

EG Group Ltd

Proposed Retail Development, Anchorsholme  
Service Station, A587 Fleetwood Road, Blackpool

## Technical Note

3711021



DECEMBER 2021

## Note Details

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<b>Report Number:</b>	3711021-TN
<b>Report Title:</b>	Technical Note, Proposed Retail Development, Anchorsholme Service Station, A587 Fleetwood Road, Blackpool
<b>Client:</b>	EG Group Ltd
<b>Date:</b>	09 December 2021
<b>Status:</b>	-

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# 1 Introduction

## General

- 1.1 Dynamic Transport Planning Ltd is instructed by EG Group Ltd to report on the highways and transportation issues related with the proposed demolition of the Petrol Filling Station (PFS) at Anchorsholme Service Station and replacement development of a convenience retail unit on the site at A587 Fleetwood Road, Anchorsholme, Blackpool.
- 1.2 This Technical Note (TN) has been produced to advise Blackpool Council as the Local Planning and Highway Authority on the transport planning issues associated with the proposed redevelopment.

## Site Location

- 1.3 The site is located off A587 Fleetwood Road on the western edge of Anchorsholme, which is a suburb of Blackpool, around 200m north of Anchorsholme Park. The site is situated 1km south of Cleveleys, 2.5km west of Thornton and approximately 6.5km north of Blackpool Town Centre.
- 1.4 The location of the proposed development site is illustrated at **Figure 1.1** below:

**Figure 1.1:** Site Location Plan



## Proposed Redevelopment

- 1.5 The proposed redevelopment of the site would see the existing PFS building and forecourt demolished and a new convenience retail store with a Gross Floor Area (GFA) of approximately 490m<sup>2</sup> constructed in its place.
- 1.6 The existing PFS retail unit operating on site has a GFA of approximately 170m<sup>2</sup>. The proposed convenience store would therefore provide an increase in convenience provision of around 320m<sup>2</sup>.
- 1.7 As part of the redevelopment proposals, the existing northern site access from the A587 Fleetwood Road would be removed, with footway reinstatement. Works are proposed to the southern access to provide a two-way access/egress junction. The existing access from Anchorsholme Lane West will be retained to serve the redevelopment.

## 2 Existing Conditions

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### General

- 2.1 The application site is located approximately 6.5km north of Blackpool Town Centre, in the suburb of Anchorsholme. The site is situated south-west of the Anchorsholme Lane West/A587 Fleetwood Road signal-controlled junction. The site is bounded by Anchorsholme Lane West to the north, and A587 Fleetwood Road to the east. The south and west of the site are bounded by residential properties.
- 2.2 The application site currently operates as a PFS with eight filling bays and associated retail unit. The retail unit has an approximate GFA of 170m<sup>2</sup>, with exterior cash machine. The site currently provides no formal parking spaces other than the filling bays. An air/water service bay is provided at the western edge of the forecourt, with a disused area of open land, previously utilised as an automatic car wash facility, directly to the west.
- 2.3 Two vehicular access points in the form of footway crossovers currently provide access into the site from the A578 Fleetwood Road, with an additional access to the north-western boundary of the site from Anchorsholme Lane West.

### Existing Highway Network

- 2.4 A578 Fleetwood Road runs in a north/south direction to the east of the site, providing a link to Cleveleys to the north, and Bispham to the south. The road is a dual carriageway, with the Blackpool tramway located within the central reservation. Each of the dual carriageways have an approximate width of 7m. The road is subject to a 30mph speed-limit and street lighting is also provided in the vicinity of the site.
- 2.5 Footways are provided on both sides of the carriageway which offer access for pedestrians to nearby bus stops and tram stations in both directions. PUFFIN crossing facilities for pedestrians are provided across both carriageways on Fleetwood Road, and an uncontrolled crossing with dropped kerbs and tactile paving across the Blackpool tramway.
- 2.6 Anchorsholme Lane West runs in an east/west direction to the north of the site, providing access to the coast and the village of Thornton. Anchorsholme Lane West is a single carriageway, with an approximate carriageway width of 9m adjacent to the site where there is a flared two-lane approach to the traffic signals.
- 2.7 Within the vicinity of the site, Anchorsholme Lane West is a street-lit road subject to a 30mph speed-limit. Footways are provided on both sides of the carriageway and offer access for pedestrians to nearby bus stops to the east, and towards the coastal area. PUFFIN crossing facilities for pedestrians are also provided, along with uncontrolled crossings with dropped kerbs and tactile paving, at two locations along Anchorsholme Road West and Anchorsholme Road East.

- 2.8 Cycle provision is included by the segregated cycle lanes on the approach to the junction from both A578 Fleetwood Road, and Anchorsholme Lane. Advanced cycle stop lines are also provided at all approaches to the junction.
- 2.9 Parking restrictions are in place in the form of double-yellow lines on both Anchorsholme Lane and A578 Fleetwood Road in the vicinity of the site.

### Road Safety

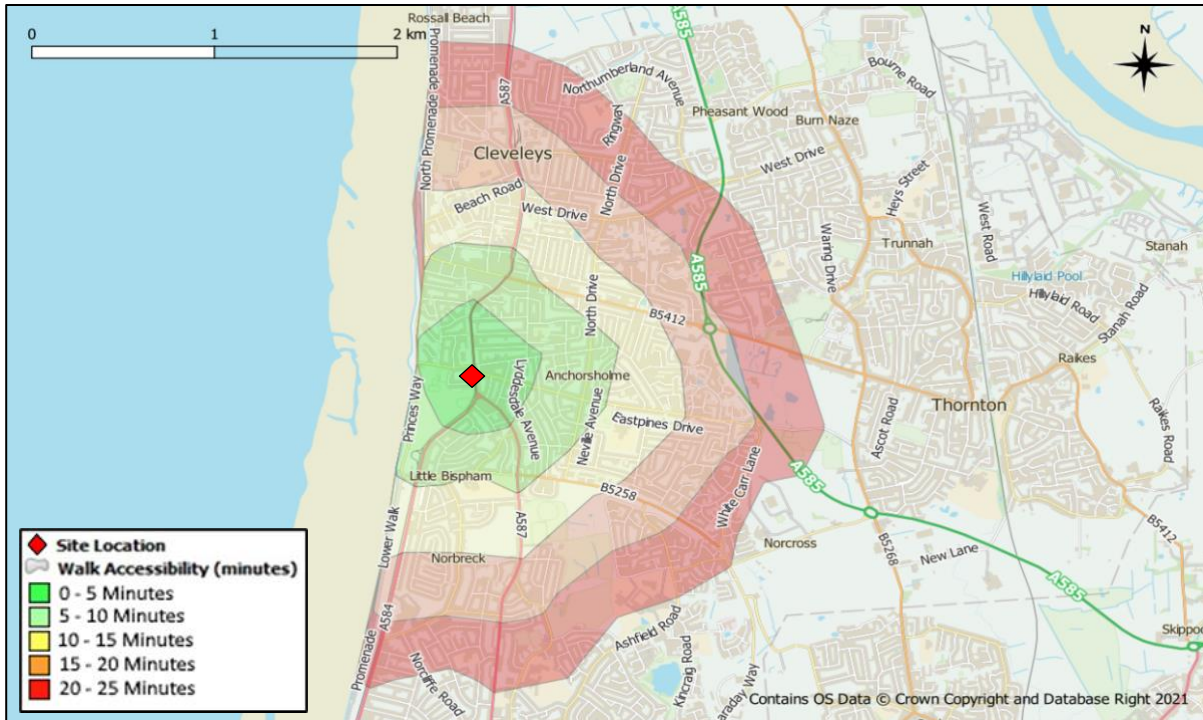
- 2.10 Accident statistics have been obtained for the local highway network in the vicinity of the application site for the three years data covering 2017 to 2019 from the Department for Transport (DfT).
- 2.11 The accident data review identifies that there were no accidents have been recorded in the vicinity of the redevelopment access and egress points.
- 2.12 DfT have recently released accident data covering 2020 which shows no further accidents have been reported in the vicinity of the site since January 2020. Due to the ongoing Covid-19 pandemic and resulting periods of lockdown impacting daily traffic flows in 2020 that data has been presented separately to the previous three years.
- 2.13 On review of the data and given the nature of the local road network and associated traffic volumes it is considered that the existing accident record does not demonstrate any pre-existing patterns or trends of incidents that could be affected by the development proposals.

