

Cardiff Road Transport Addendum

- 1 This note has been prepared to address the comments made by Reading Borough Council's Transport Development Control Team (TDC) on the submitted Transport Statement for the Cardiff Road proposals (dated 2017). For ease of reference this note follows the same topic order as presented by the TDC.

Existing Site Trip Rates

- 2 The existing site offers 10,000sqm B2 floor space and previously provided up to 30 parking spaces. It is located on the edge of a residential parking zone to its east and there are unrestricted parking spaces on the streets in the commercial zone to its north and west. With parking opportunities available locally, vehicle trips and therefore parking demand is not limited to the 30 spaces available on-site.
- 3 The TDC commented that some of the selected sites from TRICS were not comparable being in B1 use rather than solely B2 use. We have interrogated the TRICS database to extract trip rate scenarios for sites in the 'Industrial Units' (ref: Table 1) and 'Industrial Estate' (ref: Table 2) categories.
- 4 Different scenarios have been presented depending on the amount of floor space that is in B2 use on each TRICS site. Some scenarios include sites with between 80-100% and 90-100% B2 floor space to provide a range of trip rates as there is limited data for solely B2 sites. All selected survey data provide weekday trip rates and sites were surveyed over the latest 4-year period. The TRICS outputs are contained in **Annex A**.

Table 1: Existing Site Selection from TRICS sub category Industrial Units]					
Site Details		Region	Floor Area	Parking spaces	Parking Ratio
SCENARIO 1_Industrial Unit Solely B2 Floor space					
RE-02-C-01	Commercial Road	Reading	645	6	1 space per 108sqm
SCENARIO 2_Industrial Unit 80 – 100% B2 Floor space					
DV-02-C-01	Plymbridge Road	Plymouth	20,000	185	1 space per 108sqm
HE-02-C-02	College Road	Hereford	1,880	27	1 space per 70sqm
RE-02-C-01	Commercial Road	Reading	645	6	1 space per 108sqm

Table 2: Existing Site Selection from TRICS [sub category Industrial Estates]					
Site Details		Region	Floor Area	Parking spaces	Parking Ratio
SCENARIO 3_Industrial Estate Solely B2 Floor space					
DV-02-D-07	Sowton Industrial Estate	Exeter	3,600sqm	44	1 space per 82sqm
NF-02-D-03	Bidewell Close	Norwich	6,000sqm	70	1 space per 86sqm
TW-02-D-07	Swalwell Bank	Gateshead	6,800sqm	90	1 space per 76sqm
SCENARIO 4_Industrial Estate Units with 90-100% B2 Floor space					
DV-02-D-06	St Modwen Road	Plymouth	1,775sqm	68	1 space per 26sqm
DV-02-D-07	Sowton Industrial Estate	Exeter	3,600sqm	44	1 space per 82sqm
NF-02-D-03	Bidewell Close	Norwich	6,000sqm	70	1 space per 86sqm
TW-02-D-07	Swalwell Bank	Gateshead	6,800sqm	90	1 space per 76sqm
SCENARIO 5_Industrial Estate Units with 80-100% B2 Floor space					
DV-02-D-06	St Modwen Road	Plymouth	1,775sqm	68	1 space per 26sqm
DV-02-D-07	Sowton Industrial Estate	Exeter	3,600sqm	44	1 space per 82sqm
KC-02-D-02	Southwell Road	Deal, Kent	10,715sqm	150	1 space per 71sqm
NF-02-D-03	Bidewell Close	Norwich	6,000sqm	70	1 space per 86sqm
TW-02-D-07	Swalwell Bank	Gateshead	6,800sqm	90	1 space per 76sqm

- 5 The original Transport Statement assessed half of the existing floor area (i.e. 5,000sqm) taking account of the current situation where the site is not operating at full capacity and much of the floor space is vacant and acknowledging that there was a potential for the original TRICS data to overestimate the potential existing traffic generation.
- 6 Table 3 shows the range of trip rates that could be expected to be generated by the existing site for the different scenarios from Tables 1 and 2. The trip rates vary suggesting the site could have generated between 47 and 235 arrivals in a day.
- 7 The scenarios with solely B2 floor space suggest the site would generate between 132 and 180 arrivals per day with the trip rates from the original Transport Statement shown in the last row in Table 3 representing a mid-point between the solely B2 scenarios.
- 8 We consider the trip rates from the original assessment to have provided a fair representation of expected trips to the existing site, being approximately equal to the average of the five scenarios.

Table 3: Existing Site TRICS Comparison RANGE				
Scenario	Daily Trip Rates		Total Number of Vehicle Trips (5,000sqm)	
	In	Out	In	Out
1 Industrial Unit Solely B2 Floor space	2.635	2.635	132	132
2 Industrial Unit with 80 – 100% B2 Floor space	0.938	1.074	47	54
3 Industrial Estate Solely B2	3.608	3.785	180	189
4 Industrial Estate Units with 90-100% B2 Floor space	4.703	4.862	235	243
5 Industrial Estate Units with 80-100% B2 Floor space	3.447	3.552	172	178
Original Transport Statement	2.999	3.077	150	154

- 9 It is worth noting that if the site was to operate at full capacity again with its permitted use classification, then the full floor area of 10,000sqm would be applied and the number of vehicle trips could double.

Proposed Residential Trip Rates

- 10 Table 4 shows the vehicle trip rates provided in the TA compared to the updated version suggested by the TDC. This shows an increase of circa 1 – 3 vehicle trips in any hour. Across the course of a 12-hour day the updated trip rates suggest an increase of circa 21 vehicle arrivals would be expected.

Table 4: Proposed Residential Use Vehicle Trip Rate (96 dwellings)								
Period	Original				Updated			
	Trip Rates per household		Number of Trips		Trip Rates per household		Number of Trips	
	In	Out	In	Out	In	Out	In	Out
7am – 8am	0.086	0.24	8	23	0.1	0.243	10	23
8am – 9am	0.089	0.271	9	26	0.106	0.249	10	24
9am – 10am	0.118	0.117	11	11	0.126	0.143	12	14
4pm – 5pm	0.168	0.132	16	13	0.183	0.126	18	12
5pm – 6pm	0.252	0.130	24	13	0.246	0.15	24	14
6pm – 7pm	0.232	0.148	22	14	0.246	0.159	24	15
Daily 7am – 7pm	1.736	1.865	167	179	1.963	2.011	188	193

- 11 By using the original trip rates from the Transport Statement for the existing use and comparing them to the new trip rates for the proposed development, it is expected that there would be an increase in total daily vehicle trips by up to 38 arrivals (ref: Table 5). This represents a slight increase in trips compared to the methodology originally presented.
- 12 Table 5 demonstrates there will be a benefit during the morning between 7am-9am with fewer vehicles generated by the development. In the evening between 5pm-7pm there is expected to be an increase by circa 17 vehicles across the two-hour period, which is not expected to result in a noticeable impact.

