



# Ipsley Church Lane, Redditch

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# Jubb

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# 1 Project Information

## 1.1 Project Information

**Client** Rainier Developments

## 1.2 Project Details

**Project Name** Ipsley Church Lane

**Location** Redditch

**Jubb Project Number** 24140

## 1.3 Report Details

**Version** 02

**Status** Issue

**Date** March 2024

## 1.4 Project Authorisation

### ISSUE HISTORY:

Version	Date	Detail
1	11/03/2024	First Draft
2	26/03/2024	Amendments to Report

### AUTHORISATION:

Prepared By	Approved By
J. Ford	M. Grist
B. Thomas	M. Grist

## 2 Introduction

### 2.1 Preamble

- 2.1.1 Jubb have been commissioned by Rainier Developments to provide transport and highways advice in relation to a proposed residential development at Land north of Ipsley Church lane, Redditch.
- 2.1.2 The site was occupied by the former GKN offices which have been vacant for at least three years. The proposals would see the conversion of the existing office building, to provide up to 80 residential units.
- 2.1.3 The site is located directly to the north of Ipsley Church Lane. **Figure 2.1** below shows the location of the site in relation the surrounding area.
- 2.1.4 It should be noted that the Land south of Ipsley Church Lane was granted planning permission in 2022 (planning ref: **20/00863**). This would see a change of use of land from open grassland to a cemetery. This proposed cemetery would deliver a new vehicular access taken from Ipsley Church Lane.

