

North London Waste Plan Site/Area Assessment Sheets

Site Reference: A19-HR

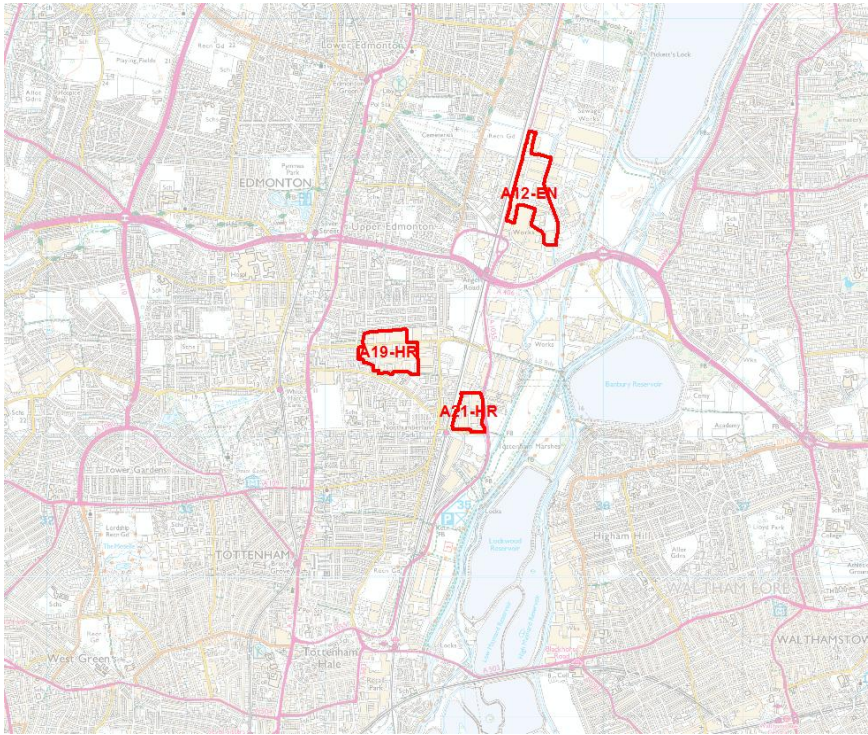
Site Name: Brantwood Road (SIL 3)

The proforma is structured as follows:

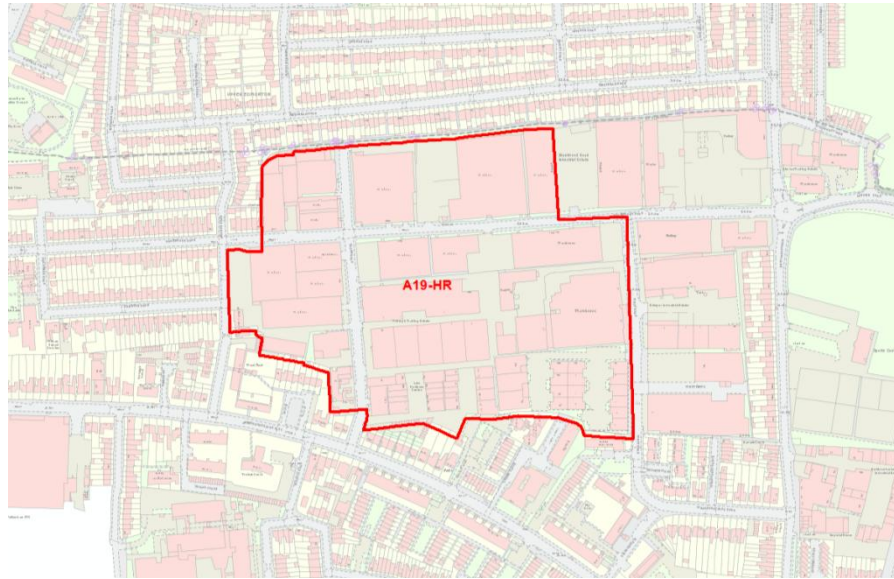
1. **Introduction** (provides basic information including site name, location, size etc.)
2. Appraisal against **Level 1 Absolute criteria** - the performance of the site in relation to national and international considerations (e.g. wildlife and landscape designations). The failure of a site to 'pass' Level 1 will mean that the site is discounted from further consideration and no further information on it is assembled.
3. Appraisal against **Level 2 criteria (screening)** - the performance of the site in relation to local considerations including the environmental, social and economic setting (e.g. local conservation designations).
4. Appraisal against **opportunities** – the performance of the site in relation to considerations which lend weight to its potential allocation (e.g. potential water or rail access, proximity to waste source etc.)
5. Appraisal against **deliverability criteria** – the performance of the site in relation to various practical aspects of bringing the site forward (e.g. land ownership, contamination etc.)
6. **Conclusions** on the site (conclusions on the relative merits of the site for waste management and the potential uses for the site in terms of different waste technologies). A traffic light classification for overall site performance is used. However, this is *indicative* and does not represent the final decision on whether or not the site will be taken forward for consultation / allocation.

