

DELIVERY AND SERVICING PLAN
PROPOSED CHANGE OF USE OF STORAGE SPACE TO CLASS E USES
43A CHURCH STREET, CAVERSHAM, READING, RG4 8BA
MAGNA REF: 26/958/A, 18 MAY 2026

1.0 Introduction

- 1.1 This Delivery and Servicing Plan (DSP) has been prepared on behalf of the Applicant in support of the approved change of use of existing first floor storage space at 43A Church Street, St Martins Centre, Caversham, to flexible Class E uses under planning permission ref. PL/25/0722.
- 1.2 This DSP has been prepared in accordance with Condition 3 attached to the planning permission, which states:

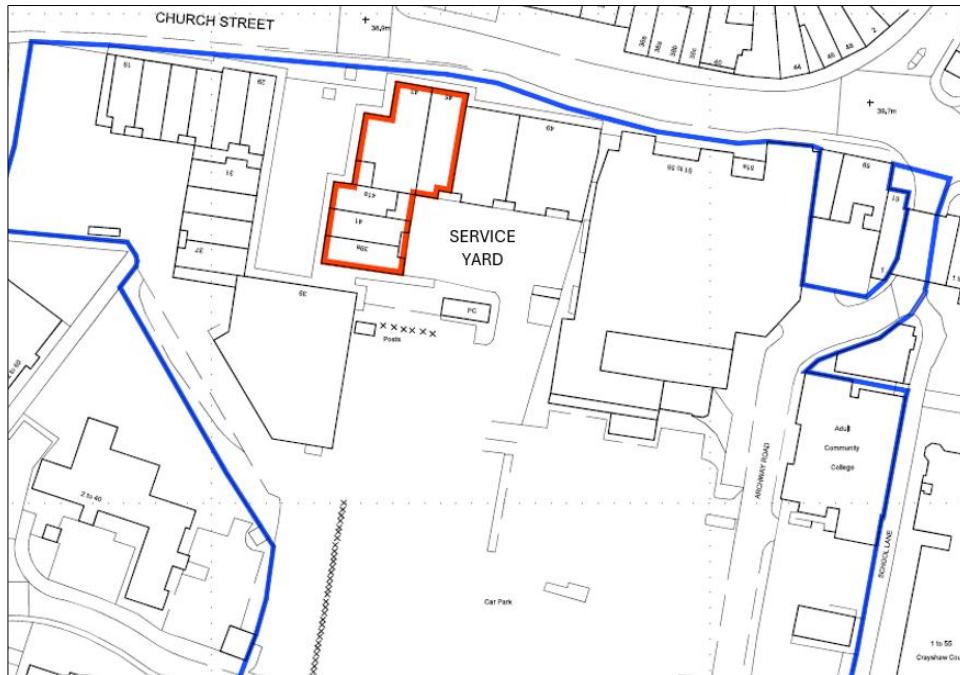
Prior to first occupation of the development hereby approved, a Delivery and Servicing Plan to manage how vehicles shall access the development without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved Delivery and Servicing Plan.

- 1.3 The purpose of this DSP is to demonstrate how deliveries, servicing activity and refuse collection associated with the approved development will be managed without creating highway safety concerns, obstruction or congestion.
- 1.4 The approved development relates to the change of use of 662.75 sqm of existing first floor storage floorspace to flexible Class E uses within the established St Martins Centre District Centre.
- 1.5 The development does not introduce any new vehicular access arrangements, alterations to the existing servicing yard, or changes to the wider highway network.

2.0 Existing Site and Servicing Arrangements

- 2.1 The application site location is shown in Figure 2A.