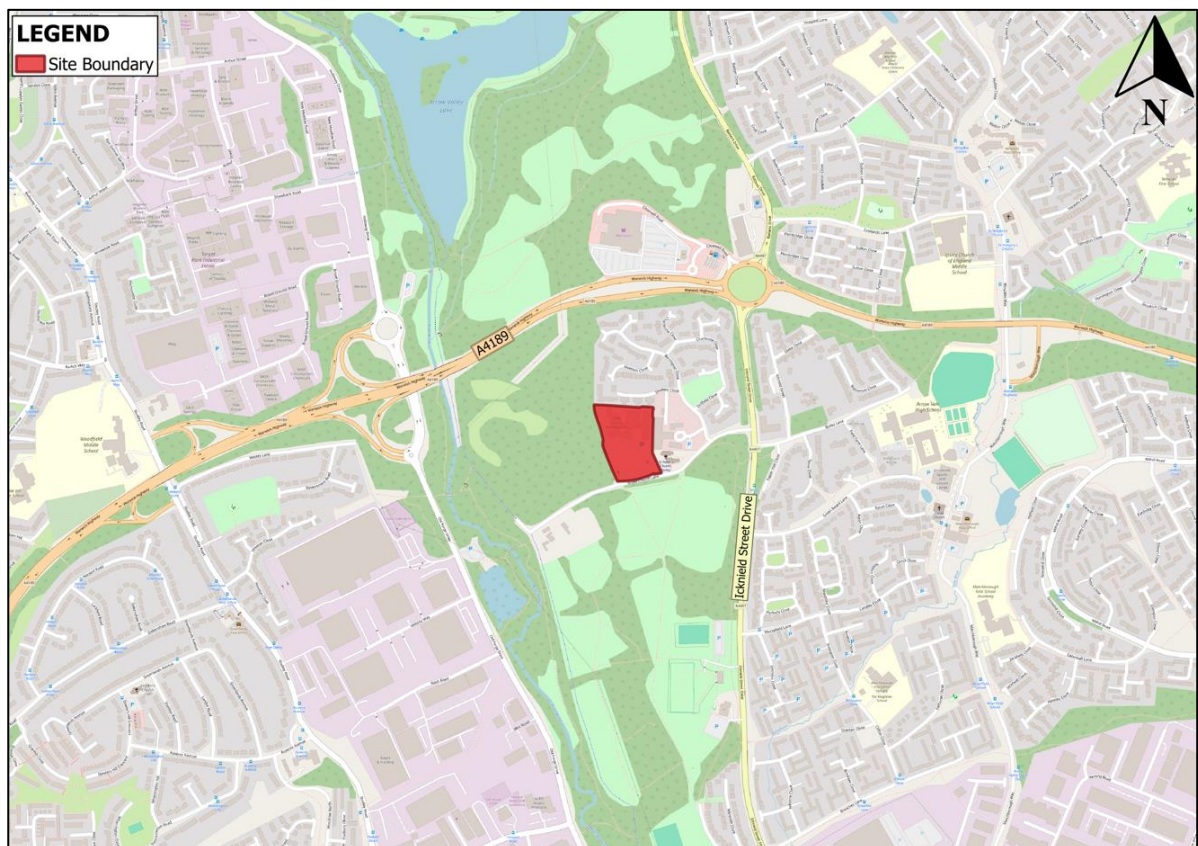


Figure 2.1 – Site Location

- 2.1.5 This TN demonstrates that the proposed development is not forecast to have a material impact on the surrounding highway network.
- 2.1.6 When comparing the consented trip generation of the office unit to that of the proposed residential development, it is anticipated that there would be a significant decrease in trip generation as a result of the residential development.
- 2.1.7 As such, it is considered that there are no highways or transport matters to prevent the proposals from being approved.

## 2.2 Vehicular Access

- 2.2.1 It is proposed that the site will be served by the existing vehicular access, taken from Ipsley Church lane.
- 2.2.2 Visibility splays of 2.4m x 43m would be provided and maintained at this junction, in line with Manual for Streets standards for a 30mph speed limit.
- 2.2.3 The vehicular access and associated footway are shown in Drawing **24140-JUBB-0001\_P04** attached at **Appendix A**.
- 2.2.4 A short section of footway would be provided at the southwest corner of the site, this footway would provide a connection to the adopted footway to the south of Ipsley Church Lane via a proposed uncontrolled pedestrian crossing.

## 2.3 PRoW 620(C)

- 2.3.1 Public Right of Way (PRoW) 620(C) is located directly opposite the existing vehicular access to the site and provides connection onto PRoW 638(A). The approximate location of PRoW 620(C) is shown in Drawing **24140-JUBB-0001\_P04** attached at **Appendix A**.
- 2.3.2 PRoW 620(C) has suffered from a lack of maintenance and has become overgrown. This connection should be maintained, given that it is a PRoW, and the future maintenance of this PRoW will be discussed with Worcestershire County Council (WCC).

## 2.4 Trip Generation

2.4.1 This section provides details of the assessment undertaken to determine the transport impact of the potential residential development on the local road network. This assessment has reviewed the following trip generation assessments:

- Existing/ consented Office use for 6,796sqm (Use Class B1).
- Proposed residential units for up to 80 units.

## 2.5 Existing / Consented Trip Generation

2.5.1 The traffic generation for the previous office site has been calculated using the '02/A Employment/ Office land use category of the TRICS database (using version 7.10.4), the full TRICS Output is appended at **Appendix B**.

2.5.2 **Table 2.1** presents the trip rates for the existing Office use.

Time Period	Arrivals	Departures	Two-Way
AM Peak Hour (0800-0900)	1.951	0.140	2.091
PM Peak Hour (1700-1800)	0.153	1.732	1.885

*Table 2.1 – Trip Rates for Existing Office Use*

2.5.3 **Table 2.2** presents the traffic generation for the existing Office use of 6,796sqm.

Time Period	Arrivals	Departures	Two-Way
AM Peak Hour (0800-0900)	133	10	142
PM Peak Hour (1700-1800)	10	118	128

*Table 2.2 - Traffic Generation for Existing Office use*

## 2.6 Proposed Residential Development Trip Generation

2.6.1 The traffic generation for the proposed residential development has been calculated using the '03/A Residential/Houses Privately Owned land use category of the TRICS database (using version 7.10.4), the full TRICS Output is appended at **Appendix B**.

2.6.2 **Table 2.3** presents the trip rates for the proposed residential development.

Time Period	Arrivals	Departures	Two-Way
AM Peak Hour (0800-0900)	0.056	0.170	0.226
PM Peak Hour (1700-1800)	0.136	0.076	0.212

*Table 2.3 – Trip Rates for Proposed Residential Development*

2.6.3 **Table 2.4** presents the traffic generation for the proposed residential development of up to 80 units.

Time Period	Arrivals	Departures	Two-Way
AM Peak Hour (0800-0900)	4	14	18
PM Peak Hour (1700-1800)	11	6	17

*Table 2.4 - Traffic Generation for proposed residential development (up to 80 units)*

## 2.7 Net Decrease of Trip Generation

2.7.1 **Table 2.5** presents the net decrease of traffic generated by the potential residential development.

