

North London Waste Plan Site/Area Assessment Sheets

Site Reference: A22-HR

Site Name: Friern Barnet Sewage Works (LEA 4)/Pinkham Way

The proforma is structured as follows:

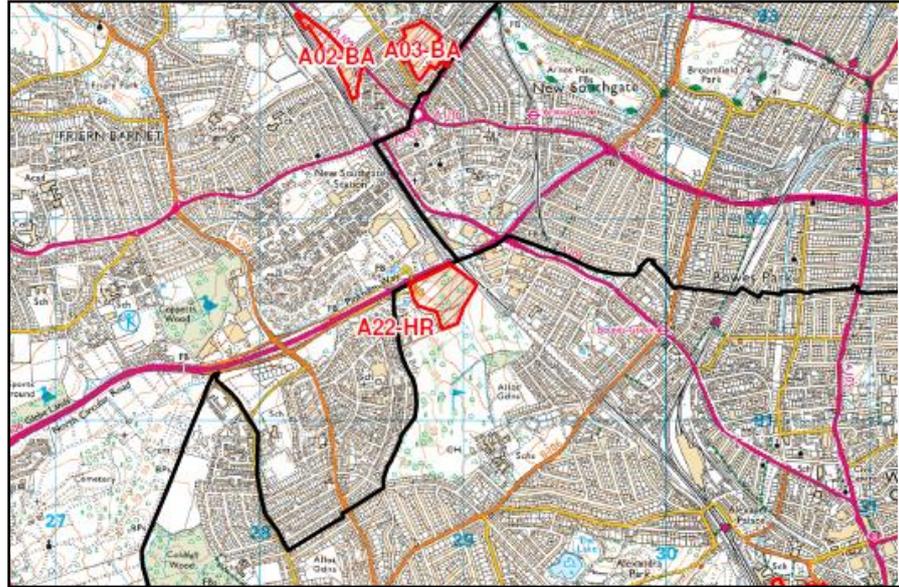
1. **Introduction** (provides basic information including site name, location, size etc.)
2. Appraisal against **Level 1 Absolute criteria** - the performance of the site in relation to national and international considerations (e.g. wildlife and landscape designations). The failure of a site to 'pass' 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'