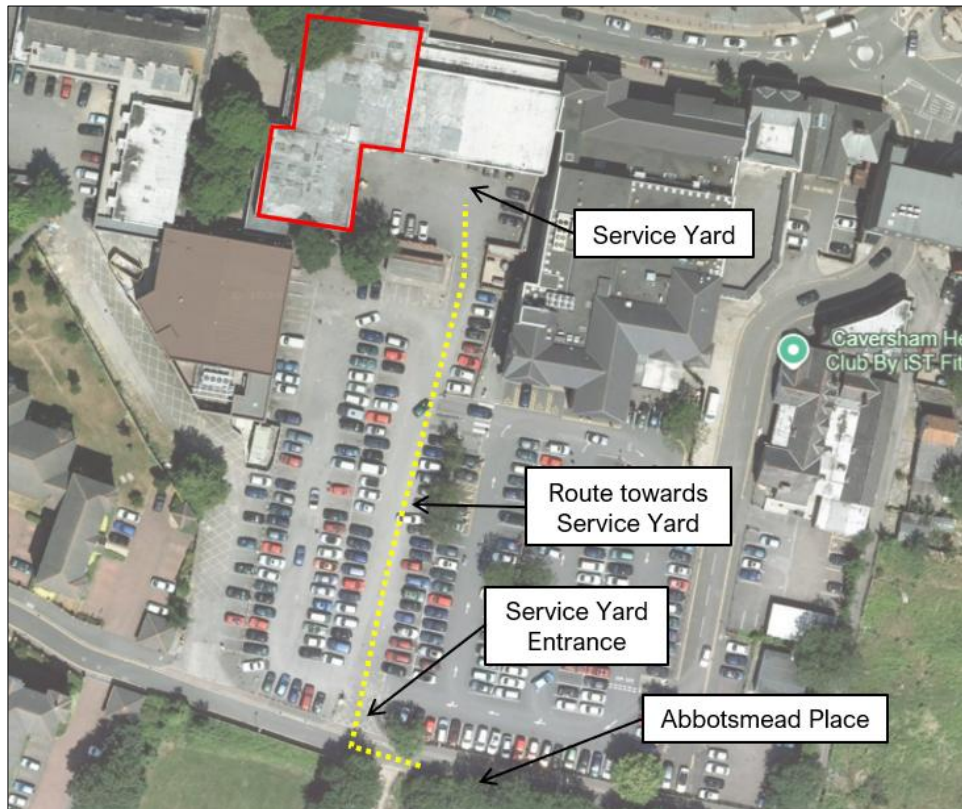
Figure 2A Site Location



- 2.2 St Martins Centre is an established mixed-use commercial centre comprising a range of retail, café, restaurant and commercial premises centred around a shared customer car park and dedicated rear servicing area.
- 2.3 The existing service yard is located to the rear of Units 39A–49 Church Street, as shown in Figure 2A and currently accommodates servicing associated with existing ground floor commercial occupiers including Boots, Superdrug, cafés and restaurant uses.
- 2.4 The servicing yard therefore already operates as an established commercial servicing environment accommodating routine deliveries, refuse collection and servicing activity associated with active town centre uses.
- 2.5 The approved development will utilise the existing service yard arrangements. No dedicated servicing bays, new loading areas or alterations to the servicing layout are proposed.
- 2.6 The service yard is accessed via Abbotsmead Place and operates independently from the customer car park accessed from Archway Road.
- 2.7 The service yard is located approximately 95 metres north of Abbotsmead Place, with the existing public car park situated between the service yard and the public highway. Accordingly, any delivery and servicing activity associated with the development would take place well within the site and would not disrupt the operation of the public highway network.

- 2.8 The vehicular route to the existing service yard from Abbotsmead Place is shown in Figure 2B.

Figure 2B Route to Service Yard from Abbotsmead Place



3.0 Anticipated Delivery and Servicing Activity

- 3.1 The approved development comprises flexible Class E floorspace. The exact end occupier is not currently known. However, the approved uses are limited to Class E(a), (b), (c), (d) and (g) only pursuant to Condition 7 of planning permission ref. PL/25/0722.
- 3.2 To inform this DSP, a TRICS assessment has been undertaken for a range of potential Class E uses that could reasonably occupy the approved floorspace. This included convenience retail, restaurant, café, office and fitness centre uses. The TRICS outputs are based on servicing vehicle arrivals and have been applied to the approved floorspace of 662.75 sqm. The TRICS report is provided in Appendix 1.

Table 3A Servicing Vehicle Arrivals based on TRICS

Potential Use	TRICS arrival rate per 100 sqm	Servicing Vehicle Arrivals Per Day
Restaurant	0.148	1 arrival/day
Fitness centre	0.154	1 arrival/day
Office	0.761	5 arrivals/day
Convenience retail	0.78	5 arrivals/day
Café	0.838	6 arrivals/day

- 3.3 The TRICS assessment indicates that the approved development would be expected to generate between one and six servicing vehicle arrivals per day, depending on the final Class E occupier. The café use represents the highest assessed servicing demand, at approximately six servicing vehicle arrivals per day.
- 3.4 This represents a robust assessment and in practice, the final servicing demand may be lower, depending on the occupier and internal layout.
- 3.5 Even on the highest assessed basis, the forecast level of servicing activity would remain modest in the context of the existing service yard, which already accommodates deliveries associated with the ground floor retail, café and restaurant units within St Martins Centre.
- 3.6 The majority of deliveries are anticipated to be undertaken by small vans and light goods vehicles.
- 3.7 This level of servicing activity is modest in the context of the existing commercial servicing activity already associated with the wider St Martins Centre.

4.0 Servicing Management Measures

- 4.1 All deliveries and servicing activity associated with the approved development shall take place via the existing rear service yard.
- 4.2 The service yard will remain under active management by Sorbon Estates, which will oversee servicing operations associated with the wider Centre.
- 4.3 Sorbon Estates will ensure that the servicing is not by long-term staff parking.
- 4.4 All loading and unloading associated with the approved development shall take place wholly within the service yard.
- 4.5 No deliveries or servicing activity shall take place from the customer parking aisles or from the frontage along Church Street or Archway Road.
- 4.6 Servicing vehicles shall enter and exit the site via Abbotsmead Place utilising the established servicing arrangements already operating at St Martins Centre.
- 4.7 Where reasonably practicable, deliveries associated with the approved development will be coordinated with existing servicing activity within St Martins Centre in order to minimise vehicle overlap within the service yard.

- 4.8 There is also opportunity for the approved development to utilise the same refuse collection contractor and coordinated servicing arrangements already used by existing occupiers within St Martins Centre.
- 4.9 Sorbon Estates will seek to coordinate deliveries such that, where reasonably practicable, only one delivery vehicle is present within the service yard at any given time.
- 4.10 The majority of servicing activity is anticipated to comprise small vans and light goods vehicles.
- 4.11 Drivers associated with the approved development will be instructed not to wait on the public highway or within customer parking areas.
- 4.12 Vehicles shall not idle within the service yard whilst loading or unloading takes place.
- 4.13 The existing turning and manoeuvring space within the service yard shall be maintained clear at all times to ensure safe vehicle circulation.
- 4.14 Given the modest scale of the approved development and the established commercial nature of the servicing environment, the proposed servicing activity can be accommodated safely and efficiently without adverse impact on the operation of the public highway network or customer parking areas.
- 4.15 Where reasonably practicable, the occupier and/or Sorbon Estates will seek to utilise delivery and servicing operators accredited under the Fleet Operator Recognition Scheme (FORS) or equivalent recognised logistics accreditation scheme. The use of FORS-accredited operators helps promote safer, more efficient and environmentally responsible servicing activity, including driver training, vehicle safety standards, fuel efficiency and route management.
- 4.16 Where reasonably practicable, delivery consolidation measures will also be encouraged in order to minimise the number of servicing trips associated with the approved development.
- 4.17 Sorbon Estates shall retain oversight of servicing arrangements associated with the approved development and review operational practices should any servicing conflicts arise in the future.
- 4.18 Given the established commercial nature of St Martins Centre and the existing operation of the service yard serving retail, café and restaurant uses, servicing activity associated with the

approved development would not introduce an unfamiliar or materially different operational characteristic to the site.

