

# Technical Note 2: Highways



Project: Dobroyd Mill, Jackson Bridge / Hepworth,  
West Yorkshire

24 November 2017

This Technical Note has been written in response to the additional consultation comments dated 24<sup>th</sup> October 2017 made by Kirklees Metropolitan Council's (KMC) Highways Officers on planning application reference 2017 / 90620. The document was not annotated on every page but amounts to three pages. Reference is therefore made to the pages (1 to 3 in the PDF document). The said document is attached to this Technical Note.

**Page 1** refers to our Technical Note 1 dated 2<sup>nd</sup> August 2017. It comments that the PICADY analysis undertaken at the Bank Street / A616 Sheffield Road junction showed the junction would continue to operate safely. The response makes reference to concerns regarding the development impact on the New Mill junction which has never been raised previously. The Council also raises concern regarding the TRICS data used for the proposed restaurant use to determine parking accumulation on the site.

**Page 2** continues with the traffic generation theme and then makes nine comments labelled A to I which ends on **Page 3** with the suggestion that a meeting be arranged. That meeting took place on Friday 3<sup>rd</sup> November 2017.

The following paragraphs respond to the nine comments raised using the Council's annotation:

**Comments A to D** – Whilst the rates used for the proposed restaurant were ones provided to Via Solutions for an out of centre restaurant in Poole in Wharfedale as put forward by Leeds City Council it was agreed that the way forward would be to revise the development proposals to meet the Council's parking guidance for the respective uses. The original proposal of 80 spaces would be significantly less than would be required for the then worst case scenario in the mill conversion of 18 flats on two floors, a further floor plate of offices and the ground floor split in to offices and an A3 use.

A revised scheme for the mill conversion is now put forward which would not exceed the proposed provision of 78 spaces on site using the Council's parking guidance.

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The revised scheme would convert the top three floors of the retained mill building to residential apartments (27 no.). As these would be two bed units then each would require 1.5 spaces plus 1 space per 4 units giving a total of 48 spaces.

After careful consideration the proposed restaurant / A3 use on the ground floor has been removed from the scheme. The ground floor of some 650sqm will be for employment uses (B1a – B1c) with the worst case (in terms of parking requirements) of offices being assessed against the Council's guidance. Using one space per 25sqm this would require 26 spaces.

It is likely the remaining four spaces would be used by the Hepworth Band members. Therefore, the provision of 78 spaces meets the Council's guidance.

In terms of the proposed offices we have now used 85<sup>th</sup> percentile rates which provide a robust traffic generation.

**Comment E** – the normal practice of drawing a long section with a 1 to 10 exaggeration was not carried out as to do so would merely show the already dramatic change in level to an extreme. We have however added the existing ground profile as requested which clearly shows the significant change in levels that the proposed road has to climb. 20m vertical curves are also shown although in reality the change in the grades is so small the vertical curves would be almost impossible to differentiate from the straight grades.

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**Comment F** – a qualitative assessment of the pedestrian infrastructure / linkages has been carried out and is provided as a separate document.

**Comment G** – further swept path analyses have been carried out as requested both at the junction with Hepworth Road and along the new spine road. The latter has been widened to suit the passage of a KMC refuse vehicle meeting a car as necessary. Revised drawings are attached showing these. The turning head swept path does work but as this is part of the outline application this can be conditioned.

**Comment H** – condition acceptable.

**Comment I** – a revised layout drawing has been prepared by KPP and is submitted.

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## Other matters

The revised proposals will affect the predicted traffic from the overall development. Previously it was predicted the development would generate 106 and 120 vehicles in the AM and PM peak periods respectively. The table below shows the revised flows for 75 houses, 27 apartments and 650sqm of offices.

**TABLE 1. POTENTIAL TRAFFIC GENERATIONS – PROPOSED MIX**

	Morning Peak		Evening Peak	
Houses	15	45	45	15
Apartments (27)	4	8	9	5
Offices B1 (a)	14	3	3	11
Total	33	56	57	31

The revised proposals are predicted to generate 89 and 88 vehicles in the AM and PM peak periods which is some 17 and 32 fewer vehicle movements than the original scheme. Consequently, no further analysis of the Bank Street junction with the A616 is required as it has already been accepted by KMC that it will operate safely and within capacity with higher development flows.

The analysis of the Bank Street junction with the A616 made a worst case assumption that all development traffic would arrive and depart via Bank Street. Clearly this would not occur in reality as the location of the development site means that residents will have several choices in terms of where they might travel to and from work.

In order to determine where residents might travel to work to and from the site reference has been made to the 2011 Census Data using the Lower Layer Super Output areas of 059A, 059C, 059D and 059E. Destinations in the Yorkshire and Humber, East Midlands and North West regions were interrogated and any zero returns removed from the analyses. The traffic traveling to those destinations was then allocated to potential routes namely the New Mill

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junction (for North and East), A629 South and Scholes Road or Dean Bridge Lane (for westerly destinations). It was agreed with KMC officers that 5% of New Mill traffic might chose to use Spring Lane instead so some traffic has been allocated accordingly. These calculations are attached to this Technical Note and show that 67.62% of development traffic might still use the New Mill junction.

We are advised that the present use of the development site is for the storage of machinery, goods and equipment with no manufacturing taking place anymore. The top three floors of the old mill building are vacant / unused. If this floorspace (2,508sqm) is taken away from the total on site (12,958sqm) then the current area used for warehousing purposes amounts to 17,535sqm. Using the generation rates from our January 2017 Transport Assessment and this floorspace gives the figures in the table below:

**TABLE 2. TRIP RATES AND FLOWS – CURRENT USE**

	Morning Peak		Evening Peak	
	Arrivals	Departures	Arrivals	Departures
B8 Trip Rates	0.266	0.213	0.075	0.124
B8 Traffic Flows	47	37	13	22

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Therefore, the net increase in traffic flows on the development site is determined by taking the flows in Table 2 away from those in Table 1 as given in Table 3 below:

**TABLE 3. NET DEVELOPMENT FLOWS**

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	Morning Peak		Evening Peak	
	Arrivals	Departures	Arrivals	Departures
Existing B8 Use	47	37	13	22
Proposed Uses	33	56	57	31
Net Change	-14	+19	+44	+9

From Table 3 it is shown that the revised development proposals would generate a net increase of 5 and 53 vehicle movements on to the local highway network in the AM and PM peak hours. When this traffic is distributed on to the highway network in line with the calculations above then the predicted net increase in traffic at the A616 New Mill junction is 4 and 36 vehicles in the AM and PM peak hours.

