North London Waste Plan

Appendix 2: Area Profiles

November 2021

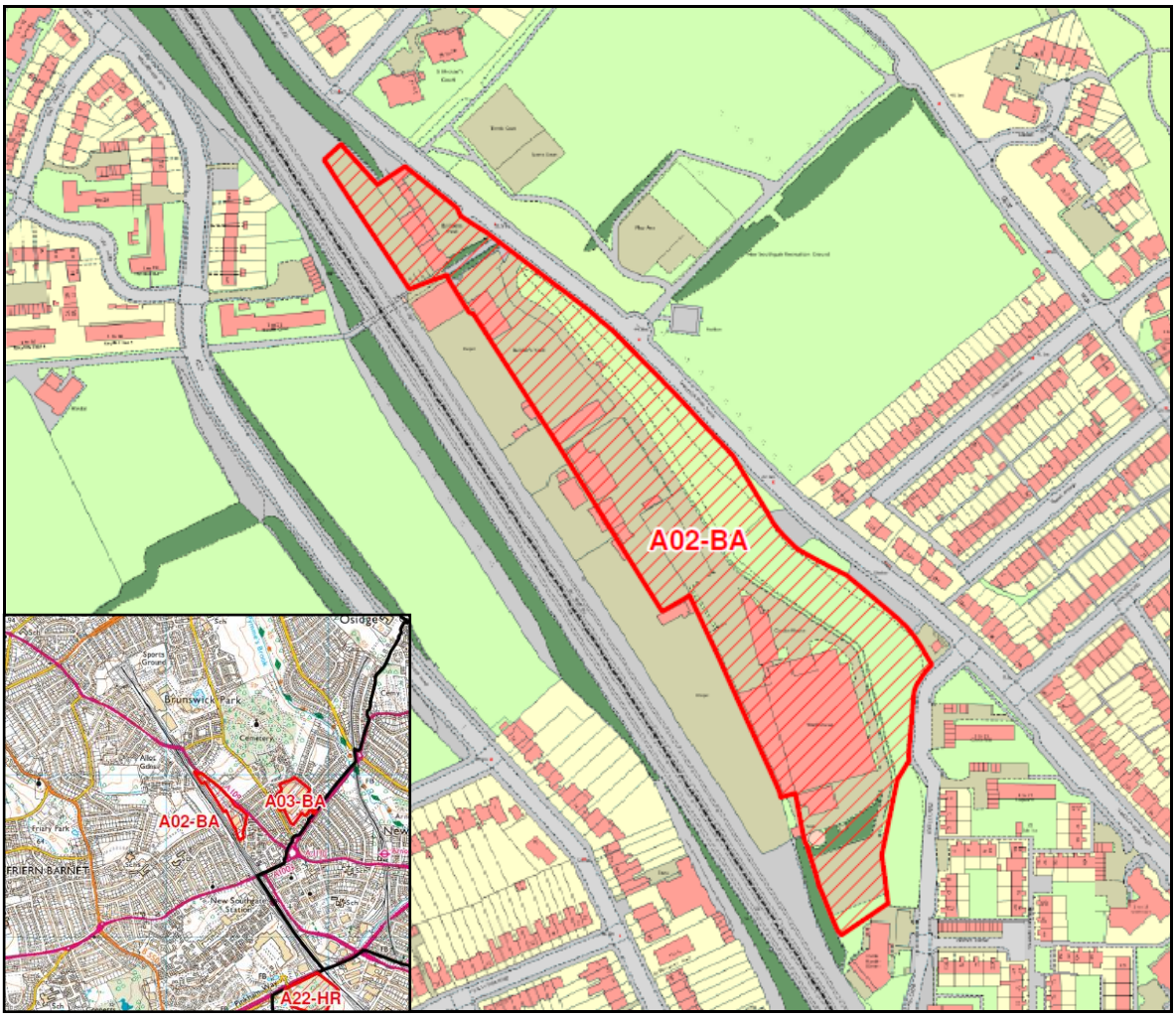
Schedule 2: Priority Areas for waste management

Area ref	Area Name	Borough
A02-BA	Oakleigh Road	Barnet
A03-BA	Brunswick Industrial Park	Barnet
A04-BA	Mill Hill Industrial Estate	Barnet
A05-BA	Connaught Business Centre	Barnet
A12-EN	Eley's Estate	Enfield
A15-HC	Millfields LSIS	Hackney
A19-HR	Brantwood Road	Haringey
A21-HR	North East Tottenham	Haringey
A22-HR	Friern Barnet Sewage Works/ Pinkham Way	Haringey
A24-WF	Argall Avenue	Waltham Forest

Schedule 3: Priority Areas identified in LLDC Local Plan

Area ref	Area Name	Borough
LLDC1-HC	Bartip Street	Hackney
LLDC2-HC	Chapman Road (Palace Close)	Hackney
LLDC3-WF	Temple Mill Lane	Waltham Forest

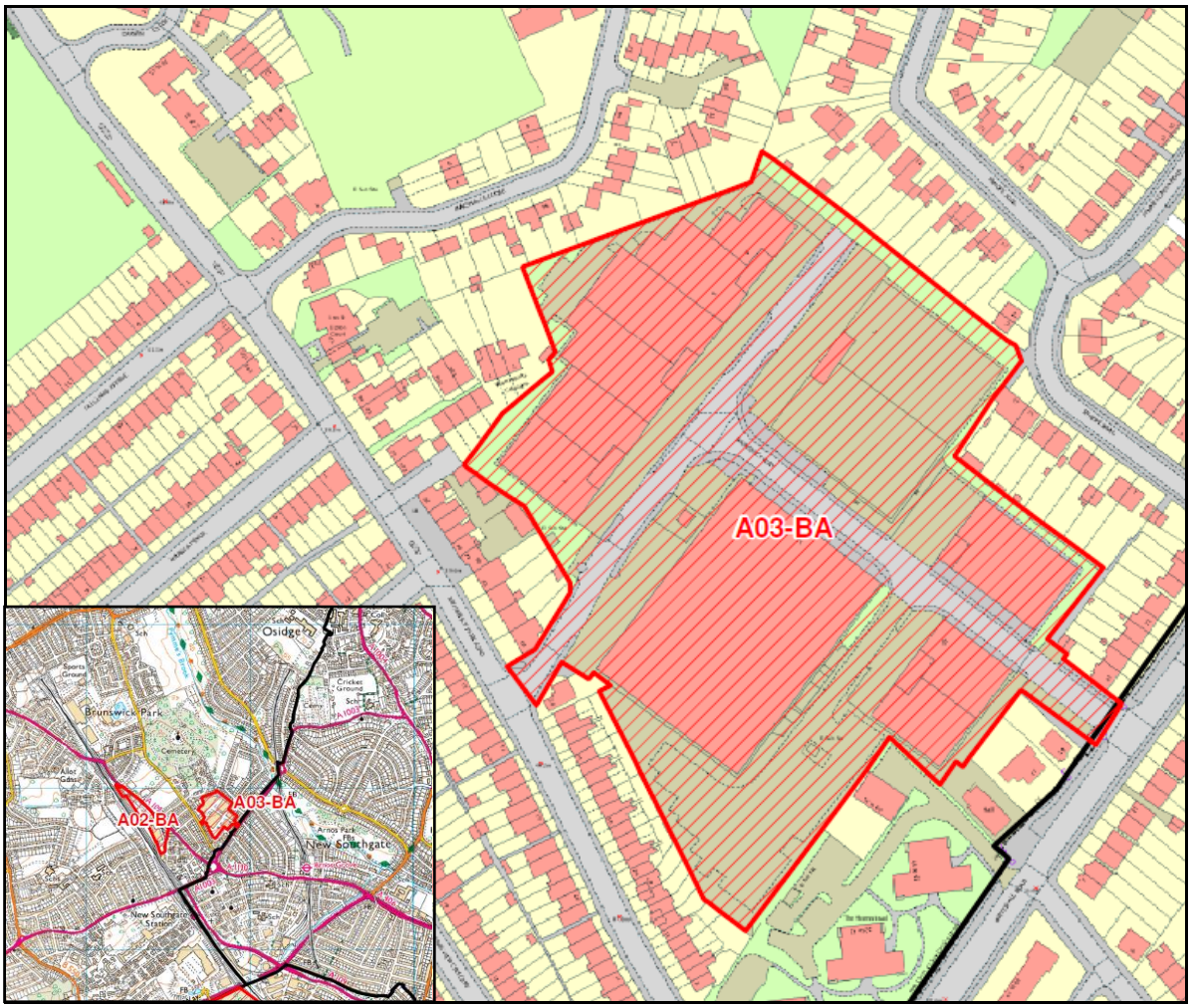
A02-BA - Oakleigh Road, Barnet
1:3,550 map of area showing outline over MasterMap base layer (inset map is of scale 1:25,000)



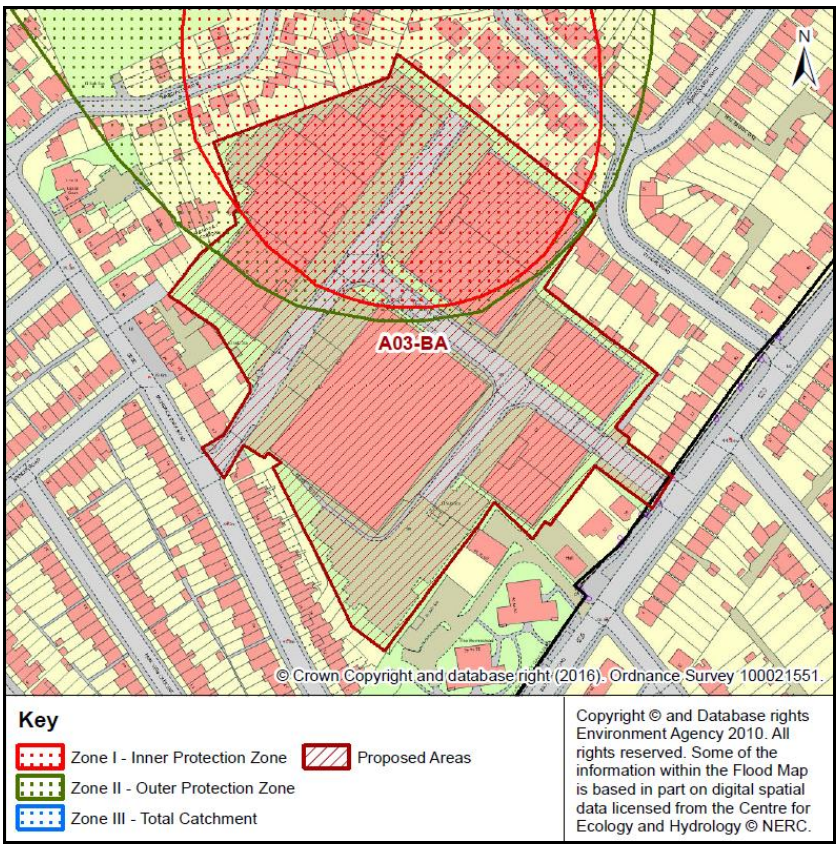
Area Details	
Borough	Barnet
Type of Location	Area
Location Reference	A02-BA - Oakleigh Road
Size	3.10 ha
Area Description	Industrial area, includes a builder's depot, a LB Barnet Council depot which contains a waste management element, and two existing waste management facilities.
Description of surrounding uses	Residential properties adjacent to south and north and green space to east and west. Main line railway to the west.

Planning Information	
Planning Designation	Area is designated as a Locally Significant Industrial Site (LSIS). Potential to be safeguarded as a site for Crossrail 2.
Relevant Local Plan Policy	Local Plan Development Management Policy DM14: New and existing employment space
Land Use	
Co-location	Area is suitable for co-location.
Major New Developments	Oakleigh Road is an area of surface interest for Crossrail 2.
Decentralised Energy Network	In proximity to area suitable for Decentralised Energy Network.
Details of in-situ infrastructure	None identified
Constraints	
Flood Risk	Area is within Flood Zone 1 (lowest probability of flooding). Area at risk of surface water flooding.
Surface and Groundwater	Area is not within a Source Protection Zone.
Land Instability	No known issues
Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Residential properties lie approximately 10m south, 20m east and 35m northwest of the area.
Nature Conservation	No issues identified.
Green Belt and Open Space	Metropolitan open space lies approximately 10m east and 45m west of the area.
Historic Environment	Within Watling Street Archaeological Priority Area. Historic England commented that there is potential for archaeological remains to be present and that further assessment should be undertaken.
Highways	Access is suitable for HGV traffic and the area is currently used by commercial vehicles. Given the close proximity of residential properties 24 hour access is unlikely to be suitable.
Conclusion	
Potential Uses	Integrated resource recovery facilities/resource parks, Waste transfer, processing and recycling. The area is not within Source Protection Zone 1 or Flood Zone 3 and is therefore potentially suitable to handle hazardous waste.
Uses unlikely to be suitable	Thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment, outdoor composting, indoor composting and in-vessel composting.

Potential mitigation measures	There are a number of environmental and amenity issues facing the area such as the proximity of residential properties and Metropolitan Open Land, as such the area is not suitable for external facilities. Facilities should therefore be enclosed. Key mitigation measures should include dust suppression and other measures such as wheel-washing, negative air pressure and rapid-closure doors. Proposals should also protect the existing green infrastructure or provide appropriate replacement landscaping and/or planting and incorporate appropriate boundary treatments. As proposals may increase the level of traffic generated within the area a traffic impact assessment should be undertaken.

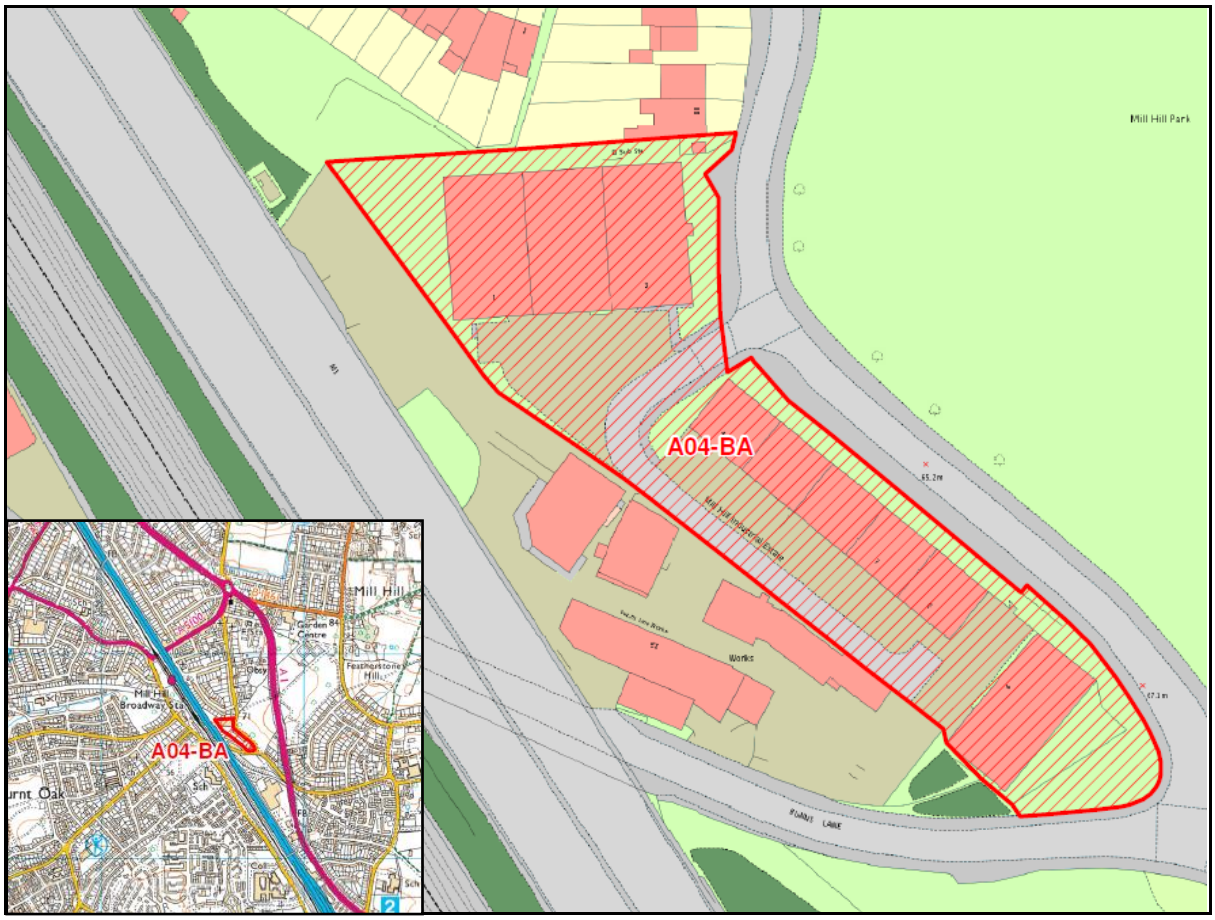
A03-BA - Brunswick Industrial Park, Barnet	
1:2,450 map of area showing outline over MasterMap base layer (inset map is of scale 1:25,000)	
	
Area Details	
Borough	Barnet
Type of Location	Area
Location Reference	A03-BA - Brunswick Industrial Park
Size	3.95 ha
Area Description	The area is a Business Park which includes a builder's yard and other trade outlets.
Description of surrounding uses	The area is bound on all sides by residential properties. Areas of green open space lie to the north of the area. However these are separated from the Business Park by residential properties.

