is likely to be B8 use.

The TRICS assessment has been based on sites in the South East of England and East Anglia excluding Greater London. The resulting TRICS data output is enclosed in **Appendix D** and gives the following AM and PM vehicle trip rates and vehicle trips.

	AM Peak Hour (08:00 – 09:00)			PM Peak Hour (17:00 – 18:00)		
	In	Out	Total	In	Out	Total
B1 Vehicle Trip Rate per 100sqm	1.568	0.134	1.702	0.094	1.341	1.435
Proposed B1 floor space of 850sqm	13	1	14	1	11	12
B2 Vehicle Trip Rate per 100sqm	0.248	0.021	0.269	0.030	0.259	0.289
Proposed B2 floor space of 2,550sqm	6	1	7	1	7	8
B8 Vehicle Trip Rate per 100sqm	0.147	0.093	0.240	0.054	0.123	0.177
Proposed B8 floor space of 5,100sqm	8	5	13	3	6	9
Total Number of Vehicle Trips	27	7	34	5	24	29

Table 1 - TRICS vehicle trip rates for mixed use industrial estate (allow for rounding)

As can be seen from the table above, the peak hourly flow from the site based on the proposed 8,500sqm of additional B1, B2 and B8 use is likely to generate 34 vehicle trips in the AM peak hour and 29 vehicle trips in the PM peak hour approximately one vehicle trip every two minutes which would have an insignificant impact on the local road network.

Summary

EAS have been appointed to provide a transport review for Bedlam Farm, Milton Road, Histon in order to support its allocation in South Cambridgeshire's Local Plan Review.

The site is situated between Histon, Impington and Milton which can all be accessed via a 9-11minute cycle ride. There are nearby cycle routes which pass by the site which future tenants could utilise to access the site.

A TRICS assessment for a mixed B1, B2 and B8 use development of approximately 8,500sqm was completed and the resulting AM and PM peak hour vehicle trips generated are considered to have an insignificant impact on the local road network.

Two indicative accesses have been illustrated with suitable visibility splays demonstrated for the low trafficked private access road.

If you have any queries or require any clarifications, please do not hesitate to contact me.

Yours Sincerely,

Emma Tagliarini

Engineer

EAS

Appendices:

Appendix A – Site Boundary

Appendix B – Access Arrangement and Visibility Splays

Appendix C – Cycle Route Maps

Appendix D – TRICS Assessment



Appendix A – Site Boundary



KEY
— Site Boundary
 (2.12ha)

INDICATIVE SCHEDULE:

Mixed B1, B2 & B8 Uses -
 3,500sqm - 5,000sqm

INDICATIVE PLOT DENSITY RATIO:

Total Site Area: 2.12ha
 Net Developable Area: 1.02ha
 Proposed Floorspace: 3,500-5,000 sqm

PLOT DENSITY RATIO: 35-50%

Existing Units

ACCESS ROAD

Rev.	Date.	Details.
-	-	-

Do not scale from this drawing.
 All dimensions to be checked on site. This plan is to be read with all accompanying documentation. © Bidwells 2020

Scale Bar: 0 50

Urban Design Studio
 BIDWELLS Bidwell House, Trumpington Road, Cambridge CB2 9LD

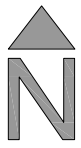
BEDLAM FARM, HISTON
 ILLUSTRATIVE MASTERPLAN

Job Code: 57673 OS License Number: 100017734
 Drawing Scale: 1:2000@A3 Date: 29.01.20 Drawn By: JS Checked By: -
 Drawing Number: UDS57673-A3-0200 Revision: -



Appendix B – Access Arrangement and Visibility Splays

VISIBILITY SPLAY FOR ACCESS 1



2.4m X 140m VISIBILITY SPLAY CAN BE ACHIEVED

ACCESS 2

R10.0m

7.3m

ACCESS 1

R10.0m

2.4m X 215m VISIBILITY SPLAY CAN BE ACHIEVED IN ACCORDANCE WITH THE DMRB DESIGN STANDARDS FOR THE NATIONAL SPEED LIMIT 60mph