24 November 2017

## Attachments

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- 1 - KMC Highways Comments 24 / 10 / 17
- 2 - Swept Path Analyses
- 3 – Road Layout / Long Section
- 4 – Office 85% TRICS Data
- 5 – 2011 Census Traffic Distribution

**KIRKLEES COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990  
HIGHWAYS DEVELOPMENT MANAGEMENT**

**PLANNING REF** 2017/62/90620/W0/MW  
**CATEGORY** Small Major

**PROPOSAL** DEMOLITION OF EXISTING BUILDINGS, CHANGE OF USE OF EXISTING BUILDING TO MIXED USES COMPRISING B1A, B1C, A3, C3 AND OUTLINE PERMISSION FOR ERECTION OF 75 DWELLINGS

**LOCATION** DOBROYD MILLS  
HEPWORTH ROAD  
NEW MILL  
HOLMFIRTH  
HD9 1AF

**APPLICANT** ROBERT HALSTEAD CHARTERED SURVEYOR

**HDC Ref. No.** K12-13/4  
**Highway Officer** Mark Berry  
**O. S. Ref.** 163 071  
**Date Received** 22/06/2017  
**Target Date** 29/06/2017  
**Date Returned** 24/10/2017  
**Decision**  
**Route No.** Unclassified  
**Road Name** HEPWORTH ROAD  
**Adopted** Yes  
**Footpath** HOL 141-20  
**Footpath** prow emailed 6/3/17  
**Highway scheme** No

**Potential Committee:** Yes

**Checked by / date** Sam Lewis 06/03/2017

The applicants have provided an addendum to their Transport Assessment dated 2nd August prepared by Via Solutions to address the previous Highways concerns and comments:

The applicants have provided a PICADY Assessment of the Bank Street/A616 Sheffield Road junction. Taking into account traffic flows that include revised restaurant TRICs rates the PICADY analysis shows that the junction should continue to operate well within capacity.

It should be noted that the majority of traffic using this junction either turn left out of Bank Street onto A616 Sheffield Road or right from A616 Sheffield Road into Bank Street.

Peak hour two-way development flows are assessed to be 106 in the AM peak and 120 in the PM peak.

In relation to the current forecast development trips which may be revised once agreement is reached on the restaurant and B1 Office uses, HDM have concerns relating to development traffic inputs on the New Mill junction which require further clarity. It should be noted that there is a highways scheme for the improvement of the New Mill junction where a developer contribution will be required.

The addendum refers to one accident. This occurred in December 2010 when a vehicle passing parked cars hit an overhanging tree branch in poor weather conditions.

Highways Development Management (HDM) had expressed concerns regarding the TRICs assessment using surveys of chain restaurants not being representative. The addendum provides a revised parking accumulation calculation using new data which shows a peak accumulation slightly higher than in the Transport Assessment (69 compared to 55) but still less than the proposed level of provision of 80 spaces.

As far as the parking assessment is concerned Via Solutions consider that the correct approach is to identify the use in a similar location regardless of the actual occupier.

Via Solutions revised TRICs data is based on the following restaurants:

Pizza Hut on a large retail park in Portsmouth PO6 4FB,  
Indian Restaurant in Paisley on the High Street PA1 2AB,  
Lakeside Café attached to a wildlife park which closes at 5 pm ST4 8AY,  
Pizza Hut in Kilmarnock undertaken in 2008.

In terms of public transport in the vicinity of the site there are two bus stops on Hepworth Road and a further stop on Scholes Road near the cross roads junction. The 310, H7 and X7 services use these stops.

The 310 service operates between Hepworth, Scholes, Holmfirth and Huddersfield every 30 minutes during the day Monday to Saturday and hourly during the evenings and on Sundays. The H7 runs twice a day Monday to Friday between Hepworth, New Mill and Holmfirth. The X7 is a limited stop service between Hade Edge, Hepworth, New Mill and Huddersfield operating once during the weekday morning peak hour.

The 310 service runs between Hepworth, Honley and Huddersfield taking between 45 and 50 minutes to reach Huddersfield

H7 is operated by Stott's Coaches runs only twice a day between Hepworth and Holmfirth at 9.30 and 10.00 from Hepworth and 10.15 and 11.15 back from Holmfirth the B service from Holmfirth includes Scholes Moor and Hade Edge

X7 is also operated by Stott's Coaches runs once a day between Hade Edge and Huddersfield at 07.33 from Hade Edge arriving at 08.25 at Huddersfield. There doesn't seem to be an X7 return service.

The only service to Holmfirth is the morning Stott's H7 service

In relation to the above and the information submitted HDM have following comments:

A, Due to the location the surveys of the up-dated TRICs assessments, HDM consider that the data is unlikely to be representative of the proposed restaurant at this site in Jackson Bridge.

B, Given that there is only the 310 service operating throughout the day and only between Hepworth, Honley and Huddersfield it is not reasonable has stated by Via Solutions to assume that the proposed development is considered to be well served by public transport. Highways consider that most trips to the proposed development will be by car and the maximum parking standards are considered applicable.

C, Via Solution comment regarding that restaurant should be assessed based on public floor area and not gross floor area is accepted. The assumption that this will be only 50 percent needs to be justified.

D, The TRICs information for the Office use is taken within the date range 2002 to 2009. Can this be explained? Why are more up to date surveys not used?

E, Longitudinal sections have been provided which show a maximum gradient of 1 of 14. This section should be drawn with a 1 to 10 exaggeration and 20 metre vertical curves should be shown between changes in direction.

F, A qualitative assessment of the pedestrian links from the site to the public transport links should be provided.

G, The swept paths provided do not show the left turn in or right turn out onto Hepworth Road. Given