### Access by Non-Car Modes

- 2.14 Relevant guidance provided in Manual for Streets (MfS) states that walking offers the greatest potential to replace short car trips, particularly those under 2km. A walk accessibility plan is provided at **Figure 2.1**, highlighting the accessible walking area within approximately 2km of the site, equivalent to around a 25-minute walk.



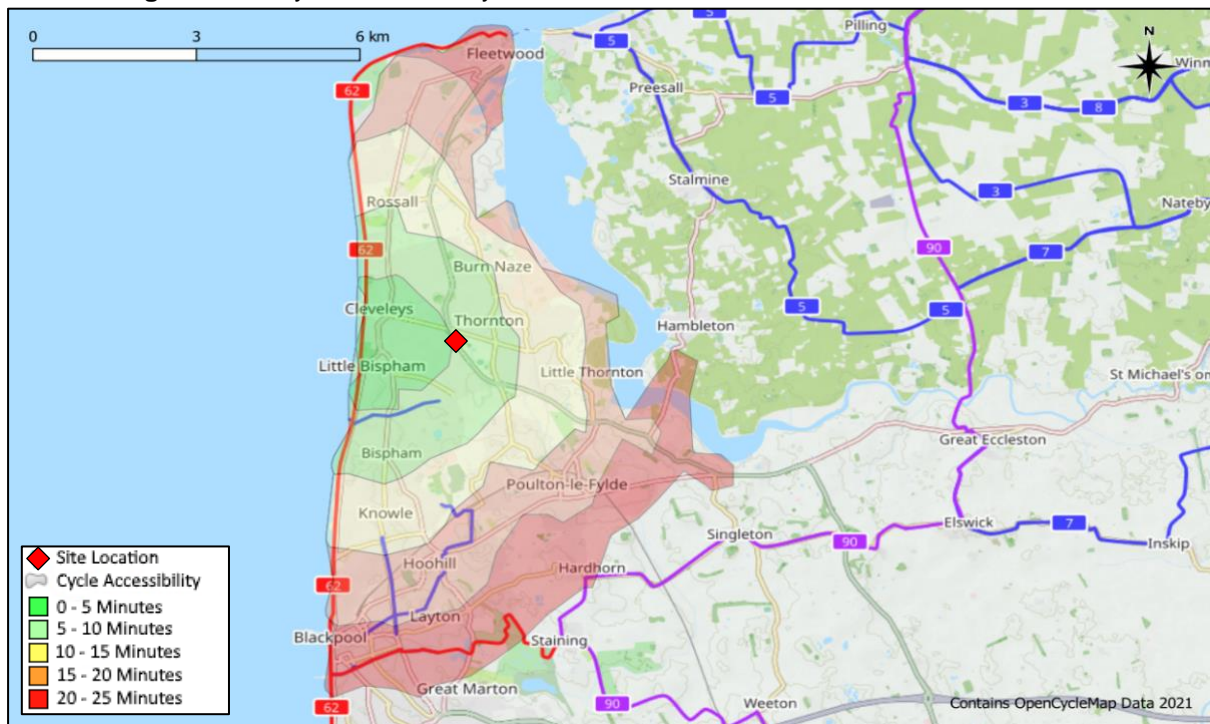
**Figure 2.1 – Walk Accessibility Plan**



2.15 The residential areas of Cleveleys, Little Bispham and Anchorsholme are all located within a 20-minute walking time of the site, as illustrated in **Figure 2.1**.

2.16 It is widely recognised that cycling has the potential to substitute shorter car journeys for work and leisure purposes. **Figure 2.2** illustrates the areas located within a 25-minute cycle journey of the site.

**Figure 2.2 – Cycle Accessibility Plan**



2.17 Areas such as Cleveleys, Thornton, Fleetwood, and the northern sections of Blackpool are all shown to be located within 25-minute cycling journey of the site. The site benefits from a National Cycle Network (NCN) Route within a five-minute cycle time. Route 62 of the National Cycle Network is situated to the west of the development site connecting the site to Fleetwood to the north and Blackpool and Preston to the south.

2.18 The nearest bus stops are located on A587 Fleetwood Road approximately 60m south-east of the site, equating to an approximate two-minute walking time. The stop is served by bus service numbers 1, 7, and 21. A summary of the main bus routes which serve this stop are provided in **Table 2.1** below:

**Table 2.1** – Bus Service Summary

Service	Route Description	Core Weekday Frequency
1	Fleetwood – Starr Gate	Every 30 Minutes
7	Cleveleys – Blackpool – St Annes	Every 30 Minutes
21	St Annes - Cleveleys	Every 30 Minutes

Source: Traveline.info

2.19 As the table shows there are frequent bus services provided connecting the site to nearby areas including Fleetwood, Blackpool and St Annes. The services available provide opportunities, particularly for staff and local residents, to travel to the site.

2.20 Anchorsholme Lane Tram Stop is located on A587 Fleetwood Road to the southeast of the site approximately 25m from the sites southern access. The stop is served by the Blackpool Tramway that provides services in both directions every ten minutes between Blackpool Starr Gate, situated to the south of Blackpool Town Centre and north to Fleetwood Ferry.

2.21 Overall, it can be summarised that the site offers excellent potential for journeys undertaken by staff and customers by modes other than car.



## 3 Redevelopment Proposals

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### General

- 3.1 The redevelopment proposals for the site consist of the proposed demolition of an existing PFS and replacement development of a convenience retail unit on the application site.
- 3.2 The proposals would provide a convenience retail unit with a GFA of approximately 490m<sup>2</sup>. The proposed site layout is included in **Appendix 1** of this report.

### Proposed Site Access and Servicing Arrangements

- 3.3 It is proposed that the sites southern access would be retained with localised widening to serve as both an access and egress for vehicles, whilst the existing site egress to Fleetwood Road would be closed with the footway reinstated. The sites existing northern access with Anchorsholme Lane West would be retained and unaffected by the redevelopment proposals.
- 3.4 A swept path analysis has been undertaken of the site access and internal arrangements for a 16.5 articulated vehicle, as the largest anticipated service vehicle. The vehicle tracking is shown on the plan included in **Appendix 2**.

