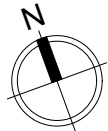


Site Plan
Scale: 1:200

Notes
Do not scale from this drawing. To be read in conjunction with all relevant Architects', Services and Structural Engineers' information. Architect to be immediately notified of discrepancies. Copyright belongs to Urbanist Architecture Ltd.

- Ownership / Land Registry Line
- Application Boundary Line



Urbanist Architecture
2 Little Thames Walk London SE8 3FB
2 Eaton Gate London SW1W 9BJ
T: 0203 793 7878
E: info@urbanistarchitecture.co.uk
W: www.urbanistarchitecture.co.uk

Project Description:
Construction of 5 new-build residential dwellings, each with private garden space, private entrances, and dedicated refuse storage, including shared communal amenities and secure cycle parking facilities.

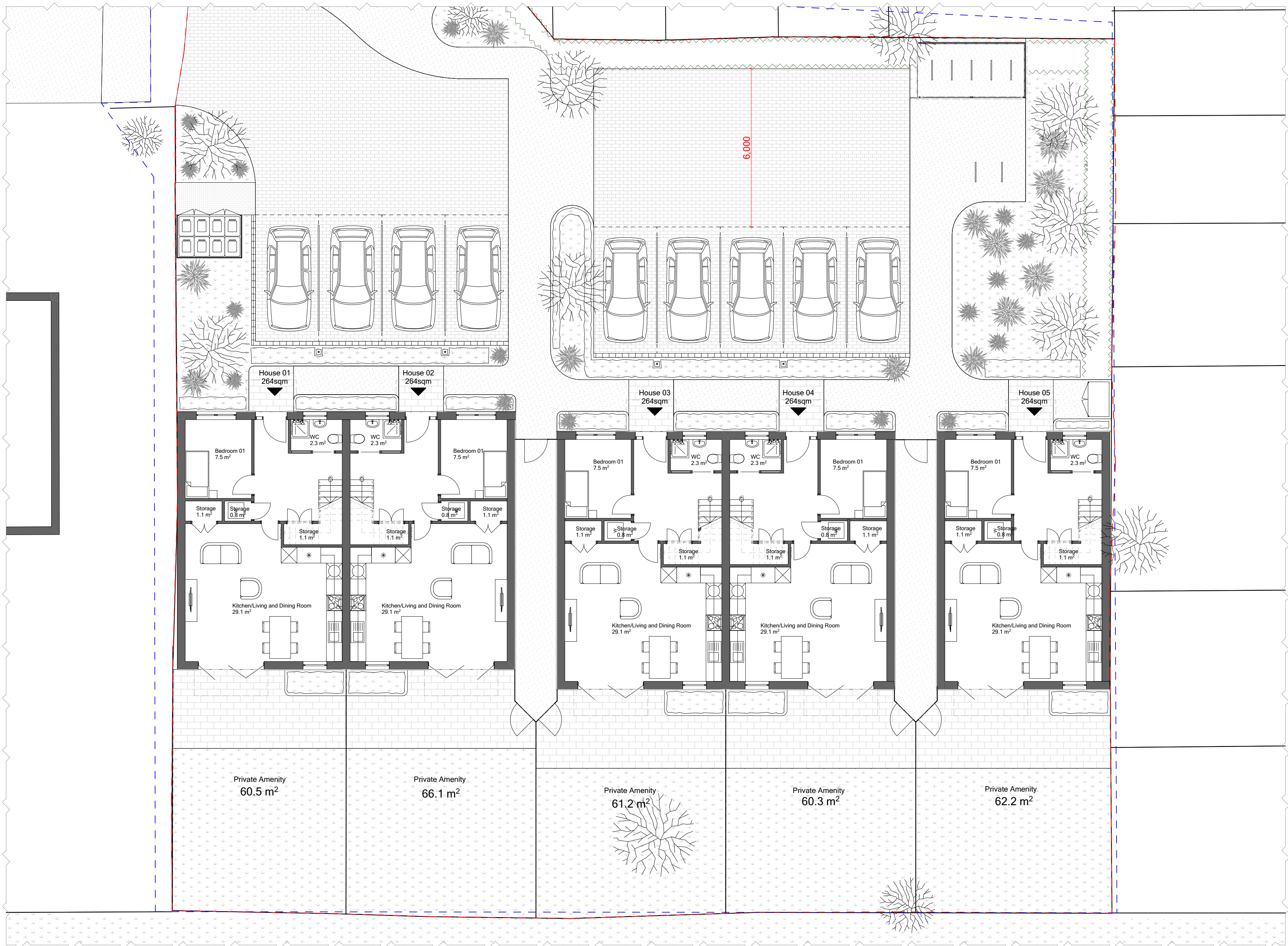
Site Address:
Land to the east of Wepham Close, Hayes
UB4 9YE

