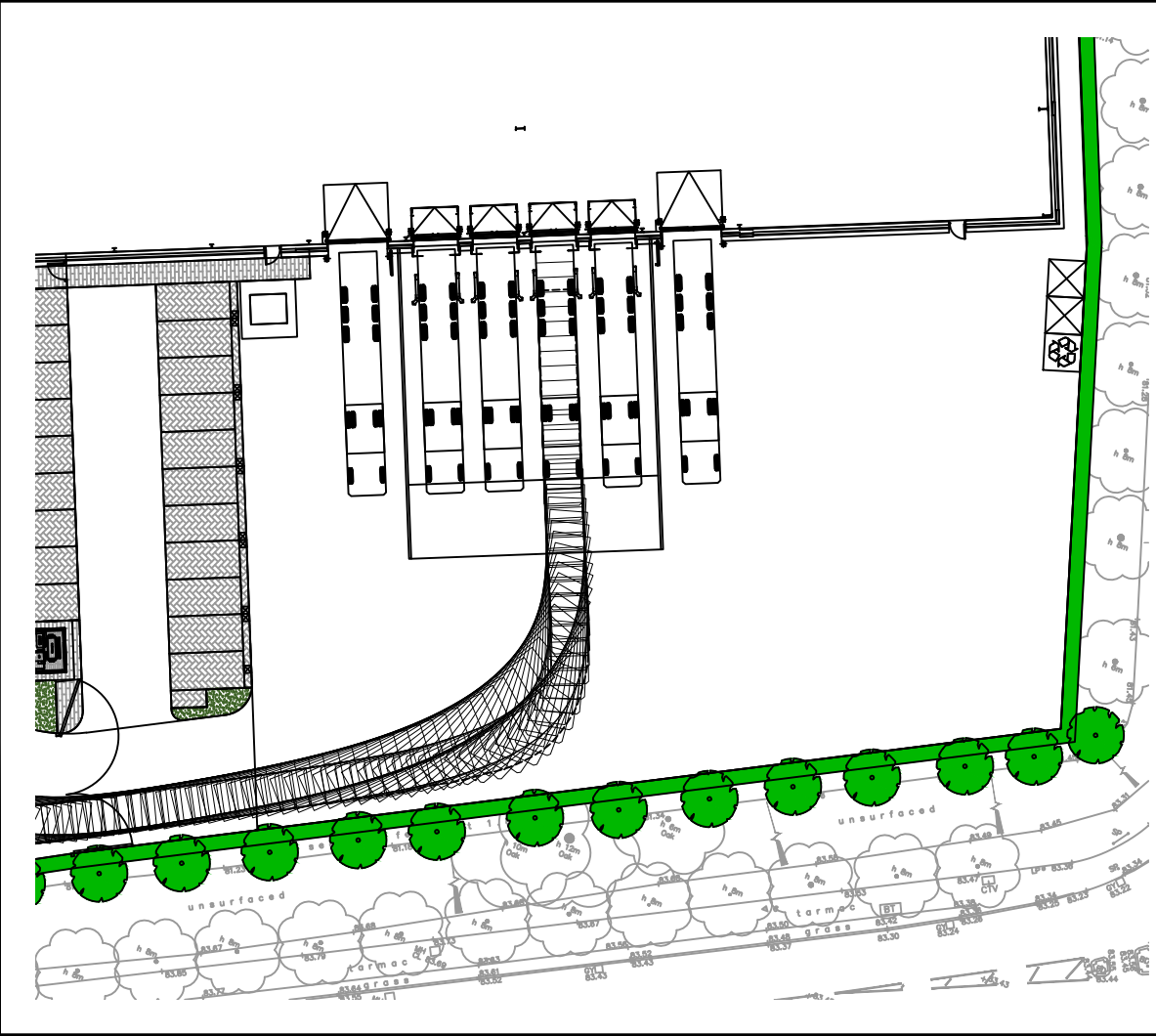
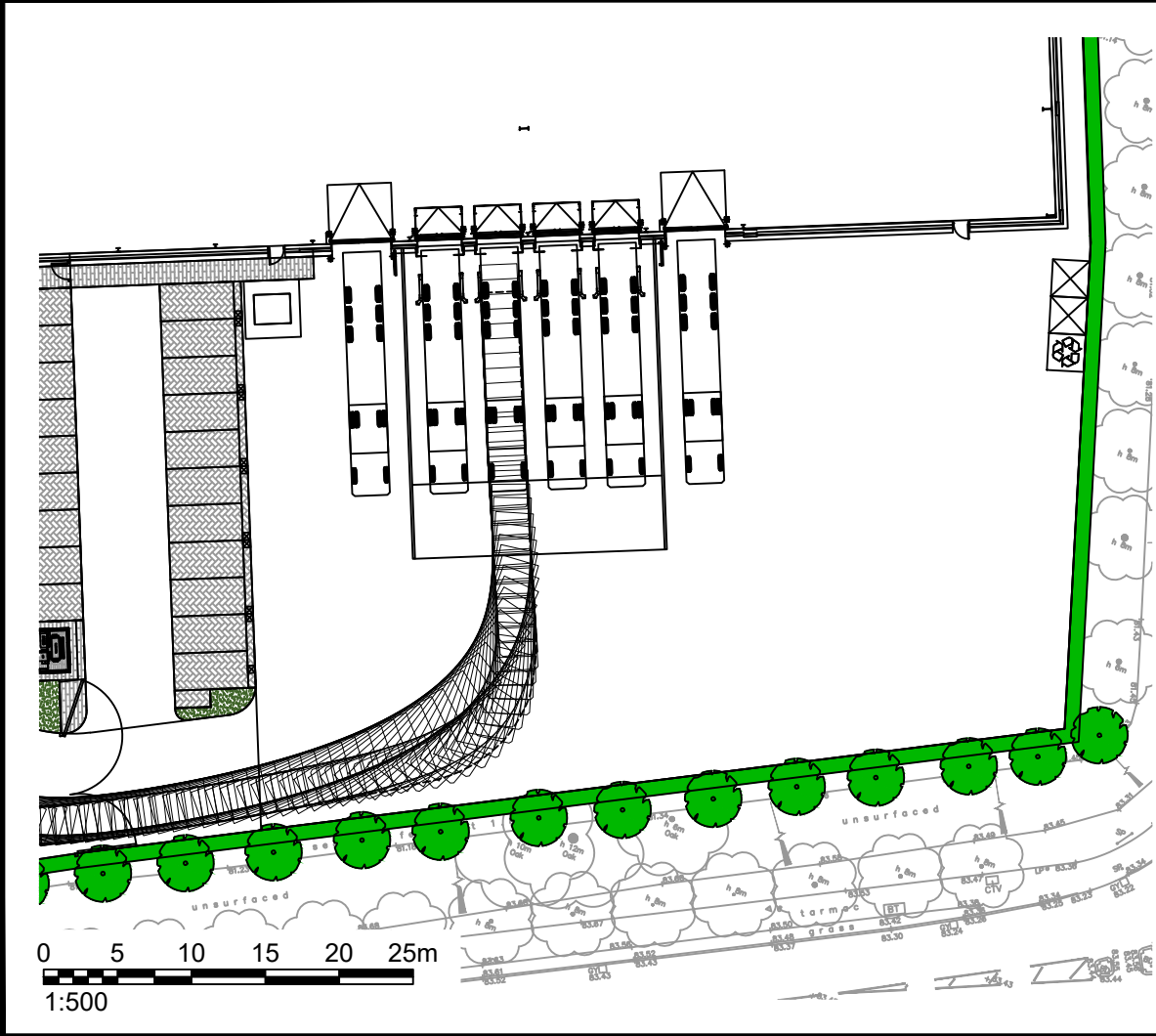
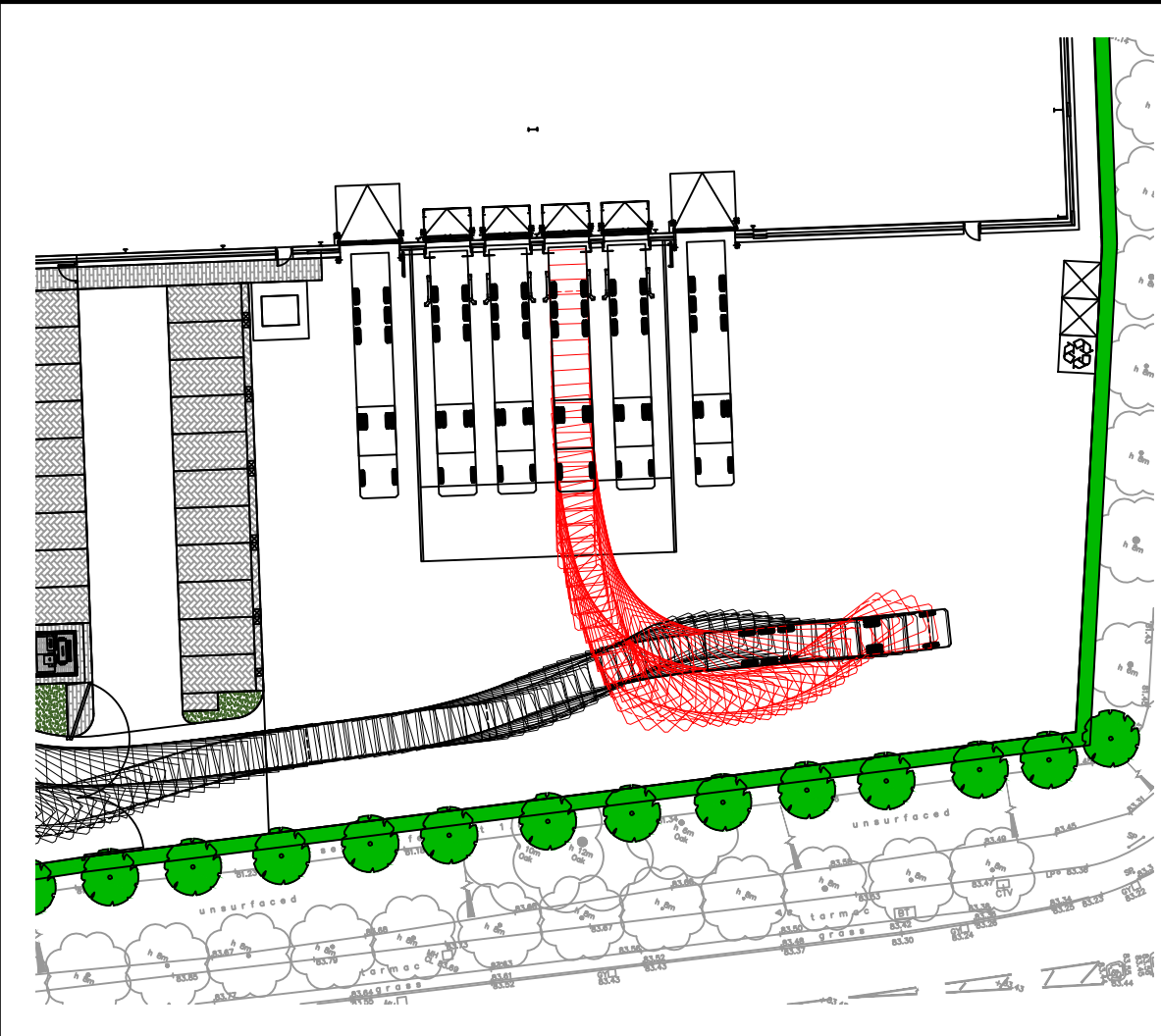
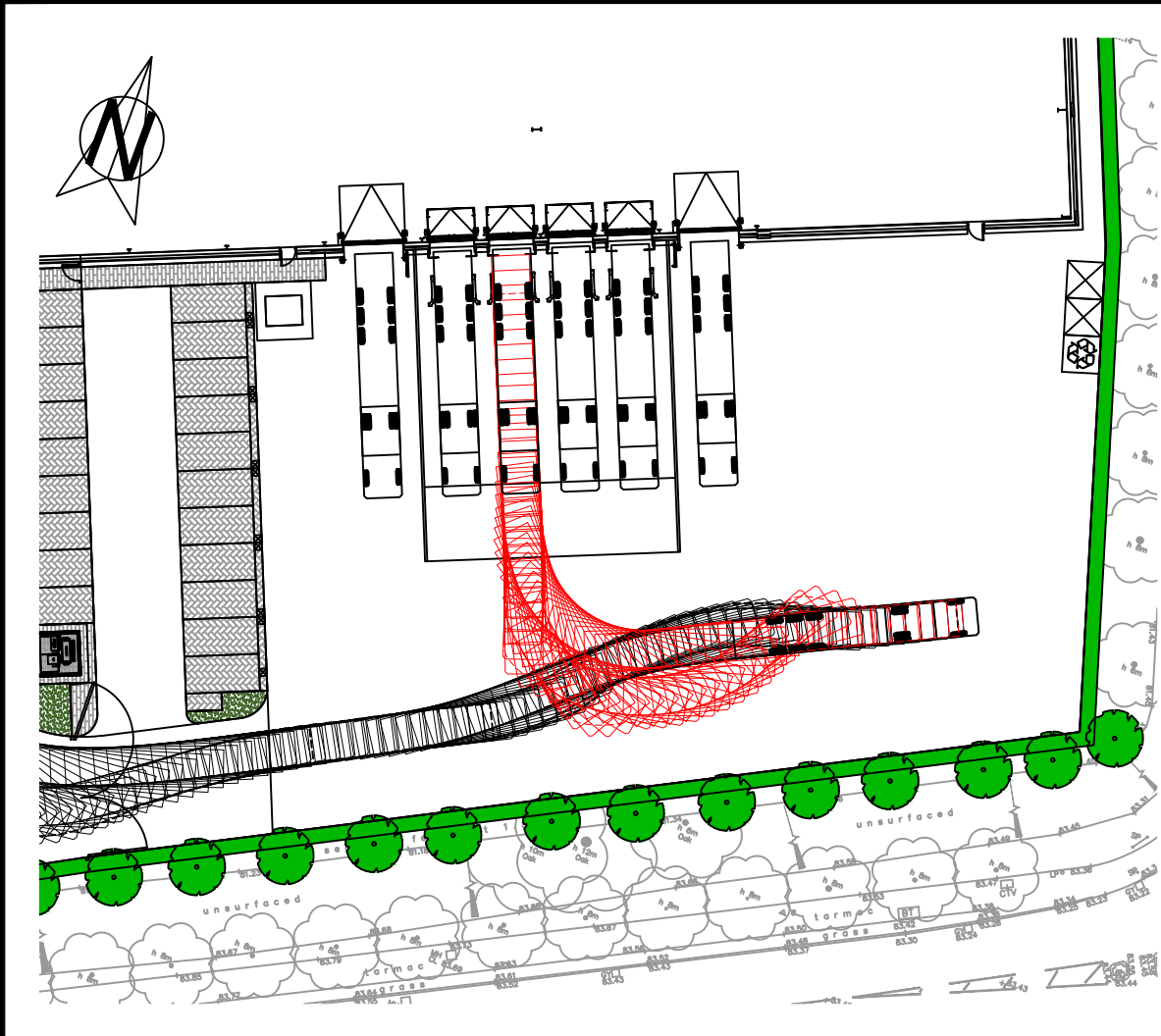
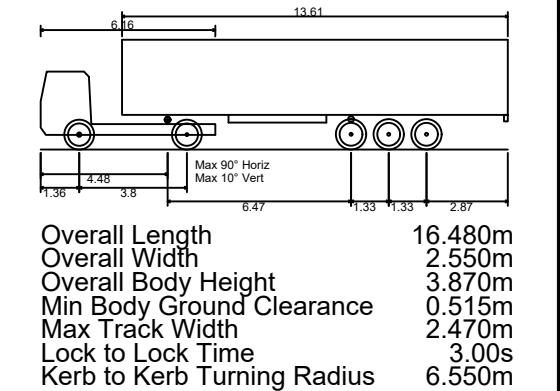




