

**HELICAL RETAIL LTD**

**UNIT 3, PROPOSED CORTONWOOD SHOPPING PARK  
AT CORTONWOOD DRIVE, BRAMPTON, SOUTH YORKSHIRE**

**TRANSPORT STATEMENT**

**August 2015  
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**Northern Transport Planning Ltd**

**Suite 7, Vincent House, 136 Westgate, Wakefield, WF2 9SR**

**Tel: 01924 367460 Fax: 01924 368931**

**Email: [mail@ntpconsultants.co.uk](mailto:mail@ntpconsultants.co.uk) Internet: [www.ntpconsultants.co.uk](http://www.ntpconsultants.co.uk)**

## UNIT 3, PROPOSED CORTONWOOD SHOPPING PARK AT CORTONWOOD DRIVE, BRAMPTON, SOUTH YORKSHIRE

### Document Status – Final

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| Produced by: | ----- | Andy Kirby  | Date: | 07 August 2015 |
| Checked by:  | ----- | John Vernon | Date: | 07 August 2015 |
| Approved by: | ----- | Andy Kirby  | Date: | 07 August 2015 |

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# 1 INTRODUCTION

## 1.1 Introduction

1.1.1 This report considers the transport implications of a planning application to amend Condition 6 of the current planning consent for the Cortonwood Shopping Park to allow Unit 3 to be used primarily for the sale of food. The site is located off A6195 Dearne Valley Parkway, as shown in figure 1 and indicated in a more local context in figure 2.

1.1.2 In September 2014 Helical Retail Ltd were granted planning permission for the demolition of the existing UPS warehouse unit at Cortonwood Drive, Rotherham and the erection of nine A1 retail units with mezzanine floors (RB2014/0612 as amended by RB2014/1262), with the development to be known as the Cortonwood Shopping Park. A minor material amendment application (RB2015/0510) was subsequently granted on 5<sup>th</sup> August 2015, with Condition 6 preventing the primary use of any of the permitted retail units to be for the sale of food.

1.1.3 The application to allow Unit 3 to be used primarily for this purpose arises from firm interest expressed by Marks & Spencer in establishing a 'Simply Food' operation in this unit (1022sqm GIFA). M&S have confirmed this would be additional to their stores currently trading in Barnsley and within the Rotherham administrative area.

1.1.4 The effect of the proposed amendment to Condition 6 of the Shopping Park consent would be to allow Unit 3 to be used primarily for the sale of food, with the remainder of the proposed ground floor accommodation (6071sqm GIFA) and the full extent of the proposed mezzanine floorspace (5574sqm GIFA), to be used for non-food retail purposes.

1.1.5 The site access arrangements, parking and servicing would remain as previously approved and as indicated in the Proposed Site Plan included as figure 3. The main site access would be from Cortonwood Drive with 314 car parking spaces provided within the site, including 19 spaces for use by the disabled and a separate service vehicle access from the main retail park access road.

## 1.2 Background

- 1.2.1 Planning consent for non-food retail development at the Cortonwood site was initially granted in November 2013 when planning permission was granted for demolition of the UPS unit and provision of 8919sqm GIFA of ground level accommodation (RB2012/1615) following a public inquiry.
- 1.2.2 With regard to highway matters, a package of mitigation measures was agreed with Rotherham and Barnsley Council's in relation to the above proposals (RB2012/1615):
- i. A contribution of £135,000 towards highway improvements at the Cortonwood, Wath Road and Broomhill roundabouts on A6195 Dearne Valley Parkway.
  - ii. A contribution of £30,000 towards a scheme to divert a local section of the Trans Pennine Trail (TPT).
  - iii. Provision of a Zebra Crossing on the main retail park access road
- 1.2.3 The September 2014 planning consent (RB2014/0612 as amended by RB2014/1262) obtained approval for a revised site layout incorporating 7432sqm of ground level non-food retail accommodation (GIFA) and 5574sqm of mezzanine non-food retail floorspace, that in planning terms would 'float' across the development.
- 1.2.4 A revised package of mitigation measures was agreed with Rotherham and Barnsley Councils in relation to these latter consents, incorporating a 14.7% increase in the developer contribution towards off-site highway works, consistent 'pro-rata' with the anticipated increase in traffic generation and sales turnover. The developer contribution towards off-site highway works on the Dearne Valley Parkway was therefore increased from £135,000 to £154,845. The obligation in relation to the Zebra Crossing was retained as stated in para 1.2.2 above, however the obligation in relation to the Trans-Pennine Trail was deleted as the works had already been implemented.
- 1.2.5 The August 2015 planning consent (RB2015/0510) obtained approval for a reduction of the ground level non-food retail accommodation to 7093sqm, with the 'floating' mezzanine floorspace remaining at 5574sqm. The developer contribution of £154,845 towards off-site highway works on the Dearne Valley Parkway remained, together with the commitment to provide a Zebra Crossing.

### **1.3 Scope of this Report**

1.3.1 Subsequent sections of this report therefore consider the following matters:

- Section Two – considers the relevant baseline traffic assessment
- Section Three – considers the traffic implications of the proposed amendment of the consented scheme to allow the use of Unit 3 for food retail purposes
- Section Four – considers implications relating to on-site parking provision
- Section Five – provides a summary and conclusion to the report

## 2 BASELINE TRAFFIC ASSESSMENT

### 2.1 Introduction

2.1.1 This section of the report considers the baseline traffic assessment used in connection with previously consented Cortonwood Shopping Park developments.

### 2.2 Traffic Generation

2.2.1 Traffic movements generated by the consented non-food retail development (RB2014/0612 as amended by RB2014/1262) are detailed in table 3.3 of the submitted Transport Statement (of May 2014). These figures are reproduced in table 2.1 below, which also indicates the volume of traffic generated solely by Unit 3 when used for non-food retail purposes. These figures therefore provide a baseline for assessing the traffic effects of the proposed use of Unit 3 for food retail purposes.

2.2.2 The assessment of traffic generation for non-food retail uses is based on local trip rates derived from traffic surveys undertaken at the Cortonwood retail park in February 2012 (details of which are provided in the October 2012 Transport Assessment submitted in connection with RB2012/1615).

| Time Period              | ARRIVALS                        |                                                               |                                        | DEPARTURES                      |                                                               |                                        |
|--------------------------|---------------------------------|---------------------------------------------------------------|----------------------------------------|---------------------------------|---------------------------------------------------------------|----------------------------------------|
|                          | Local Trip Rate<br>(veh/100sqm) | Traffic Generated by Overall Consented Development (Vehicles) | Traffic Generated by Unit 3 (vehicles) | Local Trip Rate<br>(veh/100sqm) | Traffic Generated by Overall Consented Development (vehicles) | Traffic Generated by Unit 3 (vehicles) |
| Friday AM Peak Hour      | 0.601                           | 61                                                            | 6                                      | 0.378                           | 39                                                            | 4                                      |
| Friday PM Peak Hour      | 1.657                           | 169                                                           | 17                                     | 1.667                           | 170                                                           | 17                                     |
| Saturday 1200-1300 hours | 2.539                           | 259                                                           | 26                                     | 2.290                           | 234                                                           | 23                                     |
| Saturday 1300-1400 hours | 2.662                           | 272                                                           | 27                                     | 2.368                           | 242                                                           | 24                                     |
| Saturday 1400-1500 hours | 2.442                           | 250                                                           | 25                                     | 2.403                           | 246                                                           | 25                                     |
| Saturday 1500-1600 hours | 2.226                           | 227                                                           | 23                                     | 2.507                           | 256                                                           | 26                                     |
| Sunday 1200-1300 hours   | 2.303                           | 235                                                           | 24                                     | 2.155                           | 220                                                           | 22                                     |
| Sunday 1300-1400 hours   | 2.268                           | 232                                                           | 23                                     | 2.051                           | 210                                                           | 21                                     |
| Sunday 1400-1500 hours   | 2.029                           | 207                                                           | 21                                     | 2.135                           | 218                                                           | 22                                     |
| Sunday 1500-1600 hours   | 1.412                           | 144                                                           | 14                                     | 2.051                           | 210                                                           | 21                                     |

**Table 2.1 Traffic Generated by the Consented Non-Food Retail Development**



NB1. The 'local trip rate' referred to relates to ground level non-food retail floorspace, with a 50% discount applicable to mezzanine floorspace.

NB2. The Consented development referred to in the table above is the development approved under RB2014/0612 and RB2014/1262 for non-food retail development comprising 7432sqm of ground level accommodation (GIFA) and 5574sqm of mezzanine non-food retail floorspace,

NB3. Traffic generated by Unit 3 is the volume of traffic generated by this unit (1022sqm GIFA) when used for non-food retail purposes approved under RB2014/0612 and RB2014/1262.

- 2.2.3 It should be noted that the traffic assessments produced in connection with the non-food retail uses and consideration of highway mitigation packages (section 1.2 above) were based on robust assessments in which all generated traffic movements were considered additional to existing traffic. The submitted Transport Statements however recognised that in practice the development would result primarily in the redistribution of existing shopping trips, rather than generation of new and additional trip making, with also a significant proportion of pass-by trips.

## 2.3 Trip Type Classification

- 2.3.1 When considering the transport implications of food retail development, substantial evidence is available demonstrating that new development results primarily in a redistribution of existing shopping trips, with few if any new shopping trips. TRICS report 95/2 'Pass-by and Diverted – A Resume' deals with trip making issues concluding in paragraph 4.2:

*'figures compiled in this document suggest that in most circumstances 10% or less of the total trips are completely new and in practice the value is so small it can be discounted'.*

- 2.3.2 The TRICS report goes on to consider the proportion of pass-by trips (trips that are effectively already passing a development site and divert into the site when the development is brought into use, recognising that an allowance for 30% pass-by trips is the accepted norm.
- 2.3.3 The submitted Retail Statement considers trade diversion to the proposed M&S Simply Food store. From table 2 of the Retail Statement it may be seen that some 27% of trade at the new M&S unit (£2.57M of £9.48M) may be drawn from the Morrisons food retail store at Cortonwood and clearly shoppers making such trips would already be present on Dearne Valley Parkway and within the Cortonwood Retail Park.

2.3.4 The Retail Statement also notes the significant potential for trip making to the proposed food store as an extension of existing trips to the Morrisons and other established retail units at Cortonwood, stating in paragraphs 12 and 21.

*‘the proposed convenience floor space will complement the comparison goods retail offer at Cortonwood’s retail parks. It will form part of the critical mass of the wider development, rather than act as a primary destination in its own right’.*

*‘Shoppers would be offered a choice of premium quality and essential items and some Morrisons shoppers, whilst continuing to use that store, will also purchase items from the proposed store’.*

2.3.5 Paragraph 21 of the Retail Statement recognises that the proposed M&S store does not function as a main shopping location, quoting from the M&S Annual Report (2014) that 41% of M&S food store customers ‘shop for tonight’, recognising again the potential also for trips linked to other established retail operations at Cortonwood:

*‘Thus, in addition to the joint use with Morrisons, much of the proposal’s trade would come from customers buying smaller quantities of items as part of their overall shopping trip (i.e. lunch, snacks and drinks) and those shopping there after purchasing other goods at the retail park’*

2.3.6 Having regard to the paragraphs above, it is considered that the trip type classification in table 2.2 below is appropriate in relation to the proposed M&S Simply Food Unit. The proportion of new trips (0.0%) and pass-by trips (30.0%) are considered in paragraphs 2.2.1 and 2.2.2 above. For the purposes of this assessment, remaining trips to the proposed food retail unit are apportioned equally between trips linked to Morrisons at Cortonwood, trips linked to other retail units at Cortonwood and redistributed primary shopping trips.

2.3.7 It is notable that when considering traffic generated by the proposed M&S Simply Food unit that some 46.6% of generated traffic movements would already be present within Cortonwood Retail Park (Trip Types 3 and 4), with a minimum of 76.6% of generated traffic movements already present on Dearne Valley Parkway (Trip Types 2, 3 and 4).

| Trip Type Category                      | Traffic Effect                                                                                                                                                                        | % of Trips    |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1. New Trip Making                      | None                                                                                                                                                                                  | 0.0%          |
| 2. Pass-by Trips                        | Trips to the proposed food store already present on Dearne Valley Parkway but not present within Cortonwood Retail Park                                                               | 30.0%         |
| 3. Linked Trips (1)                     | Trips to the proposed food store as an extension of an existing trip to Morrisons Cortonwood (already present on Dearne Valley Parkway and within Cortonwood Retail Park)             | 23.3%         |
| 4. Linked Trips (2)                     | Trips to the proposed food store as an extension of an existing trip to other retail units at Cortonwood (already present on Dearne Valley Parkway and within Cortonwood Retail Park) | 23.3%         |
| 5. Redistributed Primary Shopping Trips | Trips to the proposed food store previously made to food retail stores elsewhere (currently not present within Cortonwood Retail Park but may be present on Dearne Valley Parkway)    | 23.3%         |
|                                         | <b>Total</b>                                                                                                                                                                          | <b>100.0%</b> |

**Table 2.2 Trip Type Categories**

### **3 TRAFFIC EFFECTS OF DEVELOPMENT**

#### **3.1 Introduction**

3.1.1 This section of the report considers the traffic effects of the proposed amendment of Condition 6 of the current planning consent to allow Unit 3 to be used primarily for the sale of food.