### Parking Provision

- 3.5 The redevelopment proposals would be supported by 21 standard car parking spaces, two mobility impaired bays and five Electrical Vehicle (EV) charging bays. Two Sheffield Stands will also be provided creating a total of four cycle parking spaces.
- 3.6 Local parking standard are contained within the *Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (2021)*. The standards suggest a provision of one space per 17m<sup>2</sup> GFA for new food retail developments. For the application site this would equate to a provision of 29 parking spaces.

### Trip Generation

#### Existing Site Operations – PFS

- 3.7 The TRICS database has been used to derive the likely numbers of trips expected for the current PFS facility based on the 'Petrol Filling Station' Land-use and Sub Land-use 'PFS with retail'. The selection criteria for the comparative sites used is as follows:
- Land use – 'Petrol Filling Station', Sub land use – 'PFS with Retail';
  - All London and Ireland sites excluded;
  - Weekday surveys only;

- Covid surveys excluded; and
- Selection by bays.

3.8 A summary of the peak-hour trip rates (per bay) for the current PFS is shown in **Table 3.1**, with the TRICS output report detailing the trip rates used available within **Appendix 3**.

**Table 3.1:** Existing PFS Trip Rates

TRICS Trip Rates	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Arrivals	Departures	Arrivals	Departures
Total Vehicles	8.445	8.170	9.540	9.410

3.9 The above trip rates have been applied to the current PFS which consists of eight pumps, resulting in the following estimated vehicle movements, as shown in **Table 3.2**:

**Table 3.2:** Existing PFS Trip Generation

Trip Generation	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Arrivals	Departures	Arrivals	Departures
Total Vehicles	68	65	76	75

3.10 The results show that during the busiest hour the existing operation of the site would result in approximately 151 two-way vehicular movements.

### Trip Generation – Proposed Redevelopment

3.11 The TRICS database has also been used to derive the estimated numbers of trips for the proposed redevelopment. The selection criteria for the comparative sites used is as follows:

- Land use – ‘Retail’, Sub land use – ‘Convenience Store’;
- All London and Ireland sites excluded;
- Weekday surveys only;
- Covid surveys excluded; and
- Selection by GFA.

3.12 A summary of the peak-hour trip rates (per 100 m<sup>2</sup> GFA) for the proposed increase in retail use is shown in **Table 3.3**, with the TRICS output report detailing the trip rates used available within **Appendix 3**.

**Table 3.3:** Convenience Store Trip Rates

TRICS Trip Rates	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Arrivals	Departures	Arrivals	Departures
Total Vehicles	7.592	7.612	9.264	9.028

- 3.13 The above trip rates have been applied to the proposed redevelopment which consists of 490m<sup>2</sup> GFA, resulting in the following anticipated vehicle movements for the development, as shown in **Table 3.4**:

**Table 3.4:** Convenience Store Trip Generation

Trip Generation	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Arrivals	Departures	Arrivals	Departures
Total Vehicles	37	37	45	44

- 3.14 The results show that during the busiest hour the proposed redevelopment of the site would result in approximately 90 two-way vehicular movements.

### Comparative Assessment

- 3.15 A comparative assessment has been undertaken between the existing operation and the proposed new use shown in **Table 3.5**.

**Table 3.5:** Development Trip Generation Comparison

Trip Generation	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Arrivals	Departures	Arrivals	Departures
Current Operation	68	65	76	75
Proposed Operation	37	37	45	44
Difference	-31	-28	-31	-31

- 3.16 The comparison identifies that the redeveloped site would generate significantly reduced levels of vehicle movements.

## 4 Summary and Conclusions

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- 4.1 Dynamic Transport Planning is instructed by EG Group to report on the anticipated highways and transportation issues related with the proposals for the redevelopment of a PFS site at Anchorsholme Service Station, Blackpool.
- 4.2 The proposed redevelopment of the site consists of the demolition of the existing PFS and construction of a new convenience store with associated car parking. The proposals include improvements to the southern site access to allow for two-way vehicle movements and the closure of the site egress to Fleetwood Road. No changes are proposed to the existing Anchorsholme Lane West access.
- 4.3 A review of the highway accident data for the site access locations and adjacent highway has been reviewed and identified no pre-existing patterns or trends of incidents that could be impacted by the redevelopment proposals.
- 4.4 As part of the redevelopment a total of 28 car parking spaces will be provided inclusive of mobility impaired and EV charging spaces. This level of provision is consistent with the local parking standards.
- 4.5 The servicing arrangements for the site will remain essentially unchanged with vehicle tracking provided to demonstrate the largest anticipated service vehicle can be accommodated within the site.
- 4.6 A review of the sites accessibility by non-car modes of travel has identified that an excellent level of access would be available.
- 4.7 A trip-generation assessment has been undertaken which demonstrates that the proposals, would result in a significant reduction in vehicular activity during the highway peak periods. It is therefore considered that the redevelopment would have a beneficial impact on the operation of the local highway network as vehicle movements associated with this site would be significantly reduced.
- 4.8 On the basis of this TN, it is concluded that there are no reasons why the proposed redevelopment of the site should not be granted planning permission on highways grounds.

# Appendix 1

## Site Layout Plan

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### DEMOLITION

Existing site to be demolished including existing PFS Building, wash facility & all associated plant, below ground fuel storage, fuel dispensing system and canopy over.

### SHOP

New 4230 sq/m shop to generally comprise of the following:

**Structure:** Steel framed & panel clad.

**Roof:** Composite mono-pitch roof.

**Splayed Shopfront:** Aluminium-framed & glazed system with automatic door.

### FLOODLIGHTING

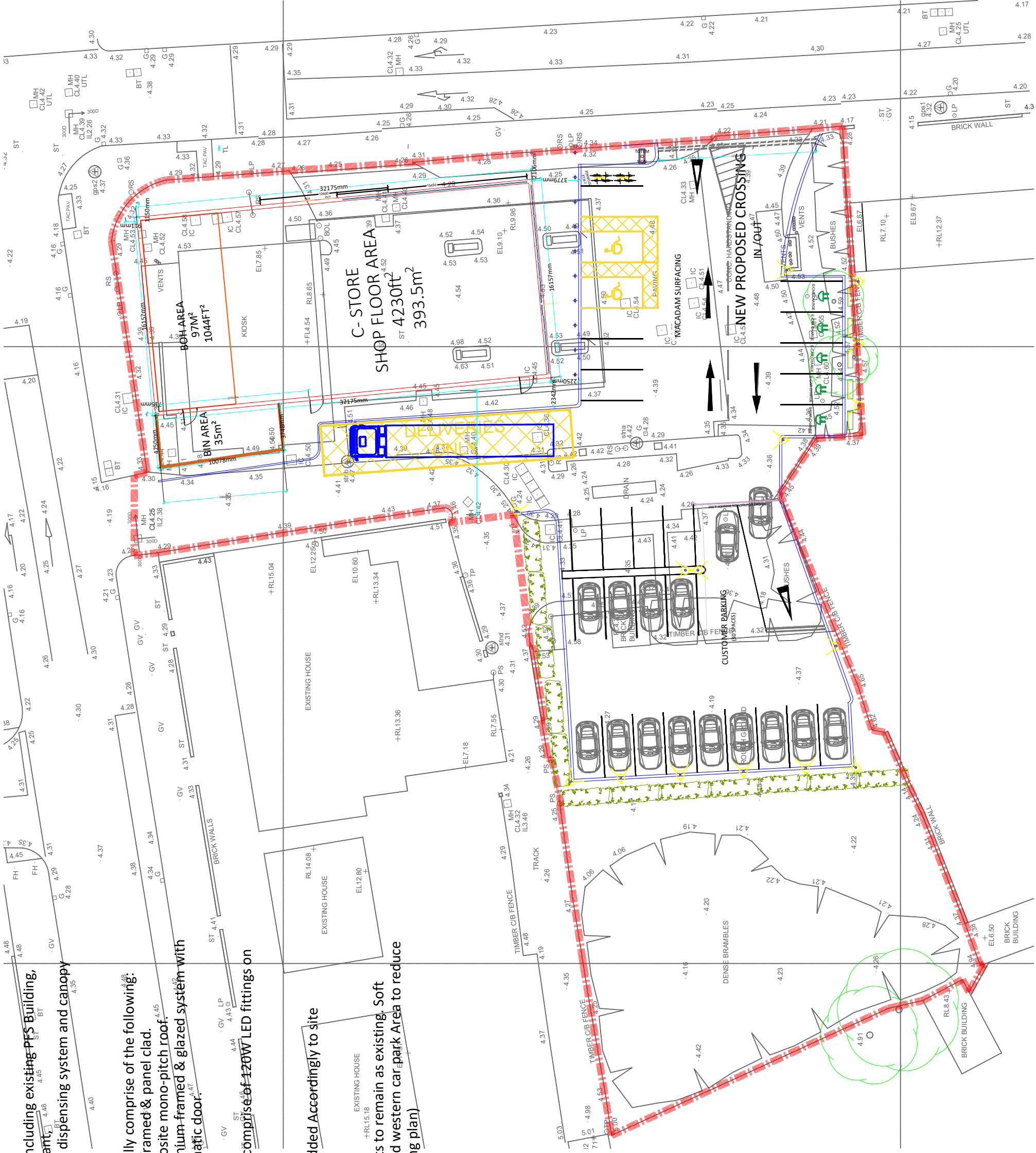
Site perimeter floodlighting to comprise of 120W LED fittings on 5m poles.

### CCTV

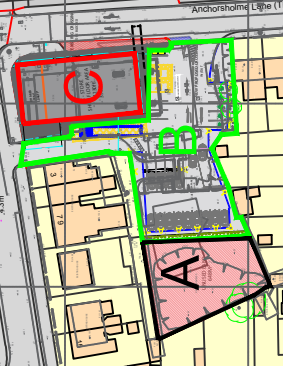
4K full audio and visual to be added Accordingly to site requirements

### BOUNDARY TREATMENTS

all existing boundary treatments to remain as existing. Soft Landscaping to be added around western car park area to reduce visual impact (as per landscaping plan)

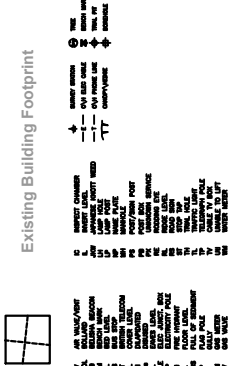


Red Boundary Area: 0.73 Acres (approx)



Proposed Schedule of Areas	
Area	m <sup>2</sup>
Unleased Land	648M <sup>2</sup>
Car Park	16,124FT <sup>2</sup> 1498M <sup>2</sup>
Proposed Building	5285FT <sup>2</sup> 491M <sup>2</sup>
<b>TOTAL DEVELOPED AREA</b>	<b>28,384 FT<sup>2</sup> 2637M<sup>2</sup></b>

Proposed Parking Schedule	
Type	Bays
Customer Parking	21
Disabled Parking	2
EV Charging Points	5
Cycle/Motor Parking	2
<b>Total</b>	<b>30</b>



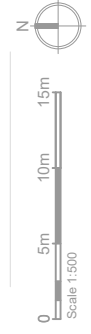
Euro House  
Beehive Trading Park  
Hastingden Road, Blackburn  
Lancashire, BB1 2EE  
T: 01254 205439, E: enquiries@eurogarages.com

**Anchorsholme**  
Fleetwood Road,  
Thornton-Cleveleys  
FY5 1LZ

Proposed Site Block Plan A

Drawing No: EGXHURL01PLN6  
Scale: 1:500 @ A3  
Issue Date: 02/11/2021  
Drawn: MK  
Checked: KA