Planning Information	
Planning Designation	Area is designated as a Locally Significant Industrial Site (LSIS). Area is proposed for Article 4 designation to remove PD rights for conversion to residential. Expect to be confirmed Sept 2019.
Relevant Local Plan Policy	Local Plan Development Management Policy DM14: New and existing employment space
Land Use	
Co-location	Not practicable in this location
Major New Developments	None in immediate area
Decentralised Energy Network	In close proximity to area designated as having potential for Decentralised Energy network.
Details of in-situ infrastructure	None identified
Constraints	
Flood Risk	Flood Zone 1 (lowest probability of flooding). Parts of the Business Park at risk of flooding from surface water.
Surface and Groundwater	The north of the area falls within Source Protection Zones 1 and 2. Facilities within Source Protection Zone 1 should only deal with inert waste unless otherwise agreed with the Environment Agency.



Land Instability	No known issues
Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Residential properties bound the Business Park on all sides.
Nature Conservation	A Borough Site of Importance for Nature Conservation lies approximately 25m north of the area.
Green Belt and Open Space	Metropolitan Open Space approximately 25m north of the area
Historic Environment	No assets identified in vicinity.
Highways	Access is suitable for HGV traffic and the area is currently used by commercial vehicles. Given the close proximity of residential properties 24 hour access is unlikely to be suitable.
Conclusion	
Potential Uses	Waste Transfer, Processing and Recycling. The areas of the Business Park which do not lie within source protection zone 1 are potentially suitable to handle hazardous waste.
Uses unlikely to be suitable	Integrated resource recovery facilities/resource parks, thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment, outdoor composting, indoor composting and in-vessel composting
General mitigation measures	There are a number of environmental and amenity issues facing the area such as the proximity of residential properties and Metropolitan Open Space which is designated a borough SINC. Undertaking appropriate ecological surveys and implementing appropriate measures to improve the biodiversity value of the site are therefore likely to be important mitigation measures. Consideration should be given to any potential impacts on air quality and measures such as negative air pressure and rapid-closure doors on any enclosed facility on the site and providing wheel washing facilities could help mitigate any potential impacts. In addition, as the area lies within Source Protection Zone 1, the completion of an assessment of risk posed to groundwater should be undertaken and the incorporation of SuDS or other techniques to manage surface water runoff will be key mitigation measures. Measures to protect ground water will need to be agreed with the Environment Agency. As proposals may increase the level of traffic generated within the area a traffic impact assessment will be a key mitigation measure.

A04-BA - Mill Hill Industrial Estate, Barnet
1:1,350 map of area showing outline over MasterMap base layer (inset map is of scale 1:25,000)

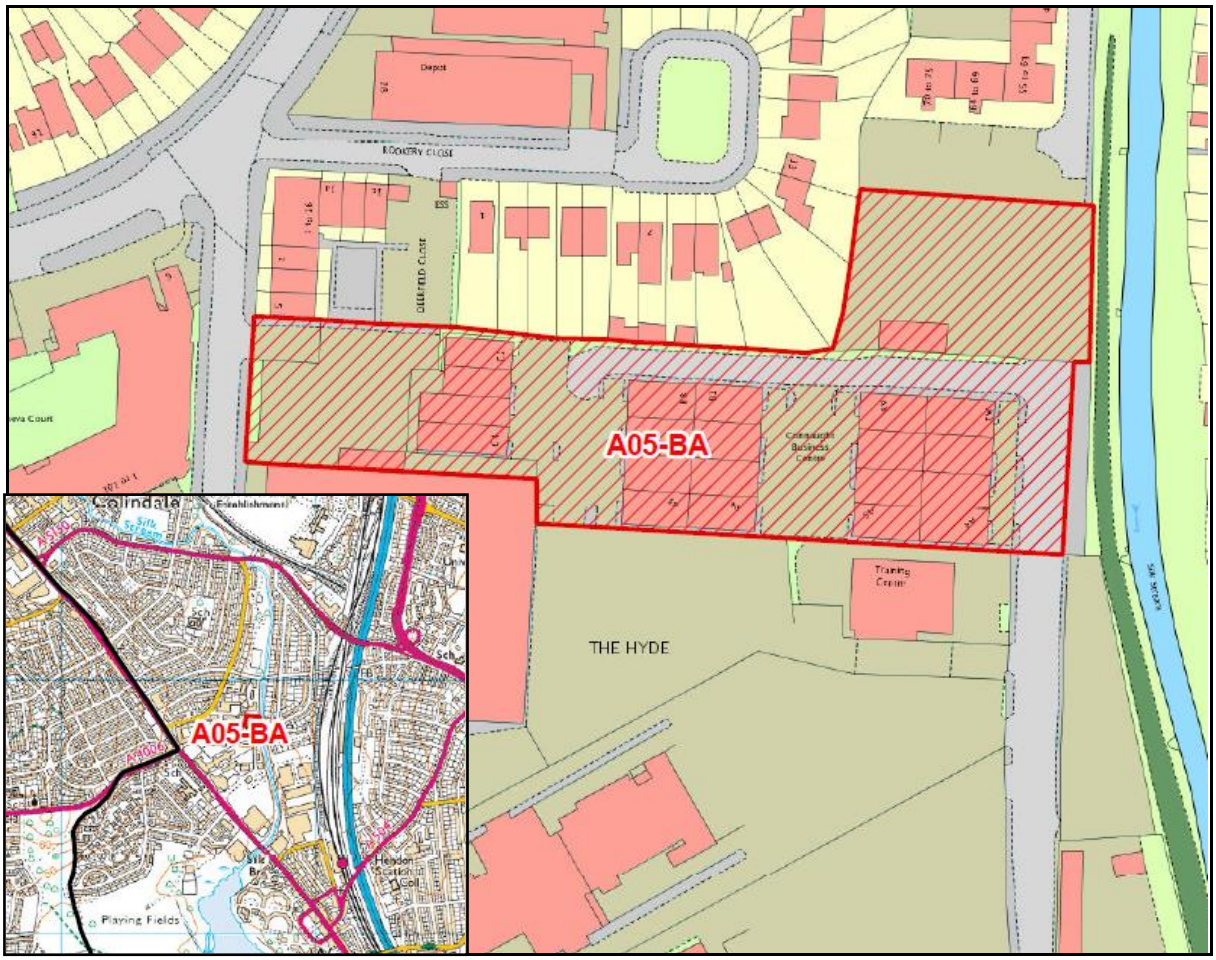


Area Details	
Borough	Barnet
Type of Location	Area
Location Reference	A04-BA - Mill Hill Industrial Estate
Size	0.90 ha
Area Description	Industrial Estate comprising numerous small warehouses.
Description of surrounding uses	Industrial/commercial area borders the south. The M1 motorway is also located to the south. Adjacent residential area to the north and Mill Hill Park to the east.
Planning Information	

Planning Designation	Area is designated as a Locally Significant Industrial Site (LSIS). Area is proposed for Article 4 designation to remove PD rights for conversion to residential. Expect to be confirmed Sept 2019.
Relevant Local Plan Policy	Local Plan Development Management Policy DM14: New and existing employment space
Land Use	
Co-location	Not practicable in this location
Major New Developments	None in immediate area
Decentralised Energy Network	No.
Details of in-situ infrastructure	None identified
Constraints	
Flood Risk	Area is within Flood Zone 1 (lowest probability of flooding). Site is at risk of flooding from surface water.
Groundwater	The area is not within a Source Protection Zone.
Land Instability	No stability issues identified.
Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Residential properties lie adjacent to the north of the industrial estate.
Nature Conservation	No issues identified.
Green Belt and Open Space	Mill Hill Park Green Belt lies 15m east of area.
Historic Environment	No assets identified in vicinity.
Highways	Access is suitable for HGV traffic but there are restrictions on routes with low bridges that would need investigating.
Conclusion	
Potential uses	Waste transfer, processing and recycling. The area is potentially suitable to handle hazardous waste.
Uses unlikely to be suitable	Integrated resource recovery facilities/resource parks, thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment, outdoor composting, indoor composting and in-vessel composting.

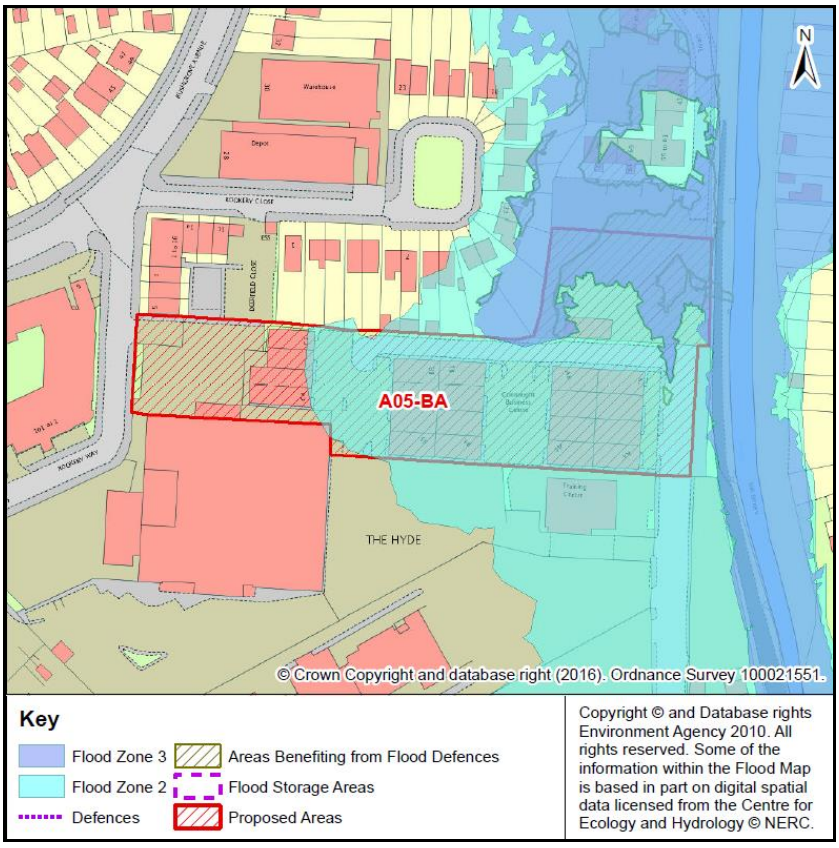
Potential mitigation measures	There are a number of environmental and amenity issues facing the area such as the proximity of residential properties adjacent to the north and Mill Hill Park which is designated Green Belt land to the east, as such the area is not suitable for external facilities. Facilities should therefore be enclosed and incorporate dust suppression and other measures such as wheel-washing negative air pressure and rapid-closure doors. The ecological value of the area and its surrounding should be assessed. Any future development proposals should incorporate high quality boundary treatment, landscape screening or park improvements to protect the recreational potential of the park and surrounding residential amenity. As the area is at risk from surface water flooding the completion of a Flood Risk Assessment and inclusion of SuDs or other appropriate techniques to manage surface water runoff will be a key mitigation measures. As proposals may increase the level of traffic generated within the area and the suitability of local roads needs to be assessed and so a traffic impact assessment should be undertaken.

A05-BA - Connaught Business Centre, Barnet
1:1,500 map of area showing outline over MasterMap base layer (inset map is of scale 1:25,000)



Area Details	
Borough	Barnet
Type of Location	Area
Location Reference	A05-BA - Connaught Business Centre
Size	0.90 ha
Area Description	A commercial business centre made up of small units.
Description of surrounding uses	A commercial area lies to the south as well as car parking. Residential properties border the north of the area. The former Telephone Exchange site to the west has been granted approval (18/0352/FUL) - subject to Mayoral call-in - for comprehensive redevelopment for up to 505 residential dwellings and flexible commercial floorspace.

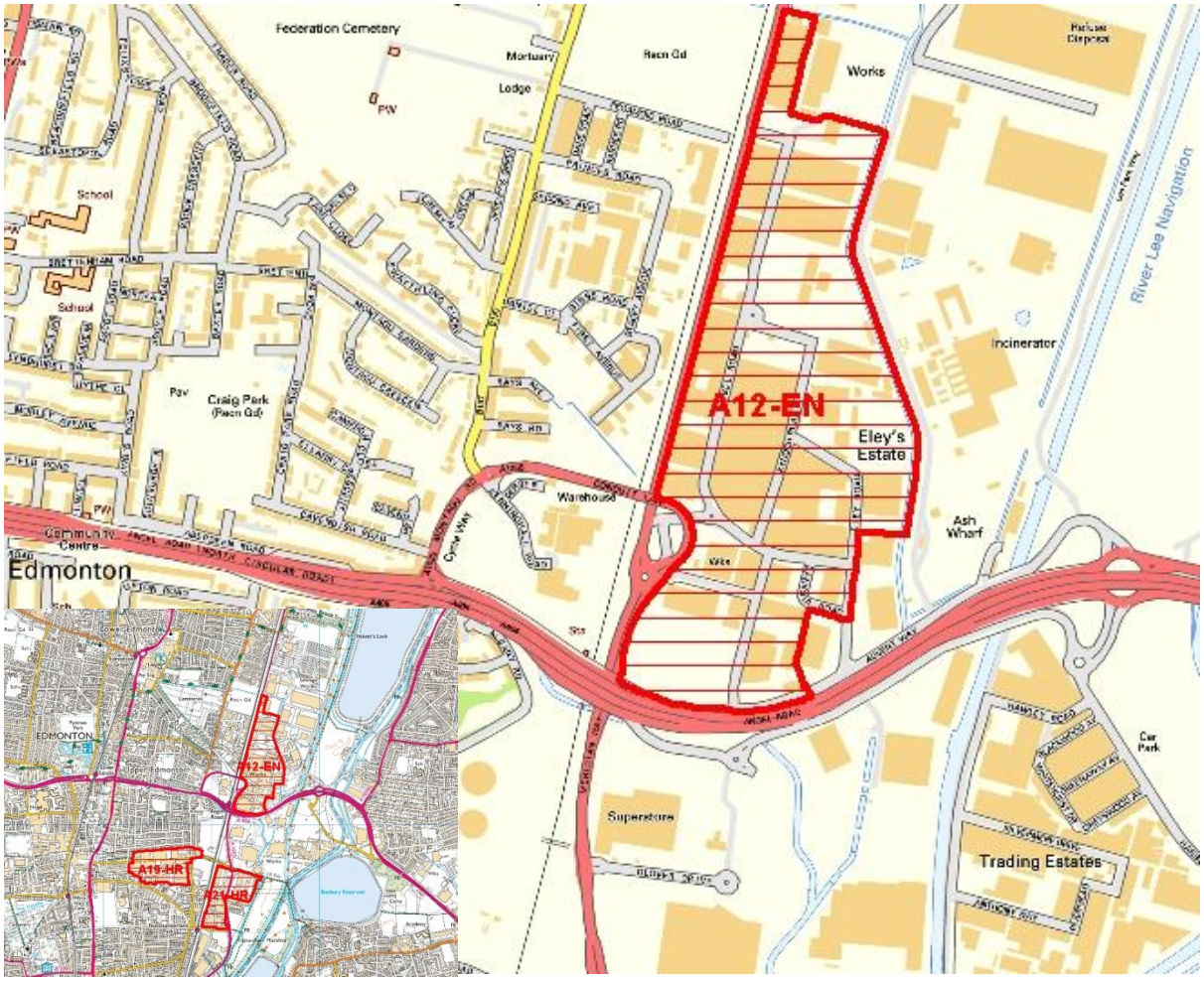
Planning Information	
Planning Designation	Area is designated a Locally Significant Industrial Site (LSIS). Area is proposed for Article 4 designation to remove PD rights for conversion to residential. Expect to be confirmed Sept 2019.
Relevant Local Plan Policy	Local Plan Development Management Policy DM14: New and existing employment space
Land Use	
Co-location	Not practicable in this location
Major New Developments	None in immediate area
Decentralised Energy Network	No.
Details of in-situ infrastructure	None identified
Constraints	
Flood Risk	Area is within Flood Zone 2 & 3 (medium and highest probability of flooding) and a stream runs adjacent to the east of the area. Facilities within Flood Zone 3 should only deal with inert waste unless otherwise agreed with the Environment Agency. At high risk of surface water flooding.