**KIRKLEES COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990  
HIGHWAYS DEVELOPMENT MANAGEMENT**

**PLANNING REF** 2017/62/90620/W0/MW  
**CATEGORY** Small Major

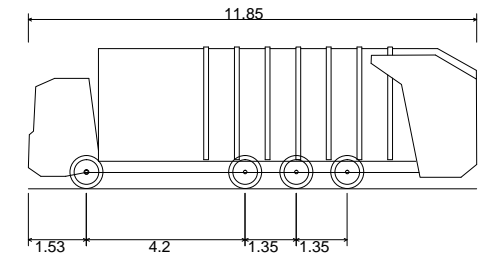
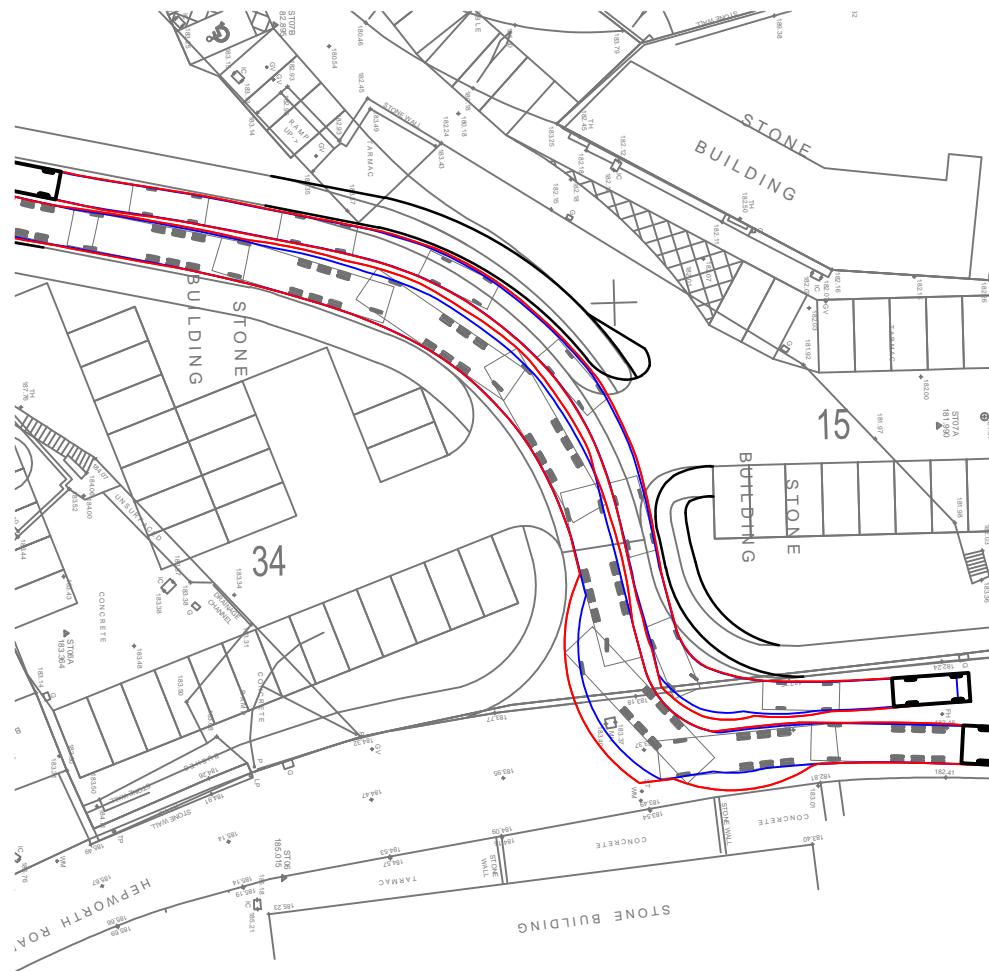
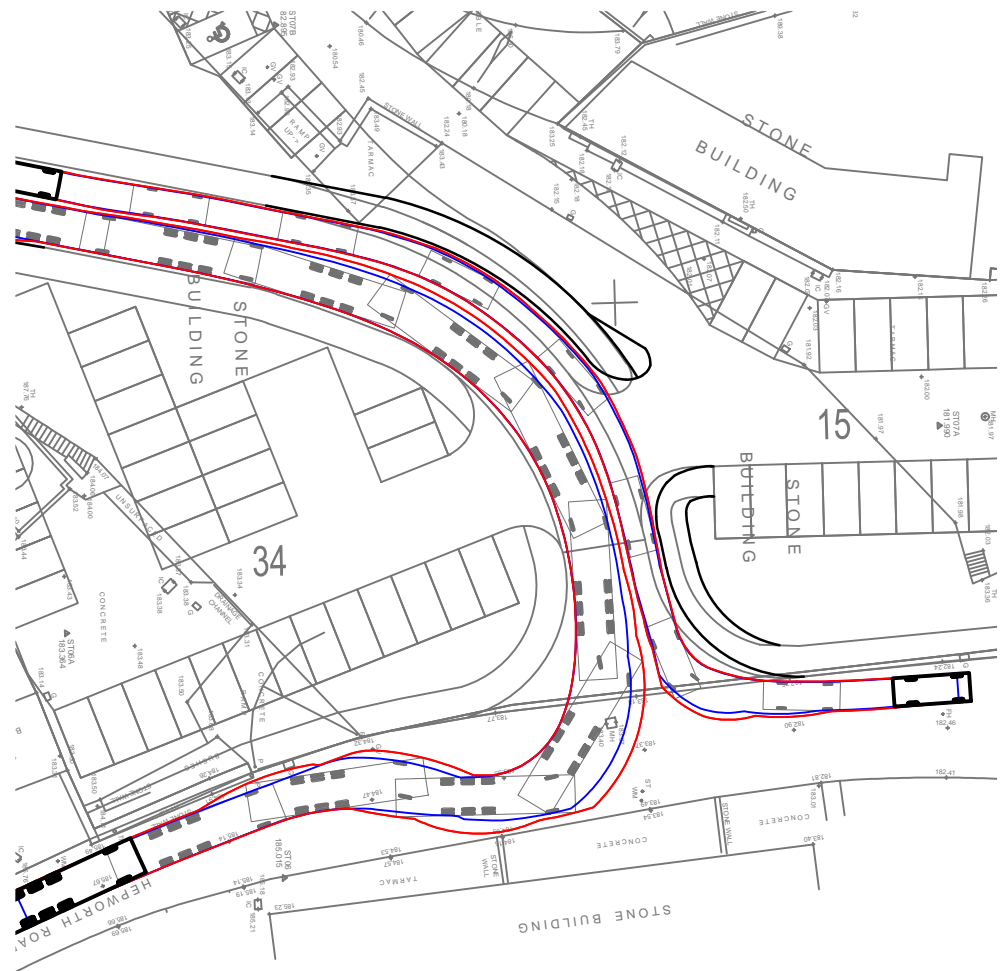
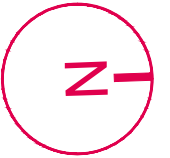
the various uses the access should be wide enough to allow a refuse vehicle to pass another vehicle at the access and along the access road given the horizontal alignment through the site. A refuse vehicle would have to use the full road width as currently proposed. The turning movement shown to the turning head is tight and this needs to be improved in width to allow more comfortable turning and manoeuvre.

H, Via Solutions confirm that the part of the development proposals affecting any PROW's (Public Rights of Way) is an outline application and can be conditioned regarding their protection and diversion.

