
Stonehouse Farm – Lot 8: Transport Addendum Note

Ref: ITS19302-002
Date: 23 June 2025

SECTION 1 Introduction

- 1.1 Lake Investments Limited has submitted a planning application (Ref: DC/25/0403) for the proposed redevelopment of Stonehouse Farm. The submission comprises 3 components:
 1. Rationalisation of existing commercial facilities at Stone House Business Park.
 2. Decommissioning of anaerobic digester and re-use of existing buildings for storage and office uses.
 3. Residential redevelopment of the Jacksons Farm site including demolition of existing barns to provide 3no. dwellings with access, parking and landscaping.
- 1.2 While forming part of a site-wide masterplan, the three components are standalone elements and must be able to proceed separately in relation to any proposed conditions / obligations pursuant to each proposal – e.g. they will not necessarily stay within a single entity ownership should permission be granted.
- 1.3 The planning application was accompanied by Transport Note relating to component 1 and a Transport Statement relating to component 2. Given the scale of component 3, no specific transport work accompanied this submission as it is well below the assessment thresholds.
- 1.4 In response to consultation on the application, West Sussex County Council in its capacity as the local highway authority has provided a response that requests further information. This request is summarised in **Table 1.1**.

Table 1.1: Summary of WSCC Highways Response

WSCC Comment	Applicant Response
Component 1	
Clarification on wording within TN relating to whether it is a net increase or decrease.	The use of decease was a typographical error – the assessment within the Transport Note has been prepared on the basis of an increase, including the trip impact assessment at Table 2.4.
Component 2	
Road Safety Decision Log (Designers Response) provided in Word format.	Word format of document issued to WSCC.
Further information / justification in respect of visibility splays.	Additional information is provided at Section 3.
Further information relating to the existing and future level of proposed HGV usage and occupier of the site.	Additional information provided at Section 2.
Further information of daily trips for car and HGV traffic.	Additional information provided at Section 2.
Suitability of sustainable modes of transport should an office use be provided.	Permission is not sought for Class E (g)(i) (i.e. office) capacity – any office space is ancillary to the proposed Class E (g)(iii) operations (i.e. aerospace storage and distribution).
Component 3	
Information relating to how the site has considered travel by sustainable modes of travel.	Additional information provided at Section 4.
All Components	
A Travel Plan for the site as a whole covering the various component parts of the Masterplan.	The requirement for a site wide Travel Plan is not appropriate – while forming part of a Masterplan, each component is independent and must be able to proceed separately pursuant to any planning obligations / conditions. The scale of each component is such that a full Travel Plan would not be appropriate, particularly given the rural context of the site. However, if deemed necessary, a condition requiring the submission of a Travel Plan Statement prior to first occupation by the end operator could be secured by planning condition.
The TS and TN should be updated to demonstrate a vision-led approach to the development, as per the NPPF requirements.	Additional information provided at Section 4.

- 1.5** In addition, a response is provided to matters raised by the WSCC Public Rights of Way Team in standalone document **ITS19302-010 PROW**.

SECTION 2 Component 2 – Trip Generation

2.1 Use Class Restriction

- 2.1.1 The building is to be used by a local business for the storage and distribution of aerospace parts; the company is currently operating from a site near Steyning and require a larger premises. The conversion will focus on providing a building suitable to meet the need of the occupier.
- 2.1.2 It is important to note that the use of converted building will be restricted by the planning class that has been applied for and, in the event that new occupiers enter the premises, they will only be able to operate within the use class. As set out in the Planning Statement prepared by ECE Planning (ref: P2197) the use sought is as follows:

"The proposal aims to decommission the existing AD Plant and repurpose both the AD Plant and the adjacent agricultural (former livestock) building for Class B8 and Class E (g) use"

- 2.1.3 Class B8 includes for:

Use for storage or as a distribution centre

- 2.1.4 Class E (g) use includes only the following uses;

- (i) ***an office to carry out any operational or administrative functions,***
- (ii) ***the research and development of products or processes, or***
- (iii) ***any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit***

- 2.1.5 It is understood that WSCC Highways had concern that a grant of permission for the site may have resulted in potential future change of the site for operation as other 'E' class uses, such as a gym or café, which may result in significantly different trip patterns of generation. These uses sit within other Class E classes (e.g. a children's nursery is E(f), a gym E(d) and a café E(b)) and the Applicant can confirm that permission is not sought within these use classes, rather, it is solely Class B8 and Class E(g).

2.2 Trip Generation

Baseline Trip Generation – Digester and Associated Dairy Herd

- 2.2.1 The baseline trip generation assessment within the Transport Statement focussed only on the digester building in an industrial capacity. The TRICS system does not contain sufficient or 'like-for-like' data to be able to undertake an assessment of the trip generation of an anaerobic digester and the associated dairy herd connected to the agricultural buildings that are to be converted.

2.2.2 Therefore, to establish a 'baseline' traffic generation, Savills Rural have been commissioned to undertake an assessment of the movements that would be generated by such a use including milk collections, feed, animal welfare and other associated operations. The analysis is provided at **Appendix A** and summarised in **Table 2.1**.

Table 2.1: Summary of Digester and Associated Dairy Herd Movements

Time Period	Average Movements
Per Day	37
Per Week	183

Future Generation

Proposed B8 / E(g)(iii) Use

2.2.3 As set out in Section 2.1, the site is to be occupied by a commercial warehousing company. The Transport Statement set out an assessment of a general industrial unit, however, E(g)(iii) restricts any operation of any industrial processes that may be detrimental to residential amenity in terms of vibration, noise, smell and dust – i.e. significant industrial processes. Paragraph 116 of the NPPF requires the consideration of reasonable scenarios. Therefore, a further assessment has been undertaken on the basis of the site operating in a commercial warehousing capacity. Data has been obtained from the TRICS database for such a use, and the outputs are provided at **Appendix B** and summarised in **Table 2.2**.

Table 2.2: Summary of Commercial Warehousing Use – TRICS

Time Period	Average Movements
Morning Peak	12
Afternoon Peak	7
Daily	106

2.2.4 The assessment indicates that the use may result in a modest intensification and provides a starting point for more detailed assessment.

2.3 OGV Use

Baseline

2.3.1 It is understood from WSCC Highways that the primary concern is in relation to the HGV movements and, in particular, articulated vehicles which will encroach into the opposing lane of the carriageway when turning left at the site access. Therefore, further assessment of the baseline and future generation of such movements have been undertaken.

2.3.2 The Savills Rural assessment of the previous use identifies the type of activities associated with vehicular movements. While it does not identify the types of vehicles, it is reasonable to assume that the following would generate large OGV movements.

- Milk collections
- Delivery of food concentrates
- Delivery of forage and bulk feed
- Repairs and maintenance
- Fallen stock
- Livestock sales and purchases
- Fuel and oils
- Seed, fertiliser and sprays
- Waste and recycling

2.3.3 There may also be some HGV movements associated with:

- Farm visits
- Sundry – e.g. the delivery of equipment and machinery

2.3.4 Assuming only the 'known' HGV movements (i.e. those on the first list), this equates to the movements set out in **Table 2.3**.

Table 2.3: Summary of Digester and Associated Dairy Herd HGV Movements

Time Period	Average Movements
Per Day	7
Per Week	33

Proposed B8 / E(g)(iii) Use

2.3.5 To provide a comparison, advice has been sought from the proposed occupier of the site in relation to business operations. Predominantly, deliveries of aviation parts are undertaken by van size vehicles. There will be occasional articulated vehicle movement associated with the infrequent delivery of larger parts – e.g. wing components. It is expected that such movements will equate to approximately 2 trips per day (i.e. 4 HGV movements). This is well within the baseline generation.

2.3.6 However, it is recognised that there is the site could be occupied by another operator within the use class. To provide a comparison, the Applicant operates a similar commercial operation at Stonehouse Farm (the site is Component 2 of the wider masterplan site). The following uses, within the B8 / E(g) use class, currently operate at this location:

- HGV recovery and mechanical repair operation
- Kitchen and built furniture manufacturer and joiner
- Commercial washing machine supplier and repairs
- Fire alarm installers and servicing
- Haulage – comprising grab and tip operation
- Property waste disposal

2.4 Locally Sourced Data

2.4.1 Traffic data has been collected at the site access via a manual count video survey conducted on the 12th and 13th June 2025, detailing both the volume of movements and vehicle class breakdown. The full outputs are provided at **Appendix C** and summarised in **Table 2.4**.

