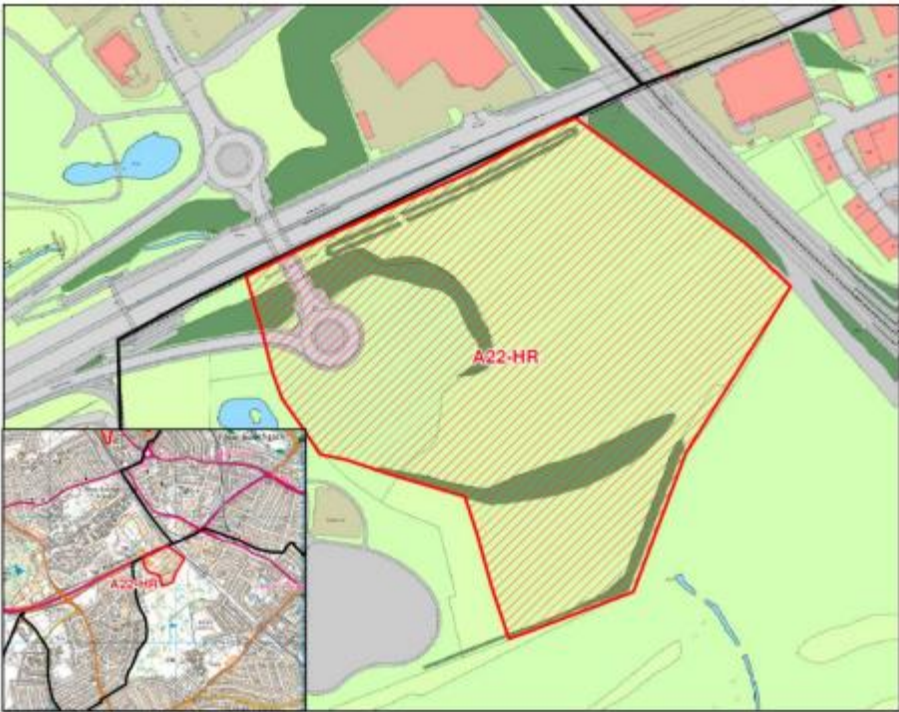



MM113	Appendix 2: Haringey Area Profiles	<p>A22-HR Pinkham Way</p> <p>A22-HR – Friern Barnet Sewage Works (LEA 4)/ Pinkham Way, Haringey</p>  <p>© Crown Copyright and database right (2016). Ordnance Survey 100021551</p>
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			<table><tr><th colspan="2">Area Details</th></tr><tr><td>Borough</td><td>Haringey</td></tr><tr><td>Type of Location</td><td>Area</td></tr><tr><td>Location Reference</td><td>A22-HR – Friern Barnet Sewage Works (LEA 4) /Pinkham Way</td></tr><tr><td>Size</td><td>5.95ha</td></tr><tr><td>Area Description</td><td>Land is currently unused and has become over grown with trees and vegetation.</td></tr><tr><td>Description of surrounding uses</td><td>Pinkham Way and retail park to north, industrial properties east. Golf course south and a park and residential properties to the west.</td></tr><tr><th colspan="2">Planning Information</th></tr><tr><td>Planning Designation</td><td>The Area is designated a Local Employment Area (LEA) and a Borough SINC.</td></tr><tr><td>Relevant Local Plan Policy</td><td><p>Former Friern Barnet Sewage Works / Pinkham Way Area has the following planning designations on the site: Site of Importance for Nature Conservation Grade 1, Local Employment Area: Employment Land, Flood Zone 2 and 3 (part).</p><p>The area is subject to the following key Local Plan policies: - SP13: Open Space and Biodiversity, DM 20: Open Space and Green Grid, SP8: Employment, DM 37: Maximising the Use of Employment Land and Floorspace, and DM 24: Managing and Reducing Flood Risk.</p><p>The Area is subject to Local Plan policy SP8: Employment. Friern Barnet site falls within the Borough's Specific Proposal 5, Employment generating uses subject to no adverse effect on the nature conservation value of the site.</p></td></tr></table>	Area Details		Borough	Haringey	Type of Location	Area	Location Reference	A22-HR – Friern Barnet Sewage Works (LEA 4) /Pinkham Way	Size	5.95ha	Area Description	Land is currently unused and has become over grown with trees and vegetation.	Description of surrounding uses	Pinkham Way and retail park to north, industrial properties east. Golf course south and a park and residential properties to the west.	Planning Information		Planning Designation	The Area is designated a Local Employment Area (LEA) and a Borough SINC.	Relevant Local Plan Policy	<p>Former Friern Barnet Sewage Works / Pinkham Way Area has the following planning designations on the site: Site of Importance for Nature Conservation Grade 1, Local Employment Area: Employment Land, Flood Zone 2 and 3 (part).</p> <p>The area is subject to the following key Local Plan policies: - SP13: Open Space and Biodiversity, DM 20: Open Space and Green Grid, SP8: Employment, DM 37: Maximising the Use of Employment Land and Floorspace, and DM 24: Managing and Reducing Flood Risk.</p> <p>The Area is subject to Local Plan policy SP8: Employment. Friern Barnet site falls within the Borough's Specific Proposal 5, Employment generating uses subject to no adverse effect on the nature conservation value of the site.</p>
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			<div> <div></div> <div>The area is subject to policy SP13: Open Space and Biodiversity. Friern Barnet is allocated as Borough Grade 1 SINC, and for employment uses in the Local Plan.</div> </div> <div>Land Use</div> <div> <div>Co-location</div> <div>This Area would allow for co-location with complementary activities due to its size and highway accessibility.</div> </div> <div> <div>Major New Developments</div> <div>None identified locally</div> </div> <div> <div>Decentralised Energy Network</div> <div> <p>The Enfield potential Decentralised Energy area lies approximately 65m northeast of Friern Barnet.</p> <p>Not considered to be a practical option due to distance from potential users.</p> <p>Friern Barnet is in an area of low energy consumption (as site Area undeveloped). Areas northeast, east and west of site Area are high energy consumption zones.</p> </div> </div> <div> <div>Details of in-situ infrastructure</div> <div>None identified</div> </div> <div>Constraints</div> <div> <div>Flood Risk</div> <div> <p>North boundary and northeast corner of the area is within Flood Zone 2 (medium probability of flooding).</p> <p>Any development on the area will increase impermeable surfaces and therefore increases surface water runoff which would need to be managed. It is understood that historical use of the area may have left contamination. It is unknown whether or not this previous use has an impact on the quality of groundwater. This could be ascertained through any planning application which may offer the opportunity to provide appropriate remediation.</p> <p>The site Area is largely within Flood Zone 1 with an area to the north of the site Area falling partially within Flood Zones 2 and 3. The proposed use for the site is considered to be 'Less Vulnerable'. The site has been subject to the Sequential Test as set out in the October 2019 Flood Risk Sequential Test Report</p> </div> </div>