Revision Notes	
Date	Description



**Notes**  
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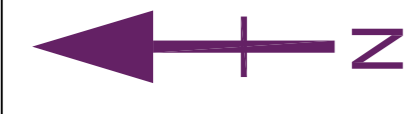


# Appendix 2

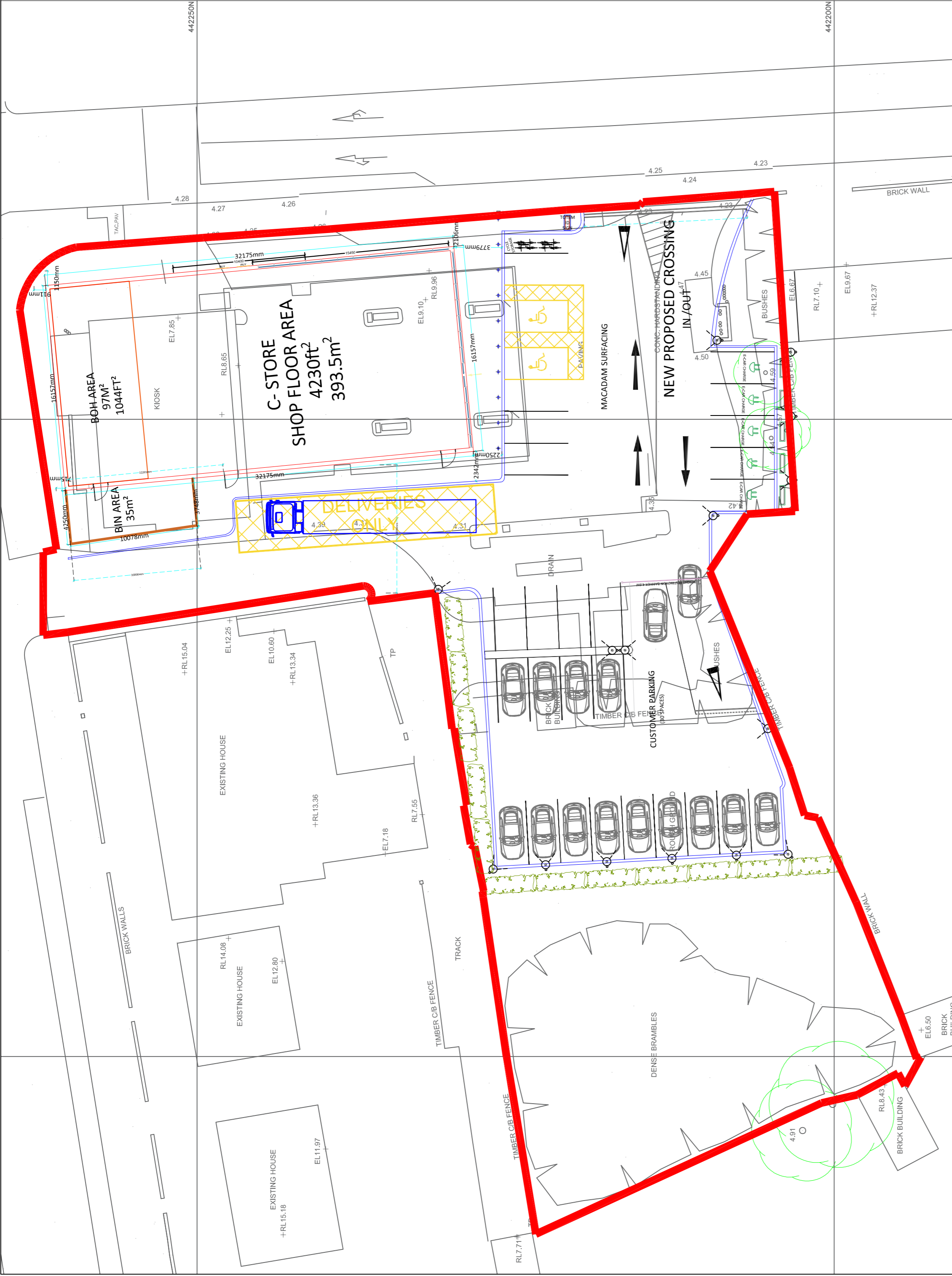
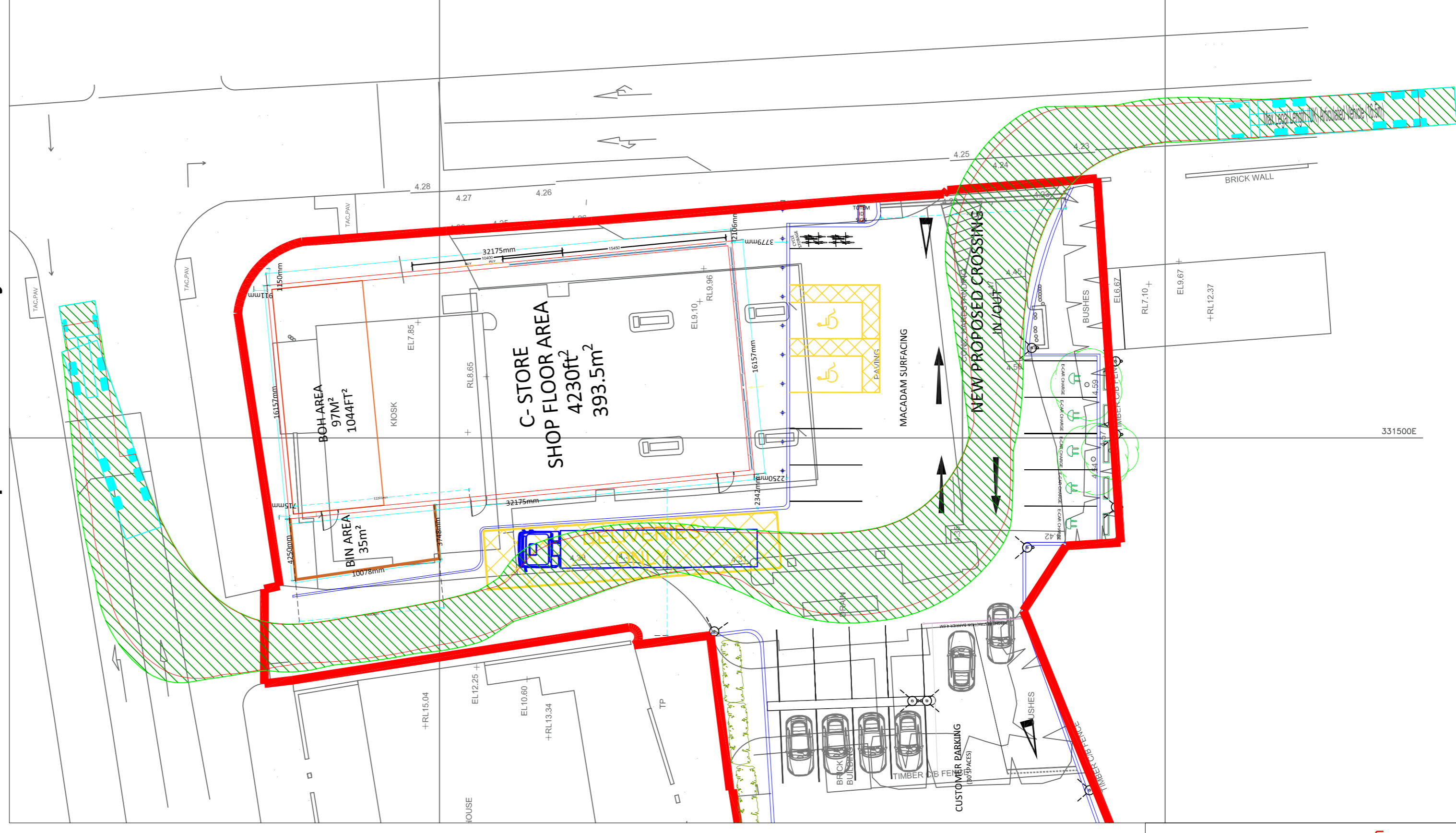
## Swept-Path Analysis

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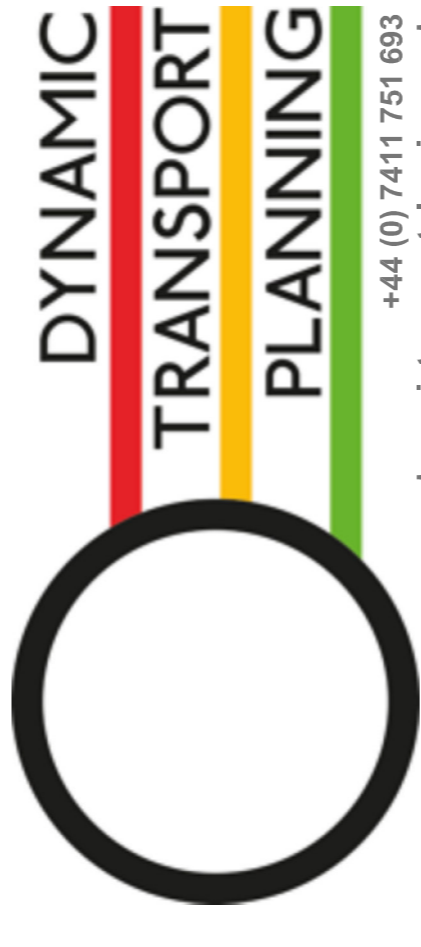
Notes



