

## Planning

Emma Williamson Assistant Director of Planning



Stephen Brice  
Chair, Pinkham Way Alliance

Date: 21<sup>st</sup> July 2017  
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Dear Stephen,

I was advised by colleagues of your letter sent to local councillors, on behalf of Pinkham Way Alliance (PWA), dated 20<sup>th</sup> July 2017 regarding the Full Council meeting on 24<sup>th</sup> July and specifically Agenda Item 10c – adoption of Local Plan documents. Having now had the opportunity to review the letter I would like to respond to the matters raised therein.

Your letter suggests that the Full Council report is based on misleading and inaccurate information provided to Cabinet on 20<sup>th</sup> June 2017, and that officers have provided Members with unreliable information about the Planning Inspector's Report, particularly insofar as it relates to the Pinkham Way Site.

In particular, your letter cites paragraph 8.8 of the Cabinet report as misrepresenting the reason(s) for the exclusion of the site from the Site Allocations DPD. However, I maintain that paragraph 8.8 provides an accurate summation of the Inspector's conclusion on the withdrawal of the Pinkham Way site allocation (as set out in paragraph 35 of the Inspector's Report). I have highlighted this excerpt in Appendix 1 to this letter, and further note that this highlighted text is absent from the PWA's letter. Further, the full Inspector's Report was appended to the Cabinet Report and members were specifically directed to note this in Recommendation A. The Inspector's report is also appended to the Full Council report.

It is therefore not necessary to retrospectively amend paragraph 8.8 of the Cabinet Report, and certainly not with the selective portion of paragraph 35 of the Inspector's Report as suggested by the PWA in your letter (Appendix Part A), as doing so would provide an incomplete picture of the Inspector's findings and be misleading.

When the Strategic Policies DPD was adopted in 2013 the site was designated as a Local Employment Area and a Site of Importance for Nature Conservation which is denoted on the proposals map as allocation LEA6 and SSP5. No changes are proposed to these designations. When the Site Allocations DPD was submitted to the Inspector for examination the Pinkham Way site was included as a site allocation. Through the Examination process it was agreed with the Inspector that this allocation would be withdrawn as no development was proposed in the plan period. As such the only change remaining is the addition of named sites in the Local Employment Areas section of the Strategic Policies DPD and then **consequent** references to the site in the other DPDs. In all these instances the site is listed as Friern Barnet Sewage Works.

Whilst the Inspector has included commentary on the history and use of the site and its employment designation it is important to note that there was no change proposed to the designation in the modifications following the EiP. And regardless of any differing interpretation of

the Inspector's comments, the recommendation to Full Council would remain the same, to adopt the Local Plan with the proposed modifications.

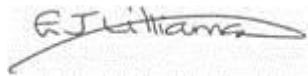
Your letter (Appendix Part B) further suggests that minor alterations should be made to the Site Allocations DPD. I note that PWA have referenced the Site Allocations DPD tables incorrectly in the letter.

On the first recommended minor alteration: Site number 9 is referred to in Table 11 of the Site Allocations DPD as the 'Former Friern Barnet Sewage Works includes Alexandra Road Depot, N10'. It is acknowledged that within the Inspector's Report and within the Strategic Policies document this site is commonly referred to as 'Pinkham Way'. For consistency across the suite of Local Plan documents, officers would be content to amend Site 9 of Table 11 of the Site Allocations DPD to refer to this site as 'Pinkham Way'. Such an amendment would be a non-material amendment.

On the second recommended minor alteration: With regard to Table 9, the extents of MOL have not been altered – the MOL surrounding Pinkham Way (also known as Former Friern Barnet Sewage Works includes Alexandra Road Depot, N10) is covered under site number 7 within Table 9 – Muswell Hill Golf Course - which surrounds this site. The extent of MOL does not however cover any of Pinkham Way site (see attached map), and so should not be added as a new number 18 as suggested.

I trust that this letter helps to clarify matters raised.

Kind Regards,

A handwritten signature in black ink, appearing to read 'E.J. Williamson', with a long horizontal flourish extending to the right.

Emma Williamson  
Assistant Director of Planning

## Appendix 1

Paragraph 35 of the Planning Inspector's Report (N.B. with highlights added):

“The former Friern Barnet Sewage works (renamed Pinkham Way in the ASP) is removed as an allocation in the SADPD because development is not identified to occur during the plan period. The site is a designated Local Employment Area: Employment Land and is part of the Council's stock of employment land. However, it is not a site identified as necessary to bring forward a net increase in employment floor space. The site is now of nature conservation importance and the subject of a long campaign by local residents to remove the employment designation. The Framework, at paragraph 22, advises that Councils should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of employment. Notwithstanding this, the alteration before me merely changes the name and not the designation of the land which is unaltered. Therefore, the soundness of the ASP is not affected by its designation. In any event, if a planning application were to be submitted it would be considered against the full range of national and Local Plan (LP) policies.”

Paragraph 8.8 of the Cabinet Report, 20<sup>th</sup> June 2017, states:

“The only site recommended by the Planning Inspector to be withdrawn from the Site Allocations DPD was the Pinkham Way site. This was on the basis that the Council was not proposing any changes to the extant policy position applying to the site and, therefore, its allocation was unnecessary.”