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1. (C) This drawing is copyright.
 2. All dimensions to be checked on site.
 3. Do not scale from this drawing; only figured dimensions are to be worked from.
 4. Any discrepancies must be reported immediately before proceeding.
 5. This drawing to be read & printed in colour.

FTA DESIGN ARTICULATED VEHICLE (1998)



	FORWARD MOVEMENTS (design speed - 5kph)
	REVERSE MOVEMENTS (design speed - 2.5kph)

A	24.04.2025	Site layout updated.	DW	DS	KMcM
REV	DATE	DESCRIPTION	DRN	CHKD	APRD

Issue Status					
☐	CONCEPT	☐	CONSTRUCTION	☐	AS BUILT
☒	PRELIMINARY	☐	H&S FILE ISSUE		
☐	TENDER				

Client
Letchworth Investment LLP

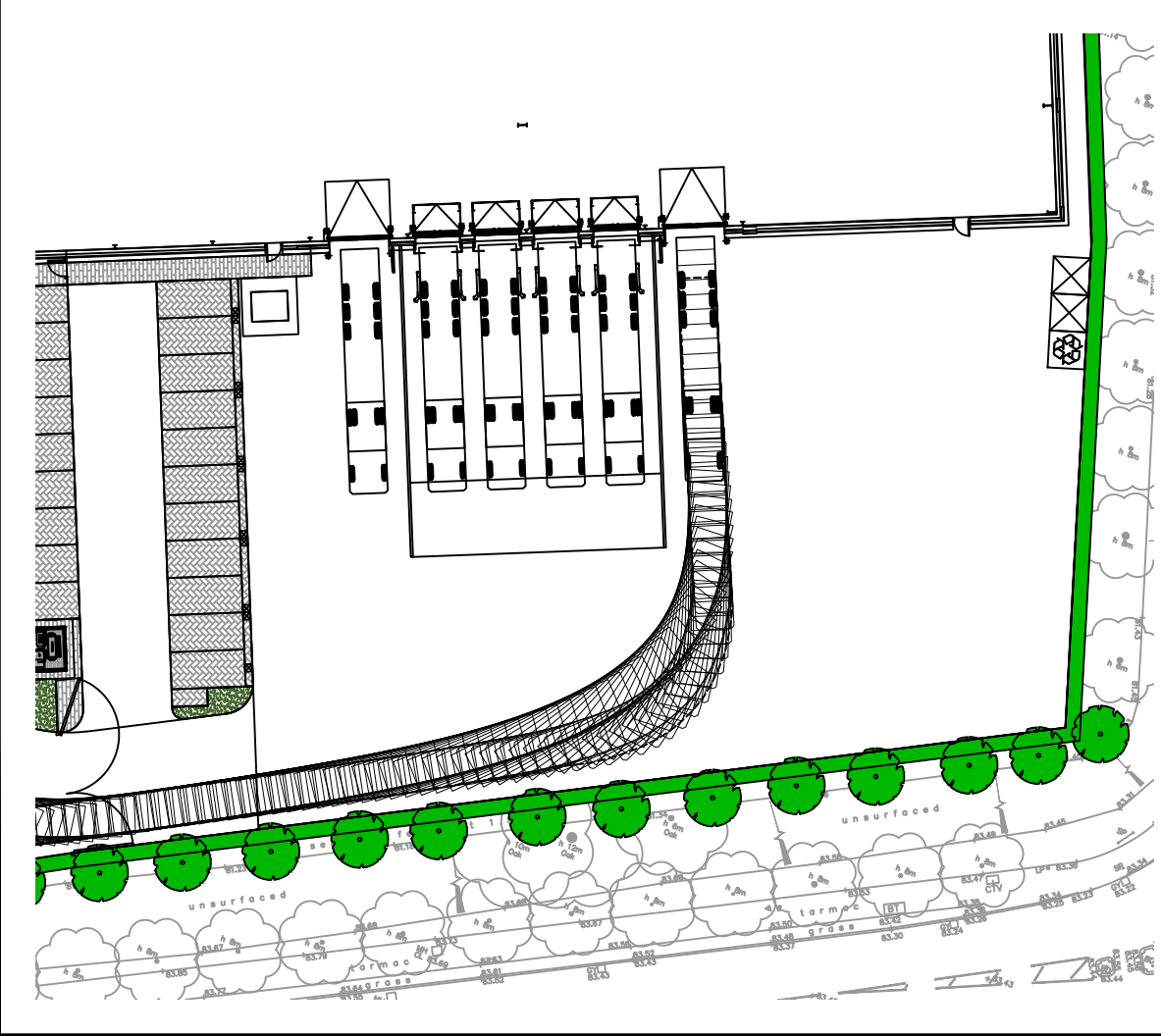
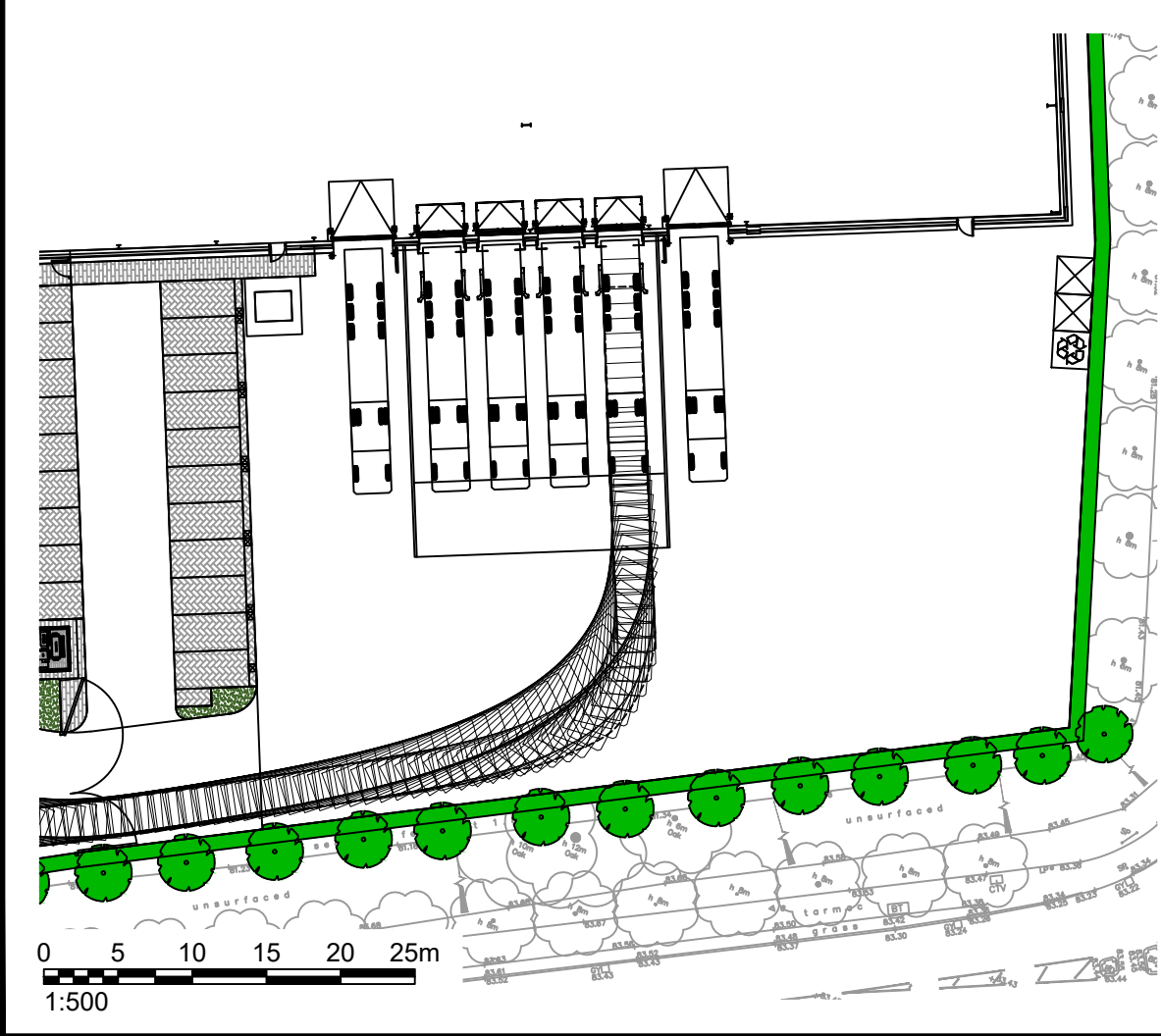
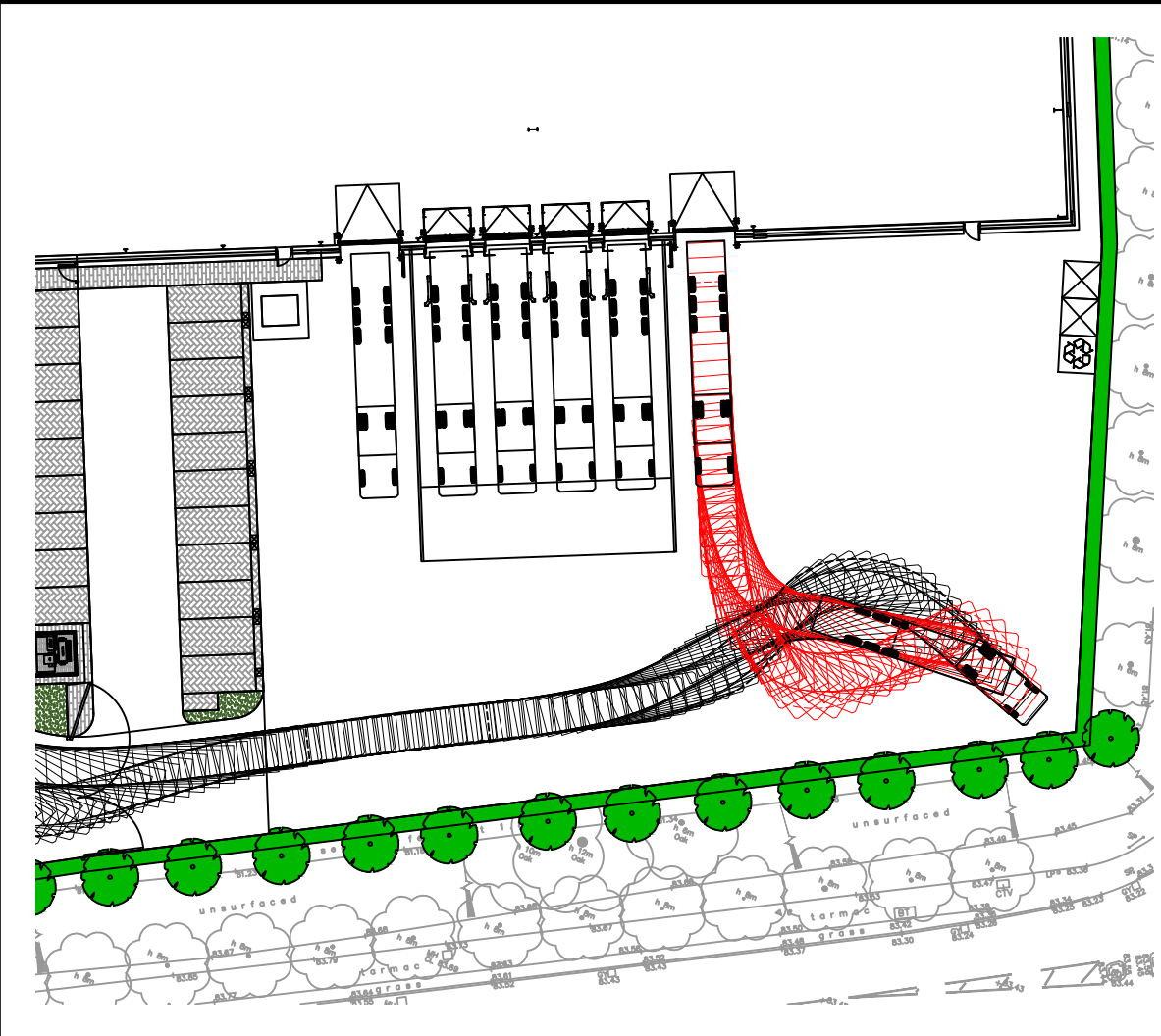
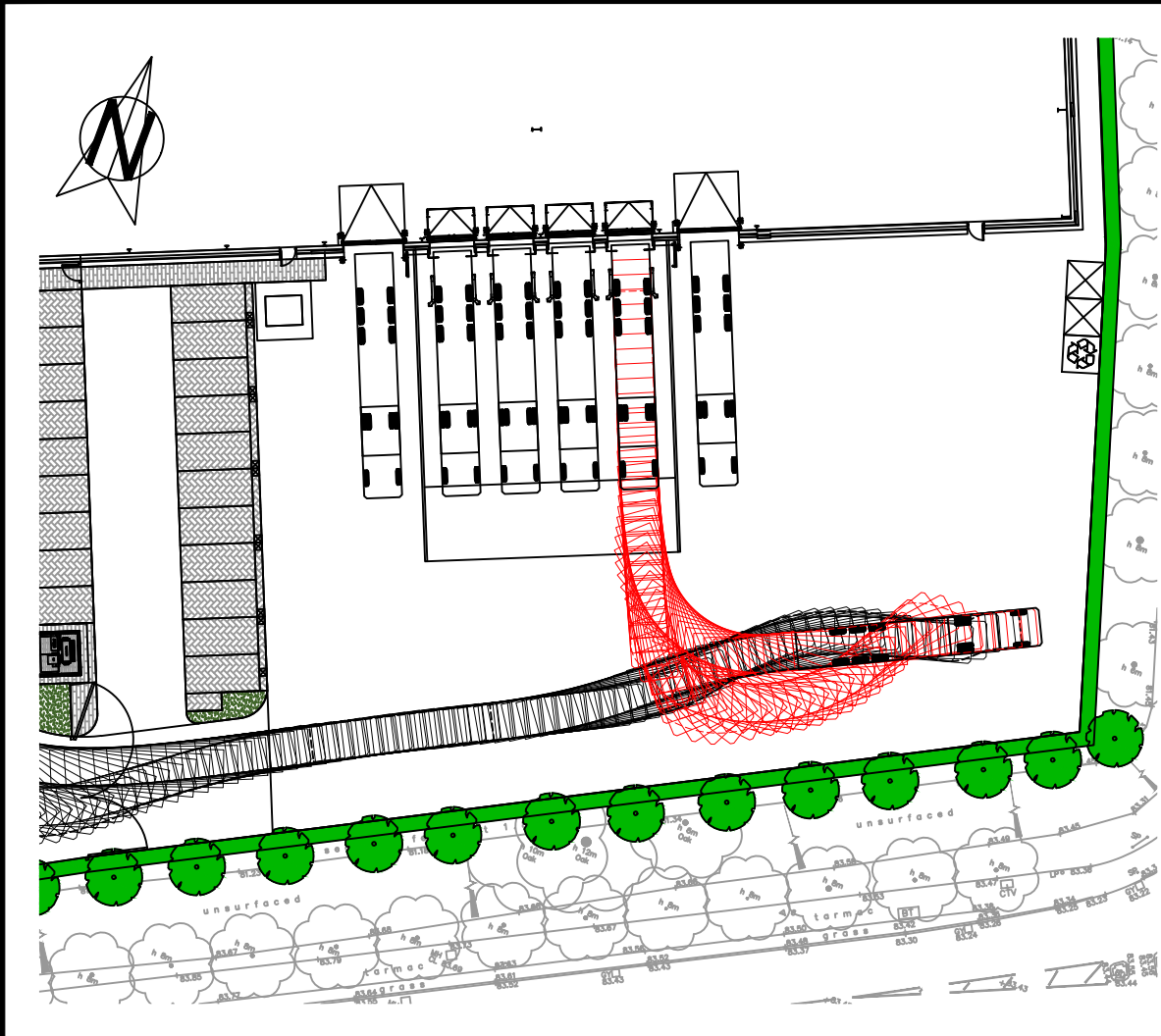
Project
Starwood House, Letchworth Garden City

