

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

Land on the north side of Stevenage Road, Ashbrook, Hitchin
Transport Note

1. Introduction

- 1.1. Stomor Ltd have been commissioned by Jawbox (Harpenden) Ltd to prepare a Transport Note (TN) in support of a Permission in Principle (PiP) application for residential development on land on the north side of Stevenage Road, Ashbrook, Hitchin in Hertfordshire.
- 1.2. The proposals are for three to five residential dwellings, including the provision of a new access junction on the northern side of Stevenage Road.
- 1.3. Whilst it is acknowledged that highways matters for a PiP application form part of the second 'technical details consent' stage once the principle of development has been agreed at stage one, this Transport Note has been prepared to support the application in light of highways pre-application advice (ref: NH/28674/2026) that was provided by Hertfordshire County Council (HCC), as local highway authority, in March 2026 for a scheme of nine units at the site.
- 1.4. The pre-application advice concerns matters relating to the proposed access arrangements, visibility splays, junction spacing, highway safety and provision to support active travel. A copy of the pre-application advice is provided at **Appendix A**.
- 1.5. This document has been prepared to outline the proposed development of three to five residential dwellings with additional and / or new highways related information as appropriate.

2. Description of Application Site

- 2.1. The site is located east of the market town of Hitchin, on land between residential properties and industrial uses. The site lies equidistant between Hitchin and the village of Little Wymondley to the east. The site is currently unoccupied private greenfield land and does not currently benefit from a formal vehicular access and has no defined pedestrian access points.
- 2.2. The site is bound by agricultural fields to the north, light industrial uses and residential dwellings to the east, Stevenage Road to the south and additional residential dwellings to the west.
- 2.3. **Figure 2.1** shows the location of the site identified by the red line boundary.

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson



Figure 2.1: Site Location (Source: openstreetmap.org)

3. Planning History

- 3.1. A planning application (NHC ref: 18/02899/FP) submitted in January 2019 for the “*change of use of land from agricultural to commercial garden nursery together with the erection of detached nursery shop and office building. New vehicular access from Stevenage Road and provision of association car park*” at the site was withdrawn in April 2019.
- 3.2. HCC, as local highway authority, provided a highways consultation response prior to the withdrawal of the application. As part of the response, HCC requested that additional information be provided to address concerns related to visibility splays at the proposed site access from Stevenage Road, junction spacing and matters pertaining to trip generation, vehicle tracking and highway safety. No further technical evidence was provided by the applicant to seek to address HCC’s concerns.
- 3.3. As detailed in *Section 1*, a highways pre-application enquiry (ref: NH/28674/2026) was submitted to HCC for development proposals of nine residential dwellings at the site. No planning application has been submitted following the pre-application advice that was provided in March 2026.

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

Other Relevant Applications

- 3.4. Planning permission (NHC ref: 22/01774/FPH) was granted for the “*creation of a vehicular access onto Stevenage Road*” to serve the existing dwelling to the east of the application site. As this access has not been implemented and it has now been more than three years since planning permission was granted, it is considered that the planning permission has now lapsed.
- 3.5. A planning application (NHC ref: 26/00006/FP) for the “*erection of 50no. residential dwellings (including affordable) with public open space, associated parking, landscaping and access*” on land to the north of Stevenage Road and west of the application site was submitted to NHC on 28 January 2026.
- 3.6. This application was refused on 22 April 2026 based on six Reasons for Refusal (RfR) with RfR3 related to matters concerning highway safety, junction capacity, footpath provision and visibility splays.

4. Existing Pedestrian and Cycle Facilities

- 4.1. The proposed development site is located to the north of Stevenage Road, where a footway of varying width is provided along the northern side of the carriageway extending across the site frontage. This connects westwards to the A602 and eastwards towards the Arch Road / Stevenage Road / Blackmore End Road roundabout.
- 4.2. From the roundabout, the footway continues along the northern side of Stevenage Road linking the application site with the village of Little Wymondley.
- 4.3. The footway along the northern side of the A602 is of varying width and extends towards the west linking the application site with Kingshott School and the town of Hitchin.
- 4.4. A review of HCC’s Online Webmap identifies that there are no Public Rights of Way (PROW) through the site.
- 4.5. The nearest PROW in the vicinity of the site includes Footpath 15, which is located to the west of the site extending in a northerly direction from the access road serving Kingshott School and adjacent residential dwellings linking with the PROW network along the southeastern end of Hitchin. **Figure 5.1** shows the PROWs in the vicinity of the site with the site identified by the red line boundary.
- 4.6. There is currently no dedicated cycle infrastructure in the vicinity of the site.

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

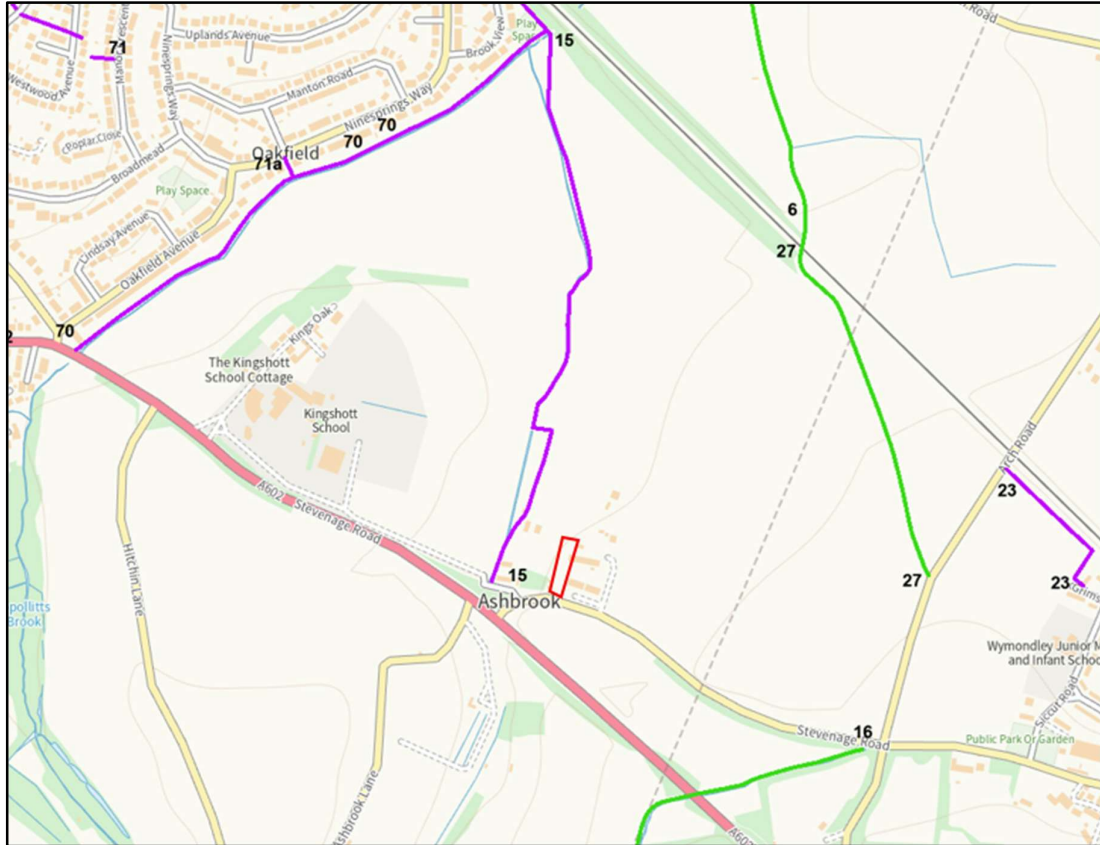


Figure 4.1: PROW Map Extract (Source: HCC Online Webmap)

5. Existing Public Transport Facilities

Bus Services

- 5.1. Bus stops are located along the A602 in the vicinity of the access junction serving Kingshott School and adjacent residential dwellings. The eastbound bus stop is located on the northern side of the A602 and is approximately 590m walking distance from the proposed site access. The bus stop is provided with an area of hardstanding, Kassel kerbs, a flagpole and bus timetables.
- 5.2. The westbound bus stop is located along the southern side of the A602 and is approximately 685m walking distance from the proposed site access, accessed by means of a dropped kerb crossing point with pedestrian refuge island. The bus stop is provided with a bus layby, an area of hardstanding, Kassel kerbs, a flagpole and bus timetables. The bus stops along the A602 are served by Routes 9A/B/D, 37, 100 and 101/A.

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

- 5.3. Additional east and westbound bus stops are located along Stevenage Road at the entrance to Little Wymondley, approximately 845m walking distance to the east of the proposed site access. These bus stops are served by Route 80.
- 5.4. It is noted that east and westbound bus stops are provided along Stevenage Road approximately 50m walking distance to the east of the proposed site access. Both of these bus stops are provided with an area of hardstanding, Kassel kerbs, a flagpole and bus timetables, however, whilst the infrastructure remains in place, no scheduled bus services currently appear to serve these stops.
- 5.5. Details of the routing and frequency for the above-mentioned service routes provided in **Table 5.1**.

Route No.	Operator	Route	Frequency
9A	Stagecoach East	Bedford Bus Station – Shortstown – Shefford – Arlesey – Hitchin – Stevenage Bus Station	One per hour, Mon – Fri One per 2 hours, Sat
9B	Stagecoach East	Bedford Bus Station – Shortstown – Shefford – Clifton – Henlow Camp – Hitchin – Stevenage Bus Station	One per hour, Mon – Fri One per 2 hours, Sat
9D	Stagecoach East	Bedford Bus Station – Shortstown – Shefford – Henlow Camp – Hitchin – Stevenage Bus Station	3 AM services only, Mon – Thu One per hour, Fri
37	Central Connect	Buntingford – Letchworth – Hitchin Railway Station – Stevenage Bus Station	One per 2 hours, Mon – Sat
80	Centrebus (South)	Stevenage Bus Station – Little Wymondley – Great Wymondley – Hitchin	One per 2 hours, Mon – Sat
100	Arriva Herts and Essex	Luton Airport – Luton Station Interchange – Stopsley – Hitchin – Stevenage Bus Station	Two per hour, Mon – Sat One per hour, Sun
101A	Arriva Herts and Essex	Luton Station Interchange – Stopsley – Great Offley – Hitchin – Stevenage Bus Station	3 PM services only, Mon – Thu & Sat 6 PM services only, Fri & Sun

Table 5.1: Bus Routes Serving Local Bus Stops

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

Rail Services

- 5.6. The nearest railway station is located at Hitchin, approximately 4.8km to the northwest of the site. Hitchin Railway Station is an approximate 8-minute journey by car or a 10-minute cycle from the site. It is located on the East Coast Main Line with services operated by Great Northern and Thameslink.
- 5.7. There are direct services from the station to a variety of destinations, as detailed below:
- London King's Cross (four per hour);
 - Cambridge (two per hour); and
 - Peterborough (two per hour).

6. Local Highway Network

Stevenage Road

- 6.1. Stevenage Road is a single carriageway road with one lane in each direction extending from its right turn ghost island junction with the A602 in the west up until the A1 Junction 8 in the east. The carriageway is approximately 7.3m wide in the vicinity of the application site and is subject to a 60mph speed limit. Street lighting is provided along the short length of Stevenage Road from its junction with the A602 up until the eastern site boundary.
- 6.2. Stevenage Road is subject to a 4.3m height limit as it passes through Little Wymondley as a result of the railway bridge at the eastern end of the village.
- 6.3. An unnamed road takes access from Stevenage Road approximately 43m east of its junction with the A602. This access road serves residential properties to the west of the application site as well as Kingshott School.

