

**Project Number: T17542** 

Project: Kennel Hill, Sharnbrook

**Title: Access Appraisal** 

Date: 30/05/2017

Prepared By:

**Distribution List:** 

### 1.1 Introduction

- **1.1.1** This Technical Note has been prepared for Fisher German in relation to a proposed residential development comprising 95 dwellings on land to the north of Kennell Hill, Sharnbrook. The site is currently undeveloped and is bound to the south east and south west by residential dwellings, the sites location can be seen in Figure 1.1.
- **1.1.2** This Note provides an initial review of the proposed access strategy, an overview of the accessibility of the site and considers the potential impact of the development proposals.

## 1.2 Proposed Site Access

- **1.2.1** Kennell Hill is subject to a 30mph speed restriction in the vicinity of the site. To the east, Kennell Hill turns into Mill Road and forms a priority junction with Templars Way. Both Mill Road and Templars way provide access to the A6. To the west, Kennell Hill links to the High Street which in turn provides access to the centre of Sharnbrook.
- **1.2.2** It is proposed that the site is accessed via a simple priority junction from Kennell Hill; the proposed highway arrangement can be seen in Drawing 17542.001. The proposed priority junction achieves an offset of approximately 55 metres from Templars Way.
- **1.2.3** Visibility splays of 2.4 x 59 metres have been shown to / from the site access junction. Using the Manual for Streets (MfS) calculation, this Stopping Site Distance (SSD) would be sufficient for an 85<sup>th</sup> percentile speed of 37mph.
- **1.2.4** It is likely that visibility splays in excess of this could be achieved if actual speeds in the vicinity of the site were shown to be higher. Speed surveys will be carried out to inform the precise visibility requirements and this will be reported with the Transport Assessment which will be prepared to support a subsequent planning application.



- **1.2.5** The access road within the site will be designed with consideration to MfS. In this regard, it will encourage low vehicle speeds and provide priority to pedestrians whilst accommodating the swept paths of vehicles that are likely to access the site on a regular basis. Footways will be provided on both sides of the road, which will connect with the existing footways on the north side of Kennell Hill.
- **1.2.6** Swept path analysis of the proposed arrangement has been carried out using the AutoTrack software, the results of which are included in Drawing 17542.002. It is apparent that the site access is appropriate to accommodate a large refuse vehicle.

## 1.3 Accessibility

- **1.3.1** In terms of sustainability, it is evident that the site is situated in a residential location with several facilities located within both comfortable walking and cycling distances. Bus stops are located on Templars Way, within 200 metres of the site. These bus stops are served by the Stagecoach route number 50 and prove an hourly service to Bedford, Rushden and Kettering.
- **1.3.2** A number of local facilities are located approximately 750 meters west from the centre of the site. These facilities are accessible via footways on the northern side of Kennell Hill and include convenience stores, restaurants, a primary school, a pharmacy and a hairdresser salon. These facilities are located within the acceptable walking distances set out in the IHT Guidelines for Providing Journeys on Foot. Furthermore, this is in line with the description of 'walkable neighbourhoods', as defined in MfS as having a range of facilities within a 10 minute (800 metres) walk of the site.
- **1.3.3** It is considered that the site is readily accessible by a variety of modes of transport that have the potential to reduce reliance upon the private car.

## 1.4 Impact of Development

- **1.4.1** In order to estimate the likely vehicular trips associated with the residential proposals, the TRICS database has been examined for suitable surveys of proxy sites. The TRICS database is a large database of traffic information relating to land use categories, from various locations across the UK. It provides survey counts relating to car and/or multi modal trip rates relevant to a wide variety of development types and sizes. Hence the database can be used to produce trip generation and attraction rates for few developments based on recently surveyed proxy sites with similar characteristics.
- **1.4.2** When gathering the TRICS data, a set selection criteria was used to ensure that the data reflects the site as closely as possible, these selections are summarised below;



- Sites based within Ireland, Scotland, Wales and Central London were removed from the selection criteria;
- The development proposals will deliver up to 95 dwellings, therefore survey sites were only considered containing up to 200 dwellings;
- Whilst the development proposals will likely include a mixture of private and rented housing and flats, to present a robust approach a trip rate has been gathered for privately owned homes;
- Surveys from 'edge of town' and 'suburban area' were selected; and,
- Surveys from Monday to Friday were selected when choosing data to reflect a week day peak.
- **1.4.3** Copies of the TRICS output reports are provided at **Appendix A**, while a summary of the trip rates and subsequent traffic attraction during the morning and evening peak hours are provided in Table 1.