#### **3.2 Traffic Generation**

3.2.1 Trip rates for the proposed food retail use of Unit 3 (1022sqm) have been obtained from the 'Retail – Food Superstore' section of the TRICS database, by reference to traffic surveys from established food retail developments in UK mainland sites, excluding sites in Greater London and in town centre or edge of town centre locations.

3.2.2 Trip rates and an assessment of the volume of traffic generated by the proposed food retail unit are indicated in tables 3.1 and 3.2 below, with traffic movements categorised by arrivals and departures and using the trip type classification set out in section 2.3 above. Relevant output from the TRICS database is provided in Appendix A.

3.2.3 When considering tables 3.1 and 3.2, it should be noted that pass-by trips and linked trips will already be present on Dearne Valley Parkway. The only potential for additional trip making on Dearne Valley Parkway therefore arises from redistributed primary trips (23.3% of total traffic generation). Similarly, the potential for additional traffic movements within Cortonwood Retail Park arises only from pass-by trips and redistributed primary trips (53.3% of total traffic generation).

| Time Period              | Trip Rate<br>(veh/100sqm) | Total Vehicle<br>Arrivals<br>(vehicles) | Pass-by<br>Arrivals (30% -<br>vehicles) | Arrivals Linked to<br>Morrisons<br>Cortonwood<br>(23.3% - vehicles) | Arrivals Linked to<br>Other Retail Units at<br>Cortonwood<br>(23.3% - vehicles) | Redistributed<br>Primary Shopping<br>Trips (23.3% -<br>vehicles) |
|--------------------------|---------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| Friday AM Peak Hour      | 4.546                     | 46                                      | 14                                      | 11                                                                  | 11                                                                              | 11                                                               |
| Friday PM Peak Hour      | 8.092                     | 83                                      | 25                                      | 19                                                                  | 19                                                                              | 19                                                               |
| Saturday 1200-1300 hours | 7.730                     | 79                                      | 24                                      | 18                                                                  | 18                                                                              | 18                                                               |
| Saturday 1300-1400 hours | 7.169                     | 73                                      | 22                                      | 17                                                                  | 17                                                                              | 17                                                               |
| Saturday 1400-1500 hours | 7.175                     | 73                                      | 22                                      | 17                                                                  | 17                                                                              | 17                                                               |
| Saturday 1500-1600 hours | 7.299                     | 75                                      | 22                                      | 17                                                                  | 17                                                                              | 17                                                               |
| Sunday 1200-1300 hours   | 9.778                     | 100                                     | 30                                      | 23                                                                  | 23                                                                              | 23                                                               |
| Sunday 1300-1400 hours   | 8.945                     | 91                                      | 27                                      | 21                                                                  | 21                                                                              | 21                                                               |
| Sunday 1400-1500 hours   | 8.966                     | 92                                      | 27                                      | 21                                                                  | 21                                                                              | 21                                                               |
| Sunday 1500-1600 hours   | 7.763                     | 79                                      | 24                                      | 18                                                                  | 18                                                                              | 18                                                               |
|                          |                           |                                         |                                         |                                                                     |                                                                                 |                                                                  |

**Table 3.1 Vehicle Arrivals Generated by the Proposed M&S Simply Food Development (1022sqm)**

| Time Period              | Trip Rate<br>(veh/100sqm) | Total Vehicle<br>Departures<br>(vehicles) | Pass-by<br>Departures<br>(30%- vehicles) | Departures Linked to<br>Morrisons<br>Cortonwood<br>(23.3% - vehicles) | Departures Linked to<br>Other Retail Units at<br>Cortonwood<br>(23.3% - vehicles) | Redistributed<br>Primary Shopping<br>Trips (23.3% -<br>vehicles) |
|--------------------------|---------------------------|-------------------------------------------|------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------|
| Friday AM Peak Hour      | 3.214                     | 33                                        | 10                                       | 8                                                                     | 8                                                                                 | 8                                                                |
| Friday PM Peak Hour      | 8.366                     | 86                                        | 26                                       | 20                                                                    | 20                                                                                | 20                                                               |
| Saturday 1200-1300 hours | 7.945                     | 81                                        | 24                                       | 19                                                                    | 19                                                                                | 19                                                               |
| Saturday 1300-1400 hours | 7.409                     | 76                                        | 23                                       | 18                                                                    | 18                                                                                | 18                                                               |
| Saturday 1400-1500 hours | 7.006                     | 72                                        | 21                                       | 17                                                                    | 17                                                                                | 17                                                               |
| Saturday 1500-1600 hours | 7.300                     | 75                                        | 22                                       | 17                                                                    | 17                                                                                | 17                                                               |
| Sunday 1200-1300 hours   | 9.743                     | 100                                       | 30                                       | 23                                                                    | 23                                                                                | 23                                                               |
| Sunday 1300-1400 hours   | 9.115                     | 93                                        | 28                                       | 22                                                                    | 22                                                                                | 22                                                               |
| Sunday 1400-1500 hours   | 8.846                     | 90                                        | 27                                       | 21                                                                    | 21                                                                                | 21                                                               |
| Sunday 1500-1600 hours   | 9.781                     | 100                                       | 30                                       | 23                                                                    | 23                                                                                | 23                                                               |
|                          |                           |                                           |                                          |                                                                       |                                                                                   |                                                                  |

**Table 3.2 Vehicle Departures Generated by the Proposed M&S Simply Food Development (1022sqm)**

- 3.2.4 Table 3.3 below compares the potential increase in traffic on Dearne Valley Parkway arising from the proposed food retail use of Unit 3 with that arising and considered acceptable in connection with the consented non-food retail use of this unit. In this scenario, the only potential for additional trips making on Dearne Valley Parkway generated by the food retail use of Unit 3 arises from redistributed primary trips (23.3% of total traffic generation), whereas in previous assessments all traffic generated by the consented non-food retail use has been considered to give rise to additional traffic flows on the local highway network.
- 3.2.5 It can be seen that with appropriate allowance for pass-by trips, linked trips and redistributed primary trips, traffic movements on Dearne Valley Parkway arising from the use of Unit 3 for food retailing are generally less than associated with the previously consented non-food retail use, with the food retail use giving rise on average to a reduction in traffic flows of 2 vehicles per hour in each direction.
- 3.2.6 Table 3.4 provides a similar comparison of additional traffic movements within Cortonwood Retail Park. In this scenario, the potential for additional trips making generated by the food retail use of Unit 3 arises from pass-by trips and redistributed primary trips (53.3% of total traffic generation), whereas all traffic generated by the consented non-food retail use have been considered additional.
- 3.2.7 It can be seen in table 3.4 that use of Unit 3 for food retail purposes would result in additional traffic movements within Cortonwood Retail Park averaging 22 vehicle movements per hour in each direction. Analysis submitted previously in relation to the consented non-food retail developments at Cortonwood however demonstrates that traffic flows at the main roundabout within the Retail Park remain within capacity during peak hours. It is therefore considered that this small additional traffic flow would not materially affect traffic conditions or operation within Cortonwood Retail Park.

| Time Period              | ARRIVALS                                                   |                                                                 |                                                                    | DEPARTURES                                                 |                                                                 |                                                                    |
|--------------------------|------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------|
|                          | Arising from Proposed Food Retail Use of Unit 3 (vehicles) | Arising from Consented Non-Food Retail Use of Unit 3 (vehicles) | Change in Traffic Movements Arising from Food Retail Use of Unit 3 | Arising from Proposed Food Retail Use of Unit 3 (vehicles) | Arising from Consented Non-Food Retail Use of Unit 3 (vehicles) | Change in Traffic Movements Arising from Food Retail Use of Unit 3 |
| Friday AM Peak Hour      | 11                                                         | 6                                                               | 5                                                                  | 8                                                          | 4                                                               | 4                                                                  |
| Friday PM Peak Hour      | 19                                                         | 17                                                              | 2                                                                  | 20                                                         | 17                                                              | 3                                                                  |
| Saturday 1200-1300 hours | 18                                                         | 26                                                              | -8                                                                 | 19                                                         | 23                                                              | -4                                                                 |
| Saturday 1300-1400 hours | 17                                                         | 27                                                              | -10                                                                | 18                                                         | 24                                                              | -6                                                                 |
| Saturday 1400-1500 hours | 17                                                         | 25                                                              | -8                                                                 | 17                                                         | 25                                                              | -8                                                                 |
| Saturday 1500-1600 hours | 17                                                         | 23                                                              | -6                                                                 | 17                                                         | 26                                                              | -9                                                                 |
| Sunday 1200-1300 hours   | 23                                                         | 24                                                              | -1                                                                 | 23                                                         | 22                                                              | 1                                                                  |
| Sunday 1300-1400 hours   | 21                                                         | 23                                                              | -2                                                                 | 22                                                         | 21                                                              | 1                                                                  |
| Sunday 1400-1500 hours   | 21                                                         | 21                                                              | 0                                                                  | 21                                                         | 22                                                              | -1                                                                 |
| Sunday 1500-1600 hours   | 18                                                         | 14                                                              | 4                                                                  | 23                                                         | 21                                                              | 2                                                                  |
| <b>Average Hour</b>      | <b>18</b>                                                  | <b>21</b>                                                       | <b>-2</b>                                                          | <b>19</b>                                                  | <b>21</b>                                                       | <b>-2</b>                                                          |

**Table 3.3 Comparison of Potential Traffic Movements on Dearne Valley Parkway**

| Time Period              | ARRIVALS                                                   |                                                                 |                                                                    | DEPARTURES                                                 |                                                                 |                                                                    |
|--------------------------|------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------|
|                          | Arising from Proposed Food Retail Use of Unit 3 (vehicles) | Arising from Consented Non-Food Retail Use of Unit 3 (vehicles) | Change in Traffic Movements Arising from Food Retail Use of Unit 3 | Arising from Proposed Food Retail Use of Unit 3 (vehicles) | Arising from Consented Non-Food Retail Use of Unit 3 (vehicles) | Change in Traffic Movements Arising from Food Retail Use of Unit 3 |
| Friday AM Peak Hour      | 25                                                         | 6                                                               | 19                                                                 | 18                                                         | 4                                                               | 14                                                                 |
| Friday PM Peak Hour      | 44                                                         | 17                                                              | 27                                                                 | 46                                                         | 17                                                              | 29                                                                 |
| Saturday 1200-1300 hours | 42                                                         | 26                                                              | 16                                                                 | 43                                                         | 23                                                              | 20                                                                 |
| Saturday 1300-1400 hours | 39                                                         | 27                                                              | 12                                                                 | 40                                                         | 24                                                              | 16                                                                 |
| Saturday 1400-1500 hours | 39                                                         | 25                                                              | 14                                                                 | 38                                                         | 25                                                              | 13                                                                 |
| Saturday 1500-1600 hours | 40                                                         | 23                                                              | 17                                                                 | 40                                                         | 26                                                              | 14                                                                 |
| Sunday 1200-1300 hours   | 53                                                         | 24                                                              | 29                                                                 | 53                                                         | 22                                                              | 31                                                                 |
| Sunday 1300-1400 hours   | 49                                                         | 23                                                              | 26                                                                 | 50                                                         | 21                                                              | 29                                                                 |
| Sunday 1400-1500 hours   | 49                                                         | 21                                                              | 28                                                                 | 48                                                         | 22                                                              | 26                                                                 |
| Sunday 1500-1600 hours   | 42                                                         | 14                                                              | 28                                                                 | 53                                                         | 21                                                              | 32                                                                 |
| <b>Average Hour</b>      | <b>42</b>                                                  | <b>21</b>                                                       | <b>22</b>                                                          | <b>43</b>                                                  | <b>21</b>                                                       | <b>22</b>                                                          |

**Table 3.4 Comparison of Potential Traffic Movements Within Cortonwood Retail Park**

## 4 PARKING

### 4.1 Introduction

4.1.1 This section of the report considers parking issues relevant to the proposed amendment of Condition 6 of the current planning consent to allow Unit 3 to be used primarily for the sale of food.

### 4.2 Car Parking

4.2.1 The Rotherham Borough Council car parking standards for food and non-food retail development are a maximum of 1 space per 14sqm (gross floor area) for food retail developments and 1 space per 25sqm (gross floor area), with accessible parking bays to comprise a minimum of 6% of the total provision. The policy does not differentiate between ground level and mezzanine floorspace.