5.0 Monitoring and Review

5.1 Sorbon Estates shall retain oversight of delivery and servicing activity associated with the approved development.

5.2 If required by the Local Planning Authority, the occupier and/or Sorbon Estates can undertake delivery and servicing surveys to monitor the operation of the service yard and servicing activity associated with the approved development.

5.3 The purpose of any such survey would be to review:

- Delivery vehicle frequency;
- Vehicle types;
- Delivery durations;
- Any overlap between servicing vehicles;
- Any operational issues associated with the service yard.

5.4 If any operational issues are identified, Sorbon Estates shall review servicing arrangements and implement reasonable operational measures where necessary to maintain the safe and efficient operation of the service yard.

5.5 Given the modest scale of the approved development and the established commercial servicing arrangements already operating at St Martins Centre, significant servicing impacts are not anticipated.

6.0 Conclusion

6.1 This Delivery and Servicing Plan (DSP) has been prepared in support of the approved change of use of existing first floor storage space to flexible Class E uses at 43A Church Street, Caversham.

6.2 The approved development will utilise the existing established servicing arrangements at St Martins Centre. No alterations to the existing servicing yard, highway network or customer parking arrangements are proposed.

- 6.3 The existing service yard already accommodates servicing activity associated with established commercial occupiers including Boots, Superdrug, cafés and restaurant uses and therefore represents a well-established commercial servicing environment.
- 6.4 The service yard is located approximately 95 metres north of Abbotsmead Place, with the existing public car park situated between the service yard and the public highway. Accordingly, servicing activity associated with the approved development would take place well within the site and would not adversely affect the operation of the public highway network.
- 6.5 A review of TRICS servicing vehicle data demonstrates that the approved development is anticipated to generate a modest level of servicing activity, depending on the final Class E occupier.
- 6.6 Sorbon Estates will retain oversight of servicing activity associated with the approved development and will coordinate servicing operations where reasonably practicable in order to minimise operational conflict within the service yard.
- 6.7 Where reasonably practicable, deliveries will be coordinated to minimise overlap between servicing vehicles and there is opportunity for the approved development to utilise existing refuse collection arrangements serving the wider St Martins Centre.
- 6.8 The majority of servicing activity is anticipated to comprise small vans and light goods vehicles, with no regular requirement for heavy goods vehicle servicing.
- 6.9 The proposed delivery and servicing arrangements are considered appropriate for the scale and nature of the approved development and can operate safely and efficiently without giving rise to highway safety concerns, obstruction or congestion.
- 6.10 Accordingly, the proposed arrangements fully satisfy the requirements of Condition 3 attached to planning permission ref. PL/25/0722.

Appendix 1. TRICS REPORTS

Audit Code: 6a5b1d7a-0856-44c4-92a6-c33bc37563cf

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 06 - HOTEL, FOOD & DRINK

Category: K - CAFE

Selected Vehicle Type: Servicing Vehicles

Selected regions and areas:

05	EAST MIDLANDS	
	LN	LINCOLNSHIRE
		1 day
08	NORTH WEST	
	GM	GREATER MANCHESTER
		2 days
10	WALES	
	DB	DENBIGHSHIRE
		1 day

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

Audit Code: 6a5b1d7a-0856-44c4-92a6-c33bc37563cf

Primary Filtering Selection:

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

Parameter:	GFA
Actual Range:	160 to 320 (units:sqm)
Range Selected by User:	120 to 320 (units:sqm)
Parking Spaces Range:	23 - 36

Public Transport Provision:

Selection by:	All Surveys Included
Date Range:	27/11/18 to 15/10/24

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

Selected survey days:

Tuesday	4 days
---------	--------

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

Selected survey types:

Manual count	4
Direction ATC Count	0

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

Selected Locations:

Neighbourhood Centre	1 days
Suburban Area	1 days
Town Centre	2 days

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:

Built-Up Zone	3 days
Village	1 days

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

Inclusion of Servicing Vehicle Counts:

Servicing vehicles Included	4 days
-----------------------------	--------

Audit Code: 6a5b1d7a-0856-44c4-92a6-c33bc37563cf

Secondary Filtering Selection:

Use Class:

E(b)	4 surveys
------	-----------

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

Population within 500m Range:

270 - 3629

Population within 1 mile:

1,001 to 5,000	1 surveys
15,001 to 20,000	1 surveys
25,001 to 50,000	2 surveys

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

Population within 5 miles:

50,001 to 75,000	2 surveys
500,001 or More	2 surveys

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

Car ownership within 5 miles:

0.6 to 1.0	2 surveys
1.1 to 1.5	2 surveys

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.



Audit Code: 6a5b1d7a-0856-44c4-92a6-c33bc37563cf

Petrol filling station:

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

Travel Plan:

No 4 surveys

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 surveys

This data displays the number of surveys within the selected set by PTAL rating category.

COVID-19 Restrictions:

No

Audit Code: 6a5b1d7a-0856-44c4-92a6-c33bc37563cf

1 A55 NEAR RHYL BODELWYDDAN Neighbourhood Centre Village Gross floor area: 252.00 sqm Survey date: Tuesday 07/05/2024	DB-06-K-01	STARBUCKS	DENBIGHSHIRE	Survey Type: Manual
2 DEANS GATE MANCHESTER Town Centre Built-Up Zone Gross floor area: 200.00 sqm Survey date: Tuesday 19/04/2022	GM-06-K-01	CAFÉ	GREATER MANCHESTER	Survey Type: Manual
3 CHAPEL STREET SALFORD Suburban Area Built-Up Zone Gross floor area: 160.00 sqm Survey date: Tuesday 19/09/2023	GM-06-K-03	CAFÉ	GREATER MANCHESTER	Survey Type: Manual
4 RED LION SQUARE STAMFORD Town Centre Built-Up Zone Gross floor area: 190.00 sqm Survey date: Tuesday 12/10/2021	LN-06-K-01	CAFÉ & TEA ROOM	LINCOLNSHIRE	Survey Type: Manual

DESELECTED SURVEYS

Site Ref	Survey Date	Reason for Deselection
WC-06-K-01 16-11-2022	16-11-2022	Ireland site