Table 5: Proposed minus Existing			
Period	Net change		
	In	Out	Two-way
7am – 8am	-16	14	-2
8am – 9am	-33	16	-17
9am – 10am	-1	6	+5
4pm – 5pm	11	-13	-2
5pm – 6pm	20	-18	+2
6pm – 7pm	17	-2	+15
Daily 7am – 7pm	38	39	+77

- 13 The proposed residential development represents a benefit to the area in terms of reducing the frequency of heavy goods vehicles.

Access

- 14 The TDC has considered the suitability of the proposed access arrangements and the following provides our response to the matters raised.
- 15 We confirm that existing redundant crossovers will be made good. The Addison Road crossover will be reinstated and a new crossover will be provided from Milford Road which will result in a loss of unrestricted parking on Milford Road. This will need to be considered in the round with the required changes to the parking restrictions on the local streets which the Council deem necessary in order to prevent potential overspill parking from the development.
- 16 Whilst the change from commercial use at the site to residential use creates an opportunity to revise the nature of the movements around the local street network it is considered that the removal of commercial use itself is a significant benefit to residential amenity in terms of reduced goods vehicle movements and hence consider that a contribution towards a review of and implementation of further / revised road traffic orders is not justified.

Parking

- 17 The TDC describes the parking provision and agrees that the provision is in accordance with local car ownership for the 1 and 2 bed flats, with policy compliant levels of parking provided for the town houses. The applicant is willing to enter into a permit-free agreement for the development. Within the development site there will be 121 parking spaces plus 3 dedicated disabled spaces.
- 18 The following provisions will also be made as illustrated on the Architect's layout plans contained in **Annex B**:
- A Car Club bay will be provided on Meadow Road, which would be accessible for existing and new residents.
 - 3 dedicated disabled bays will be provided within the development.
 - The Applicant team will provide Electric Vehicle Charge Points in accordance with emerging policy with 12 spaces shown within the development split between the houses and flats.
- 19 The kerb space on Meadow Road can provide up to 12 parking bays accommodating the 4 visitor parking spaces that are required by the development.
- 20 It is suggested that the 12 spaces on Meadow Road could be used as follows:
- 7 x shared use
 - 4 x visitor
 - 1 x Car Club
- 21 We appreciate some spaces will be lost on Milford Road to accommodate the new access but the parking beat survey has shown there are between 25-50 observed spaces each hour during the day within a 200m walk. There would be no noticeable impact in this regard.
- 22 There may be a loss of resident spaces on Addison Road as a result of the new access road through the development. However, as the TDC notes, this crossover could be reinstated at any point and the 'borrowed' resident parking spaces on Addison Road could be lost regardless of the development. Nonetheless, a review of parking controls in order to meet the needs of all residents and businesses is agreed to, with the contribution of £7,500 towards the TRO accepted.

Cycle Parking

- 23 The apartment block will provide 2-tier cycle parking within two stores.

- 24 Cycle storage for the houses will either be provided within garages, in sheds in the rear gardens or in a storage unit in the front gardens.
- 25 Access to bike sheds in rear gardens will be through a rear gate as illustrated on the layout plans in **Annex B**.
- 26 Where cycle storage is provided to the front of the house, the storage unit will be able to accommodate two bikes and will measure 800mm depth x 2250mm width x 1500mm high. The storage area is illustrated on the figure contained in **Annex C**.

Travel Plan

- 27 Noted. No immediate action required.

General Comments

- 28 The impact of servicing vehicles on the local highway network is accepted as being negligible. Refuse storage and collection strategy is accepted.

Annex A – TRICS Output

Calculation Reference: AUDIT-752101-180316-0344

TRIP RATE CALCULATION SELECTION PARAMETERS:

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

Selected regions and areas:

02 SOUTH EAST
 RE READING 1 days

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

Secondary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
 Actual Range: 645 to 645 (units: sqm)
 Range Selected by User: 300 to 43325 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/09 to 06/07/17

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Thursday 1 days

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

Selected survey types:

Manual count 1 days
 Directional ATC Count 0 days

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

Selected Locations:

Edge of Town 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 1

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

Secondary Filtering selection:

Use Class:

B1 1 days

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

Population within 1 mile:

15,001 to 20,000 1 days

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

Secondary Filtering selection (Cont.):

Population within 5 miles:

125,001 to 250,000

1 days

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

Car ownership within 5 miles:

0.6 to 1.0

1 days

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

Travel Plan:

No

1 days

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

PTAL Rating:

No PTAL Present

1 days

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

LIST OF SITES relevant to selection parameters

1 RE-02-C-01 SHEET METAL FABRICATION READING
 COMMERCIAL ROAD

READING
 Edge of Town
 Industrial Zone
 Total Gross floor area: 645 sqm
 Survey date: THURSDAY 22/11/12 Survey Type: MANUAL

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

MANUALLY DESELECTED SITES

Site Ref	Reason for Deselection
BR-02-C-02	NOT B2
CH-02-C-02	NOT B2
CH-02-C-03	NOT B2
DV-02-C-01	80% B2
HC-02-C-01	NOT B2
HE-02-C-02	95% B2
LC-02-C-02	NOT B2
SF-02-C-01	NOT B2
WM-02-C-03	NOT B2