Drawing Title
Service Yard
Vehicular Swept Paths Analysis
(Sheet 5 of 6)

Scale @ A3	Drwn DW	Chkd DS
1:500	Aprd KMCM	Date 11.04.2025

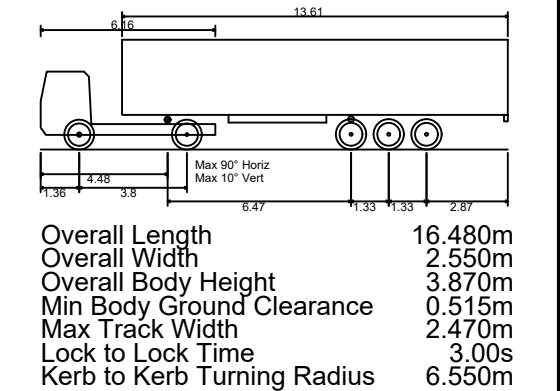
Drawing Ref	Rev
KMC25034 / TR01 (5)	A

kmc
transport planning



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FTA DESIGN ARTICULATED VEHICLE (1998)



	FORWARD MOVEMENTS (design speed - 5kph)
	REVERSE MOVEMENTS (design speed - 2.5kph)

A	24.04.2025	Site layout updated.	DW	DS	KMcM
REV	DATE	DESCRIPTION	DRN	CHKD	APRD

Issue Status					
☐	CONCEPT	☐	CONSTRUCTION	☐	AS BUILT
☒	PRELIMINARY	☐		☐	H&S FILE ISSUE
☐	TENDER	☐		☐	

Client
Letchworth Investment LLP

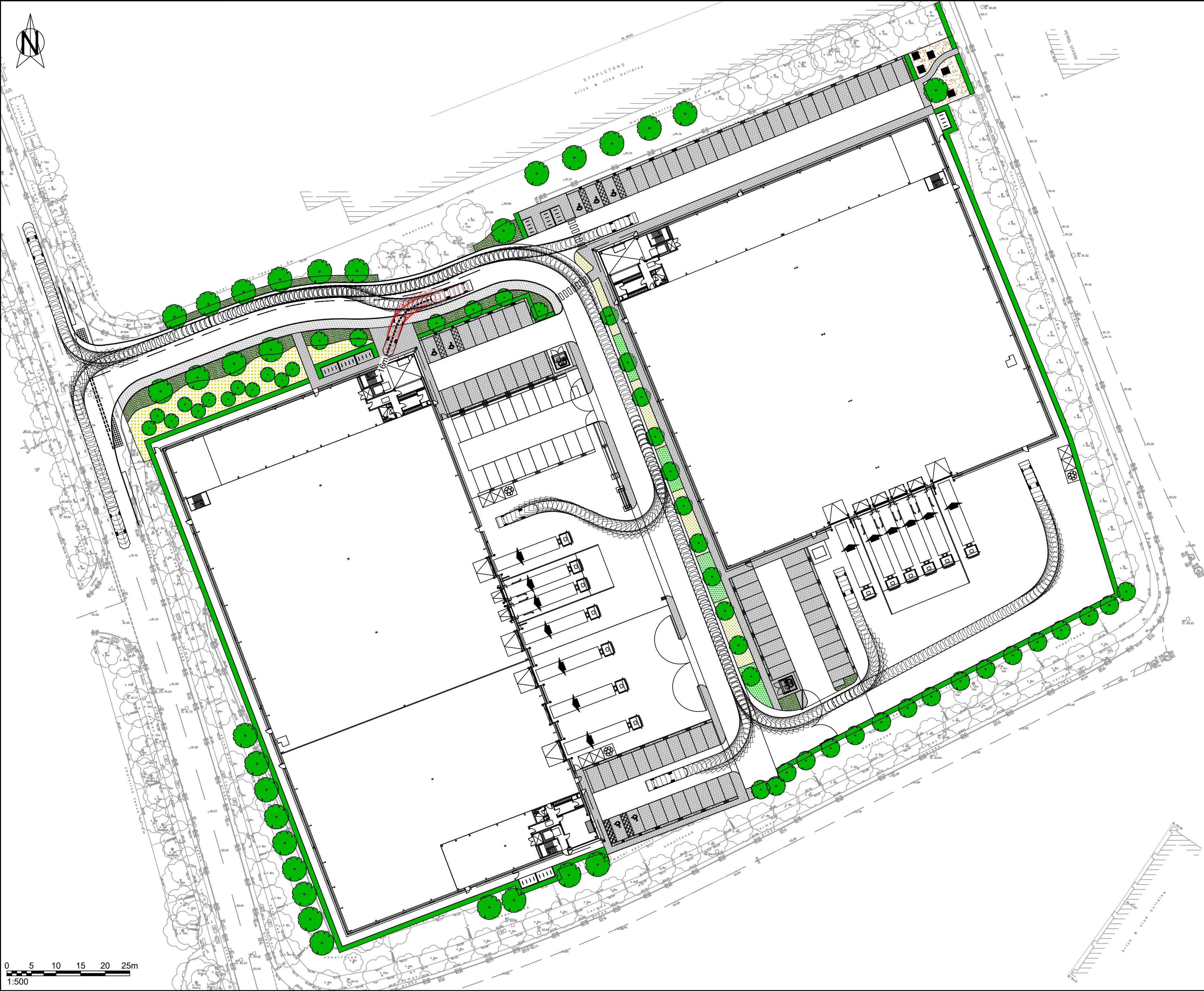
Project
Starwood House, Letchworth Garden City

Drawing Title
Service Yard
Vehicular Swept Paths Analysis
(Sheet 6 of 6)

Scale @ A3	Drwn DW	Chkd DS
1:500	Aprd KMCM	Date 11.04.2025

Drawing Ref	Rev
KMC25034 / TR01 (6)	A

kmc
transport planning



- NOTES :**
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 - 3. Do not scale from this drawing; only figured dimensions are to be worked from.
 - 4. Any discrepancies must be reported immediately before proceeding.
 - 5. This drawing to be read & printed in colour.