Key issues

- It should be noted that the various criteria will not be weighted (although a failure to pass Level 1 will mean that the site will not be taken forward).
- For some sites, the proforma will be filled in on a gradual basis as more information emerges about the site and its suitability for particular waste management uses. Some criteria may therefore be scored initially as 'not assessed'

SITE DETAILS	
Site name/address	Brantwood Road (SIL 3), N17 0DX
Site reference number	A19-HR
Borough	Haringey
Description of Site	Industrial
Description of surrounding uses	The Industrial Estate is surrounded by residential properties on all sides as well as a sports field to the east and industrial land to the north east.
OS grid reference	E534541 N191632
Size (ha)	10.97
Date of appraisal	28 th October 2014 and 25 th June 2018
Appraised by	John Martin (2014) and Carolyn Williams / Mike Halsall (2018)
Source of site suggestion	Employment land data supplied by Haringey
Planning Information	
Designation of site (eg SIL, LSIS)	The area is designated as a Strategic Industrial Location (SIL)
Relevant Local Plan policy	The area is safeguarded as a waste site within the Site Allocations DPD
Evidence base for designation (eg employment land study)	Employment Land Study 2009, 2012 update, 2015 update
Are there any planned reviews of industrial land in the borough?	No, we have already undertaken the reviews as part of the Site Allocations DPD.
Location Plan	

