



To Jonathan Aubrey
From Paul McGartoll – TfL Borough Planning Case Officer
Your Ref
Our Ref 14/0143
Phone [REDACTED]
Date 07/04/14

Sainsbury's and Former Comet Stores, Bugsby's Way, Greenwich, SE10 Royal Borough of Greenwich – Draft Stage 2 Report

At Stage 1 it was agreed that the transport assessment, pedestrian environment review system (PERS) audit and draft travel plan were in line with TfL's guidance. It has been agreed with the Royal Borough of Greenwich (RBG) and the applicant that TfL will be involved in detailed section 106 (S106) meetings following Stage 2.

TfL welcomes the applicant's offer of £250,000 for local pedestrian and cycle accessibility. This will be divided between numerous 'quick wins' identified in the PERS audit and improvements to the environment around Westcombe Park station and its access routes. TfL would welcome guidance (RBG) as to where these improvements can best be delivered.

In terms of highway mitigation, TfL and the applicant have agreed that this is best focused at the junction of Commercial Way and Bugsby's Way, at the north west of the site, where problems were identified at Stage 1. The applicant has agreed to look in more detail about improvements to safety and highway operations here, and TfL awaits their design proposals. When these are received, discussions about the appropriate S106 contributions can take place.

The applicant has offered a £50,000 contribution for signage in the surrounding road network. This is welcomed by TfL and will help aid a rebalancing of traffic in the area as suggested at Stage 1.

Following a robust assessment from the applicant, TfL accepts the offer of £479,400 for bus service improvements. The nature of mitigation measures is yet to be fully decided, and London Buses are continuing to carry out survey work. However, it has been agreed that any mitigation must involve bus links to the site from either North Greenwich or Blackheath.

A new legal agreement will also need to be agreed between the landowner and London Buses to allow bus services to operate on Millenium Busway, which is an unadopted highway. TfL and the applicant's respective property teams will liaise on this; a new lease agreement or licence will need to be in place before occupation.

In terms of the travel plan measures, the applicant has offered to pay £750,000 into a scheme which will encourage public transport use, as the travel plan's aims for a 35% public transport mode share. A discount scheme on purchases for those using public transport has been suggested, TfL welcomes this idea and is currently investigating whether it is practicable. If not, other travel plan measures to receive funding will be decided. Notwithstanding this, the applicant has agreed to install real time passenger information in the store and at the bus stops to improve user experience.

TfL accepts the applicant's proposal to install 20 active electric vehicle charging point (EVCP) spaces. It is noted that no passive provision is proposed, although the applicant has agreed to monitor demand and introduce more EVCP spaces if required. It is hoped car clubs, including those with electric vehicles, are included in the approved travel plan.

The car park management plan should be submitted to TfL for approval, the aim of which is to ensure that queuing to access the car park does not affect the operation of the surrounding highway.

Subject to the above issues being resolved, TfL is satisfied that the proposals are compliant with the transport policies of the London Plan.

Paul McGartoll
TfL Borough Planning Case Officer