Time Period	Arrivals	Departures	Two-Way
AM Peak Hour (0800-0900)	-128	+4	-124
PM Peak Hour (1700-1800)	0	-112	-112

*Table 2.5 – Potential Net Decrease Trip Generation*

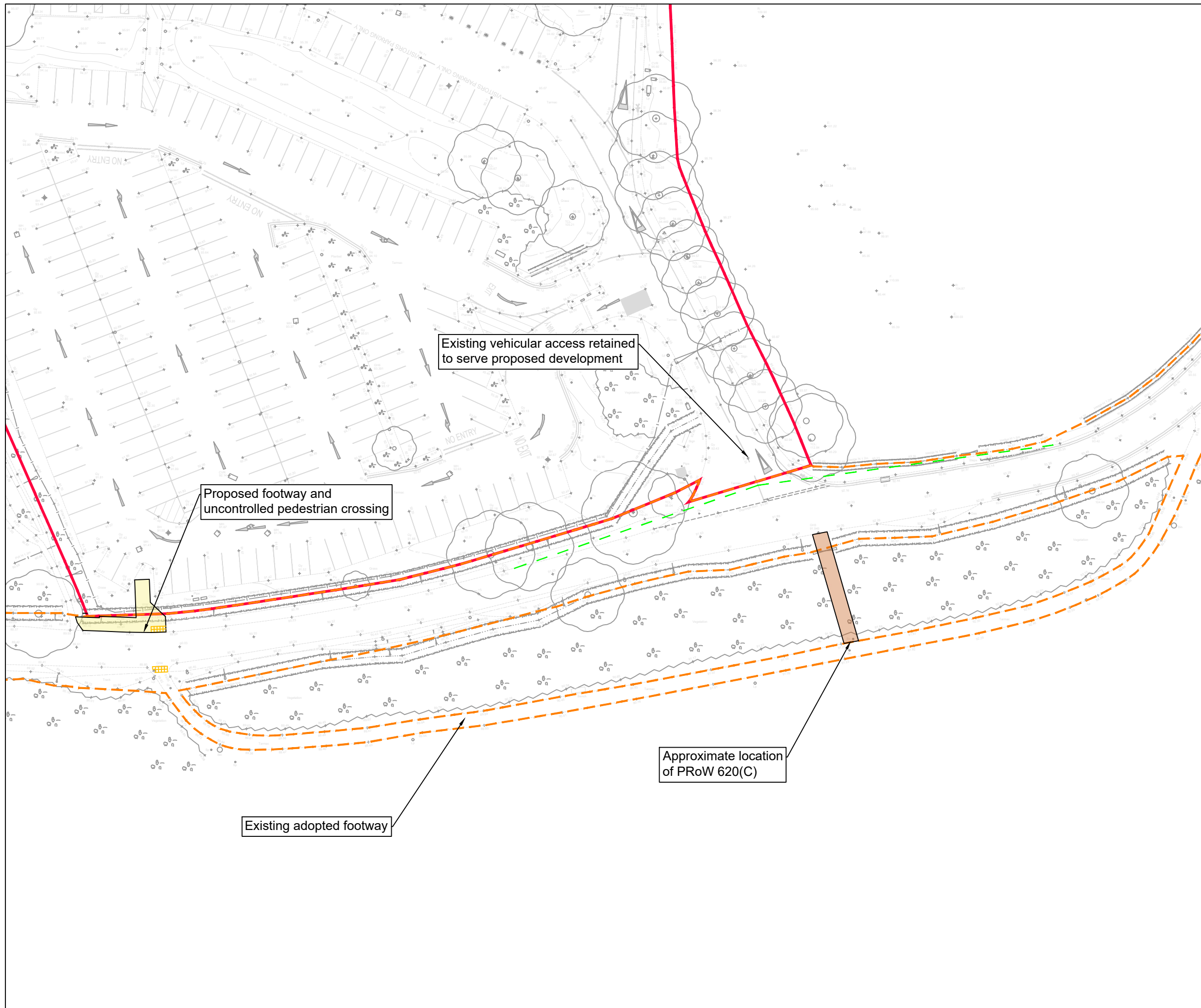
2.7.2 As shown in **Table 2.5**, the proposed residential development would result in a significant reduction in trips when compared to the existing / consented office use.

