

Kwaku Bossman-Gyamera

From: Shreekant Patel
Sent: 21 November 2023 19:43
To: Kwaku Bossman-Gyamera
Subject: HGY/2023/2822 - Harvest Lodge, 7 Orchard Place, Tottenham, London, N17 8BG

Hello Kwaku,

Transport comments are as follows:

- a. The site has moderate public transport accessibility (PTAL=3) and is located within a CPZ.
- b. The application form indicates there are 5 existing car park spaces that are proposed to be deleted. However no further information has been provided regarding the location, allocation, and potential impact of deleting these spaces for on-street parking demands / stress.
- c. The proposals is for a car free development. However, This is contrary to Policy DM32 - that does support car free development in locations with PTAL of less than 4.
- d. The access to the proposed two new dwelling is proposed via the existing side access and a new gate off Nursery Court. A fully dimensioned plan illustrating widths of access paths and distances from highway to refuse storage is required. This should include provision of 1.2m wide paths for pedestrian / cycle access. The access from Orchard Place would not be considered acceptable with car parking on frontage of Harvest Lodge. If these car parking spaces are proposed to be deleted, the vehicular crossovers would require to be reinstated as footway and the developer responsible for all costs including for the revision to TMO and car free s106 agreement for all the dwellings on site.
- e. Cycle parking provision for two bicycles for each dwelling is proposed. This must be secure, sheltered and accessible. A condition requiring details to be submitted for approval prior to occupation, is required.
- f. A condition requiring submission of construction logistics management plan for approval prior to start of construction, is required.

Regards,

Shreekant Patel
Principal Transport Planner.

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