4.2.2 The maximum permitted parking provision in relation to the food and non-food retail units proposed within the Cortonwood Shopping Park is therefore as follows:

- Food Retail (1022sqm) – a maximum of 73 car parking spaces at 1 space per 14sqm
- Non-Food Retail (11,984sqm) – a maximum of 479 car parking spaces at 1 space per 25sqm
- Overall Development – a maximum of 552 car parking spaces

4.2.3 The proposed provision of 314 car parking spaces as part of the overall development is therefore consistent with Council standards in that parking provision does not exceed the maximum permitted. Provision of accessible parking is also consistent with Council standards, with 19 accessible parking bays to be provided, equivalent to 6% of the total provision.

4.2.4 The accumulation of vehicles within the proposed on-site car park has been considered during a typical Saturday, which the assessments of traffic generation demonstrate is anticipated to be the busiest day at the retail park. The approach used is the same as used in the Transport Statement (of May 2014) submitted in connection with the consented Shopping Park development and involves calculating the difference between vehicle arrivals and departures to derive on-site accumulation over a full Saturday, as set out in table 4.1 below.



| Time Range  | ARRIVALS            |          |                     |          | Total Vehicle Arrivals | DEPARTURES          |          |                     |          | Total Vehicle Departures | On Site Accumulation (vehicles) |
|-------------|---------------------|----------|---------------------|----------|------------------------|---------------------|----------|---------------------|----------|--------------------------|---------------------------------|
|             | Non-Food Retail     |          | Food Retail         |          |                        | Non-Food Retail     |          | Food Retail         |          |                          |                                 |
|             | Trip Rate (veh/sqm) | Vehicles | Trip Rate (veh/sqm) | Vehicles |                        | Trip Rate (veh/sqm) | Vehicles | Trip Rate (veh/sqm) | Vehicles |                          |                                 |
| 05:00-06:00 |                     |          |                     |          |                        |                     |          |                     |          |                          | 25                              |
| 06:00-07:00 | -                   | -        | 0.882               | 9        | 9                      | -                   | -        | 0.594               | 6        | 6                        | 28                              |
| 07:00-08:00 | 0.117               | 11       | 1.721               | 18       | 28                     | 0.004               | 0        | 1.054               | 11       | 11                       | 45                              |
| 08:00-09:00 | 0.470               | 43       | 3.776               | 39       | 82                     | 0.190               | 17       | 2.678               | 27       | 45                       | 82                              |
| 09:00-10:00 | 1.194               | 110      | 5.793               | 59       | 169                    | 0.721               | 66       | 4.607               | 47       | 113                      | 138                             |
| 10:00-11:00 | 1.880               | 173      | 7.321               | 75       | 248                    | 1.481               | 136      | 6.354               | 65       | 201                      | 184                             |
| 11:00-12:00 | 2.330               | 214      | 7.757               | 79       | 294                    | 2.031               | 187      | 7.556               | 77       | 264                      | 214                             |
| 12:00-13:00 | 2.539               | 234      | 7.730               | 79       | 313                    | 2.290               | 211      | 7.945               | 81       | 292                      | 235                             |
| 13:00-14:00 | 2.662               | 245      | 7.169               | 73       | 318                    | 2.368               | 218      | 7.409               | 76       | 294                      | 259                             |
| 14:00-15:00 | 2.442               | 225      | 7.175               | 73       | 298                    | 2.403               | 221      | 7.006               | 72       | 293                      | 265                             |
| 15:00-16:00 | 2.226               | 205      | 7.299               | 75       | 279                    | 2.507               | 231      | 7.300               | 75       | 305                      | 239                             |
| 16:00-17:00 | 1.958               | 180      | 7.179               | 73       | 253                    | 2.297               | 211      | 7.701               | 79       | 290                      | 202                             |
| 17:00-18:00 | 1.253               | 115      | 6.555               | 67       | 182                    | 1.709               | 157      | 7.458               | 76       | 233                      | 151                             |
| 18:00-19:00 | 0.509               | 47       | 5.192               | 53       | 100                    | 0.873               | 80       | 6.153               | 63       | 143                      | 108                             |
| 19:00-20:00 | 0.018               | 2        | 3.412               | 35       | 37                     | 0.247               | 23       | 4.263               | 44       | 66                       | 78                              |

**Table 4.1 Anticipated On Site Vehicle Accumulation**

NB1. The derivation of the local trip rate used in relation to the proposed non-food retail development is described in the Transport Statement submitted in relation to the consented non-food retail development to (RB2014/0612). As set out in the previous TS, the local trip rate should be applied to the 'effective' non-food retail floor area of 9197sqm comprising the ground floor area and 50% of the proposed mezzanine provision ( $7432-1022+5574/2=9197$ )

NB2. The trip rates used in relation to the proposed food retail development are obtained from the TRICS output provided in Appendix A.

- 4.2.5 The analysis set out in table 4.1 indicates a maximum on-site accumulation of 265 vehicles within the proposed 319 space car park, equivalent to 83% occupancy. The proposed car park is therefore considered to provide appropriately for anticipated demand arising from the overall Shopping Park development.

## 5 SUMMARY AND CONCLUSIONS

### 5.1 Introduction

5.1.1 This report considers the transport implications of a planning application to amend Condition 6 of the current planning consent for the Cortonwood Shopping Park to allow Unit 3 (1022sqm GIFA) to be used primarily for the sale of food.

5.1.2 Consent was granted in August 2015 (RB2015/0510) for demolition of the UPS warehouse at Cortonwood Drive, Brampton (use class B8) and the erection of A1 retail units, with appropriate parking and servicing provision. The consented development would comprise some 6071sqm of ground level and 5574sqm of mezzanine non-food retail floorspace, that in planning terms would 'float' across the development.

5.1.3 Condition 6 of the consent currently prevents use of the premises primarily for the sale of food. The application to amend Condition 6 to allow use of Unit 3 for food retailing arises from firm interest expressed by Marks & Spencer in establishing a 'Simply Food' operation in this unit.

### 5.2 Traffic Effects of Development

5.2.1 Mitigation measures agreed in relation to the consented non-food retail developments at Cortonwood Shopping Park have been assessed using a robust assessment in which all generated traffic movements are considered additional to existing traffic. A contribution of £154,845 towards highway improvements on A6195 Dearne Valley Parkway and the provision of a Zebra Crossing on the main retail park access road having been agreed in relation to the previous consent

5.2.2 The analysis provided in this report in relation to the proposed use of Unit 3 for food retail purposes has due regard to pass-by trips already present on Dearne Valley Parkway and 'linked' trips to the proposed food store that would be an extension of existing trips to established food retail and other operations at Cortonwood.

5.2.3 With appropriate allowance for pass-by trips, linked trips and redistributed primary trips, traffic movements on Dearne Valley Parkway arising from the use of Unit 3 for food retailing are generally less than associated with the previously consented non-food retail use, with the food retail use of Unit 3 giving rise on average to a reduction in traffic flows of 2 vehicles per hour in each direction.

- 5.2.4 With regard to traffic movements within Cortonwood Retail Park, the proposed food retail use of Unit 3 would result in an increase in generated traffic averaging 22 vehicle movements per hour in each direction. Analysis submitted previously in relation to the consented non-food retail developments however demonstrates that traffic flows at Cortonwood within the Retail Park remain within capacity during peak hours. It is therefore considered that this small additional traffic flow would not materially affect traffic conditions or operation within Cortonwood Retail Park.

### **5.3 Parking**

- 5.3.1 Provision of 314 car parking spaces, including 19 accessible parking bays within the overall Cortonwood Shopping Park development is consistent with Rotherham Council's current parking standards for food retail and non-food retail development. The analysis provided also demonstrates that this level of provision would provide adequately for anticipated demand.

### **5.4 Conclusions**

- 5.4.1 The analysis provided in this report demonstrates that amendment of Condition 6 of the planning consent granted in August 2015 (RB2015/0510) to allow the use of Unit 3 for food retail purposes (1022sqm GIFA) is unlikely to materially affect operation of the local highway and as such, the previously agreed package of highway mitigation measures is considered satisfactory.
- 5.4.2 Traffic generation on Dearne Valley Parkway is unlikely to be materially affected by the use of Unit 3 for food retail purposes and sufficient highway capacity has been shown to be available within Cortonwood Retail Park to accommodate anticipated demand. Previous consents also demonstrate that the suitable parking provision can be made within the Cortonwood Shopping Park development, consistent with current Council standards.
- 5.4.3 Having regard to the above it is concluded that the proposed amendment of Condition 6 of the Cortonwood Shopping Park planning consent to allow the use of proposed Unit 3 primarily for food retail purposes is acceptable from a transport viewpoint.



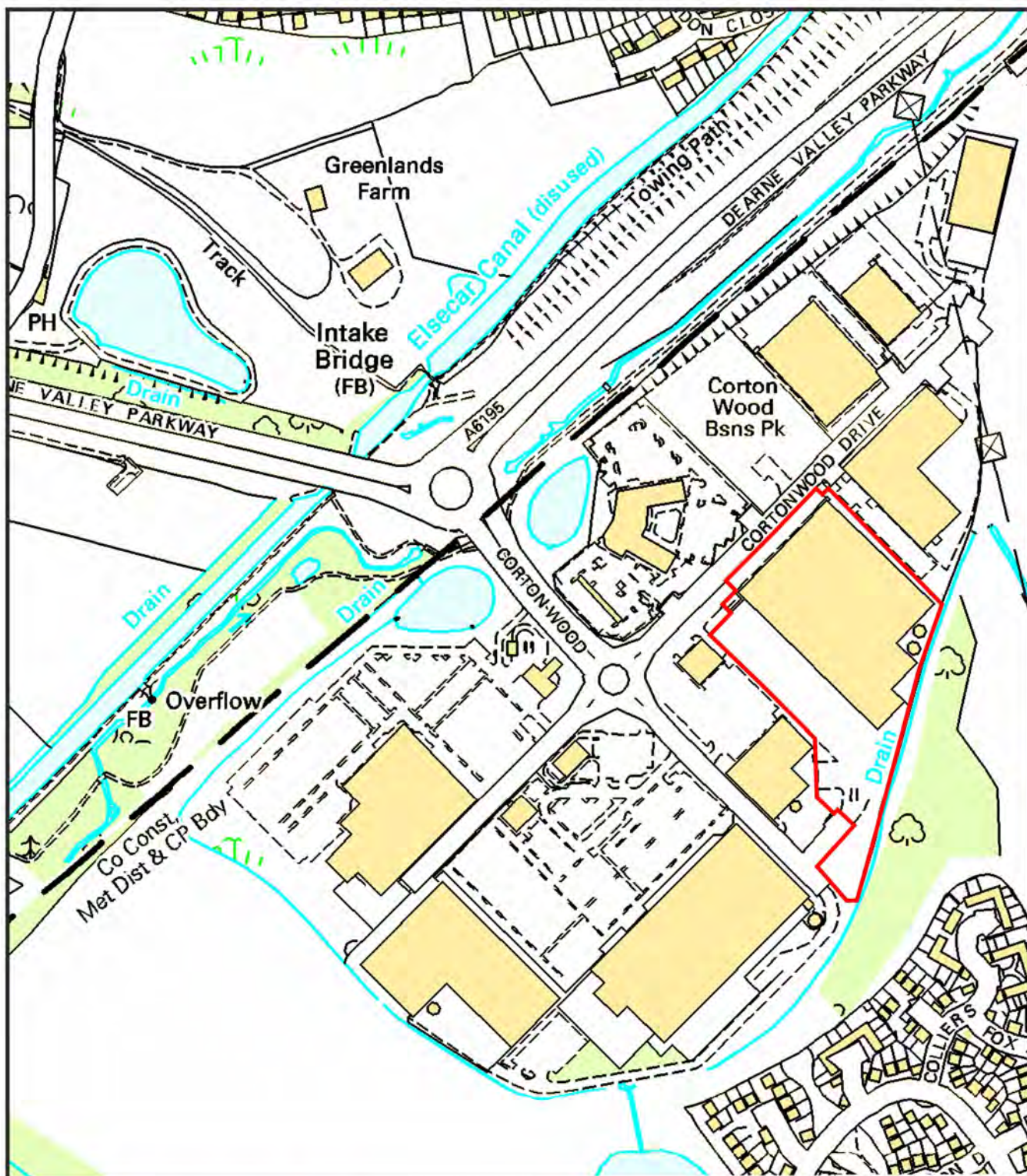


Figure1  
Site Location

Northern Transport Planning Ltd  
Suite 7, Vincent House  
136 Westgate, Wakefield  
West Yorkshire, WF2 9SR  
Tel: 01924 367460