Table 1 – Trip Rates and Associated Trips

Time	Trip Rate	(per dwelling)	7	Total	
Period	Arrival	Arrival Departure Arrival Departure			
AM Peak	0.141	0.368	12	32	48
PM Peak	0.343	0.159	28	15	48

- **1.4.4** It is apparent that the development proposals have the potential to generate in the order of 48 vehicular movements during the peak hour periods. This would equate to significantly less than one vehicle movement every minute.
- **1.4.5** It is anticipated that trips will be distributed between Templars Way / A6 north and Mill Road / A6 south; providing access to destinations such as Rushden and Wellingborough and Bedford respectively. As development traffic splits across the network the impact of the additional vehicular trips will be diluted. The subsequent Transport Assessment would assess the offsite junction impact in full.
- **1.4.6** It is therefore considered, that the proposed development will not result in any adverse disruption to the free flow of traffic on the local highway network. In this regard, it is considered that the development proposals are deliverable in highway terms and are consistent with national and local transportation polices.

## 1.5 Summary and Conclusions

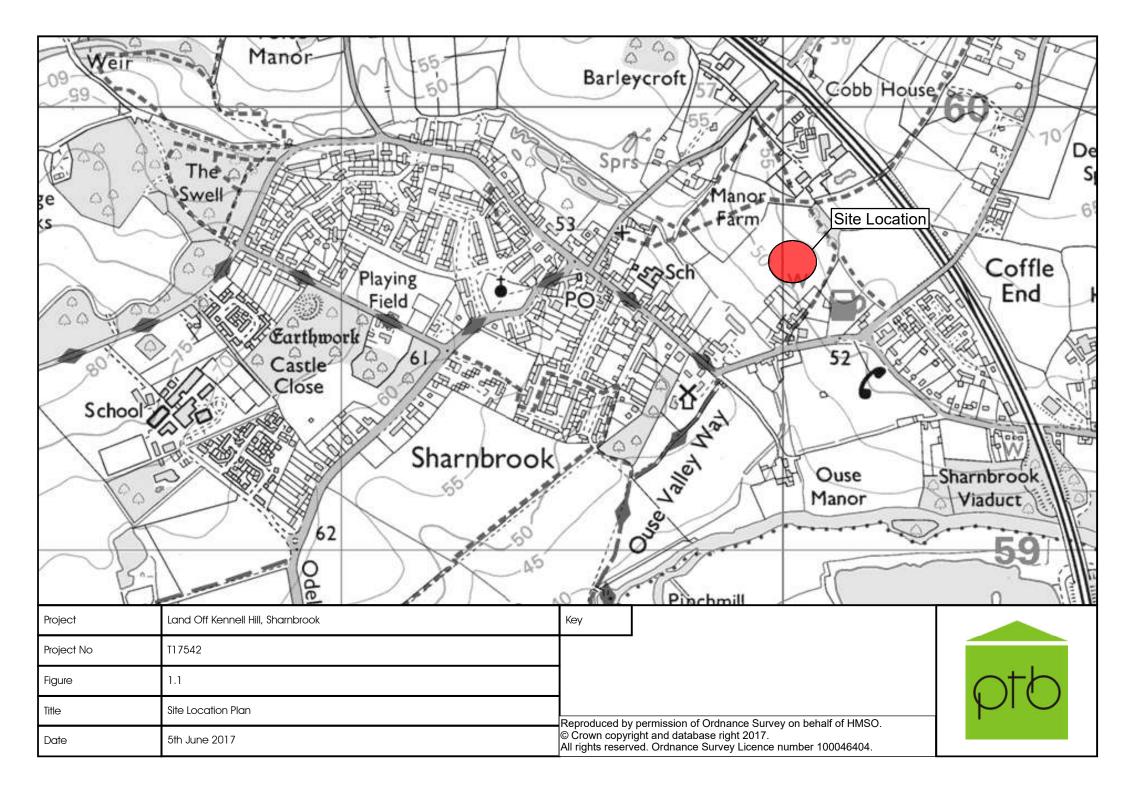
**1.5.1** This Technical Note has been prepared by PTB on behalf of Fisher German in relation to a proposed residential development on land off Kennell Hill, Sharnbrook.



- **1.5.2** It is considered that appropriate access could be delivered for a development of up to 95 residential dwellings. The study has concluded that;
  - The site benefits from access to a sustainable transport network that provides alternatives to the private car;
  - Appropriate provision can be made for access, parking and servicing in accordance with relevant guidance and standards; and,
  - The proposals will result in a negligible increase in traffic and is unlikely to result in a material impact on the local highway network.