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

VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	1	645	0.155	1	645	0.000	1	645	0.155
07:30 - 08:00	1	645	0.465	1	645	0.000	1	645	0.465
08:00 - 08:30	1	645	0.310	1	645	0.155	1	645	0.465
08:30 - 09:00	1	645	0.310	1	645	0.000	1	645	0.310
09:00 - 09:30	1	645	0.155	1	645	0.000	1	645	0.155
09:30 - 10:00	1	645	0.310	1	645	0.000	1	645	0.310
10:00 - 10:30	1	645	0.000	1	645	0.155	1	645	0.155
10:30 - 11:00	1	645	0.155	1	645	0.000	1	645	0.155
11:00 - 11:30	1	645	0.000	1	645	0.000	1	645	0.000
11:30 - 12:00	1	645	0.155	1	645	0.000	1	645	0.155
12:00 - 12:30	1	645	0.155	1	645	0.155	1	645	0.310
12:30 - 13:00	1	645	0.000	1	645	0.000	1	645	0.000
13:00 - 13:30	1	645	0.000	1	645	0.000	1	645	0.000
13:30 - 14:00	1	645	0.000	1	645	0.155	1	645	0.155
14:00 - 14:30	1	645	0.000	1	645	0.000	1	645	0.000
14:30 - 15:00	1	645	0.310	1	645	0.155	1	645	0.465
15:00 - 15:30	1	645	0.000	1	645	0.155	1	645	0.155
15:30 - 16:00	1	645	0.000	1	645	0.310	1	645	0.310
16:00 - 16:30	1	645	0.000	1	645	0.155	1	645	0.155
16:30 - 17:00	1	645	0.155	1	645	0.155	1	645	0.310
17:00 - 17:30	1	645	0.000	1	645	0.310	1	645	0.310
17:30 - 18:00	1	645	0.000	1	645	0.620	1	645	0.620
18:00 - 18:30	1	645	0.000	1	645	0.155	1	645	0.155
18:30 - 19:00	1	645	0.000	1	645	0.000	1	645	0.000
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Total Rates:			2.635			2.635			5.270

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.

The survey data, graphs and all associated supporting information, contained within the TRICS Database are published by TRICS Consortium Limited ("the Company") and the Company claims copyright and database rights in this published work. The Company authorises those who possess a current TRICS licence to access the TRICS Database and copy the data contained within the TRICS Database for the licence holders' use only. Any resulting copy must retain all copyrights and other proprietary notices, and any disclaimer contained thereon.

The Company accepts no responsibility for loss which may arise from reliance on data contained in the TRICS Database. [No warranty of any kind, express or implied, is made as to the data contained in the TRICS Database.]

Parameter summary

Trip rate parameter range selected:	645 - 645 (units: sqm)
Survey date date range:	01/01/09 - 06/07/17
Number of weekdays (Monday-Friday):	1
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
Surveys manually removed from selection:	9

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

Calculation Reference: AUDIT-752101-180316-0301

TRIP RATE CALCULATION SELECTION PARAMETERS:

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

Selected regions and areas:

02	SOUTH EAST	
	RE READING	1 days
03	SOUTH WEST	
	DV DEVON	1 days
06	WEST MIDLANDS	
	HE HEREFORDSHIRE	1 days

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

Secondary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
 Actual Range: 645 to 20000 (units: sqm)
 Range Selected by User: 300 to 43325 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/09 to 06/07/17

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Tuesday	2 days
Thursday	1 days

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

Selected survey types:

Manual count	3 days
Directional ATC Count	0 days

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

Selected Locations:

Edge of Town	3
--------------	---

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

Selected Location Sub Categories:

Industrial Zone	2
Commercial Zone	1

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

Secondary Filtering selection:

Use Class:

B1	1 days
B2	2 days

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

Secondary Filtering selection (Cont.):

Population within 1 mile:

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

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

Population within 5 miles:

50,001 to 75,000	1 days
125,001 to 250,000	2 days

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

Car ownership within 5 miles:

0.6 to 1.0	1 days
1.1 to 1.5	2 days

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

Travel Plan:

No	3 days
----	--------

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

PTAL Rating:

No PTAL Present	3 days
-----------------	--------

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

LIST OF SITES relevant to selection parameters

- | | | | |
|---|-------------------------|-------------------------|---------------------|
| 1 | DV-02-C-01 | TUBE MANUFACTURE | DEVON |
| | PLYMBRIDGE ROAD | | |
| | ESTOVER | | |
| | PLYMOUTH | | |
| | Edge of Town | | |
| | Industrial Zone | | |
| | Total Gross floor area: | 20000 sqm | |
| | Survey date: TUESDAY | 17/07/12 | Survey Type: MANUAL |
| 2 | HE-02-C-02 | THERMAL PROCESSING | HEREFORDSHIRE |
| | COLLEGE ROAD | | |
| | BURCOTT | | |
| | HEREFORD | | |
| | Edge of Town | | |
| | Commercial Zone | | |
| | Total Gross floor area: | 1880 sqm | |
| | Survey date: TUESDAY | 22/10/13 | Survey Type: MANUAL |
| 3 | RE-02-C-01 | SHEET METAL FABRICATION | READING |
| | COMMERCIAL ROAD | | |
| | READING | | |
| | Edge of Town | | |
| | Industrial Zone | | |
| | Total Gross floor area: | 645 sqm | |
| | Survey date: THURSDAY | 22/11/12 | Survey Type: MANUAL |

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

MANUALLY DESELECTED SITES

Site Ref	Reason for Deselection
BR-02-C-02	NOT B2
CH-02-C-02	NOT B2
CH-02-C-03	NOT B2
HC-02-C-01	NOT B2
LC-02-C-02	NOT B2
SF-02-C-01	NOT B2
WM-02-C-03	NOT B2

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

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	3	7508	0.022	3	7508	0.022	3	7508	0.044
07:30 - 08:00	3	7508	0.240	3	7508	0.022	3	7508	0.262
08:00 - 08:30	3	7508	0.044	3	7508	0.040	3	7508	0.084
08:30 - 09:00	3	7508	0.018	3	7508	0.018	3	7508	0.036
09:00 - 09:30	3	7508	0.031	3	7508	0.013	3	7508	0.044
09:30 - 10:00	3	7508	0.031	3	7508	0.031	3	7508	0.062
10:00 - 10:30	3	7508	0.027	3	7508	0.022	3	7508	0.049
10:30 - 11:00	3	7508	0.018	3	7508	0.013	3	7508	0.031
11:00 - 11:30	3	7508	0.027	3	7508	0.027	3	7508	0.054
11:30 - 12:00	3	7508	0.018	3	7508	0.022	3	7508	0.040
12:00 - 12:30	3	7508	0.031	3	7508	0.040	3	7508	0.071
12:30 - 13:00	3	7508	0.009	3	7508	0.027	3	7508	0.036
13:00 - 13:30	3	7508	0.040	3	7508	0.022	3	7508	0.062
13:30 - 14:00	3	7508	0.204	3	7508	0.027	3	7508	0.231
14:00 - 14:30	3	7508	0.018	3	7508	0.231	3	7508	0.249
14:30 - 15:00	3	7508	0.031	3	7508	0.009	3	7508	0.040
15:00 - 15:30	3	7508	0.027	3	7508	0.107	3	7508	0.134
15:30 - 16:00	3	7508	0.022	3	7508	0.053	3	7508	0.075
16:00 - 16:30	3	7508	0.018	3	7508	0.022	3	7508	0.040
16:30 - 17:00	3	7508	0.013	3	7508	0.218	3	7508	0.231
17:00 - 17:30	3	7508	0.009	3	7508	0.022	3	7508	0.031
17:30 - 18:00	3	7508	0.009	3	7508	0.040	3	7508	0.049
18:00 - 18:30	3	7508	0.013	3	7508	0.013	3	7508	0.026
18:30 - 19:00	3	7508	0.018	3	7508	0.013	3	7508	0.031
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Total Rates:			0.938			1.074			2.012