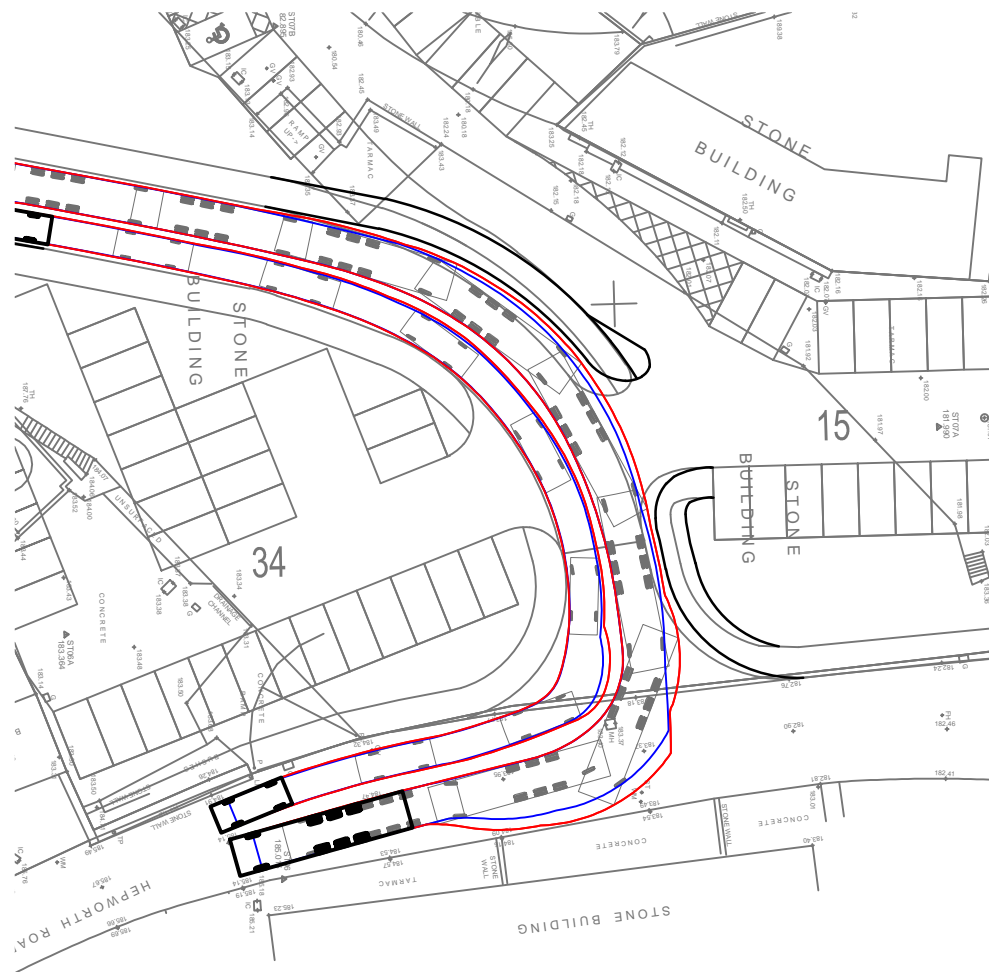
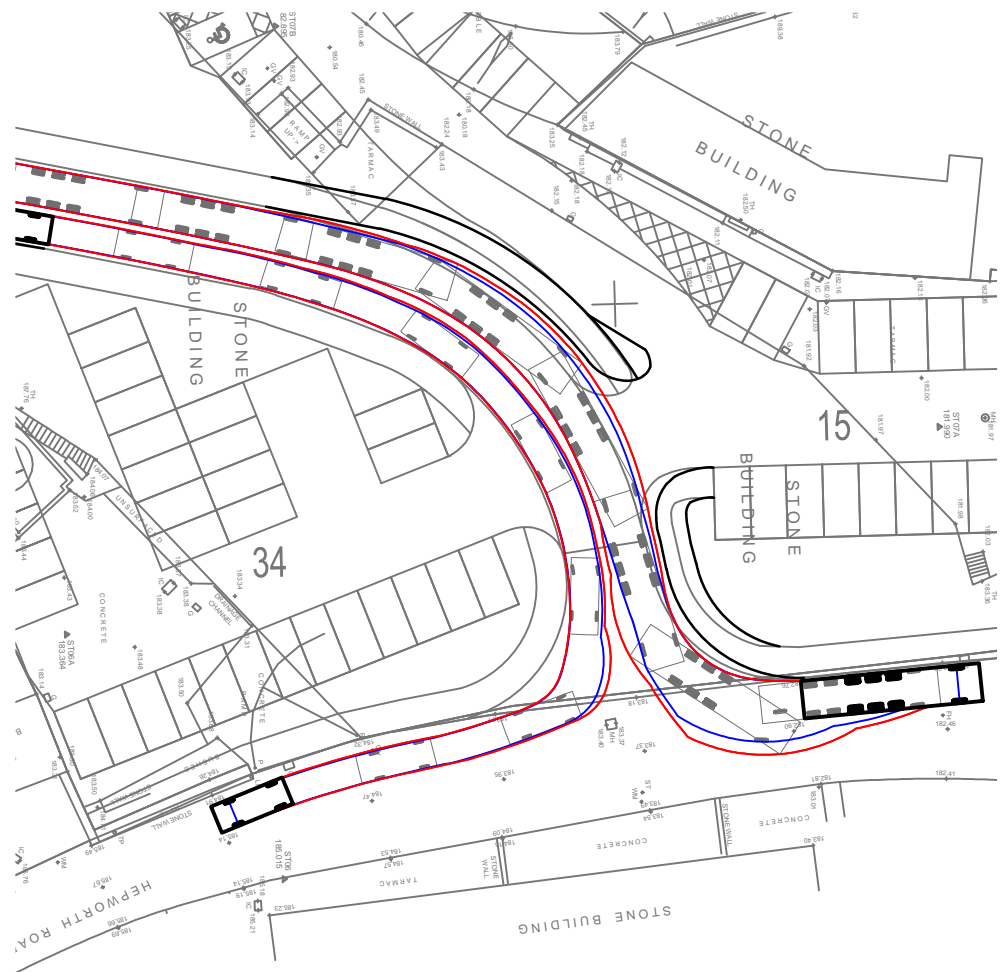
I, A dimensioned drawing to a reasonable scale showing the layout of the car park, access from Hepworth Road, footways, bin storage and collection points, points of access to the proposed change of use (apartments, restaurant, offices) and retained band building should be provided. This should also show the proposed visibility splays as appropriate. The 1 to 1000 scale plan provided is unclear.

To discuss the HDM matters further a meeting with the developer's highways consultant would be beneficial.

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KIRKLEES REFUSE VEHICLE	
OVERALL LENGTH	11.850m
OVERALL WIDTH	2.500m
OVERALL BODY HEIGHT	3.749m
MIN BODY GROUND CLEARANCE	0.302m
TRACK WIDTH	2.490m
LOCK TO LOCK TIME	6.00s
WALL TO WALL TURNING RADIUS	11.000m



**VIASOLUTIONS**

THE OLD COACH HOUSE, 1 CAMPBELL STREET  
PUDSEY LS28 6DP  
tel: 0113 3453957  
email: [highwaymen@viasolutions.co.uk](mailto:highwaymen@viasolutions.co.uk)