A602

- 6.4. The A602 is a single carriageway road with one lane in each direction as it extends in an east-west direction to the south of the application site. The A602 extends from the A505 Old Park Road / Paynes Park / Park Way / Upper Tilehouse Street roundabout at Hitchin in the northwest up until its grade separated junction with the A10 at Ware in the southeast.
- 6.5. The A602 is derestricted and thus subject to a 60mph speed limit in the vicinity of the application site, decreasing to 40mph approximately 330m west of its junction with Stevenage Road. The A602 is lit at its junction with Stevenage Road.

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

7. Development Proposals

- 7.1. It is now proposed to develop the site for three to five residential dwellings with access proposed from Stevenage Road.
- 7.2. A copy of the indicative site layout plan is provided at **Appendix B**.

Proposed Site Access

- 7.3. In accordance with HCC's 'Place & Movement Planning and Design Guidance for Hertfordshire Part 3', a development of three to five residential units can be appropriately served by a road consistent with the characteristics of a P3/M1 Informal Street and due to the low number of vehicle movements there is no suggested junction spacing requirements for the access location. Vehicular access to the site is proposed via a simple priority junction from Stevenage Road offset 40.8m from the junction serving the neighbouring western residential properties and Kingshott School. In light of the category of access road serving the site, this is considered to be appropriate.
- 7.4. The proposed access junction incorporates the following features:
 - 5.5m wide access road;
 - 6.0m junction radii;
 - A dropped kerb crossing point with tactile paving across the bellmouth junction on the alignment of the footway which extends along an east to west alignment along the site frontage;
 - 2m wide footway along the western side of the access road extending into the site;
 - Visibility splay of 2.4m x 215m to the east, commensurate with a 60mph speed limit along Stevenage Road;
 - Visibility splay of 2.4m x 83.4m to the west up to the A602 / Stevenage Road right turn ghost island junction. This visibility splay is considered appropriate when considering the low speeds at which vehicles would be entering Stevenage Road from the A602.
- 7.5. The proposed access arrangements are detailed at Stomor drawing **ST-3881-700 rev A** 'Proposed Means of Access Plan', which is provided at **Appendix C**.
- 7.6. Stomor drawing **ST-3881-800 rev A**, which is provided at **Appendix D**, demonstrates that the proposed site access is able to accommodate HCC's 12.205m long refuse vehicle for all manoeuvres.
- 7.7. Stomor drawing **ST-3881-801**, which is also provided at **Appendix D**, demonstrates that the refuse vehicle is able to turn within the site and exit in forward gear.

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

- 7.8. Given that the proposed access arrangements and internal road layout can accommodate a 12.205m refuse vehicle, this means that smaller fire appliances and delivery vehicles can also be accommodated.
- 7.9. The design speed of the internal roads will be a maximum of 20mph with speed reduction measures provided, as appropriate.

8. Personal Injury Collision Analysis

- 8.1. A review of Personal Injury Collision (PIC) data from the Crashmap website for the most recent five-year period available (2020 – 2024) has been undertaken and is shown at **Figure 8.1**.

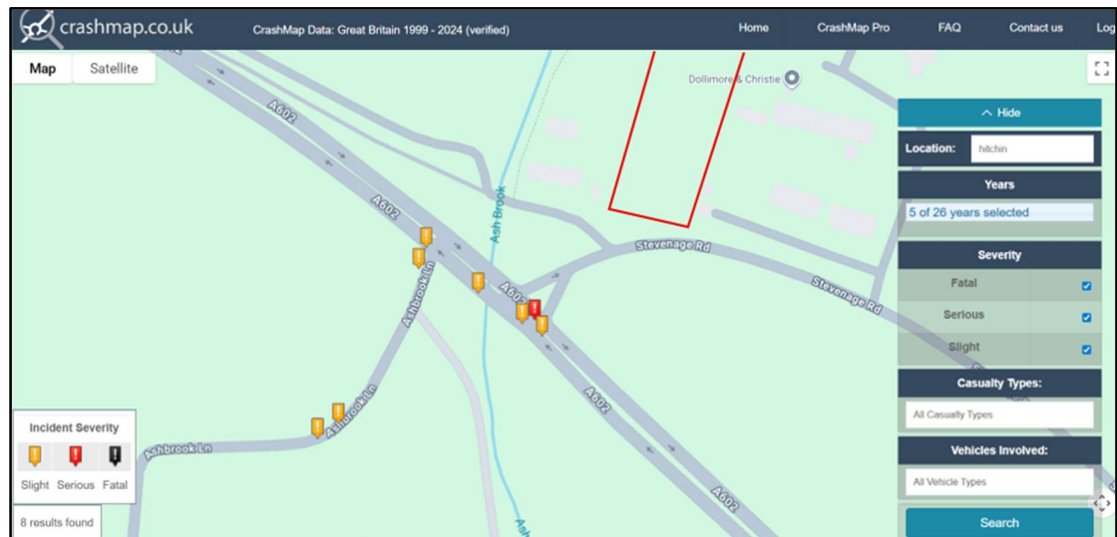


Figure 8.1 – Crashmap Extract (Source: crashmap.co.uk)

- 8.2. The data identifies that there have been three slight and one serious injury related collisions at the A602 / Stevenage Road junction during this five-year period. No collisions have been recorded along Stevenage Road.
- 8.3. Due to the low number of vehicle trips (see *Section 9*) likely to be generated by a development of only three to five dwellings, the proposed development would result in a negligible level of additional traffic which would not materially affect the operation or safety of the local highway network.

9. Trip Generation

- 9.1. The TRICS 8 database has been used to determine the vehicular trip rates for the proposed residential development of the site.

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

- 9.2. In order to reflect the trip generation associated with the dwellings as part of the development, the 'Residential/A – Houses Privately Owned' dataset has been used as a worst-case scenario, using multi-modal survey data. Sites located in the 'edge of town' category have been used to inform the trip generation assessment.
- 9.3. Vehicular trip rates for the dwellings have been derived from the TRICS 8 database and are set out in **Table 9.1**. To provide a robust assessment, vehicle trips based on a development of five dwellings have been calculated using these trip rates and are also set out in the table. The full TRICS data is provided at **Appendix E**.

	Arrivals		Departures		Two-way	
	Trip Rate	Vehicle Trips	Trip Rate	Vehicle Trips	Trip Rate	Vehicle Trips
0800-0900	0.161	1	0.401	2	0.562	3
1700-1800	0.357	2	0.177	1	0.534	3
12-Hour	2.301	12	2.326	12	4.627	24

Table 9.1: Proposed Vehicular Trip Generation – Five Dwellings

- 9.4. As shown in Table 9.1, a proposed development of three to five residential dwellings is expected to generate up to only three vehicular trips in both the AM and PM peak hours. This equates to only one additional vehicle every 20 minutes and would be imperceptible to existing road users, especially when considering that this level of vehicle trips would fall within the daily fluctuation of vehicle movements in the vicinity of the proposed development.

10. Parking Provision

Car Parking

- 10.1. Local car parking standards are set out in NHC's 'Vehicle Parking at New Development' Supplementary Planning Document (SPD), dated September 2011, and states that dwellings with one bedroom should be provided with a minimum of one car parking space per dwelling and dwellings with 2+ bedrooms should be provided with a minimum of two spaces per unit.
- 10.2. For visitor/unallocated parking, the guidance requires between 0.25 spaces and 0.75 spaces per dwelling (rounded up to the nearest whole number) with the lower standard being applied where there are no garages and the higher standard applied where every dwelling in the scheme is to be provided with a garage.

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

10.3. The site layout plan, which is provided at **Appendix B** shows that for a development of five dwellings each dwelling will be provided with a minimum of two on-plot car parking spaces (including garages), thereby meeting the minimum requirements set out in NHDC's parking standards. Each dwelling will also be equipped with an EV charging point.

10.4. The site layout plan shows four visitor car parking spaces such that it complies with NHDC's car parking guidance.

Cycle Parking

10.5. NHC's SPD parking guidance states that one secure covered cycle parking space is required per dwelling or none if a garage or secure area is provided within the curtilage of the dwelling.

10.6. Each plot will be provided with a secure cycle store to the rear garden such that cycle parking provision complies with NHC's cycle parking guidance.

11. Summary and Conclusion

Summary

11.1. This Transport Note has been prepared to outline the proposed access arrangements to serve development proposals of three to five dwellings on land on the north side of Stevenage Road, Hitchin. This TTN has also demonstrated the following:

- Safe and suitable access can be provided for all users to serve a development of three to five residential dwellings at the site.
- The site is able to accommodate access for a refuse vehicle, fire appliance and delivery vehicle.
- Access to public transport provision is within walking distance of the site.
- Car and cycle parking provision complies with the relevant standards.
- Forecast trip generation associated with the site is considered to have an imperceptible impact on the operation of the local highway network and considered to fall within daily fluctuation of vehicle movements.

Conclusion

11.2. In conclusion, it is considered that the proposed site is acceptable in transport and traffic terms and meets the policy requirements as set out in paragraph 115 of the NPPF as:

- Appropriate opportunities for travel by sustainable transport modes can be taken up;
- Safe and suitable access to the site for all users can be achieved; and

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

- There will be no significant impacts from the development on the transport network in terms of both capacity and congestion or highway safety

11.3. It is therefore considered that the proposed development would not result in an unacceptable impact on highway safety and that the residual cumulative impact on the road network would not be severe such that it complies with paragraph 116 of the NPPF.

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

Appendix A

HCC Pre-application Advice



Mark Youngman
Highways Strategy & Implementation Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

District ref: N/A
HCC ref: NH/28674/2026
HCC received: 27 March 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land north of Stevenage Road Ashbrook Hitchin SG4 7JY

Application type

Pre-Application

Proposal

Residential development of nine dwellings with new access from Stevenage Road.

Highway comments:

The applicant is seeking pre-application advice from the Highway Authority (HA). A Transport Scoping Study (TSS) has been submitted in support of a highways pre-application enquiry for residential development comprising 9 dwellings.

The proposed car parking provision and layout is a matter for the Local Planning Authority (LPA) to determine. However, it is essential that any parking and access arrangements operate in a safe, suitable and efficient manner so as to minimise the impact on the local highway network, which is the responsibility of Hertfordshire County Council as the Local Highway Authority (LHA).

The HA has reviewed the submitted TSS and makes the following comments.

1. Principle of development and assessment scope

The HA notes that the TSS has been prepared to scope the level of highways and transport information to accompany any future planning application. In principle, the HA considers that a development of 9 dwellings may be capable of being supported by a Transport Statement (TS) proportionate to the scale of development; however, the adequacy of this will be dependent on the matters set out below being satisfactorily addressed.

The HA advises that a future TS must be site-specific, evidence led and fully compliant with current HCC design guidance, including but not limited to:

- Roads in Hertfordshire - Highway Design Guide
- HCC Place and Movement Planning and Design Guidance
- Relevant sections of the NPPF and National Design Guide

2. Planning context and cumulative impact

The HA notes the planning history set out at Section 3 of the TSS, including:

- The previously withdrawn application (18/02899/FP), where unresolved highways concerns remained;
- The neighbouring approval for a single access (22/01774/FPH), now lapsed; and
- The pending application for 50 dwellings to the west (26/00006/FP), for which the HA has recommended refusal due to insufficient information and unresolved highway issues.