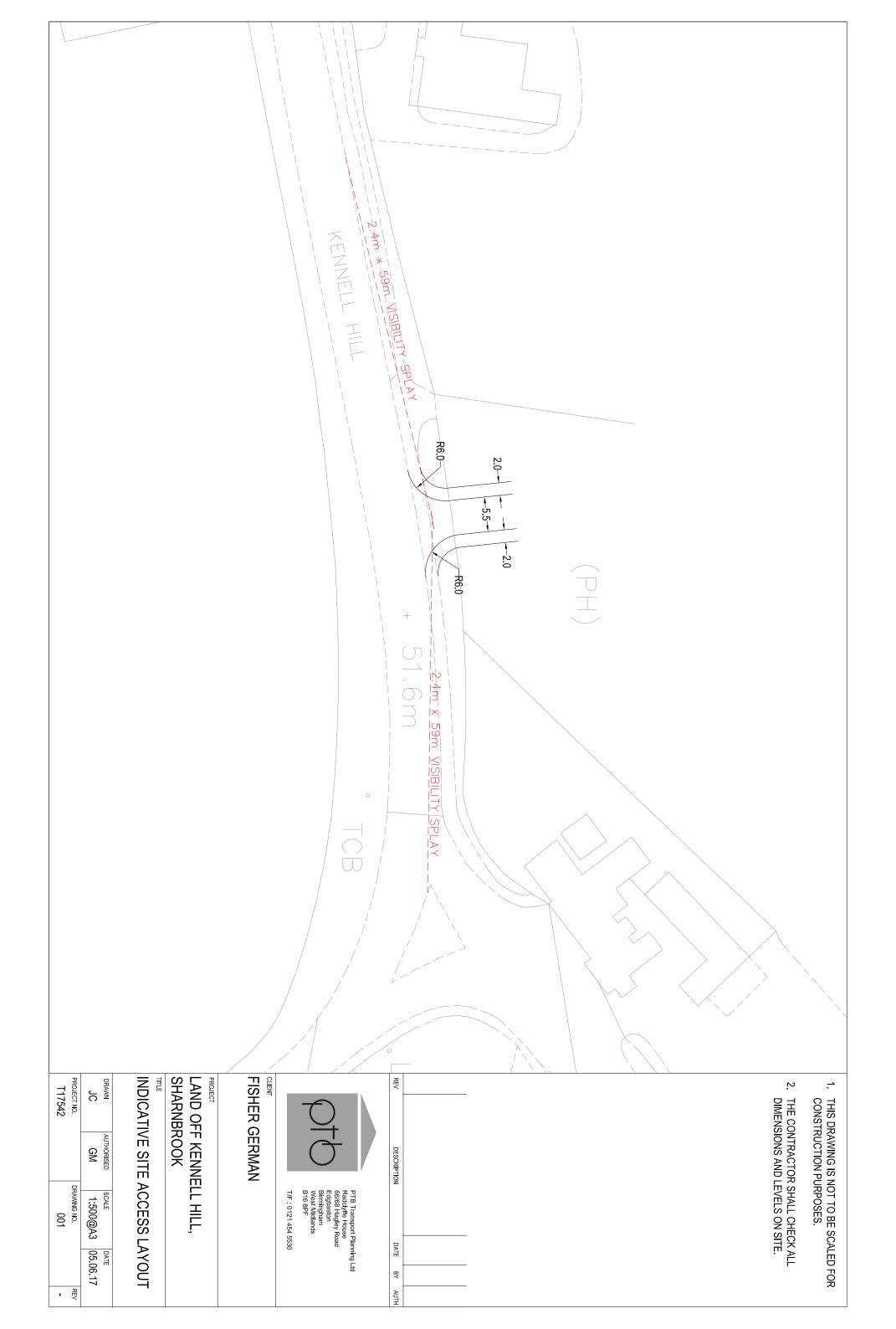


# **FIGURES**





# **DRAWINGS**







# **APPENDIX A**

Calculation Reference: AUDIT-141301-170605-0657

## TRIP RATE CALCULATION SELECTION PARAMETERS:

: 03 - RESIDENTIAL

Category : A - HOUSES PRIVATELY OWNED VEHICLES

Selec	ted red	gions and areas:	
02		TH EAST	
	ES	EAST SUSSEX	1 days
	HC	HAMPSHIRE	1 days
	SC	SURREY	1 days
	WS	WEST SUSSEX	2 days
03	SOU	TH WEST	,
	DC	DORSET	1 days
	DV	DEVON	3 days
	SM	SOMERSET	1 days
04	EAST	ANGLIA	-
	CA	CAMBRIDGESHIRE	1 days
	NF	NORFOLK	3 days
	SF	SUFFOLK	2 days
05	EAST	MIDLANDS	
	LN	LINCOLNSHIRE	1 days
06		TMIDLANDS	
	SH	SHROPSHIRE	4 days
	WK	WARWICKSHIRE	2 days
07		KSHIRE & NORTH LINCOLNSHIRE	
	NY	NORTH YORKSHIRE	6 days
	SY	SOUTH YORKSHIRE	1 days
80		TH WEST	
	CH	CHESHIRE	2 days
	GM	GREATER MANCHESTER	1 days
00	MS	MERSEYSIDE	1 days
09	NOR		4 1
	CB	CUMBRIA	1 days
	TW	TYNE & WEAR	1 days

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

### Secondary 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: Number of dwellings Actual Range: 6 to 151 (units: ) Range Selected by User: 6 to 200 (units: )

#### Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/09 to 29/11/16

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 7 days
Tuesday 8 days
Wednesday 7 days
Thursday 7 days
Friday 7 days

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

#### Selected survey types:

Manual count 36 days
Directional ATC Count 0 days

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

## Selected Locations:

Suburban Area (PPS6 Out of Centre) 19 Edge of Town 17

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 31 No Sub Category 5

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.

## Secondary Filtering selection:

### Use Class:

C1 1 days C3 34 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Secondary Filtering selection (Cont.):

Population within 1 mile:

1,001 to 5,000	6 days
5,001 to 10,000	9 days