Audit Code: 6a5b1d7a-0856-44c4-92a6-c33bc37563cf

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/K - CAFE

Total Vehicles

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00	1	252	3.571	2.381	5.952
07:00-08:00	2	206	8.981	7.282	16.263
08:00-09:00	4	200	4.364	3.990	8.354
09:00-10:00	4	200	5.860	4.863	10.723
10:00-11:00	4	200	9.476	10.100	19.576
11:00-12:00	4	200	8.105	7.606	15.711
12:00-13:00	4	200	7.731	7.107	14.838
13:00-14:00	4	200	6.234	7.606	13.840
14:00-15:00	4	200	4.364	4.489	8.853
15:00-16:00	4	200	3.741	3.865	7.606
16:00-17:00	4	200	2.120	2.868	4.988
17:00-18:00	2	226	3.761	3.982	7.743
18:00-19:00	1	252	1.190	2.381	3.571
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			69.498	68.520	138.018

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.]

Audit Code: 6a5b1d7a-0856-44c4-92a6-c33bc37563cf

Parameter Summary:

Trip rate parameter range selected:	120 - 320 (units: sqm)
Survey date range:	12/10/2021 - 07/05/2024
Number of weekdays (Monday-Friday):	4
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
Surveys manually removed from selection:	0

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

Audit Code: 6a5b1d7a-0856-44c4-92a6-c33bc37563cf

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/K - CAFE

Servicing Vehicles

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00	1	252	0.000	0.000	0.000
07:00-08:00	2	206	0.243	0.000	0.243
08:00-09:00	4	200	0.000	0.125	0.125
09:00-10:00	4	200	0.249	0.125	0.374
10:00-11:00	4	200	0.000	0.125	0.125
11:00-12:00	4	200	0.000	0.000	0.000
12:00-13:00	4	200	0.125	0.125	0.250
13:00-14:00	4	200	0.000	0.000	0.000
14:00-15:00	4	200	0.000	0.000	0.000
15:00-16:00	4	200	0.000	0.000	0.000
16:00-17:00	4	200	0.000	0.000	0.000
17:00-18:00	2	226	0.221	0.000	0.221
18:00-19:00	1	252	0.000	0.397	0.397
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			0.838	0.897	1.735

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.]

Audit Code: 6a5b1d7a-0856-44c4-92a6-c33bc37563cf

Parameter Summary:

Trip rate parameter range selected:	120 - 320 (units: sqm)
Survey date date range:	12/10/2021 - 07/05/2024
Number of weekdays (Monday-Friday):	3
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
Surveys manually removed from selection:	0

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

Audit Code: daeea7d5-3da1-4b08-999f-949deb81be35

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 01 - RETAIL
Category: O - CONVENIENCE STORE
Selected Vehicle Type: Servicing Vehicles

Selected regions and areas:			
02	SOUTH EAST		
	HF	HERTFORDSHIRE	1 day
05	EAST MIDLANDS		
	DY	DERBY	1 day
	NG	NOTTINGHAM	1 day

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

Audit Code: daeea7d5-3da1-4b08-999f-949deb81be35

Primary Filtering Selection:

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

Parameter:	GFA
Actual Range:	50 to 795 (units:sqm)
Range Selected by User:	50 to 795 (units:sqm)
Parking Spaces Range:	0 - 127

Public Transport Provision:

Selection by:	All Surveys Included
Date Range:	29/09/06 to 11/10/25

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

Selected survey days:

Monday	1 days
Thursday	1 days
Wednesday	1 days

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

Selected survey types:

Manual count	3
Direction ATC Count	0

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 Centre	1 days
Town Centre	2 days

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:

Built-Up Zone	1 days
High Street	1 days
Retail Zone	1 days

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

Inclusion of Servicing Vehicle Counts:

Servicing vehicles Included	3 days
-----------------------------	--------

Audit Code: daeea7d5-3da1-4b08-999f-949deb81be35

Secondary Filtering Selection:

Use Class:

E(a)	1 surveys
F2(a)	1 surveys
Not Known	1 surveys

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

Population within 500m Range:

297 - 6750

Population within 1 mile:

100,001 or More	1 surveys
15,001 to 20,000	1 surveys
25,001 to 50,000	1 surveys

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

Population within 5 miles:

125,001 to 250,000	1 surveys
250,001 to 500,000	1 surveys
500,001 or More	1 surveys

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

Car ownership within 5 miles:

0.6 to 1.0	2 surveys
1.1 to 1.5	1 surveys

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.

Audit Code: daeea7d5-3da1-4b08-999f-949deb81be35

Petrol filling station:

PFS is present at the site but is excluded from the count

3 surveys

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

Travel Plan:

No

3 surveys

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 surveys

This data displays the number of surveys within the selected set by PTAL rating category.

COVID-19 Restrictions:

No

Audit Code: daeea7d5-3da1-4b08-999f-949deb81be35

1	DY-01-O-01	SAINSBURY'S LOCAL	DERBY
NUNS STREET DERBY Edge of Town Centre Built-Up Zone Gross floor area: 204.00 sqm Survey date: Wednesday 25/09/2019			
			Survey Type: Manual
2	HF-01-O-02	CO-OP	HERTFORDSHIRE
HIGH STREET POTTERS BAR Town Centre High Street Gross floor area: 334.00 sqm Survey date: Thursday 14/03/2024			
			Survey Type: Manual
3	NG-01-O-01	SAINSBURY'S LOCAL	NOTTINGHAM
CARLTON STREET NOTTINGHAM Town Centre Retail Zone Gross floor area: 232.00 sqm Survey date:			
			Survey Type: Manual

DESELECTED SURVEYS

Site Ref	Survey Date	Reason for Deselection
CV-01-O-01 13-09-2023	13-09-2023	Ireland site
DL-01-O-04 07-11-2024	07-11-2024	Ireland site