DB32 FIRE APPLIANCE

Overall Length 8.680m
Overall Width 2.180m
Overall Body Height 3.452m
Min Body Ground Clearance 0.337m
Max Track Width 2.121m
Lock to Lock Time 6.00s
Kerb to Kerb Turning Radius 7.910m

FORWARD MOVEMENTS
(design speed - 5kph)

REVERSE MOVEMENTS
(design speed - 2.5kph)

A	24.04.2025	Site layout updated.	DW	DS	KMcM
REV	DATE	DESCRIPTION	DRN	CHKD	APRD

Issue Status

☐ CONCEPT	☐ CONSTRUCTION
☒ PRELIMINARY	☐ AS BUILT
☐ TENDER	☐ H&S FILE ISSUE

Client
Letchworth Investment LLP

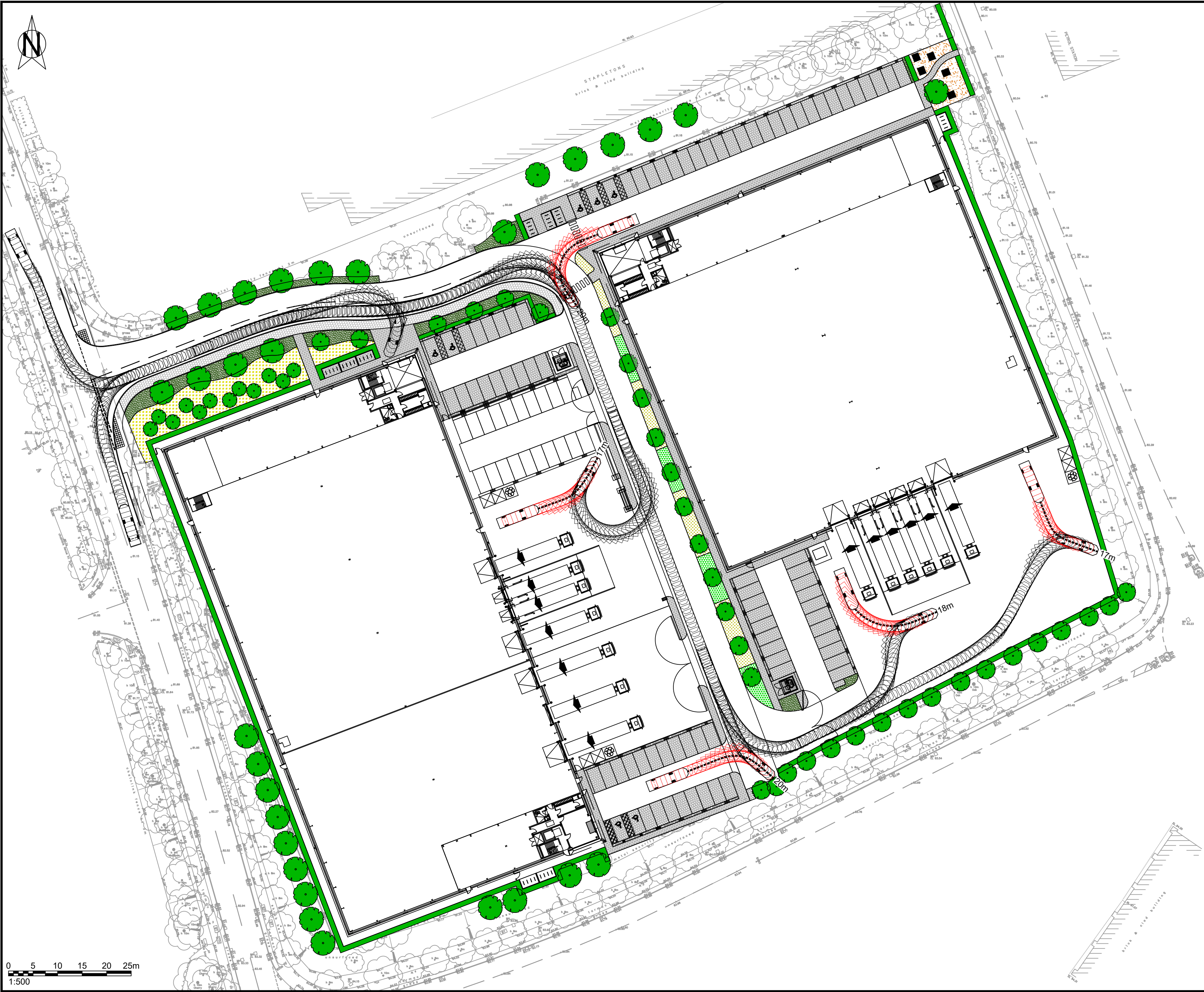
Project
Starwood House, Letchworth Garden City

Drawing Title
Vehicular Swept Paths Analysis
using DB32 Fire Appliance
(Sheet 1 of 2)

Scale @ A2 1:500	Drwn DW	Chkd DS
	Aprd KMcM	Date 15.04.2025

Drawing Ref KMC25034 / TR02 (1)	Rev A
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- NOTES :**
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 5. This drawing to be read & printed in colour.

DB32 FIRE APPLIANCE

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FORWARD MOVEMENTS
(design speed - 5kph)

REVERSE MOVEMENTS
(design speed - 2.5kph)

A	24.04.2025	Site layout updated.	DW	DS	KMcM
REV	DATE	DESCRIPTION	DRN	CHKD	APRD

Issue Status

☐ CONCEPT
☒ PRELIMINARY
☐ TENDER

☐ CONSTRUCTION
☐ AS BUILT
☐ H&S FILE ISSUE

Client
Letchworth Investment LLP

Project
Starwood House, Letchworth Garden City

Drawing Title
Vehicular Swept Paths Analysis
using DB32 Fire Appliance
(Sheet 2 of 2)

Scale @ A2 1:500	Drwn DW	Chkd DS
Drawing Ref KMC25034 / TR02 (2)	Aprd KMcM	Date 15.04.2025

Rev A



Appendix H TRICS output report

Calculation Reference: AUDIT-805401-250311-0328

TRIP RATE CALCULATION SELECTION PARAMETERS:

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

<u>Selected regions and areas:</u>		
02	SOUTH EAST	
	HC HAMPSHIRE	1 days
06	WEST MIDLANDS	
	WM WEST MIDLANDS	1 days
08	NORTH WEST	
	EC CHESHIRE EAST	1 days

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

Pulsar Transport Planning Underwood Row London

Licence No: 805401

Primary Filtering selection:

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

Parameter: Gross floor area
 Actual Range: 4324 to 8000 (units: sqm)
 Range Selected by User: 4000 to 8000 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 09/05/18

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
 Tuesday 1 days
 Wednesday 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:

Suburban Area (PPS6 Out of Centre) 1
 Edge of Town 1
 Neighbourhood Centre (PPS6 Local Centre) 1

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

Selected Location Sub Categories:

Industrial Zone 1
 Development Zone 1
 Village 1

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

Inclusion of Servicing Vehicles Counts:

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

Secondary Filtering selection:**Use Class:**

Not Known 3 days

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

Filter by Site Operations Breakdown:

All Surveys Included

Population within 500m Range:

All Surveys Included

Secondary Filtering selection (Cont.):

Population within 1 mile:

1,000 or Less	1 days
5,001 to 10,000	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
50,001 to 75,000	1 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:

1.1 to 1.5	2 days
1.6 to 2.0	1 days

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

Travel Plan:

No	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	EC-02-C-01	OFFICE FURNITURE	CHESHIRE EAST
	BRUNEL ROAD		
	MACCLESFIELD		
	LYME GREEN BUS. PARK		
	Edge of Town		
	Development Zone		
	Total Gross floor area:	6658 sqm	
	Survey date: MONDAY	19/09/16	Survey Type: MANUAL
2	HC-02-C-02	GIN DISTILLERY	HAMPSHIRE
	LONDON ROAD		
	LAVERSTOKE		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total Gross floor area:	8000 sqm	
	Survey date: WEDNESDAY	09/05/18	Survey Type: MANUAL
3	WM-02-C-04	FOUNDRY	WEST MIDLANDS
	STOURVALE ROAD		
	STOURBRIDGE		
	LYE		
	Suburban Area (PPS6 Out of Centre)		
	Industrial Zone		
	Total Gross floor area:	4324 sqm	
	Survey date: TUESDAY	21/11/17	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/C - INDUSTRIAL UNIT

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	3	6327	0.153	3	6327	0.042	3	6327	0.195
08:00 - 09:00	3	6327	0.248	3	6327	0.032	3	6327	0.280
09:00 - 10:00	3	6327	0.174	3	6327	0.063	3	6327	0.237
10:00 - 11:00	3	6327	0.221	3	6327	0.037	3	6327	0.258
11:00 - 12:00	3	6327	0.090	3	6327	0.063	3	6327	0.153
12:00 - 13:00	3	6327	0.137	3	6327	0.179	3	6327	0.316
13:00 - 14:00	3	6327	0.084	3	6327	0.227	3	6327	0.311
14:00 - 15:00	3	6327	0.084	3	6327	0.074	3	6327	0.158
15:00 - 16:00	3	6327	0.074	3	6327	0.111	3	6327	0.185
16:00 - 17:00	3	6327	0.026	3	6327	0.211	3	6327	0.237
17:00 - 18:00	3	6327	0.037	3	6327	0.190	3	6327	0.227
18:00 - 19:00	3	6327	0.026	3	6327	0.021	3	6327	0.047
19:00 - 20:00	1	8000	0.025	1	8000	0.013	1	8000	0.038
20:00 - 21:00	1	8000	0.013	1	8000	0.175	1	8000	0.188
21:00 - 22:00	1	8000	0.000	1	8000	0.000	1	8000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			1.392			1.438			2.830

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected:	4324 - 8000 (units: sqm)
Survey date range:	01/01/16 - 09/05/18
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.