**NTP**





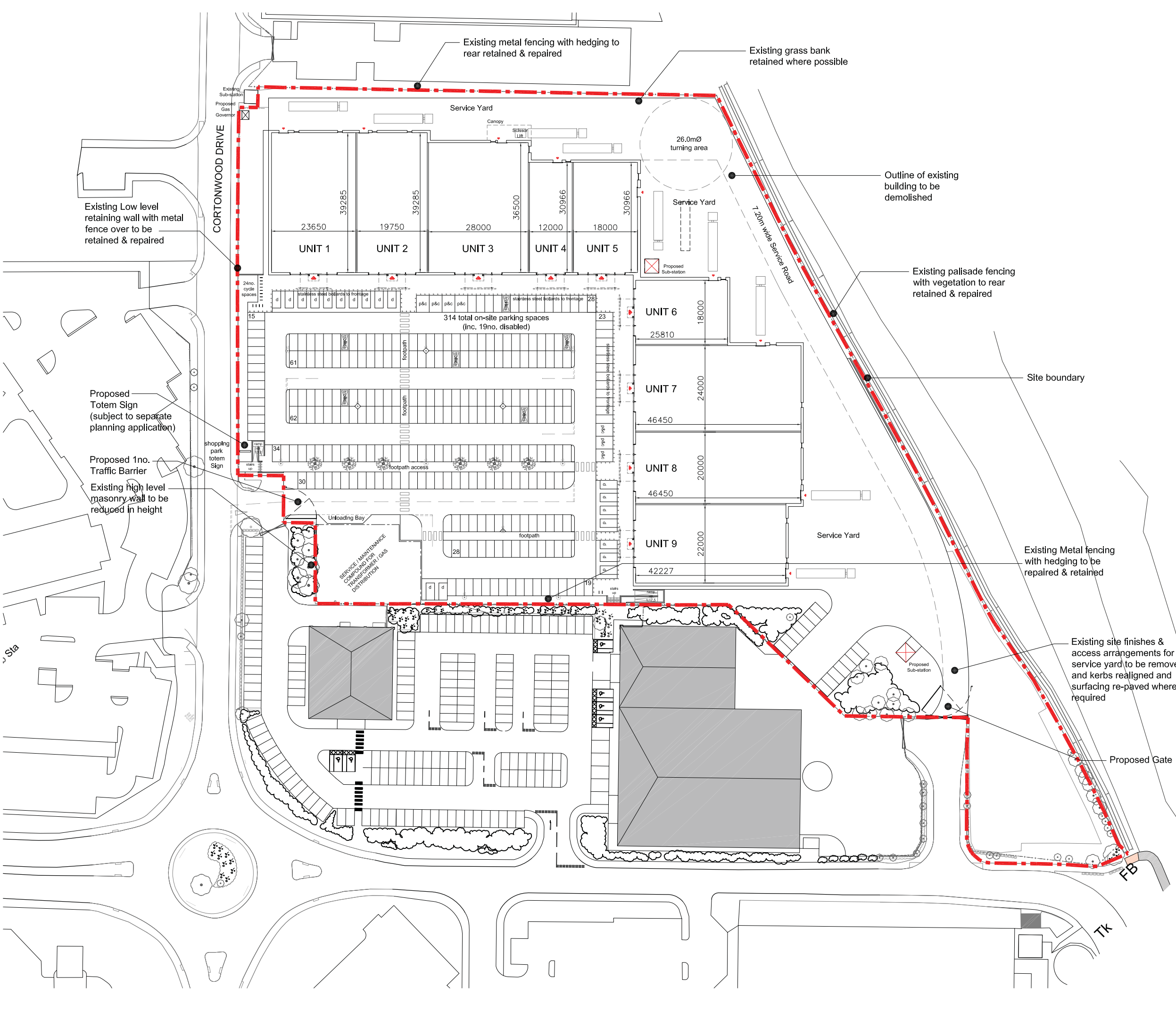
 Application Site

Figure 2  
Local Setting

Northern Transport Planning Ltd  
Suite 7, Vincent House  
136 Westgate, Wakefield  
West Yorkshire, WF2 9SR  
Tel: 01924 367460

**NTP**





**Notes:**

Approval/Particulars on the information shown should be obtained prior to being used as a basis for any contract.

Drawing based on Ordnance Survey data and is subject to a full line & level survey.

This drawing has been prepared subject to the following:

1. Planning Approval
2. Building Regulation & Fire Officers Approval
3. Fire Officers Approval
4. Highways Approval
5. Enquiries on location of Statutory Utilities services & equipment.

Contractors to check dimensions and notify any discrepancies or errors to the company immediately.

Work to figured dimensions only. Do not scale.

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| GROSS INTERNAL AREA SCHEDULE: |        |                       |               |  |
|-------------------------------|--------|-----------------------|---------------|--|
| UNIT 1                        | GROUND | 929 M <sup>2</sup>    | 10,000 SQ FT  |  |
| UNIT 2                        | GROUND | 776 M <sup>2</sup>    | 8,350 SQ FT   |  |
| UNIT 3                        | GROUND | 1,022 M <sup>2</sup>  | 11,000 SQ FT  |  |
| UNIT 4                        | GROUND | 372 M <sup>2</sup>    | 4,000 SQ FT   |  |
| UNIT 5                        | GROUND | 557 M <sup>2</sup>    | 6,000 SQ FT   |  |
| UNIT 6                        | GROUND | 484 M <sup>2</sup>    | 5,000 SQ FT   |  |
| UNIT 7                        | GROUND | 1,115 M <sup>2</sup>  | 12,000 SQ FT  |  |
| UNIT 8                        | GROUND | 929 M <sup>2</sup>    | 10,000 SQ FT  |  |
| UNIT 9                        | GROUND | 929 M <sup>2</sup>    | 10,000 SQ FT  |  |
| GROUND GIA                    |        | 7,093 M <sup>2</sup>  | 76,350 SQ FT  |  |
| + MEZZ GIA                    |        | 5,574 M <sup>2</sup>  | 60,000 SQ FT  |  |
| TOTAL GIA                     |        | 12,667 M <sup>2</sup> | 136,350 SQ FT |  |

314 CAR PARKING SPACES

FOR DETAILS OF SOFT LANDSCAPING WORKS  
REFER TO SMEEDEN FOREMAN LANDSCAPE  
ARCHITECTS DRAWINGS

Figure 3

|                                                                                                                                                                                                                                                                                                                                       | 03.06.15 | Ramp adjacent to Unit 9 location and orientation amended, car park return adjacent to Unit 9 adjusted, 2no. trolley bay locations amended, 3no. additional trolley bays added in car park, additional fire exit doors added to rear of retail units 1 - 9 facing to service yard,                                                                                                                                                                                                                                                                                                                                                                                                   | NW                                                                                    |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------|
| H                                                                                                                                                                                                                                                                                                                                     | 10.04.15 | Amended to Planning Consultant's comments,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NW                                                                                    |               |
| G                                                                                                                                                                                                                                                                                                                                     | 18.03.15 | Amended to Planning Consultant's comments,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NW                                                                                    |               |
| F                                                                                                                                                                                                                                                                                                                                     | 10.03.15 | Amended to Planning Consultant's comments,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NW                                                                                    |               |
| E                                                                                                                                                                                                                                                                                                                                     | 06.03.15 | Unit 2 reduced to 8,350 sq ft, Unit 6 increased to 5,000 sq ft, Units 1, 2 & 3 width & depth amended, Unit 10 added, 3,650sq/ft, Feature entrance signage canopies revised, projection increased to 3.6m, Car parking layout amended, Units 6-9 frontage reduced, Totem sign location adjusted, Footpath linkage added to car park, Ramp and steps adjacent Unit 1 relocated adjacent to car park entrance, Lift & canopy to rear of Unit 3 amended, 3no. trolley bays added, Sub-stations added to service yards, Gas governor house added to Cortonwood Drive opposite Unit 1, Service yard layout amended, Existing service yard gatehouse and barriers omitted and gates added, | NW                                                                                    |               |
| D                                                                                                                                                                                                                                                                                                                                     | 05.12.14 | Unit 4 reduced to 4,000 sq ft, Unit 5 increased to 6,000 sq ft, Unit 9 entrance portico increased, Cycle parking added adjacent units 1 & 9, Totem sign added to entrance, 1 no. parking space relocated adjacent unit 7, Ramp adjacent Unit 9 revised, Lift & canopy added to rear of unit 3, doors/shutter repositioned, Units 3-6 sizes revised                                                                                                                                                                                                                                                                                                                                  | LC                                                                                    |               |
| C                                                                                                                                                                                                                                                                                                                                     | 15.07.14 | Unit sizes revised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | LC                                                                                    |               |
| B                                                                                                                                                                                                                                                                                                                                     | 11.06.14 | Unit sizes revised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | LC                                                                                    |               |
| A                                                                                                                                                                                                                                                                                                                                     | 17.04.14 | Planning Issue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LC                                                                                    |               |
| Rev.                                                                                                                                                                                                                                                                                                                                  | Date     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Drawn                                                                                 | Checked       |
|                                                                                                                                                                                                                                                  |          | Client:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |               |
| <div>Harborne Court<br/>67-69 Harborne Rd<br/>Edgbaston<br/>Birmingham<br/>B15 3BU<br/>T: 0121 455 9234<br/>F: 0121 456 2232<br/>E: reception@davisweatherill.co.uk<br/>davisweatherill.co.uk</div> <div>64 Wellington Street<br/>Leeds<br/>LS1 2EE<br/>T: 0113 243 8438<br/>F: 0113 243 3222<br/>E: info@davisweatherill.co.uk</div> |          | Project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Redevelopment of<br>Alba/UPS Warehouse,<br>Cortonwood Drive.                          |               |
| <div>Contact<br/>Birmingham Office<br/><input type="checkbox"/></div> <div>Contact<br/>Leeds Office<br/><input checked="" type="checkbox"/></div> <div></div> <div>www.davisweatherill.co.uk</div>                                               |          | Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Proposed Site Plan                                                                    |               |
| Drawn                                                                                                                                                                                                                                                                                                                                 | LC       | Checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Drig. No.                                                                             | Rev.          |
| Date                                                                                                                                                                                                                                                                                                                                  | July 14  | Scale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1:500@A1<br>1:1000@A3                                                                 | 14592 - PA 04 |
| Status                                                                                                                                                                                                                                                                                                                                | Planning |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                       | J             |

# **Appendix A**



# TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL  
 Category : A - FOOD SUPERSTORE  
 VEHICLES

## Selected regions and areas:

|    |                                |        |
|----|--------------------------------|--------|
| 02 | SOUTH EAST                     |        |
|    | KC KENT                        | 1 days |
|    | WN WINDSOR & MAIDENHEAD        | 1 days |
|    | WS WEST SUSSEX                 | 1 days |
| 03 | SOUTH WEST                     |        |
|    | DC DORSET                      | 5 days |
|    | DV DEVON                       | 1 days |
| 04 | EAST ANGLIA                    |        |
|    | NF NORFOLK                     | 1 days |
|    | SF SUFFOLK                     | 1 days |
| 05 | EAST MIDLANDS                  |        |
|    | LE LEICESTERSHIRE              | 1 days |
|    | NT NOTTINGHAMSHIRE             | 2 days |
| 06 | WEST MIDLANDS                  |        |
|    | WM WEST MIDLANDS               | 1 days |
| 07 | YORKSHIRE & NORTH LINCOLNSHIRE |        |
|    | SY SOUTH YORKSHIRE             | 1 days |
| 09 | NORTH                          |        |
|    | CB CUMBRIA                     | 2 days |
| 10 | WALES                          |        |
|    | CF CARDIFF                     | 1 days |

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

## Filtering Stage 2 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: 1487 to 7000 (units: sqm)  
 Range Selected by User: 800 to 7000 (units: sqm)

## Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/00 to 29/03/14

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:

Friday 19 days

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

## Selected survey types:

Manual count 17 days  
 Directional ATC Count 2 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) 7  
 Edge of Town 12

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

## Selected Location Sub Categories:

Industrial Zone 3

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.

Filtering Stage 3 selection:

Use Class:

|    |         |
|----|---------|
| A1 | 19 days |
|----|---------|

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

Population within 1 mile:

|                   |        |
|-------------------|--------|
| 1,001 to 5,000    | 5 days |
| 5,001 to 10,000   | 2 days |
| 10,001 to 15,000  | 2 days |
| 15,001 to 20,000  | 3 days |
| 20,001 to 25,000  | 2 days |
| 25,001 to 50,000  | 4 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:

|                    |        |
|--------------------|--------|
| 5,001 to 25,000    | 1 days |
| 25,001 to 50,000   | 1 days |
| 50,001 to 75,000   | 3 days |
| 100,001 to 125,000 | 2 days |
| 125,001 to 250,000 | 6 days |
| 250,001 to 500,000 | 6 days |

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

Car ownership within 5 miles:

|             |        |
|-------------|--------|
| 0.5 or Less | 2 days |
| 0.6 to 1.0  | 9 days |
| 1.1 to 1.5  | 7 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.