Site Plan

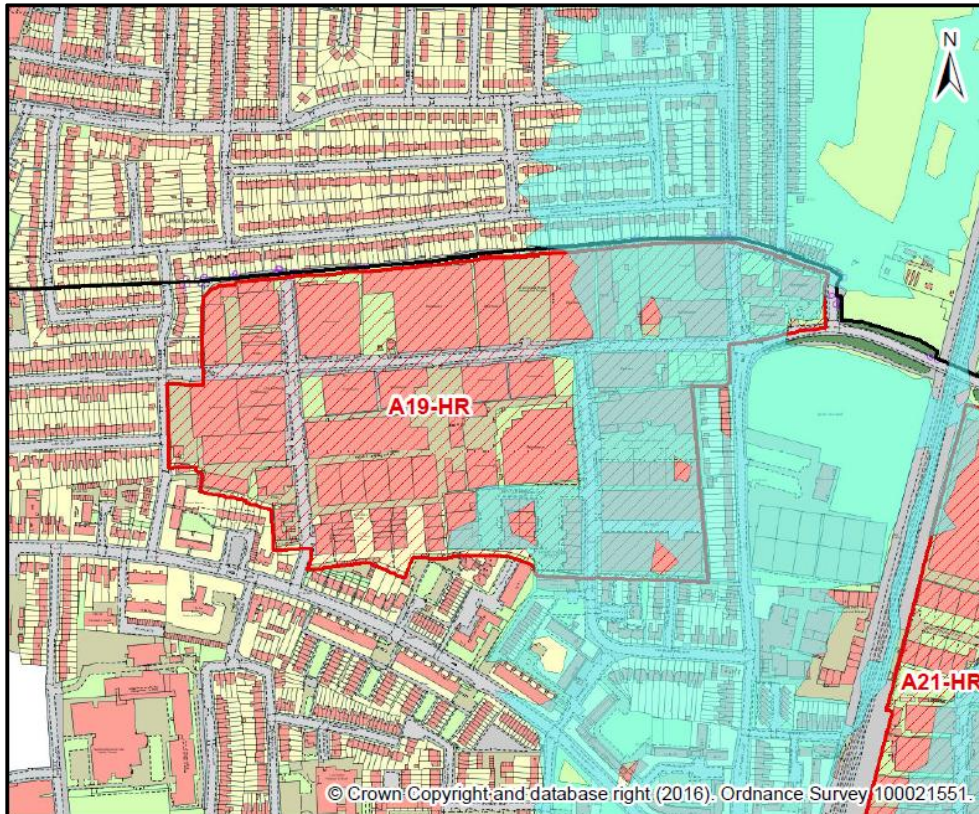




LEVEL 1 ABSOLUTE CRITERIA	
1. Is the site part of an internationally designated site (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	No
2. Is the site located within a Site(s) of Special Scientific Interest (SSSI)?	No
3. Is the site located within Metropolitan Open Land?	No
4. Is the site / or buildings within the site recognised as ANY of the following Heritage Assets: <ul style="list-style-type: none"> • Scheduled Ancient Monuments • Listed Building (grade I and II*) • Registered Historic Battlefields • Registered Parks and Gardens (grade I and II*)? 	No
5. Is the Site within the Green Belt (For Built facilities) and/or Grade 1 & 2 agricultural land?	No
6. Is the site within an Ancient Woodland?	No
7. Any showstopper site specific local plan policies and designations e.g. land allocated for housing	No
Should the site be taken forward for further consideration?	Yes
Are there any issues arising from Level 1 which needs to be carried forward?	No

LEVEL 2 CRITERIA - Screening	
Land Use	
<p>8. Indicate if land is-</p> <ol style="list-style-type: none"> 1. Strategic Industrial Locations 2. Locally Significant Industrial Sites 3. Industrial/Employment Land 4. Previously developed land 5. Contaminated 	<p>The area is designated industrial/employment land and a SIL.</p> <p>The area is not contaminated as defined under Part 2A of the Environmental Protection Act. Localised contamination may be present within the area which could be identified and dealt with through the planning process.</p>
9. Would the site allow for the co-location of waste management facilities?	Yes
10. Is the site located in an area of major new developments?	No
<p>11. Is the site within or adjacent to an existing or planned Decentralised Energy network</p> <p>Could development at the site generate heat and / or power?</p> <p>Has this site been identified as a Heat Mapping zone?</p>	<p>The proposed Upper Lee Valley potential Decentralised Heating Network runs through the area. North east of Brantwood is the potential Enfield decentralised energy network.</p> <p>Yes</p> <p>The site is in an area of medium energy consumption</p>
Deliverability: Land ownership	
12. Are there any issues of land ownership that could prevent development on the site being delivered?	Area brought forward through Employment Land data, no details held on landowners.
Protection of water resources and managing flood risk	
<p>13. Is the site within:</p> <ul style="list-style-type: none"> • flood zones 2 or 3 • in an area with a history of groundwater flooding • a Critical Drainage Area (or area at risk of surface water flooding)? 	<p>The eastern section of the area lies within Flood Zone 2 (medium probability of flooding).</p> <p>The area is at risk from surface water flooding.</p>

Flood Mapping



Key	
	Flood Zone 3
	Flood Zone 2
	Defences
	Areas Benefiting from Flood Defences
	Flood Storage Areas
	Proposed Areas