The HA emphasises that cumulative impact is a critical consideration. Any future TS must:

- Explicitly assess cumulative traffic and safety impacts arising from committed and pending development in the vicinity;
- Demonstrate that the proposal would not prejudice the safe and efficient operation of Stevenage Road, the A602 corridor or nearby junctions.

3. Site access and visibility

The HA notes the proposed new priority junction access onto Stevenage Road, including the submitted visibility standards.

However, the following points require clarification and further justification:

- Stevenage Road is subject to a 60mph speed limit, and observed vehicle speeds (85th percentile) must be confirmed through appropriate and robust speed survey data;
- Visibility splays commensurate to the speed limit (or 85th percentile) must be demonstrated to be deliverable within land under the applicant's control, with no reliance on third party land unless secured;
- Visibility to the west towards the A602 junction is constrained, and the acceptability of the proposed splay (2.4m x 83.4m) must be robustly justified given junction proximity and driver decision making.

The HA advises that detailed swept path analysis, access geometry and gradient drawings, and kerb radii justification must be included in a future TS drawing on Roads in Hertfordshire standards.

4. Junction spacing and highway safety

The proximity of the proposed access to:

- The junction serving Kingshott School and adjacent residential properties; and
 - The A602 / Stevenage Road ghost island junction,
- remains a concern.

The HA advises that the future assessment must:

- Demonstrate adequate junction spacing in line with HCC and national guidance;
- Assess potential conflict between turning movements;
- Consider the presence of vulnerable road users, including pedestrians accessing existing footways and nearby bus stops.

Collision analysis should utilise validated PIC data supplied by HCC, rather than third party datasets alone.

5. Pedestrian, cycle and sustainable travel

The HA notes the limited existing cycle infrastructure in the vicinity of the site and the fragmented nature of footway provision.

A future TS must:

- Provide a detailed walking and cycling accessibility assessment (pedestrian audit);

- Demonstrate how the site layout supports permeability and safe pedestrian/cycle access to Stevenage Road footways;
- Consider proportionate on-site or off-site mitigation to improve sustainable travel opportunities, where appropriate.

The HA will expect the development to align with mode shift objectives set out in local and national policy and HCC's Place & Movement principles.

6. Public Transport

It should be noted that both national and local transport policies place significant emphasis on the delivery of sustainable, non-car modes of transport, with particular focus on pedestrian accessibility to public transport for all new development, irrespective of scale. This is clearly set out in NPPF 2024/2025 paragraphs 104 and 110, which require developments to actively prioritise walking, cycling and public transport and to be designed to minimise reliance on the private car.

Policy requirements

In transport and highway terms, for the proposed development to be considered acceptable, the applicant must robustly demonstrate that:

- All dwellings within the site are located within an acceptable 400m walking distance of a bus stop, measured from the furthest dwelling;
- The bus stops within this catchment are fully equipped, accessible and operational;
- A frequent, reliable and viable bus service is in operation prior to first occupation of the development.

The HA is clear that the development must be capable of being served by public transport from Day 1, in accordance with the principles set out in NPPF paragraphs 104(e) and 110(a).

Deliverability and funding

Where existing services or infrastructure are insufficient, the HA expects that:

- Direct developer funding or service support is secured to guarantee deliverable bus provision; and
- Reliance is not placed solely on Section 106 contributions where the delivery, frequency or longevity of service operation cannot be guaranteed.

In accordance with NPPF paragraph 110(c), reliance on unfunded, aspirational or uncertain public transport provision is not acceptable. Public transport infrastructure and services must be secured, funded and demonstrably deliverable, ensuring that the development does not lock future occupiers into car dependent travel behaviour.

HA's position

On the basis of the information submitted, the HA considers that the proposal fails to adequately demonstrate compliance with national and local sustainable transport policy. In the absence of clearly evidenced, secured and deliverable public transport provision within an acceptable walking distance, the proposed development would:

- Fail to promote sustainable modes of travel;
- Result in an over reliance on the private car; and
- Be contrary to the objectives of NPPF paragraphs 104, 108, 110 and 113, which collectively require development to provide safe, suitable and sustainable access for all users.

Accordingly, unless this matter is fully resolved and appropriately secured, the HA advises that it would be unable to support the proposed development on public transport grounds alone, and this issue would be sufficient to warrant a recommendation of refusal.

TS requirements

Any future TS must therefore, as a minimum:

- Clearly identify and illustrate direct, convenient and safe pedestrian routes, with realistic walking distances to all relevant bus stops;
- Confirm current service provision, frequency and reliability, supported by verifiable and up to date bus operator evidence;
- Avoid reliance on bus stops that are not currently served, unless their formal reinstatement, funding and operation are fully secured through enforceable mechanisms.

7. Trip generation and traffic impact

While the HA acknowledges that the proposed development is small in scale, the HA does not accept that trip generation can be dismissed without appropriate scrutiny.

The TS must:

- Clearly justify TRICS site selection parameters;
- Present both vehicular and multi-modal trip rates;
- Assess peak hour impacts at relevant junctions, particularly the A602 / Stevenage Road junction, taking account of committed development.

8. Parking and internal layout

Internal layout and parking provision must:

- Demonstrate safe and convenient vehicle movements;
- Provide adequate space for refuse and emergency vehicles without reversing onto the highway;
- Ensure parking does not result in overspill or obstruction of the public highway.

Swept path analysis using the HCC refuse vehicle must be submitted and validated against a detailed site layout.

9. Conclusion and next steps

The HA recognises that this submission is for pre-application scoping purposes. However, the TSS does not fully resolve key concerns relating to:

- Access safety;
- Junction spacing;
- Visibility;
- Cumulative impact; and
- Sustainable transport integration.

The HA advises that any future planning application should be supported by a robust, proportionate but comprehensive TS which addresses the above matters in full. Engagement with the HA at an early stage, including a technical meeting, is welcomed and encouraged prior to submission.

Note:

The above response sets out the views of the area development management team from the information available at the time of the enquiry and does not represent the HA's formal response to any subsequent formal application. It assumes that the applicant has the necessary ownership of rights over the land required to implement the proposed scheme.

The HA reserves the right to assess a future application/extend the assessment scope on its own qualities and request further information. These comments are given on a without prejudice basis, that do not commit the HA to any position, action, recommendation, or decision. If required opinions

may change depending on the access strategy, outcome of interim appraisals and the results of the iterative transport assessment process.

Signed

Senober Khan

20 April 2026

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

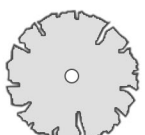
Appendix B

Indicative Site Layout Plan



Key:

 - New Hedgerow Planting

 - New Tree Planting



Project:		Land on the north side of Stevenage Road, Ashbrook, Hitchin	
Title:		Indicative Proposed Block Plan	
Dwg Size:	A2	Scale:	1:500
Dwg No:	SM/ASH/003-26	Date:	

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

Appendix C

Proposed Means of Access



- Notes:**
- Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
 - Ordnance Survey, (c) Crown Copyright 2024. All rights reserved. Licence number 100022432.

- Key:**
- Extent of adopted highway maintainable at public expense
 - Proposed carriageway
 - Proposed footway
 - Vehicle visibility splays
 - Application site boundary

B	Development proposals and red line boundary amended	09.06.26	KPS	SW	SW
A	Topo survey added	23.07.25	KPS	SW	SW

Rev	Description	Date	Drawn	Checked	Apvd.
Project	Ashbrook Stevenage Road				

Drawing Description	Proposed Means of Access
---------------------	--------------------------

Project Number	Drawing Number
ST-3881	700-B

Scale	Date	Drawn	Checked	Approved
1:1000@A3	21.07.25	KPS	NA	SW

Client	Architect
Jawbox (Harpenden) Ltd	

Do not scale off the drawing.
Only written dimensions should be taken.
Any discrepancies or errors should be brought to the attention of the engineer immediately.
This document is copyright and may not be reproduced without permission of the owner.

Ordnance Survey data contained herein is for use on this project only. Third parties involved in this project wishing to reproduce this data, for the purposes of said project, may do so on display of the following:

© Crown Copyright All rights reserved 2015
Licence No 100055466

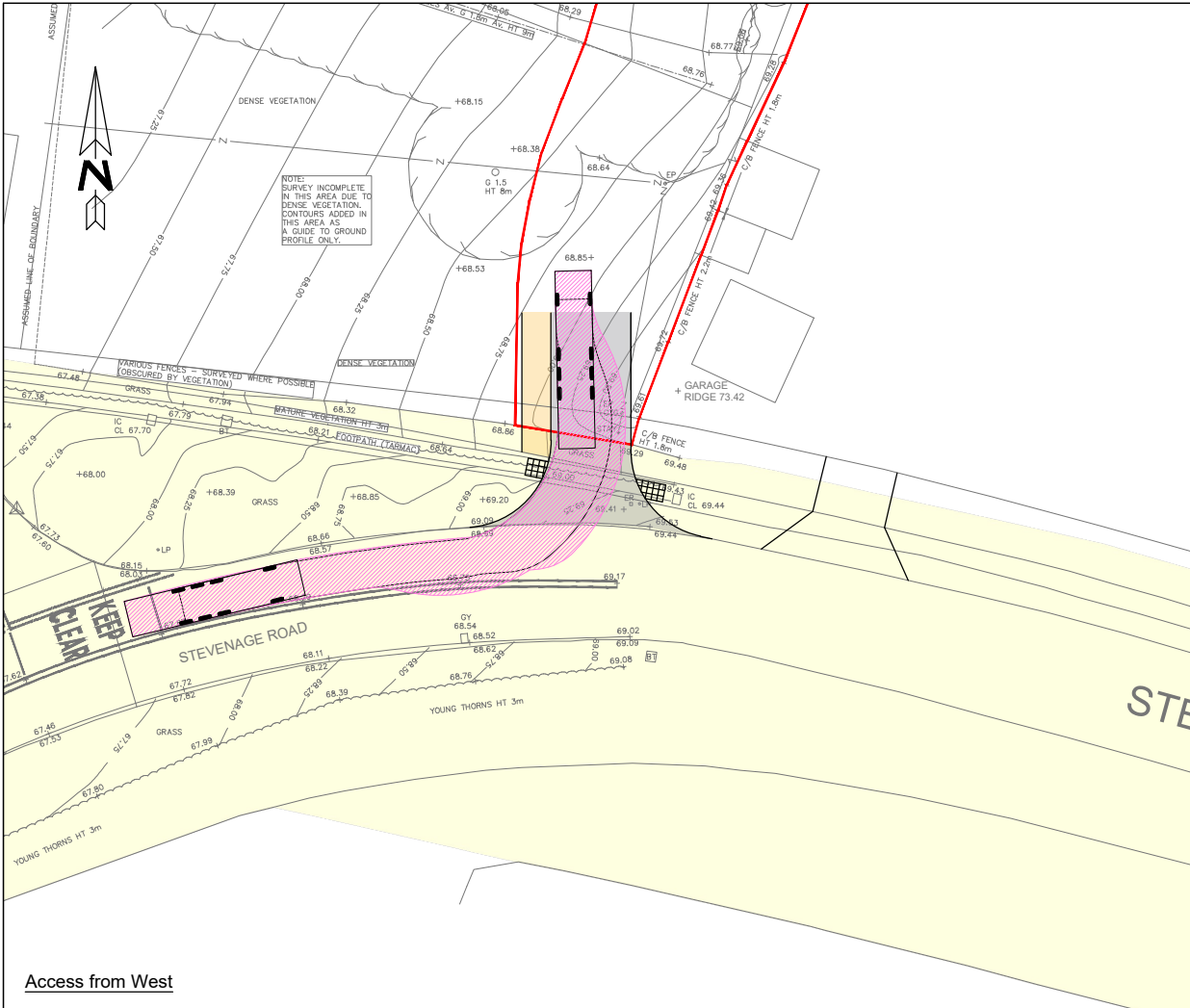
stomor
CIVIL ENGINEERING CONSULTANTS

Suite 2, First Floor, Portmill House,
Portmill Lane, Hitchin, Herts, SG5 1DJ
www.stomor.com | 01462 615433 | info@stomor.com