### 3 Summary

- 3.1.1 Vehicular access to the site, would be via the existing vehicular access taken from Ipsley Church Lane.
- 3.1.2 Visibility splays of 2.4m x 43m would be provided and maintained at the site access, in line with Manual for Streets standards for a 30mph speed limit.
- 3.1.3 A short section of footway at the southwest corner of the site, this footway would provide a connection to the existing footway to the south of Ipsley Church Lane via a proposed uncontrolled pedestrian crossing.
- 3.1.4 It has been demonstrated that the forecast trips generated by the proposed residential units would be significantly less than the existing / consented office unit, and therefore, there would not be a significant effect on the operation of the highway network.
- 3.1.5 It has been shown that the forecast traffic impact of the development proposals on the highway network is not significant and so would not result in a material impact.
- 3.1.6 It is therefore concluded that there are no highways or transport matters to prevent the proposals from being approved.



**Appendix A: Vehicular Access Strategy**



# KEY

- Site Boundary
- 2.4m x 43m Visibility Splays
- Extent of Adopted Highway
- Proposed Footway
- Existing Public Right of Way (PRoW)

Rev	Date	Description	By	Apvd
P04	26.03.24	Amendments	BT	MG
P03	28.02.24	Updated Topo	JF	MG
P02	20.02.24	Amendments	JF	MG
P01	14.02.24	Preliminary issue	JF	MG

*Rev Date Description By Apvd*

**PROJECT:**  
IPSLEY CHURCH LANE, REDDITCH

**TITLE:**  
PROPOSED VEHICULAR ACCESS  
OPTION 1

**CLIENT:**  
RAINIER DEVELOPMENTS

**SCALE@A3:**  
1:500

**PROJECT REF:**  
24131  
**DRAWING No:**  
0001

**REV:**  
P04

*Revision Referencing*  
P = Preliminary A = Approval T = Tender C = Construction



## Appendix B: TRICS Output

Filtering Summary

Land Use	03/C	RESIDENTIAL/FLATS PRIVATELY OWNED
Selected Trip Rate Calculation Parameter Range	6-215 DWELLS	
Actual Trip Rate Calculation Parameter Range	30-135 DWELLS	
Date Range	Minimum: 01/01/15	Maximum: 11/05/22
Parking Spaces Range	All Surveys Included	
Parking Spaces Per Dwelling Range:	All Surveys Included	
Bedrooms Per Dwelling Range:	All Surveys Included	
Percentage of dwellings privately owned:	All Surveys Included	
Days of the week selected	Monday	2
	Tuesday	2
	Wednesday	2
	Friday	1
Main Location Types selected	Suburban Area (PPS6 Out of Centre)	6
	Edge of Town	1
Inclusion of Servicing Vehicles Counts	Servicing vehicles Included	7 - Selected
	Servicing vehicles Excluded	5 - Selected
Population within 500m	All Surveys Included	
Population <1 Mile ranges selected	1,001 to 5,000	2
	20,001 to 25,000	2
	25,001 to 50,000	2
	50,001 to 100,000	1
Population <5 Mile ranges selected	125,001 to 250,000	3
	250,001 to 500,000	4
Car Ownership <5 Mile ranges selected	0.6 to 1.0	2
	1.1 to 1.5	5
PTAL Rating	No PTAL Present	7

Calculation Reference: AUDIT-829401-240223-0257

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL  
Category : C - FLATS PRIVATELY OWNED  
TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	BH BRIGHTON & HOVE	1 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	1 days
	NF NORFOLK	1 days
05	EAST MIDLANDS	
	DY DERBY	1 days
	NG NOTTINGHAM	2 days
09	NORTH	
	TW TYNE & WEAR	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: No of Dwellings  
 Actual Range: 30 to 135 (units: )  
 Range Selected by User: 6 to 215 (units: )

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/15 to 11/05/22

*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 2 days  
 Tuesday 2 days  
 Wednesday 2 days  
 Friday 1 days

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

Selected survey types:

Manual count 7 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) 6  
 Edge of Town 1

*This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.*

Selected Location Sub Categories:

Residential Zone 4  
 No Sub Category 3

*This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.*

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included 7 days - Selected  
 Servicing vehicles Excluded 5 days - Selected

Secondary Filtering selection:

Use Class:

C3 7 days

*This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.*

Population within 500m Range:

All Surveys Included

Secondary Filtering selection (Cont.):