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.

The survey data, graphs and all associated supporting information, contained within the TRICS Database are published by TRICS Consortium Limited ("the Company") and the Company claims copyright and database rights in this published work. The Company authorises those who possess a current TRICS licence to access the TRICS Database and copy the data contained within the TRICS Database for the licence holders' use only. Any resulting copy must retain all copyrights and other proprietary notices, and any disclaimer contained thereon.

The Company accepts no responsibility for loss which may arise from reliance on data contained in the TRICS Database. [No warranty of any kind, express or implied, is made as to the data contained in the TRICS Database.]

Parameter summary

Trip rate parameter range selected:	645 - 20000 (units: sqm)
Survey date range:	01/01/09 - 06/07/17
Number of weekdays (Monday-Friday):	3
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
Surveys manually removed from selection:	7

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

Calculation Reference: AUDIT-752101-180312-0307

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT
 Category : D - INDUSTRIAL ESTATE
 VEHICLES

Selected regions and areas:

03	SOUTH WEST	
	DV DEVON	1 days
04	EAST ANGLIA	
	NF NORFOLK	1 days
09	NORTH	
	TW TYNE & WEAR	1 days

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

Secondary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
 Actual Range: 1775 to 23480 (units: sqm)
 Range Selected by User: 708 to 167416 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/09 to 03/07/17

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	2 days
Friday	1 days

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

Selected survey types:

Manual count	3 days
Directional ATC Count	0 days

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

Selected Locations:

Edge of Town	3
--------------	---

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

Selected Location Sub Categories:

Industrial Zone	1
Residential Zone	2

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

Secondary Filtering selection:

Use Class:

B2	3 days
----	--------

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

Secondary Filtering selection (Cont.):

Population within 1 mile:

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

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

Population within 5 miles:

125,001 to 250,000	2 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	1 days
1.1 to 1.5	2 days

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

Travel Plan:

No	3 days
----	--------

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

PTAL Rating:

No PTAL Present	3 days
-----------------	--------

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

LIST OF SITES relevant to selection parameters

1	DV-02-D-07	INDUSTRIAL ESTATE	DEVON
	BITTERN ROAD		
	SOWTON IND. ESTATE		
	EXETER		
	Edge of Town		
	Industrial Zone		
	Total Gross floor area:	3600 sqm	
	Survey date: MONDAY	03/07/17	Survey Type: MANUAL
2	NF-02-D-03	INDUSTRIAL ESTATE	NORFOLK
	BIDEWELL CLOSE		
	NORWICH		
	Edge of Town		
	Residential Zone		
	Total Gross floor area:	6000 sqm	
	Survey date: MONDAY	08/10/12	Survey Type: MANUAL
3	TW-02-D-07	INDUSTRIAL ESTATE	TYNE & WEAR
	SWALWELL BANK		
	WHICKHAM		
	GATESHEAD		
	Edge of Town		
	Residential Zone		
	Total Gross floor area:	6800 sqm	
	Survey date: FRIDAY	04/10/13	Survey Type: MANUAL

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

TRIP RATE for Land Use 02 - EMPLOYMENT/D - INDUSTRIAL ESTATE

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 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	3	5467	0.140	3	5467	0.061	3	5467	0.201
07:30 - 08:00	3	5467	0.402	3	5467	0.079	3	5467	0.481
08:00 - 08:30	3	5467	0.244	3	5467	0.299	3	5467	0.543
08:30 - 09:00	3	5467	0.183	3	5467	0.116	3	5467	0.299
09:00 - 09:30	3	5467	0.146	3	5467	0.122	3	5467	0.268
09:30 - 10:00	3	5467	0.140	3	5467	0.116	3	5467	0.256
10:00 - 10:30	3	5467	0.110	3	5467	0.140	3	5467	0.250
10:30 - 11:00	3	5467	0.104	3	5467	0.085	3	5467	0.189
11:00 - 11:30	3	5467	0.195	3	5467	0.195	3	5467	0.390
11:30 - 12:00	3	5467	0.146	3	5467	0.201	3	5467	0.347
12:00 - 12:30	3	5467	0.213	3	5467	0.122	3	5467	0.335
12:30 - 13:00	3	5467	0.146	3	5467	0.195	3	5467	0.341
13:00 - 13:30	3	5467	0.165	3	5467	0.140	3	5467	0.305
13:30 - 14:00	3	5467	0.140	3	5467	0.146	3	5467	0.286
14:00 - 14:30	3	5467	0.122	3	5467	0.128	3	5467	0.250
14:30 - 15:00	3	5467	0.134	3	5467	0.128	3	5467	0.262
15:00 - 15:30	3	5467	0.232	3	5467	0.171	3	5467	0.403
15:30 - 16:00	3	5467	0.128	3	5467	0.134	3	5467	0.262
16:00 - 16:30	3	5467	0.146	3	5467	0.183	3	5467	0.329
16:30 - 17:00	3	5467	0.091	3	5467	0.183	3	5467	0.274
17:00 - 17:30	3	5467	0.104	3	5467	0.445	3	5467	0.549
17:30 - 18:00	3	5467	0.061	3	5467	0.171	3	5467	0.232
18:00 - 18:30	3	5467	0.043	3	5467	0.146	3	5467	0.189
18:30 - 19:00	3	5467	0.073	3	5467	0.079	3	5467	0.152
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Total Rates:			3.608			3.785			7.393

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.