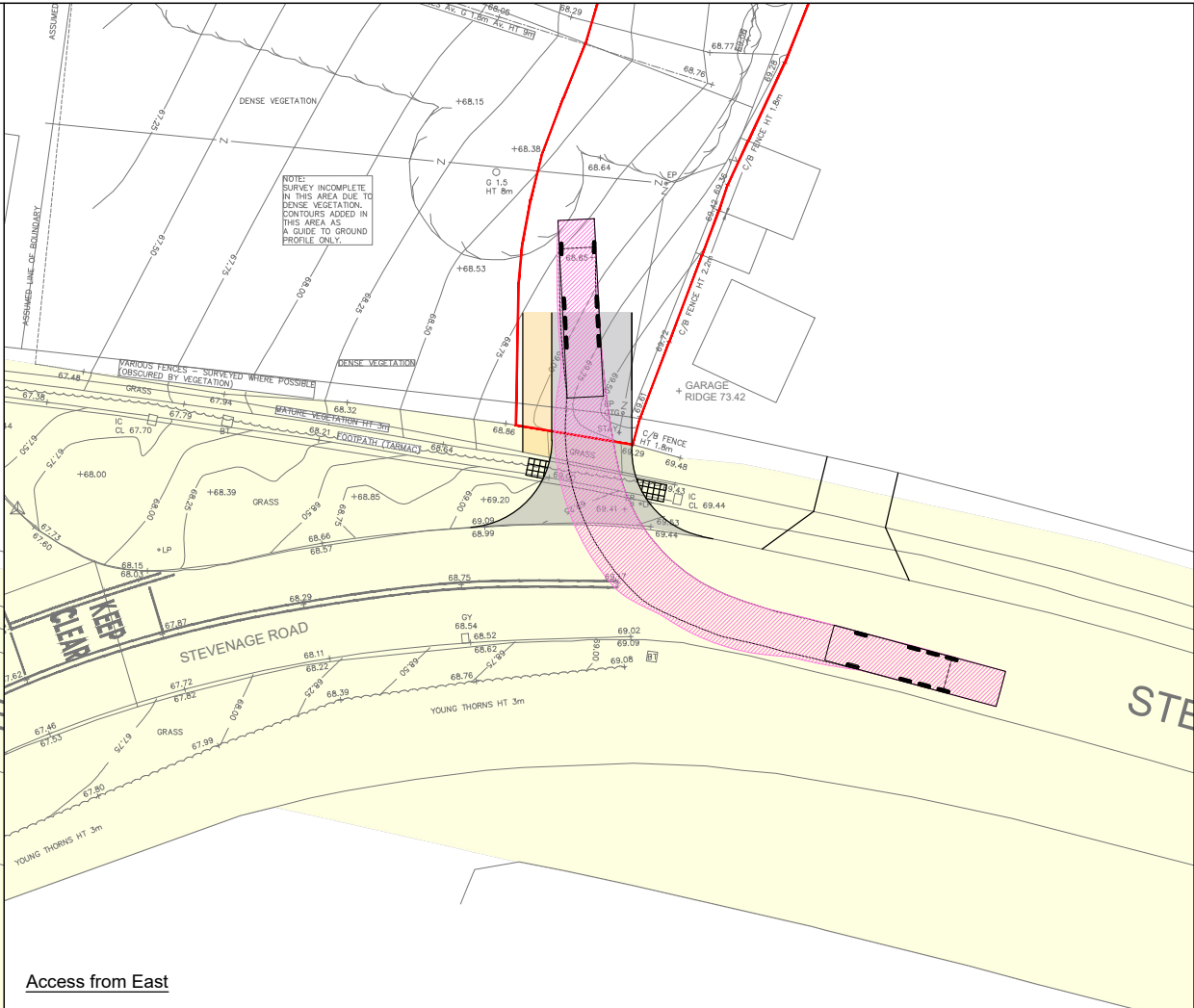
Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

Appendix D

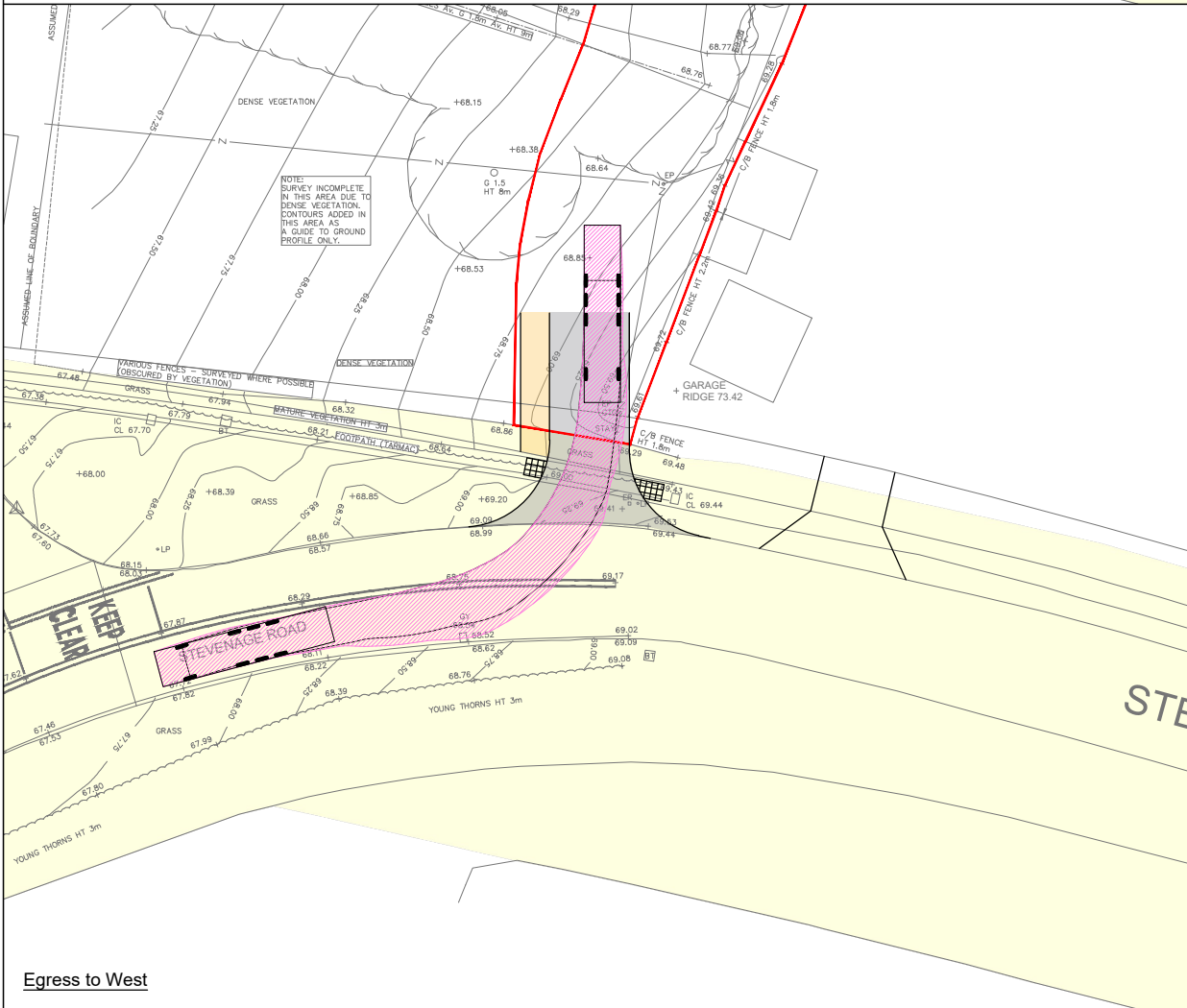
Swept Path Analysis



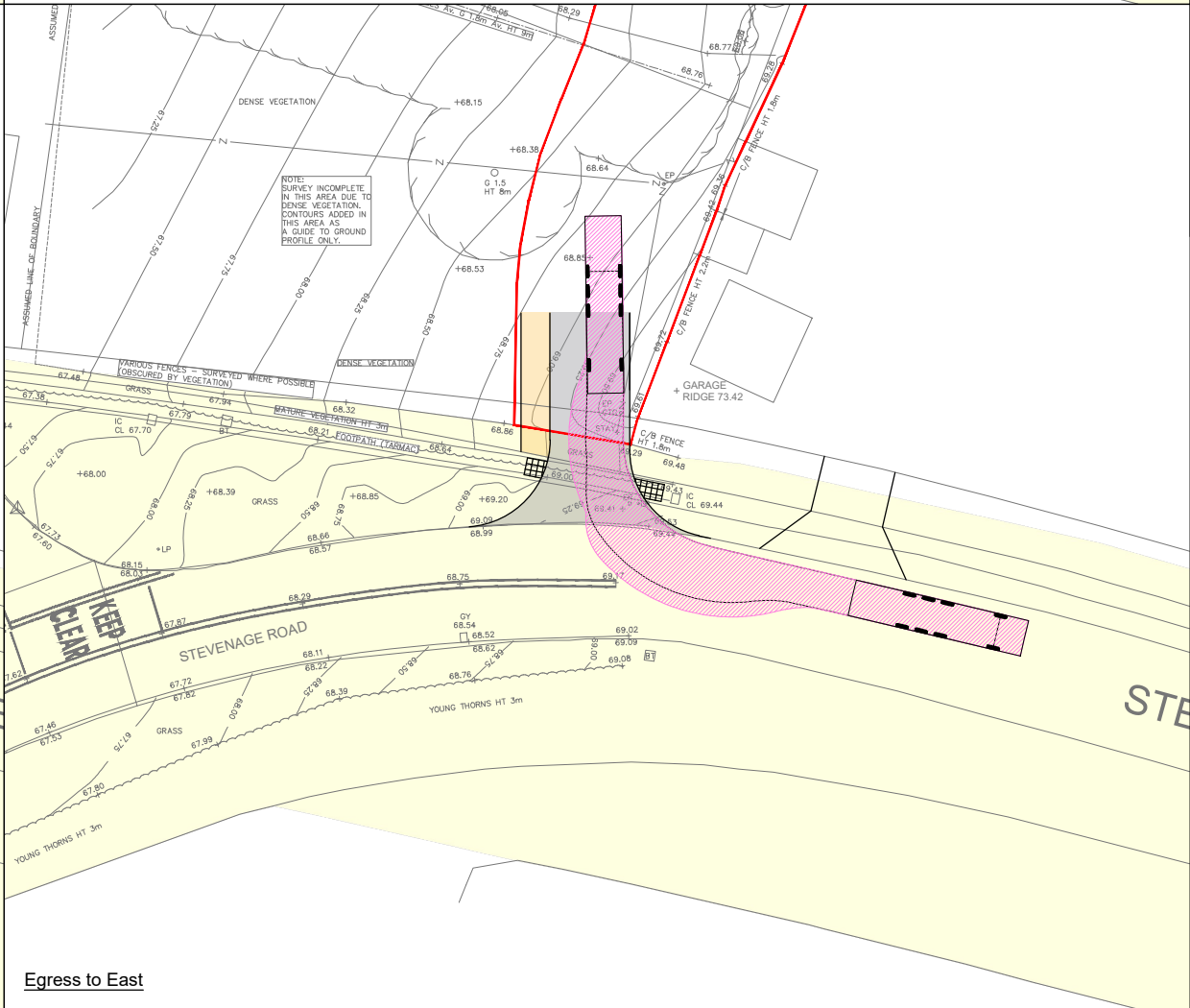
Access from West



Access from East



Egress to West



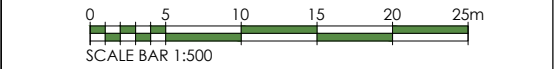
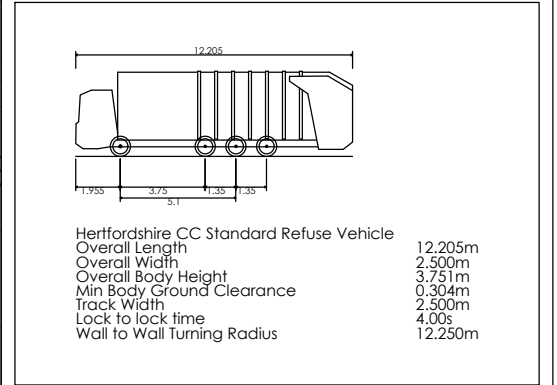
Egress to East

Notes:

- Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
- Ordnance Survey, (c) Crown Copyright 2024. All rights reserved. Licence number 100022432.