Bedlam

R10.0m

7.3m


ACCESS 2

2.4m X 75m VISIBILITY SPLAY CAN BE ACHIEVED

ACCESS 1

Drain

Bedlam F

REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS:					
Ordnance Survey (c) Crown Copyright 2018. All rights reserved. Licence number 100022432					
 Unit 23, The Maltings, Stanstead Abbots, Hertfordshire, SG12 8HG Tel: 01920 871777 www.eastp.co.uk					
CLIENT:					
ARCHITECT:					
PROJECT:					
BEDLAM FARM HISTON					
TITLE:					
ACCESS ARRANGEMENTS AND VISIBILITY SPLAYS					
SCALE @ A3: 1:1000		DESIGN-DRAWN: ET		DATE: 03/02/2020	
PROJECT No: 2605		DRAWING No: SK01			

2.4m X 215m VISIBILITY SPLAY CAN BE ACHIEVED IN ACCORDANCE WITH THE DMRB DESIGN STANDARDS FOR THE NATIONAL SPEED LIMIT 60mph

VISIBILITY SPLAY FOR ACCESS 2

Appendix C – Cycle Route Maps



Signed primary network on-road / separate from traffic



Local links and links to villages on-road / separate from traffic



On-road cycle lane / Cycle and bus lane



Bridleway (useable when dry)



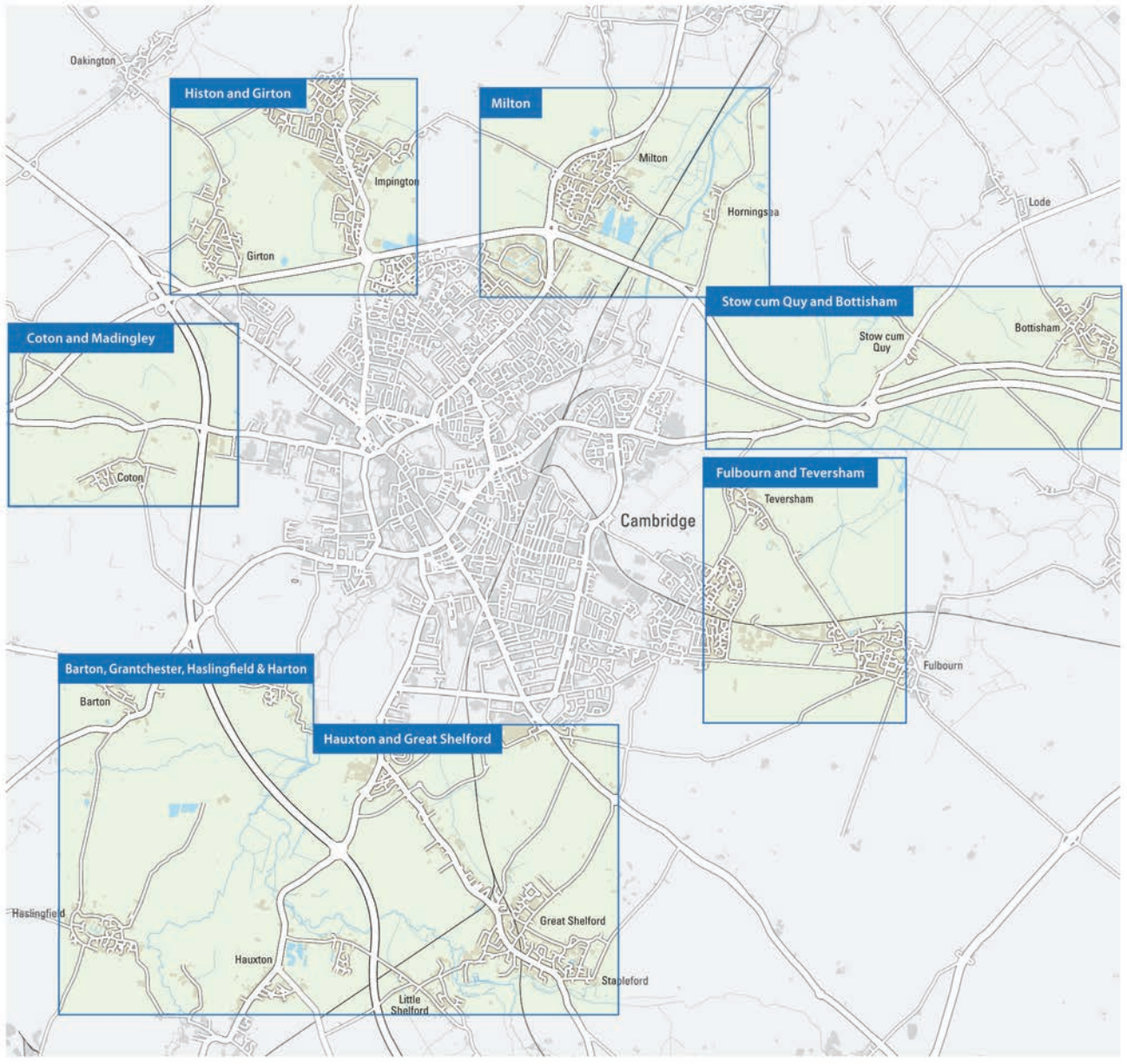
National Cycle Network / Sustrans' local route