Surface and Groundwater	The area is not within a Source Protection Zone. Silk Stream is adjacent to the east of site.
Land Instability	Historic landfill identified adjacent to the north east corner of area. This represents a potential stability issues in the north east of the area which will needed to be investigated if development is proposed in this area.
Sensitive Receptors	Residential properties adjacent to the north of the area.
Nature Conservation	Yes, a borough SINC lies adjacent to the east of area.
Green Belt and Open Space	None locally
Historic Environment	No assets identified in vicinity.
Highways	Access is suitable for HGV traffic but there may be local parking issues that reduce width for HGV access. Residential streets are located in the vicinity that may be affected by 24hr use. The suitability of specific proposals would need to be assessed.
Conclusion	
Potential Uses	Waste transfer, processing and recycling. Parts of the area which are not covered by Flood Zone 3 are potentially suitable to handle hazardous waste.
Uses unlikely to be suitable	Integrated resource recovery facilities/resource parks, thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment, outdoor composting, indoor composting and in-vessel composting.
General mitigation measures	There are a number of environmental and amenity issues facing the area such as the proximity of residential properties and borough SINC, 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 away from any sensitive receptors. Key mitigation measures should include dust suppression and other measures such as wheel-washing, negative air pressure and rapid-closure doors. Given the proximity of a borough SINC, undertaking appropriate ecological surveys and implementing appropriate measures to improve the biodiversity value of the site are therefore likely to be important mitigation measures. As parts of the area are at a medium to high 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 the adjacent watercourses.

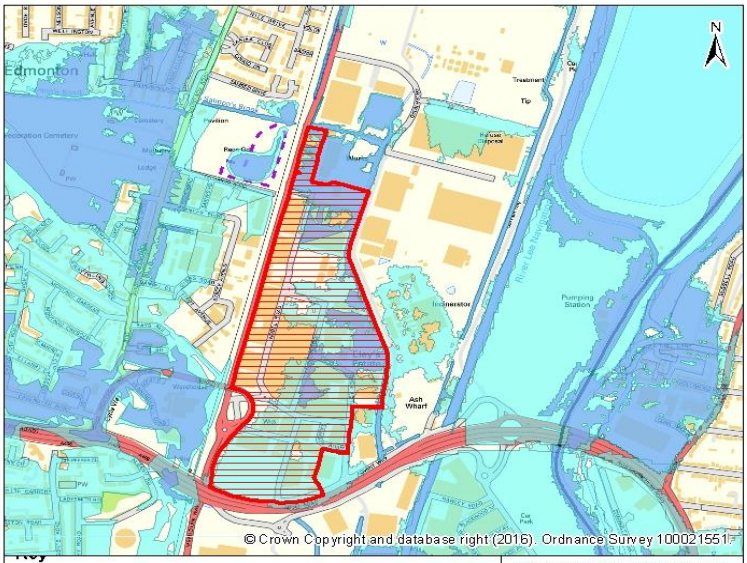
	A contamination and ground stability appraisal would be required to assess potential impacts from the historic landfill adjacent to the area boundary. As proposals may increase the level of traffic generated and suitability of local roads need to be assessed as such a traffic impact assessment will be a key mitigation measure.

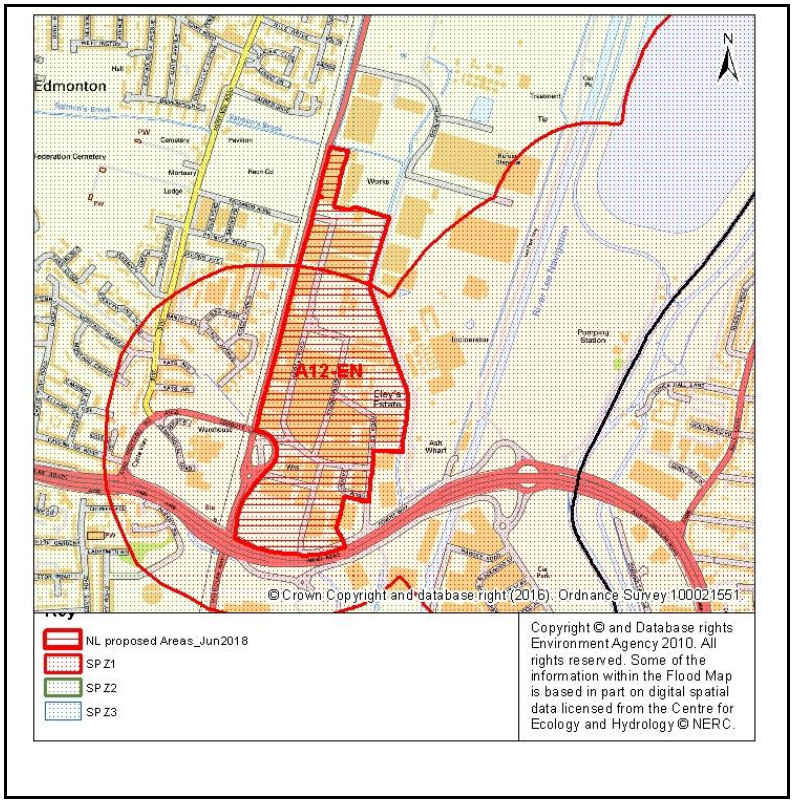
12-EN – Eleys Estate, Enfield
1:10,700 map of area showing outline over MasterMap base layer (inset map is of scale 1:24,000)



Area Details	
Borough	Enfield
Type of Location	Area
Location Reference	A12-EN – Eleys Estate
Size	26.1ha
Area Description	Industrial area of Eleys Estate which incorporates a number of existing waste sites and neighbours Edmonton Eco Park and Aztec A406 Industrial Estate.
Description of surrounding uses	Industrial/commercial and residential properties lie to the north. The east is bordered by Edmonton Ecopark which in turn borders the River Lee Navigation and the Lee Valley Regional Park, whilst the south is bordered by the North Circular Road.

Planning Information	
Planning Designation	Area is designated as a Strategic Industrial Location (SIL) and lies within the Edmonton Leeside Area Action Plan Area (ELAAP).
Relevant Local Plan Policy	Edmonton Leeside Area Action Plan Area (ELAAP) (Yet to be adopted), Core Policies 14, 28 and 37, DMD Policies 19, 20, 21, 22 and 23.
Land Use	
Co-location	Yes, a number of facilities already exist in the area.
Major New Developments	Yes, within Edmonton Leeside Area Action Plan Area (ELAAP) (Yet to be adopted), and in close proximity to Meridian Water Development Area. The estate also lies within an Opportunity Area and a Housing Zone lies adjacent to the south as set out within the London Plan. The area is in close proximity to the new Meridian Water station, which is likely to also become a Crossrail 2 station.
Decentralised Energy Network	Area is within the Hinterland Opportunity Area and the Proposed Upper Lea Valley Decentralised Heating Transmission runs adjacent to Edmonton Ecopark on the eastern boundary of the site and within the south of the site.
Details of in-situ infrastructure	Overhead lines adjacent to east of the area: Brimsdown-Tottenham-Waltham Cross
Constraints	
Flood Risk	Within Eley's Estate the land in the south and west is largely within Flood Zone 2 (medium probability of flooding) and Flood Zone 3 (highest probability of flooding) with the south east of the estate within Flood Zone 2. The northeast corner is within Flood Zone 1 (lowest probability of flooding).

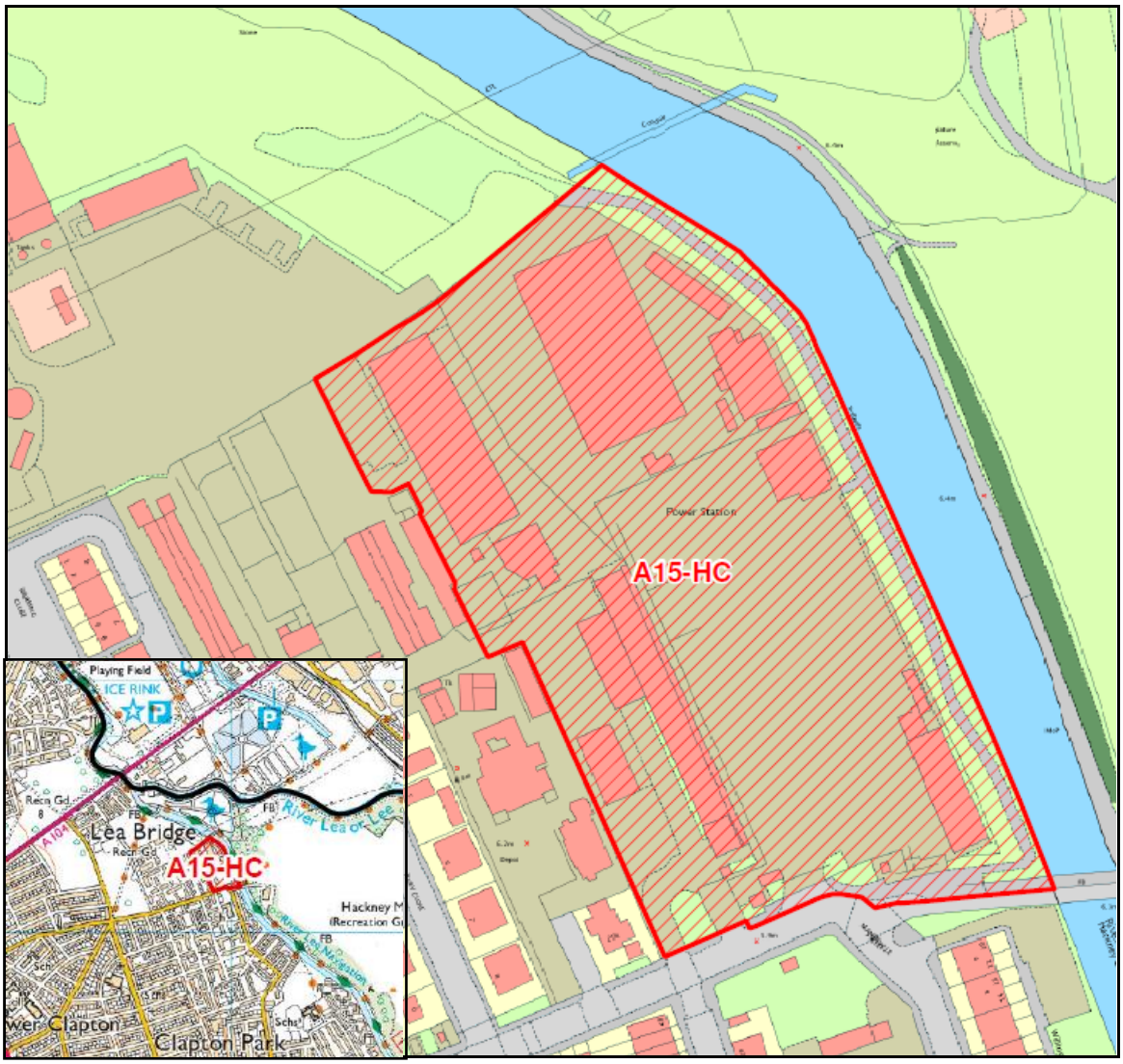
	
Surface and Groundwater	The southern half and the north east of Eley's Estate are within Source Protection Zone 1 with the remainder within Source Protection Zone 2. The Environment Agency has raised concerns over potential impacts on groundwater from development within this area. Facilities within Source Protection Zone 1 should only deal with inert waste unless otherwise agreed with the Environment Agency. Salmon's Brook runs around the boundary of the area and the River Lee Navigation lies to the east of the area adjacent to Edmonton Ecopark.

	
Land Instability	An historic minerals working and landfill is located outside the north east corner of site. A further historic minerals working and landfill can also be found adjacent to the west of site. There is potential for stability issues in the area covering and adjacent to the minerals working and landfills. However, the whole area is already developed which suggests any issue can be addressed. Further investigation will be required at the planning application stage.
Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Residential properties lie 50m west of the north western corner of the estate. New residential properties will be built nearby through the Meridian Water development on the other side of the North Circular Road.
Nature Conservation	The Lee Valley Regional Park lies adjacent to the east of site with some overlap of the estates boundary. Within the Regional Park lies a Metropolitan Site of Importance for Nature Conservation (SINC).
Green Belt and Open Space	Green Belt land within the Lee Valley Regional Park lies adjacent to the east of the area.

Historic Environment	Historic England commented that development should avoid harm to the historic environment and the setting of Chingford Mill Pumping Station (grade II) should be considered~~. The potential archaeology value of area should be considered~~ along with the setting of Montagu Road Cemeteries Conservation Area. Within the Lea Valley West Bank Archaeological Priority Area. Historic England commented that there is potential for archaeological remains to be present and that further assessment should be undertaken.
Highways	Access is suitable for HGVs traffic, however there are known problems with parking within the area which impact the suitability of the highways to handle HGV traffic. The North Circular Road (adjacent to the south of site) is classed as an Air Quality "hot spot" as emissions regularly surpass the targets.
Conclusion	
Potential Uses	Integrated resource recovery facilities/resource parks, Thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment, Waste transfer, indoor composting, in-vessel composting, processing and recycling.
Uses unlikely to be suitable	Outdoor composting. Area is potentially unsuitable to handle hazardous waste.
Potential mitigation measures	There are a number of environmental and amenity issues facing the area such as the proximity of residential properties and the Lee Valley National Park which includes areas designated as SSSI and Metropolitan SINC, as such facilities in proximity to these features are not suitable for external facilities. Key mitigation measures should include dust suppression and other measures such as wheel-washing, negative air pressure and rapid-closure doors. Any future development proposals should include an assessment of ecological value on the proposed development area and wider area. The proposals should protect the existing green infrastructure or provide appropriate replacement landscaping and/or planting and incorporate appropriate boundary treatments. As the area is at a medium to high 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 watercourses in or adjacent

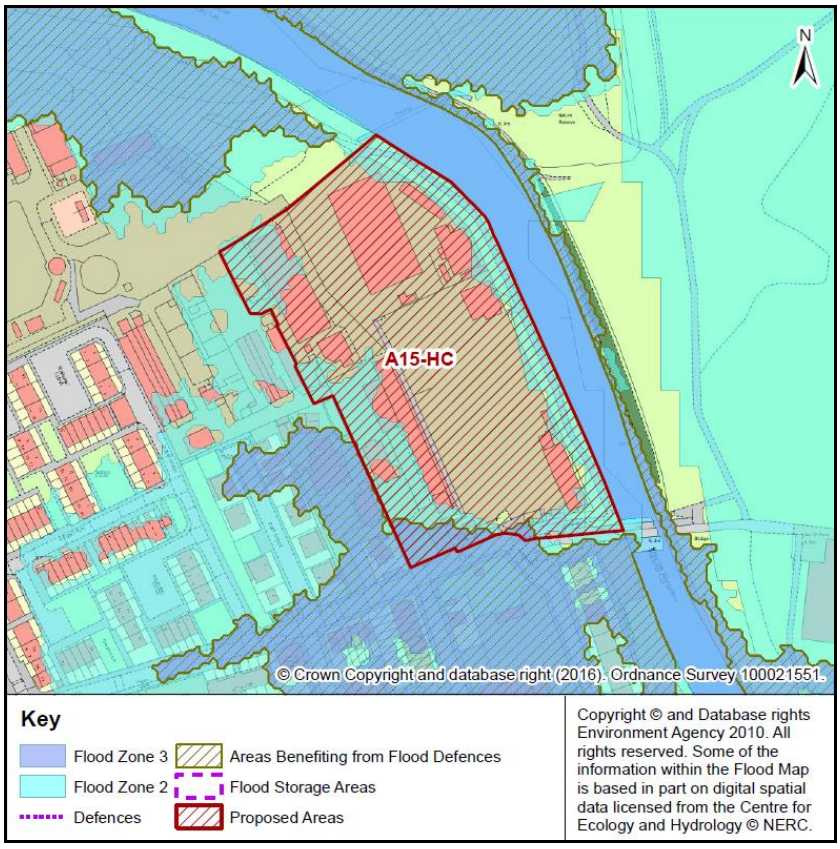
	to the area. Proposals in the north east corner or along the west of the area will need a contamination and ground stability appraisal to assess potential impacts from the historic landfill and minerals working in these areas. As proposals may increase the level of traffic generated within the area an air quality impact assessment will be a key mitigation measure. Consideration should be given to parking arrangement as there are known issues within the area. Where necessary an appraisal to assess impact of new structures on the historic environment will be required. Building design should be sympathetic to the historic setting.