Drawing Name:
Plans Proposed
Site Plan

Drawing Status: Planning

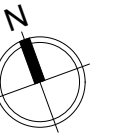
Scale: 1:200 @A3 **Drawn:** DP
Date: 25/11/2025 **Checked:** RC

Drawing no							
project	originator	zone	level	type	role	no.	rev
366 - UB4 9YE	- URB	- ZZ	- XX	- DR	- A	- 2001	- R1



Notes
Do not scale from this drawing. To be read in conjunction with all relevant Architects', Services and Structural Engineers' information. Architect to be immediately notified of discrepancies. Copyright belongs to Urbanist Architecture Ltd.

- Boundary Line
- Entrance
- Hedge planting
- Hedge buffer
- Mixed planting of shrubs and perennials



Urbanist Architecture
2 Little Thames Walk London SE8 3FB
2 Eaton Gate London SW1W 9BJ
T: 0203 793 7878
E: info@urbanistarchitecture.co.uk
W: www.urbanistarchitecture.co.uk

Project Description:
Construction of 5 new-build residential dwellings, each with private garden space, private entrances, and dedicated refuse storage, including shared communal amenities and secure cycle parking facilities.

Site Address:
Land to the east of Wepham Close, Hayes UB4 9YE

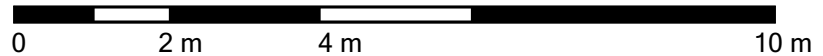
Drawing Name:
Plans Proposed
Ground Floor

Drawing Status: Planning

Scale: 1:100 @A2 Drawn: DP
Date: 25/11/2025 Checked: RC

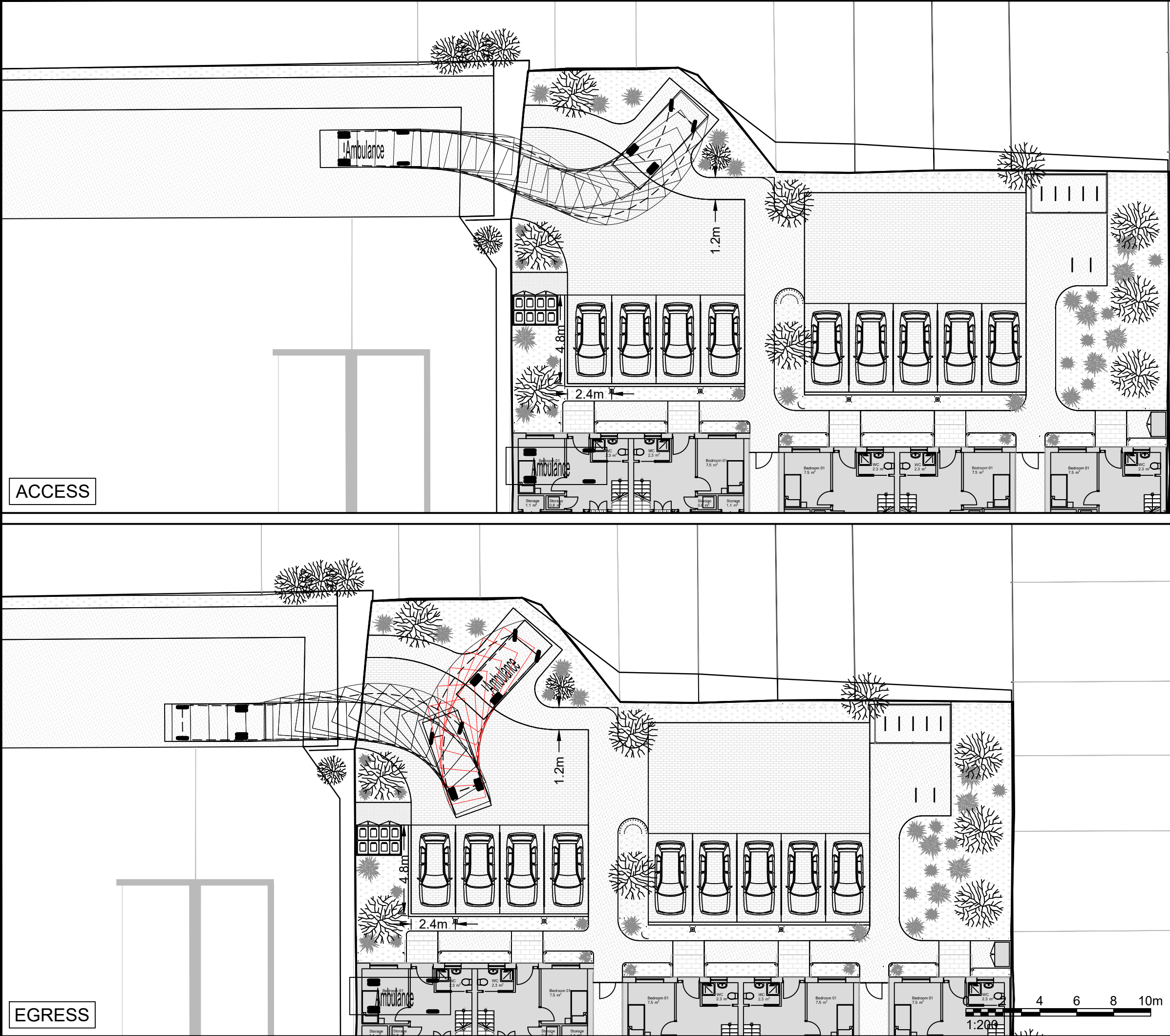
Drawing no							
project	originator	zone	level	type	role	no.	rev
366 - UB4 - URB	ZZ	GF	DR	A	2002	R1	9YE