DOBROYD MILL, JACKSON BRIDGE  
HEPWORTH, WEST YORKSHIRE

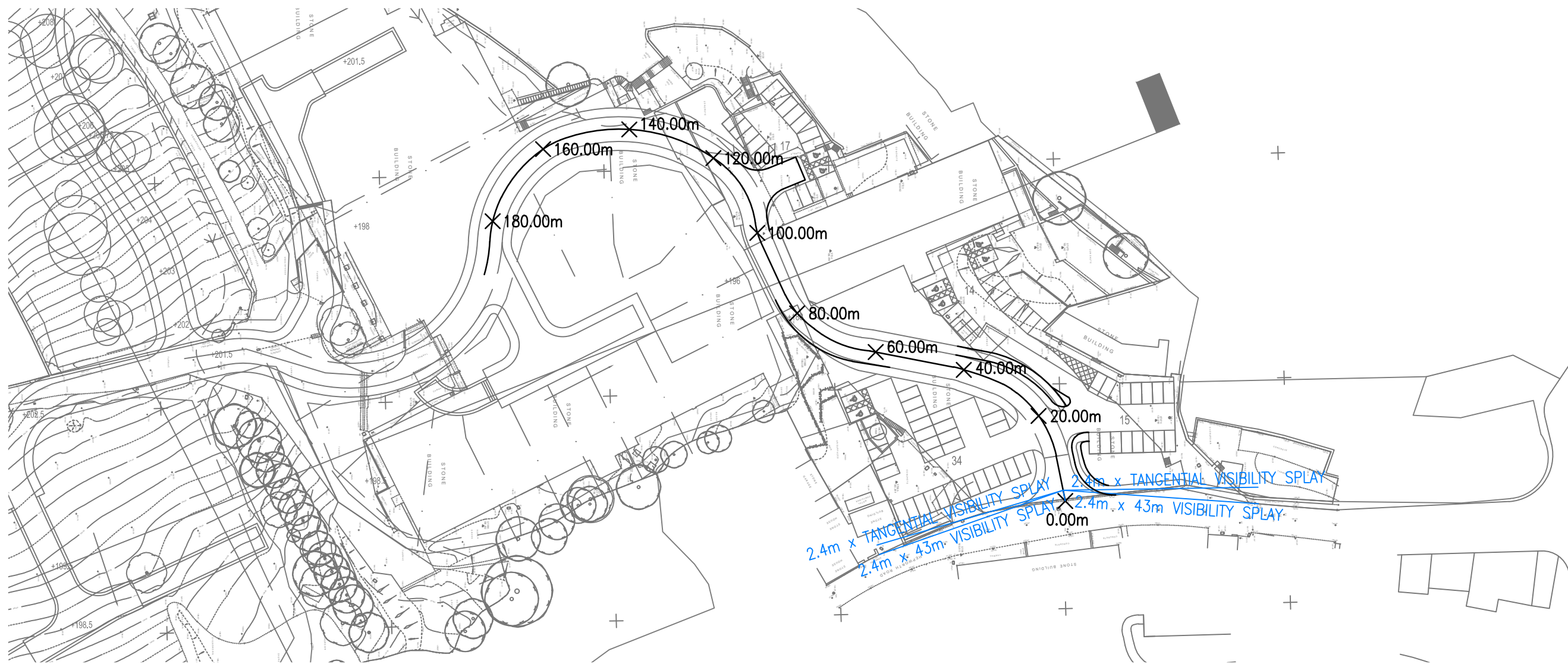
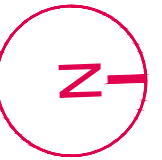
SWEPT PATH ANALYSIS

THIS DRAWING SHOWS THE PRELIMINARY DESIGN ONLY AND IS  
SUBJECT TO DETAILED DESIGN, TOPOGRAPHICAL SURVEY  
INFORMATION AND LOCAL AUTHORITY APPROVAL

SCALE: 1:500 @A3

DATE: NOV 2017

DRAWING No: 1604602a



**VIASOLUTIONS**

THE OLD COACH HOUSE, 1 CAMPBELL STREET  
 PUDSEY LS28 6DP  
 tel: 0113 3453957  
 email: highwaymen@viasolutions.co.uk

**DOBROYD MILL, JACKSON BRIDGE  
 HEPWORTH, WEST YORKSHIRE**

**LONG SECTION &  
 VISIBILITY SPLAYS**

THIS DRAWING SHOWS THE PRELIMINARY DESIGN ONLY AND IS  
 SUBJECT TO DETAILED DESIGN, TOPOGRAPHICAL SURVEY  
 INFORMATION AND LOCAL AUTHORITY APPROVAL

SCALE: 1:1000 @A3

DATE: NOV 2017

DRAWING No: 1604601a

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT

Category : A - OFFICE

VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	ES EAST SUSSEX	1 days
	HC HAMPSHIRE	3 days
	HF HERTFORDSHIRE	1 days
	KC KENT	5 days
	OX OXFORDSHIRE	1 days
	SC SURREY	3 days
03	SOUTH WEST	
	CW CORNWALL	3 days
	DC DORSET	1 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	2 days
05	EAST MIDLANDS	
	LE LEICESTERSHIRE	1 days
06	WEST MIDLANDS	
	WM WEST MIDLANDS	3 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	WY WEST YORKSHIRE	2 days
08	NORTH WEST	
	LC LANCASHIRE	3 days
	MS MERSEYSIDE	1 days
09	NORTH	
	CB CUMBRIA	1 days
	TV TEES VALLEY	1 days
	TW TYNE & WEAR	6 days
10	WALES	
	MT MERTHYR TYDFIL	1 days
	WR WREXHAM	1 days

Filtering Stage 2 selection:

Parameter: Gross floor area  
Range: 645 to 70291 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/02 to 17/06/10

Selected survey days:

Monday	7 days
Tuesday	9 days
Wednesday	4 days
Thursday	17 days
Friday	3 days

Selected survey types:

Manual count	40 days
Directional ATC Count	0 days

Selected Locations:

Town Centre	5
Edge of Town Centre	12
Suburban Area (PPS6 Out of Centre)	12
Edge of Town	11

Selected Location Sub Categories:

Industrial Zone	2
Commercial Zone	10
Residential Zone	7
Retail Zone	1
Built-Up Zone	13
No Sub Category	7

LIST OF SITES relevant to selection parameters

1	CA-02-A-02	SUGAR HQ, PETERBOROUGH OUNDLE ROAD		CAMBRIDGESHIRE
		PETERBOROUGH Suburban Area (PPS6 Out of Centre) No Sub Category Total Gross floor area: 12500 sqm		
2	CA-02-A-03	OFFICE, PETERBOROUGH NEW ROAD		CAMBRIDGESHIRE
		PETERBOROUGH Edge of Town Centre Built-Up Zone Total Gross floor area: 5750 sqm		
3	CB-02-A-01	RADIO STATION, CARLISLE ANNETWELL STREET		CUMBRIA
		CARLISLE Suburban Area (PPS6 Out of Centre) Built-Up Zone Total Gross floor area: 999 sqm		
4	CW-02-A-01	COUNCIL OFFICES, CAMBORNE DOLCOATH AVENUE		CORNWALL
		CAMBORNE Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 5400 sqm		
5	CW-02-A-02	INLAND REVENUE, ST AUSTELL TRINITY STREET		CORNWALL
		ST AUSTELL Edge of Town Centre Built-Up Zone Total Gross floor area: 4850 sqm		
6	CW-02-A-03	COUNCIL OFFICES, TRURO A390 TREYEW ROAD		CORNWALL
		TRURO Edge of Town No Sub Category Total Gross floor area: 30000 sqm		
7	DC-02-A-08	OFFICE, DORCHESTER STATION APPROACH		DORSET
		DORCHESTER Edge of Town Centre No Sub Category Total Gross floor area: 1550 sqm		
8	ES-02-A-06	LEGAL & GENERAL, HOVE CITY PARK THE DROVEWAY HOVE		EAST SUSSEX
		Suburban Area (PPS6 Out of Centre) No Sub Category Total Gross floor area: 18675 sqm		
9	HC-02-A-08	DIY CO. HQ, CHANDLER'S FORD TEMPLAR'S WAY HAMPSHIRE CORP. PARK CHANDLER'S FORD		HAMPSHIRE
		Edge of Town Commercial Zone Total Gross floor area: 15975 sqm		

LIST OF SITES relevant to selection parameters (Cont.)

