

QUEENS MANSIONS RESIDENTS' ASSOCIATION

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Please add our views to the consultation.

HARINGEY CORE STRATEGY – REDESIGNATION OF PINKHAM WAY - 2nd CONSULTATION

OBJECTION

As you are aware the Planning Inspectorate has raised serious concerns about the original consultation carried out last year by Haringey Council, changing the designation of the Pinkham Way site from - employment use to industrial use.

Haringey Council has now been forced to repeat this consultation on the major reclassification of the use of the Pinkham Way site.

The Pinkham Way Alliance informs us that in Haringey Councils Core Strategy pre-submission draft the site was designated Employment Land with supporting evidence for this designation; however, the council changed the designation following the consultation.

It appears the proposal by North London Waste Authority and Barnet Council - **to construct a massive Waste Processing Plant (300,000 tonnes of waste per year), and Barnet Council's proposal to relocate its Refuse Vehicle Depot (for vehicles it uses for waste collection, passenger transport, parking space for Barnet Council's fleet of refuse/ recycling, and staff vehicles - plus a small office/storage building and a refuelling station)** – may have had a bearing on this.

The Queens Mansions Residents Association objects to the re-classification of Pinkham Wood (the former Friern Barnet Sewage treatment site) by Haringey Council from Employment Use and subject to "no adverse impact" on the nature conservation value of the site to Locally Significant Industrial Use with no linked protection for the nature conservation value of the site.

If Haringey is able to reclassify the land usage this green site will be obliterated - to pave the way for the building of one of the largest industrial waste processing plants in Europe - to the detriment of the environment and local people.

To quote and agree with the Pinkham Way Alliance:

- The loss of the caveat to protect the nature conservation is a major change to the protection this site would receive and, consequently, there is a likelihood of losing this ecologically rich and valuable site, which is one of only nine Haringey sites designated Grade 1 of Borough Importance for Nature Conservation.
- It will widen the range of uses on the site to include heavy industrial uses, with all their potential for noise, pollution and traffic congestion.
- Re-designation will mean the site will become vulnerable to Policy 4.4 of the London Plan, which directs local authorities in London to identify Locally Significant Industrial Sites that might be suitable for waste management. If the site is not re-designated LSIS, it will not fall within this policy.

We strongly object to this re-designation for the following reasons:

- It is not based on robust or credible evidence. No credible evidence was produced at the first Examination in Public, and the re-consultation document (CSSD-3) has no new evidence. The updated Sustainability Appraisal which has been produced by Hyder Consulting UK Limited to provide further evidence in support of this re-consultation does not contain any new evidence to support this re-designation; on the contrary, it points out its threat to the biodiversity of the site – see below.
- There is no evidence that Haringey considered whether this was the most appropriate strategy against alternatives such as Metropolitan Open Land designation, alternative Local Green Space designation (or local SLOL designation?) or Green Grid cross boundary green space connecting Barnet, Haringey and Enfield.
- It is not consistent with national policy: PPS 9 is the overarching framework in which policies should be developed - particularly para 9, which states that networks of natural habitats provide a valuable resource.
- It does not accord with Regional Policy: See The London Plan in particular Policy 7 (7.14 and 7.18-7.21)
- It is not deliverable: The LSIS designation is only deliverable if the Grade 1 Borough Importance for Nature designation is removed or substantially compromised. The Council's own additional evidence points out in relation to the Friern Barnet site in particular that any development on the site has potential to have biodiversity impacts because it is a Site of Importance for Nature Conservation (p6 of Hyder Addendum SA). The bigger the development the bigger the impact.

For all the above reasons the re-designation is not soundly based and must be refused.

Yours sincerely

Geraldine Marks and David Lapes

The Queens Mansions Residents Association