Petrol filling station:

|                                                           |         |
|-----------------------------------------------------------|---------|
| PFS is present at the site and is included in the count   | 11 days |
| PFS is present at the site but is excluded from the count | 1 days  |
| There is no PFS at the site                               | 7 days  |

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

Travel Plan:

|           |         |
|-----------|---------|
| Not Known | 9 days  |
| No        | 10 days |

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

LIST OF SITES relevant to selection parameters

|   |                                                                               |               |                                    |         |
|---|-------------------------------------------------------------------------------|---------------|------------------------------------|---------|
| 1 | CB-01-A-05<br>WARWICK ROAD                                                    | TESCO         |                                    | CUMBRIA |
|   | CARLISLE<br>Edge of Town<br>Industrial Zone                                   |               |                                    |         |
|   | Total Gross floor area:                                                       | 6050 sqm      |                                    |         |
|   | Survey date: FRIDAY                                                           | 31/10/03      | Survey Type: MANUAL                |         |
| 2 | CB-01-A-07<br>WIGTON ROAD                                                     | SOMERFIELD    |                                    | CUMBRIA |
|   | NEWTOWN<br>CARLISLE<br>Suburban Area (PPS6 Out of Centre)<br>Residential Zone |               |                                    |         |
|   | Total Gross floor area:                                                       | 1700 sqm      |                                    |         |
|   | Survey date: FRIDAY                                                           | 05/02/10      | Survey Type: MANUAL                |         |
| 3 | CF-01-A-02<br>TY-GLAS ROAD                                                    | MORRISONS     |                                    | CARDIFF |
|   | LLANISHEN<br>CARDIFF<br>Suburban Area (PPS6 Out of Centre)<br>Built-Up Zone   |               |                                    |         |
|   | Total Gross floor area:                                                       | 4212 sqm      |                                    |         |
|   | Survey date: FRIDAY                                                           | 27/10/06      | Survey Type: MANUAL                |         |
| 4 | DC-01-A-12<br>DORCHESTER ROAD                                                 | SAFEWAY       |                                    | DORSET  |
|   | RADIPOLE<br>WEYMOUTH<br>Edge of Town<br>Residential Zone                      |               |                                    |         |
|   | Total Gross floor area:                                                       | 5156 sqm      |                                    |         |
|   | Survey date: FRIDAY                                                           | 14/07/00      | Survey Type: MANUAL                |         |
| 5 | DC-01-A-13<br>SEA ROAD NORTH                                                  | CO-OP PIONEER |                                    | DORSET  |
|   | ST ANDREWS WELL<br>BRIDPORT<br>Edge of Town<br>No Sub Category                |               |                                    |         |
|   | Total Gross floor area:                                                       | 1487 sqm      |                                    |         |
|   | Survey date: FRIDAY                                                           | 07/07/00      | Survey Type: MANUAL                |         |
| 6 | DC-01-A-14<br>A35 LYNDHURST ROAD                                              | SAINSBURYS    |                                    | DORSET  |
|   | SOMERFORD<br>CHRISTCHURCH<br>Edge of Town<br>Residential Zone                 |               |                                    |         |
|   | Total Gross floor area:                                                       | 5720 sqm      |                                    |         |
|   | Survey date: FRIDAY                                                           | 11/08/00      | Survey Type: MANUAL                |         |
| 7 | DC-01-A-15<br>RIVERSIDE AVENUE                                                | TESCO         |                                    | DORSET  |
|   | LITTLEDOWN<br>BOURNEMOUTH<br>Edge of Town<br>No Sub Category                  |               |                                    |         |
|   | Total Gross floor area:                                                       | 6780 sqm      |                                    |         |
|   | Survey date: FRIDAY                                                           | 08/12/00      | Survey Type: DIRECTIONAL ATC COUNT |         |

LIST OF SITES relevant to selection parameters (Cont.)

|    |                                    |            |                                    |
|----|------------------------------------|------------|------------------------------------|
| 8  | DC-01-A-16                         | TESCO      | DORSET                             |
|    | WATERLOO ROAD                      |            |                                    |
|    | HAMWORTHY                          |            |                                    |
|    | POOLE                              |            |                                    |
|    | Suburban Area (PPS6 Out of Centre) |            |                                    |
|    | Industrial Zone                    |            |                                    |
|    | Total Gross floor area:            | 5574 sqm   |                                    |
|    | Survey date: FRIDAY                | 15/12/00   | Survey Type: DIRECTIONAL ATC COUNT |
| 9  | DV-01-A-21                         | MORRISONS  | DEVON                              |
|    | TORR LANE                          |            |                                    |
|    | PENNYCROSS                         |            |                                    |
|    | PLYMOUTH                           |            |                                    |
|    | Suburban Area (PPS6 Out of Centre) |            |                                    |
|    | Residential Zone                   |            |                                    |
|    | Total Gross floor area:            | 5000 sqm   |                                    |
|    | Survey date: FRIDAY                | 23/10/09   | Survey Type: MANUAL                |
| 10 | KC-01-A-18                         | SAINSBURYS | KENT                               |
|    | MARGATE ROAD                       |            |                                    |
|    | WESTWOOD                           |            |                                    |
|    | BROADSTAIRS                        |            |                                    |
|    | Edge of Town                       |            |                                    |
|    | Retail Zone                        |            |                                    |
|    | Total Gross floor area:            | 4830 sqm   |                                    |
|    | Survey date: FRIDAY                | 07/11/03   | Survey Type: MANUAL                |
| 11 | LE-01-A-01                         | SAINSBURYS | LEICESTERSHIRE                     |
|    | GLEN ROAD                          |            |                                    |
|    | OADBY                              |            |                                    |
|    | LEICESTER                          |            |                                    |
|    | Edge of Town                       |            |                                    |
|    | Residential Zone                   |            |                                    |
|    | Total Gross floor area:            | 4850 sqm   |                                    |
|    | Survey date: FRIDAY                | 19/06/09   | Survey Type: MANUAL                |
| 12 | NF-01-A-03                         | SAINSBURYS | NORFOLK                            |
|    | QUEENS ROAD                        |            |                                    |
|    | NORWICH                            |            |                                    |
|    | Suburban Area (PPS6 Out of Centre) |            |                                    |
|    | Built-Up Zone                      |            |                                    |
|    | Total Gross floor area:            | 5810 sqm   |                                    |
|    | Survey date: FRIDAY                | 17/11/00   | Survey Type: MANUAL                |
| 13 | NT-01-A-03                         | SAFEWAY    | NOTTINGHAMSHIRE                    |
|    | LINGS BAR ROAD                     |            |                                    |
|    | GAMSTON                            |            |                                    |
|    | NOTTINGHAM                         |            |                                    |
|    | Edge of Town                       |            |                                    |
|    | Residential Zone                   |            |                                    |
|    | Total Gross floor area:            | 5016 sqm   |                                    |
|    | Survey date: FRIDAY                | 08/12/00   | Survey Type: MANUAL                |
| 14 | NT-01-A-04                         | SAINSBURYS | NOTTINGHAMSHIRE                    |
|    | NOTTINGHAM ROAD                    |            |                                    |
|    | ARNOLD                             |            |                                    |
|    | NOTTINGHAM                         |            |                                    |
|    | Suburban Area (PPS6 Out of Centre) |            |                                    |
|    | Built-Up Zone                      |            |                                    |
|    | Total Gross floor area:            | 6594 sqm   |                                    |
|    | Survey date: FRIDAY                | 12/09/03   | Survey Type: MANUAL                |

LIST OF SITES relevant to selection parameters (Cont.)

|    |                                    |            |  |                      |
|----|------------------------------------|------------|--|----------------------|
| 15 | SF-01-A-01                         | TESCO      |  | SUFFOLK              |
|    | ANSON ROAD                         |            |  |                      |
|    | MARTLESHAM HEATH                   |            |  |                      |
|    | NEAR IPSWICH                       |            |  |                      |
|    | Edge of Town                       |            |  |                      |
|    | Industrial Zone                    |            |  |                      |
|    | Total Gross floor area:            | 5780 sqm   |  |                      |
|    | Survey date: FRIDAY                | 10/10/03   |  | Survey Type: MANUAL  |
| 16 | SY-01-A-01                         | TESCO      |  | SOUTH YORKSHIRE      |
|    | WOMBWELL LANE                      |            |  |                      |
|    | BARNSELY                           |            |  |                      |
|    | Edge of Town                       |            |  |                      |
|    | Retail Zone                        |            |  |                      |
|    | Total Gross floor area:            | 7000 sqm   |  |                      |
|    | Survey date: FRIDAY                | 11/04/03   |  | Survey Type: MANUAL  |
| 17 | WM-01-A-01                         | CO-OP      |  | WEST MIDLANDS        |
|    | HAZELWELL STREET                   |            |  |                      |
|    | STIRCHLEY                          |            |  |                      |
|    | BIRMINGHAM                         |            |  |                      |
|    | Suburban Area (PPS6 Out of Centre) |            |  |                      |
|    | No Sub Category                    |            |  |                      |
|    | Total Gross floor area:            | 3600 sqm   |  |                      |
|    | Survey date: FRIDAY                | 27/10/00   |  | Survey Type: MANUAL  |
| 18 | WN-01-A-01                         | SAINSBURYS |  | WINDSOR & MAIDENHEAD |
|    | LAKE END ROAD                      |            |  |                      |
|    | LENT RISE                          |            |  |                      |
|    | SLOUGH                             |            |  |                      |
|    | Edge of Town                       |            |  |                      |
|    | Residential Zone                   |            |  |                      |
|    | Total Gross floor area:            | 6065 sqm   |  |                      |
|    | Survey date: FRIDAY                | 07/10/11   |  | Survey Type: MANUAL  |
| 19 | WS-01-A-10                         | TESCO      |  | WEST SUSSEX          |
|    | FISHBOURNE ROAD EAST               |            |  |                      |
|    | FISHBOURNE                         |            |  |                      |
|    | CHICHESTER                         |            |  |                      |
|    | Edge of Town                       |            |  |                      |
|    | No Sub Category                    |            |  |                      |
|    | Total Gross floor area:            | 6003 sqm   |  |                      |
|    | Survey date: FRIDAY                | 21/07/00   |  | Survey Type: MANUAL  |

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

TRIP RATE for Land Use 01 - RETAIL/A - FOOD SUPERSTORE  
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 | 2        | 6177     | 1.457     | 2          | 6177     | 1.368     | 2        | 6177     | 2.825     |
| 01:00 - 02:00 | 2        | 6177     | 0.818     | 2          | 6177     | 0.769     | 2        | 6177     | 1.587     |
| 02:00 - 03:00 | 2        | 6177     | 0.550     | 2          | 6177     | 0.364     | 2        | 6177     | 0.914     |
| 03:00 - 04:00 | 2        | 6177     | 0.421     | 2          | 6177     | 0.332     | 2        | 6177     | 0.753     |
| 04:00 - 05:00 | 2        | 6177     | 0.243     | 2          | 6177     | 0.186     | 2        | 6177     | 0.429     |
| 05:00 - 06:00 | 2        | 6177     | 0.672     | 2          | 6177     | 0.486     | 2        | 6177     | 1.158     |
| 06:00 - 07:00 | 4        | 5812     | 0.951     | 4          | 5812     | 0.757     | 4        | 5812     | 1.708     |
| 07:00 - 08:00 | 18       | 5079     | 2.438     | 18         | 5079     | 1.697     | 18       | 5079     | 4.135     |
| 08:00 - 09:00 | 19       | 5117     | 4.546     | 19         | 5117     | 3.214     | 19       | 5117     | 7.760     |
| 09:00 - 10:00 | 19       | 5117     | 6.579     | 19         | 5117     | 4.816     | 19       | 5117     | 11.395    |
| 10:00 - 11:00 | 19       | 5117     | 7.455     | 19         | 5117     | 6.686     | 19       | 5117     | 14.141    |
| 11:00 - 12:00 | 19       | 5117     | 7.492     | 19         | 5117     | 7.600     | 19       | 5117     | 15.092    |
| 12:00 - 13:00 | 19       | 5117     | 7.490     | 19         | 5117     | 7.791     | 19       | 5117     | 15.281    |
| 13:00 - 14:00 | 19       | 5117     | 7.313     | 19         | 5117     | 7.475     | 19       | 5117     | 14.788    |
| 14:00 - 15:00 | 19       | 5117     | 7.320     | 19         | 5117     | 7.365     | 19       | 5117     | 14.685    |
| 15:00 - 16:00 | 19       | 5117     | 7.245     | 19         | 5117     | 7.558     | 19       | 5117     | 14.803    |
| 16:00 - 17:00 | 19       | 5117     | 7.565     | 19         | 5117     | 7.516     | 19       | 5117     | 15.081    |
| 17:00 - 18:00 | 19       | 5117     | 8.092     | 19         | 5117     | 8.366     | 19       | 5117     | 16.458    |
| 18:00 - 19:00 | 19       | 5117     | 7.289     | 19         | 5117     | 8.014     | 19       | 5117     | 15.303    |
| 19:00 - 20:00 | 19       | 5117     | 5.625     | 19         | 5117     | 6.694     | 19       | 5117     | 12.319    |
| 20:00 - 21:00 | 19       | 5117     | 3.536     | 19         | 5117     | 4.369     | 19       | 5117     | 7.905     |
| 21:00 - 22:00 | 19       | 5117     | 2.184     | 19         | 5117     | 2.797     | 19       | 5117     | 4.981     |
| 22:00 - 23:00 | 12       | 5168     | 1.001     | 12         | 5168     | 1.416     | 12       | 5168     | 2.417     |
| 23:00 - 24:00 | 2        | 6177     | 2.687     | 2          | 6177     | 2.404     | 2        | 6177     | 5.091     |
| Total Rates:  |          |          | 100.969   |            |          | 100.040   |          |          | 201.009   |

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.

