

From: Chris Ray
Sent: 28 October 2011 16:13
To: LDF
Subject: Friern Barnet Sewage Works - Pinkham Way
To the LDF Team,

I am a resident in The Mall Southgate and have been a member of Muswell Hill Golf Club for more than 36 years.

The land comprising the former sewage works is therefore well known to me.

It has been allowed to "mature" into an extremely valuable "green barrier" between the ever increasing traffic on the North Circular, the extensively used railway line from Kings Cross, the former college, the industrial areas and the residential and leisure uses to the south and west.

I am aware of the facts and opinions that have been expressed by David Borrowes MP and add my support to the observations he has presented to you as follows:

I object to a designation of the former Friern Barnet Sewage treatment site as a Locally Significant Industrial Use. The loss of any protection for the nature conservation value of the site would be detrimental to the natural and local environment.

I formally request an assessment of the eco systems and natural habitats on the site to determine its nature conservation value. The Government have now provided the tools for conducting such an assessment which should form the basis of any proposed re-designation.

It should be noted that the loss of the caveat to protect the nature conservation is a major change to the protection of this site. A consequence would be the likely loss of this valuable nature conservation site, which is one of only nine sites designated Grade 1 of Borough Importance for Nature Conservation.

It will widen the range of uses on the site to include heavy industrial type uses, with all the potential noise, pollution and traffic congestion impacting upon the local environment.

It is not based on robust or credible evidence. No credible evidence was produced at the 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 the threat to the biodiversity of the site.

In the Core Strategy pre-submission draft, the site was designated Employment Land, with supporting evidence for this designation. It would seem that pre-planning application discussions with North London Waste Authority and Barnet Council in relation to the development of a waste processing plant and Barnet Council's proposal to relocate its refuse vehicle depot have influenced the proposal to re-designate use. This gives continued grounds for again concluding that the consultation would "appear to be prejudicial to the interests of fairness and natural justice".

There is no evidence that Haringey considered whether alternative designations would be appropriate - e. g. Metropolitan Open Land, Local Green Space designation or Green Grid cross-boundary green space,

connecting Barnet, Haringey and Enfield

National policy has recognised that networks of natural habitats provide a valuable resource and this should be reflected in the Core Strategy, and specifically in the designation of the site.

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.

Finally, the Government has just concluded its consultation with regard to National Planning Policy Guidance (NPPG). It would be premature to re-designate in advance of consideration of the NPPG which should then lead to consultation on the Core Strategy.

I am extremely concerned that the proposals will be to the detriment of residents of the London Boroughs of Haringey, Barnet and Enfield in that any industrial development will impact on the environment in the immediate vicinity and the traffic movements would affect a much wider area.

Yours faithfully,

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