Table 2.4: Observed Stonehouse Farm Movements

Date	Total Vehicle Movements	OGV Movements
12 th June 2025	81	10
13 th June 2025	84	13

2.4.2 The total floor area currently in operation at the Stonehouse Farm site equates to 1,835sqm and, applied to the movements summarised in Table 2.4, equates to the trip rates set out in **Table 2.5**.

Table 2.5: Pro-Rated Application Site Movements

Date	All Vehicles Trips Per 100sqm	OGV Trips per 100sqm
Daily (00:00 – 00:00)	4.50	0.62

2.4.3 These trip rates have been applied to the floor area of the proposed change of use (4,961sqm) and the resultant trip forecast is set out in **Table 2.6**.

Table 2.6: Forecast B8 / E(g)(iii) Trips (4,961sqm)

Date	Total Vehicle Movements	OGV Movements
Daily (00:00 – 00:00)	223	31

2.5 Efficiency of Movement / Economies of Scale

- 2.5.1 While the surveys undertaken at Stonehouse Farm Business Park provide local data, as set out in paragraph 2.3.6, the uses are split across multiple occupiers whereas the proposed change of use at Component 2 is provided for within a single building intended for use by a single occupier – subdivision of this space for use by multiple occupiers would require adaptations to the building necessitating a requirement for further planning permission being sought.
- 2.5.2 There is not a linear progression in the extent of the floor area and trips when occupied by a single employer versus multiple occupiers. For example, a single occupier enables:
- Staff efficiency – a larger floor space will likely be more staff efficient and requiring less staff to be in attendance. Multiple occupiers will duplicate roles which would be condensed into a single role for a larger occupier (e.g. site managers, cleaning staff, HR and administrative functions, banksmen etc).
 - Servicing efficiency – deliveries and servicing can be consolidated into a single delivery as opposed to multiple smaller deliveries.
 - Size of storage – larger buildings will enable the storage of larger components, taking up more of the space through the same number of movements.
- 2.5.3 To assess the extent to which this may influence trip rates, a TRICS assessment has been undertaken using the same site selection parameters – the outputs of the assessment and site selection parameters are provided at **Appendix D**. The assessment calculates the trip generation of a business park occupied by multiple providers (any surveys less than 5 units have been deselected) as well as the trip generation associated with a single larger industrial unit of a scale similar to that sought as part of the proposed change of use of Component 2. The daily total vehicles and OGV trip rates on a 'per 100sqm' basis are summarised in **Table 2.7**.

Table 2.7: Multiple Unit vs Single Unit Trip Comparison

Trip Type	Multiple Occupiers	Single Occupier	%age Difference
	Trip Rate Per 100sqm	Trip Rates Per 100sqm	
Total Vehicles	4.50	3.55	-21.1%
OGVs	0.62	0.17	-72.6%

- 2.5.4 The analysis demonstrates that a single occupier use for the same floor area has a much-reduced vehicular impact.

2.6 Net Impact Assessment

- 2.6.1 On the basis of the bespoke assessment set out above, there are two options to derive the trip rate associated with the proposed change of use:
- The application of the trip rates derived for a single occupier, as set out in Table 2.7.
 - The use of locally sourced data, as per 2.6, with a single occupier reduction based on the percentage differences set out in Table 2.7.
- 2.6.2 The outputs of both assessments are set out in **Table 2.8**.

Table 2.8: Traffic Forecasts

Assessment Method	Total Vehicle Movements	OGV Movements
Single Occupier TRICS Trip Rates	176	8
Locally Sourced Data with Single Occupier Reduction	175	8

- 2.6.3 Using either method results in the same trip output, providing assurance that the forecast is a realistic assessment of the post-development traffic flows. These flows have been compared to the baseline generation (Tables 2.1 and 2.3) to derive a net impact, as presented in **Table 2.9**.

Table 2.9: Net Impact

	Total Vehicle Movements	OGV Movements
Baseline	37	7
Forecast	176	8
Net Impact	+139	+1

- 2.6.4 The assessment demonstrates that while there will be an intensification in use of the access, there is little difference in OGV movement, with the proposed change of use generating a level of movement consistent with historically associated with the site.
- 2.6.5 The access is subject to improvement works including widening, the introduction of passing bays and improved visibility. Safety at the access has been reviewed through an independent Road Safety Audit and addressed in accordance with the recommendations of the Auditor
- 2.6.6 As such, while there is a minor intensification in general vehicular traffic, it is demonstrate that safe and suitable access is achieved and that the proposed change of use (inherently restricted through the specific use-class for which permission is sought) will not result in an intensification in access by OGV / large HGV vehicles.

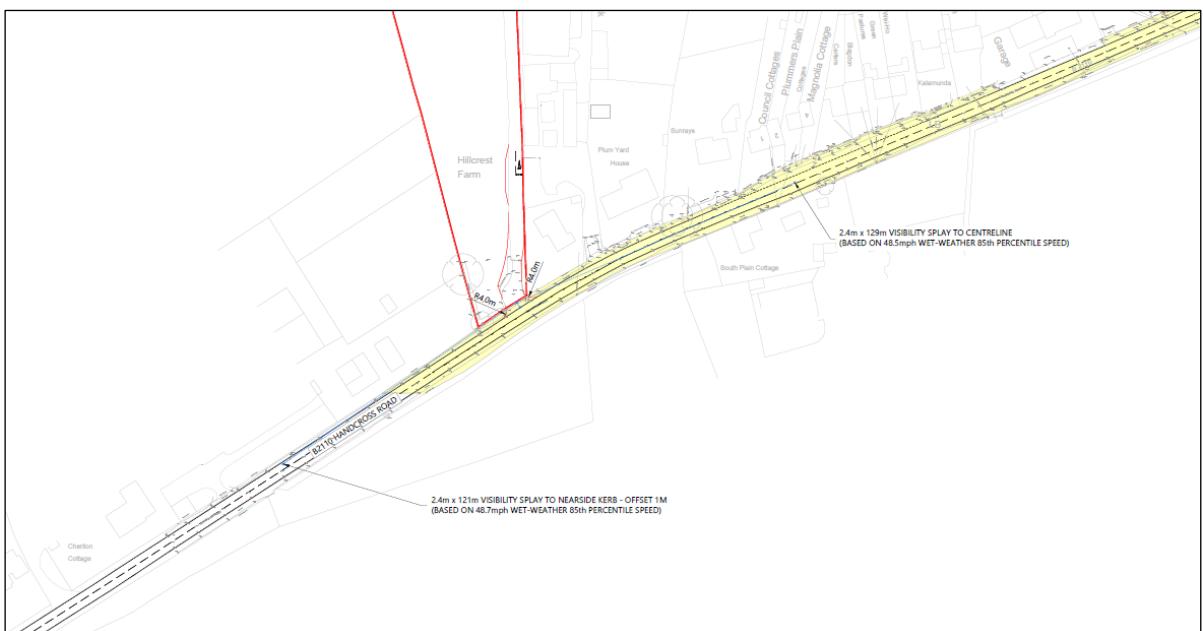
SECTION 3 Visibility Splays

- 3.1 Handcross Road is subject to a 50mph speed limit – however, ATC data has been obtained that identifies mean and 85th percentile speeds. The data is provided at **Appendix E** and the speeds and resultant visibility splays using DMRB parameters are summarised in **Table 3.1**.

Access	Design Speed		Visibility Splay	
	Eastbound	Westbound	Eastbound	Westbound
Proposed Driveway Access	44.2mph	46.2mph	121m	129m

- 3.2 Visibility splays at the access have been reviewed in this context. The updated access drawing ITS19302-GA-009 demonstrates the splay to a 1m offset from the nearside kerb line. The splays are achievable within land under control of the Applicant / within the highway boundary, with some maintenance of vegetation that has overgrown into the highway. This maintenance will be undertaken as part of the works required to implement the access improvements under license from WSCC. An extract of the drawing is provided in **Image 3.1**.

3.3 Image 3.1: Access Arrangement + Visibility



- 3.4 The proposed access alterations have been subject to a Stage 1 RSA, as detailed within the Transport Statement, with all matters addressed in accordance with the Auditor recommendations.