10,001 to 15,000	10 days
15,001 to 20,000	3 days
20,001 to 25,000	4 days
25,001 to 50,000	4 days

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

Population within 5 miles:

5,001 to 25,000	5 days
25,001 to 50,000	5 days
50,001 to 75,000	3 days
75,001 to 100,000	10 days
100,001 to 125,000	2 days
125,001 to 250,000	6 days
250,001 to 500,000	4 days
500,001 or More	1 days

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

Car ownership within 5 miles:

0.6 to 1.0	11 days
1.1 to 1.5	25 days

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

Travel Plan:

Yes 4 days No 32 days

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

PTAL Rating:

No PTAL Present 36 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1 CA-03-A-04 DETACHED CAMBRI DGESHI RE

THORPE PARK ROAD

PETERBOROUGH

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings:

Survey date: TUESDAY 18/10/11 Survey Type: MANUAL

2 CB-03-A-04 SEMI DETACHED CUMBRIA

MOORCLOSE ROAD SALTERBACK

WORKINGTON Edge of Town

No Sub Category

Total Number of dwellings: 82

Survey date: FRIDAY 24/04/09 Survey Type: MANUAL

3 CH-03-A-08 DETACHED CHESHIRE

WHITCHURCH ROAD BOUGHTON HEATH

CHESTER

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 11

Survey date: TUESDAY 22/05/12 Survey Type: MANUAL

4 CH-03-A-09 TERRACED HOUSES CHESHIRE

GREYSTOKE ROAD HURDSFIELD MACCLESFIELD

Edge of Town Residential Zone

Total Number of dwellings: 24

Survey date: MONDAY 24/11/14 Survey Type: MANUAL

5 DC-03-A-08 BUNGALOWS DORSET

HURSTDENE ROAD
CASTLE LANE WEST
BOURNEMOUTH
Edge of Town
Residential Zone

Total Number of dwellings: 28

Survey date: MONDAY 24/03/14 Survey Type: MANUAL

6 DV-03-A-01 TERRACED HOUSES DEVON

BRONSHILL ROAD

**TORQUAY** 

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 37

Survey date: WEDNESDAY 30/09/15 Survey Type: MANUAL

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LIST OF SITES relevant to selection parameters (Cont.)