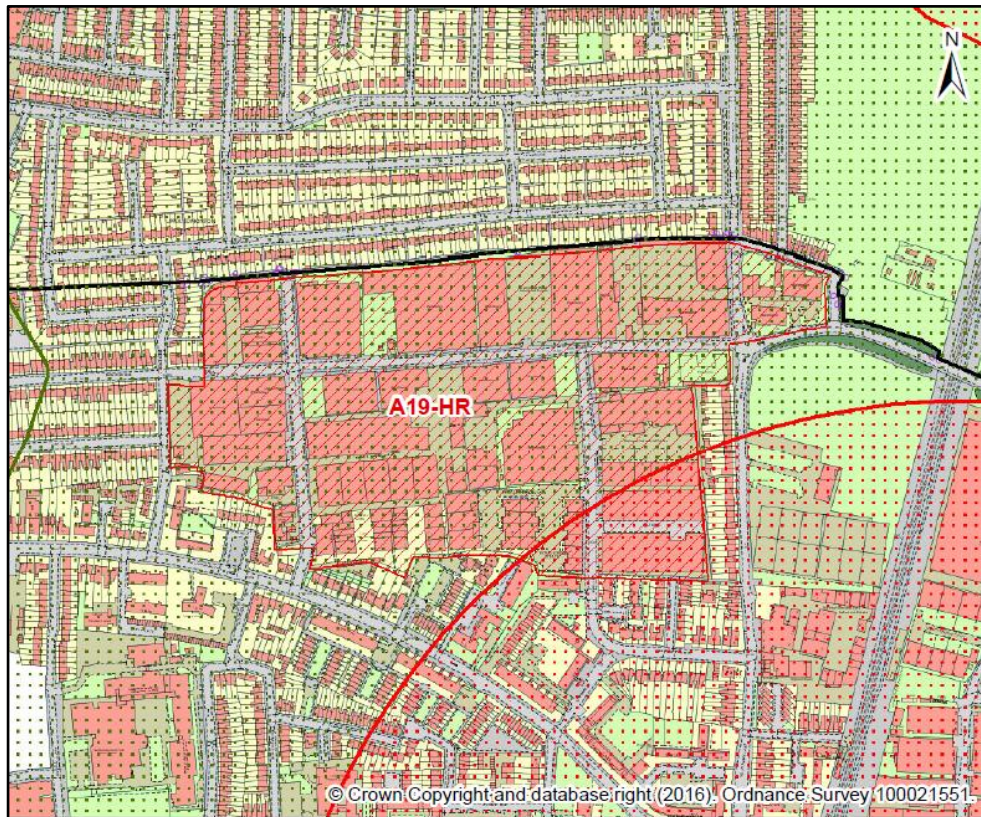
Copyright © and Database rights Environment Agency 2010. All rights reserved. Some of the information within the Flood Map is based in part on digital spatial data licensed from the Centre for Ecology and Hydrology © NERC.

14. Is the site within or adjacent to Principal Aquifers, Source Protection Zones 1 and 2 or surface waters?

The south east corner of the area is within Source Protection Zone 1, the remainder is within Source Protection Zone 2.

Environment Agency – Facilities within Source Protection Zone 1 should only deal with inert waste unless otherwise agreed with the Environment Agency.

Source Protection Zone Mapping



Key

- Zone I - Inner Protection Zone
- Zone II - Outer Protection Zone
- Zone III - Total Catchment
- Proposed Areas

Copyright © and Database rights Environment Agency 2010. All rights reserved. Some of the information within the Flood Map is based in part on digital spatial data licensed from the Centre for Ecology and Hydrology © NERC.

Land instability

15. Is the site subject to any known stability issues (historic mining or landfill sites identified within the area boundary)?

No stability issues identified.

Landscape and visual intrusion

16. Is the site located within or adjacent to any area designated for its local landscape importance?

No

Green Belt and Open Space

17. Is the site in the Green Belt? If so, would location of a non-built facility (eg on farm composting) here be consistent with the proximity principle, would it cause harm to the objectives of Green Belt designation?