Population within 1 mile:

1,001 to 5,000	2 days
20,001 to 25,000	2 days
25,001 to 50,000	2 days
50,001 to 100,000	1 days

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

Population within 5 miles:

125,001 to 250,000	3 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	2 days
1.1 to 1.5	5 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	7 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	7 days
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*This data displays the number of selected surveys with PTAL Ratings.*

LIST OF SITES relevant to selection parameters

- |   |   |                 |                            |
|---|---|-----------------|----------------------------|
| 1 | BH-03-C-01 BLOCK OF FLATS<br>OLD SHOREHAM RD<br>BRIGHTON<br>HOVE<br>Suburban Area (PPS6 Out of Centre)<br>Residential Zone<br>Total No of Dwellings: 71<br><i>Survey date: TUESDAY 26/09/17</i>               | BRIGHTON & HOVE | <i>Survey Type: MANUAL</i> |
| 2 | CA-03-C-03 BLOCKS OF FLATS<br>CROMWELL ROAD<br>CAMBRIDGE<br><br>Suburban Area (PPS6 Out of Centre)<br>No Sub Category<br>Total No of Dwellings: 82<br><i>Survey date: MONDAY 18/09/17</i>                     | CAMBRIDGE       | <i>Survey Type: MANUAL</i> |
| 3 | DY-03-C-03 BLOCKS OF FLATS<br>CAESAR STREET<br>DERBY<br><br>Suburban Area (PPS6 Out of Centre)<br>Residential Zone<br>Total No of Dwellings: 30<br><i>Survey date: WEDNESDAY 25/09/19</i>                     | DERBY           | <i>Survey Type: MANUAL</i> |
| 4 | NF-03-C-02 MIXED FLATS & HOUSES<br>HALL ROAD<br>NORWICH<br>LAKENHAM<br>Suburban Area (PPS6 Out of Centre)<br>Residential Zone<br>Total No of Dwellings: 82<br><i>Survey date: MONDAY 18/11/19</i>             | NORFOLK         | <i>Survey Type: MANUAL</i> |
| 5 | NG-03-C-01 HOUSES (SPLIT INTO FLATS)<br>LAWRENCE WAY<br>NOTTINGHAM<br><br>Suburban Area (PPS6 Out of Centre)<br>No Sub Category<br>Total No of Dwellings: 56<br><i>Survey date: TUESDAY 08/11/16</i>          | NOTTINGHAM      | <i>Survey Type: MANUAL</i> |
| 6 | NG-03-C-02 HOUSES (SPLIT INTO FLATS)<br>CASTLE MARINA ROAD<br>NOTTINGHAM<br><br>Suburban Area (PPS6 Out of Centre)<br>No Sub Category<br>Total No of Dwellings: 135<br><i>Survey date: WEDNESDAY 09/11/16</i> | NOTTINGHAM      | <i>Survey Type: MANUAL</i> |
| 7 | TW-03-C-01 BLOCKS OF FLATS<br>CAULDWELL AVENUE<br>WHITLEY BAY<br>MONKESEATON<br>Edge of Town<br>Residential Zone<br>Total No of Dwellings: 45<br><i>Survey date: FRIDAY 15/10/21</i>                          | TYNE & WEAR     | <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.*

MANUALLY DESELECTED SITES

Site Ref	Reason for Deselection
SF-03-C-04	Covid 19



Trip Rates for Key Periods		Trips per 1 dwells DWELLS	
Period	Inbound	Outbound	Total
0800-0900	0.056	0.170	0.226
1700-1800	0.136	0.076	0.212

TRIP RATE for Land Use 03 - RESIDENTIAL/C - FLATS PRIVATELY OWNED  
 TOTAL VEHICLES

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	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	7	72	0.056	7	72	0.134	7	72	0.190
08:00 - 09:00	7	72	0.056	7	72	0.170	7	72	0.226
09:00 - 10:00	7	72	0.070	7	72	0.108	7	72	0.178
10:00 - 11:00	7	72	0.066	7	72	0.084	7	72	0.150
11:00 - 12:00	7	72	0.068	7	72	0.068	7	72	0.136
12:00 - 13:00	7	72	0.060	7	72	0.062	7	72	0.122
13:00 - 14:00	7	72	0.062	7	72	0.084	7	72	0.146
14:00 - 15:00	7	72	0.070	7	72	0.062	7	72	0.132
15:00 - 16:00	7	72	0.100	7	72	0.058	7	72	0.158
16:00 - 17:00	7	72	0.096	7	72	0.076	7	72	0.172
17:00 - 18:00	7	72	0.136	7	72	0.076	7	72	0.212
18:00 - 19:00	7	72	0.116	7	72	0.062	7	72	0.178
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
<b>Total Rates:</b>			0.956			1.044			2.000

