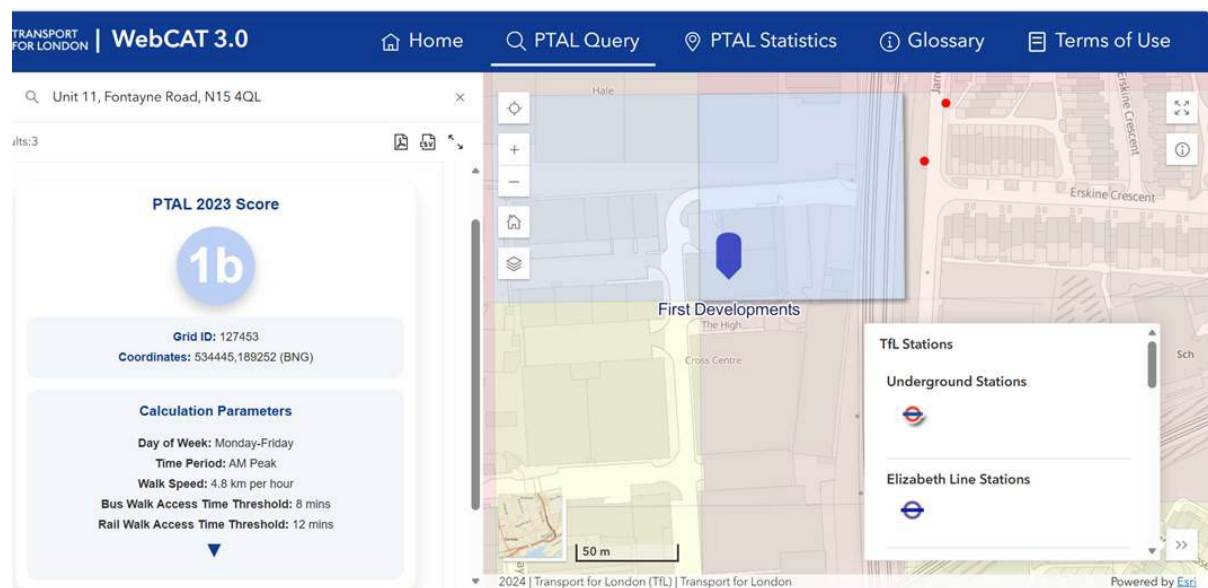


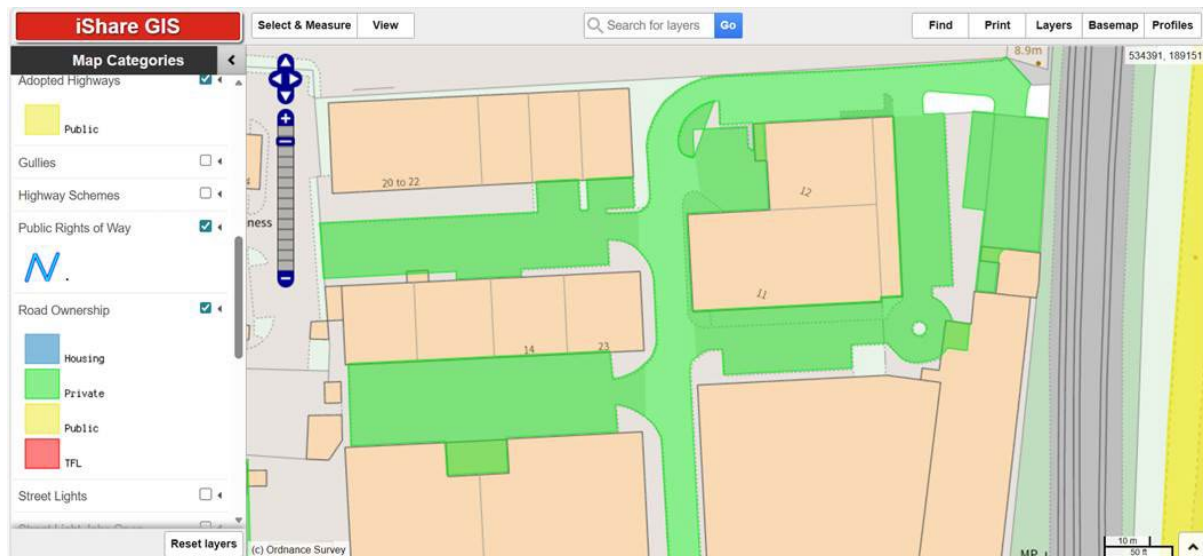
From: Shreekant Patel
Sent: 17 April 2026 15:41
To: Kwaku Bossman-Gyamera
Subject: HGY/2026/0754 - 11, High Cross Centre, Fountayne Road, Haringey, London, N15 4QL

Transport comments as follows:

- a. The site has very poor public transport accessibility (PTAL=1b) and is located within a CPZ. This is in contrast to the submitted document indicating that the site has High PTAL – Please clarify.



- b. The roads adjacent to the site are 'private' – as shown below (coloured Green). Please provide detail of parking enforcement that is in place.



- c. The existing use of the site is as a warehouse/storage with single occupancy. It has a gross internal area of 2774m². The proposal would reduce this area by 1470sqm but add 1309sqm for E(g)ii (Research and Development) and 1309sqm for E9g)iii Industrial process. The proposals would add 25-30 units for E(g) / B8 uses each having between 74-111sqm.
- d. Clarification is required regarding reference to the proposals retaining the existing 10 car park spaces (planning statement) and the application indicating 14 existing spaces reduced to 13 spaces but also indicating 3 active and 11 passive EVCP. Dimensioned plans of existing and proposed car park are required.
- e. The submitted transport statement is not considered acceptable, and a detailed Transport Assessment Report is required. This should consider the cumulative trips generation, travel modes, servicing and delivery demands, parking provision and demands, number of employees, disabled parking provision, cycle parking provision, refuse storage requirements. Please note, the transport assessment should present worst case trip generation, mode shares, parking provision / disabled parking and cycle parking provision etc. in context of comparable data sites, the actual site PTAL and London Plan standards, for individual uses and individual occupiers and for cumulative for all uses across the whole site. The Transport assessment report should also include parking stress survey / assessment.
- f. Dimensioned plans of cycle parking and car parking are required.
- g. Furthermore, an outline Travel Plan, Car Parking Management Plan and a Delivery and Servicing Management Plan will also be required. A Travel plan monitoring fee of £3000/year for 5 years will be required and this can be secured via s106 agreement.
- h. Conditions for submission of construction logistics management plan for approval prior to start of works is required.

Regards,

Shreekant Patel

Principal Transport Planner.

London Borough of Haringey,

Environment and Resident Experience

Haringey Council