Audit Code: daeea7d5-3da1-4b08-999f-949deb81be35

TRIP RATE for Land Use 01 - RETAIL/O - CONVENIENCE STORE

Total Vehicles

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00	1	204	0.490	0.000	0.490
06:00-07:00	3	257	2.597	2.597	5.194
07:00-08:00	3	257	4.935	4.416	9.351
08:00-09:00	3	257	2.597	1.818	4.415
09:00-10:00	3	257	2.078	2.468	4.546
10:00-11:00	3	257	2.987	3.247	6.234
11:00-12:00	3	257	2.597	2.857	5.454
12:00-13:00	3	257	4.675	4.416	9.091
13:00-14:00	3	257	4.416	4.026	8.442
14:00-15:00	3	257	4.545	4.545	9.090
15:00-16:00	3	257	4.935	3.766	8.701
16:00-17:00	3	257	4.545	4.805	9.350
17:00-18:00	3	257	2.597	3.117	5.714
18:00-19:00	3	257	5.455	6.623	12.078
19:00-20:00	3	257	4.286	3.506	7.792
20:00-21:00	3	257	3.117	2.857	5.974
21:00-22:00	3	257	1.818	2.338	4.156
22:00-23:00	3	257	1.299	1.818	3.117
23:00-00:00	3	257	0.779	0.909	1.688
Total Rates:			60.748	60.129	120.877

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.]

Audit Code: daeea7d5-3da1-4b08-999f-949deb81be35

Parameter Summary:

Trip rate parameter range selected:	50 - 795 (units: sqm)
Survey date date range:	25/09/2019 - 14/03/2024
Number of weekdays (Monday-Friday):	3
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	2
Surveys manually removed from selection:	0

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

Audit Code: daeea7d5-3da1-4b08-999f-949deb81be35

TRIP RATE for Land Use 01 - RETAIL/O - CONVENIENCE STORE

Servicing Vehicles

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00	1	204	0.000	0.000	0.000
06:00-07:00	3	257	0.390	0.390	0.780
07:00-08:00	3	257	0.130	0.130	0.260
08:00-09:00	3	257	0.130	0.000	0.130
09:00-10:00	3	257	0.130	0.260	0.390
10:00-11:00	3	257	0.000	0.000	0.000
11:00-12:00	3	257	0.000	0.000	0.000
12:00-13:00	3	257	0.000	0.000	0.000
13:00-14:00	3	257	0.000	0.000	0.000
14:00-15:00	3	257	0.000	0.000	0.000
15:00-16:00	3	257	0.000	0.000	0.000
16:00-17:00	3	257	0.000	0.000	0.000
17:00-18:00	3	257	0.000	0.000	0.000
18:00-19:00	3	257	0.000	0.000	0.000
19:00-20:00	3	257	0.000	0.000	0.000
20:00-21:00	3	257	0.000	0.000	0.000
21:00-22:00	3	257	0.000	0.000	0.000
22:00-23:00	3	257	0.000	0.000	0.000
23:00-00:00	3	257	0.000	0.000	0.000
Total Rates:			0.780	0.780	1.560

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: $COUNT/TRP \times FACT$. 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.]

Audit Code: daeea7d5-3da1-4b08-999f-949deb81be35

Parameter Summary:

Trip rate parameter range selected:	50 - 795 (units: sqm)
Survey date range:	25/09/2019 - 14/03/2024
Number of weekdays (Monday-Friday):	3
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	2
Surveys manually removed from selection:	0

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

Audit Code: 9cfe8c10-d087-435e-a02f-678a0125173c

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 07 - LEISURE
Category: K - FITNESS CLUB (PRIVATE)
Selected Vehicle Type: Servicing Vehicles

Selected regions and areas:			
02	SOUTH EAST		
	BH	BRIGHTON & HOVE	1 day
05	EAST MIDLANDS		
	LN	LINCOLNSHIRE	1 day
13	MUNSTER		
	WA	WATERFORD	1 day

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

Audit Code: 9cfe8c10-d087-435e-a02f-678a0125173c

Primary Filtering Selection:

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

Parameter:	GFA
Actual Range:	884 to 11000 (units:sqm)
Range Selected by User:	167 to 15000 (units:sqm)
Parking Spaces Range:	0 - 315

Public Transport Provision:

Selection by:	All Surveys Included
Date Range:	25/07/95 to 12/10/25

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	1 days
Wednesday	2 days

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

Selected survey types:

Manual count	3
Direction ATC Count	0

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	3 days
---------------	--------

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 days
Residential Zone	1 days

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

Inclusion of Servicing Vehicle Counts:

Servicing vehicles Included	3 days
-----------------------------	--------

Audit Code: 9cfe8c10-d087-435e-a02f-678a0125173c

Secondary Filtering Selection:

Use Class:

E(d)	3 surveys
------	-----------

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

Population within 500m Range:

1931 - 3854

Population within 1 mile:

20,001 to 25,000	2 surveys
25,001 to 50,000	1 surveys

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

Population within 5 miles:

250,001 to 500,000	1 surveys
50,001 to 75,000	2 surveys

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

Car ownership within 5 miles:

0.6 to 1.0	2 surveys
1.1 to 1.5	1 surveys

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.

Audit Code: 9cfe8c10-d087-435e-a02f-678a0125173c

Petrol filling station:

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

Travel Plan:

No	3 surveys
----	-----------

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 surveys
-----------------	-----------

This data displays the number of surveys within the selected set by PTAL rating category.