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

OGVS

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	3	6327	0.016	3	6327	0.016	3	6327	0.032
08:00 - 09:00	3	6327	0.011	3	6327	0.011	3	6327	0.022
09:00 - 10:00	3	6327	0.021	3	6327	0.011	3	6327	0.032
10:00 - 11:00	3	6327	0.026	3	6327	0.011	3	6327	0.037
11:00 - 12:00	3	6327	0.016	3	6327	0.021	3	6327	0.037
12:00 - 13:00	3	6327	0.005	3	6327	0.011	3	6327	0.016
13:00 - 14:00	3	6327	0.005	3	6327	0.011	3	6327	0.016
14:00 - 15:00	3	6327	0.005	3	6327	0.005	3	6327	0.010
15:00 - 16:00	3	6327	0.011	3	6327	0.000	3	6327	0.011
16:00 - 17:00	3	6327	0.000	3	6327	0.000	3	6327	0.000
17:00 - 18:00	3	6327	0.000	3	6327	0.000	3	6327	0.000
18:00 - 19:00	3	6327	0.000	3	6327	0.000	3	6327	0.000
19:00 - 20:00	1	8000	0.013	1	8000	0.000	1	8000	0.013
20:00 - 21:00	1	8000	0.000	1	8000	0.013	1	8000	0.013
21:00 - 22:00	1	8000	0.000	1	8000	0.000	1	8000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.129			0.110			0.239

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.

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

CARS

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	3	6327	0.116	3	6327	0.016	3	6327	0.132
08:00 - 09:00	3	6327	0.184	3	6327	0.005	3	6327	0.189
09:00 - 10:00	3	6327	0.132	3	6327	0.042	3	6327	0.174
10:00 - 11:00	3	6327	0.174	3	6327	0.021	3	6327	0.195
11:00 - 12:00	3	6327	0.063	3	6327	0.026	3	6327	0.089
12:00 - 13:00	3	6327	0.095	3	6327	0.142	3	6327	0.237
13:00 - 14:00	3	6327	0.068	3	6327	0.184	3	6327	0.252
14:00 - 15:00	3	6327	0.068	3	6327	0.042	3	6327	0.110
15:00 - 16:00	3	6327	0.011	3	6327	0.058	3	6327	0.069
16:00 - 17:00	3	6327	0.021	3	6327	0.200	3	6327	0.221
17:00 - 18:00	3	6327	0.037	3	6327	0.179	3	6327	0.216
18:00 - 19:00	3	6327	0.021	3	6327	0.016	3	6327	0.037
19:00 - 20:00	1	8000	0.013	1	8000	0.013	1	8000	0.026
20:00 - 21:00	1	8000	0.000	1	8000	0.150	1	8000	0.150
21:00 - 22:00	1	8000	0.000	1	8000	0.000	1	8000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			1.003			1.094			2.097

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.

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

LGVS

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	3	6327	0.021	3	6327	0.011	3	6327	0.032
08:00 - 09:00	3	6327	0.053	3	6327	0.016	3	6327	0.069
09:00 - 10:00	3	6327	0.016	3	6327	0.005	3	6327	0.021
10:00 - 11:00	3	6327	0.021	3	6327	0.005	3	6327	0.026
11:00 - 12:00	3	6327	0.011	3	6327	0.016	3	6327	0.027
12:00 - 13:00	3	6327	0.032	3	6327	0.021	3	6327	0.053
13:00 - 14:00	3	6327	0.011	3	6327	0.032	3	6327	0.043
14:00 - 15:00	3	6327	0.011	3	6327	0.026	3	6327	0.037
15:00 - 16:00	3	6327	0.032	3	6327	0.032	3	6327	0.064
16:00 - 17:00	3	6327	0.005	3	6327	0.011	3	6327	0.016
17:00 - 18:00	3	6327	0.000	3	6327	0.011	3	6327	0.011
18:00 - 19:00	3	6327	0.005	3	6327	0.005	3	6327	0.010
19:00 - 20:00	1	8000	0.000	1	8000	0.000	1	8000	0.000
20:00 - 21:00	1	8000	0.013	1	8000	0.013	1	8000	0.026
21:00 - 22:00	1	8000	0.000	1	8000	0.000	1	8000	0.000
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.231			0.204			0.435

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

Calculation Reference: AUDIT-805401-250312-0345

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT
Category : F - WAREHOUSING (COMMERCIAL)
TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	HC HAMPSHIRE	1 days
	MW MEDWAY	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	BD BRADFORD	1 days

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

Primary Filtering selection:

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

Parameter: Gross floor area
Actual Range: 10446 to 13200 (units: sqm)
Range Selected by User: 8000 to 15000 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 14/03/19

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 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:

Suburban Area (PPS6 Out of Centre) 1
Edge of Town 2

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

Selected Location Sub Categories:

Industrial Zone 2
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.

Inclusion of Servicing Vehicles Counts:

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

Secondary Filtering selection:

Use Class:

B8 3 days

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

Filter by Site Operations Breakdown:

All Surveys Included

Population within 500m Range:

All Surveys Included

Secondary Filtering selection (Cont.):

Population within 1 mile:

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	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	BD-02-F-01	DISTRIBUTION COMPANY	BRADFORD
	STAITHGATE LANE		
	BRADFORD		
	NEWHALL		
	Edge of Town		
	Industrial Zone		
	Total Gross floor area:	10446 sqm	
	Survey date: THURSDAY	14/03/19	Survey Type: MANUAL
2	HC-02-F-02	LOGISTICS	HAMPSHIRE
	RUTHERFORD ROAD		
	BASINGSTOKE		
	Suburban Area (PPS6 Out of Centre)		
	Commercial Zone		
	Total Gross floor area:	13200 sqm	
	Survey date: THURSDAY	16/06/16	Survey Type: MANUAL
3	MW-02-F-02	COMMERCIAL WAREHOUSING	MEDWAY
	MILLS ROAD		
	AYLESFORD		
	QUARRY WOOD		
	Edge of Town		
	Industrial Zone		
	Total Gross floor area:	11200 sqm	
	Survey date: FRIDAY	22/09/17	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.

Pulsar Transport Planning Underwood Row London

Licence No: 805401

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

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00	1	10446	0.354	1	10446	0.172	1	10446	0.526
06:00 - 07:00	1	10446	0.565	1	10446	0.249	1	10446	0.814
07:00 - 08:00	3	11615	0.347	3	11615	0.212	3	11615	0.559
08:00 - 09:00	3	11615	0.189	3	11615	0.195	3	11615	0.384
09:00 - 10:00	3	11615	0.215	3	11615	0.152	3	11615	0.367
10:00 - 11:00	3	11615	0.164	3	11615	0.169	3	11615	0.333
11:00 - 12:00	3	11615	0.155	3	11615	0.181	3	11615	0.336
12:00 - 13:00	3	11615	0.152	3	11615	0.129	3	11615	0.281
13:00 - 14:00	3	11615	0.161	3	11615	0.227	3	11615	0.388
14:00 - 15:00	3	11615	0.149	3	11615	0.209	3	11615	0.358
15:00 - 16:00	3	11615	0.166	3	11615	0.192	3	11615	0.358
16:00 - 17:00	3	11615	0.169	3	11615	0.284	3	11615	0.453
17:00 - 18:00	3	11615	0.195	3	11615	0.270	3	11615	0.465
18:00 - 19:00	3	11615	0.083	3	11615	0.143	3	11615	0.226
19:00 - 20:00	1	10446	0.096	1	10446	0.249	1	10446	0.345
20:00 - 21:00	1	10446	0.105	1	10446	0.086	1	10446	0.191
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			3.265			3.119			6.384

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected:	10446 - 13200 (units: sqm)
Survey date range:	01/01/16 - 14/03/19
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.

TRIP RATE for Land Use 02 - EMPLOYMENT/F - WAREHOUSING (COMMERCIAL)
OGVS
Calculation factor: 100 sqm
BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00	1	10446	0.077	1	10446	0.115	1	10446	0.192
06:00 - 07:00	1	10446	0.086	1	10446	0.163	1	10446	0.249
07:00 - 08:00	3	11615	0.066	3	11615	0.109	3	11615	0.175
08:00 - 09:00	3	11615	0.046	3	11615	0.100	3	11615	0.146
09:00 - 10:00	3	11615	0.077	3	11615	0.049	3	11615	0.126
10:00 - 11:00	3	11615	0.089	3	11615	0.057	3	11615	0.146
11:00 - 12:00	3	11615	0.077	3	11615	0.066	3	11615	0.143
12:00 - 13:00	3	11615	0.063	3	11615	0.037	3	11615	0.100
13:00 - 14:00	3	11615	0.040	3	11615	0.089	3	11615	0.129
14:00 - 15:00	3	11615	0.055	3	11615	0.075	3	11615	0.130
15:00 - 16:00	3	11615	0.069	3	11615	0.069	3	11615	0.138
16:00 - 17:00	3	11615	0.098	3	11615	0.066	3	11615	0.164
17:00 - 18:00	3	11615	0.129	3	11615	0.049	3	11615	0.178
18:00 - 19:00	3	11615	0.063	3	11615	0.034	3	11615	0.097
19:00 - 20:00	1	10446	0.019	1	10446	0.057	1	10446	0.076
20:00 - 21:00	1	10446	0.029	1	10446	0.048	1	10446	0.077
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			1.083			1.183			2.266

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.