The survey data, graphs and all associated supporting information, contained within the TRICS Database are published by TRICS Consortium Limited ("the Company") and the Company claims copyright and database rights in this published work. The Company authorises those who possess a current TRICS licence to access the TRICS Database and copy the data contained within the TRICS Database for the licence holders' use only. Any resulting copy must retain all copyrights and other proprietary notices, and any disclaimer contained thereon.

The Company accepts no responsibility for loss which may arise from reliance on data contained in the TRICS Database. [No warranty of any kind, express or implied, is made as to the data contained in the TRICS Database.]

Parameter summary

Trip rate parameter range selected:	1775 - 23480 (units: sqm)
Survey date range:	01/01/09 - 03/07/17
Number of weekdays (Monday-Friday):	18
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	16
Surveys manually removed from selection:	0

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

Calculation Reference: AUDIT-752101-180312-0344

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT
 Category : D - INDUSTRIAL ESTATE
 VEHICLES

Selected regions and areas:

03	SOUTH WEST	
	DV DEVON	2 days
04	EAST ANGLIA	
	NF NORFOLK	1 days
09	NORTH	
	TW TYNE & WEAR	1 days

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

Secondary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
 Actual Range: 1775 to 23480 (units: sqm)
 Range Selected by User: 708 to 167416 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/09 to 03/07/17

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	2 days
Tuesday	1 days
Friday	1 days

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

Selected survey types:

Manual count	4 days
Directional ATC Count	0 days

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

Selected Locations:

Edge of Town	4
--------------	---

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

Selected Location Sub Categories:

Industrial Zone	2
Residential Zone	2

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

Secondary Filtering selection:

Use Class:

B2	4 days
----	--------

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

Secondary Filtering selection (Cont.):

Population within 1 mile:

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

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

Population within 5 miles:

125,001 to 250,000	2 days
250,001 to 500,000	2 days

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

Car ownership within 5 miles:

0.6 to 1.0	1 days
1.1 to 1.5	3 days

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

Travel Plan:

No	4 days
----	--------

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

PTAL Rating:

No PTAL Present	4 days
-----------------	--------

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

LIST OF SITES relevant to selection parameters

1	DV-02-D-06	INDUSTRIAL ESTATE	DEVON
	ST MODWEN ROAD		
	PLYMOUTH		
	Edge of Town		
	Industrial Zone		
	Total Gross floor area:	1775 sqm	
	Survey date: TUESDAY	17/07/12	Survey Type: MANUAL
2	DV-02-D-07	INDUSTRIAL ESTATE	DEVON
	BITTERN ROAD		
	SOWTON IND. ESTATE		
	EXETER		
	Edge of Town		
	Industrial Zone		
	Total Gross floor area:	3600 sqm	
	Survey date: MONDAY	03/07/17	Survey Type: MANUAL
3	NF-02-D-03	INDUSTRIAL ESTATE	NORFOLK
	BIDEWELL CLOSE		
	NORWICH		
	Edge of Town		
	Residential Zone		
	Total Gross floor area:	6000 sqm	
	Survey date: MONDAY	08/10/12	Survey Type: MANUAL
4	TW-02-D-07	INDUSTRIAL ESTATE	TYNE & WEAR
	SWALWELL BANK		
	WHICKHAM		
	GATESHEAD		
	Edge of Town		
	Residential Zone		
	Total Gross floor area:	6800 sqm	
	Survey date: FRIDAY	04/10/13	Survey Type: MANUAL

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

TRIP RATE for Land Use 02 - EMPLOYMENT/D - INDUSTRIAL ESTATE

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 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	4	4544	0.149	4	4544	0.083	4	4544	0.232
07:30 - 08:00	4	4544	0.413	4	4544	0.077	4	4544	0.490
08:00 - 08:30	4	4544	0.314	4	4544	0.314	4	4544	0.628
08:30 - 09:00	4	4544	0.264	4	4544	0.143	4	4544	0.407
09:00 - 09:30	4	4544	0.248	4	4544	0.187	4	4544	0.435
09:30 - 10:00	4	4544	0.198	4	4544	0.193	4	4544	0.391
10:00 - 10:30	4	4544	0.187	4	4544	0.209	4	4544	0.396
10:30 - 11:00	4	4544	0.165	4	4544	0.121	4	4544	0.286
11:00 - 11:30	4	4544	0.270	4	4544	0.248	4	4544	0.518
11:30 - 12:00	4	4544	0.193	4	4544	0.297	4	4544	0.490
12:00 - 12:30	4	4544	0.264	4	4544	0.182	4	4544	0.446
12:30 - 13:00	4	4544	0.187	4	4544	0.242	4	4544	0.429
13:00 - 13:30	4	4544	0.204	4	4544	0.176	4	4544	0.380
13:30 - 14:00	4	4544	0.176	4	4544	0.187	4	4544	0.363
14:00 - 14:30	4	4544	0.143	4	4544	0.143	4	4544	0.286
14:30 - 15:00	4	4544	0.182	4	4544	0.176	4	4544	0.358
15:00 - 15:30	4	4544	0.308	4	4544	0.231	4	4544	0.539
15:30 - 16:00	4	4544	0.138	4	4544	0.149	4	4544	0.287
16:00 - 16:30	4	4544	0.209	4	4544	0.237	4	4544	0.446
16:30 - 17:00	4	4544	0.149	4	4544	0.259	4	4544	0.408
17:00 - 17:30	4	4544	0.132	4	4544	0.512	4	4544	0.644
17:30 - 18:00	4	4544	0.094	4	4544	0.215	4	4544	0.309
18:00 - 18:30	4	4544	0.050	4	4544	0.171	4	4544	0.221
18:30 - 19:00	4	4544	0.066	4	4544	0.110	4	4544	0.176
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Total Rates:	4.703			4.862			9.565		

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.

The survey data, graphs and all associated supporting information, contained within the TRICS Database are published by TRICS Consortium Limited ("the Company") and the Company claims copyright and database rights in this published work. The Company authorises those who possess a current TRICS licence to access the TRICS Database and copy the data contained within the TRICS Database for the licence holders' use only. Any resulting copy must retain all copyrights and other proprietary notices, and any disclaimer contained thereon.

The Company accepts no responsibility for loss which may arise from reliance on data contained in the TRICS Database. [No warranty of any kind, express or implied, is made as to the data contained in the TRICS Database.]