A15-HC – Millfields LSIS, Hackney	
1:1,750 map of area showing outline over MasterMap base layer (inset map is of scale 1:25,000)	



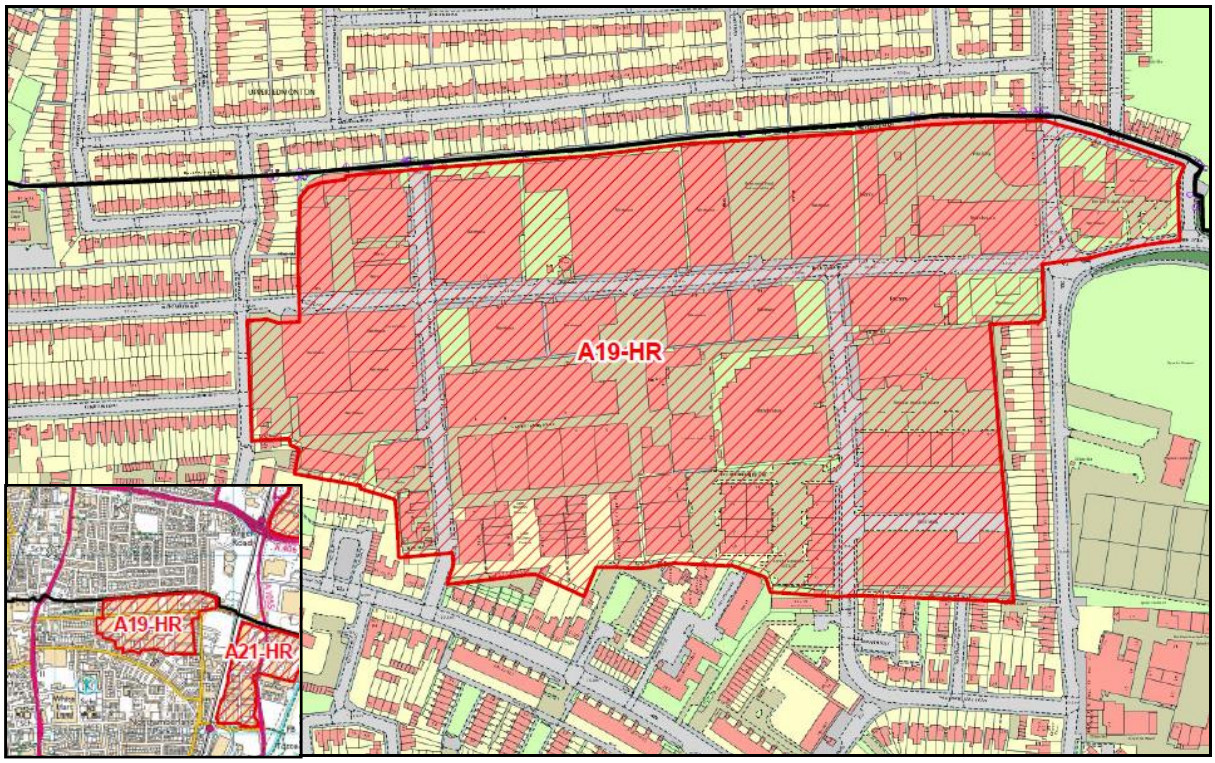
Area Details	
Borough	Hackney
Type of Location	Area
Location Reference	A15-HC – Millfields LSIS
Size	2.19 ha
Area Description	Industrial Site occupied by a Hackney Council Waste Transfer Station and Fleet Depot and a Power Station.
Description of surrounding uses	The area is bordered to the north by the Middlesex Filter Beds Nature Reserve and Hackney Marsh to the east, both of which lie within the Lee Valley Regional Park. Residential properties lie to the south with residential and industrial properties to the

	west.
Planning Information	
Planning Designation	Area is designated as a Local Significant Industrial Site (LSIS)
Relevant Local Plan Policy	Core Strategy (2010), Development Management Local Plan (2015), Policies Map.
Land Use	
Co-location	Location not suitable
Major New Developments	None within location
Decentralised Energy Network	None within location
Details of in-situ infrastructure	National Grid identify the following assets during consultation: i. Underground cables – 400kV route – Hackney to West Ham ii. Hackney 132 kV substation.
Constraints	
Flood Risk	The majority of the area is within Flood Zone 1 (lowest probability of flooding). The eastern, southern and western boundaries lie within Flood Zone 2 (medium probability of flooding) whilst a small section in the southwest corner is within Flood Zone 3 (highest probability of flooding) but benefits from flood defences.



Surface and Groundwater	Not within a Source Protection Zone. The River Lee lies adjacent to the east of the area.
Land Instability	No stability issues identified.
Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Mandeville Primary School is approximately 10m south and residential properties approximately 15m south of the area.
Nature Conservation	The Hackney Marshes lie adjacent to the east of the area and are designated as Metropolitan Site of Importance for Nature Conservation (SINC) to the east lies the River Lee which is designated a Metropolitan SINC whilst the Lee Valley Regional Park to the north west is designated a Borough SINC.
Green Belt and Open Space	Hackney Marsh lies to the north and east and is designated as Metropolitan Open Land. The Lee Valley Regional Park lies adjacent to the east of the area.
Historic Environment	There are three Grade II listed buildings adjacent to the west of site: • Hackney Borough Disinfecting Station (on Heritage at Risk Register) • Shelter House • Caretakers Lodge The Mandeville Primary School which is Grade II listed is situated to the south of the area. Historic England has commented that any development within the area located to the east and north of these assets must address their long term conservation needs in a comprehensive manner. Within Lea Valley Archaeological Priority Area. Historic England commented that there is potential for archaeological remains to be present and that further assessment should be undertaken.
Highways	Access suitable for HGV traffic. However, any future planning application should maintain or improve emissions to air. Any changes that may result in a worsening of air quality should be assessed as part of an air quality impact assessment. Routing arrangements for HGV traffic should be considered as part of any future planning applications.
Conclusion	
Potential Uses	Waste Transfer which is protected under the London Plan. Areas which are not within flood zone 3 are potentially suitable to handle hazardous waste.
Uses unlikely to be suitable	N/A

Potential mitigation measures	There are a number of environmental and amenity issues facing the area such as the proximity of residential properties and the Lee Valley Regional Park, as such the area is not suitable for external facilities. Facilities should therefore be enclosed. Undertaking appropriate ecological surveys and implementing appropriate measures to improve the biodiversity value of the area are therefore likely to be important mitigation measures. Key mitigation measures should include dust suppression and other measures such as wheel-washing, negative air pressure and rapid-closure doors. Proposals should also protect the existing green infrastructure or provide appropriate replacement landscaping and/or planting and incorporate appropriate boundary treatments. Part of the area are at medium to high risk of surface water flooding the completion of a Flood Risk Assessment and inclusion of SuDs or other appropriate techniques to manage surface water runoff will be key mitigation measures. An appraisal to assess impact of new structures on the historic environment will be required. Building design should be sympathetic to the historic setting.

A19-HR – Brantwood Road, Haringey	
1:4,000 map of area showing outline over MasterMap base layer (inset map is of scale 1:25,000)	
	
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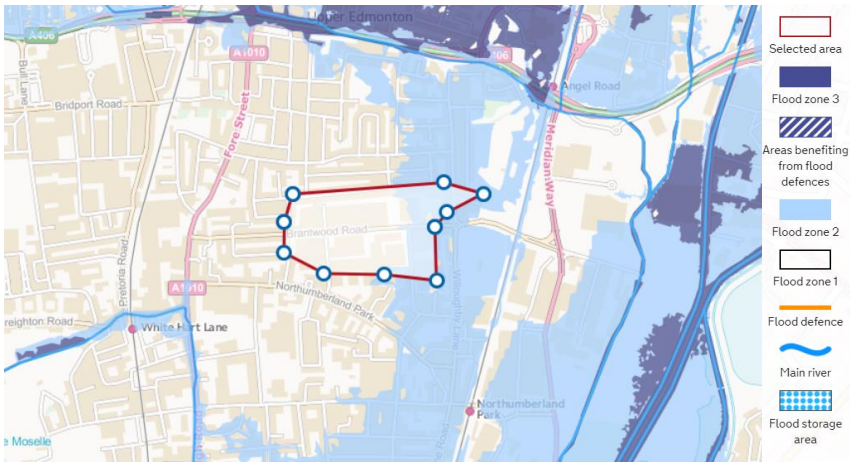
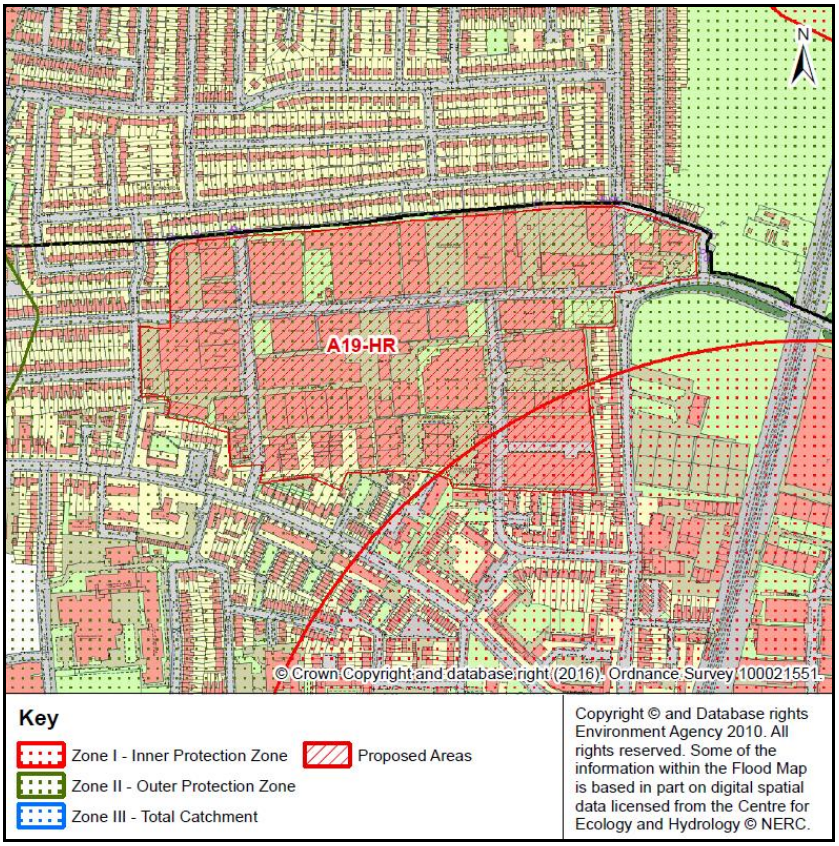
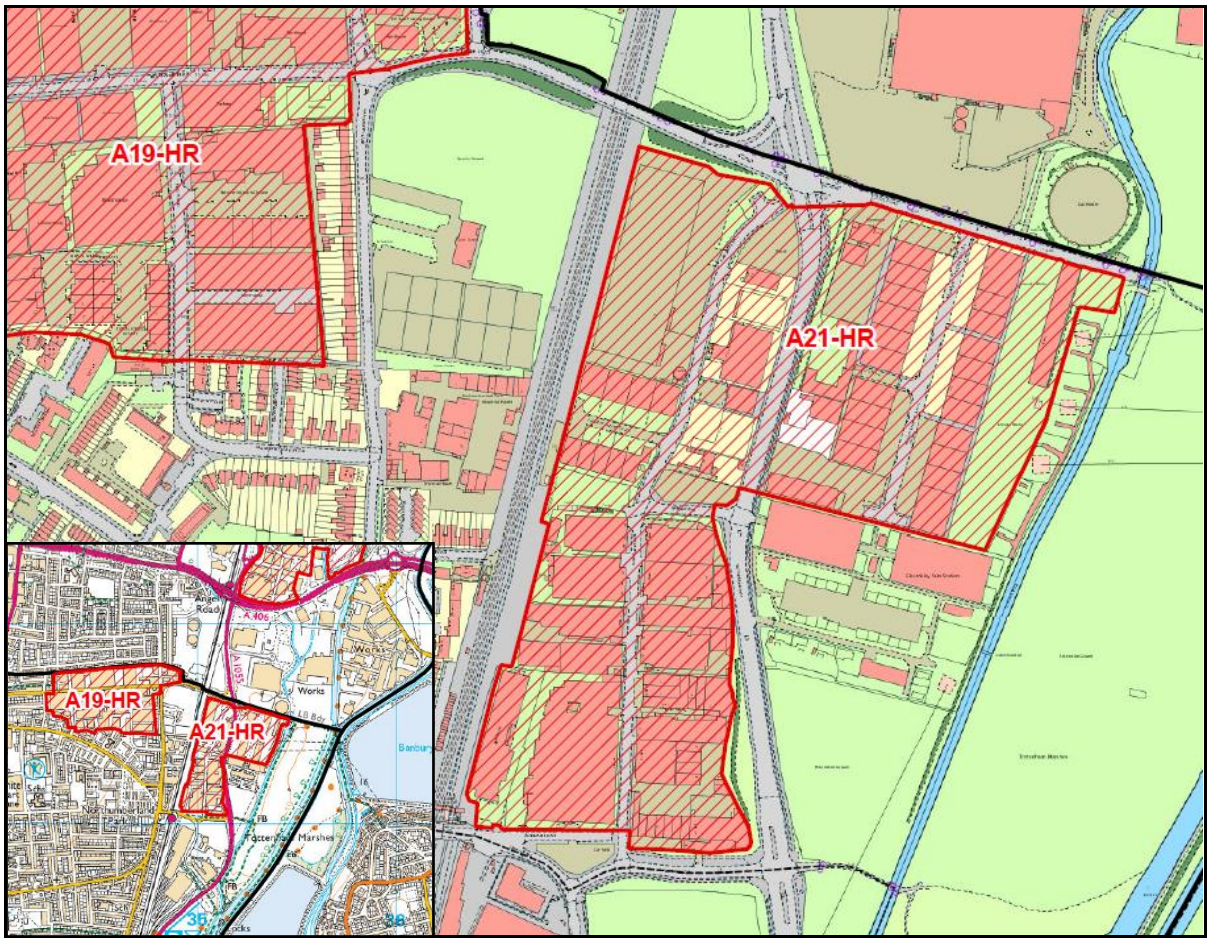
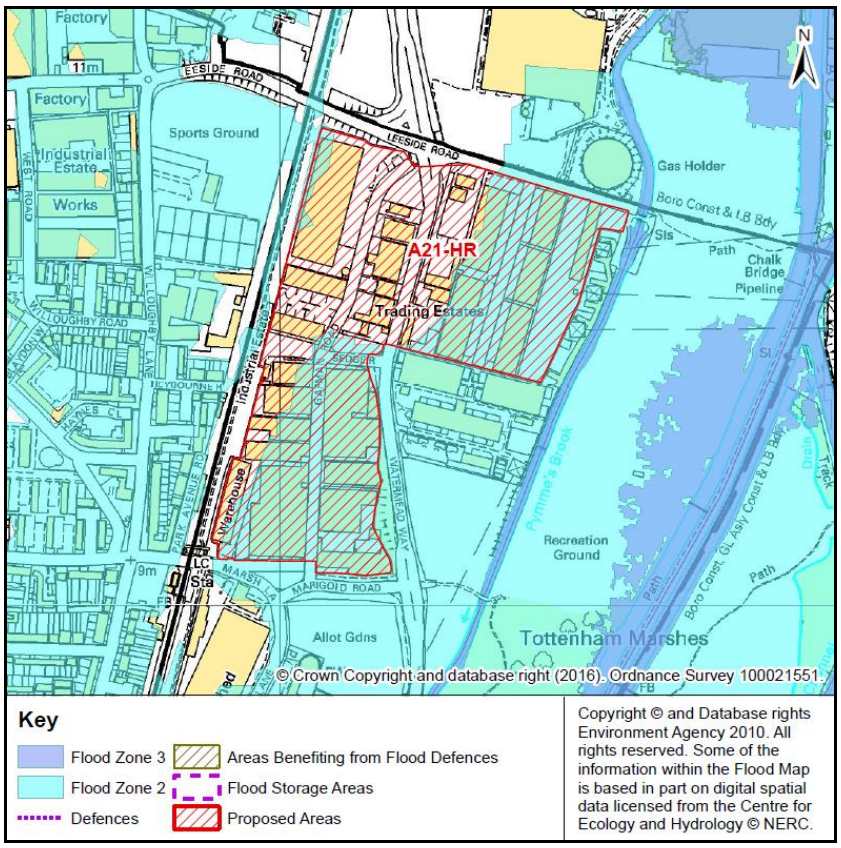
Area Details	
Borough	Haringey
Type of Location	Area
Location Reference	A19-HR – Brantwood Road
Size	16.90 ha
Area Description	Industrial Estate
Description of surrounding uses	The Industrial Estate is surrounded by residential properties on all sides as well as a sports field to the east and industrial land to the north east.
Planning Information	
Planning Designation	The area is designated as a Strategic Industrial Location (SIL)
Relevant Local Plan Policy	The area is safeguarded as a waste site within Harigney's Site Allocations DPD
Land Use	
Co-location	Yes, provided the right sites with the industrial area came forward
Major New Developments	The Industrial Estate lies within an Opportunity Area and a