Ref	Page	Policy/ Paragraph	<div> <div> <div></div> <div>Rectangular Site</div> </div> <div>Main Modification</div> </div>
			<p>and found to be appropriate for development by virtue of lack of reasonably available alternative sites at less risk of flooding. The exception test would not be applicable.</p> <p>Part of the site Area is shown to flood from the Bounds Green Brook in the 1% AEP event (without defences) and this will potentially increase in the future as a result of climate change with 1% AEP event covering a greater extent of the site Area.</p> <p>A site specific flood risk assessment will therefore be required for any redevelopment. This will need to incorporate the current climate change allowances at the time of submission.</p> <p>[updated map]</p> 

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			Surface and Groundwater	Not within a Source Protection Zone or principle principal aquifer. Bounds Green Brook lies approximately 40m north of site Area . A pond lies approximately 10m west of site Area and unnamed water course lies approximately 20m south of site Area .
			Land Instability	The Environment Agency records historic landfilling in the area. This may represent a ground stability issue and as such further investigation will be required at the planning application stage.
			Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Residential properties lie west of Friern Barnet. Given the scale of the area there is scope to create a buffer around any waste management facility and orientate the facility away from residents.
			Nature Conservation	Area is within a Borough Site of Importance for Nature Conservation which includes the adjacent Park and Golf Club. A number of ecology surveys have been undertaken and identified habitat of "potential value to a number of protected and notable species". There is an ecological corridor to the east of the area along the railway embankment. Japanese Knotweed and Giant Hogweed have been identified in abundance across site Area . There is currently no active management of the SINC.
			Green Belt and Open Space	Land adjacent to the south and west of the area is designated as Metropolitan Open Land.
			Historic Environment	No features identified
			Highways	The Area would require the creation of an access to the roundabout on Orion Road/Pegasus Way. This would need to be designed to allow HGVs and refuse vehicles. The existing roundabout is suitable for these movements. Access to the North Circular is relatively easy from either Orion Road [heading east] or from Pegasus Way [to head west]. The Colney Hatch Lane/North Circular Road junction suffers from congestion at peak times. Use of the site Area for waste would add to HGV/refuse vehicle movement but is unlikely to have a significant impact on the