Swept Path Analysis - Scale 1/250



Proposed Site Layout - Scale 1/250



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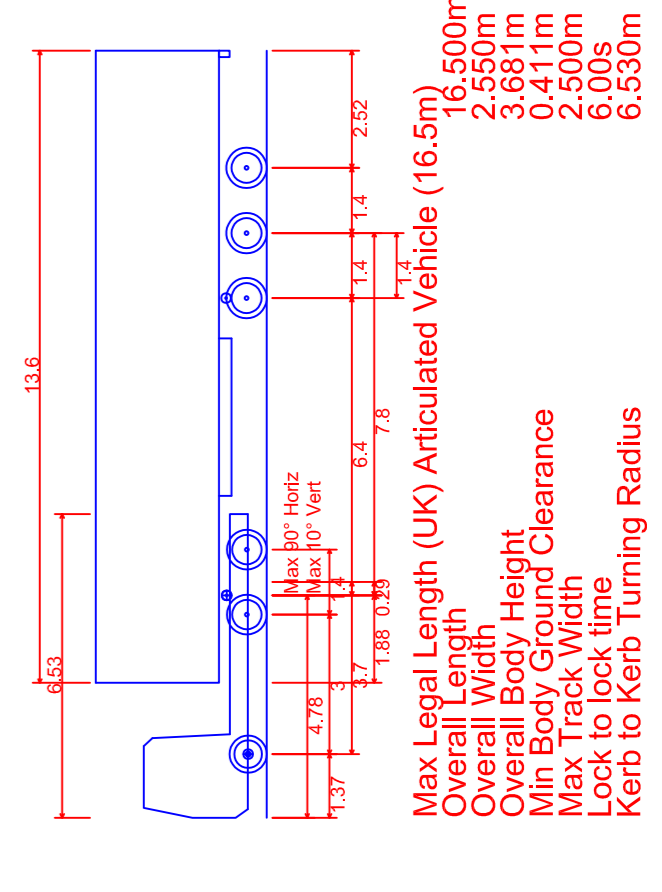
Client

EG Group Ltd

Project  
Proposed Retail Development,  
Anchorsholme Service Station, A578  
Fleetwood Road, Blackpool

Drawing Title  
Proposed Site Layout  
Swept Path Analysis  
16.5m Artic

Date	November 2021	Scale	1/250 @ A1
Drawn	JW	Approved	GS
Drawing Number	DTP/3711021/ATR001		
Rev.	A		



# Appendix 3

## TRICS Output Reports

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## TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 13 - PETROL FILLING STATIONS

Category : B - PFS - WITH RETAIL

TOTAL VEHICLES

Selected regions and areas:

03	SOUTH WEST	
	DC DORSET	2 days
	DV DEVON	1 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	1 days
	SF SUFFOLK	2 days
05	EAST MIDLANDS	
	DS DERBYSHIRE	1 days
	LE LEICESTERSHIRE	1 days
	LN LINCOLNSHIRE	1 days
	NT NOTTINGHAMSHIRE	1 days
06	WEST MIDLANDS	
	HE HEREFORDSHIRE	1 days
	WM WEST MIDLANDS	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY NORTH YORKSHIRE	2 days
08	NORTH WEST	
	GM GREATER MANCHESTER	1 days
	LC LANCASHIRE	1 days
	MS MERSEYSIDE	1 days
09	NORTH	
	TW TYNE & WEAR	1 days
10	WALES	
	DB DENBIGHSHIRE	1 days
	MM MONMOUTHSHIRE	1 days
11	SCOTLAND	
	EB CITY OF EDINBURGH	2 days
	FI FIFE	1 days

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

## 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: Filling bays  
 Actual Range: 6 to 16 (units: )  
 Range Selected by User: 4 to 16 (units: )

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/10 to 01/01/20

*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	3 days
Tuesday	8 days
Wednesday	3 days
Thursday	1 days
Friday	8 days

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

Selected survey types:

Manual count	23 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)	13
Edge of Town	7
Neighbourhood Centre (PPS6 Local Centre)	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	1
Development Zone	1
Residential Zone	16
High Street	1
No Sub Category	4

*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:

Sui Generis 23 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 500m Range:

All Surveys Included

## Secondary Filtering selection (Cont.):

Population within 1 mile:

1,001 to 5,000	4 days
5,001 to 10,000	2 days
10,001 to 15,000	6 days
15,001 to 20,000	1 days
20,001 to 25,000	3 days
25,001 to 50,000	5 days
50,001 to 100,000	2 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
50,001 to 75,000	4 days
75,001 to 100,000	2 days
100,001 to 125,000	1 days
125,001 to 250,000	7 days
250,001 to 500,000	6 days
500,001 or More	1 days

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

Car ownership within 5 miles:

0.5 or Less	1 days
0.6 to 1.0	8 days
1.1 to 1.5	12 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:

No	23 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	23 days
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*This data displays the number of selected surveys with PTAL Ratings.*



LIST OF SITES relevant to selection parameters

1	CA-13-B-02 LINCOLN ROAD PETERBOROUGH	MURCO & COSTCUTTER	CAMBRI DGESHI RE
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total Filling bays: 8 <i>Survey date: TUESDAY 16/12/14</i>		<i>Survey Type: MANUAL</i>
2	DB-13-B-02 RHYL ROAD RHUDDLAN	TEXACO & CO-OP	DENBI GSHIRE
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total Filling bays: 8 <i>Survey date: TUESDAY 12/11/13</i>		<i>Survey Type: MANUAL</i>
3	DC-13-B-01 271 BARRACK ROAD CHRISTCHURCH	ESSO & TESCO EXPRESS	DORSET
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays: 6 <i>Survey date: MONDAY 24/03/14</i>		<i>Survey Type: MANUAL</i>
4	DC-13-B-02 71-75 SOMERFORD ROAD CHRISTCHURCH	M&S & BP	DORSET
	Suburban Area (PPS6 Out of Centre) No Sub Category Total Filling bays: 8 <i>Survey date: FRIDAY 21/03/14</i>		<i>Survey Type: MANUAL</i>
5	DS-13-B-01 NOTTINGHAM ROAD DERBY CHADDESSEN	ESSO & TESCO EXPRESS	DERBYSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays: 8 <i>Survey date: FRIDAY 26/06/15</i>		<i>Survey Type: MANUAL</i>
6	DV-13-B-01 TORBAY ROAD PAIGNTON	BP & COSTCUTTER	DEVON
	Edge of Town Residential Zone Total Filling bays: 8 <i>Survey date: TUESDAY 18/07/17</i>		<i>Survey Type: MANUAL</i>
7	EB-13-B-01 CALDER ROAD EDINBURGH SIGHTHILL	BP	CITY OF EDINBURGH
	Edge of Town No Sub Category Total Filling bays: 8 <i>Survey date: FRIDAY 15/10/10</i>		<i>Survey Type: MANUAL</i>
8	EB-13-B-02 BULLYEON ROAD QUEENSFERRY	BP CONNECT & M&S SIMPLY FOOD	CITY OF EDINBURGH
	Edge of Town Residential Zone Total Filling bays: 15 <i>Survey date: THURSDAY 26/06/14</i>		<i>Survey Type: MANUAL</i>

LIST OF SITES relevant to selection parameters (Cont.)