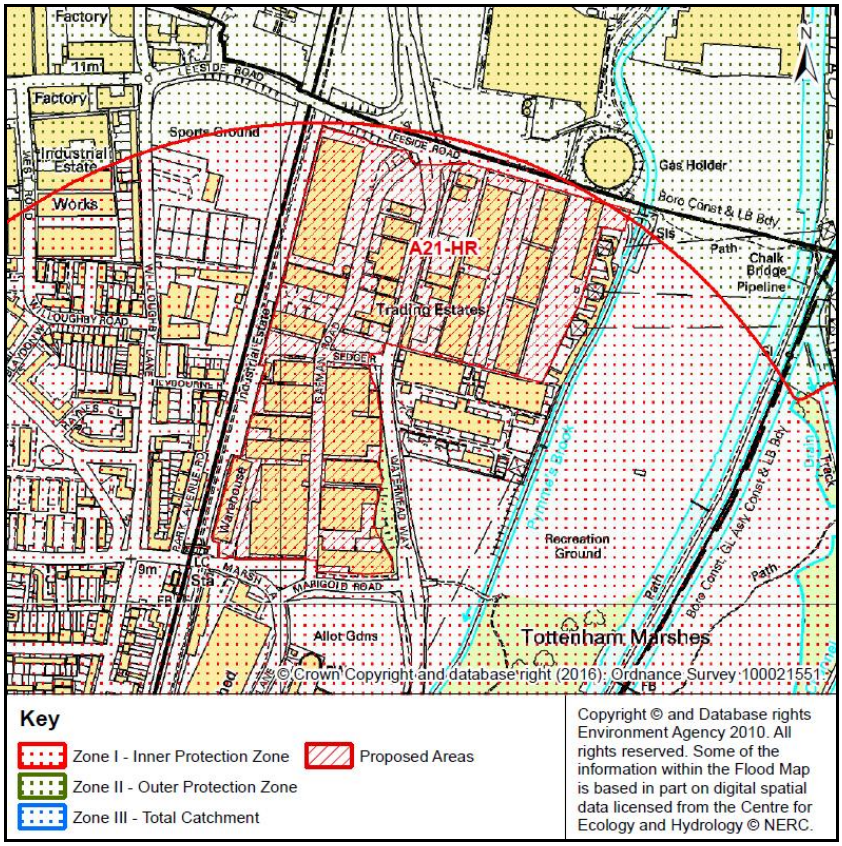
	Housing Zone as set out within the London Plan. Transport for London has identified the area as lying in close proximity to a proposed Crossrail 2 station.
Decentralised Energy Network	The proposed Upper Lee Valley potential Decentralised Heating Network runs through the area. To the north east of the area is the potential Enfield decentralised energy network.
Details of in-situ infrastructure	None identified
Constraints	
Flood Risk	The site area is largely Flood Zone 1 with the western most part of the site area falling partially within Flood Zone 2. The proposed use for the site is considered to be 'Less Vulnerable'. The site has been subject to the Sequential Test as set out in the October 2019 Flood Risk Sequential Test Report and found to be appropriate for development by virtue of lack of reasonably available alternative sites at less risk of flooding. The exception test would not be applicable. The site area is shown to flood from the Pymmes Brook in the 0.1% AEP event (without defences) and this will increase in the future as a result of climate change with 1% AEP event to cover approximately one quarter of the site area. A site specific flood risk assessment would be required for any redevelopment. This will need to incorporate the current climate change allowances at the time of submission.
	
Surface and Groundwater	The south east corner of the area is within Source Protection Zone 1, the remainder is within Source Protection Zone 2. Facilities within Source Protection Zone 1 should only deal with inert waste unless otherwise agreed with the Environment Agency.

	
Land Instability	No stability issues identified.
Sensitive Receptors (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.
Nature Conservation	No features identified
Green Belt and Open Space	Land to the east of site is designated as Significant Local Open Land
Historic Environment	No features identified
Highways	Access suitable for HGV traffic. Area is suitable on highways grounds but details of access and egress would need to be considered as part of any future development proposals.
Conclusion	
Potential Uses	Thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment, waste transfer, processing and recycling. Areas not within Source Protection Zone 1 are potentially suitable to handle hazardous waste.
Uses unlikely to be suitable	Integrated resource recovery facilities/resource parks, outdoor composting, indoor composting and in-vessel composting.

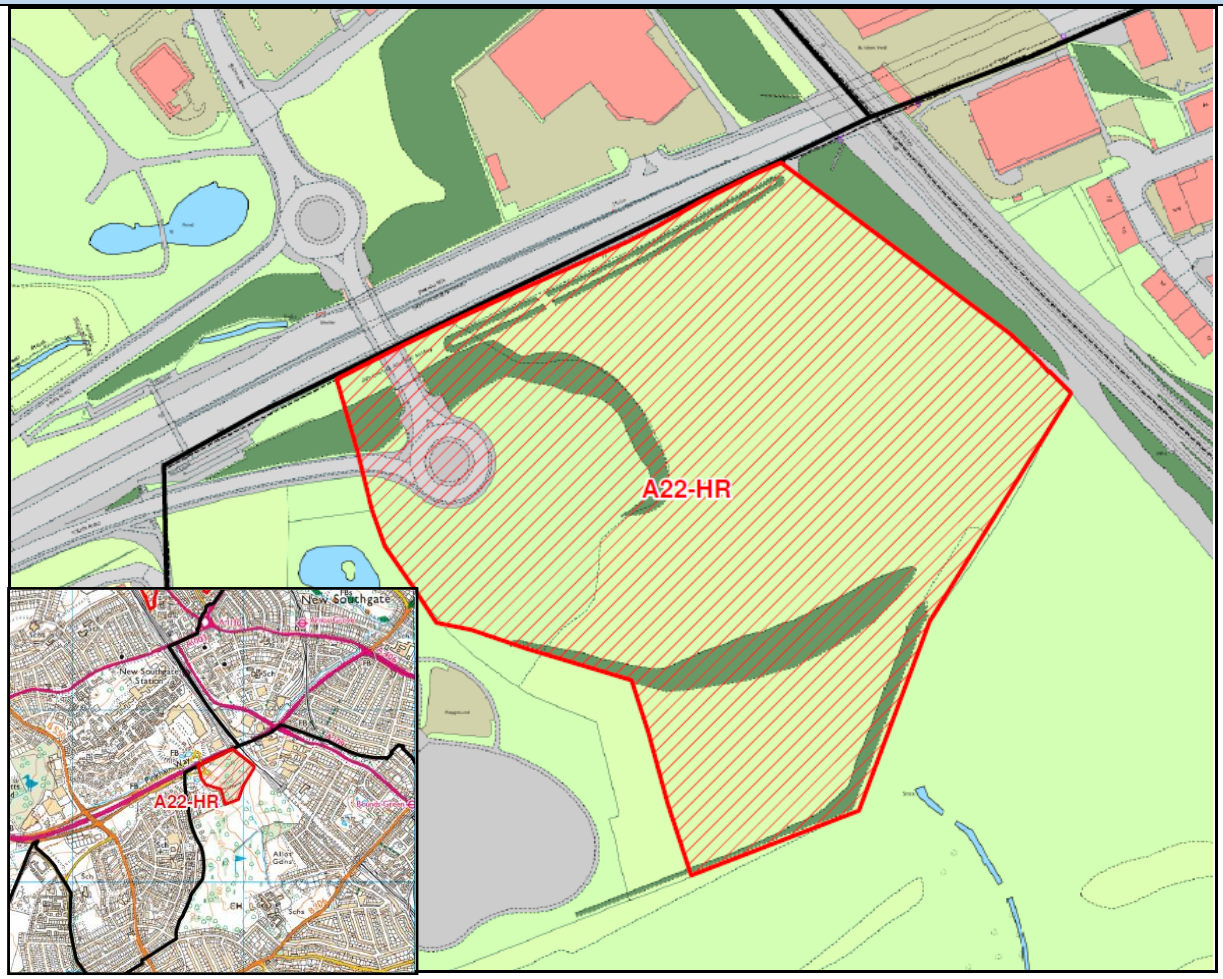
Potential mitigation measures	There are a number of environmental and amenity issues facing the area such as the proximity of residential properties and Significant Open Space, as such the area is not suitable for external facilities. Facilities should therefore be enclosed and consideration should be 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. 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. As proposals may increase the level of traffic generated within the area a traffic impact assessment will be a key mitigation measure.

A21-HR – North East Tottenham (SIL 12), Haringey	
1: 4,850 map of area showing outline over MasterMap base layer (inset map is of scale 1:25,000)	
	
Area Details	
Borough	Haringey
Type of Location	Area
Location Reference	A21-HR – North East Tottenham (SIL 12)
Size	15.40 ha
Area Description	Warehouses and Industrial units within the area.
Description of surrounding uses	To the east of the area lies the Lee Valley Regional Park. To the west, the site is bound by a railway line, with a train station to the south. Beyond the railway line are industrial and residential uses. There are allotments to the south and an Ikea retail development to the north.
Planning Information	
Planning Designation	Area is designated as a Strategic Industrial Location (SIL)

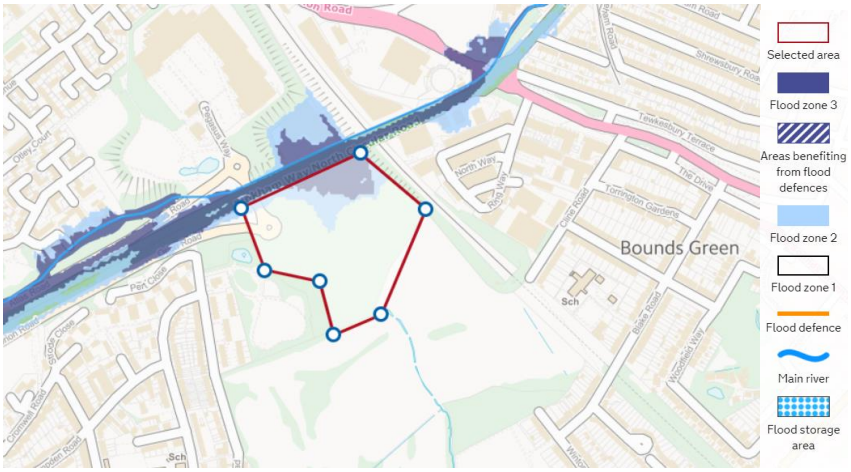
Relevant Local Plan Policy	Area is within an Area of Archaeological Importance and is safeguarded as a waste site within the Site Allocations DPD.
Land Use	
Co-location	Area is large enough to accommodate multiple facilities.
Major New Developments	Area is within an Opportunity Area and Housing Zone as set out within the London Plan. Transport for London has identified the area as lying in close proximity to a proposed Crossrail 2 station.
Decentralised Energy Network	The proposed Upper Lee Valley Decentralised Heating Network runs adjacent to the area. North of the area is the potential Enfield decentralised energy network.
Details of in-situ infrastructure	National Grid identify the following assets close to site: i. Underground cables – 275kV route – St John's Wood to Tottenham. ii. Tottenham 275kV site and overhead transmission lines adjacent to the site.
Constraints	
Flood Risk	The majority of area is within Flood Zone 2 (medium probability of flooding). The remainder is in Flood Zone 1 (lowest probability of flooding). The site is also at risk from surface water flooding. 

Surface and Groundwater	The whole of the area is within Source Protection Zone 1. Facilities within Source Protection Zone 1 should only deal with inert waste unless otherwise agreed with the Environment Agency. Pymmes Brook Lies 10m east of site. 
Land Instability	No stability issues identified.
Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Residential properties lie in close proximity to the west of the area but are separated from the area by the railway line. Allotments lie to the south of the area.
Nature Conservation	Borough Site of Importance for Nature Conservation lies adjacent to west and north east corner of the area.
Green Belt and Open Space	Lee Valley Regional Park borders the area to the east. Within the Regional Park is an area of Green Belt Land which lies approximately 13m east of the area.
Historic Environment	Within the Lee Valley Archaeological Priority Area.- Historic England commented that there is potential for archaeological remains to be present and that further assessment should be undertaken.

Highways	Access is suitable for HGV traffic. However, there are known congestion issues at the Leeside Road/Watermead Way junction at peak periods. The area is considered suitable but details of access and egress would need to be considered as part of any future development proposals.
Conclusion	
Potential Uses	Thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment, waste transfer, processing and recycling
Uses unlikely to be suitable	Integrated resource recovery facilities/resource parks, outdoor composting, indoor composting and in-vessel composting. The area is unlike to be suitable for hazardous waste.
General mitigation measures	There are a number of environmental issues facing the area such as the proximity of the area to a designated SINC. Undertaking appropriate ecological surveys and implementing appropriate measures to improve the biodiversity value of the area are therefore likely to be important mitigation measures. Consideration should be given to any potential impacts on air quality and measures such as negative air pressure and rapid-closure doors on any enclosed facility on the site and providing wheel washing facilities could help mitigate any potential impacts. In addition, 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. Measures to protect ground water will need to be agreed with the Environment Agency.

A22-HR – Friern Barnet Sewage Works (LEA 4) /Pinkham Way, Haringey	
	
© Crown Copyright and database right (2016). Ordnance Survey 100021551	
Area Details	
Borough	Haringey
Type of Location	Area
Location Reference	A22-HR – Friern Barnet Sewage Works (LEA 4) /Pinkham Way
Size	5.95 ha
Area Description	Land is currently unused and has become over grown with trees and vegetation.
Description of surrounding uses	Pinkham Way and retail park to north, industrial properties east. Golf course south and a park and residential properties to the west.
Planning Information	
Planning Designation	The Area is designated a Local Employment Area (LEA) and a Borough SINC.