*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:	30 - 135 (units: )
Survey date range:	01/01/15 - 11/05/22
Number of weekdays (Monday-Friday):	7
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	1

*This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.*

Filtering Summary

Land Use	02/A	EMPLOYMENT/OFFICE
Selected Trip Rate Calculation Parameter Range	118-20000 sqm GFA	
Actual Trip Rate Calculation Parameter Range	500-10100 sqm GFA	
Date Range	Minimum: 01/01/15	Maximum: 23/11/22
Parking Spaces Range	All Surveys Included	
Days of the week selected	Monday	2
	Tuesday	2
	Wednesday	4
	Thursday	1
Main Location Types selected	Suburban Area (PPS6 Out of Centre)	1
	Edge of Town	8
Inclusion of Servicing Vehicles Counts	Servicing vehicles Included	4 - Selected
	Servicing vehicles Excluded	14 - Selected
Population within 500m	All Surveys Included	
Population <1 Mile ranges selected	1,001 to 5,000	3
	10,001 to 15,000	2
	15,001 to 20,000	2
	20,001 to 25,000	1
	25,001 to 50,000	1
Population <5 Mile ranges selected	25,001 to 50,000	1
	100,001 to 125,000	2
	125,001 to 250,000	5
	250,001 to 500,000	1
Car Ownership <5 Mile ranges selected	0.6 to 1.0	4
	1.1 to 1.5	4
	1.6 to 2.0	1
PTAL Rating	No PTAL Present	9
Filter by Site Operations Breakdown	All Surveys Included	

Calculation Reference: AUDIT-829401-240214-0246

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT

Category : A - OFFICE

TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	PO PORTSMOUTH	1 days
	WS WEST SUSSEX	1 days
03	SOUTH WEST	
	WL WILTSHIRE	1 days
04	EAST ANGLIA	
	NF NORFOLK	2 days
	PB PETERBOROUGH	1 days
06	WEST MIDLANDS	
	WK WARWICKSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	AK WAKEFIELD	1 days
09	NORTH	
	DA DARLINGTON	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: 500 to 10100 (units: sqm)  
 Range Selected by User: 118 to 20000 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/15 to 23/11/22

*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	2 days
Tuesday	2 days
Wednesday	4 days
Thursday	1 days

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

Selected survey types:

Manual count	9 days
Directional ATC Count	0 days

*This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.*

Selected Locations:

Suburban Area (PPS6 Out of Centre)	1
Edge of Town	8

*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	2
Development Zone	1
Residential Zone	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.*

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included	4 days - Selected
Servicing vehicles Excluded	14 days - Selected

Secondary Filtering selection:

Use Class:

Not Known	9 days
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*This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.*

Filter by Site Operations Breakdown:

All Surveys Included

Population within 500m Range:

All Surveys Included

Secondary Filtering selection (Cont.):

Population within 1 mile:

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

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

Population within 5 miles:

25,001 to 50,000	1 days
100,001 to 125,000	2 days
125,001 to 250,000	5 days
250,001 to 500,000	1 days

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

Car ownership within 5 miles:

0.6 to 1.0	4 days
1.1 to 1.5	4 days
1.6 to 2.0	1 days

*This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.*

Travel Plan:

No	9 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	9 days
-----------------	--------