Parameter summary

|                                          |                          |
|------------------------------------------|--------------------------|
| Trip rate parameter range selected:      | 1487 - 7000 (units: sqm) |
| Survey date date range:                  | 01/01/00 - 29/03/14      |
| Number of weekdays (Monday-Friday):      | 25                       |
| Number of Saturdays:                     | 0                        |
| Number of Sundays:                       | 0                        |
| Surveys manually removed from selection: | 0                        |

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are 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 CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL  
 Category : A - FOOD SUPERSTORE  
 VEHICLES

Selected regions and areas:

|    |                                |        |
|----|--------------------------------|--------|
| 02 | SOUTH EAST                     |        |
|    | ES EAST SUSSEX                 | 2 days |
|    | EX ESSEX                       | 1 days |
|    | HC HAMPSHIRE                   | 1 days |
|    | HF HERTFORDSHIRE               | 1 days |
|    | KC KENT                        | 2 days |
|    | WN WINDSOR & MAIDENHEAD        | 1 days |
|    | WS WEST SUSSEX                 | 1 days |
| 03 | SOUTH WEST                     |        |
|    | DC DORSET                      | 3 days |
|    | DV DEVON                       | 1 days |
|    | GS GLOUCESTERSHIRE             | 1 days |
|    | SM SOMERSET                    | 1 days |
| 04 | EAST ANGLIA                    |        |
|    | NF NORFOLK                     | 1 days |
|    | SF SUFFOLK                     | 1 days |
| 05 | EAST MIDLANDS                  |        |
|    | LN LINCOLNSHIRE                | 1 days |
|    | NR NORTHAMPTONSHIRE            | 1 days |
|    | NT NOTTINGHAMSHIRE             | 1 days |
| 06 | WEST MIDLANDS                  |        |
|    | WM WEST MIDLANDS               | 1 days |
| 07 | YORKSHIRE & NORTH LINCOLNSHIRE |        |
|    | NY NORTH YORKSHIRE             | 3 days |
|    | SY SOUTH YORKSHIRE             | 1 days |
| 08 | NORTH WEST                     |        |
|    | CH CHESHIRE                    | 1 days |
| 09 | NORTH                          |        |
|    | CB CUMBRIA                     | 1 days |
|    | DH DURHAM                      | 1 days |
| 10 | WALES                          |        |
|    | CF CARDIFF                     | 1 days |
|    | MM MONMOUTHSHIRE               | 1 days |
| 11 | SCOTLAND                       |        |
|    | GC GLASGOW CITY                | 1 days |
|    | HI HIGHLAND                    | 1 days |
|    | SR STIRLING                    | 1 days |

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

#### Filtering Stage 2 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: 800 to 7000 (units: sqm)  
 Range Selected by User: 800 to 7000 (units: sqm)

#### Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/00 to 29/03/14

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:

Saturday 33 days

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

#### Selected survey types:

Manual count 31 days  
 Directional ATC Count 2 days

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

#### Selected Locations:

Suburban Area (PPS6 Out of Centre) 13  
 Edge of Town 19  
 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 3  
 Commercial Zone 2  
 Residential Zone 13  
 Retail Zone 6  
 Built-Up Zone 1  
 Village 1  
 No Sub Category 7

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.

#### Filtering Stage 3 selection:

#### Use Class:

A1 33 days

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

Filtering Stage 3 selection (Cont.):

Population within 1 mile:

|                   |        |
|-------------------|--------|
| 1,001 to 5,000    | 9 days |
| 5,001 to 10,000   | 6 days |
| 10,001 to 15,000  | 4 days |
| 15,001 to 20,000  | 3 days |
| 20,001 to 25,000  | 7 days |
| 25,001 to 50,000  | 3 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:

|                    |         |
|--------------------|---------|
| 5,001 to 25,000    | 4 days  |
| 25,001 to 50,000   | 3 days  |
| 50,001 to 75,000   | 5 days  |
| 75,001 to 100,000  | 3 days  |
| 100,001 to 125,000 | 4 days  |
| 125,001 to 250,000 | 10 days |
| 250,001 to 500,000 | 3 days  |
| 500,001 or More    | 1 days  |

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

Car ownership within 5 miles:

|            |         |
|------------|---------|
| 0.6 to 1.0 | 12 days |
| 1.1 to 1.5 | 18 days |
| 1.6 to 2.0 | 3 days  |

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

Petrol filling station:

|                                                           |         |
|-----------------------------------------------------------|---------|
| PFS is present at the site and is included in the count   | 22 days |
| PFS is present at the site but is excluded from the count | 0 days  |
| There is no PFS at the site                               | 11 days |

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

Travel Plan:

|           |         |
|-----------|---------|
| Not Known | 6 days  |
| Yes       | 2 days  |
| No        | 25 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.

LIST OF SITES relevant to selection parameters

|   |                                    |            |                                    |         |
|---|------------------------------------|------------|------------------------------------|---------|
| 1 | CB-01-A-05                         | TESCO      |                                    | CUMBRIA |
|   | WARWICK ROAD                       |            |                                    |         |
|   | CARLISLE                           |            |                                    |         |
|   | Edge of Town                       |            |                                    |         |
|   | Industrial Zone                    |            |                                    |         |
|   | Total Gross floor area:            | 6050 sqm   |                                    |         |
|   | Survey date: SATURDAY              | 01/11/03   | Survey Type: MANUAL                |         |
| 2 | CF-01-A-01                         | SAINSBURYS |                                    | CARDIFF |
|   | EXCALIBUR DRIVE                    |            |                                    |         |
|   | THORNHILL                          |            |                                    |         |
|   | CARDIFF                            |            |                                    |         |
|   | Suburban Area (PPS6 Out of Centre) |            |                                    |         |
|   | Residential Zone                   |            |                                    |         |
|   | Total Gross floor area:            | 4500 sqm   |                                    |         |
|   | Survey date: SATURDAY              | 15/11/03   | Survey Type: MANUAL                |         |
| 3 | CH-01-A-01                         | SAFEWAY    |                                    | CESHIRE |
|   | LIVERPOOL ROAD                     |            |                                    |         |
|   | BACHE                              |            |                                    |         |
|   | CHESTER                            |            |                                    |         |
|   | Edge of Town                       |            |                                    |         |
|   | Residential Zone                   |            |                                    |         |
|   | Total Gross floor area:            | 4544 sqm   |                                    |         |
|   | Survey date: SATURDAY              | 14/06/03   | Survey Type: MANUAL                |         |
| 4 | DC-01-A-15                         | TESCO      |                                    | DORSET  |
|   | RIVERSIDE AVENUE                   |            |                                    |         |
|   | LITTLEDOWN                         |            |                                    |         |
|   | BOURNEMOUTH                        |            |                                    |         |
|   | Edge of Town                       |            |                                    |         |
|   | No Sub Category                    |            |                                    |         |
|   | Total Gross floor area:            | 6780 sqm   |                                    |         |
|   | Survey date: SATURDAY              | 09/12/00   | Survey Type: DIRECTIONAL ATC COUNT |         |
| 5 | DC-01-A-16                         | TESCO      |                                    | DORSET  |
|   | WATERLOO ROAD                      |            |                                    |         |
|   | HAMWORTHY                          |            |                                    |         |
|   | POOLE                              |            |                                    |         |
|   | Suburban Area (PPS6 Out of Centre) |            |                                    |         |
|   | Industrial Zone                    |            |                                    |         |
|   | Total Gross floor area:            | 5574 sqm   |                                    |         |
|   | Survey date: SATURDAY              | 16/12/00   | Survey Type: DIRECTIONAL ATC COUNT |         |
| 6 | DC-01-A-20                         | MORRISONS  |                                    | DORSET  |
|   | DORCHESTER ROAD                    |            |                                    |         |
|   | WEYMOUTH                           |            |                                    |         |
|   | Edge of Town                       |            |                                    |         |
|   | No Sub Category                    |            |                                    |         |
|   | Total Gross floor area:            | 5500 sqm   |                                    |         |
|   | Survey date: SATURDAY              | 29/03/14   | Survey Type: MANUAL                |         |
| 7 | DH-01-A-02                         | SAINSBURYS |                                    | DURHAM  |
|   | SUNDERLAND ROAD                    |            |                                    |         |
|   | GILESGATE                          |            |                                    |         |
|   | DURHAM                             |            |                                    |         |
|   | Suburban Area (PPS6 Out of Centre) |            |                                    |         |
|   | Residential Zone                   |            |                                    |         |
|   | Total Gross floor area:            | 800 sqm    |                                    |         |
|   | Survey date: SATURDAY              | 25/10/08   | Survey Type: MANUAL                |         |

LIST OF SITES relevant to selection parameters (Cont.)

|    |                                    |            |                     |
|----|------------------------------------|------------|---------------------|
| 8  | DV-01-A-20                         | SAINSBURYS | DEVON               |
|    | HILL BARTON ROAD                   |            |                     |
|    | WHIPTON                            |            |                     |
|    | EXETER                             |            |                     |
|    | Edge of Town                       |            |                     |
|    | Residential Zone                   |            |                     |
|    | Total Gross floor area:            | 6081 sqm   |                     |
|    | Survey date: SATURDAY              | 24/10/09   | Survey Type: MANUAL |
| 9  | ES-01-A-15                         | SAINSBURYS | EAST SUSSEX         |
|    | LEWES ROAD                         |            |                     |
|    | BRIGHTON                           |            |                     |
|    | Suburban Area (PPS6 Out of Centre) |            |                     |
|    | No Sub Category                    |            |                     |
|    | Total Gross floor area:            | 5900 sqm   |                     |
|    | Survey date: SATURDAY              | 24/11/07   | Survey Type: MANUAL |
| 10 | ES-01-A-17                         | ASDA       | EAST SUSSEX         |
|    | BATTLE ROAD                        |            |                     |
|    | ST LEONARDS ON SEA                 |            |                     |
|    | HASTINGS                           |            |                     |
|    | Suburban Area (PPS6 Out of Centre) |            |                     |
|    | Retail Zone                        |            |                     |
|    | Total Gross floor area:            | 6920 sqm   |                     |
|    | Survey date: SATURDAY              | 01/03/14   | Survey Type: MANUAL |
| 11 | EX-01-A-02                         | CO-OP      | ESSEX               |
|    | PEARTREE ROAD                      |            |                     |
|    | STANWAY                            |            |                     |
|    | COLCHESTER                         |            |                     |
|    | Suburban Area (PPS6 Out of Centre) |            |                     |
|    | Retail Zone                        |            |                     |
|    | Total Gross floor area:            | 3000 sqm   |                     |
|    | Survey date: SATURDAY              | 12/07/08   | Survey Type: MANUAL |
| 12 | GC-01-A-04                         | MORRISONS  | GLASGOW CITY        |
|    | TITWOOD ROAD                       |            |                     |
|    | CROSSMYLOOF                        |            |                     |
|    | GLASGOW                            |            |                     |
|    | Suburban Area (PPS6 Out of Centre) |            |                     |
|    | Residential Zone                   |            |                     |
|    | Total Gross floor area:            | 2500 sqm   |                     |
|    | Survey date: SATURDAY              | 07/06/08   | Survey Type: MANUAL |
| 13 | GS-01-A-04                         | SAINSBURYS | GLOUCESTERSHIRE     |
|    | PRIORS ROAD                        |            |                     |
|    | CHELTENHAM                         |            |                     |
|    | Edge of Town                       |            |                     |
|    | Residential Zone                   |            |                     |
|    | Total Gross floor area:            | 4250 sqm   |                     |
|    | Survey date: SATURDAY              | 24/04/10   | Survey Type: MANUAL |
| 14 | HC-01-A-05                         | SAINSBURYS | HAMPSHIRE           |
|    | BADGER FARM ROAD                   |            |                     |
|    | WINCHESTER                         |            |                     |
|    | Edge of Town                       |            |                     |
|    | Residential Zone                   |            |                     |
|    | Total Gross floor area:            | 6800 sqm   |                     |
|    | Survey date: SATURDAY              | 17/11/07   | Survey Type: MANUAL |