Railway line



Bike shops



Oakington

Histon and Girton

Milton

Girton

Impington

Milton

Horningssea

Lode

Coton and Madingley

Stow cum Quy and Bottisham

Stow cum Quy

Bottisham

Coton

Fulbourn and Teversham

Teversham

Cambridge

Barton, Grantchester, Haslingfield & Harton

Barton

Hauxton and Great Shelford

Fulbourn and Teversham

Fulbourn

Haslingfield

Hauxton

Great Shelford

Stapleford

Little Shelford

Histon and Girton

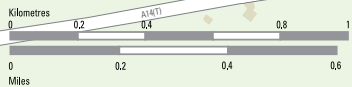


To Oakington

Histon

Impington

Girton



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Milton



To Impington

To Waterbeach

Milton park ride

Milton

Horningsea

Milton Country Park

St John's Innovation Centre

Cambridge Science Park

Baits Bite Lock

busway

Cambridge Business Park

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Appendix D – TRICS Assessment

Calculation Reference: AUDIT-743101-200205-0204

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT
 Category : A - OFFICE
 VEHICLES

Selected regions and areas:

02	SOUTH EAST		
	BD	BEDFORDSHIRE	1 days
	ES	EAST SUSSEX	3 days
	HC	HAMPSHIRE	2 days
	HF	HERTFORDSHIRE	2 days
	KC	KENT	5 days
	SC	SURREY	2 days
	SO	SLOUGH	1 days
04	EAST ANGLIA		
	CA	CAMBRIDGESHIRE	2 days
	NF	NORFOLK	2 days
	SF	SUFFOLK	1 days

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

Secondary 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: 186 to 33180 (units: sqm)
 Range Selected by User: 186 to 135750 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/11 to 04/07/18

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:

Monday	7 days
Tuesday	4 days
Wednesday	5 days
Thursday	4 days
Friday	1 days

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

Selected survey types:

Manual count	21 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	12
Suburban Area (PPS6 Out of Centre)	3
Edge of Town	6

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
Commercial Zone	8
Residential Zone	4
Built-Up Zone	6
No Sub Category	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.

Secondary Filtering selection:

Use Class:

A1	1 days
B1	20 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS@.

Population within 1 mile:

1,001 to 5,000	1 days
5,001 to 10,000	5 days
10,001 to 15,000	2 days
15,001 to 20,000	3 days
25,001 to 50,000	10 days

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

Population within 5 miles:

25,001 to 50,000	2 days
75,001 to 100,000	4 days
125,001 to 250,000	11 days
250,001 to 500,000	4 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	8 days
1.1 to 1.5	11 days
1.6 to 2.0	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:

Yes	11 days
No	10 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	21 days
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This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	BD-02-A-03 BROMHAM ROAD BEDFORD	OFFICES		BEDFORDSHIRE
	Edge of Town Centre No Sub Category Total Gross floor area:		1469 sqm	
	<i>Survey date: MONDAY</i>		<i>14/10/13</i>	<i>Survey Type: MANUAL</i>
2	CA-02-A-04 BRETTON WAY PETERBOROUGH	OFFICE		CAMBRIDGESHIRE
	Edge of Town Commercial Zone Total Gross floor area:		6483 sqm	
	<i>Survey date: THURSDAY</i>		<i>20/10/11</i>	<i>Survey Type: MANUAL</i>
3	CA-02-A-06 LYNCH WOOD PETERBOROUGH	OFFICES		CAMBRIDGESHIRE
	Edge of Town Commercial Zone Total Gross floor area:		4040 sqm	
	<i>Survey date: WEDNESDAY</i>		<i>19/10/16</i>	<i>Survey Type: MANUAL</i>
4	ES-02-A-11 THE SIDINGS HASTINGS ORE VALLEY Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area:	HOUSING COMPANY	186 sqm	EAST SUSSEX
	<i>Survey date: TUESDAY</i>		<i>17/11/15</i>	<i>Survey Type: MANUAL</i>
5	ES-02-A-12 VICARAGE LANE HAILSHAM	COUNCIL OFFICES		EAST SUSSEX
	Edge of Town Centre Built-Up Zone Total Gross floor area:		3640 sqm	
	<i>Survey date: THURSDAY</i>		<i>26/11/15</i>	<i>Survey Type: MANUAL</i>
6	ES-02-A-13 ROMAN ROAD HOVE	OFFICES		EAST SUSSEX
	Edge of Town Centre Residential Zone Total Gross floor area:		280 sqm	
	<i>Survey date: WEDNESDAY</i>		<i>04/07/18</i>	<i>Survey Type: MANUAL</i>
7	HC-02-A-11 CHESTNUT AVENUE CHANDLER'S FORD	DIY CO. HQ		HAMPSHIRE
	Edge of Town Commercial Zone Total Gross floor area:		26100 sqm	
	<i>Survey date: MONDAY</i>		<i>17/10/11</i>	<i>Survey Type: MANUAL</i>
8	HC-02-A-12 NORTHERN ROAD PORTSMOUTH COSHAM Suburban Area (PPS6 Out of Centre) No Sub Category Total Gross floor area:	HMRC	10100 sqm	HAMPSHIRE
	<i>Survey date: MONDAY</i>		<i>23/11/15</i>	<i>Survey Type: MANUAL</i>
9	HF-02-A-03 60 VICTORIA STREET ST ALBANS	OFFICE		HERTFORDSHIRE
	Edge of Town Centre Built-Up Zone Total Gross floor area:		610 sqm	
	<i>Survey date: WEDNESDAY</i>		<i>16/10/13</i>	<i>Survey Type: MANUAL</i>

LIST OF SITES relevant to selection parameters (Cont.)

10	HF-02-A-04 STATION WAY ST ALBANS	OFFICES		HERTFORDSHIRE
	Edge of Town Centre Residential Zone Total Gross floor area:		5000 sqm	
	<i>Survey date: THURSDAY</i>		<i>02/10/14</i>	<i>Survey Type: MANUAL</i>
11	KC-02-A-07 KAVELIN WAY ASHFORD HENWOOD IND. ESTATE	KCC HIGHWAYS REG.		KENT
	Edge of Town Commercial Zone Total Gross floor area:		2525 sqm	
	<i>Survey date: MONDAY</i>		<i>05/12/11</i>	<i>Survey Type: MANUAL</i>
12	KC-02-A-08 ST MICHAEL'S CLOSE AYLESFORD CLAY WOOD	KCC HIGHWAYS REG. OFFICE		KENT
	Edge of Town Industrial Zone Total Gross floor area:		3168 sqm	
	<i>Survey date: MONDAY</i>		<i>28/11/11</i>	<i>Survey Type: MANUAL</i>
13	KC-02-A-09 SANDLING ROAD MAIDSTONE	COUNCIL OFFICES		KENT
	Edge of Town Centre Built-Up Zone Total Gross floor area:		1500 sqm	
	<i>Survey date: WEDNESDAY</i>		<i>19/10/11</i>	<i>Survey Type: MANUAL</i>
14	KC-02-A-10 SANDLING ROAD MAIDSTONE	COUNCIL OFFICES		KENT
	Edge of Town Centre Built-Up Zone Total Gross floor area:		2900 sqm	
	<i>Survey date: WEDNESDAY</i>		<i>19/10/11</i>	<i>Survey Type: MANUAL</i>
15	KC-02-A-11 SANDLING ROAD MAIDSTONE	COUNTY HALL		KENT
	Edge of Town Centre Built-Up Zone Total Gross floor area:		32793 sqm	
	<i>Survey date: MONDAY</i>		<i>17/10/11</i>	<i>Survey Type: MANUAL</i>
16	NF-02-A-02 NORTH QUAY GREAT YARMOUTH	FINANCIAL PLANNERS		NORFOLK
	Edge of Town Centre Commercial Zone Total Gross floor area:		894 sqm	
	<i>Survey date: MONDAY</i>		<i>11/09/17</i>	<i>Survey Type: MANUAL</i>
17	NF-02-A-03 NORTH QUAY GREAT YARMOUTH	OFFICES		NORFOLK
	Edge of Town Centre Commercial Zone Total Gross floor area:		5500 sqm	
	<i>Survey date: TUESDAY</i>		<i>12/09/17</i>	<i>Survey Type: MANUAL</i>

LIST OF SITES relevant to selection parameters (Cont.)