SECTION 4 Vision-Led Assessment / Accessibility

4.1 Development Vision

- 4.1.1 While it is noted that recent changes to the NPPF have resulted in a shift towards vision-led planning, it is important to note the nature and location of the site. Paragraph 110 of the NPPF recognises that transport solutions will vary between urban and rural areas and that this should be taken into account in decision-making.
- 4.1.2 Paragraph 89 also recognises that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not well served by public transport. In these circumstances, the NPPF stresses that it is important to ensure that development is sensitive to its surroundings. It also promotes the use of previously developed land.
- 4.1.3 The NPPF also promotes the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings (para 88).
- 4.1.4 Against this background, the overarching vision for the site is to provide a comprehensive redevelopment of redundant buildings to maintain a commercial use of the site in the interest of the rural economy, providing jobs and business opportunity within the local area. With this, the opportunity has been taken to enhance the existing access to the former AD Plant site at Lot 8 including Road Safety Auditing of the existing access and the proposed improvements, with resolution of all matters in accordance with the Auditor recommendations, as well as improving Public Right of Way connections by diverting / rerouting the existing PROW within the site to reduce risk of conflict with vehicles as part of a wider environmental and BNG enhancement.
- 4.2 Travel Plan Statements can be secured by planning condition from the commercial elements of the proposals which require the promotion of sustainable travel amongst staff – e.g. promotion of car sharing, given the existing commercial activities that would be supplemented by the reuse of the now redundant buildings.

Component 3

- 4.3 The redevelopment of the redundant buildings has been developed in consultation with local residents and Lower Beeding Parish Council, who have expressed their support for the scheme.
- 4.3.1 The proposal for 3 residential units should be considered in the context of the fallback position associated with the conversion of the existing agricultural buildings to residential under the provisions of Class Q, which is set out in greater detail in Section 9 of the Planning Statement (ref: P2197) that accompanies the planning application.

- 4.3.2 The existing buildings can be converted to 10 residential units under Class Q, which definitively does not assess the sustainability of the location, and this must be factored into the consideration of the new dwellings. The only matters for consideration through Class Q is in relation to the acceptability of the accesses onto Hammerpond Road, which retain the existing points of access and egress, whilst significantly reducing the level of use associated with the lawful agricultural and commercial uses (with the eastern barn previously used by a scaffold company)
- 4.3.3 Notwithstanding, the proposal includes the provision of 3 new houses, a scale of development in keeping with the local area, assisting in maintaining the vitality of the local area. These dwellings will be provided with electric vehicle charging, consistent with Building Regulation requirements, to encourage the use of low / no emission vehicles as well as cycle parking in accordance with Council parking standards.

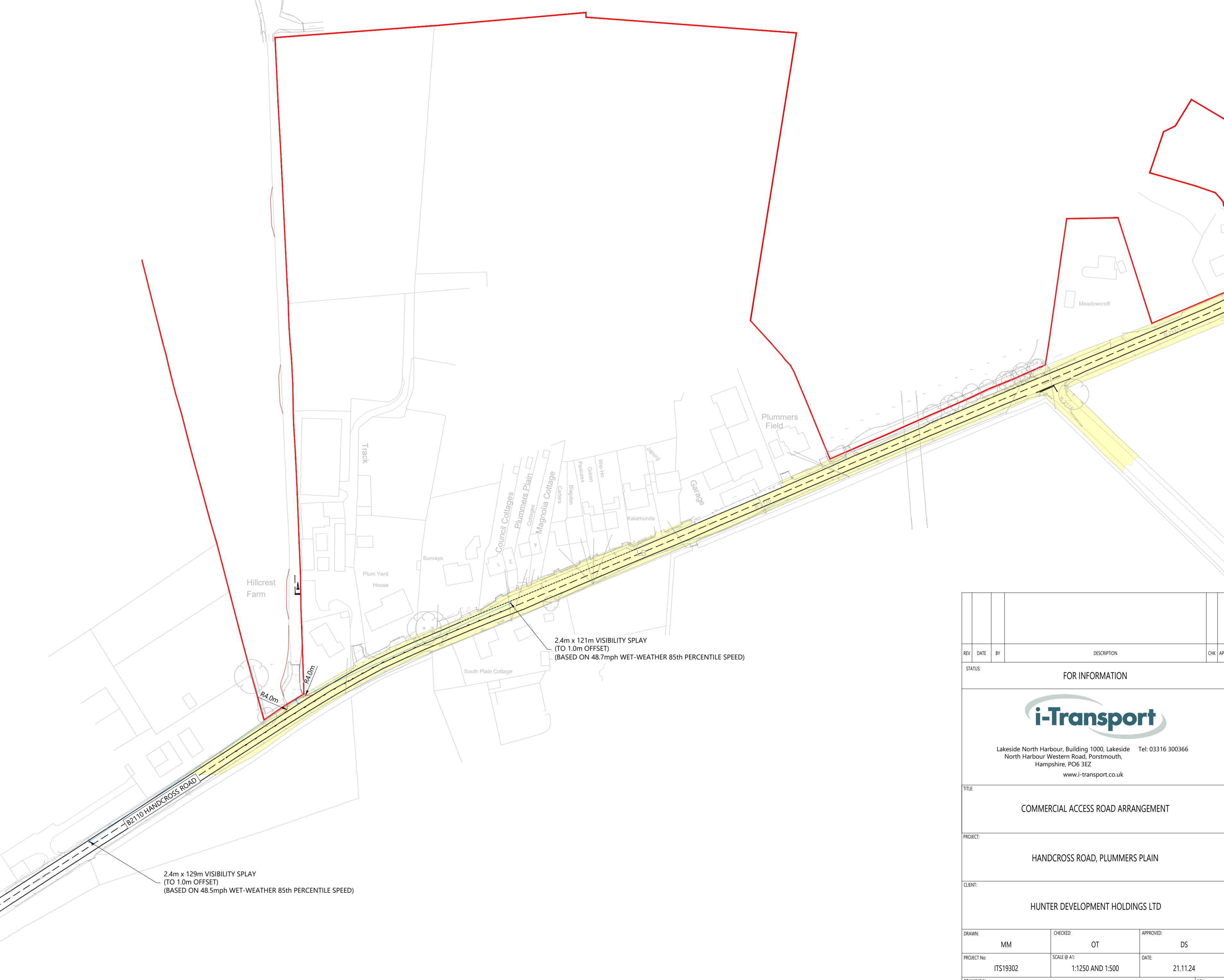
SECTION 5 Summary and Conclusions

- 5.1 This Technical Note has been prepared to address the request for more information by WSCC Highways in response to planning application DC/25/0403.
- 5.2 Additional information is provided in relation to vehicular movements – an assessment of the existing movements with the former AD Plant and associated dairy herd. The assessment forecasts a minor intensification in use in general vehicular traffic, but a level of HGV / OGV movements that are consistent with the historic use of the site.
- 5.3 To accommodate an intensification in use of the access, improvement is proposed to both the access and access road. Visibility splays are to be improved and provided in accordance with observed speeds and the access has been subject to a Road Safety Audit will all matters addressed in accordance with the Auditor recommendations.
- 5.4 The rural nature of the use limits the opportunity the enhancement of sustainable travel, a position which is recognised within the National Planning Policy Framework. The redevelopment of the site has been progressed in consultation with local residents and the Parish Council with a vision to retain the commercial use of the site and to reuse redundant buildings, while improving enhancing the environment and improving BNG. Improvements are proposed to the PROW within the site, and Travel Plan Statements can be secured by planning condition requiring the promotion of sustainable travel initiatives such as car sharing.
- 5.5 The small-scale residential aspect of the proposal, intended to supplement the local offer and to reduce large vehicle movements along Hammerpond Road associated with the former agricultural use, will be provided with electric vehicle charging and cycle parking in accordance with standards. The scale of the development is one-third of the scale that could be brought forward under Class Q permitted development.
- 5.6 Against this background, the proposed development satisfies the requirements of the NPPF in regard to transport in so far that safe and suitable access is provided, as per the requirements of paragraph 115, and that the proposal supports a prosperous rural, in accordance with paragraphs 88 and 89. Consistent with paragraph 116 of the NPPF, there are no residual 'severe' impacts upon which it would be reasonable to refuse permission on grounds of transport and safety.