10	HC-02-A-09	ERICSON, BASINGSTOKE	HAMPSHIRE
	MAPLEWOOD CHINEHAM BUSINESS PARK BASINGSTOKE Edge of Town Commercial Zone Total Gross floor area: 9000 sqm		
11	HC-02-A-10	DIY CO. HQ, CHANDLER'S FORD	HAMPSHIRE
	TEMPLAR'S WAY HAMPSHIRE CORP. PARK CHANDLER'S FORD Edge of Town Commercial Zone Total Gross floor area: 15975 sqm		
12	HF-02-A-02	COUNCIL OFFICES, WELWYN GC	HERTFORDSHIRE
	BRIDGE ROAD EAST  WELWYN GARDEN CITY Suburban Area (PPS6 Out of Centre) Industrial Zone Total Gross floor area: 2700 sqm		
13	KC-02-A-01	COUNTY HALL, MAIDSTONE	KENT
	SANDLING ROAD  MAIDSTONE Edge of Town Centre Built-Up Zone Total Gross floor area: 32793 sqm		
14	KC-02-A-03	COUNCIL OFFICES, MAIDSTONE	KENT
	SANDLING ROAD  MAIDSTONE Edge of Town Centre Built-Up Zone Total Gross floor area: 2900 sqm		
15	KC-02-A-04	COUNCIL OFFICES, MAIDSTONE	KENT
	SANDLING ROAD  MAIDSTONE Edge of Town Centre Built-Up Zone Total Gross floor area: 1500 sqm		
16	KC-02-A-05	COUNTY HALL, MAIDSTONE	KENT
	SANDLING ROAD  MAIDSTONE Edge of Town Centre Built-Up Zone Total Gross floor area: 32793 sqm		
17	KC-02-A-06	LAND REGISTRY, TBRDGE WELLS	KENT
	FOREST ROAD CAMDEN PARK TUNBRIDGE WELLS Edge of Town Residential Zone Total Gross floor area: 5677 sqm		
18	LC-02-A-06	TOWN HALL, BLACKBURN	LANCASHIRE
	KING WILLIAM STREET  BLACKBURN Town Centre Built-Up Zone Total Gross floor area: 11225 sqm		

LIST OF SITES relevant to selection parameters (Cont.)

19	LC-02-A-07	COUNCIL OFFICES, BLACKPOOL	LANCASHIRE
	SOUTH PROMENADE SAINT ANNES BLACKPOOL Edge of Town No Sub Category Total Gross floor area: 6678 sqm		
20	LC-02-A-08	COUNCIL OFFICES, CHORLEY	LANCASHIRE
	UNION STREET  CHORLEY Edge of Town Centre Retail Zone Total Gross floor area: 2000 sqm		
21	LE-02-A-03	COUNCIL OFFICES, M. MOWBRAY	LEICESTERSHIRE
	NOTTINGHAM ROAD  MELTON MOWBRAY Suburban Area (PPS6 Out of Centre) No Sub Category Total Gross floor area: 3251 sqm		
22	MS-02-A-01	OFFICES, LIVERPOOL	MERSEYSIDE
	CASTLE STREET  LIVERPOOL Town Centre Commercial Zone Total Gross floor area: 9000 sqm		
23	MT-02-A-01	OFFICE, MERTHYR TYDFIL	MERTHYR TYDFIL
	A4102 RHYD-Y-CAR MERTHYR TYDFIL Edge of Town No Sub Category Total Gross floor area: 5950 sqm		
24	OX-02-A-01	COUNCIL OFFICES, OXFORD	OXFORDSHIRE
	SPEEDWELL STREET  OXFORD Edge of Town Centre Built-Up Zone Total Gross floor area: 2633 sqm		
25	SC-02-A-12	PHARMACEUTICALS, WEYBRIDGE	SURREY
	ST GEORGE'S AVENUE THE HEATH WEYBRIDGE Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 10293 sqm		
26	SC-02-A-13	PHARMACEUTICALS, WEYBRIDGE	SURREY
	ST GEORGE'S AVENUE THE HEATH WEYBRIDGE Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 10293 sqm		
27	SC-02-A-14	UNILEVER, LEATHERHEAD	SURREY
	SPRINGFIELD DRIVE  LEATHERHEAD Edge of Town Commercial Zone Total Gross floor area: 19974 sqm		

LIST OF SITES relevant to selection parameters (Cont.)

28	TV-02-A-02	BUILDING SOCIETY, DARLINGTON	TEES VALLEY
	LINGFIELD WAY		
	MORTON PARK		
	DARLINGTON		
	Edge of Town		
	Commercial Zone		
	Total Gross floor area:	3500 sqm	
29	TW-02-A-01	RADIO STUDIOS, GATESHEAD	TYNE & WEAR
	CHURCH STREET		
	GATESHEAD		
	Edge of Town Centre		
	Built-Up Zone		
	Total Gross floor area:	645 sqm	
30	TW-02-A-02	UNION OFFICES, NEWCASTLE	TYNE & WEAR
	JOHN DOBSON STREET		
	NEWCASTLE-UPON-TYNE		
	Town Centre		
	Built-Up Zone		
	Total Gross floor area:	1675 sqm	
31	TW-02-A-03	DEVELOP. AGENCY, NEWCASTLE	TYNE & WEAR
	KINGFISHER BOULEVARD		
	LEMINGTON		
	NEWCASTLE UPON TYNE		
	Edge of Town		
	Commercial Zone		
	Total Gross floor area:	6480 sqm	
32	TW-02-A-04	HOUSING CO., GATESHEAD	TYNE & WEAR
	EARLSWAY		
	TEAM VALLEY TRAD. EST.		
	GATESHEAD		
	Edge of Town		
	Industrial Zone		
	Total Gross floor area:	2500 sqm	
33	TW-02-A-05	TELEVISION CO., GATESHEAD	TYNE & WEAR
	DELTA BANK ROAD		
	METRO RIVERSIDE PARK		
	GATESHEAD		
	Suburban Area (PPS6 Out of Centre)		
	Commercial Zone		
	Total Gross floor area:	1500 sqm	
34	TW-02-A-06	GOVT OFFICES, NEWCASTLE	TYNE & WEAR
	BENTON PARK ROAD		
	Longbenton		
	NEWCASTLE UPON TYNE		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total Gross floor area:	70291 sqm	
35	WM-02-A-01	COUNCIL OFFICES, STOURBRIDGE	WEST MIDLANDS
	A451 NORTON ROAD		
	MARY STEVENS PARK		
	STOURBRIDGE		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total Gross floor area:	2725 sqm	
36	WM-02-A-02	BRITISH TELECOM, BIRMINGHAM	WEST MIDLANDS
	BRINDLEY PLACE		
	BIRMINGHAM		
	Edge of Town Centre		
	Commercial Zone		
	Total Gross floor area:	12200 sqm	

LIST OF SITES relevant to selection parameters (Cont.)