18	SC-02-A-16 STANHOPE ROAD CAMBERLEY	BANK OF AMERICA		SURREY
	Edge of Town Commercial Zone			
	Total Gross floor area:	39230 sqm		
	Survey date: <i>TUESDAY</i>	<i>10/05/11</i>		<i>Survey Type: MANUAL</i>
19	SC-02-A-17 ST GEORGE'S AVENUE WEYBRIDGE THE HEATH	PHARMACEUTICALS		SURREY
	Suburban Area (PPS6 Out of Centre) Residential Zone			
	Total Gross floor area:	10293 sqm		
	Survey date: <i>TUESDAY</i>	<i>18/10/11</i>		<i>Survey Type: MANUAL</i>
20	SF-02-A-02 BATH STREET IPSWICH	OFFICES		SUFFOLK
	Edge of Town Centre Commercial Zone			
	Total Gross floor area:	6505 sqm		
	Survey date: <i>FRIDAY</i>	<i>19/07/13</i>		<i>Survey Type: MANUAL</i>
21	SO-02-A-02 BATH ROAD SLOUGH	COUNCIL OFFICES		SLOUGH
	Edge of Town Centre Built-Up Zone			
	Total Gross floor area:	5050 sqm		
	Survey date: <i>THURSDAY</i>	<i>27/02/14</i>		<i>Survey Type: MANUAL</i>

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 02 - EMPLOYMENT/A - OFFICE
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	1	10100	1.109	1	10100	0.168	1	10100	1.277
07:00 - 08:00	21	7500	0.651	21	7500	0.056	21	7500	0.707
08:00 - 09:00	21	7500	1.568	21	7500	0.134	21	7500	1.702
09:00 - 10:00	21	7500	0.823	21	7500	0.176	21	7500	0.999
10:00 - 11:00	21	7500	0.251	21	7500	0.138	21	7500	0.389
11:00 - 12:00	21	7500	0.186	21	7500	0.159	21	7500	0.345
12:00 - 13:00	21	7500	0.201	21	7500	0.293	21	7500	0.494
13:00 - 14:00	21	7500	0.269	21	7500	0.230	21	7500	0.499
14:00 - 15:00	21	7500	0.181	21	7500	0.270	21	7500	0.451
15:00 - 16:00	21	7500	0.139	21	7500	0.377	21	7500	0.516
16:00 - 17:00	21	7500	0.127	21	7500	0.896	21	7500	1.023
17:00 - 18:00	21	7500	0.094	21	7500	1.341	21	7500	1.435
18:00 - 19:00	21	7500	0.043	21	7500	0.438	21	7500	0.481
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			5.642			4.676			10.318

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:	186 - 33180 (units: sqm)
Survey date date range:	01/01/11 - 04/07/18
Number of weekdays (Monday-Friday):	21
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	4
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 shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT
 Category : C - INDUSTRIAL UNIT
 VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	HC HAMPSHIRE	2 days
	RE READING	1 days
	WS WEST SUSSEX	2 days
04	EAST ANGLIA	
	SF SUFFOLK	1 days

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

Secondary 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: 645 to 80000 (units: sqm)
 Range Selected by User: 645 to 80000 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/11 to 24/09/19

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
Wednesday	1 days
Thursday	3 days
Friday	1 days

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

Selected survey types:

Manual count	6 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	3
Neighbourhood Centre (PPS6 Local Centre)	2
Free Standing (PPS6 Out 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	3
Village	2
Out of Town	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.

