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PINKHAM W												ISSUE 01
STRATEGIC R	RISK ASSESSI	/IENT										27th March 2015
Obi			T- 1-1			h lawal Diamo	in a Diales Dis		d Cook Biologous de ade			
Objective:			To identify t	ne probable,	relative, higi	n-level Plann	ing Risks, Ph	/sicai Risks ai	d Cost Risks attached t	o any developi	ment of the site	
0			-1: -: 1 4								. 51	
Context / Ba	asis of Refere	nce:						it forward by	the NLWA for an MBT	Waste Treatme	ent Plant and	
				Borough of B			-					
									als. PWA and the Lond		Haringey have	
									s for the site and its er			
				refully consid	ered these s	tudies, and h	as concluded	that develop	ment of the site would	have significal	nt negative	
			impact.									
									d discussions, and it in	corporates mat	terial prepared	
			for, and by t	he NLWA, LE	H, LBB and P	WA which is	referenced in	this matrix.				
						RISK LEVEL	RISK LEVEL	RISK LEVEL				
Item No	Subject					High	Medium	Low	Key References/Comm	ents		
1	Impact on S	INC Grade 1 I	Nature Conse	rvation Valu	e				ref: NPPF Core Princip			
									Brownfield Sites of Hiខ្			
									GLA Biodiversity Strate		· · · · · · · · · · · · · · · · · · ·	
									Special Criteria apply t	o land as part o	of an Ecological	
									Green Corridor Netwo	rk linked to Me	tropolitan Land	
2	Ecological Ir	npact							ref: Preliminary Ecoloខ្	ical Appraisal	prepared by Huma	
									Pearce & Denis Vicker	for PWA, date	October 2013;	
									Reference No: 2013_0	12		
									Preliminary Invertebra	te Survey 2014	l-2015 by	
									Edward Milner identif	es rich "Open I	Mosaic" Area	
									ref: LUC Report, Oct 20			
3	Environmen	tal Corridor 8	& Metropolit	an Open Land	d				ref: NPPF para 109,113	and 117; cohe	erent ecological	
									networks and wildlife			
									ref: Mayor's Biodivers	ty Strategy, Ap	pendix 1, items,	
									A1.2.17; A1.2.18 and A			
									included in (green) cor			!]
									in their own right			-
									MOL land abuts site ar	d forms part o	f site containing	
									features of nature con			
									forms part of an ecolo		labitat interest and	
									All London Green Grid		r's Policy to promote	
									the design and deliver			
									London	y or green inira	Structure across	
									London	_		
4	Full-Alm - Cul								ref: Jacobs Developme		D A!! 2000	
4	Existing Cul	/ert							para 2.4 and 2.9 - cond			
									vulnerability to contar	nination; risks	associated with	
									flooding	= / /		
									ref: Arup Scoping Repo			
									ref: Environment Ager	•		
									Deculverting watercou			
									incorporate at least ar			
									Buffer Zones are to pro			
									for flora and fauna; su	pport the ecolo	ogy and natural	
									functioning of the wat		rovide safe access	
									alongside the waterco		<u> </u>	
									ref: LBH Biodiversity A	ction Plan and	London Rivers Action	1
									Plan			
5	Loss of Exist	ing Environm	ental Benefi	t					ref: Environmental Pro			
									ref: Air Quality Strateg			
									London Borough of Ha	ringey, Air Qua	lity Action Plan 2010	-
									2018, Feb 2011			
									ref: Arup Scoping Repo	ort, 07/03/11, p	para 3.1 - It is	
									recognised that the sit	e is sensitive in	terms of Air Quality	
									The site is located witl	in LBH's Air Qu	uality Management	
									Area and in close prox	mity to the AC	MAs of Barnet and	
									Enfield			
									Health Impact Assessn	nent would be	required	
6	Planning Ris	k							Incompatibility with A	dopted Plannin	ng Framework - NPPF	,
	-								London Plan and Lond			
									Guidance			
									Potential for call-in by	the Mayor or S	Secretary of State for	
									determination prior to			
									1			
7	Contaminat	ed Land							ref: Jacobs Develonme	nt Constraints		
7	Contaminat	ed Land							ref: Jacobs Developme para 2.2. Lead at conce		Report, April 2008 -	
7	Contaminat	ed Land							para 2.2, Lead at conc	entrations abov	Report, April 2008 -	
7	Contaminat	ed Land							para 2.2, Lead at conce para 2.3, Microbiologi	entrations abov cal Risk	Report, April 2008 - ve CLEA Guidelines	
7	Contaminat	ed Land							para 2.2, Lead at conce para 2.3, Microbiologi para 2.4, Groundwate	entrations abov cal Risk · Contaminatio	Report, April 2008 - ve CLEA Guidelines	
