

Pinkham Way – NLWA and LB Barnet Planning Application

1. Overview

The North London Waste Authority (NLWA), with the London Borough of Barnet, is currently preparing a planning application for development of the former sewage treatment works site known as Pinkham Way, as a waste management facility (not an incinerator) for the NLWA, and a vehicle depot for the London Borough of Barnet.

The site has a broad designation as both as an employment/industrial site and one as having ecological value in the Haringey Plan. It is also a preferred site for waste management for North London in the draft North London Waste Plan because of its employment/industrial designation and its good access to the North Circular and therefore its links to North London.

An outline planning application is expected to be submitted in late May 2011 to London Borough of Haringey as the local planning authority for the proposed development. Once the application has been submitted Haringey will be responsible for undertaking statutory consultation, to make local people aware of the proposals and provide an opportunity for comment, and for making the decision on whether planning permission is granted.

This briefing is structured as follows:

- Relationship to the North London Waste Plan
- Role of Haringey Council as the local Planning Authority and Consultation Process
- NLWA's proposals

2. Relationship to the North London Waste Plan

NLWA's proposal is in the context of the site having been identified as being suitable for waste management use within the North London Waste Plan (NLWP), which is being developed by the seven North London boroughs in their capacity as planning authorities and sets out the planning framework for waste management in North London up to 2027. This is in response to the Mayor's draft replacement London Plan which allocates to each borough an apportionment of waste for which site provision needs to be made. The seven North London boroughs have decided to aggregate their apportionment and find site solutions over the seven boroughs, through the NLWP.

The NLWP therefore identifies which sites within the seven boroughs are most suitable for waste management use, in the first instance safeguarding existing sites. However, it has also been necessary to identify new sites for the purposes of meeting future challenges associated with rising waste growth and the target contained in the draft London Plan for 85% of London's waste to be managed within the capital by 2020. These factors leave a capacity gap in terms of the sites and technological solutions that are needed to handle North London's waste more sustainably and replace the current reliance on landfill outside of London. The criteria for new sites' inclusion in the NLWP include designation of land as under used, with good transport links, and capable of environmental impact amelioration, as well as consideration of employment prospects. There has also been a requirement to identify sufficiently large sites that could be made available in the

near future in order to meet the needs of the North London Waste Authority for the long term management of municipal waste up to 2041. As such Pinkham Way (as well as an additional site in LB Barnet) was identified as a suitable site within the NLWP, with a proviso around addressing biodiversity needs.

The NLWP has been through a number of stages of preparatory work and consultation since 2008, including public consultations on 'issues and options' in early 2008 and on the draft plan ('Preferred Options') between October and November 2009. The latest version of the plan is the proposed 'Submission Draft' which was considered by Haringey's Cabinet on February 8th 2011 (available on the Council's website:

<http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=5014&Ver=4>) and is soon to undergo formal assessment by an independent Planning Inspector. Further information on the NLWP including earlier drafts of the plan, consultation reports and timetables are all available at the NLWP website: <http://www.nlwp.net/>

3. Role of Haringey Council as the local Planning Authority and Consultation Process

Although the Pinkham Way site is within the LB Haringey's borders, ownership of the site rested with LB Barnet until the recent sale of the majority of the land to NLWA, which was finalised in early February 2011. LB Barnet has retained ownership of the part of the site related to the proposal for their vehicle depot.

The planning application will therefore be submitted by NLWA and LB Barnet to Haringey Council, as the local planning authority. The Council will then be responsible for considering the application, independently of Haringey being a constituent borough of the NLWA.

NLWA and LB Barnet recently conducted a pre-application planning public consultation exercise for Pinkham Way. This included delivery of leaflets in the local area, letters to local residents associations, ward councillors, MPs and site neighbours, and three public exhibition events in the local area between 12 and 16 February, advertised on NLWA's and LB Barnet's websites as well as in local newspapers. At these events staff from the NLWA and LB Barnet provided information and answered questions from visitors to the exhibitions. Feedback from these events will be analysed by NLWA and LB Barnet to establish local views on the draft proposals and where possible the scheme will be amended to reflect those views.