DRAWINGS



1:500



REV	DATE	BY	DESCRIPTION	CHK	APD
FOR INFORMATION					
 <p>Lakeride North Harbour, Building 1000, Lakeride Tel: 03316 300366 North Harbour Western Road, Portsmouth, Hampshire, PO6 3EZ www.i-transport.co.uk</p>					
TITLE: COMMERCIAL ACCESS ROAD ARRANGEMENT					
PROJECT: HANDCROSS ROAD, PLUMMERS PLAIN					
CLIENT: HUNTER DEVELOPMENT HOLDINGS LTD					
DRAWN:	MM	CHECKED:	OT	APPROVED:	DS
PROJECT No:	ITS19302	SCALE @ A:	1:1250 AND 1:500	DATE:	21.11.24
DRAWING No:	ITS19302-GA-009	REV:	-		

APPENDIX A. SAVILLS RURAL AD AND HERD ASSESSMENT

16 May 2025



Mr L. Goossens
Hunter Development Holdings Ltd
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Worthing
West Sussex
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Dear Mr Goossens,

Consented Use Vehicle Movements for the Agricultural & Anaerobic Digestion Buildings at Stonehouse Farm, Plummers Plain, RH13 6NZ

Further to your instruction to review the expected number of vehicle movements on Stonehouse Farm for the consented agricultural and anaerobic digestion plant buildings (**Consented Buildings**) I have detailed my findings below.

Savills is an international property consultancy company with a specialist rural advisory business, providing financial and strategic business advice to landowners, farmers, and foresters. I am a director in the food and farming team and a member of the British Institute of Agricultural Consultants (BIAC) and a Fellow of the Association of Agricultural Valuers. I have over a decade of professional farm consultancy and management experience.

Stonehouse Farm

Stonehouse Farm is located to the south-east of Horsham and totals approximately 40 hectares (100 acres), of which approximately 30 hectares (75 acres) is laid to temporary grass. The holding has two ranges of agricultural buildings; Jacksons Farm to the north of the holding and a modern steel portal agricultural building adjacent to an anaerobic digestion building on the western boundary.

The provisional agricultural land classification identifies the holding predominantly as Grade 3, with a small band of Grade 4 to the north of the holding.

The holding falls within a Nitrate Vulnerable Zone. There are no Sites of Special Scientific Interest on the holding or any priority habitats that restrict the use of the holding. The holding is not managed under any environmental schemes.

This report considers the following as the Consented Buildings, including the associated yard areas:

- Dairy livestock building permitted under application DC/19/1122 (Image 1 – building 1)
- Creation of agricultural building for anaerobic digestion permitted under DC/14/0729 (Image 1 – building 2)





Image 1: Stonehouse Farm Consented Buildings¹

The Consented Buildings have not been fully operational for their approved use and this assessment is therefore based upon what I consider to be a reasonable use based upon the information provided to me and my knowledge of the site.

The assumptions are based upon the following system:

Dairy unit: 220 Holstein Friesians, flying herd average yield 11,000 ltrs/annum, housed 365 days in robotic dairy unit

Anaerobic digestion plant: 250kW generation plant fed on a ration of cattle slurry and maize generating electricity for export to the grid and use on site

¹ Google Maps Stonehouse Farm 51°02'26.7"N 0°15'03.3"W [online] Available through <https://www.google.co.uk/maps/> [Accessed 16 May 2025]

Vehicle Movements

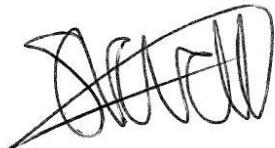
Table 1 details the estimated annual vehicle movements on Stonehouse Farm associated with the Consented Buildings, with further detail provided at appendices A & B.

Enterprise	Annual Vehicle Movements on Stonehouse Farm
Dairy unit	6,909
Anaerobic digestion plant	2,600
TOTAL	9,509
Average movements per weekday	37
Average movements per week	183

Table 1: Stonehouse Farm Vehicle Movements

Please do let me know if you require any further information.

Yours sincerely



Stuart Nicholls MBIAC FAAV
Director
Food and Farming



Appendix A – Dairy Unit Vehicle Movements

Hunter Holdings Ltd
Stonehouse Farm
Vehicle Movement Report
May-25

Dairy Unit Summary

Operation	Annual Vehicle Movements	Notes
Milk collections	730	
Feed (concentrates & youngstock)	141	Concentrates, milk powder, straights
Feed - forage & bulk feed	511	Grass, maize, hay & straw
Animal health & welfare	84	Vet, AI, foot trimmer
Labour	4,380	2 FTE, 1 P/T calf rearer
Repairs & maintenance	78	
Sundry	596	Chemicals, dairy sundries, spares & repairs, tags, passports (post/deliveries)
Professional advisors & book keeper	68	Nutritionist, farm consultant, agronomist, farm secretary
Fallen stock	24	
Livestock sales & purchases	95	Youngstock & cull sales, replacements
Fuel & oils	24	
Seed, fertiliser & sprays	8	
Farm visits	48	Sales reps. / school visits / bank manager / insurance etc.
Contracting	18	
Waste & recycling	104	
TOTAL	6,909	



Appendix B – Anaerobic Digestion Plant Vehicle Movements

**Hunter Holdings Ltd
Stonehouse Farm
Vehicle Movement Report
May-25**

Anaerobic Digestion Plant Summary

Operation	Annual Vehicle Movements
Labour	1,460
Repairs, maintenance & servicing	52
Forage	210
Digestate spreading	878
TOTAL	2,600

APPENDIX B. TRICS – COMMERCIAL WAREHOUSING

Calculation Reference: AUDIT-236601-250522-0553

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT

Category : F - WAREHOUSING (COMMERCIAL)

TOTAL VEHICLES

Selected regions and areas:

03	SOUTH WEST	
	DV	DEVON
10	WALES	
	PE	PEMBROKESHIRE

		1 days
		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: 950 to 49081 (units: sqm)
 Range Selected by User: 190 to 105335 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 19/06/24

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

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

Selected survey types:

Manual count 2 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:

Neighbourhood Centre (PPS6 Local Centre)	1
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:

Village	1
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.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included	1 days - Selected
Servicing vehicles Excluded	2 days - Selected

Secondary Filtering selection:

Use Class:
 B8 2 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®.

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 2 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
100,001 to 125,000 1 days*This data displays the number of selected surveys within stated 5-mile radii of population.*Car ownership within 5 miles:

1.1 to 1.5 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 2 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 2 days

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

LIST OF SITES relevant to selection parameters

1	DV-02-F-03	LIDL DISTRIBUTION CENTRE CHILLPARK BRAKE NEAR EXETER CLYST HONITON Free Standing (PPS6 Out of Town) Out of Town	49081 sqm Survey date: MONDAY 22/11/21	DEVON
2	PE-02-F-01	WAREHOUSING & DISTRIBUTION A4115 NEAR NARBERTH TEMPLETON Neighbourhood Centre (PPS6 Local Centre) Village	950 sqm Survey date: MONDAY 20/11/23	PEMBROKESHIRE

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 SURVEYS

Site Ref	Survey Date	Reason for Deselection
NW-02-F-02	25/11/20	Covid / Bulk Distribution

TRIP RATE for Land Use 02 - EMPLOYMENT/F - WAREHOUSING (COMMERCIAL)

TOTAL VEHICLES

Calculation factor: 100 sqm

Estimated TRIP rate value per 4961 SQM shown in shaded columns

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS				DEPARTURES				TOTALS			
	No. Days	Ave. GFA	Trip Rate	Estimated Trip Rate	No. Days	Ave. GFA	Trip Rate	Estimated Trip Rate	No. Days	Ave. GFA	Trip Rate	Estimated 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	2	25016	0.134	6.644	2	25016	0.030	1.487	2	25016	0.164	8.131
06:00 - 07:00	2	25016	0.080	3.966	2	25016	0.044	2.181	2	25016	0.124	6.147
07:00 - 08:00	2	25016	0.102	5.057	2	25016	0.058	2.876	2	25016	0.160	7.933
08:00 - 09:00	2	25016	0.172	8.528	2	25016	0.070	3.471	2	25016	0.242	11.999
09:00 - 10:00	2	25016	0.086	4.264	2	25016	0.072	3.570	2	25016	0.158	7.834
10:00 - 11:00	2	25016	0.082	4.065	2	25016	0.062	3.074	2	25016	0.144	7.139
11:00 - 12:00	2	25016	0.056	2.776	2	25016	0.058	2.876	2	25016	0.114	5.652
12:00 - 13:00	2	25016	0.078	3.867	2	25016	0.100	4.958	2	25016	0.178	8.825
13:00 - 14:00	2	25016	0.062	3.074	2	25016	0.106	5.255	2	25016	0.168	8.329
14:00 - 15:00	2	25016	0.056	2.776	2	25016	0.148	7.338	2	25016	0.204	10.114
15:00 - 16:00	2	25016	0.030	1.487	2	25016	0.066	3.272	2	25016	0.096	4.759
16:00 - 17:00	2	25016	0.030	1.487	2	25016	0.052	2.578	2	25016	0.082	4.065
17:00 - 18:00	2	25016	0.046	2.281	2	25016	0.088	4.363	2	25016	0.134	6.644
18:00 - 19:00	2	25016	0.016	0.793	2	25016	0.052	2.578	2	25016	0.068	3.371
19:00 - 20:00	1	49081	0.024	1.213	1	49081	0.026	1.314	1	49081	0.050	2.527
20:00 - 21:00	1	49081	0.035	1.718	1	49081	0.031	1.516	1	49081	0.066	3.234
21:00 - 22:00												
22:00 - 23:00												
23:00 - 24:00												
Total Rates:		1.089		53.996			1.063	52.707		2.152	106.703	