Key:

- Extent of adopted highway maintainable at public expense
- Proposed carriageway
- Proposed footway
- Application site boundary



B	Development proposals and red line boundary amended	09.06.26	KPS	SW	SW
A	Topo survey added	23.07.25	KPS	SW	SW
Rev	Description	Date	Drawn	Checked	Apvd.
Project					
Ashbrook Stevenage Road					
Drawing Description					
Swept Path Analysis 12.205m HCC Refuse Vehicle					
Project Number		Drawing Number			
ST-3881		800-B			
Scale		Date		Drawn	Checked
1:500@A3		21.07.25		KPS	NA
Client		Architect			
Jawbox (Harpenden) Ltd					

Do not scale off the drawing.
Only written dimensions should be taken.
Any discrepancies or errors should be brought to the attention of the engineer immediately.
This document is copyright and may not be reproduced without permission of the owner.

Ordnance Survey data contained herein is for use on this project only. Third parties involved in this project wishing to reproduce this data, for the purposes of said project, may do so on display of the following:

© Crown Copyright All rights reserved 2015
Licence No 100055466

stomor
CIVIL ENGINEERING CONSULTANTS

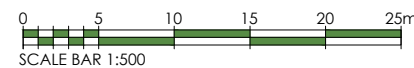
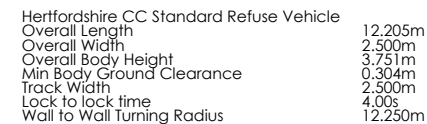
Suite 2, First Floor, Portmill House,
Portmill Lane, Hitchin, Herts, SG5 1DJ

www.stomor.com | 01462 615433 | info@stomor.com



1. Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
2. Ordnance Survey, (c) Crown Copyright 2024. All rights reserved. Licence number 100022432.

Application site boundary



*Do not scale off the drawing.
Only written dimensions should be taken.
Any discrepancies or errors should be brought
to the attention of the engineer immediately.
This document is copyright and may not be
reproduced without permission of the owner.*

*Ordinance Survey data contained herein is for
use on this project only. Third parties involved
in this project wishing to reproduce this data,
for the purposes of said project, may do so on
display of the following:*

*© Crown Copyright All rights reserved 2015
01462 615433 01005546*

stomor

CIVIL ENGINEERING CONSULTANTS

Suite 2, First Floor, Portmill House,
Portmill Lane, Hitchin, Herts, SG5 1JD

www.stomor.com | 01462 615433 | info@stomor.com

Client	Jawbox (Harpenden) Ltd
Project	Land on the north side of Stevenage Road, Ashbrook, Hitchin
Project No.	ST-3881/TN-2606-Rev0
Date of Issue	June 2026
Author	Kevin Sykes
Checked By	Stuart Wilson

Appendix E

TRICS Data

Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 03 - RESIDENTIAL

Category: A - HOUSES PRIVATELY OWNED

Selected Vehicle Type: Total Vehicles

Selected regions and areas:

01	GREATER LONDON	
	EN	ENFIELD
		2 days
02	SOUTH EAST	
	CT	CENTRAL BEDFORDSHIRE
		1 day
	ES	EAST SUSSEX
		10 days
	EX	ESSEX
		1 day
	HC	HAMPSHIRE
		12 days
	HF	HERTFORDSHIRE
		3 days
	KC	KENT
		4 days
	MW	MEDWAY
		1 day
	SC	SURREY
		5 days
	SP	SOUTHAMPTON
		1 day
	TK	THURROCK
		1 day
	WB	WEST BERKSHIRE
		1 day
	WS	WEST SUSSEX
		9 days
03	SOUTH WEST	
	BC	BOURNEMOUTH CHRISTCHURCH & POOLE
		1 day
	DC	DORSET
		1 day
	SM	SOMERSET
		1 day
	WL	WILTSHIRE
		1 day
04	EAST ANGLIA	
	CA	CAMBRIDGESHIRE
		1 day
	NF	NORFOLK
		15 days
	SF	SUFFOLK
		5 days
05	EAST MIDLANDS	
	DY	DERBY
		1 day
	LE	LEICESTERSHIRE
		1 day
	LN	LINCOLNSHIRE
		1 day
	NT	NOTTINGHAMSHIRE
		2 days
06	WEST MIDLANDS	
	SH	SHROPSHIRE
		1 day
	ST	STAFFORDSHIRE
		1 day
	TE	TELFORD & WREKIN
		1 day
	WM	WEST MIDLANDS
		2 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY	NORTH YORKSHIRE
		3 days
08	NORTH WEST	
	BB	BLACKBURN WITH DARWEN
		1 day
	EC	CHESHIRE EAST
		2 days
	GM	GREATER MANCHESTER
		1 day
	LC	LANCASHIRE
		1 day
09	NORTH	
	CU	CUMBERLAND
		1 day
	IM	ISLE OF MAN
		2 days
	TW	TYNE & WEAR
		1 day
10	WALES	
	VG	VALE OF GLAMORGAN
		1 day
11	SCOTLAND	
	AS	ABERDEENSHIRE
		1 day
	EA	EAST AYRSHIRE
		1 day
	FI	FIFE
		1 day
	HI	HIGHLAND
		2 days
13	MUNSTER	
	TI	TIPPERARY
		1 day
	WA	WATERFORD
		1 day
14	LEINSTER	

Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

15	KK	KILKENNY	1 day
	ME	MEATH	1 day
16	GREATER DUBLIN		
	DL	DUBLIN	1 day
17	ULSTER (REPUBLIC OF IRELAND)		
	DN	DONEGAL	2 days
17	ULSTER (NORTHERN IRELAND)		
	AN	ANTRIM	2 days
	AR	ARMAGH	1 day
	DE	DERRY	1 day
	DO	DOWN	1 day

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



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

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:	DWELLS
Actual Range:	4 to 99 (units:DWELLS)
Range Selected by User:	4 to 99 (units:DWELLS)
Parking Spaces Range:	6 - 2604

Public Transport Provision:	
Selection by:	All Surveys Included
Date Range:	05/05/87 to 30/06/25

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	19 days
Thursday	31 days
Tuesday	35 days
Wednesday	31 days

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

Selected survey types:	
Manual count	116
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	116 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:	
Out of Town	6 days
Residential Zone	109 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 Excluded	5 days
Servicing vehicles Included	17 days
Servicing vehicles Unknown	94 days

Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

Secondary Filtering Selection:

Use Class:

C3	116 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:

300 - 4850

Population within 1 mile:

1,001 to 5,000	12 surveys
10,001 to 15,000	41 surveys
15,001 to 20,000	21 surveys
20,001 to 25,000	11 surveys
25,001 to 50,000	3 surveys
5,001 to 10,000	28 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	8 surveys
125,001 to 250,000	34 surveys
25,001 to 50,000	18 surveys
250,001 to 500,000	9 surveys
5,000 or Less	1 surveys
5,001 to 25,000	15 surveys
50,001 to 75,000	13 surveys
500,001 or More	2 surveys
75,001 to 100,000	16 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	36 surveys
1.1 to 1.5	73 surveys
1.6 to 2.0	7 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: 9f09b382-117f-4397-85e3-5071cb115f55

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	60 surveys
Yes	56 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:

1a (Low) - Very poor	1 surveys
1b - Very poor	1 surveys
No PTAL Present	114 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.

COVID-19 Restrictions:

Yes - At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

1 CAIRNSHILL ROAD BELFAST CAIRNSHILL Edge of Town Residential Zone Site area: 12.699999809265137 hect Survey date: Thursday 14/11/2002	AN-03-A-02	SEMI DETACHED	ANTRIM	Survey Type: Manual
2 KNOCKMORE ROAD LISBURN Edge of Town Residential Zone Site area: 3.700000047683716 hect Survey date: Thursday 14/11/2002	AN-03-A-03	SEMI DETACHED	ANTRIM	Survey Type: Manual
3 BIRCHDALE MANOR LURGAN Edge of Town Residential Zone Site area: 4.039999961853027 hect Survey date: Tuesday 15/06/2010	AR-03-A-01	MIXED HOUSES	ARMAGH	Survey Type: Manual
4 FARROCHIE ROAD STONEHAVEN Edge of Town Residential Zone Site area: 5.300000190734863 hect Survey date: Wednesday 20/04/2022	AS-03-A-02	MIXED HOUSES	ABERDEENSHIRE	Survey Type: Manual
5 REVIDGE ROAD BLACKBURN FOUR LANE ENDS Edge of Town Residential Zone Site area: 7.599999904632568 hect Survey date: Thursday 10/06/2004	BB-03-A-03	DETACHED/SEMI D.	BLACKBURN WITH DARWEN	Survey Type: Manual
6 HURSTDENE ROAD BOURNEMOUTH CASTLE LANE WEST Edge of Town Residential Zone Site area: 1.850000023841858 hect Survey date:	BC-03-A-02	BUNGALOWS	BOURNEMOUTH CHRISTCHURCH & POOLE	Survey Type: Manual
7 FALLOWFIELD CAMBRIDGE CHESTERTON Edge of Town Residential Zone Site area: 5 hect Survey date: Tuesday 06/02/2001	CA-03-A-01	SEMI D./TERRACED	CAMBRIDGESHIRE	Survey Type: Manual
8 ARLESEY ROAD	CT-03-A-03	MIXED HOUSES	CENTRAL BEDFORDSHIRE	