7	Contaminat	ed Land							para 2.2, Lead at conce para 2.3, Microbiologi para 2.4, Groundwate para 2.5, Gas Protectio	entrations abov cal Risk · Contaminatio n Measures	Report, April 2008 - ve CLEA Guidelines n	
7	Contaminat	ed Land							para 2.2, Lead at conce para 2.3, Microbiologi para 2.4, Groundwate para 2.5, Gas Protectic Extent of Contaminate	entrations above cal Risk Contamination Measures d Land is appro	Report, April 2008 - ve CLEA Guidelines n ox 80% of site area	
7	Contaminat	ed Land							para 2.2, Lead at conce para 2.3, Microbiologi para 2.4, Groundwate para 2.5, Gas Protectic Extent of Contaminate ref: Arup Scoping Repo	entrations above cal Risk Contamination on Measures d Land is appro ort, 07/03/11, p	Report, April 2008 - ve CLEA Guidelines n ox 80% of site area para 3.2 - confirm the	
7	Contaminat	ed Land							para 2.2, Lead at conco para 2.3, Microbiologi para 2.4, Groundwate para 2.5, Gas Protectio Extent of Contaminate ref: Arup Scoping Repo following:- Elevated co	entrations above cal Risk Contamination on Measures d Land is appro ort, 07/03/11, p oncentrations o	Report, April 2008 - ve CLEA Guidelines n L xx 80% of site area para 3.2 - confirm the	
7	Contaminat	ed Land							para 2.2, Lead at conce para 2.3, Microbiologi para 2.4, Groundwate para 2.5, Gas Protectic Extent of Contaminate ref: Arup Scoping Repo	entrations above cal Risk Contamination on Measures d Land is appro ort, 07/03/11, p encentrations o obial contamin	Report, April 2008 - ve CLEA Guidelines n ox 80% of site area para 3.2 - confirm the flead; Elevated nants in soils and	

	storic Landfill				ref: Jacobs Development Constraints Report, April 2008, para 2.7 - The volume of buried concrete waste is difficult to quantify. Extensive waste has been deposited through-
					para 2.7 - The volume of buried concrete waste is difficult
9 Gec					
9 Geo					to quantify. Extensive waste has been deposited through-
9 Geo					
9 Gec					out the site
9 Geo					
	otechnical Ground Con	ditions			ref: Jacobs Development Constraints Report, April 2008,
					para 2.8 Settlement & Foundation Design - The loose and
					variable nature of the Made Ground poses a risk of
					excessive settlement for foundations located within it.
					This risk is compounded by potential infiltration of water
					which can lead to localised ground collapse in poorly
					consolidated areas.
					A thin covering of Made Ground provides a pathway to
					weathered London Clay, the surface properties of which
					sensitive to variations in moisture content.
					Scristive to variations in mosture content.
10 Exis	isting Roads Infrastruct	ure			ref: Arup WIDP 27/10/2009: High Risk
IO LAIS	isting Roads Illinastruct	uie			Residential Roads to west of site unable to accommodate
			 		any increase in traffic movements
-					any increase in traffic movements
		a:			5 A 1970 07 (60 (2000 1971 1 1971
11 Acc	cess to and Egress from	Site			ref: Arup WIDP 27/10/2009: High Risk
					ref: Arup Scoping Report, 07/03/11, para 3.6
 -					Access from Orion Way not possible without destroying
igwdow					land rich in invertebrates
<u> </u>					Direct access / egress to and from the North Circular Road
					(A406) is not feasible
12 Pub	blic Transport Links				ref: PTLA rated 1a (LBH lowest rating)
	ĺ				The site is isolated and there is a lack of transport
					accessibility
					ref: Atkins ELS, Feb 2015, para 5.41 - site contaminated
	+				and not close to public transport
					and not close to public transport
12 51-	- d Bi-li				ant Our Amer & Bratana Had MUDD David 27/40/00
13 Floo	ood Risk				ref: Ove Arup & Partners Ltd, WIDP, RevB, 27/10/09
					Figure 2. Pinkham Way Flood Risk
					ref: Environment Agency letter to LBH, date 20/03/14
					Strategic Flood Risk Assessment required
					Environment Agency require a thorough evidence base in
					the form of a sequential test supported by SFRAs
					Sites with potentially contaminated land will be expected
					to submit a preliminary risk assessment in line with para
					007 of the National Planning Practice Guide. Any sites with
					former contaminative uses would be subject to land
					quality conditions
					quanty conditions
14 Con	nflict of Ownership				Landlocked part of site is owned by LB Barnet therefore
14 001	Innec or Ownership				Access would be required across MOL or "Open Mosaic"
+					LBB area equates to approx 40% of total PW site area