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:	950 - 49081 (units: sqm)
Survey date date range:	01/01/16 - 19/06/24
Number of weekdays (Monday-Friday):	3
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 show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

APPENDIX C. TRAFFIC SURVEYS – STONEHOUSE FARM

Site: Site 1 - B2110 Handcross Road / Site Access

Location: Plummers Plain, Horsham RH13 6NZ

Date: Thursday 12th & Friday 13th June 2025

Time: 00:00-00:00 (24 Hrs) x2 days

Site 1 - B2110 Handcross Road / Site Access



Site 1 - B2110 Handcross Road / Site Access (00:00-00:00) 15-minute intervals

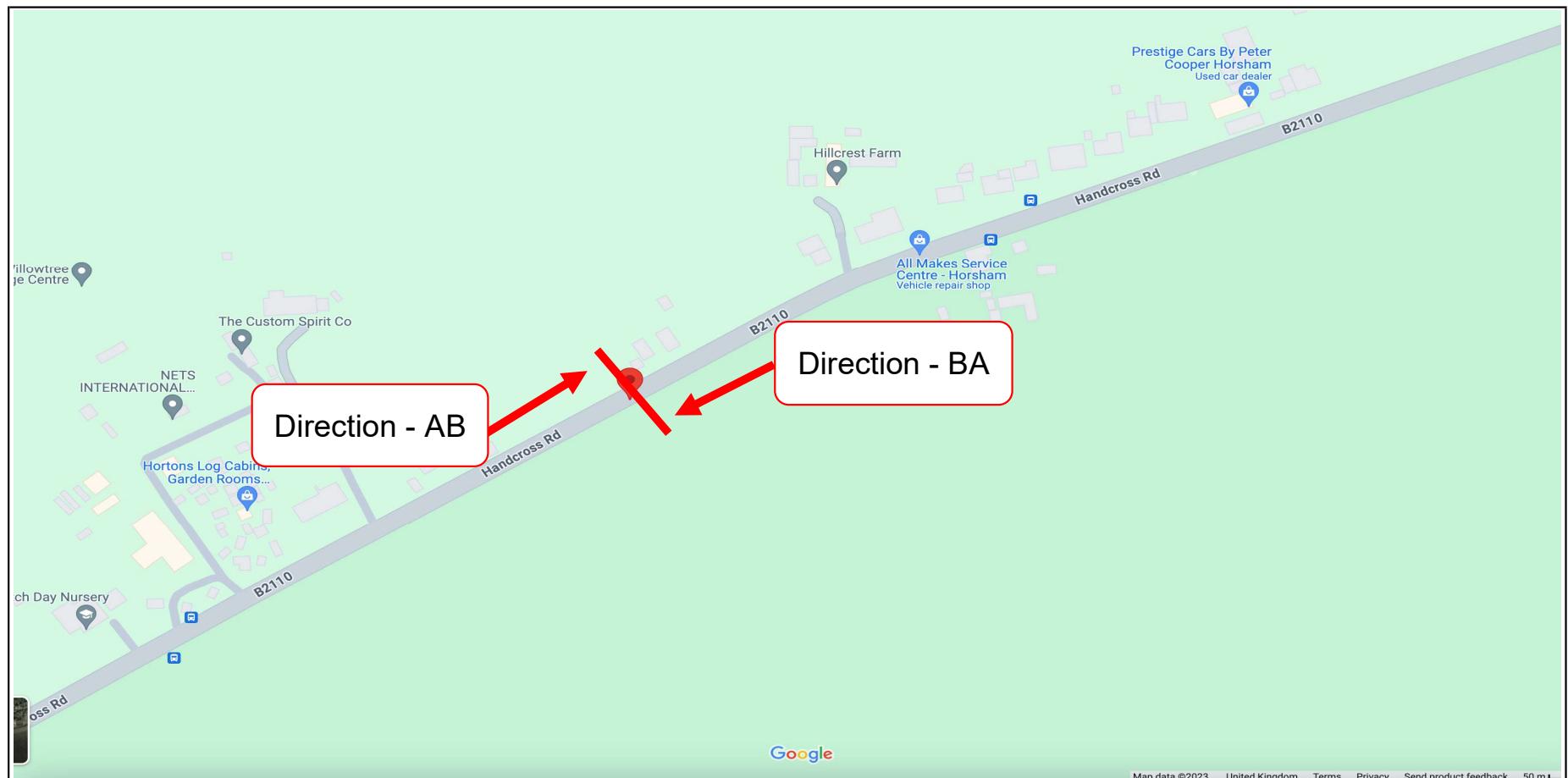
	MOVEMENT 1							MOVEMENT 2						
	FROM B2110 HANDCROSS ROAD							FROM SITE ACCESS						
	INTO SITE ACCESS							OUT TO B2110 HANDCROSS ROAD						
	PCY	P2W	CAR	LGV	OGV1	OGV2	PSV		TOTAL		PCU		TOTAL	
0000-0015	0	0	0	0	0	0	0	0	0	0	0.00			
0015-0030	0	0	0	0	0	0	0	0	0	0	0.00			
0030-0045	0	0	0	0	0	0	0	0	0	0	0.00			
0045-0100	0	0	0	0	0	0	0	0	0	0	0.00			
0100-0115	0	0	0	0	0	0	0	0	0	0	0.00			
0115-0130	0	0	0	0	0	0	0	0	0	0	0.00			
0130-0145	0	0	0	0	0	0	0	0	0	0	0.00			
0145-0200	0	0	0	0	0	0	0	0	0	0	0.00			
0200-0215	0	0	0	0	0	0	0	0	0	0	0.00			
0215-0230	0	0	0	0	0	0	0	0	0	0	0.00			
0230-0245	0	0	0	0	0	0	0	0	0	0	0.00			
0245-0300	0	0	0	0	0	0	0	0	0	0	0.00			
0300-0315	0	0	0	0	0	0	0	0	0	0	0.00			
0315-0330	0	0	0	0	0	0	0	0	0	0	0.00			
0330-0345	0	0	0	0	0	0	0	0	0	0	0.00			
0345-0400	0	0	0	0	0	0	0	0	0	0	0.00			
0400-0415	0	0	0	0	0	0	0	0	0	0	0.00			
0415-0430	0	0	0	0	0	0	0	0	0	0	0.00			
0430-0445	0	0	0	0	0	0	0	0	0	0	0.00			
0445-0500	0	0	0	0	0	0	0	0	0	0	0.00			
0500-0515	0	0	0	0	0	0	0	0	0	0	0.00			
0515-0530	0	0	0	0	0	0	0	0	0	0	0.00			
0530-0545	0	0	1	0	0	0	0	1	1.00	0	0.00			
0545-0600	0	0	0	0	0	0	0	0	0	0	0.00			
0600-0615	0	0	0	0	0	0	0	0	0	0	0.00			
0615-0630	0	0	0	0	0	0	0	0	0	0	0.00			
0630-0645	0	0	0	0	0	0	0	0	0	0	0.00			
0645-0700	0	0	1	0	0	0	0	1	1.00	0	0.00			
0700-0715	0	0	0	1	0	0	0	1	1.00	0	0.00			
0715-0730	0	0	1	0	0	0	0	1	1.00	0	0.00			
0730-0745	0	0	0	0	0	0	0	0	0	0	0.00			
0745-0800	0	0	2	1	0	0	0	3	3.00	0	0.00			
0800-0815	0	0	0	1	0	0	0	1	1.00	0	0.00			
0815-0830	0	0	0	0	0	0	0	0	0	0	0.00			
0830-0845	0	0	2	0	0	0	0	2	2.00	0	0.00			
0845-0900	0	0	0	0	0	0	0	0	0	0	0.00			
0900-0915	0	0	1	1	0	0	0	2	2.00	0	0.00			
0915-0930	0	0	1	0	0	0	0	1	1.00	0	0.00			
0930-0945	0	0	0	1	0	0	0	1	1.00	0	0.00			
0945-1000	0	0	0	0	0	0	0	0	0	0	0.00			
1000-1015	0	0	0	0	0	0	0	0	0	0	0.00			
1015-1030	0	0	1	1	0	0	0	2	2.00	0	0.00			
1030-1045	0	0	0	0	0	0	0	0	0	0	0.00			
1045-1100	0	0	0	2	0	0	0	2	2.00	0	0.00			
1100-1115	0	0	0	0	0	0	0	0	0	0	0.00			
1115-1130	0	0	0	0	0	0	0	0	0	0	0.00			
1130-1145	0	0	0	0	0	0	0	0	0	0	0.00			
1145-1200	0	0	0	2	0	0	0	2	2.00	0	0.00			
1200-1215	0	0	1	1	0	0	0	2	2.00	0	0.00			
1215-1230	0	0	0	0	1	0	0	1	1.50	0	0.00			
1230-1245	0	0	0	0	0	0	0	0	0	0	0.00			
1245-1300	0	0	0	0	0	0	0	0	0	0	0.00			
1300-1315	0	0	0	0	0	0	0	0	0	0	0.00			
1315-1330	0	0	0	0	0	0	0	0	0	0	0.00			
1330-1345	0	0	0	0	0	0	0	0	0	0	0.00			
1345-1400	0	0	0	1	0	0	0	1	1.00	0	0.00			
1400-1415	0	0	2	1	0	0	0	3	3.00	0	0.00			
1415-1430	0	0	1	0	0	0	0	1	1.00	0	0.00			
1430-1445	0	0	0	0	0	0	0	0	0	0	0.00			
1445-1500	0	0	0	0	0	0	0	0	0	0	0.00			
1500-1515	0	0	0	1	0	0	0	1	1.00	0	0.00			
1515-1530	0	0	0	1	0	1	0	2	3.00	0	0.00			
1530-1545	0	0	0	0	0	0	0	0	0	0	0.00			
1545-1600	0	0	0	0	0	0	0	0	0	0	0.00			
1600-1615	0	0	0	0	0	0	0	0	0	0	0.00			
1615-1630	0	0	0	1	1	0	0	2	2.50	0	0.00			
1630-1645	0	0	0	1	0	0	0	1	1.00	0	0.00			
1645-1700	0	0	1	0	0	0	1	1	1.00	0	0.00			
1700-1715	0	0	0	1	0	0	0	1	1.00	0	0.00			
1715-1730	0	0	0	0	0	0	0	0	0	0	0.00			
1730-1745	0	0	0	0	0	0	0	0	0	0	0.00			
1745-1800	0	0	0	0	1	0	0	1	1.50	0	0.00			
1800-1815	0	0	0	0	0	0	0	0	0	0	0.00			
1815-1830	0	0	0	0	0	0	0	0	0	0	0.00			
1830-1845	0	0	0	0	0	0	0	0	0	0	0.00			
1845-1900	0	0	0	0	0	0	0	0	0	0	0.00			
1900-1915	0	0	0	1	0	0	0	1	1.00	0	0.00			
1915-1930	0	0	0	1	0	0	0	1	1.00	0	0.00			
1930-1945	0	0	0	0	0	0	0	0	0	0	0.00			
1945-2000	0	0	0	0	0	0	0	0	0	0	0.00			
2000-2015	0	0	0	0	0	0	0	0	0	0	0.00			
2015-2030	0	0	0	0	0	0	0	0	0	0	0.00			
2030-2045	0	0	0	1	0	0	0	1	1.00	0	0.00			
2045-2100	0	0	0	0	1	0	0	1	1.50	0	0.00			
2100-2115	0	0	0	0	0	0	0	0	0	0	0.00			
2115-2130	0	0	0	0	0	0	0	0	0	0	0.00			
2130-2145	0	0	0	0	0	0	0	0	0	0	0.00			
2145-2200	0	0	0	0	0	0	0	0	0	0	0.00			
2200-2215	0	0	0	0	0	0	0	0	0	0	0.00			
2215-2230	0	0	0	0	0	0	0	0	0	0	0.00			
2230-2245	0	0	0	0	0	0	0	0	0	0	0.00			
2245-2300	0	0	0	0	0	0	0	0	0	0	0.00			
2300-2315	0	0	0	0	0	0	0	0	0	0	0.00			
2315-2330	0	0	0	0	0	0	0	0	0	0	0.00			
2330-2345	0	0	0	0	0	0	0	0	0	0	0.00			
2345-0000	0	0	0	0	0	0	0	0	0	0	0.00			
	0	0	15	21	4	1	0	41	44.30					
	0	0	15	20	4	1	0	40	43.30					

