

From: Andy Morgan
Sent: 30 October 2011 10:54
To: LDF; allison.ingham@pins.gsi.gov.uk; clarkmiriam@hotmail.com; lynne@lynnefeatherstone.org
Subject: Consultation on Development Plan Document CSSD-03
From: Andy Morgan

Dear Sirs,

RE Employment land designations in SP8 Employment of the Core Strategy, change of land designation for DEA6 from employment land to locally significant industrial site

I am writing to make a formal representation on document CSSD-03 Local Development Framework Core Strategy Consultation Document.

I object to the change of designation of the Pinkham Way site from employment use to industrial use (see table 1.6 & DEA6 p.34) on the following grounds:

- 1) The site appears to have the proposed Change of Use purely to facilitate a specific planning application and NOT as part of a general strategy of land reallocation as a result of changing conditions. As such it is a misuse of the process of submitting changes to the Core Strategy (see table 1.6 & DEA6 p.34).
- 2) The change from employment use to a narrower industrial use (given the known planning application) is likely to result in a loss of potential employment and is contrary to the stated aim of of the document as a whole of safeguarding employment land (see para 5.1.1). The site is a relatively high quality environment with exceptionally good transport links that could attract a range of business uses (para 5.1.7). The change to industrial use will limit the potential employment opportunities for no good reason. Para 5.1.21 notes the need for good quality flexible office space & Para. 5.1.22 notes the shortage of reasonably sized plots that could attract speculative development.
- 3) The Pinkam way site presently shares a sliproad system off the North Circular Road with the Friern Barnet Retail Park and other local retail centres. These are on the north side of the North Circular Road in the boroughs of Barnet and Enfield (see DEA6 p.34). The industrial use will conflict with the existing retail traffic and, within the context of adjoining boroughs, is in a zone of predominately retail use.
- 4) The site has previously been listed as green space that should be protected and as such is not suitable for industrial use. It is a Site of Importance for Nature Conservation (SINC) and adjoins an Ecological Corridor (DEA6 p.34).
- 5) The site The site does not have established industrial use (see para. 5.1.10) and is not suitable for industrial use given its close proximity to residential areas.

Regards,

Andy Morgan

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