

TRAVEL PLAN STATEMENT

SEGRO

3-6 Spring Place, Kentish Town

02/08/2021

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Travel Plan Statement

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# 1 Introduction

- 1.1 SEGRO has appointed Vectors to provide advice on highways and transport related to the proposals at 3-6 Spring Place, Kentish Town within the London Borough of Camden (LBC).
- 1.2 The site is located in an accessible Central London location with a number of bus stops located within 550m of the site and Kentish Town West Overground station located approximately 500 metres south of the site and Kentish Town railway and underground station located 650m to the east. There are also a number of local amenities in close proximity to the site such as Lidl Supermarket and Tesco Express to the east.
- 1.3 The site is currently vacant but comprises circa 1,900sqm of B2 industrial floorspace that was in use by an industrial operator (Addison Lee). Addison Lee used the site to service and repair their fleet of cars.
- 1.4 The proposals comprise the change of use from industrial (Class B2) to flexible industrial (Class B2)/ storage or distribution (Class B8)/ light industrial (Class E), refurbishment of existing building and associated works.
- 1.5 The proposals comprise a car-free scheme, excluding vehicles associated with the operation use of the site. This is considered appropriate given the highly accessible Central London location of the site. Any vehicle requiring access to the site will do so via an amended access arrangement, which seeks to alter the existing access arrangements to provide three access doors instead of four as well as widen the doors to facilitate on-site loading.
- 1.6 A planning application (Ref: 2020/5913/P) was submitted in January 2021 for the change of use of an existing industrial unit (Class B2) to flexible industrial (Class B2)/ storage or distribution (Class B8)/ light industrial (Class E). The application was supported by a Transport Statement (TS), Delivery and Servicing Management Plan (DSMP) and Travel Plan Statement (TPS).
- 1.7 Following submission of the planning application (Ref: 2020/5913/P), further consultation with LBC and key stakeholders including local residents' groups was undertaken. As a result, there are changes to the scheme presented within this, which includes an amended access strategy to facilitate on-site loading and remove any need for on-street loading. The amended proposals are detailed within this Transport Statement and this report replaces the previously submitted TS dated December 2020 to ensure that all of the additional transport related work undertaken is included in a single report.

## Objectives of this Travel Plan Statement

- 1.8 The ultimate aim of this Travel Plan Statement is to put in place the management tools deemed necessary so that staff and visitors to the site are able to make informed choices about their travel, with the aim of minimising any adverse impacts of their travel on the environment, surrounding highway network and local residents. In order to achieve this aim, this document has a number of objectives:
- To increase the awareness of choice of travel modes and promote social inclusion;
  - To promote the health, wealth and environment benefits of walking, cycling and public transport use; and
  - To provide clear information to all staff and visitors on the alternative modes of transport available at the site.
- 1.9 The remainder of this document is structured as follows:

**Section 2** - Baseline Conditions

**Section 3** - Objectives, Management and Measures

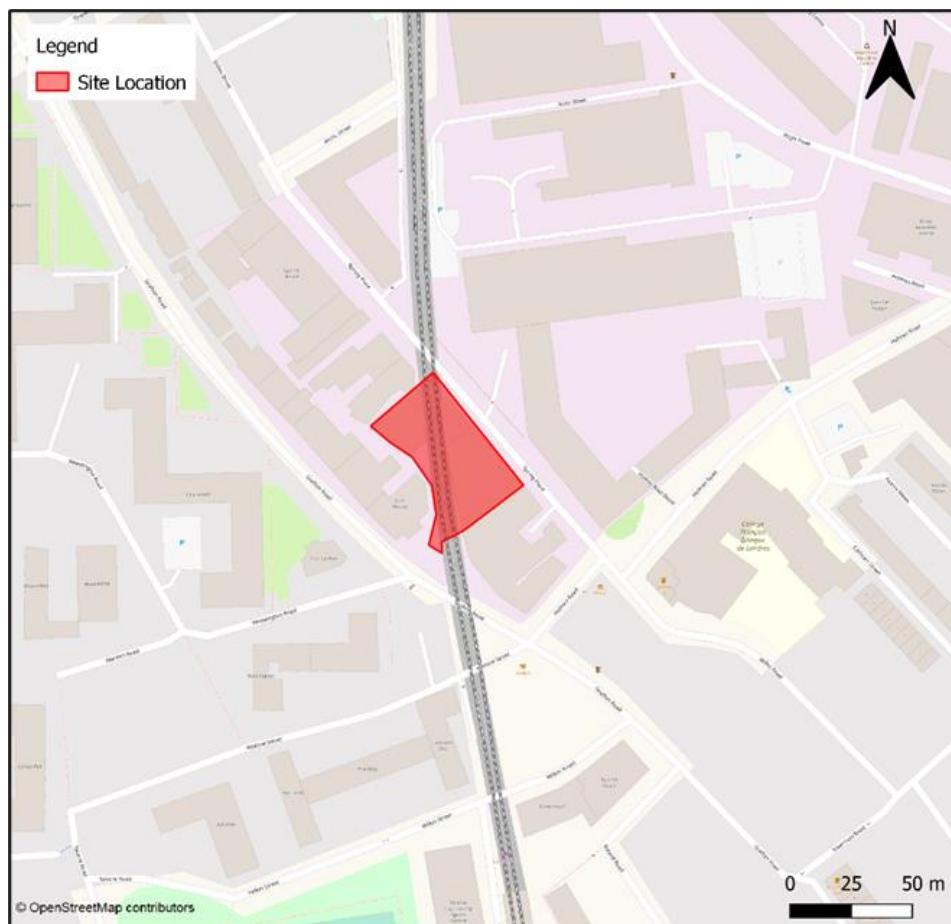
**Section 4** - Action Plan

## 2 Baseline Conditions

### Site and Surroundings

- 2.1 The site is bounded by Spring Place to the north, further industrial/office uses to the east office buildings and Grafton Road to the south and residential properties to the west. The location of the site is illustrated in **Figure 2.1**.

**Figure 2.1: Site Location Plan**



- 2.2 The site is currently vacant but comprises circa 1,900sqm of B2 industrial floorspace that was in use by an industrial operator (Addison Lee).

### Walking and Cycling

- 2.3 The site is well connected to a network of good quality footways in the vicinity of the site. Uncontrolled pedestrian crossing facilities are provided across Grafton Road north of Queens Crescent. Three controlled pedestrian crossings are also available across Grafton Road at the junction with Prince of Wales Road; across Prince of Wales Road at the junction with Grafton Road; and opposite Kentish Town Station, enabling safe pedestrian connections to shops, bus stops and Kentish Town Station.
- 2.4 It is noteworthy that there is dropped kerb provision on crossings in the vicinity of the site as well as the wider area.
- 2.5 Cycleway 6 is located approximately 700m south of the site providing connections to St Pancras, Farringdon and Elephant and Castle. Grafton Road also has an on-road cycle route.

## Public Transport

- 2.6 The Transport for London (TFL) online calculator, WebCAT, indicates that the site achieves a PTAL of 5. This indicates a 'very good' level of accessibility to public transport services. The full PTAL output report is attached at **Appendix A**. Further details of the public transport opportunities in the vicinity to the site are set out below.

### Bus

- 2.7 The closest bus stops to the site are located to the south on Prince of Wales Road (Kentish Town West Station Stop) and to the east on the A400 Kentish Town Road (Kentish Town Station Stop). These stops are served by bus routes 46, 88, 134, 214, 393 and N20. Table 3.1 provides a summary of local bus routes in the area.

Table 2.1: Local Bus Routes

Service Number	Route	Weekday (mins)
46	Lancaster Gate Station - St Bartholomew's Hospital	8-12
88	Parliament Hill Fields - Omnibus Clapham	6-10
134	North Finchley Bus Station - University College Hospital / Euston Road	6-10
214	Highgate School / Hampstead Lane - Finsbury Square	6-10
393	Upper Clapton Road / Brooke Road - Chalk Farm / Morrisons	10-13
N20	Barnet High Street / Barnet Church - Whitehall / Trafalgar Square	30

### Rail

- 2.8 Kentish Town West Overground Station and Kentish Town railway and underground station are located approximately 500m south and 650m east of the site respectively. Kentish Town railway and underground station is served by Thameslink and the northern line.
- 2.9 Combined, these stations provide frequent services to a number of local and regional destinations such as Hampstead Heath, Euston/ St Pancras, Willesden Junction, London Bridge, London Waterloo, Luton and Bedford.

### Local Amenities

- 2.10 The site is located adjacent to Kentish Town Centre and as such a number of retail, restaurant and services including banks are all within a reasonable walking distance from the site enabling convenient destinations within walking distance on a lunch break.

### Car Club

- 2.11 Car Clubs can help to reduce car ownership by offering the convenience of a car, without the costs of repairs, servicing, insurance and parking. The nearest car club bay to the site is located on approximately 500m to the south on Prince of Wales Road.

## Summary

- 2.12 The above review demonstrates that the application site is readily accessible by a variety of modes of transport other than reliance upon the private car. In this regard, it is considered that the location of the application site accords with the guiding principles of National and Local policy.

### 3 Objectives, Management and Measures

#### Travel Plan Strategy

- 3.1 This framework document has been designed to give an overarching guide to future staff and users of the site with regard to the promotion of sustainable and active travel.