7 DV-03-A-02 **HOUSES & BUNGALOWS DEVON** 

MILLHEAD ROAD

HONITON

Suburban Area (PPS6 Out of Centre)

Residential Zone

116 Total Number of dwellings:

Survey date: FRIDAY 25/09/15 Survey Type: MANUAL

**DEVON** DV-03-A-03 TERRACED & SEMI DETACHED

LOWER BRAND LANE

**HONITON** 

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 70

Survey date: MONDAY 28/09/15 Survey Type: MANUAL

PRIVATE HOUSING EAST SUSSEX ES-03-A-02

SOUTH COAST ROAD

**PEACEHAVEN** Edge of Town Residential Zone

Total Number of dwellings: 37

Survey date: FRIDAY 18/11/11 Survey Type: MANUAL **GREATER MANCHESTER** 

GM-03-A-10 DETACHED/SEMI

**BUTT HILL DRIVE PRESTWICH** MANCHESTER Edge of Town Residential Zone

Total Number of dwellings: 29

Survey date: WEDNESDAY 12/10/11 Survey Type: MANUAL

**HOUSES & FLATS** HC-03-A-18 **HAMPSHIRE** 

CANADA WAY

LIPHOOK

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 62

Survey date: TUESDAY 29/11/16 Survey Type: MANUAL

LINCOLŇSHIRE 12 LN-03-A-03 SEMI DETACHED

ROOKERY LANE BOULTHAM

LINCOLN

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 22

Survey date: TUESDAY 18/09/12 Survey Type: MANUAL

MS-03-A-03 MERSEYSIDE **DETACHED** 

BEMPTON ROAD **OTTERSPOOL** LIVERPOOL

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 15

> Survey date: FRIDAY 21/06/13 Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

14 NF-03-A-01 SEMI DET. & BUNGALOWS NORFOLK

YARMOUTH ROAD

CAISTER-ON-SEA

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 27

Survey date: TUESDAY 16/10/12 Survey Type: MANUAL

15 NF-03-A-02 HOUSES & FLATS NORFOLK

DEREHAM ROAD

**NORWICH** 

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 98

Survey date: MONDAY 22/10/12 Survey Type: MANUAL

16 NF-03-A-03 DETACHED HOUSES NORFOLK

HALING WAY

THETFORD Edge of Town Residential Zone

Total Number of dwellings: 10

Survey date: WEDNESDAY 16/09/15 Survey Type: MANUAL 17 NY-03-A-06 BUNGALOWS & SEMI DET. NORTH YORKSHIRE

HORSEFAIR

**BOROUGHBRIDGE** 

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 115

Survey date: FRIDAY 14/10/11 Survey Type: MANUAL NY-03-A-07 DETACHED & SEMI DET. NORTH YORKSHIRE

CRAVEN WAY

BOROUGHBRIDGE Edge of Town

No Sub Category

Total Number of dwellings: 23

Survey date: TUESDAY 18/10/11 Survey Type: MANUAL 19 NY-03-A-08 TERRACED HOUSES NORTH YORKSHIRE

NICHOLAS STREET

YORK

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 21

Survey date: MONDAY 16/09/13 Survey Type: MANUAL 20 NY-03-A-09 MIXED HOUSING NORTH YORKSHIRE

GRAMMAR SCHOOL LANE

NORTHALLERTON

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 52

Survey date: MONDAY 16/09/13 Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

21 NY-03-A-10 **HOUSES AND FLATS** NORTH YORKSHIRE

BOROUGHBRIDGE ROAD

RIPON

Edge of Town No Sub Category

Total Number of dwellings: 71

Survey date: TUESDAY 17/09/13 Survey Type: MANUAL

NORTH YORKSHIRE NY-03-A-11 **PRIVATE HOUSING** 22

HORSEFAIR

BOROUGHBRIDGE Edge of Town Residential Zone

Total Number of dwellings: 23

Survey date: WEDNESDAY 18/09/13 Survey Type: MANUAL

**DETACHED & TERRACED** SURREY 23 SC-03-A-04

HIGH ROAD

BYFLEET Edge of Town Residential Zone

Total Number of dwellings: 71

23/01/14 Survey date: THURSDAY Survey Type: MANUAL

SF-03-A-04 **DETACHED & BUNGALOWS** SUFFOLK

NORMANSTON DRIVE

**LOWESTOFT** 

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 7

Survey date: TUESDAY 23/10/12 Survey Type: MANUAL

SF-03-A-05 **DETACHED HOUSES** 25 **SUFFOLK** 

VALE LANE

**BURY ST EDMUNDS** Edge of Town

Residential Zone

Total Number of dwellings: 18

Survey date: WEDNESDAY 09/09/15 Survey Type: MANUAL

SHROPSHIRE 26 SH-03-A-03 **DETATCHED** 

SOMERBY DRIVE BICTON HEATH SHREWSBURY Edge of Town No Sub Category

Total Number of dwellings: 10

Survey date: FRIDAY 26/06/09 Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