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

STOTFOLD Edge of Town Residential Zone Site area: 3.690000057220459 hect Survey date: Tuesday 27/06/2023 Survey Type: Manual			
9	CU-03-A-02	SEMI DETACHED	CUMBERLAND
HAWKSHEAD AVENUE WORKINGTON Edge of Town Residential Zone Site area: 1.7999999523162842 hect Survey date: Thursday 20/11/2008 Survey Type: Manual			
10	DC-03-A-10	MIXED HOUSES	DORSET
ADDISON CLOSE GILLINGHAM Edge of Town Residential Zone Site area: 1.399999976158142 hect Survey date: Wednesday 09/11/2022 Survey Type: Manual			
11	DE-03-A-04	SEMI-DETACHED & TERRACED	DERRY
GREENHALL HIGHWAY COLERAINE Edge of Town Residential Zone Site area: 1.600000023841858 hect Survey date: Thursday 19/05/2022 Survey Type: Manual			
12	DL-03-A-10	SEMI DETACHED & DETACHED	DUBLIN
R124 MALAHIDE SAINT HELENS Edge of Town Residential Zone Site area: 2.9000000953674316 hect Survey date: Wednesday 20/06/2018 Survey Type: Manual			
13	DN-03-A-03	DETACHED/SEMI-DETACHED	DONEGAL
THE GRANGE LETTERKENNY GLENCAR IRISH Edge of Town Residential Zone Site area: 3.200000047683716 hect Survey date: Survey Type: Manual			
14	DN-03-A-06	DETACHED HOUSING	DONEGAL
GLENFIN ROAD BALLYBOFEY Edge of Town Residential Zone Site area: 1.0199999809265137 hect Survey date: Wednesday 10/10/2018 Survey Type: Manual			
15	DO-03-A-03	DETACHED/SEMI DETACHED	DOWN
OLD MILL HEIGHTS BELFAST DUNDONALD Edge of Town Residential Zone Site area: 4.110000133514404 hect			



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

Survey date: Wednesday 23/10/2013				Survey Type: Manual
16 RADBOURNE LANE DERBY Edge of Town Residential Zone Site area: 16.450000762939453 hect Survey date: Tuesday 10/07/2018	DY-03-A-01	MIXED HOUSES	DERBY	Survey Type: Manual
17 TALISKER AVENUE KILMARNOCK Edge of Town Residential Zone Site area: 1.7999999523162842 hect Survey date: Thursday 05/06/2008	EA-03-A-01	DETACHED	EAST AYRSHIRE	Survey Type: Manual
18 SYDNEY ROAD CREWE SYDNEY Edge of Town Residential Zone Site area: 0.8399999737739563 hect Survey date: Tuesday 14/10/2008	EC-03-A-04	DETACHED	CHESHIRE EAST	Survey Type: Manual
19 GREYSTOKE ROAD MACCLESFIELD HURDSFIELD Edge of Town Residential Zone Site area: 0.7300000190734863 hect Survey date:	EC-03-A-06	TERRACED HOUSES	CHESHIRE EAST	Survey Type: Manual
20 BOLLINGBROKE PARK COCKFOSTERS Edge of Town Residential Zone Site area: 0.7099999785423279 hect Survey date: Wednesday 24/11/2021	EN-03-A-01	TERRACED & SEMI-DETACHED	ENFIELD	Survey Type: Manual
21 DUCHY ROAD HADLEY WOOD Edge of Town Residential Zone Site area: 0.6700000166893005 hect Survey date: Wednesday 14/09/2022	EN-03-A-02	DETACHED HOUSES	ENFIELD	Survey Type: Manual
22 OLD MALLING WAY LEWES SOUTH MALLING Edge of Town Residential Zone Site area: 12.699999809265137 hect Survey date: Thursday 29/03/2001	ES-03-A-01	MIXED HOUSES/FLATS	EAST SUSSEX	Survey Type: Manual
23 SHEPHAM LANE	ES-03-A-03	MIXED HOUSES & FLATS	EAST SUSSEX	



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

POLEGATE

Edge of Town

Residential Zone

Site area: 9.90999984741211 hect

Survey date:

Survey Type: Manual

24 ES-03-A-07 MIXED HOUSES & FLATS EAST SUSSEX

NEW ROAD

HAILSHAM

HELLINGLY

Edge of Town

Residential Zone

Site area: 3.490000009536743 hect

Survey date: Thursday 07/11/2019

Survey Type: Manual

25 ES-03-A-10 MIXED HOUSES & FLATS EAST SUSSEX

WATERGATE

BEXHILL-ON-SEA

Edge of Town

Residential Zone

Site area: 5.409999847412109 hect

Survey date: Thursday 28/09/2023

Survey Type: Manual

26 ES-03-A-13 DETACHED HOUSES EAST SUSSEX

A265

HEATHFIELD

Edge of Town

Residential Zone

Site area: 1.7000000476837158 hect

Survey date:

Survey Type: Manual

27 ES-03-A-14 MIXED HOUSES & FLATS EAST SUSSEX

RATTLE ROAD

NEAR EASTBOURNE

STONE CROSS

Edge of Town

Residential Zone

Site area: 3.4000000953674316 hect

Survey date: Tuesday 30/04/2024

Survey Type: Manual

28 ES-03-A-19 MIXED HOUSES & FLATS EAST SUSSEX

WRESTWOOD ROAD

BEXHILL-ON-SEA

Edge of Town

Residential Zone

Site area: 6.699999809265137 hect

Survey date: Wednesday 09/10/2024

Survey Type: Manual

29 ES-03-A-20 DETACHED & SEMI-DETACHED EAST SUSSEX

NEW ROAD

HAILSHAM

HELLINGLY

Edge of Town

Residential Zone

Site area: 0.51 hect

Survey date: Wednesday 06/11/2024

Survey Type: Manual

30 ES-03-A-21 MIXED HOUSES & FLATS EAST SUSSEX

PARK ROAD

HAILSHAM

HELLINGLY

Edge of Town

Residential Zone

Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

Site area: 8.24 hect

Survey date: Wednesday 26/03/2025

Survey Type: Manual

31 THE FAIRWAY NEWHAVEN Edge of Town Residential Zone Site area: 2.5 hect Survey date: Tuesday 22/04/2025	ES-03-A-22	MIXED HOUSES	EAST SUSSEX	Survey Type: Manual
32 KESTREL GROVE RAYLEIGH Edge of Town Residential Zone Site area: 3.5999999046325684 hect Survey date:	EX-03-A-03	MIXED HOUSES	ESSEX	Survey Type: Manual
33 WOODMILL ROAD DUNFERMLINE Edge of Town Residential Zone Site area: 7.5 hect Survey date:	FI-03-A-03	MIXED HOUSES	FIFE	Survey Type: Manual
34 BUTT HILL DRIVE MANCHESTER PRESTWICH Edge of Town Residential Zone Site area: 1.4299999475479126 hect Survey date: Wednesday 12/10/2011	GM-03-A-10	DETACHED/SEMI	GREATER MANCHESTER	Survey Type: Manual
35 PRIESTLEY ROAD BASINGSTOKE HOUNDMILLS Edge of Town Residential Zone Site area: 1.2000000476837158 hect Survey date: Tuesday 13/11/2018	HC-03-A-21	TERRACED & SEMI-DETACHED	HAMPSHIRE	Survey Type: Manual
36 BOW LAKE GARDENS NEAR EASTLEIGH BISHOPSTOKE Edge of Town Residential Zone Site area: 1.690000057220459 hect Survey date: Wednesday 31/10/2018	HC-03-A-22	MIXED HOUSES	HAMPSHIRE	Survey Type: Manual
37 BOTLEY ROAD WHITELEY Edge of Town Out of Town Site area: 7.010000228881836 hect Survey date: Thursday 24/06/2021	HC-03-A-26	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
38	HC-03-A-27	MIXED HOUSES	HAMPSHIRE	



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

DAIRY ROAD ANDOVER Edge of Town Residential Zone Site area: 2.5 hect Survey date: Tuesday 16/11/2021				Survey Type: Manual
39 EAGLE AVENUE WATERLOOVILLE LOVEDEAN Edge of Town Residential Zone Site area: 5.96999979019165 hect Survey date:	HC-03-A-28	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
40 STONEHAM LANE EASTLEIGH Edge of Town Residential Zone Site area: 8.470000267028809 hect Survey date: Tuesday 14/11/2023	HC-03-A-34	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
41 EAGLE AVENUE WATERLOOVILLE LOVEDEAN Edge of Town Residential Zone Site area: 9.100000381469727 hect Survey date: Tuesday 31/10/2023	HC-03-A-35	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
42 HAVANT ROAD EMSWORTH Edge of Town Residential Zone Site area: 6.230000019073486 hect Survey date: Tuesday 12/09/2023	HC-03-A-36	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
43 REDFIELDS LANE FLEET CHURCH CROOKHAM Edge of Town Residential Zone Site area: 3.46 hect Survey date: Wednesday 27/03/2024	HC-03-A-37	MIXED HOUSES	HAMPSHIRE	Survey Type: Manual
44 CROW LANE RINGWOOD CROW Edge of Town Residential Zone Site area: 6.199999809265137 hect Survey date: Wednesday 26/06/2024	HC-03-A-38	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
45 KILN ROAD LIPHOOK Edge of Town	HC-03-A-39	MIXED HOUSES & FLATS	HAMPSHIRE	



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

Residential Zone

Site area: 6.09 hect

Survey date: Thursday 14/11/2024

Survey Type: Manual

46 CROW LANE RINGWOOD CROW Edge of Town Residential Zone Site area: 6.2 hect Survey date:	HC-03-A-41	MIXED HOUSES & FLATS	HAMPSHIRE	Survey Type: Manual
47 HARE STREET ROAD BUNTINGFORD Edge of Town Residential Zone Site area: 5.670000076293945 hect Survey date:	HF-03-A-03	MIXED HOUSES	HERTFORDSHIRE	Survey Type: Manual
48 HOLMSIDE RISE WATFORD SOUTH OXHEY Edge of Town Residential Zone Site area: 0.1899999976158142 hect Survey date:	HF-03-A-05	TERRACED HOUSES	HERTFORDSHIRE	Survey Type: Manual
49 A505 ROYSTON Edge of Town Residential Zone Site area: 8 hect Survey date: Tuesday 28/11/2023	HF-03-A-06	MIXED HOUSES & FLATS	HERTFORDSHIRE	Survey Type: Manual
50 STEVENSON ROAD INVERNESS INSHES Edge of Town Residential Zone Site area: 4.599999904632568 hect Survey date:	HI-03-A-11	BUNGALOWS	HIGHLAND	Survey Type: Manual
51 KINGSMILLS ROAD INVERNESS Edge of Town Residential Zone Site area: 0.47999998927116394 hect Survey date: Thursday 21/05/2009	HI-03-A-13	HOUSING	HIGHLAND	Survey Type: Manual
52 SCARLETT ROAD CASTLETOWN Edge of Town Residential Zone Site area: 2.190000057220459 hect Survey date: Tuesday 21/05/2024	IM-03-A-05	MIXED HOUSES	ISLE OF MAN	Survey Type: Manual



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

53 MOORAGH PROMENADE RAMSEY Edge of Town Residential Zone Site area: 6.900000095367432 hect Survey date: Thursday 23/05/2024	IM-03-A-06	MIXED HOUSES	ISLE OF MAN	Survey Type: Manual
54 RECVLVER ROAD HERNE BAY Edge of Town Residential Zone Site area: 9.460000038146973 hect Survey date: Wednesday 27/09/2017	KC-03-A-07	MIXED HOUSES	KENT	Survey Type: Manual
55 HEADCORN ROAD STAPLEHURST Edge of Town Residential Zone Site area: 3.9100000858306885 hect Survey date: Tuesday 09/05/2023	KC-03-A-10	MIXED HOUSES	KENT	Survey Type: Manual
56 WESTERN LINK FAVERSHAM DAVINGTON Edge of Town Residential Zone Site area: 6.78000020980835 hect Survey date: Tuesday 19/09/2023	KC-03-A-12	MIXED HOUSES & FLATS	KENT	Survey Type: Manual
57 HEADCORN ROAD STAPLEHURST Edge of Town Residential Zone Site area: 6.84 hect Survey date: Thursday 22/05/2025	KC-03-A-14	MIXED HOUSES	KENT	Survey Type: Manual
58 FRESHFORD ROAD KILKENNY FRIARSINCH Edge of Town Residential Zone Site area: 6.5 hect Survey date: Wednesday 26/11/2008	KK-03-A-03	MIXED HOUSING	KILKENNY	Survey Type: Manual
59 CLIFTON DRIVE NORTH BLACKPOOL Edge of Town Residential Zone Site area: 6.429999828338623 hect Survey date: Tuesday 18/10/2005	LC-03-A-22	BUNGALOWS	LANCASHIRE	Survey Type: Manual
60 REDWOOD AVENUE MELTON MOWBRAY Edge of Town Residential Zone	LE-03-A-01	DETACHED	LEICESTERSHIRE	