LIST OF SITES relevant to selection parameters (Cont.)

|    |                                    |            |                     |
|----|------------------------------------|------------|---------------------|
| 15 | HF-01-A-02                         | MORRISONS  | HERTFORDSHIRE       |
|    | BLACK FAN ROAD                     |            |                     |
|    | PANSHANGER                         |            |                     |
|    | WELWYN GARDEN CITY                 |            |                     |
|    | Suburban Area (PPS6 Out of Centre) |            |                     |
|    | Residential Zone                   |            |                     |
|    | Total Gross floor area:            | 4500 sqm   |                     |
|    | Survey date: SATURDAY              | 05/07/08   | Survey Type: MANUAL |
| 16 | HI-01-A-01                         | CO-OP      | HIGHLAND            |
|    | 74 TELFORD STREET                  |            |                     |
|    | MERKINCH                           |            |                     |
|    | INVERNESS                          |            |                     |
|    | Suburban Area (PPS6 Out of Centre) |            |                     |
|    | Retail Zone                        |            |                     |
|    | Total Gross floor area:            | 3480 sqm   |                     |
|    | Survey date: SATURDAY              | 14/05/11   | Survey Type: MANUAL |
| 17 | KC-01-A-18                         | SAINSBURYS | KENT                |
|    | MARGATE ROAD                       |            |                     |
|    | WESTWOOD                           |            |                     |
|    | BROADSTAIRS                        |            |                     |
|    | Edge of Town                       |            |                     |
|    | Retail Zone                        |            |                     |
|    | Total Gross floor area:            | 4830 sqm   |                     |
|    | Survey date: SATURDAY              | 08/11/03   | Survey Type: MANUAL |
| 18 | KC-01-A-19                         | SAFEWAY    | KENT                |
|    | COLDHARBOUR ROAD                   |            |                     |
|    | NORTHFLEET                         |            |                     |
|    | GRAVESEND                          |            |                     |
|    | Edge of Town                       |            |                     |
|    | Residential Zone                   |            |                     |
|    | Total Gross floor area:            | 5439 sqm   |                     |
|    | Survey date: SATURDAY              | 20/09/03   | Survey Type: MANUAL |
| 19 | LN-01-A-06                         | SAINSBURYS | LINCOLNSHIRE        |
|    | TRITTON ROAD                       |            |                     |
|    | LINCOLN                            |            |                     |
|    | Edge of Town                       |            |                     |
|    | Commercial Zone                    |            |                     |
|    | Total Gross floor area:            | 6950 sqm   |                     |
|    | Survey date: SATURDAY              | 12/05/07   | Survey Type: MANUAL |
| 20 | MM-01-A-01                         | WAITROSE   | MONMOUTHSHIRE       |
|    | VALLEYS RD                         |            |                     |
|    | ABERGAVENNY                        |            |                     |
|    | Edge of Town                       |            |                     |
|    | No Sub Category                    |            |                     |
|    | Total Gross floor area:            | 4550 sqm   |                     |
|    | Survey date: SATURDAY              | 06/10/07   | Survey Type: MANUAL |
| 21 | NF-01-A-04                         | SAINSBURYS | NORFOLK             |
|    | QUEENS ROAD                        |            |                     |
|    | NORWICH                            |            |                     |
|    | Suburban Area (PPS6 Out of Centre) |            |                     |
|    | Built-Up Zone                      |            |                     |
|    | Total Gross floor area:            | 5810 sqm   |                     |
|    | Survey date: SATURDAY              | 19/05/07   | Survey Type: MANUAL |

LIST OF SITES relevant to selection parameters (Cont.)

|    |                                    |             |  |                     |
|----|------------------------------------|-------------|--|---------------------|
| 22 | NR-01-A-01                         | SAFEWAY     |  | NORTHAMPTONSHIRE    |
|    | KETTERING ROAD                     |             |  |                     |
|    | SPINNEY HILL                       |             |  |                     |
|    | NORTHAMPTON                        |             |  |                     |
|    | Suburban Area (PPS6 Out of Centre) |             |  |                     |
|    | Residential Zone                   |             |  |                     |
|    | Total Gross floor area:            | 5900 sqm    |  |                     |
|    | Survey date: SATURDAY              | 04/10/03    |  | Survey Type: MANUAL |
| 23 | NT-01-A-03                         | SAFEWAY     |  | NOTTINGHAMSHIRE     |
|    | LINGS BAR ROAD                     |             |  |                     |
|    | GAMSTON                            |             |  |                     |
|    | NOTTINGHAM                         |             |  |                     |
|    | Edge of Town                       |             |  |                     |
|    | Residential Zone                   |             |  |                     |
|    | Total Gross floor area:            | 5016 sqm    |  |                     |
|    | Survey date: SATURDAY              | 09/12/00    |  | Survey Type: MANUAL |
| 24 | NY-01-A-03                         | MORRISONS   |  | NORTH YORKSHIRE     |
|    | HARROGATE ROAD                     |             |  |                     |
|    | RIPON                              |             |  |                     |
|    | Edge of Town                       |             |  |                     |
|    | Residential Zone                   |             |  |                     |
|    | Total Gross floor area:            | 4237 sqm    |  |                     |
|    | Survey date: SATURDAY              | 20/09/08    |  | Survey Type: MANUAL |
| 25 | NY-01-A-04                         | MORRISONS   |  | NORTH YORKSHIRE     |
|    | WETHERBY ROAD                      |             |  |                     |
|    | BOROUGHBRIDGE                      |             |  |                     |
|    | Edge of Town                       |             |  |                     |
|    | No Sub Category                    |             |  |                     |
|    | Total Gross floor area:            | 6320 sqm    |  |                     |
|    | Survey date: SATURDAY              | 13/09/08    |  | Survey Type: MANUAL |
| 26 | NY-01-A-05                         | SAINSBURY'S |  | NORTH YORKSHIRE     |
|    | HIGH STREET                        |             |  |                     |
|    | NORTHALLERTON                      |             |  |                     |
|    | Suburban Area (PPS6 Out of Centre) |             |  |                     |
|    | No Sub Category                    |             |  |                     |
|    | Total Gross floor area:            | 2300 sqm    |  |                     |
|    | Survey date: SATURDAY              | 26/09/09    |  | Survey Type: MANUAL |
| 27 | SF-01-A-01                         | TESCO       |  | SUFFOLK             |
|    | ANSON ROAD                         |             |  |                     |
|    | MARTLESHAM HEATH                   |             |  |                     |
|    | NEAR IPSWICH                       |             |  |                     |
|    | Edge of Town                       |             |  |                     |
|    | Industrial Zone                    |             |  |                     |
|    | Total Gross floor area:            | 5780 sqm    |  |                     |
|    | Survey date: SATURDAY              | 11/10/03    |  | Survey Type: MANUAL |
| 28 | SM-01-A-02                         | MORRISONS   |  | SOMERSET            |
|    | VULCAN ROAD                        |             |  |                     |
|    | MINEHEAD                           |             |  |                     |
|    | Edge of Town                       |             |  |                     |
|    | Commercial Zone                    |             |  |                     |
|    | Total Gross floor area:            | 4575 sqm    |  |                     |
|    | Survey date: SATURDAY              | 14/07/12    |  | Survey Type: MANUAL |



LIST OF SITES relevant to selection parameters (Cont.)

|    |                                          |            |                     |
|----|------------------------------------------|------------|---------------------|
| 29 | SR-01-A-01                               | MORRISONS  | STIRLING            |
|    | IAN URQUHART WAY                         |            |                     |
|    | STIRLING                                 |            |                     |
|    | Edge of Town                             |            |                     |
|    | Retail Zone                              |            |                     |
|    | Total Gross floor area:                  |            | 7000 sqm            |
|    | Survey date: SATURDAY                    |            | 21/04/07            |
| 30 | SY-01-A-01                               | TESCO      | Survey Type: MANUAL |
|    | WOMBWELL LANE                            |            |                     |
|    | SOUTH YORKSHIRE                          |            |                     |
|    | BARNSELY                                 |            |                     |
|    | Edge of Town                             |            |                     |
|    | Retail Zone                              |            |                     |
|    | Total Gross floor area:                  |            | 7000 sqm            |
|    | Survey date: SATURDAY                    |            | 12/04/03            |
| 31 | WM-01-A-01                               | CO-OP      | Survey Type: MANUAL |
|    | HAZELWELL STREET                         |            |                     |
|    | STIRCHLEY                                |            |                     |
|    | BIRMINGHAM                               |            |                     |
|    | Suburban Area (PPS6 Out of Centre)       |            |                     |
|    | No Sub Category                          |            |                     |
|    | Total Gross floor area:                  |            | 3600 sqm            |
|    | Survey date: SATURDAY                    |            | 28/10/00            |
| 32 | WN-01-A-01                               | SAINSBURYS | Survey Type: MANUAL |
|    | LAKE END ROAD                            |            |                     |
|    | LENT RISE                                |            |                     |
|    | SLOUGH                                   |            |                     |
|    | Edge of Town                             |            |                     |
|    | Residential Zone                         |            |                     |
|    | Total Gross floor area:                  |            | 6065 sqm            |
|    | Survey date: SATURDAY                    |            | 08/10/11            |
| 33 | WS-01-A-11                               | SAINSBURYS | Survey Type: MANUAL |
|    | STANE STREET                             |            |                     |
|    | WEST SUSSEX                              |            |                     |
|    | NEAR PULBOROUGH                          |            |                     |
|    | Neighbourhood Centre (PPS6 Local Centre) |            |                     |
|    | Village                                  |            |                     |
|    | Total Gross floor area:                  |            | 2094 sqm            |
|    | Survey date: SATURDAY                    |            | 22/03/03            |
|    | Survey Type: MANUAL                      |            |                     |

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

TRIP RATE for Land Use 01 - RETAIL/A - FOOD SUPERSTORE  
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 | 2        | 6177     | 1.408     | 2          | 6177     | 1.408     | 2        | 6177     | 2.816     |
| 01:00 - 02:00 | 2        | 6177     | 0.874     | 2          | 6177     | 0.712     | 2        | 6177     | 1.586     |
| 02:00 - 03:00 | 2        | 6177     | 0.502     | 2          | 6177     | 0.469     | 2        | 6177     | 0.971     |
| 03:00 - 04:00 | 2        | 6177     | 0.453     | 2          | 6177     | 0.397     | 2        | 6177     | 0.850     |
| 04:00 - 05:00 | 2        | 6177     | 0.227     | 2          | 6177     | 0.275     | 2        | 6177     | 0.502     |
| 05:00 - 06:00 | 2        | 6177     | 0.445     | 2          | 6177     | 0.372     | 2        | 6177     | 0.817     |
| 06:00 - 07:00 | 4        | 5812     | 0.882     | 4          | 5812     | 0.594     | 4        | 5812     | 1.476     |
| 07:00 - 08:00 | 32       | 5080     | 1.721     | 32         | 5080     | 1.054     | 32       | 5080     | 2.775     |
| 08:00 - 09:00 | 33       | 4989     | 3.776     | 33         | 4989     | 2.678     | 33       | 4989     | 6.454     |
| 09:00 - 10:00 | 33       | 4989     | 5.793     | 33         | 4989     | 4.607     | 33       | 4989     | 10.400    |
| 10:00 - 11:00 | 33       | 4989     | 7.321     | 33         | 4989     | 6.354     | 33       | 4989     | 13.675    |
| 11:00 - 12:00 | 33       | 4989     | 7.757     | 33         | 4989     | 7.556     | 33       | 4989     | 15.313    |
| 12:00 - 13:00 | 33       | 4989     | 7.730     | 33         | 4989     | 7.945     | 33       | 4989     | 15.675    |
| 13:00 - 14:00 | 33       | 4989     | 7.169     | 33         | 4989     | 7.409     | 33       | 4989     | 14.578    |
| 14:00 - 15:00 | 33       | 4989     | 7.175     | 33         | 4989     | 7.006     | 33       | 4989     | 14.181    |
| 15:00 - 16:00 | 33       | 4989     | 7.299     | 33         | 4989     | 7.300     | 33       | 4989     | 14.599    |
| 16:00 - 17:00 | 33       | 4989     | 7.179     | 33         | 4989     | 7.701     | 33       | 4989     | 14.880    |
| 17:00 - 18:00 | 33       | 4989     | 6.555     | 33         | 4989     | 7.458     | 33       | 4989     | 14.013    |
| 18:00 - 19:00 | 33       | 4989     | 5.192     | 33         | 4989     | 6.153     | 33       | 4989     | 11.345    |
| 19:00 - 20:00 | 33       | 4989     | 3.412     | 33         | 4989     | 4.263     | 33       | 4989     | 7.675     |
| 20:00 - 21:00 | 32       | 5080     | 2.023     | 32         | 5080     | 2.461     | 32       | 5080     | 4.484     |
| 21:00 - 22:00 | 27       | 5033     | 1.196     | 27         | 5033     | 1.572     | 27       | 5033     | 2.768     |
| 22:00 - 23:00 | 5        | 5147     | 1.146     | 5          | 5147     | 1.201     | 5        | 5147     | 2.347     |
| 23:00 - 24:00 | 2        | 6177     | 1.085     | 2          | 6177     | 0.648     | 2        | 6177     | 1.733     |
| Total Rates:  |          |          | 88.320    |            |          | 87.593    |          |          | 175.913   |

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.