#### Objectives

- 3.2 The Travel Plan's overriding objective is to:

*Put in place the management tools deemed necessary so staff at the site are able to make informed choices about their travel, while at the same time minimising the adverse impacts of their travel on the environment, their health and on the public transport network.*

- 3.3 The sub-objectives are:

- To increase the awareness of choice of travel modes and promote social inclusion;
- To promote the health, wealth and environment benefits of walking, cycling and public transport use; and
- To provide clear information to all staff and visitors on the alternative modes of transport available at the site.

- 3.4 These objectives will be achieved by introducing a package of physical and management measures that will facilitate staff travel by sustainable and active modes.

#### Management

- 3.5 The Site Owner/Estate Management Company will appoint a Travel Plan Co-ordinator (TPC) whose role will be to encourage and foster a sustainable approach to the development wherever possible.

#### Travel Plan Coordinator Responsibilities

- 3.6 The TPC will be responsible for overseeing the travel plan for staff and visitors. The primary responsibilities of this role include:
- Liaise with LBC Travel Plan Officers;
  - Promote the objectives and benefits of the Travel Plan and the measures it includes
  - Promote the sustainable characteristics of the site through the sales and induction process; and
  - Maintain up to date information on information/notice boards.
- 3.7 Regular updating of the Travel Plan document is also part of the responsibility of the nominated person

## Measures and Initiatives

### Introduction

- 3.8 This section of the Travel Plan Statement outlines measures to be undertaken as part of the Travel Plan. The implementation of measures, which include awareness initiatives and infrastructure provision, are the core elements of the Travel Plan.

## Measures to Raise Awareness of Sustainable Travel

### Noticeboard

- 3.9 A noticeboard will be placed in a prominent location on site. The TPC will use this noticeboard as a means of ongoing communication with staff by displaying up to date information about the Travel Plan, public transport information and contact details for the TPC. This process would also be supported by email communication.

## Measures to promote the use of Public Transport

### Public Transport Information

- 3.10 Up-to-date timetables of bus and rail services, including route information and service frequencies, will be permanently on display for staff.
- 3.11 National Rail and Travel Line websites and enquiry phone numbers will be advertised through all relevant means to raise awareness.
- 3.12 Staff will be made aware of numerous smartphone apps such as: National Rail enquiries; National Cycle Network; Walkit; MapMyRide; Cycle Streets; Strava Cycling; Bike Citizens; Citymapper and Walk4Life. These apps provide up to date information and can help plan journeys via foot, cycle and public transport within the local area.

## Measures to Encourage and Promote Healthier Lifestyles

### Walking

- 3.13 Possible initiatives to help promote walking to employees of the site are as follows:
- Staff will be provided with information and advice concerning safe pedestrian routes to the site making sure users of the site are aware of strategic routes to key destinations; and
  - The TPC will promote the health benefits of walking and explore the possibility of using such schemes as '10,000 steps a day campaign.'

### Cycling

- 3.14 10 cycle parking spaces will be provided, which meets the minimum requirements set out by LBC and the London Plan.
- 3.15 The governments cycle to work scheme will be promoted.
- 3.16 Other staff specific cycle promotions will include the following:
- Promotion of the health benefits of cycling;

- Informing staff of free cycle skill training available on the TfL website;
- Awareness and promotion of National Bike Week events
- Providing cycling maps and cycle club information, which can be made accessible to staff on noticeboards and welcome packs; and
- Organisation of social cycling events, e.g. on a weekend, or after work/shift rides.

3.17 There is also extensive information regarding cycling in London available on the TfL website including links to cycle routes including cycle superhighways, Santander Cycle membership and cycle parking information, which will be promoted.

### **Electric Vehicle Charging**

3.18 Appropriate provision is made for electric vehicle charging within the site accordingly to encourage/enable the future occupier of the site to use electric vehicles.



## 4 Action Plan

4.1 The table below details the action plan associated with this document.

**Table 4.1: Action Plan**

Action	Notes	Status/ Target Date	Method of Monitoring	Responsibility
Travel Plan Co-Ordinator				
Appointment of Travel Plan Co-ordinator	A TPC will be appointed for the development	One month prior to first occupation	N/A	Developer
Information Provision				
Noticeboards	Provision of travel information on Noticeboards to be located in prominent locations	On occupation	TPC to keep updated and relevant	TPC
Cycling				
Provision of cycle parking	Cycle parking spaces provided to meet LBB/ London Plan standards	Provided as part of development process prior to completion of the development	N/A	TPC
Provide cycle route information relating to cycle facilities	Provision of information and advice concerning safe cycle routes to the site	TPC to provide	TPC to monitor uptake	TPC
Cycle training	Making staff aware of cycle training available through TfL	On tenant occupation	N/A	TPC
Walking				
Staff to be provided with information related to safe walking routes	Provision of information and advice concerning safe walkable routes to the site	TPC to provide	N/A	TPC
Public Transport				
Staff to be provided with public transport information and timetables	Provision of information and advice concerning safe public transport information to and from the site	TPC to provide	N/A	TPC

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