Site 1 - B2110 Handcross Road / Site Access (00:00-00:00) 15-minute intervals

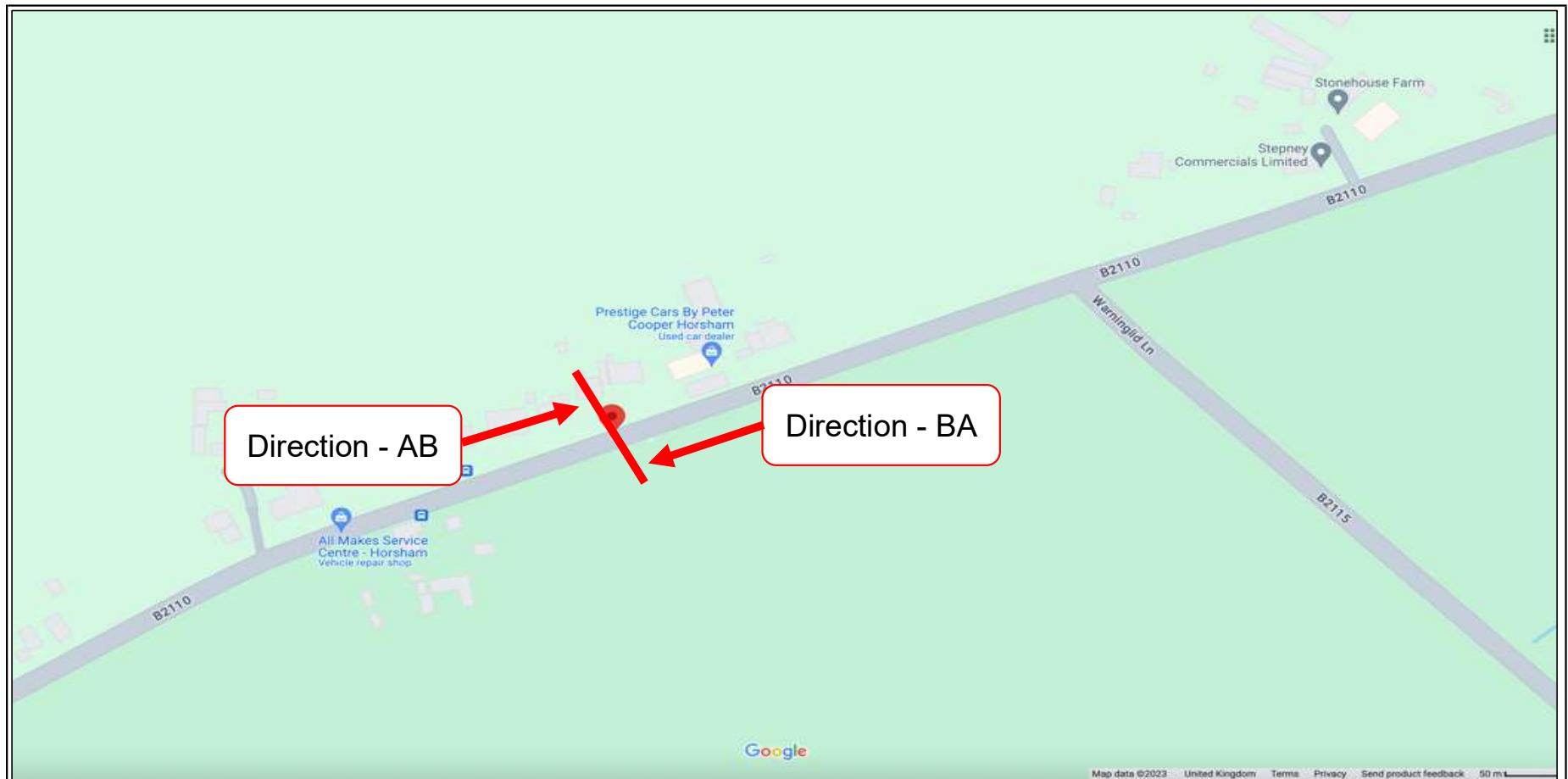
MOVEMENT 1											MOVEMENT 2										
FROM B2110 HANDCROSS ROAD											FROM SITE ACCESS										
INTO											OUT TO										
SITE ACCESS											B2110 HANDCROSS ROAD										
PCY	P2W	CAR	LGV	OGV1	OGV2	PSV	TOTAL		PCU TOTAL		PCY	P2W	CAR	LGV	OGV1	OGV2	PSV	TOTAL		PCU TOTAL	
0000-0015	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0015-0030	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0030-0045	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0045-0100	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0100-0115	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0115-0130	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0130-0145	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0145-0200	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0200-0215	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0215-0230	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0230-0245	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0245-0300	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0300-0315	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0315-0330	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0330-0345	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0345-0400	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0400-0415	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0415-0430	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0430-0445	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0445-0500	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0500-0515	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0515-0530	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0530-0545	0	0	1	0	0	0	1		1.00		0	0	0	0	0	0	0	1		2.30	
0545-0600	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0600-0615	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0615-0630	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0630-0645	0	0	1	0	0	0	1		1.00		0	0	0	1	0	0	0	1		1.00	
0645-0700	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0700-0715	0	0	0	1	0	0	1		1.00		0	0	0	0	0	0	0	0		0.00	
0715-0730	0	0	1	0	0	0	1		1.00		0	0	0	0	1	0	0	1		1.50	
0730-0745	0	0	1	0	0	0	1		1.00		0	0	0	0	0	0	0	0		0.00	
0745-0800	0	0	1	2	0	0	3		3.00		0	0	0	1	0	0	0	1		1.00	
0800-0815	0	0	0	0	0	0	0		0.00		0	0	0	1	0	0	0	1		1.00	
0815-0830	0	0	1	0	0	0	1		1.00		0	0	0	0	0	0	0	0		0.00	
0830-0845	0	0	0	0	0	0	0		0.00		0	0	0	1	0	0	0	1		1.00	
0845-0900	0	0	1	0	0	0	1		1.00		0	0	0	1	0	0	0	0		0.00	
0900-0915	0	0	1	0	0	0	1		1.00		0	0	0	0	0	0	0	0		0.00	
0915-0930	0	0	0	2	0	0	2		2.00		0	0	0	1	0	0	0	1		1.00	
0930-0945	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
0945-1000	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
1000-1015	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
1015-1030	0	0	1	1	0	0	2		2.00		0	0	0	0	1	0	0	1		1.00	
1030-1045	0	0	1	0	0	0	1		1.00		0	0	0	0	0	0	0	0		0.00	
1045-1100	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
1100-1115	0	0	0	1	0	0	1		1.00		0	0	0	1	0	0	0	1		1.00	
1115-1130	0	0	0	1	0	0	1		1.00		0	0	0	0	0	0	0	0		0.00	
1130-1145	0	0	0	1	0	0	1		1.00		0	0	0	0	0	0	0	0		0.00	
1145-1200	0	0	0	0	1	0	1		1.50		0	0	0	1	0	0	0	1		1.00	
1200-1215	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
1215-1230	0	0	0	1	0	0	1		1.00		0	0	0	0	1	0	0	0		0.00	
1230-1245	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
1245-1300	0	0	0	1	0	0	2		2.30		0	0	0	1	0	0	0	0		0.00	
1300-1315	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0	0		0.00	
1315-1330	0	0	0	0	1	0	1		1.50		0	0	0	0	0	0	0	0		0.00	
1330-1345	0	0	0	1	0	0	1		1.00		0	0	0	1	0	0	0	2		2.50	
1345-1400	0	0	0	0	0	0	0		0.00		0	0	0	0	0	0	0				

APPENDIX D. TRICS – SINGLE AND MULTIPLE OCCUPIER OUTPUTS

Job ID	Project Name	Site Location	Google Coordinates	Survey Dates	Survey Day	Survey Timings
IW0201	Plummers Plain	B2110 Handcross Road	51.036125, -0.251439	07/12/2023 - 13/12/2023	Thursday - Wednesday	0000-0000hrs on each day