No

18. Is the site adjacent to a Protected Open Space?

Land to the east of site is designated Significant Local Open Land

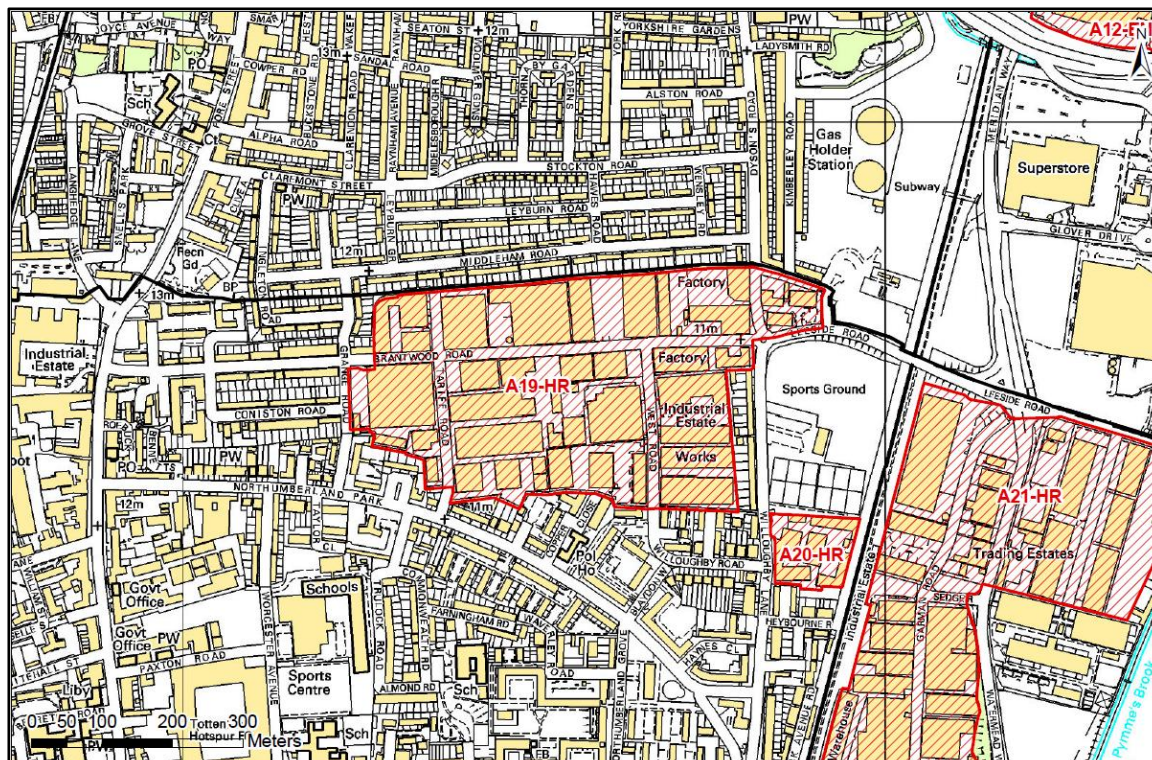
Nature conservation

19. Is the site home to protected species and / or habitats?

Uncertain – needs to be investigated later in the planning process

20. Is the site within or adjacent to Sites of Importance for Nature Conservation (SINCs) (Metropolitan, Borough or local)?	No
21. Is the site in or adjacent to woodlands including ancient woodlands?	No
Historic environment and built heritage	
22. Is the site / or buildings within a site recognised as ANY of the following Heritage Assets: <ul style="list-style-type: none"> Listed Building (other than grade I and II*) Locally Listed Building Or adjacent to them?	No
23. Is the site within or adjacent to a Conservation Area?	No
Traffic and access	
24. Description of the road network in proximity to the site	Brantwood Road runs west to east through the area. Access from the west is via the A1010 and from the east is via the A1055

Site Plan:



© Crown Copyright and database right (2016). Ordnance Survey 100021551.

Access	
25. How many vehicle entrances does the site have?	5
26. Are entrances suitable for HGVs?	Yes
If so which entrances? (marked on plan)	

1) Dyson's Road and Willoughby Lane	4) Tariff Road and Northumberland Park
2) Brantwood Road and Grange Road	5) Willoughby Park Road and Willoughby Lane
3) Via roundabout on Willoughby Lane, Dyson's Road, Leaside Road and Brantwood Road	6) N/A
27. Are there any junctions which could be upgraded to allow HGV access and if so would this require minor, moderate or significant alterations (marked on plan)	
1) Access suitable for HGV traffic	4) Access suitable for HGV traffic
2) Width restriction between grange and Tariff Road	5) Access suitable for HGV traffic
3) Access suitable for HGV traffic	6) N/A
28. Are entrances suitable for Refuse Collection Vehicles (RCV)?	Yes / No
If so which entrances? (marked on plan)	
1) Dyson's Road and Willoughby Lane	4) Tariff Road and Northumberland Park
2) Brantwood Road and Grange Road	5) Willoughby Park Road and Willoughby Lane
3) Via roundabout on Willoughby Lane, Dyson's Road, Leaside Road and Brantwood Road	6) N/A
29. Are there junctions which could be upgraded to allow RCV access and if so would this require minor, moderate or significant alterations (Mark on Plan)	
1) Access suitable for RCV traffic	4) Access suitable for RCV traffic
2) Width restriction between grange and Tariff Road	5) Access suitable for RCV traffic
3) Access suitable for RCV traffic	6) N/A
30. Is the site currently suitable for 24 hour access?	Yes
Road Information	
31. Is local road access suitable for HGV/RCVs?	Yes
32. Do local roads have capacity for additional traffic? (see Annex 1)	Yes
33. Are there any known problems with congestion near the site?	Yes
34. Are there any parking controls near the site?	Yes, but match days only
35. Are road safety measures adequate in the area (including cycling)?	No
If no please indicate issues: No cycle routes either through or around the estate	
36. Are there cycle routes near the site? (marked on plan)	No