Parameter summary

Trip rate parameter range selected:	1775 - 23480 (units: sqm)
Survey date range:	01/01/09 - 03/07/17
Number of weekdays (Monday-Friday):	18
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	15
Surveys manually removed from selection:	0

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

Calculation Reference: AUDIT-752101-180316-0356

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT
 Category : D - INDUSTRIAL ESTATE
 VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	KC KENT	1 days
03	SOUTH WEST	
	DV DEVON	2 days
04	EAST ANGLIA	
	NF NORFOLK	1 days
09	NORTH	
	TW TYNE & WEAR	1 days

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

Secondary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
 Actual Range: 1775 to 10715 (units: sqm)
 Range Selected by User: 708 to 167416 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/09 to 03/07/17

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	2 days
Tuesday	1 days
Wednesday	1 days
Friday	1 days

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

Selected survey types:

Manual count	5 days
Directional ATC Count	0 days

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

Selected Locations:

Edge of Town	5
--------------	---

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

Selected Location Sub Categories:

Industrial Zone	2
Residential 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.

Secondary Filtering selection:

Use Class:

B2	5 days
----	--------

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

Secondary Filtering selection (Cont.):

Population within 1 mile:

1,000 or Less	1 days
15,001 to 20,000	2 days
20,001 to 25,000	1 days
25,001 to 50,000	1 days

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

Population within 5 miles:

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

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

Car ownership within 5 miles:

0.6 to 1.0	1 days
1.1 to 1.5	4 days

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

Travel Plan:

No	5 days
----	--------

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

PTAL Rating:

No PTAL Present	5 days
-----------------	--------

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

LIST OF SITES relevant to selection parameters

1	DV-02-D-06	INDUSTRIAL ESTATE	DEVON
	ST MODWEN ROAD		
	PLYMOUTH		
	Edge of Town		
	Industrial Zone		
	Total Gross floor area:	1775 sqm	
	Survey date: TUESDAY	17/07/12	Survey Type: MANUAL
2	DV-02-D-07	INDUSTRIAL ESTATE	DEVON
	BITTERN ROAD		
	SOWTON IND. ESTATE		
	EXETER		
	Edge of Town		
	Industrial Zone		
	Total Gross floor area:	3600 sqm	
	Survey date: MONDAY	03/07/17	Survey Type: MANUAL
3	KC-02-D-02	INDUSTRIAL ESTATE	KENT
	SOUTHWELL ROAD		
	DEAL		
	Edge of Town		
	Residential Zone		
	Total Gross floor area:	10715 sqm	
	Survey date: WEDNESDAY	28/11/12	Survey Type: MANUAL
4	NF-02-D-03	INDUSTRIAL ESTATE	NORFOLK
	BIDEWELL CLOSE		
	NORWICH		
	Edge of Town		
	Residential Zone		
	Total Gross floor area:	6000 sqm	
	Survey date: MONDAY	08/10/12	Survey Type: MANUAL
5	TW-02-D-07	INDUSTRIAL ESTATE	TYNE & WEAR
	SWALWELL BANK		
	WHICKHAM		
	GATESHEAD		
	Edge of Town		
	Residential Zone		
	Total Gross floor area:	6800 sqm	
	Survey date: FRIDAY	04/10/13	Survey Type: MANUAL

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

MANUALLY DESELECTED SITES

Site Ref	Reason for Deselection
CA-02-D-02	NOT B2
CB-02-D-04	NOT B2
ES-02-D-05	NOT B2
ES-02-D-06	Only 70% B2
NR-02-D-01	NOT B2
WM-02-D-02	NOT B2
WO-02-D-01	NOT B2
WO-02-D-02	Only 50% B2
WY-02-D-04	NOT B2
WY-02-D-05	NOT B2
WY-02-D-06	Only 75% B2
WY-02-D-07	NOT B2

TRIP RATE for Land Use 02 - EMPLOYMENT/D - INDUSTRIAL ESTATE

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 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	5	5778	0.118	5	5778	0.052	5	5778	0.170
07:30 - 08:00	5	5778	0.318	5	5778	0.052	5	5778	0.370
08:00 - 08:30	5	5778	0.246	5	5778	0.211	5	5778	0.457
08:30 - 09:00	5	5778	0.204	5	5778	0.093	5	5778	0.297
09:00 - 09:30	5	5778	0.180	5	5778	0.132	5	5778	0.312
09:30 - 10:00	5	5778	0.159	5	5778	0.132	5	5778	0.291
10:00 - 10:30	5	5778	0.132	5	5778	0.145	5	5778	0.277
10:30 - 11:00	5	5778	0.121	5	5778	0.097	5	5778	0.218
11:00 - 11:30	5	5778	0.187	5	5778	0.166	5	5778	0.353
11:30 - 12:00	5	5778	0.138	5	5778	0.197	5	5778	0.335
12:00 - 12:30	5	5778	0.173	5	5778	0.135	5	5778	0.308
12:30 - 13:00	5	5778	0.135	5	5778	0.173	5	5778	0.308
13:00 - 13:30	5	5778	0.156	5	5778	0.121	5	5778	0.277
13:30 - 14:00	5	5778	0.118	5	5778	0.145	5	5778	0.263
14:00 - 14:30	5	5778	0.107	5	5778	0.097	5	5778	0.204
14:30 - 15:00	5	5778	0.145	5	5778	0.132	5	5778	0.277
15:00 - 15:30	5	5778	0.218	5	5778	0.173	5	5778	0.391
15:30 - 16:00	5	5778	0.107	5	5778	0.125	5	5778	0.232
16:00 - 16:30	5	5778	0.152	5	5778	0.183	5	5778	0.335
16:30 - 17:00	5	5778	0.107	5	5778	0.218	5	5778	0.325
17:00 - 17:30	5	5778	0.090	5	5778	0.402	5	5778	0.492
17:30 - 18:00	5	5778	0.059	5	5778	0.177	5	5778	0.236
18:00 - 18:30	5	5778	0.035	5	5778	0.121	5	5778	0.156
18:30 - 19:00	5	5778	0.042	5	5778	0.073	5	5778	0.115
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Total Rates:	3.447			3.552			6.999		

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.