Pulsar Transport Planning Underwood Row London

Licence No: 805401

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

CARS

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00	1	10446	0.268	1	10446	0.048	1	10446	0.316
06:00 - 07:00	1	10446	0.440	1	10446	0.057	1	10446	0.497
07:00 - 08:00	3	11615	0.215	3	11615	0.046	3	11615	0.261
08:00 - 09:00	3	11615	0.109	3	11615	0.043	3	11615	0.152
09:00 - 10:00	3	11615	0.075	3	11615	0.049	3	11615	0.124
10:00 - 11:00	3	11615	0.037	3	11615	0.063	3	11615	0.100
11:00 - 12:00	3	11615	0.040	3	11615	0.075	3	11615	0.115
12:00 - 13:00	3	11615	0.046	3	11615	0.055	3	11615	0.101
13:00 - 14:00	3	11615	0.086	3	11615	0.100	3	11615	0.186
14:00 - 15:00	3	11615	0.063	3	11615	0.106	3	11615	0.169
15:00 - 16:00	3	11615	0.060	3	11615	0.083	3	11615	0.143
16:00 - 17:00	3	11615	0.046	3	11615	0.187	3	11615	0.233
17:00 - 18:00	3	11615	0.034	3	11615	0.178	3	11615	0.212
18:00 - 19:00	3	11615	0.014	3	11615	0.103	3	11615	0.117
19:00 - 20:00	1	10446	0.067	1	10446	0.182	1	10446	0.249
20:00 - 21:00	1	10446	0.057	1	10446	0.029	1	10446	0.086
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			1.657			1.404			3.061

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.

Pulsar Transport Planning Underwood Row London

Licence No: 805401

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

LGVS

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00	1	10446	0.000	1	10446	0.010	1	10446	0.010
06:00 - 07:00	1	10446	0.029	1	10446	0.019	1	10446	0.048
07:00 - 08:00	3	11615	0.052	3	11615	0.046	3	11615	0.098
08:00 - 09:00	3	11615	0.034	3	11615	0.052	3	11615	0.086
09:00 - 10:00	3	11615	0.063	3	11615	0.055	3	11615	0.118
10:00 - 11:00	3	11615	0.037	3	11615	0.049	3	11615	0.086
11:00 - 12:00	3	11615	0.037	3	11615	0.040	3	11615	0.077
12:00 - 13:00	3	11615	0.040	3	11615	0.037	3	11615	0.077
13:00 - 14:00	3	11615	0.032	3	11615	0.037	3	11615	0.069
14:00 - 15:00	3	11615	0.032	3	11615	0.026	3	11615	0.058
15:00 - 16:00	3	11615	0.037	3	11615	0.040	3	11615	0.077
16:00 - 17:00	3	11615	0.020	3	11615	0.026	3	11615	0.046
17:00 - 18:00	3	11615	0.026	3	11615	0.032	3	11615	0.058
18:00 - 19:00	3	11615	0.006	3	11615	0.006	3	11615	0.012
19:00 - 20:00	1	10446	0.010	1	10446	0.010	1	10446	0.020
20:00 - 21:00	1	10446	0.019	1	10446	0.010	1	10446	0.029
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.474			0.495			0.969

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.

Appendix I Distribution calculations

WU03EW - Location of usual residence and place of work by method of travel to work (MSOA level)

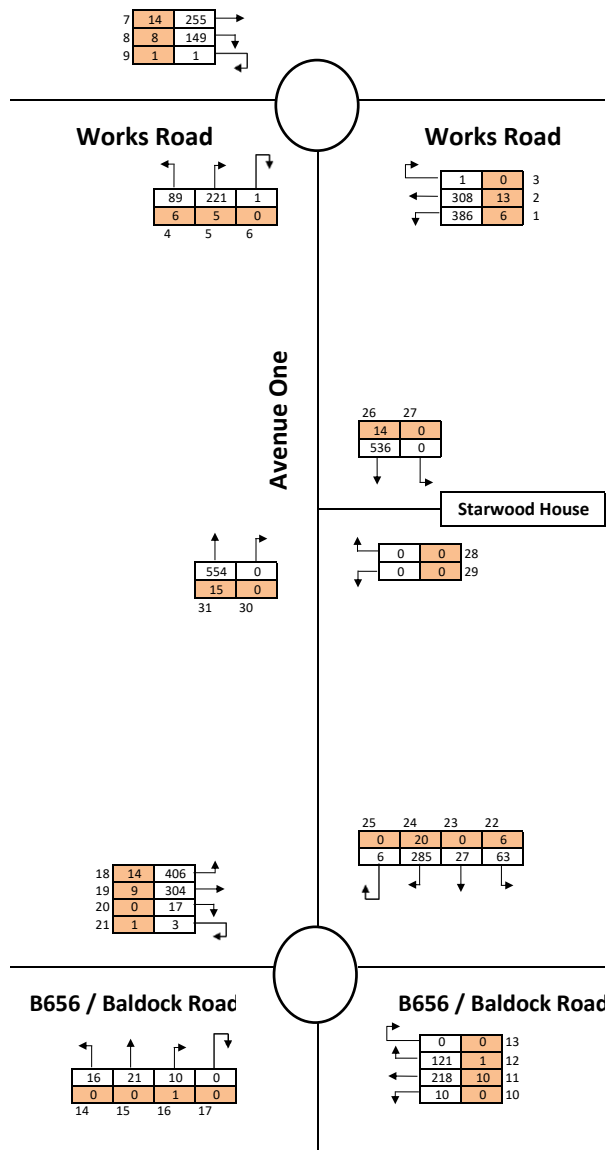
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population All usual residents aged 16 and over in employment the week before the census
units Persons
date 2011
place of work E02004914 : North Hertfordshire 006 (2011 super output area - middle layer)

usual residence	All categories: Method of travel to work (2001 specification)		Driving a car or van		Works Road (E)		Works Road (W)		B656 (E)		B656 (W)	
			%	Count	%	Count	%	Count	%	Count	%	Count
E02004909 : North Hertfordshire 001	32	25		0		0	100%	25		0		0
E02004910 : North Hertfordshire 002	81	74		0		0	100%	74		0		0
E02004911 : North Hertfordshire 003	490	316		0	100%	316		0		0		0
E02004912 : North Hertfordshire 004	435	289		0		0	100%	289		0		0
E02004913 : North Hertfordshire 005	198	169		0		0	100%	169		0		0
E02004914 : North Hertfordshire 006	571	250		0	100%	250		0		0		0
E02004915 : North Hertfordshire 007	366	224		0	100%	224		0		0		0
E02004916 : North Hertfordshire 008	352	225		0		0		0	100%	225		0
E02004917 : North Hertfordshire 009	455	273		0		0		0	100%	273		0
E02004918 : North Hertfordshire 010	176	118		0		0		0	100%	118		0
E02004919 : North Hertfordshire 011	202	137		0		0		0	100%	137		0
E02004920 : North Hertfordshire 012	179	125		0		0		0	100%	125		0
E02004921 : North Hertfordshire 013	136	104		0		0		0	100%	104		0
E02004922 : North Hertfordshire 014	145	112		0		0		0	100%	112		0
E02004923 : North Hertfordshire 015	80	61		0		0		0	100%	61		0
Babergh	2	2		0		0	100%	2		0		0
Basildon	3	3		0		0		0	100%	3		0
Bedford	109	97	100%	97		0		0		0		0
Braintree	10	9		0		0	100%	9		0		0
Breckland	8	8		0		0	100%	8		0		0
Brentwood	2	2		0		0		0	100%	2		0
Broadland	1	1		0		0	100%	1		0		0
Broxbourne	28	27		0		0		0	100%	27		0
Cambridge	20	17		0		0	100%	17		0		0
Castle Point	2	2		0		0		0	100%	2		0
Central Bedfordshire	1,397	1,235	60%	741		0		0	40%	494		0
Chelmsford	14	12		0		0	50%	6	50%	6		0
Colchester	1	1		0		0	100%	1		0		0
Dacorum	67	48		0		0		0	100%	48		0
East Cambridgeshire	12	12		0		0	100%	12		0		0
East Hertfordshire	139	131		0		0		0	100%	131		0
Epping Forest	15	14		0		0	30%	4.2	70%	9.8		0
Fenland	7	6	50%	3		0	50%	3		0		0
Forest Heath	2	2		0		0	100%	2		0		0
Harlow	18	18		0		0		0	100%	18		0
Hertsmere	23	21		0		0		0	100%	21		0
Huntingdonshire	123	109	50%	54.5		0	50%	54.5		0		0
Ipswich	3	3		0		0	100%	3		0		0
King's Lynn and West Norfolk	2	2		0		0	100%	2		0		0
Luton	233	199		0		0		0	100%	199		0
Maldon	2	2		0		0	50%	1	50%	1		0
Mid Suffolk	3	3		0		0	100%	3		0		0
North Norfolk	5	4		0		0	100%	4		0		0
Norwich	3	3		0		0	100%	3		0		0
Peterborough	13	10	60%	6		0	40%	4		0		0
Rochford	6	3		0		0		0	100%	3		0
South Cambridgeshire	139	129	20%	25.8		0	80%	103.2		0		0
South Norfolk	4	4		0		0	100%	4		0		0
Southend-on-Sea	3	3		0		0		0	100%	3		0
St Albans	100	85		0		0		0	100%	85		0
St Edmundsbury	11	11		0		0	100%	11		0		0
Stevenage	741	626		0		0		0	100%	626		0
Tendring	4	3		0		0	100%	3		0		0
Three Rivers	21	19		0		0		0	100%	19		0
Thurrock	3	3		0		0		0	100%	3		0
Uttlesford	11	11		0		0	100%	11		0		0
Watford	22	16		0		0		0	100%	16		0
Welwyn Hatfield	166	148		0		0		0	100%	148		0
East Midlands	61	57	100%	57		0		0		0		0
London	184	113		0		0		0	100%	113		0
North East	17	13	100%	13		0		0		0		0
North West	14	13	100%	13		0		0		0		0
South East	140	118		0		0		0	100%	118		0
South West	13	10		0		0		0	100%	10		0
Wales	2	1		0		0		0	100%	1		0
West Midlands	27	25	100%	25		0		0		0		0
Yorkshire and The Humber	13	10	100%	10		0		0		0		0
	7,867	5,926		1045.3		790		828.9		3261.8		0
				18%		13%		14%		55%		0