Other	
37. What is the PTAL rating of the site/area	1b
38. Are there any known air quality issues/concerns locally in addition to being in an AQMA?	No
Please provide details of air quality issues of concerns: N/A	
Highways Comments on site/area overall suitability	
<p>In principle the area is suitable as a waste treatment plant but details of the entrances would need to be considered as part of further development of a proposal.</p> <p>Traffic generation is based on the following assumptions:</p> <ol style="list-style-type: none"> 1. Existing land uses are 45,168 m² on 16.9 hectare site 2. Existing uses are in single storey buildings 3. The waste treatment plant is 2ha [20000m²] 4. Future RCV is 60 in/out movements per day plus 40 bulk transport in/out movements 5. Existing traffic generation based on an average industrial/commercial is 6.476 vehicle trips per 100m² GFA. <p>Current vehicle trip generation = 346</p> <p>Future RCV/bulk transport = 100</p> <p>The proposed trip generation excludes staff. In summary, the location would be acceptable on highway grounds.</p>	
39. Is there a navigable waterway or wharf adjacent or very close to the site?	No
40. Is there a railway line suitable for freight traffic adjacent or very close to the site?	No
41. Does the site have public footpaths and rights of way?	No
Infrastructure	
42. Gas and Electricity Infrastructure	<p>National Grid did not identify any specific assets during consultation.</p> <p>National Grid operates the gas distribution network in Haringey.</p> <p>UK Power Network operates local electricity distribution in Haringey.</p>
Sensitive receptors	
43. Identify sensitive receptors which may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards.	The Estate is bound on all sides by residential properties.
44. Is the site located in or adjacent to an Air Quality Focus Area as defined by GLA	Brantwood Estate is within an AQMA designated area but not a Focus Area.

Aircraft hazard	
45. Is the site within an Airfield safeguarding area (bird strike zone)?	No
Cumulative Social, Environmental and Economic Impacts	
46. Will locating a new waste management facility on the site, in conjunction with other development including waste-related development in the vicinity, have an adverse impact on the environmental quality or character of the area?	
<p>The area is not within the Green Belt or Ancient Woodland. It is not within or adjacent to any area designated for its local landscape importance and does not contain or adjoin any areas of public open space.</p> <p>The area comprises of existing industrial / employment units. Directing waste management facilities to this location is therefore unlikely to have a significant impact on the townscape provided that the facility is housed in structures similar in scale and design to surrounding units. The exact impact would however depend on the use.</p>	
47. Is locating a new waste management facility on the site, in conjunction with other development including waste-related development in the vicinity, likely to have an adverse impact as assessed through the Equalities Impact Assessment and Sustainability Appraisal on nearby communities?	
<p>Residential properties are immediately adjacent to the area. However given the size of the area, waste management development could potentially take place in a part of the area that is a significant distance from these residential properties which could avoid impact on amenity.</p> <p>The area is an existing trading/industrial estate. However, depending on the use, there is scope for a waste facility in this area to introduce new impacts (odour, vermin) on amenity. There could also be some increase in dust and emissions from traffic accessing the area. It is however uncertain whether a waste facility would generate more traffic than the existing uses of the site and conditions could be used to mitigate other impacts.</p>	
48. Will locating a new waste management facility on the site, in conjunction with other development including waste-related development in the vicinity, be likely to inhibit or to promote the economic potential of the area as assessed through the Equalities Impact Assessment and Sustainability Appraisal on nearby communities?	
<p>The use of the area for waste management would encourage local economic growth through the provision of adequate waste facilities and would provide scope to diversify local waste sector and could help maximise value recovery.</p> <p>The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. Nevertheless, the number of new employment opportunities that would be created would depend on the nature of the facility and whether it is occupied by a new venture rather than the expansion/re-location of an existing business.</p> <p>In addition, the area appears to be fully occupied. As a result, the provision of a waste management facility in the area may result in the displacement of an existing employment use. The impact on the local economy is therefore considered to be uncertain.</p>	
LEVEL 2 CRITERIA - SPATIAL STRATEGY	
Accessibility and sustainable transport	
49. Does the site have good accessibility from existing urban areas or major new or planned development (i.e. the major sources of waste arisings)?	Yes