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

LIST OF SITES relevant to selection parameters

1	AK-02-A-01 PIONEER WAY CASTLEFORD WHITWOOD Edge of Town No Sub Category Total Gross floor area: 1230 sqm <i>Survey date: TUESDAY 23/05/17</i>	OFFICES	WAKEFIELD	<i>Survey Type: MANUAL</i>
2	DA-02-A-02 ALDERMAN BEST WAY DARLINGTON  Edge of Town No Sub Category Total Gross floor area: 3530 sqm <i>Survey date: THURSDAY 18/10/18</i>	ENGINEERING COMPANY	DARLINGTON	<i>Survey Type: MANUAL</i>
3	NF-02-A-04 WHITING ROAD NORWICH  Edge of Town Commercial Zone Total Gross floor area: 500 sqm <i>Survey date: WEDNESDAY 13/11/19</i>	BUILDING CONSULTANT	NORFOLK	<i>Survey Type: MANUAL</i>
4	NF-02-A-05 YARMOUTH ROAD NORWICH  Edge of Town Residential Zone Total Gross floor area: 3697 sqm <i>Survey date: MONDAY 12/09/22</i>	COUNCIL OFFICES	NORFOLK	<i>Survey Type: MANUAL</i>
5	PB-02-A-04 LYNCH WOOD PETERBOROUGH  Edge of Town Commercial Zone Total Gross floor area: 4040 sqm <i>Survey date: WEDNESDAY 19/10/16</i>	OFFICES	PETERBOROUGH	<i>Survey Type: MANUAL</i>
6	PO-02-A-02 NORTHERN ROAD PORTSMOUTH COSHAM Suburban Area (PPS6 Out of Centre) No Sub Category Total Gross floor area: 10100 sqm <i>Survey date: MONDAY 23/11/15</i>	HMRC	PORTSMOUTH	<i>Survey Type: MANUAL</i>
7	WK-02-A-03 BUDBROOKE ROAD WARWICK  Edge of Town Industrial Zone Total Gross floor area: 796 sqm <i>Survey date: WEDNESDAY 23/11/22</i>	ENGINEERING CONSULTANTS	WARWICKSHIRE	<i>Survey Type: MANUAL</i>
8	WL-02-A-01 THE CRESCENT AMESBURY SUNRISE WAY Edge of Town Development Zone Total Gross floor area: 2500 sqm <i>Survey date: TUESDAY 18/09/18</i>	PET INSURANCE COMPANY	WILTSHIRE	<i>Survey Type: MANUAL</i>

LIST OF SITES relevant to selection parameters (Cont.)

9 WS-02-A-06 SOUTHERN WATER OFFICES WEST SUSSEX  
 YEOMAN ROAD  
 WORTHING

Edge of Town  
 No Sub Category  
 Total Gross floor area: 5700 sqm  
*Survey date: WEDNESDAY 18/05/22 Survey Type: MANUAL*

*This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.*

MANUALLY DESELECTED SITES

Site Ref	Reason for Deselection
EC-02-A-04	During Covid
GM-02-A-10	During Covid
MS-02-A-03	During Covid
NM-02-A-01	During Covid
SF-02-A-03	During Covid
WO-02-A-03	During Covid



Trip Rates for Key Periods		Trips per 100 sqm GFA	
Period	Inbound	Outbound	Total
0800-0900	1.951	0.140	2.091
1700-1800	0.153	1.732	1.885

TRIP RATE for Land Use 02 - EMPLOYMENT/A - OFFICE  
 TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00	1	10100	1.109	1	10100	0.168	1	10100	1.277
07:00 - 08:00	9	3566	1.156	9	3566	0.112	9	3566	1.268
08:00 - 09:00	9	<b>3566</b>	1.951	9	<b>3566</b>	0.140	9	<b>3566</b>	2.091
09:00 - 10:00	9	3566	1.097	9	3566	0.165	9	3566	1.262
10:00 - 11:00	9	3566	0.237	9	3566	0.118	9	3566	0.355
11:00 - 12:00	9	3566	0.181	9	3566	0.171	9	3566	0.352
12:00 - 13:00	9	3566	0.299	9	3566	0.542	9	3566	0.841
13:00 - 14:00	9	3566	0.399	9	3566	0.411	9	3566	0.810
14:00 - 15:00	9	3566	0.234	9	3566	0.495	9	3566	0.729
15:00 - 16:00	9	3566	0.165	9	3566	0.782	9	3566	0.947
16:00 - 17:00	9	3566	0.159	9	3566	1.181	9	3566	1.340
17:00 - 18:00	9	3566	0.153	9	3566	1.732	9	3566	1.885
18:00 - 19:00	8	3858	0.071	8	3858	0.528	8	3858	0.599
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
<b>Total Rates:</b>			7.211			6.545			13.756

*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:	500 - 10100 (units: sqm)
Survey date date range:	01/01/15 - 23/11/22
Number of weekdays (Monday-Friday):	9
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	6

*This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.*