9	FI-13-B-01 HARBOUR DRIVE DALGETY BAY	BP & M&S SIMPLY FOOD	FIFE
	Edge of Town No Sub Category Total Filling bays:	13	
	<i>Survey date: WEDNESDAY</i>	<i>23/03/16</i>	<i>Survey Type: MANUAL</i>
10	GM-13-B-01 NEW STREET ROCHDALE MILNROW	BP & SPAR	GREATER MANCHESTER
	Edge of Town Residential Zone Total Filling bays:	8	
	<i>Survey date: WEDNESDAY</i>	<i>21/10/15</i>	<i>Survey Type: MANUAL</i>
11	HE-13-B-01 HOLMER ROAD HEREFORD	TEXACO/SOMERFIELD	HEREFORDSHIRE
	Suburban Area (PPS6 Out of Centre) No Sub Category Total Filling bays:	12	
	<i>Survey date: MONDAY</i>	<i>18/10/10</i>	<i>Survey Type: MANUAL</i>
12	LC-13-B-03 GARSTANG ROAD PRESTON FULWOOD	TEXACO & MORRISONS DAILY	LANCASHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays:	8	
	<i>Survey date: TUESDAY</i>	<i>06/11/18</i>	<i>Survey Type: MANUAL</i>
13	LE-13-B-02 FOSSE ROAD NORTH LEICESTER	TESCO EXPRESS & ESSO	LEICESTERSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays:	8	
	<i>Survey date: TUESDAY</i>	<i>28/10/14</i>	<i>Survey Type: MANUAL</i>
14	LN-13-B-01 CARHOLME ROAD LINCOLN	GULF & CO-OP	LINCOLNSHIRE
	Edge of Town Residential Zone Total Filling bays:	8	
	<i>Survey date: WEDNESDAY</i>	<i>04/10/17</i>	<i>Survey Type: MANUAL</i>
15	MM-13-B-01 MALPAS ROAD NEWPORT MALPAS	BP & M&S SIMPLY FOOD	MONMOUTHSHIRE
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total Filling bays:	8	
	<i>Survey date: FRIDAY</i>	<i>27/09/19</i>	<i>Survey Type: MANUAL</i>
16	MS-13-B-01 ULLET ROAD LIVERPOOL SEFTON PARK	ESSO & SPAR	MERSEYSIDE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays:	6	
	<i>Survey date: TUESDAY</i>	<i>18/11/14</i>	<i>Survey Type: MANUAL</i>

LIST OF SITES relevant to selection parameters (Cont.)

17	NT-13-B-03 SAI NSBURY'S PFS CASTLE BRIDGE ROAD NOTTINGHAM		NOTTINGHAMSHIRE
	Suburban Area (PPS6 Out of Centre) Development Zone Total Filling bays:	16	
	Survey date: FRIDAY	25/11/16	Survey Type: MANUAL
18	NY-13-B-02 BP & SPAR NORTH STREET RIPON		NORTH YORKSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays:	6	
	Survey date: MONDAY	23/09/13	Survey Type: MANUAL
19	NY-13-B-03 ESSO & CO-OP WETHERBY ROAD NORTH KNARESBOROUGH		NORTH YORKSHIRE
	Suburban Area (PPS6 Out of Centre) Industrial Zone Total Filling bays:	8	
	Survey date: FRIDAY	30/09/16	Survey Type: MANUAL
20	SF-13-B-01 TOTAL HILLSIDE ROAD EAST BUNGAY		SUFFOLK
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays:	8	
	Survey date: TUESDAY	09/10/12	Survey Type: MANUAL
21	SF-13-B-02 BP CONNECT & M&S ROUGHAM ROAD BURY ST EDMUNDS		SUFFOLK
	Edge of Town Residential Zone Total Filling bays:	8	
	Survey date: FRIDAY	19/07/13	Survey Type: MANUAL
22	TW-13-B-05 SHELL & SPAR THE BROADWAY SUNDERLAND		TYNE & WEAR
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays:	6	
	Survey date: FRIDAY	24/05/19	Survey Type: MANUAL
23	WM-13-B-05 TEXACO & CO-OPERATIVE HIGH STREET BIRMINGHAM HARBORNE		WEST MIDLANDS
	Suburban Area (PPS6 Out of Centre) High Street Total Filling bays:	8	
	Survey date: TUESDAY	22/10/13	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 13 - PETROL FILLING STATIONS/B - PFS - WITH RETAIL

TOTAL VEHICLES

Calculation factor: 1 BAYS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. BAYS	Trip Rate	No. Days	Ave. BAYS	Trip Rate	No. Days	Ave. BAYS	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	22	9	5.026	22	9	4.745	22	9	9.771
07:00 - 08:00	23	9	7.960	23	9	7.620	23	9	15.580
08:00 - 09:00	23	9	8.455	23	9	8.170	23	9	16.625
09:00 - 10:00	23	9	8.310	23	9	8.335	23	9	16.645
10:00 - 11:00	23	9	7.680	23	9	7.620	23	9	15.300
11:00 - 12:00	23	9	7.400	23	9	7.425	23	9	14.825
12:00 - 13:00	23	9	8.675	23	9	8.680	23	9	17.355
13:00 - 14:00	23	9	8.360	23	9	8.390	23	9	16.750
14:00 - 15:00	23	9	8.115	23	9	7.935	23	9	16.050
15:00 - 16:00	23	9	8.290	23	9	8.390	23	9	16.680
16:00 - 17:00	23	9	8.615	23	9	8.905	23	9	17.520
17:00 - 18:00	23	9	9.540	23	9	9.410	23	9	18.950
18:00 - 19:00	23	9	8.810	23	9	8.880	23	9	17.690
19:00 - 20:00	22	9	7.297	22	9	7.583	22	9	14.880
20:00 - 21:00	22	9	5.130	22	9	5.318	22	9	10.448
21:00 - 22:00	22	9	3.984	22	9	4.089	22	9	8.073
22:00 - 23:00	1	8	2.125	1	8	2.750	1	8	4.875
23:00 - 24:00	1	8	0.000	1	8	0.250	1	8	0.250
Total Rates:			123.772			124.495			248.267

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:	6 - 16 (units: )
Survey date range:	01/01/10 - 01/01/20
Number of weekdays (Monday-Friday):	23
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	2
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-262601-211110-1110

## TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL  
 Category : 0 - CONVENIENCE STORE  
 TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	ES EAST SUSSEX	1 days
03	SOUTH WEST	
	DV DEVON	1 days
	WL WILTSHIRE	1 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	1 days
	NF NORFOLK	1 days
05	EAST MIDLANDS	
	LE LEICESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY NORTH YORKSHIRE	1 days
	SY SOUTH YORKSHIRE	1 days
	WY WEST YORKSHIRE	2 days
09	NORTH	
	DH DURHAM	1 days
	TW TYNE & WEAR	1 days
10	WALES	
	CF CARDIFF	2 days
11	SCOTLAND	
	AD ABERDEEN CITY	1 days

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

## 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: 70 to 539 (units: sqm)  
 Range Selected by User: 70 to 1500 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/10 to 25/09/19