37	WM-02-A-03	BANK ADMIN, BIRMINGHAM		WEST MIDLANDS
		BRUNSWICK STREET		
		BRINDLEY PLACE		
		BIRMINGHAM		
		Town Centre		
		Commercial Zone		
		Total Gross floor area:	8200 sqm	
38	WR-02-A-01	COUNCIL OFFICES, WREXHAM		WREXHAM
		RHOSDDU ROAD		
		WREXHAM		
		Town Centre		
		Built-Up Zone		
		Total Gross floor area:	2500 sqm	
39	WY-02-A-01	CALL CENTRE, BRADFORD		WEST YORKSHIRE
		FILEY STREET		
		BRADFORD		
		Edge of Town Centre		
		Built-Up Zone		
		Total Gross floor area:	2400 sqm	
40	WY-02-A-03	OFFICE, LEEDS		WEST YORKSHIRE
		VICTORIA ROAD		
		HEADINGLEY		
		LEEDS		
		Suburban Area (PPS6 Out of Centre)		
		Residential Zone		
		Total Gross floor area:	2696 sqm	

RANK ORDER for Land Use 02 - EMPLOYMENT/A - OFFICE  
VEHICLES

Ranking Type: TOTALS  
15th Percentile = No. 33 (\*\*)  
85th Percentile = No. 7 (\*\*)

Time Range: 08:00-09:00

Median Values

Arrivals: 1.302  
Departures: 0.535  
Totals: 1.837

Rank	Site-Ref	Description	Area	GFA	Day	Date	Trip Rate (Sorted by Totals)			Travel Plan
							Arrivals	Departures	Totals	
1	LC-02-A-08	COUNCIL OFFICES, CHORLEY	LANCASHIRE	2000	Tue	13/06/06	3.950	0.300	4.250	
2	WY-02-A-03	OFFICE, LEEDS	WEST YORKSHIRE	2696	Thu	17/06/10	2.819	0.779	3.598	
3	WY-02-A-01	CALL CENTRE, BRADFORD	WEST YORKSHIRE	2400	Mon	09/05/05	3.000	0.333	3.333	
4	CW-02-A-01	COUNCIL OFFICES, CAMBORN	CORNWALL	5400	Mon	04/07/05	2.926	0.352	3.278	
5	HC-02-A-10	DIY CO. HQ, CHANDLER'S F	HAMPSHIRE	15975	Mon	20/10/08	2.986	0.282	3.268	Yes
6	KC-02-A-03	COUNCIL OFFICES, MAIDSTO	KENT	2900	Thu	16/10/08	2.862	0.345	3.207	Yes
7 **	LE-02-A-03	COUNCIL OFFICES, M. MOWB	LEICESTERSHIRE	3251	Wed	04/05/05	2.922	0.277	3.199	
8	HC-02-A-08	DIY CO. HQ, CHANDLER'S F	HAMPSHIRE	15975	Mon	10/10/05	2.773	0.238	3.011	Yes
9	KC-02-A-04	COUNCIL OFFICES, MAIDSTO	KENT	1500	Thu	16/10/08	2.933	0.067	3.000	Yes
10	DC-02-A-08	OFFICE, DORCHESTER	DORSET	1550	Thu	03/07/08	2.323	0.258	2.581	
11	WM-02-A-01	COUNCIL OFFICES, STOURBR	WEST MIDLANDS	2725	Wed	26/04/06	2.239	0.294	2.533	Yes
12	WR-02-A-01	COUNCIL OFFICES, WREXHAM	WREXHAM	2500	Mon	05/07/04	1.560	0.720	2.280	
13	MT-02-A-01	OFFICE, MERTHYR TYDFIL	MERTHYR TYDFIL	5950	Fri	05/10/07	1.899	0.353	2.252	
14	TV-02-A-02	BUILDING SOCIETY, DARLIN	TEES VALLEY	3500	Mon	25/04/05	1.971	0.114	2.085	
15	TW-02-A-04	HOUSING CO., GATESHEAD	TYNE & WEAR	2500	Tue	29/09/09	1.760	0.280	2.040	
16	HF-02-A-02	COUNCIL OFFICES, WELWYN	HERTFORDSHIRE	2700	Thu	05/09/02	1.815	0.148	1.963	
17	TW-02-A-03	DEVELOP. AGENCY, NEWCAST	TYNE & WEAR	6480	Thu	11/12/08	1.744	0.170	1.914	
18	CW-02-A-03	COUNCIL OFFICES, TRURO	CORNWALL	30000	Thu	07/06/07	1.657	0.213	1.870	Yes
19	TW-02-A-05	TELEVISION CO., GATESHEA	TYNE & WEAR	1500	Tue	29/09/09	1.400	0.467	1.867	
20	TW-02-A-06	GOVT OFFICES, NEWCASTLE	TYNE & WEAR	70291	Wed	25/11/09	1.302	0.535	1.837	Yes
21	CW-02-A-02	INLAND REVENUE, ST AUSTE	CORNWALL	4850	Fri	08/06/07	1.402	0.330	1.732	
22	LC-02-A-06	TOWN HALL, BLACKBURN	LANCASHIRE	11225	Thu	17/06/04	1.604	0.107	1.711	
23	TW-02-A-01	RADIO STUDIOS, GATESHEAD	TYNE & WEAR	645	Wed	04/05/05	1.550	0.155	1.705	
24	WM-02-A-03	BANK ADMIN, BIRMINGHAM	WEST MIDLANDS	8200	Thu	27/11/08	1.585	0.049	1.634	
25	SC-02-A-14	UNILEVER, LEATHERHEAD	SURREY	19974	Tue	10/03/09	1.407	0.130	1.537	Yes
26	CA-02-A-02	SUGAR HQ, PETERBOROUGH	CAMBRIDGESHIRE	12500	Thu	13/05/04	1.480	0.032	1.512	
27	HC-02-A-09	ERICSON, BASINGSTOKE	HAMPSHIRE	9000	Thu	22/11/07	1.300	0.044	1.344	
28	CA-02-A-03	OFFICE, PETERBOROUGH	CAMBRIDGESHIRE	5750	Thu	08/05/08	1.061	0.157	1.218	
29	KC-02-A-05	COUNTY HALL, MAIDSTONE	KENT	32793	Thu	16/10/08	0.997	0.168	1.165	Yes
30	ES-02-A-06	LEGAL & GENERAL, HOVE	EAST SUSSEX	18675	Thu	29/11/07	1.044	0.107	1.151	Yes
31	SC-02-A-12	PHARMACEUTICALS, WEYBRID	SURREY	10293	Tue	18/10/05	0.991	0.117	1.108	Yes
32	LC-02-A-07	COUNCIL OFFICES, BLACKPO	LANCASHIRE	6678	Fri	13/05/05	0.928	0.075	1.003	
33 **	KC-02-A-01	COUNTY HALL, MAIDSTONE	KENT	32793	Thu	13/10/05	0.793	0.174	0.967	Yes
34	WM-02-A-02	BRITISH TELECOM, BIRMING	WEST MIDLANDS	12200	Thu	27/11/08	0.713	0.123	0.836	

