

## Kwaku Bossman-Gyamera

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**From:** Shreekant Patel  
**Sent:** 13 June 2023 11:04  
**To:** Kwaku Bossman-Gyamera  
**Subject:** HGY/2023/1403 - Vacant split level transport and storage yard, 93 Vale Road, London N4 1PZ

Hello Kwaku,

Transport comments are as follows:

- a. The site has poor public transport accessibility (PTAL=2) and is located within a CPZ.
- b. The proposal is for the temporary use of the site by SERCO. The proposal comprises of a modular Office (25.7m x 9.8m), car parking for staff (41 spaces) and Service vehicles (33 spaces) and provision for cycle parking. The existing vehicular accesses would be used.
- c. The proposed levels of car parking would exceed London Plan maximum parking standards for Office - that allows 1 car park space/100m<sup>2</sup> GIA.
- d. The submission indicates that there will be 6 staff based on-site and a further 32 drivers operating from the site. The justification for higher level of proposed car parking is based on the early operational start time of 5.30am and the non-availability of public transport for staff/operative during such early morning hours. There is no information regarding alternative arrangement such as picking up staff by mini-buses etc.
- e. Further information is required regarding number of trip (to / from) the site that would be generated throughout the day, by the 33 service vehicles operating from this site and by all staff / operatives.

Regards.

Shreekant Patel  
Principal Transport Planner.

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