*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:

Monday	4 days
Wednesday	3 days
Thursday	2 days
Friday	6 days

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

Selected survey types:

Manual count	15 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)	9
Edge of Town	1
Neighbourhood Centre (PPS6 Local Centre)	5

*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.*

*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:

Not Known	3 days
E(a)	12 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 500m Range:

All Surveys Included

Population within 1 mile:

5,001 to 10,000	3 days
10,001 to 15,000	2 days
15,001 to 20,000	4 days
20,001 to 25,000	2 days
25,001 to 50,000	4 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	1 days
25,001 to 50,000	1 days
75,001 to 100,000	1 days
100,001 to 125,000	1 days
125,001 to 250,000	6 days
250,001 to 500,000	5 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	7 days
1.1 to 1.5	8 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.*

Petrol filling station:

Included in the survey count	0 days
Excluded from count or no filling station	15 days

*This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.*

Travel Plan:

No	15 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	15 days
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*This data displays the number of selected surveys with PTAL Ratings.*



LIST OF SITES relevant to selection parameters

1	AD-01-O-01	TESCO EXPRESS	ABERDEEN CITY
	VICTORIA STREET ABERDEEN DYCE Suburban Area (PPS6 Out of Centre) Built-Up Zone Total Gross floor area: 400 sqm <i>Survey date: FRIDAY 18/05/12</i>		<i>Survey Type: MANUAL</i>
2	CA-01-O-01	CO-OP	CAMBRI DGESHI RE
	MAYORS WALK PETERBOROUGH NETHERTON Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total Gross floor area: 375 sqm <i>Survey date: MONDAY 17/10/11</i>		<i>Survey Type: MANUAL</i>
3	CF-01-O-01	TESCO EXPRESS	CARDIFF
	BUTE STREET CARDIFF CARDIFF BAY Neighbourhood Centre (PPS6 Local Centre) Commercial Zone Total Gross floor area: 450 sqm <i>Survey date: WEDNESDAY 18/07/12</i>		<i>Survey Type: MANUAL</i>
4	CF-01-O-02	CO-OPERATIVE	CARDIFF
	HEOL-Y-DERI CARDIFF RHIWBINA Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total Gross floor area: 350 sqm <i>Survey date: FRIDAY 07/10/16</i>		<i>Survey Type: MANUAL</i>
5	DH-01-O-01	SAINSBURY'S LOCAL	DURHAM
	132 STATION LANE HARTLEPOOL SEATON CAREW Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 469 sqm <i>Survey date: MONDAY 26/11/12</i>		<i>Survey Type: MANUAL</i>
6	DV-01-O-01	PREMIER	DEVON
	MELROSE AVENUE PLYMOUTH Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 70 sqm <i>Survey date: WEDNESDAY 18/07/12</i>		<i>Survey Type: MANUAL</i>
7	ES-01-O-01	ONE STOP	EAST SUSSEX
	THE SIDINGS HASTINGS ORE VALLEY Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 280 sqm <i>Survey date: WEDNESDAY 19/12/12</i>		<i>Survey Type: MANUAL</i>
8	LE-01-O-01	BEST ONE	LEICESTERSHI RE
	THE FAIRWAY LEICESTER AYLESTONE PARK Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 220 sqm <i>Survey date: THURSDAY 27/09/12</i>		<i>Survey Type: MANUAL</i>

LIST OF SITES relevant to selection parameters (Cont.)

9	NF-01-O-01 DEREHAM ROAD NORWICH	TESCO EXPRESS		NORFOLK
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 298 sqm <i>Survey date: FRIDAY 26/10/12</i>			
	<i>Survey Type: MANUAL</i>			
10	NY-01-O-03 FOREST ROAD NORTHALLERTON	CO-OPERATIVE		NORTH YORKSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 305 sqm <i>Survey date: MONDAY 19/09/16</i>			
	<i>Survey Type: MANUAL</i>			
11	SY-01-O-02 ECCLESALL ROAD SHEFFIELD	SAINSBURY'S LOCAL		SOUTH YORKSHIRE
	Neighbourhood Centre (PPS6 Local Centre) High Street Total Gross floor area: 306 sqm <i>Survey date: FRIDAY 14/12/12</i>			
	<i>Survey Type: MANUAL</i>			
12	TW-01-O-02 ETHEL TERRACE SUNDERLAND CASTLETOWN	CO-OPERATIVE		TYNE & WEAR
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 330 sqm <i>Survey date: FRIDAY 07/04/17</i>			
	<i>Survey Type: MANUAL</i>			
13	WL-01-O-01 THE CIRCLE SWINDON	ONE STOP		WILTSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 292 sqm <i>Survey date: FRIDAY 23/09/16</i>			
	<i>Survey Type: MANUAL</i>			
14	WY-01-O-01 KEIGHLEY ROAD BRADFORD	SAINSBURY'S LOCAL		WEST YORKSHIRE
	Edge of Town Residential Zone Total Gross floor area: 400 sqm <i>Survey date: THURSDAY 06/12/12</i>			
	<i>Survey Type: MANUAL</i>			
15	WY-01-O-02 AINSTY ROAD WETHERBY	CO-OPERATIVE		WEST YORKSHIRE
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total Gross floor area: 539 sqm <i>Survey date: MONDAY 26/09/16</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 01 - RETAIL/O - CONVENIENCE STORE

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	1	400	0.500	1	400	0.000	1	400	0.500
06:00 - 07:00	8	327	3.630	8	327	2.904	8	327	6.534
07:00 - 08:00	15	339	6.806	15	339	6.196	15	339	13.002
08:00 - 09:00	15	339	7.592	15	339	7.612	15	339	15.204
09:00 - 10:00	15	339	6.432	15	339	6.216	15	339	12.648
10:00 - 11:00	15	339	6.235	15	339	6.058	15	339	12.293
11:00 - 12:00	15	339	6.432	15	339	6.471	15	339	12.903
12:00 - 13:00	15	339	8.694	15	339	8.340	15	339	17.034
13:00 - 14:00	15	339	6.491	15	339	6.471	15	339	12.962
14:00 - 15:00	15	339	7.258	15	339	6.963	15	339	14.221
15:00 - 16:00	15	339	7.730	15	339	7.789	15	339	15.519
16:00 - 17:00	15	339	8.045	15	339	7.455	15	339	15.500
17:00 - 18:00	15	339	9.264	15	339	9.028	15	339	18.292
18:00 - 19:00	15	339	9.933	15	339	10.366	15	339	20.299
19:00 - 20:00	15	339	7.022	15	339	7.848	15	339	14.870
20:00 - 21:00	13	363	3.283	13	363	4.108	13	363	7.391
21:00 - 22:00	12	375	2.332	12	375	2.688	12	375	5.020
22:00 - 23:00	3	415	0.965	3	415	1.608	3	415	2.573
23:00 - 24:00	1	400	0.000	1	400	0.250	1	400	0.250
<b>Total Rates:</b>			108.644			108.371			217.015

*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: 70 - 539 (units: sqm)  
 Survey date range: 01/01/10 - 25/09/19  
 Number of weekdays (Monday-Friday): 15  
 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.*