RANK ORDER for Land Use 02 - EMPLOYMENT/A - OFFICE  
VEHICLES

Ranking Type: TOTALS Time Range: 16:30-17:30

15th Percentile = No. 33 (\*\*)

85th Percentile = No. 7 (\*\*)

1 of selected days excluded due to incomplete data for time range

Median Values

Arrivals: 0.930

Departures: 0.620

Totals: 1.550

Rank	Site-Ref	Description	Area	GFA	Day	Date	Trip Rate (Sorted by Totals)			Travel Plan
							Arrivals	Departures	Totals	
1	LC-02-A-08	COUNCIL OFFICES, CHORLEY	LANCASHIRE	2000	Tue	13/06/06	0.800	4.700	5.500	
2	WR-02-A-01	COUNCIL OFFICES, WREXHAM	WREXHAM	2500	Mon	05/07/04	1.640	2.360	4.000	
3	KC-02-A-03	COUNCIL OFFICES, MAIDSTO	KENT	2900	Thu	16/10/08	0.276	3.379	3.655	Yes
4	LE-02-A-03	COUNCIL OFFICES, M. MOWB	LEICESTERSHIRE	3251	Wed	04/05/05	0.707	2.676	3.383	
5	KC-02-A-04	COUNCIL OFFICES, MAIDSTO	KENT	1500	Thu	16/10/08	0.333	2.933	3.266	Yes
6	WM-02-A-01	COUNCIL OFFICES, STOURBR	WEST MIDLANDS	2725	Wed	26/04/06	0.294	2.606	2.900	Yes
7 **	CW-02-A-01	COUNCIL OFFICES, CAMBORN	CORNWALL	5400	Mon	04/07/05	0.426	2.148	2.574	
8	WY-02-A-03	OFFICE, LEEDS	WEST YORKSHIRE	2696	Thu	17/06/10	0.297	2.263	2.560	
9	HC-02-A-08	DIY CO. HQ, CHANDLER'S F	HAMPSHIRE	15975	Mon	10/10/05	0.282	2.222	2.504	Yes
10	TW-02-A-04	HOUSING CO., GATESHEAD	TYNE & WEAR	2500	Tue	29/09/09	0.040	2.440	2.480	
11	HC-02-A-10	DIY CO. HQ, CHANDLER'S F	HAMPSHIRE	15975	Mon	20/10/08	0.307	2.135	2.442	Yes
12	WY-02-A-01	CALL CENTRE, BRADFORD	WEST YORKSHIRE	2400	Mon	09/05/05	0.458	1.875	2.333	
13	TV-02-A-02	BUILDING SOCIETY, DARLIN	TEES VALLEY	3500	Mon	25/04/05	0.429	1.800	2.229	
14	HF-02-A-02	COUNCIL OFFICES, WELWYN	HERTFORDSHIRE	2700	Thu	05/09/02	0.148	2.037	2.185	
15	TW-02-A-06	GOVT OFFICES, NEWCASTLE	TYNE & WEAR	70291	Wed	25/11/09	0.451	1.498	1.949	Yes
16	DC-02-A-08	OFFICE, DORCHESTER	DORSET	1550	Thu	03/07/08	0.387	1.548	1.935	
17	MT-02-A-01	OFFICE, MERTHYR TYDFIL	MERTHYR TYDFIL	5950	Fri	05/10/07	0.353	1.395	1.748	
18	WM-02-A-03	BANK ADMIN, BIRMINGHAM	WEST MIDLANDS	8200	Thu	27/11/08	0.085	1.585	1.670	
19	CW-02-A-02	INLAND REVENUE, ST AUSTE	CORNWALL	4850	Fri	08/06/07	0.536	1.031	1.567	
20	TW-02-A-01	RADIO STUDIOS, GATESHEAD	TYNE & WEAR	645	Wed	04/05/05	0.930	0.620	1.550	
21	CW-02-A-03	COUNCIL OFFICES, TRURO	CORNWALL	30000	Thu	07/06/07	0.160	1.380	1.540	Yes
22	LC-02-A-06	TOWN HALL, BLACKBURN	LANCASHIRE	11225	Thu	17/06/04	0.187	1.318	1.505	
23	TW-02-A-03	DEVELOP. AGENCY, NEWCAST	TYNE & WEAR	6480	Thu	11/12/08	0.139	1.327	1.466	
24	KC-02-A-05	COUNTY HALL, MAIDSTONE	KENT	32793	Thu	16/10/08	0.189	1.000	1.189	Yes
25	CA-02-A-02	SUGAR HQ, PETERBOROUGH	CAMBRIDGESHIRE	12500	Thu	13/05/04	0.080	1.096	1.176	
26	HC-02-A-09	ERICSON, BASINGSTOKE	HAMPSHIRE	9000	Thu	22/11/07	0.022	1.122	1.144	
27	TW-02-A-02	UNION OFFICES, NEWCASTLE	TYNE & WEAR	1675	Tue	03/05/05	0.418	0.716	1.134	
28	CA-02-A-03	OFFICE, PETERBOROUGH	CAMBRIDGESHIRE	5750	Thu	08/05/08	0.209	0.835	1.044	
29	SC-02-A-14	UNILEVER, LEATHERHEAD	SURREY	19974	Tue	10/03/09	0.095	0.921	1.016	Yes
30	SC-02-A-12	PHARMACEUTICALS, WEYBRID	SURREY	10293	Tue	18/10/05	0.078	0.904	0.982	Yes
31	KC-02-A-01	COUNTY HALL, MAIDSTONE	KENT	32793	Thu	13/10/05	0.128	0.765	0.893	Yes
32	TW-02-A-05	TELEVISION CO., GATESHEA	TYNE & WEAR	1500	Tue	29/09/09	0.200	0.667	0.867	
33 **	ES-02-A-06	LEGAL & GENERAL, HOVE	EAST SUSSEX	18675	Thu	29/11/07	0.118	0.728	0.846	Yes