Co-location and compatible land uses		
50. Would the site allow for the co-location with complementary activities?	Yes – provided the right sites with the area came forward	
Greater London Development		
51. Is the site located in or adjacent to an Opportunity Area and/or Housing Zone?	Yes, area is within an opportunity area and housing zone.	
52. Is the site located near the proposed route of Crossrail 2?	Yes, Transport for London has identified the area as lying in close proximity to a proposed Crossrail 2 station.	
CONCLUSIONS ON THE SITE		
<p>This is a large (16ha) industrial area. The area is bounded on all sides by housing and beyond the housing to the east is a recreational field. It would be appropriate to locate any waste management facilities near the centre of this industrial area to assist in mitigating any potential adverse affects on neighbouring sensitive uses outline above.</p> <p>Applications within the site which falls within a Source Protections Zone 1 will be required to demonstrate that they will not represent a risk to ground water, unless only handling inert waste.</p>		
POTENTIAL USES		
<p>According to the NPPW, WPAs should identify the type or types of waste management facility that would be appropriately located on the allocated site or in the allocated area, taking care to avoid stifling innovation in line with the waste hierarchy.</p> <p>In light of this, an appraisal of the suitability of the site for accommodating a range of waste management facilities has been undertaken with reference to Government guidance - ODPM (2004) <i>Planning for Waste Management Facilities – A Research Study</i>. The suitability of the site in relation to a range of facility types has been indicated using a series of symbols (✓✓, ✓, X etc.) and a commentary provided.</p>		
Facility type	Broad suitability	Comments
A Integrated resource recovery facilities / resource parks	X	Although there may be a potential for such a park, the size of such facilities combined with unknown land ownership mean it is unlikely that such a facility would be delivered with this area
B Major waste treatment facility (including thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment)	✓	Provided the facility was away from sensitive receptors such a facility would be appropriate within this area
C Waste transfer	✓	The area is considered suitable for waste transfer facilities
D Composting (including outdoor and indoor / in-vessel composting)	X	The neighbouring uses preclude the use of such a facility within this area

E Processing and recycling	✓	The area is considered suitable for a recycling facility	
Potential mitigation measures			
In light of the appraisal above, are there any potential mitigation measures which might be necessary for development on the site?	<p>There are a number of environmental and amenity issues facing the area such as the proximity of residential properties and Significant Open Space, as such the area is not suitable for external facilities. Facilities should therefore be enclosed and consideration should be given to siting any future proposals towards the centre of the area away from any sensitive receptors. Key mitigation measures should include dust suppression and other measures such as wheel-washing.</p> <p>As parts of the area 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. Appropriate measures should also be incorporated to prevent any contamination of groundwater or adjacent watercourses.</p> <p>As proposals may increase the level of traffic generated within the area a traffic impact assessment will be a key mitigation measure.</p>		
Overall site performance			
Band A	Band B	Band C	Band D
<p>Band C</p> <p>This is a large area but bounded on all sides by a housing and with a sports ground on the eastern boundary. By restricting Waste management facilities to the centre of the area which would be away from sensitive receptors then such facilities, as outlined above, would be appropriate.</p>			
Should this site be taken forward for further consideration? Yes			