COVID-19 Restrictions:

No

Audit Code: 9cfe8c10-d087-435e-a02f-678a0125173c

1 ORCHARD ROAD BRIGHTON HOVE Suburban Area Residential Zone Gross floor area: 1600.00 sqm Survey date: Wednesday 27/09/2017	BH-07-K-01	CORAL FITNESS	BRIGHTON & HOVE Survey Type: Manual
2 DYSART ROAD GRANTHAM Suburban Area Industrial Zone Gross floor area: 2068.00 sqm Survey date: Wednesday 17/04/2024	LN-07-K-02	HEALTH AND FITNESS CLUB	LINCOLNSHIRE Survey Type: Manual
3 TRAMORE ROAD WATERFORD Suburban Area Industrial Zone Gross floor area: 929.00 sqm Survey date: Tuesday 20/05/2025	WA-07-K-02	FUSE	WATERFORD Survey Type: Manual

Audit Code: 9cfe8c10-d087-435e-a02f-678a0125173c

TRIP RATE for Land Use 07 - LEISURE/K - FITNESS CLUB (PRIVATE)

Total Vehicles

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00	1	929	0.108	0.000	0.108
06:00-07:00	3	1532	0.587	0.131	0.718
07:00-08:00	3	1532	0.696	0.631	1.327
08:00-09:00	3	1532	0.870	0.500	1.370
09:00-10:00	3	1532	1.740	0.740	2.480
10:00-11:00	3	1532	1.109	1.305	2.414
11:00-12:00	3	1532	0.674	0.935	1.609
12:00-13:00	3	1532	0.761	0.783	1.544
13:00-14:00	3	1532	0.674	0.653	1.327
14:00-15:00	3	1532	0.761	0.718	1.479
15:00-16:00	3	1532	0.848	1.196	2.044
16:00-17:00	3	1532	1.022	0.979	2.001
17:00-18:00	3	1532	1.784	1.327	3.111
18:00-19:00	3	1532	1.262	1.457	2.719
19:00-20:00	3	1532	1.240	1.392	2.632
20:00-21:00	3	1532	0.674	1.305	1.979
21:00-22:00	3	1532	0.218	0.609	0.827
22:00-23:00	3	1532	0.022	0.305	0.327
23:00-00:00					
Total Rates:			15.050	14.966	30.016

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.]

Audit Code: 9cfe8c10-d087-435e-a02f-678a0125173c

Parameter Summary:

Trip rate parameter range selected:	167 - 15000 (units: sqm)
Survey date date range:	27/09/2017 - 20/05/2025
Number of weekdays (Monday-Friday):	3
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

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

Audit Code: 9cfe8c10-d087-435e-a02f-678a0125173c

TRIP RATE for Land Use 07 - LEISURE/K - FITNESS CLUB (PRIVATE)

Servicing Vehicles

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00	1	929	0.000	0.000	0.000
06:00-07:00	3	1532	0.000	0.000	0.000
07:00-08:00	3	1532	0.000	0.000	0.000
08:00-09:00	3	1532	0.022	0.000	0.022
09:00-10:00	3	1532	0.022	0.044	0.066
10:00-11:00	3	1532	0.000	0.000	0.000
11:00-12:00	3	1532	0.000	0.000	0.000
12:00-13:00	3	1532	0.044	0.044	0.088
13:00-14:00	3	1532	0.000	0.000	0.000
14:00-15:00	3	1532	0.022	0.022	0.044
15:00-16:00	3	1532	0.000	0.000	0.000
16:00-17:00	3	1532	0.000	0.000	0.000
17:00-18:00	3	1532	0.000	0.000	0.000
18:00-19:00	3	1532	0.022	0.022	0.044
19:00-20:00	3	1532	0.022	0.022	0.044
20:00-21:00	3	1532	0.000	0.000	0.000
21:00-22:00	3	1532	0.000	0.000	0.000
22:00-23:00	3	1532	0.000	0.000	0.000
23:00-00:00					
Total Rates:			0.154	0.154	0.308

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.]

Audit Code: 9cfe8c10-d087-435e-a02f-678a0125173c

Parameter Summary:

Trip rate parameter range selected:	167 - 15000 (units: sqm)
Survey date date range:	27/09/2017 - 20/05/2025
Number of weekdays (Monday-Friday):	3
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

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

Audit Code: 37adeca9-9491-40bc-89b2-f9b375506d27

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 02 - EMPLOYMENT

Category: A - OFFICE

Selected Vehicle Type: Servicing Vehicles

Selected regions and areas:

02	SOUTH EAST	
	BH	BRIGHTON & HOVE
	ES	EAST SUSSEX
	WS	WEST SUSSEX
05	EAST MIDLANDS	
	DY	DERBY
06	WEST MIDLANDS	
	WK	WARWICKSHIRE
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY	NORTH YORKSHIRE
09	NORTH	
	CU	CUMBERLAND

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

Audit Code: 37adeca9-9491-40bc-89b2-f9b375506d27

Primary Filtering Selection:

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

Parameter:	GFA
Actual Range:	170 to 925 (units:sqm)
Range Selected by User:	170 to 1200 (units:sqm)
Parking Spaces Range:	0 - 2923

Public Transport Provision:

Selection by:	All Surveys Included
Date Range:	18/09/84 to 24/09/25

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	1 days
Monday	1 days
Thursday	3 days
Tuesday	1 days
Wednesday	1 days

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

Selected survey types:

Manual count	7
Direction ATC Count	0

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 Centre	6 days
Town Centre	1 days

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:

Built-Up Zone	2 days
High Street	1 days
Industrial Zone	1 days
No Sub Category	1 days
Residential Zone	2 days

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

Inclusion of Servicing Vehicle Counts:

Servicing vehicles Included	7 days
-----------------------------	--------

Audit Code: 37adeca9-9491-40bc-89b2-f9b375506d27

Secondary Filtering Selection:**Use Class:**

Not Known

7 surveys

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

Population within 500m Range:**682 - 9836****Population within 1 mile:**

20,001 to 25,000

3 surveys

25,001 to 50,000

4 surveys

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

Population within 5 miles:

100,001 to 125,000

2 surveys

125,001 to 250,000

2 surveys

250,001 to 500,000

2 surveys

75,001 to 100,000

1 surveys

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

Car ownership within 5 miles:

0.6 to 1.0

4 surveys

1.1 to 1.5

3 surveys

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.

Audit Code: 37adeca9-9491-40bc-89b2-f9b375506d27

Petrol filling station:

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

Travel Plan:

No	6 surveys
Yes	1 surveys

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

PTAL Rating:

No PTAL Present	7 surveys
-----------------	-----------

This data displays the number of surveys within the selected set by PTAL rating category.