Relevant Local Plan Policy	Former Friern Barnet Sewage Works / Pinkham Way Area has the following planning designations on the site: Site of Importance for Nature Conservation Grade 1, Local Employment Area: Employment Land, Flood Zone 2 and 3 (part). The area is subject to the following key Local Plan policies: - SP13: Open Space and Biodiversity, DM 20: Open Space and Green Grid, SP8: Employment, DM 37: Maximising the Use of Employment Land and Floorspace, and DM 24: Managing and Reducing Flood Risk
Land Use	
Co-location	This Area would allow for co-location with complementary activities due to its size and highway accessibility.
Major New Developments	None identified locally
Decentralised Energy Network	The Enfield potential Decentralised Energy area lies approximately 65m northeast of Friern Barnet. Not considered to be a practical option due to distance from potential users. Friern Barnet is in an area of low energy consumption (as Area undeveloped). Areas northeast, east and west of Area are high energy consumption zones.
Details of in-situ infrastructure	None identified
Constraints	
Flood Risk	The Area is largely within Flood Zone 1 with an area to the north of the Area falling partially within Flood Zones 2 and 3. The proposed use for the site is considered to be 'Less Vulnerable'. The site has been subject to the Sequential Test as set out in the October 2019 Flood Risk Sequential Test Report and found to be appropriate for development by virtue of lack of reasonably available alternative sites at less risk of flooding. The exception test would not be applicable. Part of the Area is shown to flood from the Bounds Green Brook in the 1% AEP event (without defences) and this will potentially increase in the future as a result of climate change with 1% AEP event covering a greater extent of the ~~site~~ Area. A site specific flood risk assessment will therefore be required for any redevelopment. This will need to incorporate the current climate change allowances at the time of submission.

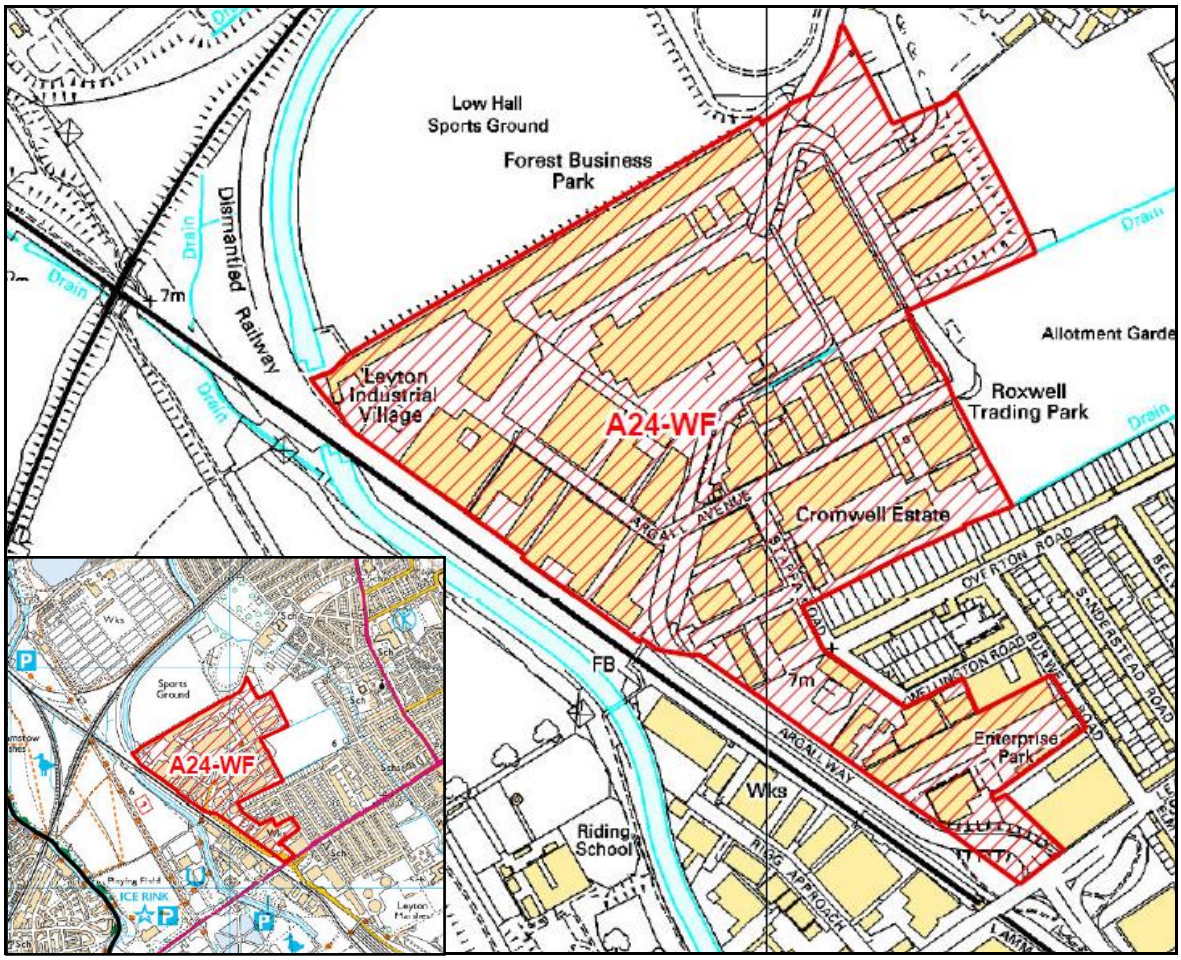
	
Surface and Groundwater	Not within a Source Protection Zone or principal aquifer. Bounds Green Brook lies approximately 40m north of Area. A pond lies approximately 10m west of Area and unnamed water course lies approximately 20m south of Area.
Land Instability	The Environment Agency records historic landfilling in the area. This may represent a ground stability issue and as such further investigation will be required at the planning application stage.
Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Residential properties lie west of Friern Barnet. Given the scale of the area there is scope to create a buffer around any waste management facility and orientate the facility away from residents.
Nature Conservation	Area is within a Borough Site of Importance for Nature Conservation which includes the adjacent Park and Golf Club. A number of ecology surveys have been undertaken and identified habitat of "potential value to a number of protected and notable species". There is an ecological corridor to the east of the area along the railway embankment. Japanese Knotweed and Giant Hogweed have been identified in abundance across Area. There is currently no active management of the SINC.
Green Belt and Open Space	Land adjacent to the south and west of the area is designated as Metropolitan Open Land.
Historic Environment	No features identified

Highways	The Area would require the creation of an access to the roundabout on Orion Road/Pegasus Way. This would need to be designed to allow HGVs and refuse vehicles. The existing roundabout is suitable for these movements. Access to the North Circular is relatively easy from either Orion Road [heading east] or from Pegasus Way [to head west]. The Colney Hatch Lane/North Circular Road junction suffers from congestion at peak times. Use of the Area for waste would add to HGV/refuse vehicle movement but is unlikely to have a significant impact on the operation of this junction, based on 60 in/out movements per day for refuse vehicles plus 40 bulk transport in/out movements.
Conclusion	
Potential Uses	Waste transfer, Recycling, Composting, including indoor in-vessel composting and outdoor composting. Areas not lying within Flood Zone 3 are potentially suitable to handle hazardous waste.
Uses unlikely to be suitable	N/A
Potential mitigation measures	The Area covers land owned separately by the North London Waste Authority and the London Borough of Barnet. There are a number of policy, environmental and amenity issues facing this area, although it previously accommodated a sewage treatment works. The Area has revegetated, contains a number of mature trees and is designated as a SINC. Due to the number of designations affecting this Area, only a proportion of the overall area will be suitable for development. Given the land is in two ownerships and Barnet has no current plans to develop a waste facility, this is likely to impact on the deliverability of the site in its entirety. A smaller part of the site area in NLWA's single ownership is therefore most likely to accommodate any development. The location of new development within the Area will be assessed against flood risk criteria in the NPPF and a site-specific flood risk assessment will be required. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere Given the constraints on the Area, the site footprint should be minimised, taking into account the necessary operational

	elements of a waste facility, for example space for turning and parking for waste vehicles, processing area with sufficient room for equipment for waste treatment, and areas for the storage and stockpiling of materials. This should be on level areas where feasible. The location of new development should take the opportunity to create an appropriate buffer zone between the proposed facility and nearby sensitive receptors, including residential properties. Any new waste facility in this Preferred Location will need to be in line with the Haringey's Local Plan and the London Plan. There are community concerns around the development of a waste facility within this Area and how this will affect the natural environment, flood risk and biodiversity in the Area. Specific policy considerations on this topic are set out below. Consultation with the local community will be required for any proposed waste facility on this site. In line with London Plan policy G6: 'Biodiversity and access to nature', development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. In line with London Plan policy G7: 'Trees and Woodland', development proposals should ensure that, wherever possible, existing trees of value are retained. In line with Local Plan policy DM19: 'Nature Conservation', development proposals should protect and enhance the nature conservation value of the area. Development that has a direct or indirect adverse impact upon important ecological assets will only be permitted where the harm cannot be reasonably avoided and it has been suitably demonstrated that appropriate mitigation can address the harm caused. In line with London Plan Policy G6D, any development needs to achieve biodiversity net gain that leaves the biodiversity in a better state than before the development. This should be outside the areas at risk of flooding (Zone 2 and 3), suitably buffered from the ecological corridor to the east of the area, and subject to up-to-date Biodiversity and Wildlife surveys, be on land that is not identified as having priority species or habitats. An appropriate ecological survey will be required to identify significant ecological features to retain or replace. Consideration should be given to the retention and protection of existing mature trees and the designation and management of

	appropriate areas of habitat to be retained and enhanced. Mitigation measures should include continued habitat connectivity with the adjacent green spaces and ecological corridor along the railway embankment that needs to be retained and enhanced. In line with Local Plan policy DM21: 'Sustainable Design, Layout and Construction', buildings within the development should be designed to complement nature conservation by maximising opportunities to enhance biodiversity, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls. Mitigation measures would be required to protect the amenity of sensitive receptors including hours of working, noise and odour suppression. Provision of an acceptable access ~~of~~ from Orion Road Roundabout would be required. Any application should demonstrate how public access to the remainder of the Area could be achieved. The Muswell Hill Golf Course Brook runs in culvert through the Pinkham Way Priority Area. Opening up the watercourse could bring multiple flood risk, biodiversity and amenity benefits and should be given consideration as site-specific development proposals are advanced. Any application will need to have regard to the needs of different users of the Area to ensure the safe operation of the waste management facility. A contamination and ground stability appraisal would be required to assess potential impacts from the historic landfill within the Area boundary. As parts of the Area fall within flood Zone 2 and 3, 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. Any necessary SuDS should be designed to integrate with other nature conservation elements.

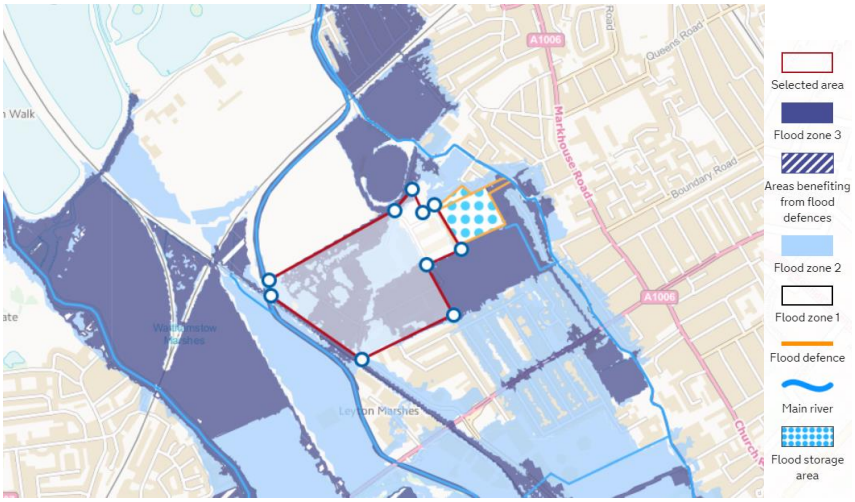
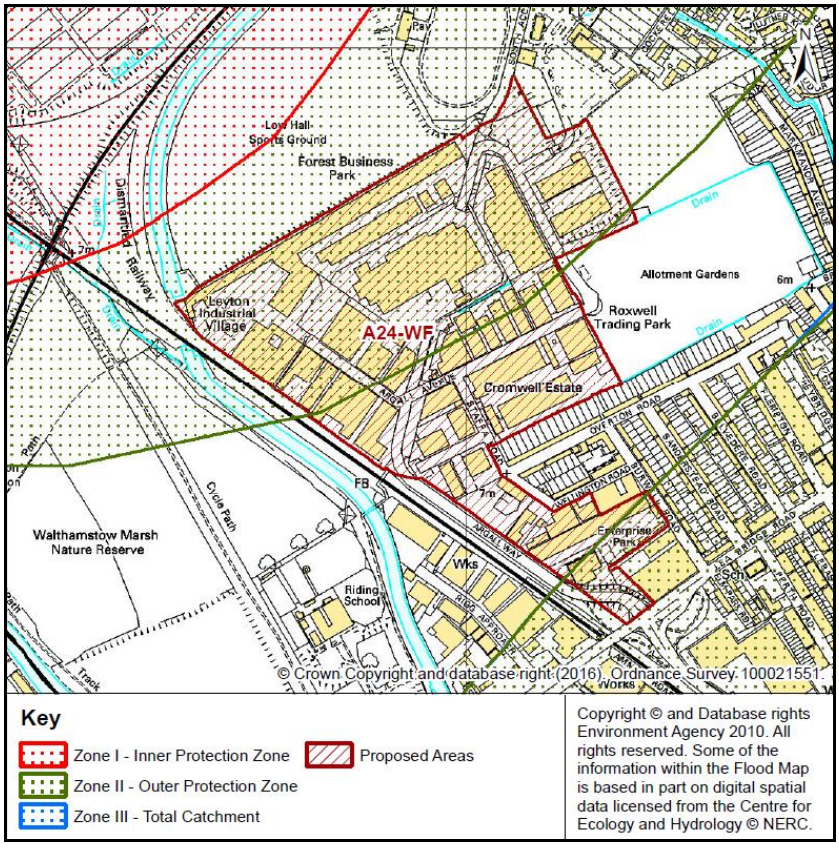
A24-WF – Argall Avenue, Waltham Forest	
1:6,950 map of area showing outline over MasterMap base layer (inset map is of scale 1:25,000)	



Area Details	
Borough	Waltham Forest
Type of Location	Area
Location Reference	A24-WF – Argall Avenue
Size	26.80 ha
Area Description	The area is an Industrial Estate.
Description of surrounding uses	There is a sports ground to the north, Lea Valley Park, allotments and residential properties to the east, industrial properties to the south and a railway line to the west.
Planning Information	
Planning Designation	The area is a designated Strategic Employment Area (SEA) and lies within an Airfield Safeguarding Area.