The NLWA and LB Barnet will then (in discussion with Haringey Council planners) finalise a scheme for submission as a planning application to Haringey Council, expected in May 2011.

Once the planning application is submitted, Haringey Council will conduct its own public consultation on the proposals. This will provide an opportunity for local residents, businesses and community organisations to comment, question and provide feedback to Haringey Council on these proposals. Information received as part of this formal consultation process will be provided to the Planning Committee when they determine this application. A series of assessments on the transport, sustainability and health impacts of the scheme will also be included as part of the planning application, and will together constitute an Environmental Impact Assessment for the development.

4. NLWA's proposals

The proposed waste management facility would comprise a Mechanical Biological Treatment (MBT) facility (this is not an incineration plant). The facility would accept black bag waste and the process would extract recyclable materials, such as metals, that have not been separated at the kerbside through recycling collections; and then treat the remaining fractions of waste to create a solid recovered fuel (SRF). The fuel would then be transported from Pinkham Way to another site at which it would be used to generate electricity and/or heat. Further information on different types of waste facilities is available on NLWA's website:

http://www.nlwa.gov.uk/procurement/your_questions_answered/waste_facilities

Because NLWA is currently undertaking a competitive procurement process for new waste facilities for north London's waste (currently some 900,000 tonnes per year), the precise type and design of facilities will not be finalised until the procurement is complete (the procurement process will select a company to dispose of all of North London's waste for the next 25 to 35 years, with new facilities due to become operational from 2016).

Due to this process, the NLWA is at this stage applying for 'outline' planning permission, for a waste facility that will deal with up to 300,000 tonnes of waste per year. So that the new facilities are the right size, the procurement is making allowance for forecasts of the amount of waste that is expected, whilst taking into account NLWA's and Boroughs' waste prevention work and 50% recycling target.

Applying for an outline planning permission will establish the use of the site for waste development and define the parameters in which the companies bidding for the waste contract have to work. When a company has been selected to run the contract it will then produce detailed designs, including what the facility will look like, that will be subject to further planning applications to Haringey Council and associated public consultation.

However, at this stage NLWA will still have to assess the possible impacts of the development such as air quality, noise, biodiversity and odour so the Council can decide whether to grant outline planning permission. The findings of the impact assessments will be presented in a series of documents submitted with the application, including: an Environmental Statement, Transport Assessment and Flood Risk Assessment.

Planning Officers have met with NLWA to discuss current proposals and NLWA have to date provided the following information:

- Vehicle access: access to the site will be via the roundabout at the junction of Pegasus Way with Orion Road, off the A406.
- The site will not be accessed by local residential roads.
- In terms of the number of operations vehicles accessing the site, this will be approximately 220 for the NLWA facility and 114 for Barnet's proposed depot.
- The vehicle types will range from smaller vans up to larger lorries.
- This is significantly less than the 560 lorries that has been quoted.
- It is also worth bearing in mind that the proposed site would be operational long after the completion of the current A406 improvements.

- Ecology: the Council has designated the site both as an employment/ industrial site and as one of ecological importance and as such NLWA, as part of the application, will be bringing forward a range of proposals including green roofs, green walls, new habitat creation and retention of existing trees.
- Odour: the waste processing proposed at the site by NLWA will be enclosed within the buildings. In addition any vapours released will be subject to odour control measures and will be tightly controlled.
- Noise: again waste treatment at the site will be undertaken in enclosed buildings but again where necessary any acoustic mitigation will be provided to insulate the buildings and minimise the impact.

In addition to the above measures the Council has made clear that these matters must be addressed by a full environmental impact assessment which NLWA and Barnet will submit as part of their planning application. Given the facilities proposed at the plant NLWA will require an appropriate environmental permit from the Environment Agency to operate at the site.

As outlined, any future changes to the proposals to the site these would be subject to further planning consent by Haringey Council.

NLWA are proposing to issue further information on their proposals in mid-May via a newsletter to people living in the area. Further information on the Pinkham Way draft proposals is also available from NLWA (email pinkhamway@nlwa.gov.uk or telephone 0208 489 4367). Information is also available on the NLWA website, including a FAQs document http://www.nlwa.gov.uk/procurement/pinkham_way