Job ID	Project Name	Site Location	Google Coordinates	Survey Dates	Survey Day	Survey Timings
IW0201	Plummers Plain	B2110 Handcross Road	51.037299, -0.247721	07/12/2023 - 13/12/2023	Thursday - Wednesday	0000-0000hrs on each day



APPENDIX E. TRAFFIC DATA – ATC OUTPUTS

Calculation Reference: AUDIT-236601-250623-0655

TRIP RATE CALCULATION SELECTION PARAMETERS:

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

TOTAL VEHICLESSelected regions and areas:

02	SOUTH EAST		
	HC	HAMPSHIRE	2 days
06	WEST MIDLANDS		
	WK	WARWICKSHIRE	1 days
08	NORTH WEST		
	EC	CHESHIRE EAST	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: 3000 to 9216 (units: sqm)
Range Selected by User: 2500 to 10000 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 10/11/21

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	1 days
Wednesday	2 days
Thursday	1 days

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

Selected survey types:

Manual count	4 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 undertaking using machines.

Selected Locations:

Edge of Town	3
Neighbourhood Centre (PPS6 Local Centre)	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	2
Development Zone	1
Village	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.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included	2 days - Selected
Servicing vehicles Excluded	3 days - Selected

Secondary Filtering selection:

Use Class:
Not Known 4 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®.

Filter by Site Operations Breakdown:

All Surveys Included

Population within 500m Range:

All Surveys Included

Secondary Filtering selection (Cont.):

Population within 1 mile:

1,000 or Less	1 days
5,001 to 10,000	2 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	1 days
100,001 to 125,000	1 days

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

Car ownership within 5 miles:

1.1 to 1.5	3 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	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	4 days
-----------------	--------

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

LIST OF SITES relevant to selection parameters

1	EC-02-C-01	OFFICE FURNITURE BRUNEL ROAD MACCLESFIELD LYME GREEN BUS. PARK Edge of Town Development Zone	Total Gross floor area: 6658 sqm <i>Survey date: MONDAY</i> 19/09/16	CHESHIRE EAST
2	HC-02-C-01	ENGINEERING COMPANY JAYS CLOSE BASINGSTOKE		<i>Survey Type: MANUAL</i> HAMPSHIRE
3	HC-02-C-02	GIN DISTILLERY LONDON ROAD LAVERSTOKE	Total Gross floor area: 3000 sqm <i>Survey date: THURSDAY</i> 16/06/16	<i>Survey Type: MANUAL</i> HAMPSHIRE
4	WK-02-C-01	NEIGHBOURHOOD CENTRE (PPS6 Local Centre) Village Total Gross floor area: 8000 sqm <i>Survey date: WEDNESDAY</i> 09/05/18		<i>Survey Type: MANUAL</i> WARWICKSHIRE
		CASTLE MOUND WAY RUGBY		
		Edge of Town Industrial Zone Total Gross floor area: 9216 sqm <i>Survey date: WEDNESDAY</i> 10/11/21		<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 SURVEYS

Site Ref	Survey Date	Reason for Deselection
EC-02-C-02	07/05/21	Covid

TRIP RATE for Land Use 02 - EMPLOYMENT/C - INDUSTRIAL UNIT

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	9216	0.098	1	9216	0.000	1	9216	0.098
06:00 - 07:00	1	9216	0.011	1	9216	0.000	1	9216	0.011
07:00 - 08:00	4	6719	0.376	4	6719	0.056	4	6719	0.432
08:00 - 09:00	4	6719	0.357	4	6719	0.026	4	6719	0.383
09:00 - 10:00	4	6719	0.201	4	6719	0.048	4	6719	0.249
10:00 - 11:00	4	6719	0.197	4	6719	0.063	4	6719	0.260
11:00 - 12:00	4	6719	0.067	4	6719	0.063	4	6719	0.130
12:00 - 13:00	4	6719	0.115	4	6719	0.175	4	6719	0.290
13:00 - 14:00	4	6719	0.130	4	6719	0.294	4	6719	0.424
14:00 - 15:00	4	6719	0.089	4	6719	0.112	4	6719	0.201
15:00 - 16:00	4	6719	0.052	4	6719	0.127	4	6719	0.179
16:00 - 17:00	4	6719	0.033	4	6719	0.324	4	6719	0.357
17:00 - 18:00	4	6719	0.048	4	6719	0.268	4	6719	0.316
18:00 - 19:00	4	6719	0.033	4	6719	0.086	4	6719	0.119
19:00 - 20:00	2	8608	0.012	2	8608	0.006	2	8608	0.018
20:00 - 21:00	2	8608	0.006	2	8608	0.081	2	8608	0.087
21:00 - 22:00	1	8000	0.000	1	8000	0.000	1	8000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:		1.825			1.729				3.554

