

Pell Frischmann		Project No. A13402/VAA
		Version No. Issue 2
TECHNICAL NOTE	Project IKEA Tottenham	Date 5/10/2018
Subject Summary of engagement between the LBE and IKEA		By S Moody/ P Smith

1. Pell Frischmann is commissioned by IKEA Properties Investments Ltd (IKEA) to provide transport planning and highways consultancy advice in connection with the existing IKEA Tottenham store situated on Glover Drive, Enfield, London, N18 3HF (the 'store'), within the LBE (the 'LBE'). This note has been prepared in response to the statements within the Matter 6 response and Appendix 2 (Arup report: Ikea and Tesco Access Study dated 26th July 2018) that were submitted by the LBE.
2. IKEA has undertaken discussions with the LBE, with meetings were held on 19th November 2014, 19th January 2015 and 9th June 2015. Throughout those discussions IKEA has advised the LBE that there was insufficient transport modelling and design information available to allow IKEA to determine and agree that there will be no detrimental impact on the existing store's operation, accessibility and visibility.
3. At a subsequent meeting on 5th September 2017 IKEA reiterated that sufficient transport modelling and design information had still not been provided. We believe that had action been taken at this time, sufficient transport modelling information would be available to allow a more informed judgement to be made on the impact of the AAP proposals on the existing IKEA store. Unfortunately this work has not been completed by the LBE and is being deferred to 2019.
4. A conference call was held with the LBE on the 19th July 2018 where preliminary drawings were tabled (these drawings were those included in the Ikea and Tesco Access Study dated 26th July 2018). At no point were IKEA engaged in the preliminary design process, and IKEA have continued to advise that insufficient information has been provided to demonstrate that access to the store, servicing area, and car parks can be maintained without any adverse consequences on the store's operations. The Causeway alignment proposed by the LBE will also sever the store from the car parking areas. A technical note responding to the Ikea and Tesco Access Study (26th July 2018) has been submitted to the LBE on 20<sup>th</sup> August 2018. This has since been updated (Technical Note dated 3<sup>rd</sup> October 2018) with information on the number of customers and visitors to the IKEA store on the dates of the traffic surveys, and is appended to this note.
5. Page 6 of the LBE's Matter 6 response states:

*"Initial detailed transport work has been undertaken to assess the implementation of the central spine road on the access to existing businesses operations including design drawings and junction modelling work to test potential effects. This work has been completed to resolve potential issues that may occur during the early stages of development, when the central spine road is first constructed and housing development has yet to be come forward. The outputs of this work were summarised in a report prepared by Arup (Appendix 2). Further assessments will be undertaken to test the potential effects of the housing development as part of future planning applications."*

6. IKEA does not agree with LBE's statement that issues have been resolved as it has not been proven that the existing stores operation, accessibility and visibility will not be compromised.
7. In addition, the traffic surveys that were undertaken to inform the junction modelling in the Arup report were undertaken on Thursday 14th, Saturday 16th and Sunday 17th June 2018. The number of customers and visitors to IKEA on these dates were below the annual average and annual 85th percentile levels for this store, and therefore the baseline from which impacts have been assessed is not representative.
8. It is also noted that no junction modelling has been undertaken to demonstrate that the junctions within the AAP area can operate within capacity with the 10,000 home and 6,000 job development.
9. Based on the information received to date, whilst IKEA is keen to work with LBE and their consultants to resolve the concerns we have set out repeatedly, we currently cannot support the draft AAP, the HIF bid or any forthcoming planning application in relation to the Causeway. This is because it has not been demonstrated satisfactorily that there will not be any unacceptable impact on the operation of the IKEA store.