27 SH-03-A-04 TERRACED SHROPSHIRE

ST MICHAEL'S STREET

SHREWSBURY

Suburban Area (PPS6 Out of Centre)

No Sub Category

Total Number of dwellings: 108

Survey date: THURSDAY 11/06/09 Survey Type: MANUAL

28 SH-03-A-05 SEMI-DETACHED/TERRACED SHROPSHIRE

SANDCROFT SUTTON HILL TELFORD Edge of Town Residential Zone

Total Number of dwellings: 54

Survey date: THURSDAY 24/10/13 Survey Type: MANUAL

29 SH-03-A-06 BUNGALOWS SHROPSHIRE

ELLESMERE ROAD

SHREWSBURY Edge of Town Residential Zone

Total Number of dwellings: 16

Survey date: THURSDAY 22/05/14 Survey Type: MANUAL

30 SM-03-A-01 DETACHED & SEMI SOMERSET

WEMBDON ROAD NORTHFIELD BRIDGWATER Edge of Town Residential Zone

Total Number of dwellings: 33

Survey date: THURSDAY 24/09/15 Survey Type: MANUAL 31 SY-03-A-01 SEMI DETACHED HOUSES SOUTH YORKSHIRE

A19 BENTLEY ROAD BENTLEY RISE DONCASTER

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 54

Survey date: WEDNESDAY 18/09/13 Survey Type: MANUAL

32 TW-03-A-02 SEMI-DETACHED TYNE & WEAR

WEST PARK ROAD

GATESHEAD

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 16

Survey date: MONDAY 07/10/13 Survey Type: MANUAL WK-03-A-01 TERRACED/SEMI/DET. WARWICKSHIRE

ARLINGTON AVENUE

LEAMINGTON SPA

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 6

Survey date: FRIDAY 21/10/11 Survey Type: MANUAL

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LIST OF SITES relevant to selection parameters (Cont.)

34 WK-03-A-02 BUNGALOWS WARWICKSHIRE

NARBERTH WAY POTTERS GREEN COVENTRY Edge of Town

Residential Zone

Total Number of dwellings: 17

Survey date: THURSDAY 17/10/13 Survey Type: MANUAL

35 WS-03-A-04 MIXED HOUSES WEST SUSSEX

HILLS FARM LANE BROADBRIDGE HEATH

HORSHAM Edge of Town Residential Zone

Total Number of dwellings: 151

Survey date: THURSDAY 11/12/14 Survey Type: MANUAL

36 WS-03-A-05 TERRACED & FLATS WEST SUSSEX

UPPER SHOREHAM ROAD

SHOREHAM BY SEA

Suburban Area (PPS6 Out of Centre)

Residential Zone

Total Number of dwellings: 48

Survey date: WEDNESDAY 18/04/12 Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

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

**VEHICLES** 

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
	No.	Ave.	Trip	No.	Ave.	Trip	No.	Ave.	Trip
Time Range	Days	DWELLS	Rate	Days	DWELLS	Rate	Days	DWELLS	Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	36	44	0.075	36	44	0.288	36	44	0.363
08:00 - 09:00	36	44	0.141	36	44	0.368	36	44	0.509
09:00 - 10:00	36	44	0.145	36	44	0.168	36	44	0.313
10:00 - 11:00	36	44	0.146	36	44	0.160	36	44	0.306
11:00 - 12:00	36	44	0.152	36	44	0.163	36	44	0.315
12:00 - 13:00	36	44	0.163	36	44	0.158	36	44	0.321
13:00 - 14:00	36	44	0.167	36	44	0.153	36	44	0.320
14:00 - 15:00	36	44	0.147	36	44	0.170	36	44	0.317
15:00 - 16:00	36	44	0.231	36	44	0.167	36	44	0.398
16:00 - 17:00	36	44	0.266	36	44	0.167	36	44	0.433
17:00 - 18:00	36	44	0.343	36	44	0.159	36	44	0.502
18:00 - 19:00	36	44	0.212	36	44	0.148	36	44	0.360
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates: 2.188			2.269			4.457			

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.

## Parameter summary

Trip rate parameter range selected: 6 - 151 (units: )
Survey date date range: 01/01/09 - 29/11/16

Number of weekdays (Monday-Friday): 36
Number of Saturdays: 0
Number of Sundays: 0
Surveys automatically removed from selection: 1
Surveys manually removed from selection: 0

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