The survey data, graphs and all associated supporting information, contained within the TRICS Database are published by TRICS Consortium Limited ("the Company") and the Company claims copyright and database rights in this published work. The Company authorises those who possess a current TRICS licence to access the TRICS Database and copy the data contained within the TRICS Database for the licence holders' use only. Any resulting copy must retain all copyrights and other proprietary notices, and any disclaimer contained thereon.

The Company accepts no responsibility for loss which may arise from reliance on data contained in the TRICS Database. [No warranty of any kind, express or implied, is made as to the data contained in the TRICS Database.]

Parameter summary

Trip rate parameter range selected:	1775 - 10715 (units: sqm)
Survey date range:	01/01/09 - 03/07/17
Number of weekdays (Monday-Friday):	5
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	12

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.

Annex B – Architect’s Updated Layout Plans

The scaling of this drawing cannot be assured				
Revision		Date	Drn	Ckd
A	Parking layout & boundary treatment updated	03/10/17	DC	PN
B	Levels Indicated	11/10/17	DC	PN
C	Responses to transport and landscape comments	26/03/18	DC	PN



KEY	
	+ 95200 Existing Levels
	+ 96400 Proposed Levels

Note:
For detailed landscape design refer to Barton Willmore
Landscape drawing: 24325-RG-L-01

PLANNING

Project
Former Cox & Wyman Site
Cardiff Road, Reading
Drawing Title
Proposed Site Plan

Date	Scale	Drawn by	Check by
29/09/17	As indicated @ A2	DC	PN
Project No	Drawing No	Revision	
24325	A/PP-P10-01	C	

Site Plan
1 : 500



VISUAL SCALE 1:500

The scaling of this drawing cannot be assured				
Revision	Date	Drn	Ckd	
A Parking layout & boundary treatment updated	03/10/17	DC	PN	



Note:
For detailed landscape design refer to Barton Willmore
Landscape drawing: 24325-RG-L-01

PLANNING

Project			
Former Cox & Wyman Site Cardiff Road, Reading			
Drawing Title			
Proposed Roof Plan			
Date	Scale	Drawn by	Check by
29/09/17	1 : 500 @ A2	DC	PN
Project No	Drawing No	Revision	
24325	A/PP-P10-02	A	

BARTON

WILLMORE

Planning • Master Planning & Urban Design
 Architecture • Landscape Planning & Design • Project Services
 Environmental & Sustainability Assessment • Graphic Design

bartonwillmore.co.uk

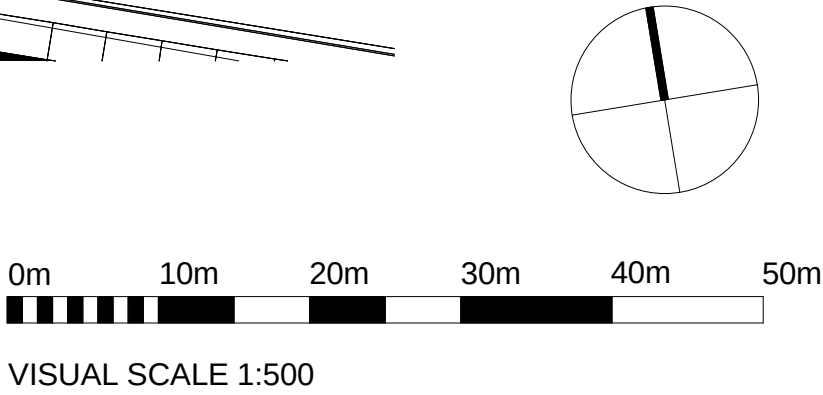
Reading London Bristol Cambridge Cardiff Ebbsfleet Edinburgh Leeds Manchester Solihull Newcastle



1

Block Plan

1 : 500



PLANNING

Project
Former Cox & Wyman Site
Cardiff Road, Reading
Drawing Title
Proposed Block Plan

Date	Scale	Drawn by	Check by
09/10/17	1 : 500 @ A2	DC	PN
Project No	Drawing No	Revision	
24325	A/PP-P10-03	A	

BARTON
WILLMORE

Planning • Master Planning & Urban Design
Architecture • Landscape Planning & Design • Project Services
Environmental & Sustainability Assessment • Graphic Design

bartonwillmore.co.uk

Reading London Bristol Cambridge Cardiff Ebbsfleet Edinburgh Leeds Manchester Solihull Newcastle



KEY

CAR & CYCLE PARKING

Parking bays

Bike storage

REFUSE STRATEGY

Bin stores

Residents bins to collection point

Bin day collection point

Bin lorry route

Bin collection operative travel distance

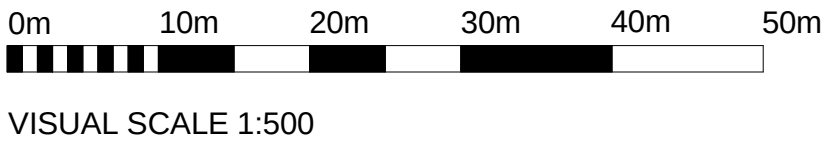
Electrical Charging points (10% of spaces)