					LDB area equates to approx 40% of total PW site area
15 Tre	ee Preservation Orders				Protected by legislation
					Town & Country Planning Act 1990
					Town & Country Planning (Trees) Regulations 1999
16 Exis	isting Topography				ref: Jacobs Development Constraints Report, April 2008,
					Figure 4, Topographical Survey
					Figure 6, Areas of Significant Gradient
					ref: Arup Scoping Report, 07/03/11, para 3.4.1 - the
					topography of the site is very uneven due to former
					landfill and sewage works; the level difference is approx
					15metres between the highest southernmost point of the
					site and the lowest level adjacent to Pinkham Way/NCR
					and the state of t
17 Util	ilities Infrastructure		 		ref: Jacobs Development Constraints Report, April 2008,
3111		+	+ + +		para 4.3 and para 4.4 and Figure 3
 	+		+ + + + + + + + + + + + + + + + + + + +		EDF Electricity buried cables in an East-West central location
 			+ + +		
\vdash			1		across the site
\vdash					
18 Net	twork Rail				British Transport Commission Act 1949
					NR Guidelines to be followed in conjunction with building
					works in proximity to NR Property - ie structural stabilty
					of NR property, drainage and flood risk implications,
					foundations, electromagnetic interference, fire risk, etc
19 Cos	st Risk (VFM)				This Strategic Assessment indicates that there is a
	'				significantly high level of cost risk attached to development
					of this site.
					Additionally, it must be noted that there is considerable
 					potential for heightened Cost Risks attached due to the
 		+		-	
\vdash					cumulative impact arising from the synergy of elements
1					that comprise this Site of Importance for Nature
					Conservation (SINC) - Borough Grade 1 Importance.
	1				Consequently, the site is not likely to provide VFM for any
					developer, let alone a public body.
					developer, let alone a public body.
20 Trai	ansfer of Long-Term Leg	gal Risk			developer, let alone a public body. Ref: The Environmental Protection Act 1990 and the

									I						
									Case (Transco) - long term (in perpetuity) Liability on						
									cleaning up contaminated land - R (on the application of						
									National Grid Gas plc (formerly Transco plc) (Appellants) v.						
									Environment Agency (Respondents) (Civil Appeal from Her						
									Majesty's High Court of Justice) [2007] UKHL 30						
Other refere	nces conside	red in the pr	eparation of	this docume	nt include (bi	ut are not lim	ited to) the f	ollowing:-							
		Framework,	2012												
	Plan, March														
		nce on their			nd Managen	nent, 2006									
The Conserv	ation of Hab	itats and Spe	cies Regulation	ons, 2010											
GLA/London	Wildlife Site	s Board: SIN	C Selection P	rocess - Upda	ate, March 20	13									
The Habitats	Directive 19	92/43/EEC													
Environmen	tal Protectio	n Act, 1990													
The Air Qual	lity Strategy	for England, S	Scotland, Wa	les and Nortl	nern Ireland 2	2007									
Air Quality Strategy for London, 2010															
London Boro	ough of Harin	gey Air Qual	ity Action Pla	n 2010-2018	, Feb 2011										
NSCA - Natio	onal Society f	or Clean Air													
Planning Pol	licy Statemer	nt 23, Plannin	g and Polluti	on Control											
EU Directive	, 2004/35/E0	Environmen	tal Liability												
EU Water Fr	amework Dii	ective, 2000,	/60/EC												
DEFRA: Guid	lance for Pub	lic Authoritie	s on Implem	enting the Bi	odiversity Du	ity, May 200	7								
DEFRA: Guid	lance on the	Legal Definiti	ion of Contan	ninated Land	, July 2008										
Knox G. Atm	ospheric pol	lutants and n	nortalities in	English local	authority are	eas; Journal c	of Epidemiolo	gy and Com	munity Healtl	1 2008;62:44	2-447				
Maas J et al.	Green space	, urbanity an	d health: ho	w strong is th	ne relation? J	ournal of Epi	demiology ar	nd Communi	ty Health 200	6;60:587-592					
PPS10 Plann	ing for Susta	inable Waste	Managemer	nt 2005											
Update to P	PS10: 30 Mai	ch 2011													
PPS10 Comp	anion Guide	2006													
NOTES:															
This outline	strategic risk	assessment	is subject to	further deve	opment as m	ore detailed	information	becomes av	ailable						
	-														
Prepared by	: Paul Scott E	Sc(Hons) Dip	l Arch Cert A	PDM ARB RI	BA - Chartere	d Architect 8	k Project Mai	nager							