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

Site area: 0.4000000059604645 hect
Survey date: Tuesday 03/05/2005

Survey Type: Manual

61 BRANT ROAD LINCOLN BRACEBRIDGE Edge of Town Residential Zone Site area: 6 hect Survey date: Tuesday 15/05/2007	LN-03-A-01	MIXED HOUSES	LINCOLNSHIRE	Survey Type: Manual
---	-------------------	---------------------	---------------------	---------------------

62 R155 RATOATH Edge of Town Residential Zone Site area: 2.4 hect Survey date: Wednesday 30/10/2024	ME-03-A-01	PRIVATELY OWNED HOUSES	MEATH	Survey Type: Manual
--	-------------------	-------------------------------	--------------	---------------------

63 OTTERHAM QUAY LANE RAINHAM Edge of Town Residential Zone Site area: 0.699999988079071 hect Survey date:	MW-03-A-02	MIXED HOUSES	MEDWAY	Survey Type: Manual
---	-------------------	---------------------	---------------	---------------------

64 HALING WAY THETFORD Edge of Town Residential Zone Site area: 0.6299999952316284 hect Survey date: Wednesday 16/09/2015	NF-03-A-03	DETACHED HOUSES	NORFOLK	Survey Type: Manual
--	-------------------	------------------------	----------------	---------------------

65 HEATH DRIVE HOLT Edge of Town Residential Zone Site area: 1.5700000524520874 hect Survey date: Thursday 19/09/2019	NF-03-A-05	MIXED HOUSES	NORFOLK	Survey Type: Manual
--	-------------------	---------------------	----------------	---------------------

66 BEAUFORT WAY GREAT YARMOUTH BRADWELL Edge of Town Residential Zone Site area: 9.270000457763672 hect Survey date:	NF-03-A-06	MIXED HOUSES	NORFOLK	Survey Type: Manual
--	-------------------	---------------------	----------------	---------------------

67 ROUND HOUSE WAY NORWICH CRINGLEFORD Edge of Town Residential Zone Site area: 44.5099983215332 hect Survey date: Tuesday 24/09/2019	NF-03-A-09	MIXED HOUSES & FLATS	NORFOLK	Survey Type: Manual
---	-------------------	---------------------------------	----------------	---------------------

68	NF-03-A-23	MIXED HOUSES & FLATS	NORFOLK	
-----------	-------------------	---------------------------------	----------------	--



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

SILFIELD ROAD WYMONDHAM Edge of Town Out of Town Site area: 26.43000030517578 hect Survey date: Wednesday 22/09/2021				Survey Type: Manual
69 WOODFARM LANE GORLESTON-ON-SEA Edge of Town Residential Zone Site area: 3.0999999046325684 hect Survey date: Tuesday 21/09/2021	NF-03-A-25	MIXED HOUSES & FLATS	NORFOLK	Survey Type: Manual
70 ATLANTIC AVENUE NORWICH SPROWSTON Edge of Town Residential Zone Site area: 38 hect Survey date: Thursday 22/09/2022	NF-03-A-28	MIXED HOUSES & FLATS	NORFOLK	Survey Type: Manual
71 BRANDON ROAD SWAFFHAM Edge of Town Residential Zone Site area: 11.770000457763672 hect Survey date: Thursday 23/09/2021	NF-03-A-30	MIXED HOUSES	NORFOLK	Survey Type: Manual
72 LONDON ROAD ATTLEBOROUGH Edge of Town Residential Zone Site area: 4.78000020980835 hect Survey date: Thursday 29/09/2022	NF-03-A-33	MIXED HOUSES	NORFOLK	Survey Type: Manual
73 NORWICH ROAD SWAFFHAM Edge of Town Out of Town Site area: 3.1500000953674316 hect Survey date: Tuesday 27/09/2022	NF-03-A-34	MIXED HOUSES	NORFOLK	Survey Type: Manual
74 REPTON AVENUE NORWICH Edge of Town Residential Zone Site area: 5.340000152587891 hect Survey date: Wednesday 28/09/2022	NF-03-A-35	MIXED HOUSES & FLATS	NORFOLK	Survey Type: Manual
75 GREENFIELDS ROAD DEREHAM Edge of Town Residential Zone Site area: 1.6399999856948853 hect Survey date: Tuesday 27/09/2022	NF-03-A-37	MIXED HOUSES	NORFOLK	Survey Type: Manual



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

76 BEAUFORT WAY GREAT YARMOUTH BRADWELL Edge of Town Residential Zone Site area: 18.059999465942383 hect Survey date: Tuesday 20/09/2022	NF-03-A-38	MIXED HOUSES	NORFOLK	Survey Type: Manual
77 HEATH DRIVE HOLT Edge of Town Residential Zone Site area: 7.840000152587891 hect Survey date: Tuesday 27/09/2022	NF-03-A-39	MIXED HOUSES	NORFOLK	Survey Type: Manual
78 BURGH ROAD AYLSHAM Edge of Town Residential Zone Site area: 13.050000190734863 hect Survey date: Tuesday 14/09/2021	NF-03-A-46	MIXED HOUSES & FLATS	NORFOLK	Survey Type: Manual
79 B6018 SUTTON ROAD KIRKBY-IN-ASHFIELD Edge of Town Residential Zone Site area: 7.53000020980835 hect Survey date: Wednesday 28/06/2006	NT-03-A-03	SEMI DETACHED	NOTTINGHAMSHIRE	Survey Type: Manual
80 WIGHAY ROAD HUCKNALL Edge of Town Residential Zone Site area: 1.6100000143051147 hect Survey date:	NT-03-A-08	DETACHED HOUSES	NOTTINGHAMSHIRE	Survey Type: Manual
81 HORSEFAIR BOROUGHBRIDGE Edge of Town Residential Zone Site area: 1.7899999618530273 hect Survey date: Wednesday 18/09/2013	NY-03-A-11	PRIVATE HOUSING	NORTH YORKSHIRE	Survey Type: Manual
82 PALACE ROAD RIPON Edge of Town Residential Zone Site area: 2.9000000953674316 hect Survey date: Wednesday 18/05/2022	NY-03-A-14	DETACHED & BUNGALOWS	NORTH YORKSHIRE	Survey Type: Manual
83 MILBY ROAD BOROUGHBRIDGE MILBY Edge of Town	NY-03-A-15	DETACHED & SEMI-DETACHED	NORTH YORKSHIRE	



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

Residential Zone

Site area: 6.8 hect

Survey date: Thursday 19/09/2024

Survey Type: Manual

84 HIGH ROAD BYFLEET Edge of Town Residential Zone Site area: 3.200000047683716 hect Survey date: Thursday 23/01/2014	SC-03-A-04	DETACHED & TERRACED	SURREY	Survey Type: Manual
--	-------------------	--------------------------------	---------------	---------------------

85 REIGATE ROAD HORLEY Edge of Town Residential Zone Site area: 46.799999923706055 hect Survey date: Wednesday 04/05/2022	SC-03-A-08	MIXED HOUSES	SURREY	Survey Type: Manual
--	-------------------	---------------------	---------------	---------------------

86 FOLLY HILL FARNHAM Edge of Town Residential Zone Site area: 5.820000171661377 hect Survey date: Tuesday 14/05/2024	SC-03-A-11	MIXED HOUSES	SURREY	Survey Type: Manual
--	-------------------	---------------------	---------------	---------------------

87 AARONS HILL GODALMING Edge of Town Residential Zone Site area: 9.380000114440918 hect Survey date: Wednesday 12/06/2024	SC-03-A-12	MIXED HOUSES & FLATS	SURREY	Survey Type: Manual
---	-------------------	---------------------------------	---------------	---------------------

88 HOLLOWAY HILL CHERTSEY Edge of Town Residential Zone Site area: 8.1 hect Survey date: Tuesday 22/10/2024	SC-03-A-14	MIXED HOUSES & FLATS	SURREY	Survey Type: Manual
--	-------------------	---------------------------------	---------------	---------------------

89 STOKE PARK DRIVE IPSWICH MAIDENHALL Edge of Town Residential Zone Site area: 7.099999904632568 hect Survey date: Thursday 24/05/2007	SF-03-A-02	SEMI DET./TERRACED	SUFFOLK	Survey Type: Manual
---	-------------------	---------------------------	----------------	---------------------

90 BARTON HILL BURY ST EDMUNDS FORNHAM ST MARTIN Edge of Town Out of Town Site area: 3.5999999046325684 hect Survey date:	SF-03-A-03	MIXED HOUSES	SUFFOLK	Survey Type: Manual
---	-------------------	---------------------	----------------	---------------------

91	SF-03-A-05	DETACHED HOUSES	SUFFOLK	
-----------	-------------------	------------------------	----------------	--



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

VALE LANE BURY ST EDMUNDS Edge of Town Residential Zone Site area: 1.149999976158142 hect Survey date: Wednesday 09/09/2015				Survey Type: Manual
92	SF-03-A-10	TERRACED & SEMI-DETACHED	SUFFOLK	
LOVETOFTS DRIVE IPSWICH WHITEHOUSE Edge of Town Residential Zone Site area: 4.920000076293945 hect Survey date: Tuesday 22/06/2021				Survey Type: Manual
93	SF-03-A-11	BUNGALOWS	SUFFOLK	
WHITTON CHURCH LANE IPSWICH WHITTON Edge of Town Residential Zone Site area: 1.55 hect Survey date: Wednesday 06/11/2024				Survey Type: Manual
94	SH-03-A-06	BUNGALOWS	SHROPSHIRE	
ELLESMERE ROAD SHREWSBURY Edge of Town Residential Zone Site area: 0.800000011920929 hect Survey date: Thursday 22/05/2014				Survey Type: Manual
95	SM-03-A-01	DETACHED & SEMI	SOMERSET	
WEMBDON ROAD BRIDGWATER NORTHFIELD Edge of Town Residential Zone Site area: 1.399999976158142 hect Survey date: Thursday 24/09/2015				Survey Type: Manual
96	SP-03-A-03	MIXED HOUSES & FLATS	SOUTHAMPTON	
BARNFIELD WAY NEAR SOUTHAMPTON HEDGE END Edge of Town Out of Town Site area: 20.8999999618530273 hect Survey date: Thursday 03/10/2024				Survey Type: Manual
97	ST-03-A-07	DETACHED & SEMI-DETACHED	STAFFORDSHIRE	
BEACONSIDE STAFFORD MARSTON GATE Edge of Town Residential Zone Site area: 9 hect Survey date: Wednesday 22/11/2017				Survey Type: Manual
98	TE-03-A-03	SEMI-DETACHED/TERRACED	TELFORD & WREKIN	
SANDCROFT TELFORD				



Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

SUTTON HILL

Edge of Town

Residential Zone

Site area: 1.3200000524520874 hect

Survey date: Thursday 24/10/2013

Survey Type: Manual

99 TI-03-A-01 MIXED HOUSES TIPPERARY

BRITTAS ROAD

THURLES

Edge of Town

Out of Town

Site area: 3.430000066757202 hect

Survey date: Thursday 17/06/2021

Survey Type: Manual

100 TK-03-A-01 SEMI-DET. THURROCK

MILTON ROAD

STANFORD-LE-HOPE

CORRINGHAM

Edge of Town

Residential Zone

Site area: 6.840000152587891 hect

Survey date: Tuesday 13/05/2008

Survey Type: Manual

101 TW-03-A-01 SEMI DETACHED TYNE & WEAR

LEECHMERE ROAD

SUNDERLAND

HILLVIEW

Edge of Town

Residential Zone

Site area: 2.5 hect

Survey date: Wednesday 18/09/2002

Survey Type: Manual

102 VG-03-A-01 SEMI-DETACHED & TERRACED VALE OF GLAMORGAN

ARTHUR STREET

BARRY

Edge of Town

Residential Zone

Site area: 0.20999999344348907 hect

Survey date:

Survey Type: Manual

103 WA-03-A-04 DETACHED WATERFORD

MAYPARK LANE

WATERFORD

Edge of Town

Residential Zone

Site area: 28.59000015258789 hect

Survey date: Tuesday 24/06/2014

Survey Type: Manual

104 WB-03-A-04 MIXED HOUSES WEST BERKSHIRE

DORKING WAY

READING

CALCOT

Edge of Town

Residential Zone

Site area: 7.5 hect

Survey date: Thursday 12/09/2024

Survey Type: Manual

105 WL-03-A-01 SEMI D./TERRACED W. BASSETT WILTSHIRE

MAPLE DRIVE

WOOTTON BASSETT

Edge of Town

Residential Zone

Site area: 3.0999999046325684 hect

Survey date: Survey Type: Manual

107	WM-03-A-06	BUNGALOWS	WEST MIDLANDS
NARBERTH WAY			
COVENTRY			
POTTERS GREEN			
Edge of Town			
Residential Zone			
Site area: 0.4699999988079071 hect			
Survey date: Thursday 17/10/2013			
			Survey Type: Manual

108	WS-03-A-04	MIXED HOUSES	WEST SUSSEX
HILLS FARM LANE			
HORSHAM			
BROADBRIDGE HEATH			
Edge of Town			
Residential Zone			
Site area: 5.449999809265137 hect			
Survey date: Thursday 11/12/2014			
			Survey Type: Manual

109	WS-03-A-08	MIXED HOUSES	WEST SUSSEX
ROUNDSTONE LANE			
ANGMERING			
Edge of Town			
Residential Zone			
Site area: 8.859999656677246 hect			
Survey date: Thursday 19/04/2018			
			Survey Type: Manual

110	WS-03-A-11	MIXED HOUSES	WEST SUSSEX
ELLIS ROAD			
WEST HORSHAM			
S BROADBRIDGE HEATH			
Edge of Town			
Residential Zone			
Site area: 50 hect			
Survey date: Tuesday 02/04/2019			
			Survey Type: Manual

111	WS-03-A-13	MIXED HOUSES & FLATS	WEST SUSSEX
LITTLEHAMPTON ROAD			
WORTHING			
WEST DURRINGTON			
Edge of Town			
Residential Zone			
Site area: 5.360000133514404 hect			
Survey date: Wednesday 23/06/2021			
			Survey Type: Manual

112	WS-03-A-14	MIXED HOUSES	WEST SUSSEX
TODDINGTON LANE			
LITTLEHAMPTON			
WICK			
Edge of Town			
Residential Zone			
Site area: 2.8299999237060547 hect			
Survey date: Wednesday 20/10/2021			
			Survey Type: Manual

113	WS-03-A-22	MIXED HOUSES & FLATS	WEST SUSSEX
SHOPWHYKE ROAD CHICHESTER Edge of Town Residential Zone Site area: 3.799999952316284 hect Survey date: Tuesday 19/03/2024			
Survey Type: Manual			
114	WS-03-A-23	MIXED HOUSES & FLATS	WEST SUSSEX
TURNERS HILL ROAD EAST GRINSTEAD Edge of Town Residential Zone Site area: 6.639999866485596 hect Survey date: Tuesday 14/05/2024			
Survey Type: Manual			
115	WS-03-A-24	MIXED HOUSES	WEST SUSSEX
MADGWICK LANE CHICHESTER WESTHAMPNETT Edge of Town Village Site area: 13.489999771118164 hect Survey date: Thursday 23/05/2024			
Survey Type: Manual			
116	WS-03-A-26	MIXED HOUSES & FLATS	WEST SUSSEX
RUSPER ROAD HORSHAM NORTH HORSHAM Edge of Town Residential Zone Site area: 4 hect Survey date: Tuesday 24/09/2024			
Survey Type: Manual			

Audit Code: 9f09b382-117f-4397-85e3-5071cb115f55

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

Total Vehicles

Calculation factor: 1 DWELLS

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. DWELLS	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	116	159	0.076	0.299	0.375
08:00-09:00	116	159	0.161	0.401	0.562
09:00-10:00	116	159	0.144	0.177	0.321
10:00-11:00	116	159	0.120	0.145	0.265
11:00-12:00	116	159	0.136	0.142	0.278
12:00-13:00	116	159	0.162	0.150	0.312
13:00-14:00	116	159	0.158	0.148	0.306
14:00-15:00	116	159	0.161	0.179	0.340
15:00-16:00	116	159	0.261	0.177	0.438
16:00-17:00	116	159	0.282	0.169	0.451
17:00-18:00	116	159	0.357	0.177	0.534
18:00-19:00	116	159	0.283	0.162	0.445
19:00-20:00	2	20	0.171	0.122	0.293
20:00-21:00	2	20	0.195	0.146	0.341
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			2.667	2.594	5.261

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: 9f09b382-117f-4397-85e3-5071cb115f55

Parameter Summary:

Trip rate parameter range selected:	4 - 99 (units: DWELLS)
Survey date date range:	06/02/2001 - 30/06/2025
Number of weekdays (Monday-Friday):	116
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	21
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: 9f09b382-117f-4397-85e3-5071cb115f55

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

Total People

Calculation factor: 1 DWELLS

**BOLD print indicates peak (busiest) period*

Time Range	No. Days	Ave. DWELLS	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	116	159	0.108	0.483	0.591
08:00-09:00	116	159	0.238	0.819	1.057
09:00-10:00	116	159	0.214	0.280	0.494
10:00-11:00	116	159	0.176	0.226	0.402
11:00-12:00	116	159	0.210	0.223	0.433
12:00-13:00	116	159	0.244	0.228	0.472
13:00-14:00	116	159	0.241	0.222	0.463
14:00-15:00	116	159	0.259	0.271	0.530
15:00-16:00	116	159	0.583	0.298	0.881
16:00-17:00	116	159	0.521	0.279	0.800
17:00-18:00	116	159	0.570	0.297	0.867
18:00-19:00	116	159	0.453	0.276	0.729
19:00-20:00	2	20	0.293	0.195	0.488
20:00-21:00	2	20	0.268	0.195	0.463
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			4.378	4.292	8.670

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: 9f09b382-117f-4397-85e3-5071cb115f55

Parameter Summary:

Trip rate parameter range selected:	4 - 99 (units: DWELLS)
Survey date date range:	06/02/2001 - 30/06/2025
Number of weekdays (Monday-Friday):	116
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	21
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: 9f09b382-117f-4397-85e3-5071cb115f55

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

Vehicle Occupants

Calculation factor: 1 DWELLS

**BOLD print indicates peak (busiest) period*

Time Range	No. Days	Ave. DWELLS	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	116	159	0.088	0.405	0.493
08:00-09:00	116	159	0.195	0.646	0.841
09:00-10:00	116	159	0.177	0.236	0.413
10:00-11:00	116	159	0.151	0.192	0.343
11:00-12:00	116	159	0.176	0.188	0.364
12:00-13:00	116	159	0.208	0.196	0.404
13:00-14:00	116	159	0.205	0.188	0.393
14:00-15:00	116	159	0.216	0.230	0.446
15:00-16:00	116	159	0.435	0.243	0.678
16:00-17:00	116	159	0.427	0.234	0.661
17:00-18:00	116	159	0.496	0.248	0.744
18:00-19:00	116	159	0.391	0.232	0.623
19:00-20:00	2	20	0.220	0.195	0.415
20:00-21:00	2	20	0.268	0.195	0.463
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			3.653	3.628	7.281

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: 9f09b382-117f-4397-85e3-5071cb115f55

Parameter Summary:

Trip rate parameter range selected:	4 - 99 (units: DWELLS)
Survey date date range:	06/02/2001 - 30/06/2025
Number of weekdays (Monday-Friday):	116
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	21
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: 9f09b382-117f-4397-85e3-5071cb115f55

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

Pedestrians

Calculation factor: 1 DWELLS

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. DWELLS	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	116	159	0.016	0.044	0.060
08:00-09:00	116	159	0.035	0.118	0.153
09:00-10:00	116	159	0.031	0.031	0.062
10:00-11:00	116	159	0.021	0.025	0.046
11:00-12:00	116	159	0.027	0.027	0.054
12:00-13:00	116	159	0.029	0.026	0.055
13:00-14:00	116	159	0.028	0.027	0.055
14:00-15:00	116	159	0.033	0.034	0.067
15:00-16:00	116	159	0.105	0.045	0.150
16:00-17:00	116	159	0.062	0.035	0.097
17:00-18:00	116	159	0.047	0.039	0.086
18:00-19:00	116	159	0.043	0.036	0.079
19:00-20:00	2	20	0.073	0.000	0.073
20:00-21:00	2	20	0.000	0.000	0.000
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			0.550	0.487	1.037

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: 9f09b382-117f-4397-85e3-5071cb115f55

Parameter Summary:

Trip rate parameter range selected:	4 - 99 (units: DWELLS)
Survey date date range:	06/02/2001 - 30/06/2025
Number of weekdays (Monday-Friday):	114
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	21
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: 9f09b382-117f-4397-85e3-5071cb115f55

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

Public Transport Users

Calculation factor: 1 DWELLS

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. DWELLS	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	116	159	0.001	0.024	0.025
08:00-09:00	116	159	0.003	0.032	0.035
09:00-10:00	116	159	0.003	0.008	0.011
10:00-11:00	116	159	0.003	0.006	0.009
11:00-12:00	116	159	0.004	0.006	0.010
12:00-13:00	116	159	0.004	0.004	0.008
13:00-14:00	116	159	0.005	0.004	0.009
14:00-15:00	116	159	0.006	0.004	0.010
15:00-16:00	116	159	0.026	0.005	0.031
16:00-17:00	116	159	0.018	0.002	0.020
17:00-18:00	116	159	0.015	0.002	0.017
18:00-19:00	116	159	0.012	0.003	0.015
19:00-20:00	2	20	0.000	0.000	0.000
20:00-21:00	2	20	0.000	0.000	0.000
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			0.100	0.100	0.200

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: 9f09b382-117f-4397-85e3-5071cb115f55

Parameter Summary:

Trip rate parameter range selected:	4 - 99 (units: DWELLS)
Survey date date range:	06/02/2001 - 30/06/2025
Number of weekdays (Monday-Friday):	94
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	21
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.