Parameter summary

|                                          |                         |
|------------------------------------------|-------------------------|
| Trip rate parameter range selected:      | 800 - 7000 (units: sqm) |
| Survey date date range:                  | 01/01/00 - 29/03/14     |
| Number of weekdays (Monday-Friday):      | 0                       |
| Number of Saturdays:                     | 39                      |
| Number of Sundays:                       | 0                       |
| Surveys manually removed from selection: | 4                       |

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 CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL  
 Category : A - FOOD SUPERSTORE  
 VEHICLES

## Selected regions and areas:

|    |                                |        |
|----|--------------------------------|--------|
| 02 | SOUTH EAST                     |        |
|    | HC HAMPSHIRE                   | 1 days |
|    | KC KENT                        | 2 days |
|    | WS WEST SUSSEX                 | 1 days |
| 03 | SOUTH WEST                     |        |
|    | DC DORSET                      | 2 days |
| 04 | EAST ANGLIA                    |        |
|    | SF SUFFOLK                     | 1 days |
| 05 | EAST MIDLANDS                  |        |
|    | NT NOTTINGHAMSHIRE             | 1 days |
| 06 | WEST MIDLANDS                  |        |
|    | WM WEST MIDLANDS               | 1 days |
| 07 | YORKSHIRE & NORTH LINCOLNSHIRE |        |
|    | SY SOUTH YORKSHIRE             | 1 days |
| 09 | NORTH                          |        |
|    | CB CUMBRIA                     | 1 days |

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

## Filtering Stage 2 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: 2094 to 7000 (units: sqm)  
 Range Selected by User: 800 to 7000 (units: sqm)

## Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/00 to 29/03/14

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:

Sunday 11 days

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

## Selected survey types:

Manual count 9 days  
 Directional ATC Count 2 days

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

## Selected Locations:

Suburban Area (PPS6 Out of Centre) 2  
 Edge of Town 8  
 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 3  
 Residential Zone 3  
 Retail Zone 2  
 Village 1  
 No Sub Category 2

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

Filtering Stage 3 selection:

Use Class:

|    |         |
|----|---------|
| A1 | 11 days |
|----|---------|

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

Population within 1 mile:

|                  |        |
|------------------|--------|
| 1,001 to 5,000   | 5 days |
| 5,001 to 10,000  | 1 days |
| 10,001 to 15,000 | 1 days |
| 15,001 to 20,000 | 2 days |
| 20,001 to 25,000 | 2 days |

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

Population within 5 miles:

|                    |        |
|--------------------|--------|
| 25,001 to 50,000   | 2 days |
| 50,001 to 75,000   | 2 days |
| 125,001 to 250,000 | 6 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 | 6 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.

Petrol filling station:

|                                                           |        |
|-----------------------------------------------------------|--------|
| PFS is present at the site and is included in the count   | 9 days |
| PFS is present at the site but is excluded from the count | 0 days |
| There is no PFS at the site                               | 2 days |

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

Travel Plan:

|           |        |
|-----------|--------|
| Not Known | 6 days |
| 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.

LIST OF SITES relevant to selection parameters

|   |                                                                                                        |            |          |                                    |
|---|--------------------------------------------------------------------------------------------------------|------------|----------|------------------------------------|
| 1 | CB-01-A-05<br>WARWICK ROAD                                                                             | TESCO      |          | CUMBRIA                            |
|   | CARLISLE<br>Edge of Town<br>Industrial Zone<br>Total Gross floor area:                                 |            | 6050 sqm |                                    |
|   | Survey date: SUNDAY                                                                                    |            | 02/11/03 | Survey Type: MANUAL                |
| 2 | DC-01-A-15<br>RIVERSIDE AVENUE                                                                         | TESCO      |          | DORSET                             |
|   | LITTLEDOWN<br>BOURNEMOUTH<br>Edge of Town<br>No Sub Category<br>Total Gross floor area:                |            | 6780 sqm |                                    |
|   | Survey date: SUNDAY                                                                                    |            | 10/12/00 | Survey Type: DIRECTIONAL ATC COUNT |
| 3 | DC-01-A-16<br>WATERLOO ROAD                                                                            | TESCO      |          | DORSET                             |
|   | HAMWORTHY<br>POOLE<br>Suburban Area (PPS6 Out of Centre)<br>Industrial Zone<br>Total Gross floor area: |            | 5574 sqm |                                    |
|   | Survey date: SUNDAY                                                                                    |            | 17/12/00 | Survey Type: DIRECTIONAL ATC COUNT |
| 4 | HC-01-A-03<br>LAKESMERE ROAD                                                                           | SAFEWAY    |          | HAMPSHIRE                          |
|   | CAUSEWAY<br>HORNDEAN<br>Edge of Town<br>Residential Zone<br>Total Gross floor area:                    |            | 5017 sqm |                                    |
|   | Survey date: SUNDAY                                                                                    |            | 19/11/00 | Survey Type: MANUAL                |
| 5 | KC-01-A-18<br>MARGATE ROAD                                                                             | SAINSBURYS |          | KENT                               |
|   | WESTWOOD<br>BROADSTAIRS<br>Edge of Town<br>Retail Zone<br>Total Gross floor area:                      |            | 4830 sqm |                                    |
|   | Survey date: SUNDAY                                                                                    |            | 09/11/03 | Survey Type: MANUAL                |
| 6 | KC-01-A-19<br>COLDHARBOUR ROAD                                                                         | SAFEWAY    |          | KENT                               |
|   | NORTHFLEET<br>GRAVESEND<br>Edge of Town<br>Residential Zone<br>Total Gross floor area:                 |            | 5439 sqm |                                    |
|   | Survey date: SUNDAY                                                                                    |            | 21/09/03 | Survey Type: MANUAL                |
| 7 | NT-01-A-03<br>LINGS BAR ROAD                                                                           | SAFEWAY    |          | NOTTINGHAMSHIRE                    |
|   | GAMSTON<br>NOTTINGHAM<br>Edge of Town<br>Residential Zone<br>Total Gross floor area:                   |            | 5016 sqm |                                    |
|   | Survey date: SUNDAY                                                                                    |            | 10/12/00 | Survey Type: MANUAL                |

LIST OF SITES relevant to selection parameters (Cont.)

|    |                                          |            |  |                     |
|----|------------------------------------------|------------|--|---------------------|
| 8  | SF-01-A-01                               | TESCO      |  | SUFFOLK             |
|    | ANSON ROAD                               |            |  |                     |
|    | MARTLESHAM HEATH                         |            |  |                     |
|    | NEAR IPSWICH                             |            |  |                     |
|    | Edge of Town                             |            |  |                     |
|    | Industrial Zone                          |            |  |                     |
|    | Total Gross floor area:                  | 5780 sqm   |  |                     |
|    | Survey date: SUNDAY                      | 12/10/03   |  | Survey Type: MANUAL |
| 9  | SY-01-A-01                               | TESCO      |  | SOUTH YORKSHIRE     |
|    | WOMBWELL LANE                            |            |  |                     |
|    | BARNSELY                                 |            |  |                     |
|    | Edge of Town                             |            |  |                     |
|    | Retail Zone                              |            |  |                     |
|    | Total Gross floor area:                  | 7000 sqm   |  |                     |
|    | Survey date: SUNDAY                      | 13/04/03   |  | Survey Type: MANUAL |
| 10 | WM-01-A-01                               | CO-OP      |  | WEST MIDLANDS       |
|    | HAZELWELL STREET                         |            |  |                     |
|    | STIRCHLEY                                |            |  |                     |
|    | BIRMINGHAM                               |            |  |                     |
|    | Suburban Area (PPS6 Out of Centre)       |            |  |                     |
|    | No Sub Category                          |            |  |                     |
|    | Total Gross floor area:                  | 3600 sqm   |  |                     |
|    | Survey date: SUNDAY                      | 29/10/00   |  | Survey Type: MANUAL |
| 11 | WS-01-A-11                               | SAINSBURYS |  | WEST SUSSEX         |
|    | STANE STREET                             |            |  |                     |
|    | NEAR PULBOROUGH                          |            |  |                     |
|    | Neighbourhood Centre (PPS6 Local Centre) |            |  |                     |
|    | Village                                  |            |  |                     |
|    | Total Gross floor area:                  | 2094 sqm   |  |                     |
|    | Survey date: SUNDAY                      | 23/03/03   |  | Survey Type: MANUAL |

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

TRIP RATE for Land Use 01 - RETAIL/A - FOOD SUPERSTORE  
**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 | 2        | 6177     | 0.777     | 2          | 6177     | 0.785     | 2        | 6177     | 1.562     |
| 01:00 - 02:00 | 2        | 6177     | 0.316     | 2          | 6177     | 0.267     | 2        | 6177     | 0.583     |
| 02:00 - 03:00 | 2        | 6177     | 0.243     | 2          | 6177     | 0.210     | 2        | 6177     | 0.453     |
| 03:00 - 04:00 | 2        | 6177     | 0.316     | 2          | 6177     | 0.227     | 2        | 6177     | 0.543     |
| 04:00 - 05:00 | 2        | 6177     | 0.121     | 2          | 6177     | 0.097     | 2        | 6177     | 0.218     |
| 05:00 - 06:00 | 2        | 6177     | 0.275     | 2          | 6177     | 0.259     | 2        | 6177     | 0.534     |
| 06:00 - 07:00 | 2        | 6177     | 0.267     | 2          | 6177     | 0.308     | 2        | 6177     | 0.575     |
| 07:00 - 08:00 | 2        | 6177     | 0.478     | 2          | 6177     | 0.364     | 2        | 6177     | 0.842     |
| 08:00 - 09:00 | 5        | 5528     | 0.926     | 5          | 5528     | 0.789     | 5        | 5528     | 1.715     |
| 09:00 - 10:00 | 9        | 5563     | 2.680     | 9          | 5563     | 1.332     | 9        | 5563     | 4.012     |
| 10:00 - 11:00 | 11       | 5198     | 8.276     | 11         | 5198     | 6.140     | 11       | 5198     | 14.416    |
| 11:00 - 12:00 | 11       | 5198     | 9.078     | 11         | 5198     | 9.105     | 11       | 5198     | 18.183    |
| 12:00 - 13:00 | 11       | 5198     | 9.778     | 11         | 5198     | 9.743     | 11       | 5198     | 19.521    |
| 13:00 - 14:00 | 11       | 5198     | 8.945     | 11         | 5198     | 9.115     | 11       | 5198     | 18.060    |
| 14:00 - 15:00 | 11       | 5198     | 8.966     | 11         | 5198     | 8.846     | 11       | 5198     | 17.812    |
| 15:00 - 16:00 | 11       | 5198     | 7.763     | 11         | 5198     | 9.781     | 11       | 5198     | 17.544    |
| 16:00 - 17:00 | 9        | 5563     | 3.567     | 9          | 5563     | 5.279     | 9        | 5563     | 8.846     |
| 17:00 - 18:00 | 5        | 5528     | 2.967     | 5          | 5528     | 1.950     | 5        | 5528     | 4.917     |
| 18:00 - 19:00 | 5        | 5528     | 1.523     | 5          | 5528     | 1.487     | 5        | 5528     | 3.010     |
| 19:00 - 20:00 | 4        | 5550     | 1.234     | 4          | 5550     | 1.234     | 4        | 5550     | 2.468     |
| 20:00 - 21:00 | 2        | 6177     | 1.166     | 2          | 6177     | 1.101     | 2        | 6177     | 2.267     |
| 21:00 - 22:00 | 2        | 6177     | 0.745     | 2          | 6177     | 0.761     | 2        | 6177     | 1.506     |
| 22:00 - 23:00 | 2        | 6177     | 0.712     | 2          | 6177     | 0.745     | 2        | 6177     | 1.457     |
| 23:00 - 24:00 | 2        | 6177     | 0.291     | 2          | 6177     | 0.364     | 2        | 6177     | 0.655     |
| Total Rates:  |          |          | 71.410    |            |          | 70.289    |          |          | 141.699   |

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.

#### Parameter summary

|                                          |                          |
|------------------------------------------|--------------------------|
| Trip rate parameter range selected:      | 2094 - 7000 (units: sqm) |
| Survey date range:                       | 01/01/00 - 29/03/14      |
| Number of weekdays (Monday-Friday):      | 0                        |
| Number of Saturdays:                     | 0                        |
| Number of Sundays:                       | 17                       |
| Surveys manually removed from selection: | 0                        |

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