COVID-19 Restrictions:

No

Audit Code: 37adeca9-9491-40bc-89b2-f9b375506d27

1	BH-02-A-05	OFFICES	BRIGHTON & HOVE
ROMAN ROAD HOVE Edge of Town Centre Residential Zone Gross floor area: 280.00 sqm Survey date: Wednesday 04/07/2018			
			Survey Type: Manual
2	CU-02-A-02	OFFICE	CUMBERLAND
PORT ROAD CARLISLE Edge of Town Centre Industrial Zone Gross floor area: 925.00 sqm Survey date: Friday 24/06/2016			
			Survey Type: Manual
3	DY-02-A-02	REAL ESTATE DEVELOPERS	DERBY
PRIME PARKWAY DERBY Edge of Town Centre No Sub Category Gross floor area: 594.00 sqm Survey date: Thursday 21/10/2021			
			Survey Type: Manual
4	ES-02-A-01	OFFICES	EAST SUSSEX
SOUTH STREET EASTBOURNE Town Centre High Street Gross floor area: 506.00 sqm Survey date: Thursday 21/03/2024			
			Survey Type: Manual
5	NY-02-A-01	SOLICITORS	NORTH YORKSHIRE
NORTH PARK ROAD HARROGATE Edge of Town Centre Built-Up Zone Gross floor area: 178.00 sqm Survey date: Thursday 04/10/2018			
			Survey Type: Manual
6	WK-02-A-02	OFFICES	WARWICKSHIRE
WHITEHALL ROAD RUGBY Edge of Town Centre Residential Zone Gross floor area: 540.00 sqm Survey date:			
			Survey Type: Manual
7	WS-02-A-05	SOCIAL HOUSING COMPANY	WEST SUSSEX
NORTH STREET WORTHING Edge of Town Centre Built-Up Zone Gross floor area: 830.00 sqm Survey date: Tuesday 17/05/2022			
			Survey Type: Manual

DESELECTED SURVEYS

Site Ref	Survey Date	Reason for Deselection
CV-02-A-02 25-10-2022	25-10-2022	Ireland site
DY-02-A-01 25-09-2019	25-09-2019	Removed: Site re-surveyed by DY-02-A-02

Audit Code: 37adeca9-9491-40bc-89b2-f9b375506d27

Site Ref	Survey Date	Reason for Deselection
GM-02-A-10 19-04-2021	19-04-2021	Survey during COVID

Audit Code: 37adeca9-9491-40bc-89b2-f9b375506d27

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

Total Vehicles

Calculation factor: 100 sqm

**BOLD print indicates peak (busiest) period*

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	6	612	0.435	0.000	0.435
08:00-09:00	7	550	2.154	0.311	2.465
09:00-10:00	7	550	1.012	0.908	1.920
10:00-11:00	7	550	0.493	0.415	0.908
11:00-12:00	7	550	0.519	0.545	1.064
12:00-13:00	7	550	0.389	0.805	1.194
13:00-14:00	7	550	0.727	0.649	1.376
14:00-15:00	7	550	0.415	0.415	0.830
15:00-16:00	7	550	0.208	0.441	0.649
16:00-17:00	7	550	0.208	0.753	0.961
17:00-18:00	7	550	0.208	1.427	1.635
18:00-19:00	6	612	0.027	0.027	0.054
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			6.795	6.696	13.491

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.]

Audit Code: 37adeca9-9491-40bc-89b2-f9b375506d27

Parameter Summary:

Trip rate parameter range selected:	170 - 1200 (units: sqm)
Survey date date range:	24/06/2016 - 21/03/2024
Number of weekdays (Monday-Friday):	7
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	3
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.

Audit Code: 37adeca9-9491-40bc-89b2-f9b375506d27

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

Servicing Vehicles

Calculation factor: 100 sqm

**BOLD print indicates peak (busiest) period*

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	6	612	0.163	0.027	0.190
08:00-09:00	7	550	0.156	0.182	0.338
09:00-10:00	7	550	0.078	0.156	0.234
10:00-11:00	7	550	0.104	0.130	0.234
11:00-12:00	7	550	0.078	0.052	0.130
12:00-13:00	7	550	0.026	0.052	0.078
13:00-14:00	7	550	0.026	0.000	0.026
14:00-15:00	7	550	0.026	0.052	0.078
15:00-16:00	7	550	0.052	0.052	0.104
16:00-17:00	7	550	0.052	0.052	0.104
17:00-18:00	7	550	0.000	0.000	0.000
18:00-19:00	6	612	0.000	0.000	0.000
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			0.761	0.755	1.516

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.]

Audit Code: 37adeca9-9491-40bc-89b2-f9b375506d27

Parameter Summary:

Trip rate parameter range selected:	170 - 1200 (units: sqm)
Survey date date range:	24/06/2016 - 21/03/2024
Number of weekdays (Monday-Friday):	7
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	3
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.

Audit Code: 87583bdc-d042-4921-9eed-334b923b8119

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 06 - HOTEL, FOOD & DRINK

Category: B - RESTAURANTS

Selected Vehicle Type: Servicing Vehicles

Selected regions and areas:

04	EAST ANGLIA		
	CA	CAMBRIDGESHIRE	2 days
05	EAST MIDLANDS		
	DY	DERBY	1 day
	LN	LINCOLNSHIRE	1 day
06	WEST MIDLANDS		
	SH	SHROPSHIRE	2 days

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

Audit Code: 87583bdc-d042-4921-9eed-334b923b8119

Primary Filtering Selection:

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

Parameter:	GFA
Actual Range:	110 to 1300 (units:sqm)
Range Selected by User:	110 to 1300 (units:sqm)
Parking Spaces Range:	0 - 400

Public Transport Provision:

Selection by:	All Surveys Included
Date Range:	20/04/89 to 21/09/25

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	2 days
Thursday	1 days
Tuesday	2 days
Wednesday	1 days

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

Selected survey types:

Manual count	6
Direction ATC Count	0

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 Centre	1 days
Town Centre	5 days

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:

Built-Up Zone	1 days
Development Zone	1 days
High Street	4 days

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

Inclusion of Servicing Vehicle Counts:

Servicing vehicles Included	6 days
-----------------------------	--------

Audit Code: 87583bdc-d042-4921-9eed-334b923b8119

Secondary Filtering Selection:

Use Class:

E(b)	6 surveys
------	-----------

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

Population within 500m Range:

1228 - 5366

Population within 1 mile:

20,001 to 25,000	3 surveys
25,001 to 50,000	3 surveys

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

Population within 5 miles:

125,001 to 250,000	3 surveys
250,001 to 500,000	1 surveys
75,001 to 100,000	2 surveys

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

Car ownership within 5 miles:

0.5 or Less	1 surveys
0.6 to 1.0	4 surveys
1.1 to 1.5	1 surveys

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.