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:	3000 - 9216 (units: sqm)
Survey date date range:	01/01/16 - 10/11/21
Number of weekdays (Monday-Friday):	5
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 show. 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 for Land Use 02 - EMPLOYMENT/C - INDUSTRIAL UNIT
OGVSCalculation 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	9216	0.000	1	9216	0.000	1	9216	0.000
06:00 - 07:00	1	9216	0.000	1	9216	0.000	1	9216	0.000
07:00 - 08:00	4	6719	0.015	4	6719	0.011	4	6719	0.026
08:00 - 09:00	4	6719	0.007	4	6719	0.007	4	6719	0.014
09:00 - 10:00	4	6719	0.007	4	6719	0.000	4	6719	0.007
10:00 - 11:00	4	6719	0.026	4	6719	0.015	4	6719	0.041
11:00 - 12:00	4	6719	0.007	4	6719	0.011	4	6719	0.018
12:00 - 13:00	4	6719	0.004	4	6719	0.011	4	6719	0.015
13:00 - 14:00	4	6719	0.007	4	6719	0.011	4	6719	0.018
14:00 - 15:00	4	6719	0.000	4	6719	0.000	4	6719	0.000
15:00 - 16:00	4	6719	0.007	4	6719	0.000	4	6719	0.007
16:00 - 17:00	4	6719	0.004	4	6719	0.004	4	6719	0.008
17:00 - 18:00	4	6719	0.000	4	6719	0.000	4	6719	0.000
18:00 - 19:00	4	6719	0.000	4	6719	0.000	4	6719	0.000
19:00 - 20:00	2	8608	0.006	2	8608	0.000	2	8608	0.006
20:00 - 21:00	2	8608	0.000	2	8608	0.006	2	8608	0.006
21:00 - 22:00	1	8000	0.000	1	8000	0.000	1	8000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:		0.090			0.076			0.166	

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.

Calculation Reference: AUDIT-236601-250623-0613

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT

Category : B - BUSINESS PARK

TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	EX ESSEX	1 days
06	WEST MIDLANDS	
	WO WORCESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY NORTH YORKSHIRE	2 days
09	NORTH	
	FU WESTMORLAND & FURNESS	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: 1145 to 4800 (units: sqm)
 Range Selected by User: 975 to 5000 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 06/06/23

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	2 days
Thursday	1 days
Friday	2 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 undertaking using machines.

Selected Locations:

Edge of Town	3
Neighbourhood Centre (PPS6 Local Centre)	2

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	2
Residential Zone	1
Village	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.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included	4 days - Selected
Servicing vehicles Excluded	7 days - Selected

Secondary Filtering selection:

Use Class:
Not Known

5 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®.

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	1 days
10,001 to 15,000	3 days
15,001 to 20,000	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	1 days
25,001 to 50,000	2 days
50,001 to 75,000	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	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
----	--------

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
-----------------	--------

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

LIST OF SITES relevant to selection parameters

1	EX-02-B-02	BUSINESS PARK WYNCOLLS ROAD COLCHESTER SEVERALLS INDUSTRIAL PK Edge of Town Industrial Zone Total Gross floor area: <i>Survey date: FRIDAY</i>	4083 sqm 18/05/18	ESSEX <i>Survey Type: MANUAL</i>
2	FU-02-B-01	BUSINESS PARK OXENHOLME ROAD KENDAL Edge of Town Residential Zone Total Gross floor area: <i>Survey date: FRIDAY</i>	5500 sqm 13/05/22	WESTMORLAND & FURNESS <i>Survey Type: MANUAL</i>
3	NY-02-B-01	BUSINESS PARK SCRIFTAN LANE WETHERBY KIRK DEIGHTON Neighbourhood Centre (PPS6 Local Centre) Village Total Gross floor area: <i>Survey date: THURSDAY</i>	1281 sqm 15/09/16	NORTH YORKSHIRE <i>Survey Type: MANUAL</i>
4	NY-02-B-02	BUSINESS PARK OAKNEY WOOD ROAD SELBY Edge of Town Industrial Zone Total Gross floor area: <i>Survey date: TUESDAY</i>	3150 sqm 06/06/23	NORTH YORKSHIRE <i>Survey Type: MANUAL</i>
5	WO-02-B-02	BUSINESS PARK BIRMINGHAM ROAD NEAR BROMSGROVE LICKEY END Neighbourhood Centre (PPS6 Local Centre) Village Total Gross floor area: <i>Survey date: TUESDAY</i>	4187 sqm 26/06/18	WORCESTERSHIRE <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 SURVEYS

Site Ref	Survey Date	Reason for Deselection
DV-02-B-01	05/07/17	Insufficient Number of Units
EC-02-B-01	19/09/16	Insufficient Number of Units
EX-02-B-01	18/05/18	Duplicate
GS-02-B-01	03/05/23	Insufficient Number of Units
LE-02-B-02	28/06/22	Insufficient Number of Units
NF-02-B-03	15/09/22	Insufficient Number of Units

TRIP RATE for Land Use 02 - EMPLOYMENT/B - BUSINESS PARK

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									
07:00 - 08:00	5	3394	0.607	5	3394	0.094	5	3394	0.701
08:00 - 09:00	5	3394	1.721	5	3394	0.230	5	3394	1.951
09:00 - 10:00	5	3394	0.790	5	3394	0.395	5	3394	1.185
10:00 - 11:00	5	3394	0.530	5	3394	0.477	5	3394	1.007
11:00 - 12:00	5	3394	0.454	5	3394	0.465	5	3394	0.919
12:00 - 13:00	5	3394	0.589	5	3394	0.619	5	3394	1.208
13:00 - 14:00	5	3394	0.654	5	3394	0.572	5	3394	1.226
14:00 - 15:00	5	3394	0.395	5	3394	0.513	5	3394	0.908
15:00 - 16:00	5	3394	0.354	5	3394	0.607	5	3394	0.961
16:00 - 17:00	5	3394	0.507	5	3394	1.196	5	3394	1.703
17:00 - 18:00	5	3394	0.448	5	3394	1.609	5	3394	2.057
18:00 - 19:00	5	3394	0.277	5	3394	0.583	5	3394	0.860
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:		7.326			7.360				14.686

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:	1145 - 4800 (units: sqm)
Survey date date range:	01/01/16 - 06/06/23
Number of weekdays (Monday-Friday):	11
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	6
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 show. 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 for Land Use 02 - EMPLOYMENT/B - BUSINESS PARK
OGVS

Calculation factor: 100 sqm
BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	5	3394	0.006	5	3394	0.000	5	3394	0.006
08:00 - 09:00	5	3394	0.012	5	3394	0.006	5	3394	0.018
09:00 - 10:00	5	3394	0.012	5	3394	0.018	5	3394	0.030
10:00 - 11:00	5	3394	0.006	5	3394	0.000	5	3394	0.006
11:00 - 12:00	5	3394	0.018	5	3394	0.018	5	3394	0.036
12:00 - 13:00	5	3394	0.006	5	3394	0.018	5	3394	0.024
13:00 - 14:00	5	3394	0.006	5	3394	0.000	5	3394	0.006
14:00 - 15:00	5	3394	0.000	5	3394	0.000	5	3394	0.000
15:00 - 16:00	5	3394	0.012	5	3394	0.012	5	3394	0.024
16:00 - 17:00	5	3394	0.000	5	3394	0.006	5	3394	0.006
17:00 - 18:00	5	3394	0.000	5	3394	0.000	5	3394	0.000
18:00 - 19:00	5	3394	0.000	5	3394	0.000	5	3394	0.000
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:		0.078			0.078			0.156	

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.