Ref	Page	Policy/ Paragraph	Main Modification	
				operation of this junction, based on 60 in/out movements per day for refuse vehicles plus 40 bulk transport in/out movements.
			Conclusion	
			Potential Uses	<p>Integrated resource recovery facilities/resource parks, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment Waste transfer, processing and Recycling, indoor Composting, including indoor in-vessel composting and outdoor composting. Thermal Treatment facilities may be viable but should only be considered if a combined heat and power facility could be incorporated into the facility and linked up to a district heating system.</p> <p>Areas not lying within Flood Zone 3 are potentially suitable to handle hazardous waste.</p>
			Uses unlikely to be suitable	N/A
			Potential mitigation measures	<p>The Area covers land owned separately by the North London Waste Authority and the London Borough of Barnet.</p> <p>There are a number of policy, environmental and amenity issues facing this area, although it previously accommodated a sewage treatment works. The Area has revegetated, contains a number of mature trees and is designated as a SINC.</p> <p>Due to the number of designations affecting this Area, only a proportion of the overall area will be suitable for development. Given the land is in two ownerships and Barnet has no current plans to develop a waste facility, this is likely to impact on the deliverability of the site in its entirety. A smaller part of the site area in NLWA's single ownership is therefore most likely to accommodate any development. The location of new development within the Area will be assessed against flood risk criteria in the NPPF and a site-specific flood risk assessment will be required. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where</p>

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			<p>development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</p> <p>Given the constraints on the Area, the site footprint should be minimised, taking into account the necessary operational elements of a waste facility, for example space for turning and parking for waste vehicles, processing area with sufficient room for equipment for waste treatment, and areas for the storage and stockpiling of materials. This should be on level areas where feasible.</p> <p>The location of new development should take the opportunity to create an appropriate buffer zone between the proposed facility and nearby sensitive receptors, including residential properties.</p> <p>Any new waste facility in this Preferred Location will need to be in line with the Haringey's Local Plan and the London Plan. There are community concerns around the development of a waste facility within this Area and how this will affect the natural environment, flood risk and biodiversity in the Area. Specific policy considerations on this topic are set out below. Consultation with the local community will be required for any proposed waste facility on this site.</p> <p>In line with London Plan policy G6: 'Biodiversity and access to nature', development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. In line with London Plan policy G7: 'Trees and Woodland', development proposals should ensure that, wherever possible, existing trees of value are retained.</p>

Ref	Page	Policy/ Paragraph	Main Modification	
				<p>In line with Local Plan policy DM19: 'Nature Conservation', development proposals should protect and enhance the nature conservation value of the area. Development that has a direct or indirect adverse impact upon important ecological assets will only be permitted where the harm cannot be reasonably avoided and it has been suitably demonstrated that appropriate mitigation can address the harm caused.</p> <p>In line with London Plan Policy G6D, any development needs to achieve biodiversity net gain that leaves the biodiversity in a better state than before the development. This should be outside the areas at risk of flooding (Zone 2 and 3), suitably buffered from the ecological corridor to the east of the area, and subject to up-to-date Biodiversity and Wildlife surveys, be on land that is not identified as having priority species or habitats.</p> <p>An appropriate ecological survey will be required to identify significant ecological features to retain or replace. Consideration should be given to the retention and protection of existing mature trees and the designation and management of appropriate areas of habitat to be retained and enhanced.</p> <p>Mitigation measures should include continued habitat connectivity with the adjacent green spaces and ecological corridor along the railway embankment that needs to be retained and enhanced.</p> <p>Incorporating appropriate boundary treatments / landscaping, protecting existing green infrastructure features, undertaking appropriate ecological surveys and creating replacement habitat are likely to be important mitigation measures.</p>

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			<p>In line with Local Plan policy DM21: 'Sustainable Design, Layout and Construction', buildings within the development should be designed to complement nature conservation by maximising opportunities to enhance biodiversity, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls. Mitigation measures would be required to protect the amenity of sensitive receptors including hours of working, noise and odour suppression.</p> <p>Consideration should also be given to the creation of an appropriate buffer between waste management facility and nearby sensitive receptors.</p> <p>Provision of an acceptable access of from Orion Road Roundabout would be required.</p> <p>Any application should demonstrate how public access to the remainder of the Area could be achieved.</p> <p>The Muswell Hill Golf Course Brook runs in culvert through the Pinkham Way Priority Area. Opening up the watercourse could bring multiple flood risk, biodiversity and amenity benefits and should be given consideration as site-specific development proposals are advanced.</p> <p>Any application will need to have regard to the needs of different users of the Area to ensure the safe operation of the waste management facility.</p> <p>A contamination and ground stability appraisal would be required to assess potential impacts from the historic landfill within the Area boundary.</p>

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			<p>As parts of the Area fall within flood Zone 2 and 3 are at a medium risk of flooding, the completion of a suitable Flood Risk Assessment and the incorporation of SuDS or other techniques to manage surface water runoff will be key mitigation measures. Any necessary SuDS should be designed to integrate with other nature conservation elements.</p> <p>For any proposed development which involves an increase in built footprint within the modelled extent of the 1 in 100 chance in any year flood event, taking the impacts of climate change into account, or where the footprint has been moved into a deeper area of floodplain than the existing built footprint, floodplain compensation will need to be provided on a volume-for-volume and level-for-level basis.</p>