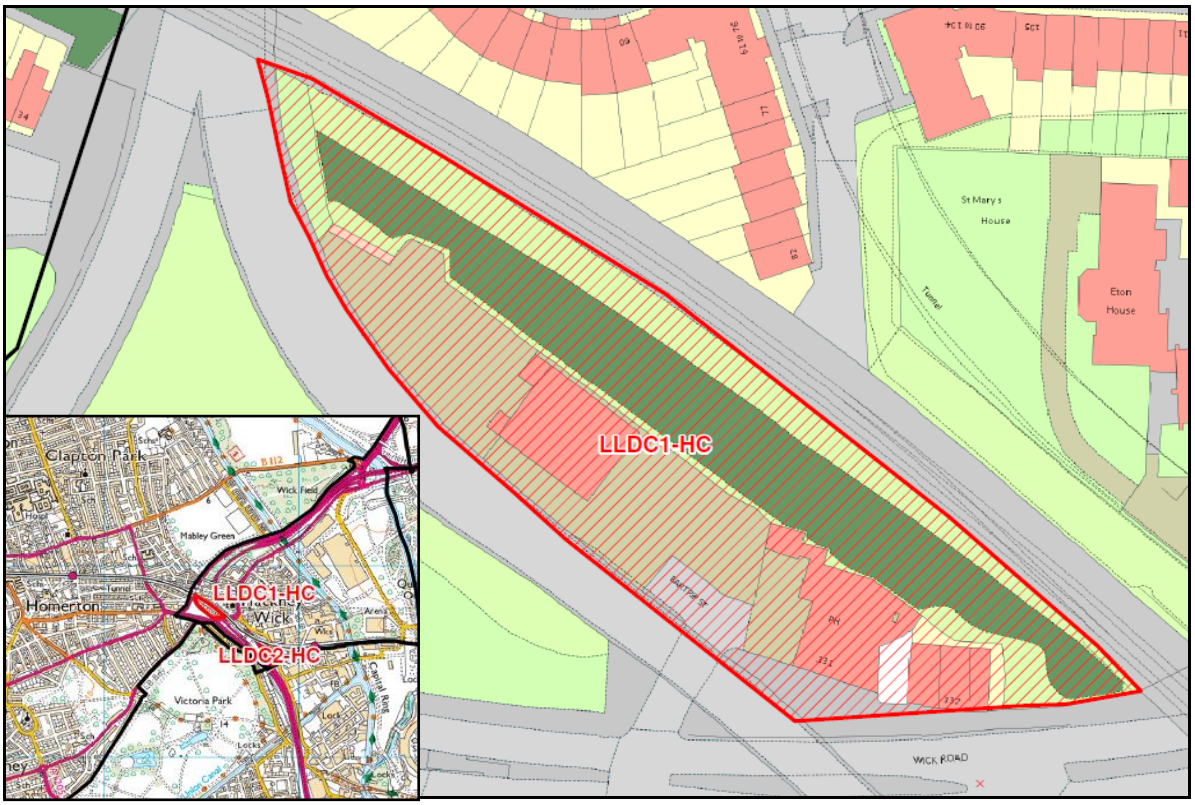
Relevant Local Plan Policy	Core Strategy: CS3, CS4, CS6, CS7, CS8, CS13 Development Management Policies: DM10, DM13, DM14, DM17, DM18, DM19, DM23, DM24, DM32, DM36
Land Use	
Co-location	Size of area would allow for co-location of facilities if plots became available.
Major New Developments	Argall Avenue is within an Opportunity Area and a Housing Zone as set out within the London Plan.
Decentralised Energy Network	Argall Avenue is within the Waltham Forest potential Decentralised Energy Area and is within the Hinterland Upper Lea Valley Opportunity Area.
Details of in-situ infrastructure	National Grid identify the following assets during consultation: i. Intermediate Pressure Gas Distribution pipeline (pipeline ref NL0075 Lea Valley Viaduct to Leabridge). ii. Over Head Lines lie adjacent to the west of site, Hackney – Tottenham.
Constraints	

Flood Risk	The site area falls partially within Flood Zone 1, Flood Zone 2 and Flood Zone 3. The proposed use for the site is considered to be 'Less Vulnerable'. The site has been subject to the Sequential Test as set out in the October 2019 Flood Risk Sequential Test Report and found to be appropriate for development by virtue of lack of reasonably available alternative sites at less risk of flooding. The exception test would not be applicable. However, development should be avoided on the part of the site area which lies within the functional floodplain. The site area is shown to flood from the River Lee and Dagenham Brook in the 1% AEP event (without defences) and this will potentially increase with the future as a result of climate change with 1% AEP event covering a greater extent of the site area. A site specific flood risk assessment would be required for any redevelopment. This will need to incorporate the current climate change allowances at the time of submission. For any proposed development which involves an increase in built footprint within the modelled extent of the 1 in 100 chance in any year flood event, taking the impacts of climate change into account, or where the footprint has been moved into a deeper area of floodplain than the existing built footprint, floodplain compensation will need to be provided on a volume-for-volume and level-for-level basis.

	
Surface and Groundwater	Northern half and southern extent of Argall Avenue are within Source Protection Zone 2. Lee Flood Relief Channel runs adjacent to the west of area. Dagenham Brook lies to the east of area. 
Land Instability	An historic landfill lies adjacent to the north of area under Low Hall Sports ground. There is a potential for stability issues however Argall Avenue is completely developed which suggests any issue can be addressed. Further investigation will be required at the planning application stage.

Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Residential dwellings lie to the south east of Argall Avenue and allotments to the east.
Nature Conservation	Low Hall Farm Borough Site of Importance for Nature Conservation (SINC) lies adjacent to the east of area.
Green Belt and Open Space	Walthamstow Marshes a designated Metropolitan Open Space lies adjacent to the north and west. The Lee Valley Regional Park borders the area to the north, northeast, south and west and covers the north east corner of area.
Historic Environment	Within the River Lea and Tributaries Archaeological Priority Area. Historic England commented that there is potential for archaeological remains to be present and that further assessment should be undertaken.
Highways	Capacity on Lea Bridge Road will be reduced as part of the Mini Holland cycle superhighway. Concerns raised over impact of increased traffic on air quality.
Conclusion	
Potential Uses	Waste transfer, indoor / in-vessel composting, processing and recycling. Areas not lying within Flood Zone 3 are potentially suitable to handle hazardous waste.
Uses unlikely to be suitable	Integrated resource recovery facilities/resource parks, Thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment and outdoor composting.
General mitigation measures	There are a number of environmental and amenity issues facing the area such as the proximity of residential properties and the Lee Valley Regional Park which includes a Borough SINC and Metropolitan open land, 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 away from any sensitive receptors. Key mitigation measures should include dust suppression and other measures such as wheel-washing, negative air pressure and rapid-closure doors. Given the proximity of a borough SINC, any future planning application should include an assessment of the areas ecological value and potential impacts from development. Developments adjacent the Lee Valley Regional Park should include mitigation measures such as appropriate landscaping and/or planting and incorporate appropriate boundary treatments or park improvements to protect the recreational potential of the park. As parts of the area are at a medium to high 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. As the area has poor air quality an air quality impact assessment will be a key mitigation measure.

LLDC1-HC – Bartip Street LSIS, Hackney	
1:950 map of area showing outline over MasterMap base layer (inset map is of scale 1:25,000)	
	
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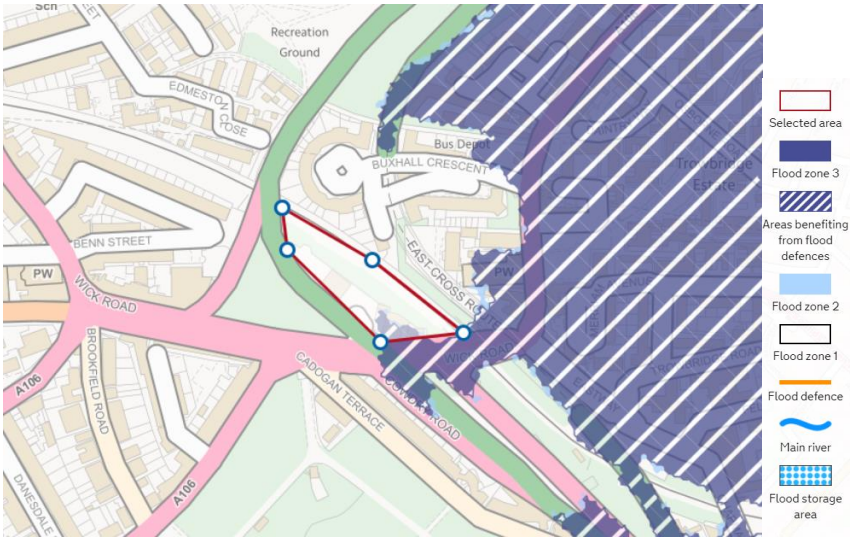
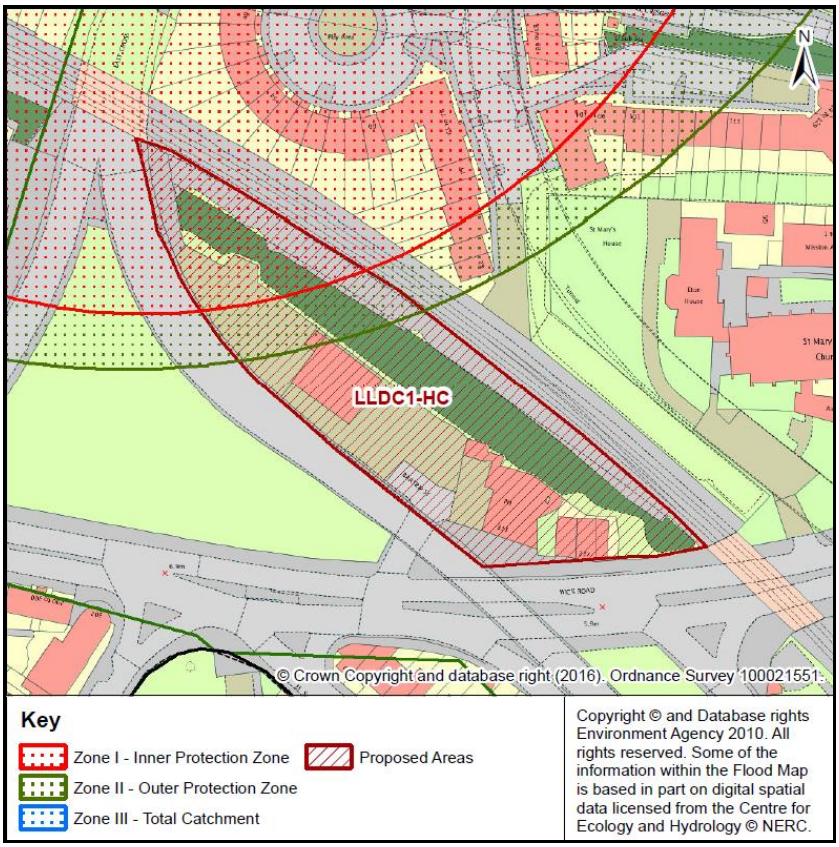
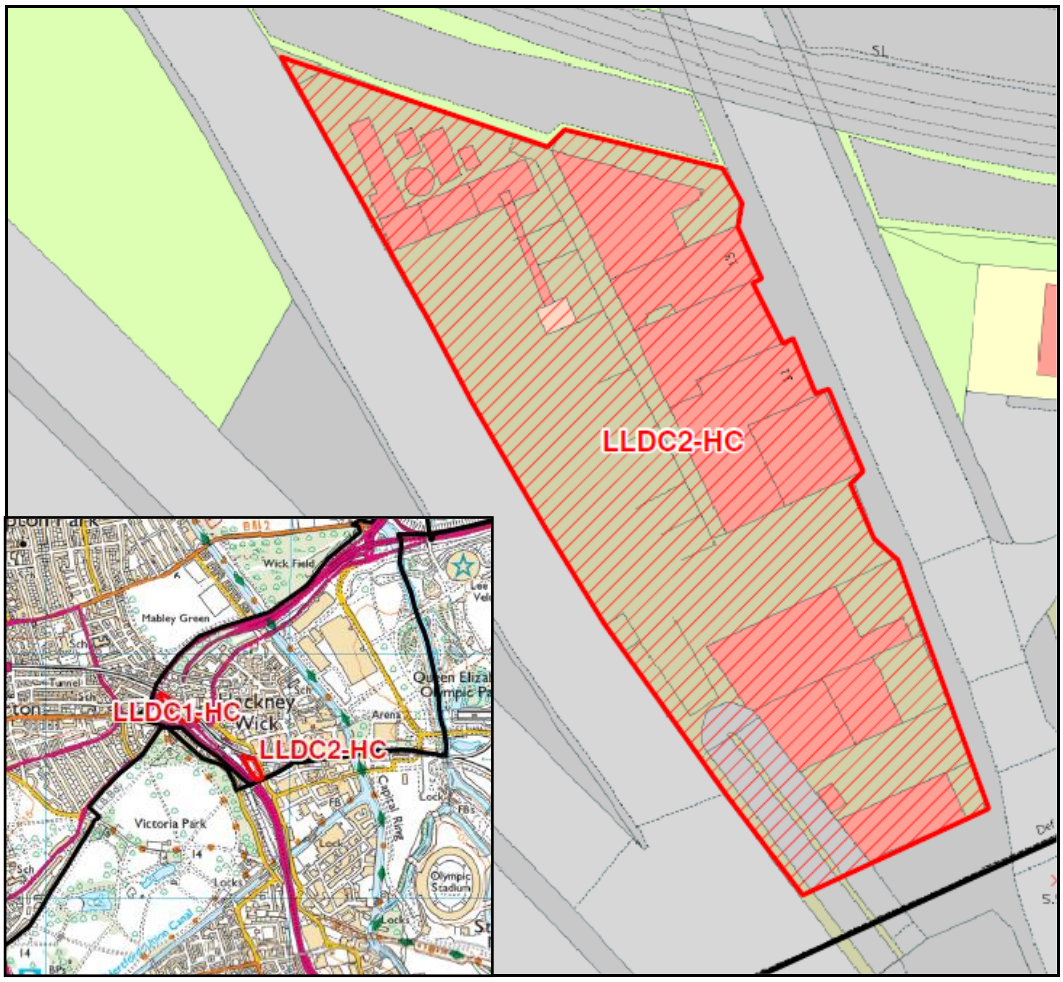
Area Details	
Borough	Hackney
Type of Location	Area
Location Reference	LLDC1-HC – Bartip Street LSIS
Size	0.60 ha
Area Description	Area contains small scale industrial, storage and distribution uses and residential
Description of surrounding uses	The area is bound on all sides by road and railway lines. There is some green space to the south west. Residential properties and a church lie in close proximity.
Planning Information	
Planning Designation	Area is designated as a Locally Significant Industrial Site (LSIS) and lies within an Airfield Safeguarding Area.
Relevant Local Plan Policy	Policy B.1, London Legacy DC Local Plan Policy IN.2 London Leagcy DC Local Plan
Land Use	

Co-location	No, area is too small for co-location
Major New Developments	Bartip St LSIS is within an Opportunity Area as set out in the London Plan.
Decentralised Energy Network	The area is partly within Hackney Wick potential Decentralised Energy area.
Details of in-situ infrastructure	None identified
Constraints	
Flood Risk	The site area is largely within Flood Zone 1 with the southern most part falling partially within Flood Zones 2 and 3, noting that the Flood Zone 3 is within an area benefiting from defence. The proposed use for the site is considered to be 'Less Vulnerable'. The site has been subject to the Sequential Test as set out in the October 2019 Flood Risk Sequential Test Report and found to be appropriate for development by virtue of lack of reasonably available alternative sites at less risk of flooding. The exception test would not be applicable. The site area is shown to flood from the River Lea / Lee Navigation in the 1% AEP event (without defences) and this will potentially increase in the future as a result of climate change with 1% AEP event covering a greater extent of the site. The River Lea / Lee Navigation benefits from defences and a site-specific flood risk assessment should consider how much these benefit the site area. A site specific flood risk assessment would be required for any redevelopment. This will need to incorporate the current climate change allowances at the time of submission. Part of the site area benefits from existing flood defences.

	
Surface and Groundwater	The north of area is within Source Protection Zone 1 and 2. Facilities within Source Protection Zone 1 should only deal with inert waste unless otherwise agreed with the Environment Agency. 
Land Instability	No issues identified.
Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Residential properties and a church lie in close proximity to the site. A Gypsy and traveller site is located to the south of the site (Allocation SA1.9 in the LLDC Local Plan).
Nature Conservation	No features identified

Green Belt and Open Space	Metropolitan Open Land lies 100m to the north of the area.
Historic Environment	Four listed buildings lie to the north east within 100m of the area: • Grade II listed Church of St Mary of Eton with St Augustine, • Grade II listed Eton House, • Grade II listed Mission Hall to North of Church of St Mary of Eton and • Grade II listed Tower to North of Church of St Mary of Eton. Historic England has noted that the setting of Victoria Park Registered Park and Garden and Conservation Area to the south should be considered.
Highways	The A12 is associated with significant air pollution. An air quality impact assessment would be required as part of any future planning application. Access to the area is off Wick Road which forms part of the Transport London Road Network; as such Transport for London should be consulted on any future development proposals.
Conclusion	
Potential Uses	Waste transfer, processing and recycling. Areas not within Flood Zone 3 or Source Protection Zone 1 are potentially suitable to handle hazardous waste.
Uses unlikely to be suitable	Integrated resource recovery facilities/resource parks, Thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment, outdoor composting, indoor composting and in-vessel composting.
Potential mitigation measures	There are amenity issues facing the area such as the proximity of residential properties and a travellers site, as such the area is not suitable for external facilities. Facilities should therefore be enclosed. As necessary an assessment of ecological value of the area should be included as part of any future planning application. Key mitigation measures should include dust suppression and other measures such as wheel-washing, negative air pressure and rapid-closure doors. Parts of the area are at medium to high risk of surface water flooding the completion of a Flood Risk Assessment and inclusion of SuDs or other appropriate techniques to manage surface water runoff will be key mitigation measure. Appropriate measures should also be incorporated to prevent any contamination of groundwater An appraisal to assess impact of new structures on the historic environment will be required. Building design should be sympathetic to the historic setting.