Secondary Filtering selection:

Use Class:

B1	5 days
B2	1 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Secondary Filtering selection (Cont.):

Population within 1 mile:

1,000 or Less	2 days
1,001 to 5,000	2 days
15,001 to 20,000	1 days
20,001 to 25,000	1 days

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

Population within 5 miles:

25,001 to 50,000	1 days
50,001 to 75,000	1 days
75,001 to 100,000	2 days
100,001 to 125,000	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	3 days
1.6 to 2.0	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:

Yes	2 days
No	4 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	6 days
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This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	HC-02-C-01 JAYS CLOSE BASINGSTOKE	ENGINEERING COMPANY	HAMPSHIRE
	Edge of Town Industrial Zone Total Gross floor area: 3000 sqm <i>Survey date: THURSDAY 16/06/16</i>		<i>Survey Type: MANUAL</i>
2	HC-02-C-02 LONDON ROAD LAVERSTOKE	GIN DISTILLERY	HAMPSHIRE
	Neighbourhood Centre (PPS6 Local Centre) Village Total Gross floor area: 80000 sqm <i>Survey date: WEDNESDAY 09/05/18</i>		<i>Survey Type: MANUAL</i>
3	RE-02-C-01 COMMERCIAL ROAD READING	SHEET METAL FABRICATION	READING
	Edge of Town Industrial Zone Total Gross floor area: 645 sqm <i>Survey date: THURSDAY 22/11/12</i>		<i>Survey Type: MANUAL</i>
4	SF-02-C-01 ANSON ROAD IPSWICH MARTLESHAM HEATH	JOINERY	SUFFOLK
	Edge of Town Industrial Zone Total Gross floor area: 1100 sqm <i>Survey date: FRIDAY 12/07/13</i>		<i>Survey Type: MANUAL</i>
5	WS-02-C-02 MAYDWELL AVENUE NEAR HORSHAM SLINFOLD	AVIATION COMPANY	WEST SUSSEX
	Free Standing (PPS6 Out of Town) Out of Town Total Gross floor area: 11375 sqm <i>Survey date: THURSDAY 23/01/14</i>		<i>Survey Type: MANUAL</i>
6	WS-02-C-03 STANE STREET NEAR CHICHESTER WESTHAMPNETT	ROLLS ROYCE HQ & PLANT	WEST SUSSEX
	Neighbourhood Centre (PPS6 Local Centre) Village Total Gross floor area: 67459 sqm <i>Survey date: TUESDAY 24/09/19</i>		<i>Survey Type: MANUAL</i>

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 02 - EMPLOYMENT/C - INDUSTRIAL UNIT
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	1	67459	0.532	1	67459	0.006	1	67459	0.538
06:00 - 07:00	2	39417	0.317	2	39417	0.071	2	39417	0.388
07:00 - 08:00	6	27263	0.212	6	27263	0.025	6	27263	0.237
08:00 - 09:00	6	27263	0.248	6	27263	0.021	6	27263	0.269
09:00 - 10:00	6	27263	0.083	6	27263	0.033	6	27263	0.116
10:00 - 11:00	6	27263	0.066	6	27263	0.039	6	27263	0.105
11:00 - 12:00	6	27263	0.035	6	27263	0.028	6	27263	0.063
12:00 - 13:00	6	27263	0.051	6	27263	0.052	6	27263	0.103
13:00 - 14:00	6	27263	0.124	6	27263	0.078	6	27263	0.202
14:00 - 15:00	6	27263	0.208	6	27263	0.239	6	27263	0.447
15:00 - 16:00	6	27263	0.029	6	27263	0.156	6	27263	0.185
16:00 - 17:00	6	27263	0.032	6	27263	0.166	6	27263	0.198
17:00 - 18:00	6	27263	0.030	6	27263	0.259	6	27263	0.289
18:00 - 19:00	6	27263	0.021	6	27263	0.122	6	27263	0.143
19:00 - 20:00	2	45688	0.008	2	45688	0.018	2	45688	0.026
20:00 - 21:00	1	80000	0.001	1	80000	0.018	1	80000	0.019
21:00 - 22:00	1	80000	0.000	1	80000	0.000	1	80000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			1.997			1.331			3.328

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:	645 - 80000 (units: sqm)
Survey date date range:	01/01/11 - 24/09/19
Number of weekdays (Monday-Friday):	6
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
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 shown. 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-743101-200205-0227

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT
 Category : F - WAREHOUSING (COMMERCIAL)
 VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	EX ESSEX	1 days
	HC HAMPSHIRE	1 days
	KC KENT	1 days
04	EAST ANGLIA	
	SF SUFFOLK	2 days

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

Secondary 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: 4700 to 22270 (units: sqm)
 Range Selected by User: 3065 to 76000 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/11 to 18/05/18

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:

Thursday	2 days
Friday	3 days

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

Selected survey types:

Manual count	5 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	3

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	4
Commercial 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.