PLANNING

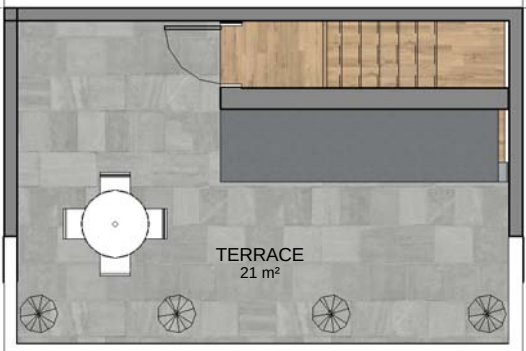
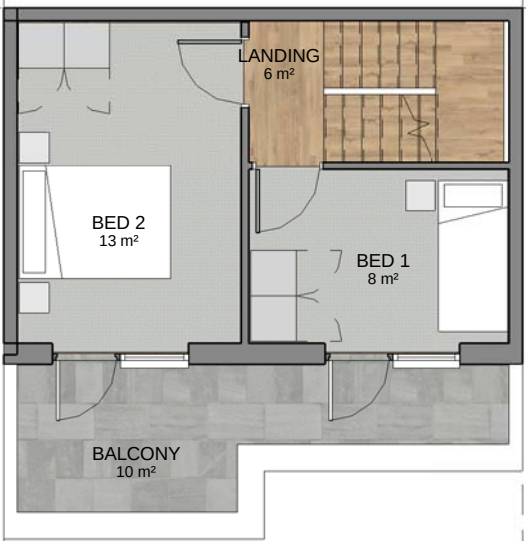
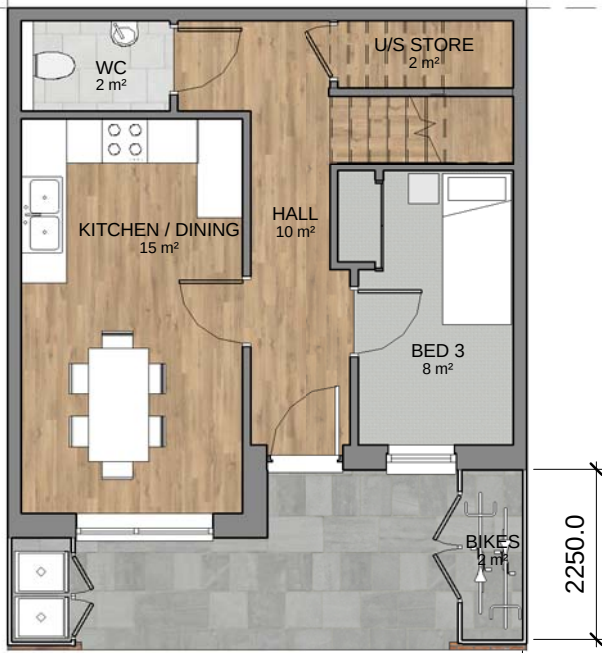
Project
Former Cox & Wyman Site
Cardiff Road, Reading
Drawing Title
Proposed Servicing Plan

Date 10/09/17	Scale 1 : 500 @ A2	Drawn by DC	Check by PN
Project No 24325	Drawing No A/PP-P10-04	Revision A	

1 Ground Floor Plan Servicing Plan
1 : 500



Annex C – Front Garden Cycle Storage

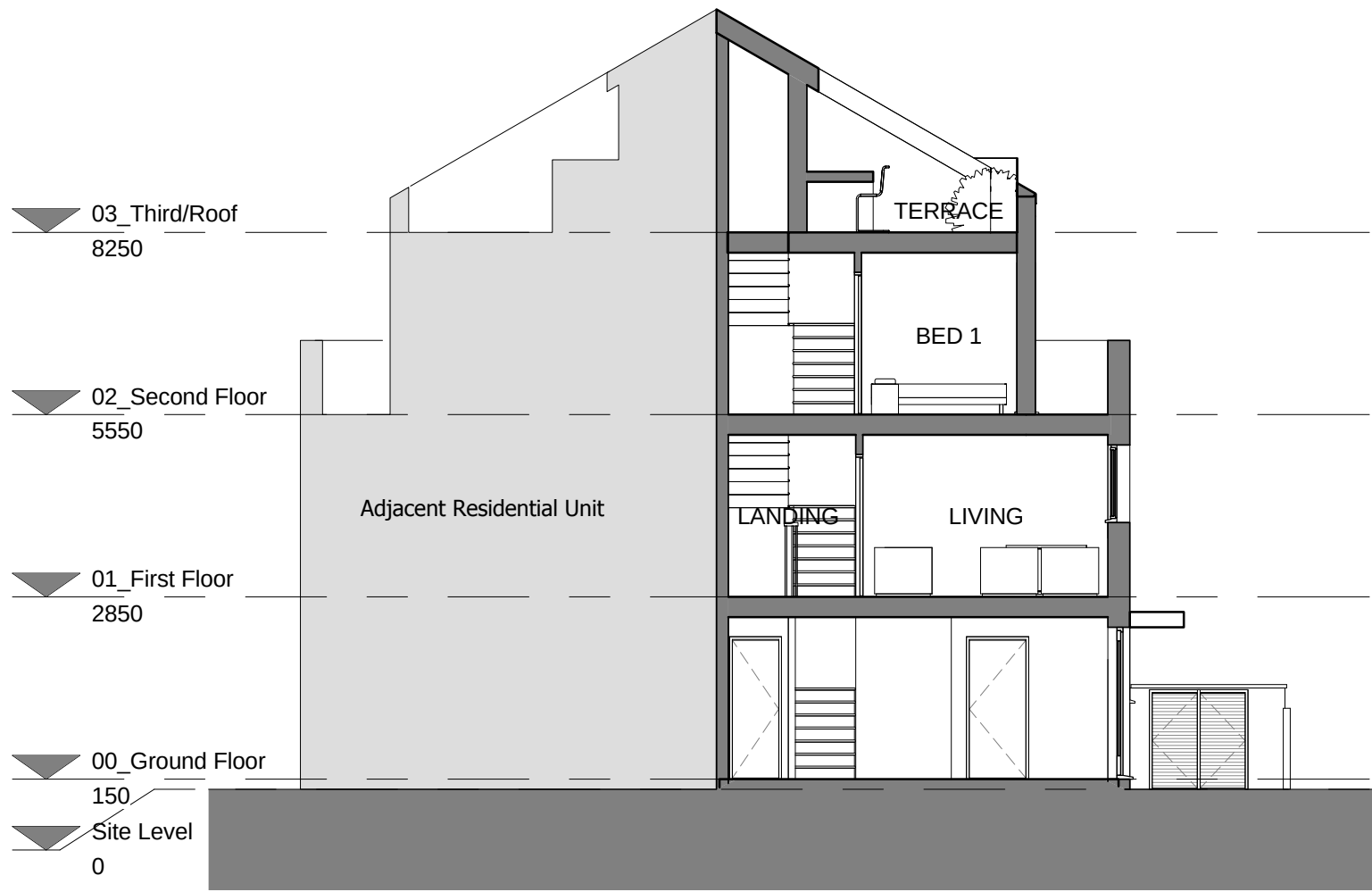


HOUSE TYPE DETAILS - D.02

House No's	8-12
Unit Type	3b/4p
GIA	107sqm / 1151sqft



Front Elevation
1 : 100



Key Plan
1 : 2500

PLANNING

Project
Former Cox & Wyman Building
Cardiff Road, Reading
Drawing Title
House Type D.02
Floor Plans & Elevations

Date	Scale	Drawn by	Check by
06/10/17	As indicated @ A2	DC	PN
Project No	Drawing No	Revision	
24325	A/PP-P11-32	A	



VISUAL SCALE 1:100