Appendix J Traffic flow diagrams

MAP OF SURVEY AREA



	All Vehicles
	HGVs

Client:

Job Title:

Starwood House, Letchworth

Drawing Title:

Base AM Traffic Flows (2025)

Date:

08/04/2025

Drawn By:

SS

Job No:

25034

Fig No:

T1

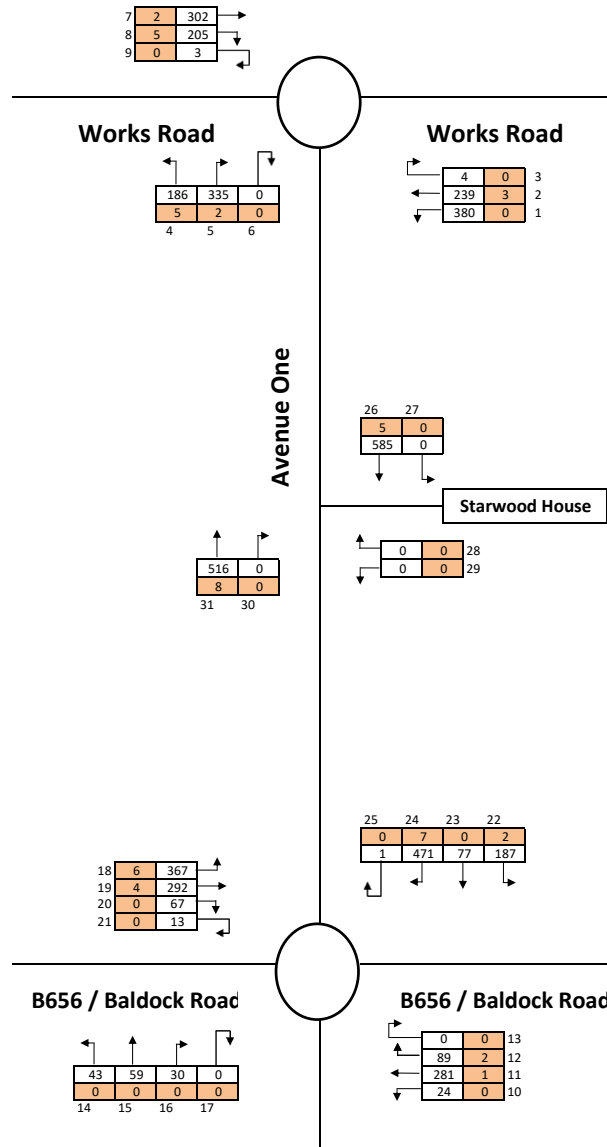
kmc
transport planning

Unit 6, The Enterprise Centre, 100-110 Street,
Cambridge, CB1 2UG

enquiries@kmplanning.co.uk

www.kmctransport.co.uk

MAP OF SURVEY AREA



	All Vehicles
	HGVs

Client:

Job Title:

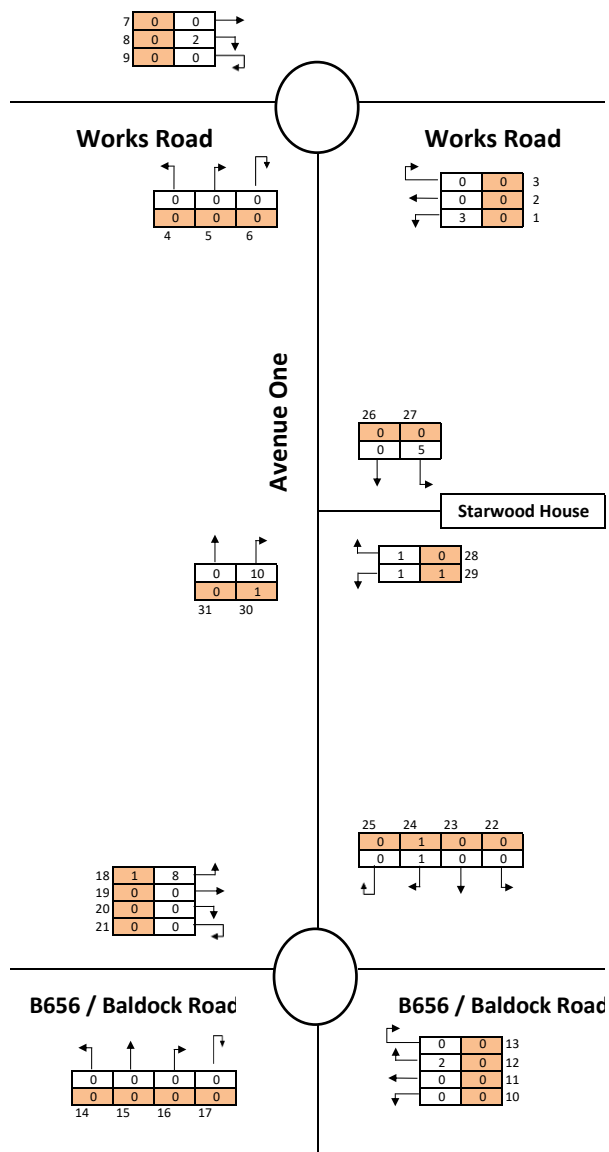
Starwood House, Letchworth

Drawing Title:

Base PM Traffic Flows (2025)

Date: 08/04/2025 Drawn By: SS Job No: 25034 Fig No: T2

MAP OF SURVEY AREA



	All Vehicles
	HGVs

Client:

Job Title:

Starwood House, Letchworth

Drawing Title:

AM Existing Development Traffic Flows

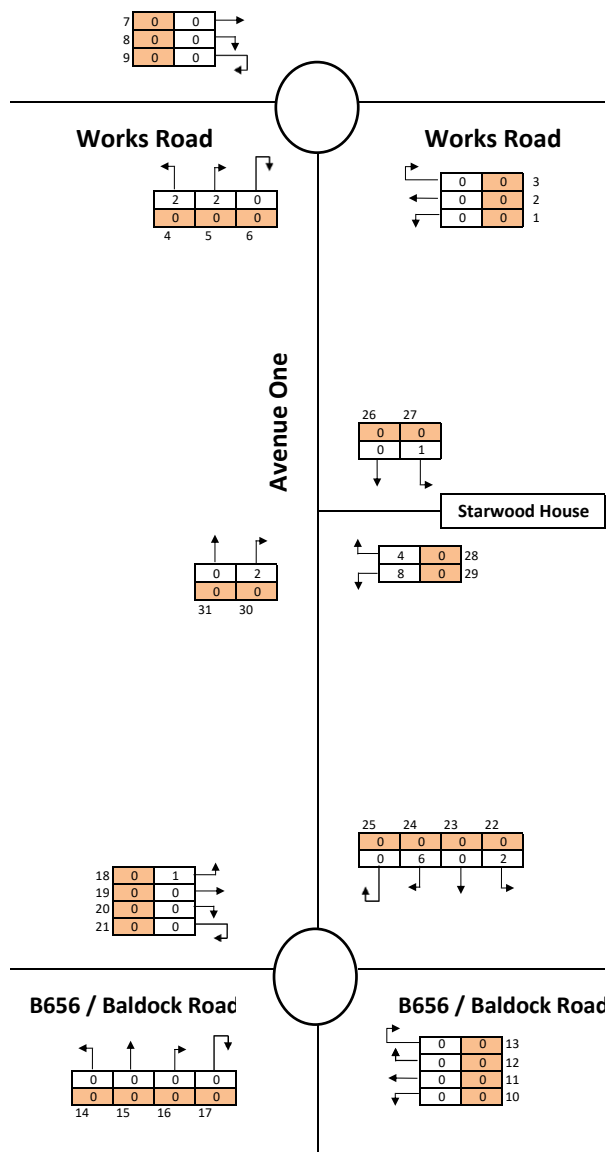
Date: 08/04/2025 Drawn By: SS Job No: 25034 Fig No: T3

kmc
transport planning

Unit 6, Gwydir Enterprise Centre, Gwydir Street,
Cambridge, CB1 2LG

enquiries@kmcplanning.co.uk
www.kmctransport.co.uk

MAP OF SURVEY AREA



	All Vehicles
	HGVs

Client:

Job Title:

Starwood House, Letchworth

Drawing Title:

PM Existing Development Traffic Flows

Date: 08/04/2025 Drawn By: SS Job No: 25034 Fig No: T4

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transport planning

Unit 6, The Enterprise Centre, 100-110 Street,
Cambridge, CB1 2UG

enquiries@kmcplanning.co.uk
www.kmctransport.co.uk