Secondary Filtering selection:

Use Class:

B8	5 days
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This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Secondary Filtering selection (Cont.):

Population within 1 mile:

1,001 to 5,000	1 days
5,001 to 10,000	1 days
10,001 to 15,000	1 days
15,001 to 20,000	1 days
20,001 to 25,000	1 days

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

Population within 5 miles:

5,001 to 25,000	2 days
125,001 to 250,000	3 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	4 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	5 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	5 days
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This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	EX-02-F-01 BRUNEL WAY COLCHESTER SEVERALLS INDUSTRIAL PK Edge of Town Industrial Zone Total Gross floor area: 6560 sqm <i>Survey date: FRIDAY 18/05/18</i>	SPORTS SUPPLEMENTS ESSEX	<i>Survey Type: MANUAL</i>
2	HC-02-F-02 RUTHERFORD ROAD BASINGSTOKE Suburban Area (PPS6 Out of Centre) Commercial Zone Total Gross floor area: 13200 sqm <i>Survey date: THURSDAY 16/06/16</i>	LOGISTICS HAMPSHIRE	<i>Survey Type: MANUAL</i>
3	KC-02-F-02 MILLS ROAD AYLESFORD QUARRY WOOD Edge of Town Industrial Zone Total Gross floor area: 11200 sqm <i>Survey date: FRIDAY 22/09/17</i>	COMMERCIAL WAREHOUSING KENT	<i>Survey Type: MANUAL</i>
4	SF-02-F-02 WALTON ROAD FELIXSTOWE Suburban Area (PPS6 Out of Centre) Industrial Zone Total Gross floor area: 22270 sqm <i>Survey date: THURSDAY 11/07/13</i>	WAREHOUSING SUFFOLK	<i>Survey Type: MANUAL</i>
5	SF-02-F-03 CENTRAL AVENUE IPSWICH WARREN HEATH Edge of Town Industrial Zone Total Gross floor area: 4700 sqm <i>Survey date: FRIDAY 18/09/15</i>	ROAD HAULAGE SUFFOLK	<i>Survey Type: MANUAL</i>

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 02 - EMPLOYMENT/F - WAREHOUSING (COMMERCIAL)
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	1	22270	0.018	1	22270	0.040	1	22270	0.058
06:00 - 07:00	1	22270	0.058	1	22270	0.063	1	22270	0.121
07:00 - 08:00	5	11586	0.169	5	11586	0.074	5	11586	0.243
08:00 - 09:00	5	11586	0.147	5	11586	0.093	5	11586	0.240
09:00 - 10:00	5	11586	0.164	5	11586	0.091	5	11586	0.255
10:00 - 11:00	5	11586	0.129	5	11586	0.095	5	11586	0.224
11:00 - 12:00	5	11586	0.119	5	11586	0.126	5	11586	0.245
12:00 - 13:00	5	11586	0.116	5	11586	0.090	5	11586	0.206
13:00 - 14:00	5	11586	0.121	5	11586	0.148	5	11586	0.269
14:00 - 15:00	5	11586	0.107	5	11586	0.142	5	11586	0.249
15:00 - 16:00	5	11586	0.090	5	11586	0.136	5	11586	0.226
16:00 - 17:00	5	11586	0.064	5	11586	0.143	5	11586	0.207
17:00 - 18:00	5	11586	0.054	5	11586	0.123	5	11586	0.177
18:00 - 19:00	5	11586	0.036	5	11586	0.088	5	11586	0.124
19:00 - 20:00	1	22270	0.036	1	22270	0.031	1	22270	0.067
20:00 - 21:00	1	22270	0.013	1	22270	0.031	1	22270	0.044
21:00 - 22:00	1	22270	0.031	1	22270	0.018	1	22270	0.049
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			1.472			1.532			3.004

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:	4700 - 22270 (units: sqm)
Survey date date range:	01/01/11 - 18/05/18
Number of weekdays (Monday-Friday):	5
Number of Saturdays:	0
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 shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.