Audit Code: 87583bdc-d042-4921-9eed-334b923b8119

Petrol filling station:

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

Travel Plan:

No 6 surveys

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 6 surveys

This data displays the number of surveys within the selected set by PTAL rating category.

COVID-19 Restrictions:

No

Audit Code: 87583bdc-d042-4921-9eed-334b923b8119

1	CA-06-B-02	WILDWOOD	CAMBRIDGESHIRE
BRIDGE STREET CAMBRIDGE Town Centre High Street Gross floor area: 370.00 sqm Survey date: Friday 23/06/2023			
			Survey Type: Manual
2	CA-06-B-03	BILL'S	CAMBRIDGESHIRE
GREEN STREET CAMBRIDGE Town Centre Built-Up Zone Gross floor area: 500.00 sqm Survey date: Friday 25/04/2025			
			Survey Type: Manual
3	DY-06-B-04	FRENCH RESTAURANT	DERBY
FRIAR GATE DERBY Town Centre High Street Gross floor area: 180.00 sqm Survey date: Wednesday 25/09/2019			
			Survey Type: Manual
4	LN-06-B-01	PREZZO	LINCOLNSHIRE
BRAYFORD WHARF NORTH LINCOLN BRAYFORD WHARF Edge of Town Centre Development Zone Gross floor area: 1136.00 sqm Survey date: Tuesday 10/10/2017			
			Survey Type: Manual
5	SH-06-B-01	THE BEEFY BOYS	SHROPSHIRE
HIGH STREET SHREWSBURY Town Centre High Street Gross floor area: 110.00 sqm Survey date: Thursday 15/06/2023			
			Survey Type: Manual
6	SH-06-B-02	ASK ITALIAN	SHROPSHIRE
HIGH STREET SHREWSBURY Town Centre High Street Gross floor area: 402.00 sqm Survey date: Tuesday 20/06/2023			
			Survey Type: Manual

DESELECTED SURVEYS

Site Ref	Survey Date	Reason for Deselection
GA-06-B-01 27-05-2019	27-05-2019	ireland site
KK-06-B-02 19-05-2025	19-05-2025	ireland site
WA-06-B-01 09-03-2023	09-03-2023	ireland site

Audit Code: 87583bdc-d042-4921-9eed-334b923b8119

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/B - RESTAURANTS

Total Vehicles

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	1	500	0.800	0.000	0.800
08:00-09:00	1	500	1.400	0.400	1.800
09:00-10:00	1	500	2.400	0.600	3.000
10:00-11:00	1	500	1.400	1.600	3.000
11:00-12:00	6	450	1.038	0.222	1.260
12:00-13:00	6	450	2.076	0.741	2.817
13:00-14:00	6	450	2.150	1.483	3.633
14:00-15:00	6	450	1.038	1.742	2.780
15:00-16:00	6	450	0.556	0.815	1.371
16:00-17:00	6	450	0.408	0.482	0.890
17:00-18:00	6	450	1.371	0.630	2.001
18:00-19:00	6	450	2.224	1.742	3.966
19:00-20:00	6	450	2.113	2.001	4.114
20:00-21:00	6	450	0.445	1.853	2.298
21:00-22:00	6	450	0.259	1.186	1.445
22:00-23:00	4	546	0.091	1.189	1.280
23:00-00:00	1	1136	0.000	0.264	0.264
Total Rates:			19.769	16.950	36.719

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.]

Audit Code: 87583bdc-d042-4921-9eed-334b923b8119

Parameter Summary:

Trip rate parameter range selected:	110 - 1300 (units: sqm)
Survey date date range:	10/10/2017 - 25/04/2025
Number of weekdays (Monday-Friday):	6
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	3
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.

Audit Code: 87583bdc-d042-4921-9eed-334b923b8119

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/B - RESTAURANTS

Servicing Vehicles

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	1	500	0.000	0.000	0.000
08:00-09:00	1	500	0.000	0.000	0.000
09:00-10:00	1	500	0.000	0.000	0.000
10:00-11:00	1	500	0.000	0.000	0.000
11:00-12:00	6	450	0.037	0.000	0.037
12:00-13:00	6	450	0.000	0.037	0.037
13:00-14:00	6	450	0.037	0.037	0.074
14:00-15:00	6	450	0.037	0.037	0.074
15:00-16:00	6	450	0.000	0.000	0.000
16:00-17:00	6	450	0.000	0.000	0.000
17:00-18:00	6	450	0.000	0.000	0.000
18:00-19:00	6	450	0.037	0.000	0.037
19:00-20:00	6	450	0.000	0.037	0.037
20:00-21:00	6	450	0.000	0.000	0.000
21:00-22:00	6	450	0.000	0.000	0.000
22:00-23:00	4	546	0.000	0.000	0.000
23:00-00:00	1	1136	0.000	0.000	0.000
Total Rates:			0.148	0.148	0.296

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.]

Audit Code: 87583bdc-d042-4921-9eed-334b923b8119

Parameter Summary:

Trip rate parameter range selected:	110 - 1300 (units: sqm)
Survey date range:	10/10/2017 - 25/04/2025
Number of weekdays (Monday-Friday):	3
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	3
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.