Ground Floor
Scale: 1:100



Appendix E

(Swept Path Analysis Ambulance)



Rev	Details	Drawn	Checked	Date
A	Site layout updated	MG	JP	02.12.25

- NOTES :**
1. Do not scale from this drawing.
 2. This drawing to be read & printed in colour.
 3. This drawing is for illustrative purposes only, and not for construction.

AMBULANCE

Overall Length 5.461m
Overall Width 2.020m
Overall Body Height 2.498m
Min Body Ground Clearance 0.225m
Track Width 1.860m
Lock to Lock Time 4.00s
Kerb to Kerb Turning Radius 6.500m

FORWARD MOVEMENTS
(design speed - 5kph)

REVERSE MOVEMENTS
(design speed - 2.5kph)

Client

...

Project

Wepham Close, Hayes

Drawing Title

Vehicle Swept Path Analysis
5.4m Ambulance

Scale	1:200	Size	A3
Drawn	MG		20.10.25
Checked	JP		20.10..25

transport planning specialists

27 Beak Street
London
W1F 9RU
Tel. No. 0207 1000 753

Drawing Number	2024-5234-TR09	Rev	A
----------------	----------------	-----	---

Appendix F

(TRICS Report)

Audit Code: a4073f3a-7c1b-4179-9d15-7fae13e33ca0

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 03 - RESIDENTIAL

Category: A - HOUSES PRIVATELY OWNED

Selected Vehicle Type: Total Vehicles

Selected regions and areas:

04	EAST ANGLIA		
	NF	NORFOLK	1 day
	PB	PETERBOROUGH	1 day
	SF	SUFFOLK	1 day
06	WEST MIDLANDS		
	WK	WARWICKSHIRE	1 day
07	YORKSHIRE & NORTH LINCOLNSHIRE		
	NY	NORTH YORKSHIRE	1 day
11	SCOTLAND		
	AG	ANGUS	1 day
12	CONNAUGHT		
	LT	LEITRIM	1 day
16	ULSTER (REPUBLIC OF IRELAND)		
	DN	DONEGAL	2 days

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

Audit Code: a4073f3a-7c1b-4179-9d15-7fae13e33ca0

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 4334 (units:DWELLS)
Range Selected by User:	4 to 10 (units:DWELLS)
Parking Spaces Range:	6 - 2696

Public Transport Provision:

Selection by:	All Surveys Included
Date Range:	01/01/10 to 16/10/25

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

Selected survey days:

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

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

Selected survey types:

Manual count	9
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	2 days
Edge of Town Centre	2 days
Suburban Area (PPS6 Out of Centre)	5 days

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

Selected Location Sub Categories:

Residential Zone	9 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	9 days
-----------------------------	--------

Audit Code: a4073f3a-7c1b-4179-9d15-7fae13e33ca0

Secondary Filtering Selection:

Use Class:

C3	9 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:

0 - 8990

Population within 1 mile:

1,001 to 5,000	3 surveys
10,001 to 15,000	1 surveys
15,001 to 20,000	2 surveys
20,001 to 25,000	1 surveys
25,001 to 50,000	1 surveys
5,001 to 10,000	1 surveys

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

Population within 5 miles:

125,001 to 250,000	2 surveys
25,001 to 50,000	2 surveys
5,000 or Less	1 surveys
5,001 to 25,000	2 surveys
50,001 to 75,000	1 surveys
75,001 to 100,000	1 surveys

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

Car ownership within 5 miles:

0.6 to 1.0	5 surveys
1.1 to 1.5	3 surveys
1.6 to 2.0	1 surveys

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

Audit Code: a4073f3a-7c1b-4179-9d15-7fae13e33ca0

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 9 surveys

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

PTAL Rating:

No PTAL Present 9 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:

No

Audit Code: a4073f3a-7c1b-4179-9d15-7fae13e33ca0

1	AG-03-A-01	BUNGALOWS/DET.	ANGUS
KEPTIE ROAD ARBROATH Suburban Area (PPS6 Out of Centre) Residential Zone Site area: 0.68 hect Survey date: Tuesday 22/05/2012			
Survey Type: Unknown			
2	DN-03-A-02	DETACHED	DONEGAL
GLENFIN ROAD BALLYBOFEY Edge of Town Residential Zone Site area: 1.02 hect Survey date: Thursday 05/09/2013			
Survey Type: Unknown			
3	DN-03-A-07	DETACHED & SEMI-DETACHED	DONEGAL
ST ORANS ROAD BUNCRANA Edge of Town Centre Residential Zone Site area: 0.992 hect Survey date: Wednesday 29/05/2019			
Survey Type: Unknown			
4	LT-03-A-02	BUNGALOWS	LEITRIM
ARD ÁLAINN CARRICK-ON-SHANNON GALLOW'S HILL Edge of Town Centre Residential Zone Site area: 1.306 hect Survey date: Monday 22/05/2017			
Survey Type: Unknown			
5	NF-03-A-03	DETACHED HOUSES	NORFOLK
HALING WAY THETFORD Edge of Town Residential Zone Site area: 0.63 hect Survey date: Wednesday 16/09/2015			
Survey Type: Unknown			
6	NY-03-A-13	TERRACED HOUSES	NORTH YORKSHIRE
CATTERICK ROAD CATTERICK GARRISON OLD HOSPITAL COMPOUND Suburban Area (PPS6 Out of Centre) Residential Zone Site area: 0.3 hect Survey date: Wednesday 10/05/2017			
Survey Type: Unknown			
7	PB-03-A-03	DETACHED	PETERBOROUGH
PETERBOROUGH THORPE PARK ROAD Suburban Area (PPS6 Out of Centre) Residential Zone Site area: 0.48 hect Survey date: Tuesday 18/10/2011			
Survey Type: Unknown			
8	SF-03-A-04	DETACHED & BUNGALOWS	SUFFOLK
NORMANSTON DRIVE LOWESTOFT Suburban Area (PPS6 Out of Centre) Residential Zone			

Audit Code: a4073f3a-7c1b-4179-9d15-7fae13e33ca0

Site area: 0.59 hect
Survey date: Tuesday 23/10/2012

Survey Type: Unknown

9	WK-03-A-01	TERRACED/SEMI/DET.	WARWICKSHIRE
ARLINGTON AVENUE			
LEAMINGTON SPA			
Suburban Area (PPS6 Out of Centre)			
Residential Zone			
Site area: 0.1 hect			
Survey date: Friday 21/10/2011			
			Survey Type: Unknown

Audit Code: a4073f3a-7c1b-4179-9d15-7fae13e33ca0

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	9	8	0.107	0.320	0.427
08:00-09:00	9	8	0.187	0.347	0.534
09:00-10:00	9	8	0.147	0.280	0.427
10:00-11:00	9	8	0.173	0.160	0.333
11:00-12:00	9	8	0.160	0.253	0.413
12:00-13:00	9	8	0.213	0.173	0.386
13:00-14:00	9	8	0.213	0.307	0.520
14:00-15:00	9	8	0.240	0.253	0.493
15:00-16:00	9	8	0.347	0.240	0.587
16:00-17:00	9	8	0.333	0.280	0.613
17:00-18:00	9	8	0.333	0.240	0.573
18:00-19:00	9	8	0.160	0.133	0.293
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			2.613	2.986	5.599

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: a4073f3a-7c1b-4179-9d15-7fae13e33ca0

Parameter Summary:

Trip rate parameter range selected:	4 - 10 (units: DWELLS)
Survey date date range:	18/10/2011 - 29/05/2019
Number of weekdays (Monday-Friday):	9
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

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

Appendix G

(Swept Path Analysis Panel Van)