	As proposals may increase the level of traffic generated within the area an air quality impact assessment will be a key mitigation measure.

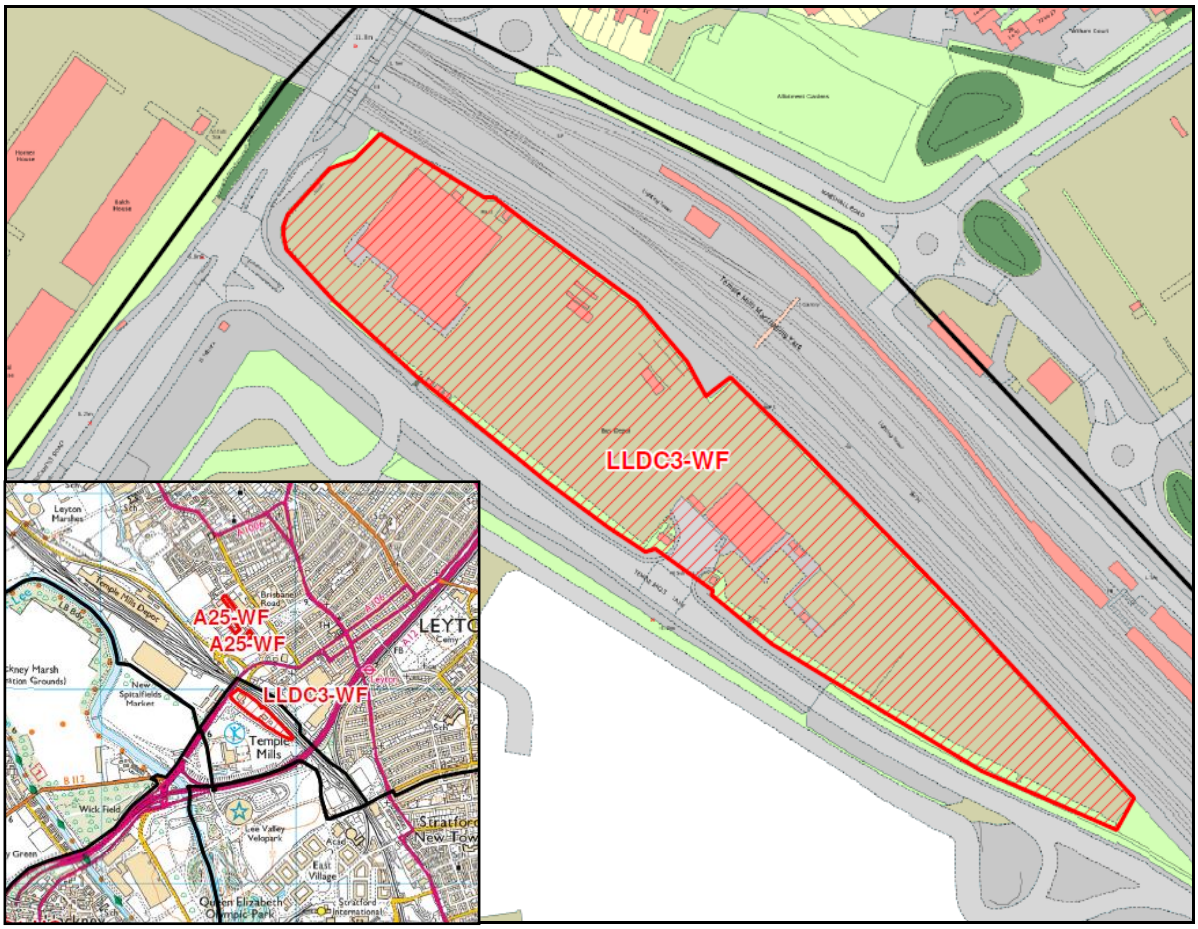
LLDC2-HC – Chapman Road LSIS (Formerly Palace Close SIL), Hackney	
1:800 map of area showing outline over MasterMap base layer (inset map is of scale 1:25,000)	
	
Area Details	
Borough	Hackney
Type of Location	Area
Location Reference	LLDC2-HC – Chapman Road LSIS
Size	0.33 ha
Area Description	The area is occupied by industrial properties.
Description of surrounding uses	The area is bound to the west by the A12 and to the east by Chapman Road. There is a gypsy and traveller site to the east with industrial uses beyond. The area is bound to the north by a railway line.

Planning Information	
Planning Designation	Area is designated as a Locally Significant Industrial Site (LSIS)
Relevant Local Plan Policy	Policy B.1, London Legacy DC Local Plan Policy IN.2 London Legacy DC Local Plan
Land Use	
Co-location	No the area is too small to contain more than one use.
Major New Developments	Chapman Road LSIS lies within an Opportunity Area as set out within the London Plan.
Decentralised Energy Network	The area is approximately 500m from an existing Decentralised Heat Network and is within the Hackney Wick potential Decentralised Energy area.
Details of in-situ infrastructure	None identified
Constraints	
Flood Risk	The site area falls partially within Flood Zone 1 and 2 but is largely in Flood Zone 3, noting that this is within an area benefiting from defences. The proposed use for the site is considered to be 'Less Vulnerable'. The site has been subject to the Sequential Test as set out in the October 2019 Flood Risk Sequential Test Report and found to be appropriate for development by virtue of lack of reasonably available alternative sites at less risk of flooding. The exception test would not be applicable. The site area is shown to flood from the River Lea / Lee Navigation in the 1% AEP event (without defences) and this will potentially increase in the future as a result of climate change with 1% AEP event covering a greater extent of the site area. The River Lea / Lee Navigation benefits from defences and a site-specific flood risk assessment should consider how much these benefit the site area. A site specific flood risk assessment would be required for any redevelopment. This will need to incorporate the current climate change allowances at the time of submission. The majority of the site area benefits from existing flood defence.

	
Surface and Groundwater	The area is not within a Source Protection Zone.
Land Instability	No stability issues identified.
Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Permanent Gypsy and Traveller site located to the east of Chapman Road LSIS. Residential properties lie 55m west.
Nature Conservation	No features identified
Green Belt and Open Space	No features identified
Historic Environment	Victoria Park Conservation Area lies 75m east and 140m west of the area. Historic England has commented that the sensitivity of Victoria Park Conservation Area and Registered Historic Park and Garden setting should be considered.
Highways	The A12 is associated with significant air pollution therefore air emissions would need to be managed and mitigated for. An air quality impact assessment would be required as part of any future planning application. Vehicle swept path analysis tracking would be required at localised junctions in order to safeguard (parking control) the efficient and safe manoeuvring of HGV traffic.
Conclusion	
Potential Uses	Waste transfer, processing and recycling
Uses unlikely to be suitable	Integrated resource recovery facilities/resource parks, Thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment, outdoor composting, indoor composting and in-vessel composting.
Potential mitigation measures	There are amenity issues facing the area such as the proximity of the travellers site and residential properties, as such the area is not suitable for external facilities. Facilities should therefore be

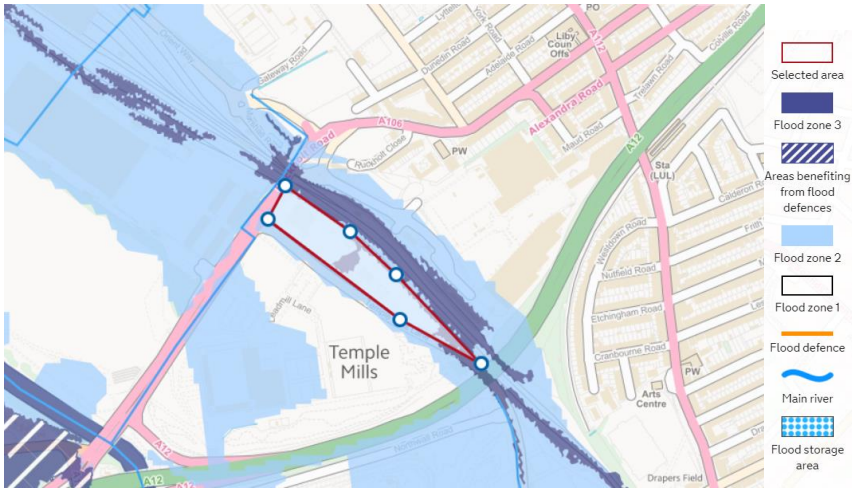
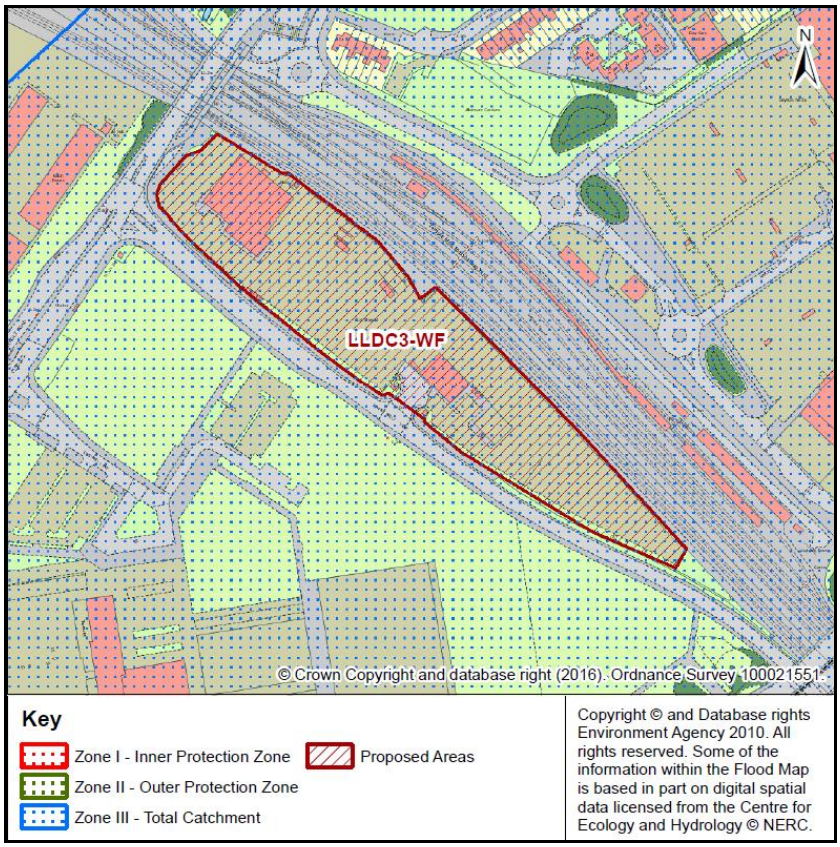
	enclosed. As necessary an assessment of ecological value of the area should be included as part of any future planning application. Key mitigation measures should include dust suppression and other measures such as wheel-washing, negative air pressure and rapid-closure doors. The area is at a high risk of surface water flooding the completion of a Flood Risk Assessment and inclusion of SuDs or other appropriate techniques to manage surface water runoff will be key mitigation measure. An appraisal to assess impact of new structures on the historic environment will be required. Building design should be sympathetic to the historic setting. As proposals may increase the level of traffic generated within the area an air quality impact assessment will be a key mitigation measure.

LLDC3-WF – Bus Depot, Temple Mills Lane, Waltham Forest	
1:2,150 map of area showing outline over MasterMap base layer (inset map is of scale 1:25,000)	



Area Details	
Borough	Waltham Forest
Type of Location	Area
Location Reference	LLDC3-WF – Bus Depot, Temple Mills Lane
Size	2.1 ha
Area Description	Bus Depot
Description of surrounding uses	Railway lines border the north and east of the area with residential properties, allotments and retail beyond, Easton Park and New Spitalfields Market lie to the south. The Lee Valley Regional Park lies adjacent to the south of the area.
Planning Information	
Planning Designation	Area is designated as a Locally Significant Industrial Site (LSIS). The area is within an Airfield Safeguarding Area.

Relevant Local Plan Policy	Policy B.1, London Legacy DC Local Plan Policy IN.2 London Legacy DC Local Plan
Land Use	
Co-location	The area is potentially large enough to accommodate more than one facility.
Major New Developments	The depot lies within an Opportunity Area and a Housing Zone lies approximately 15m north as set out in the London Plan. The area is within the 2012 Olympic Legacy Park.
Decentralised Energy Network	There is an existing Decentralised Heat Network approximately 320m southwest of area.
Details of in-situ infrastructure	None identified
Constraints	
Flood Risk	The site area is largely Flood Zone 2 with a small area of Flood Zone3. The proposed use for the site is considered to be 'Less Vulnerable'. The site has been subject to the Sequential Test as set out in the October 2019 Flood Risk Sequential Test Report and found to be appropriate for development by virtue of lack of reasonably available alternative sites at less risk of flooding. The exception test would not be applicable. The site area is shown to flood from the River Lee and Dagenham Brook in the 1% AEP event (without defences) and this will potentially increase with the future as a result of climate change with 1% AEP event covering a greater extent of the site area. A site specific flood risk assessment would be required for any redevelopment. This will need to incorporate the current climate change allowances at the time of submission. For any proposed development which involves an increase in built footprint within the modelled extent of the 1 in 100 chance in any year flood event, taking the impacts of climate change into account, or where the footprint has been moved into a deeper area of floodplain than the existing built footprint, floodplain compensation will need to be provided on a volume-for-volume and level-for-level basis.

	
Surface and Groundwater	Area lies within Source Protection Zone 2 
Land Instability	An historic landfill lies adjacent to the north of area under Spitalfields Market. There is potential for stability issues however the area of the landfill is completely developed which suggests any issue can be addressed. Further investigation will be required at the planning application stage.
Sensitive Receptors (may be impacted by dust, fumes, emissions to air, odours, noise and vibration, vermin and birds, litter hazards)	Eaton park lies 10m south of the area and New Spitalfields Market lie 30m west of the area. Housing and allotments lie 70m north of the area but they are screened by railway lines.

Nature Conservation	No features identified
Green Belt and Open Space	Eaton Manor Metropolitan Open Land lies 10m south of the area which lies within the Lee Valley Regional Park.
Historic Environment	No features identified
Highways	There is concern that the vehicles which will transport waste would result in further congestion on the roads and increase pollution throughout the Borough.
Conclusion	
Potential Uses	Waste transfer, enclosed anaerobic Digestion, processing and recycling. Areas not within Flood Zone 3 are potentially suitable to handle hazardous waste.
Uses unlikely to be suitable	Integrated resource recovery facilities/resource parks, Thermal treatment, mechanical biological treatment, pyrolysis / gasification, indoor composting, outdoor composting and in-vessel composting.
General mitigation measures	There are amenity issues facing the area such as the proximity of Eaton Park, Spitalfields Market and residential properties, as such the area is not suitable for external facilities. Facilities should therefore be enclosed. As necessary an assessment of ecological value of the area should be included as part of a planning application. Key mitigation measures should include dust suppression and other measures such as wheel-washing, negative air pressure and rapid-closure doors. Mitigation measures along the boundary with the park should also include appropriate landscaping and/or planting and incorporate appropriate boundary treatments or park improvements to protect the recreational potential of the park. Parts of the area are at a medium or high risk of surface water flooding the completion of a Flood Risk Assessment and inclusion of SuDs or other appropriate techniques to manage surface water runoff will be key mitigation measure. Appropriate measures should also be incorporated to prevent any contamination of groundwater. As proposals may increase the level of traffic generated within the area an air quality impact assessment will be a key mitigation measure.