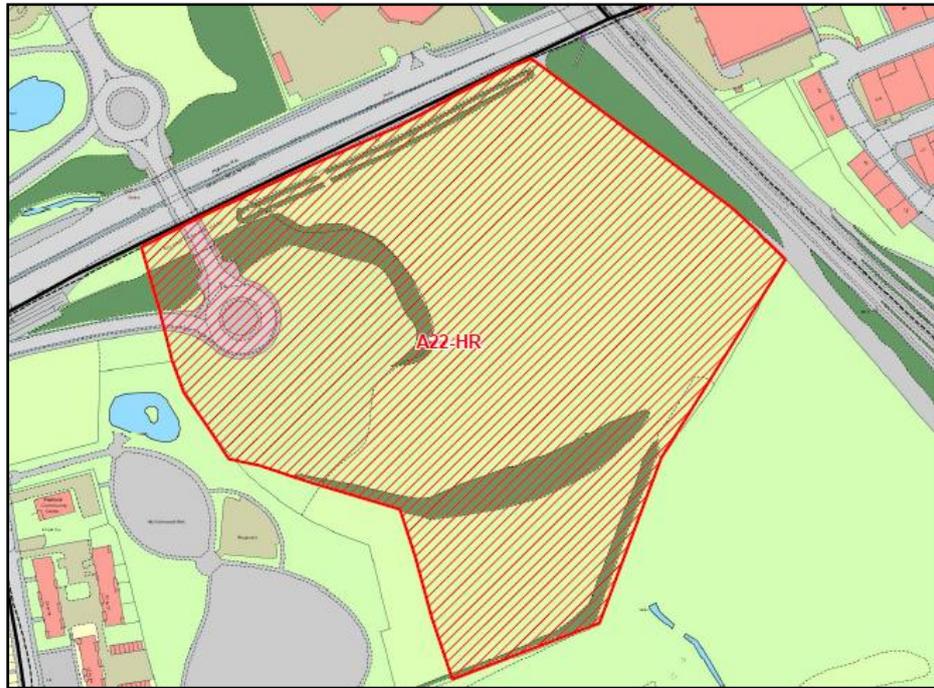
SITE DETAILS	
Site name/address	Friern Barnet Sewage Works (LEA 4)/ Pinkham Way
Site reference number	A22-HR
Borough	Haringey
Description of Site	Land is currently unused and has become over grown with trees and vegetation
Description of surrounding uses	Pinkham Way and retail park to north, industrial properties east, Golf course south and a park and residential properties to the west
OS grid reference	E528900 N191615
Size (ha)	5.95
Date of appraisal	12 th August 2014 and 25 th June 2018
Appraised by	John Martin/Matthew Maule (2014) Carolyn Williams/Mike Halsall (2018)
Source of site suggestion	Site put forward during 'Call for Sites' by the North London Waste Authority who have a freehold interest in the site.
Planning Information	
Designation of site (eg SIL, LSIS)	The area is designated a Local Employment Area (LEA) and a Borough SINC.
Relevant Local Plan policy	The area is subject to Local Plan policy SP8: Employment. Friern Barnet falls within the Borough's Specific Proposal 5, Employment generating uses subject to no adverse effect on the nature conservation value of the area. The area is subject to policy SP13: Open Space and Biodiversity. Friern Barnet is allocated as Borough Grade 1 SINC, and for employment uses in the Sites Allocations document ref SA 52: Pinkham Way. The Site Allocations document also sets out planning requirements and development guidelines for the site.
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, Haringey has already undertaken a review in 2015 as part of the Site Allocations DPD.

Location Plan



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Site Plan



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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

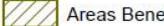
4. Is the site / or buildings within the site recognised as ANY of the following Heritage Assets: <ul style="list-style-type: none"> • Scheduled Ancient Monuments • Listed Building (grade I and II*) • Registered Historic Battlefields • Registered Parks and Gardens (grade I and II*)? 	No
5. Is the Site 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	The area is identified in the Site Allocations DPD of the Local Plan as protected for employment use, subject to appropriation of nature conservation status, along with SINC Borough grade 1 designation
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	
8. Indicate if land is- <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 as a Local Employment Area.</p> <p>Given the historic use as sewage works and landfill ground contamination is possible. Extent of contamination could be identified and dealt with through the planning process.</p> <p>Some remnants of the former sewage works and landfill operations exist but much of the area has become vegetated and blended into the landscape and as such the site may not meet the NPPFs definition of previously developed land.</p>
9. Would the site allow for the co-location of waste management facilities?	Yes – Due to the size and location
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 Enfield potential Decentralised Energy area lies approximately 65m northeast of Friern Barnet.</p> <p>Not considered to be a practicable option due to distance from potential users.</p> <p>Friern Barnet is in an area of low energy consumption (as site undeveloped). Areas northeast, east and west of site are high energy consumption zones.</p>
Deliverability: Land ownership	
<p>12. Are there any issues of land ownership that could prevent development on the site being delivered?</p>	<p>Not know, however the land is owned by public bodies: Barnet Council and North London Waste Authority.</p>
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>North boundary and northeast corner of the area are within Flood Zone 2 and 3 (medium to highest probability of flooding).</p> <p>Facilities within Flood Zone 3 should only deal with inert waste unless otherwise agreed with the Environment Agency.</p> <p>Any development on the area will increase impermeable surfaces and therefore increases surface water runoff which would need to be managed. It is understood that historical use of the area may have left contamination. It is unknown whether or not this previous use has an impact on the quality of groundwater. This could be ascertained through any planning application which may offer the opportunity to provide appropriate remediation.</p>

Flood Mapping



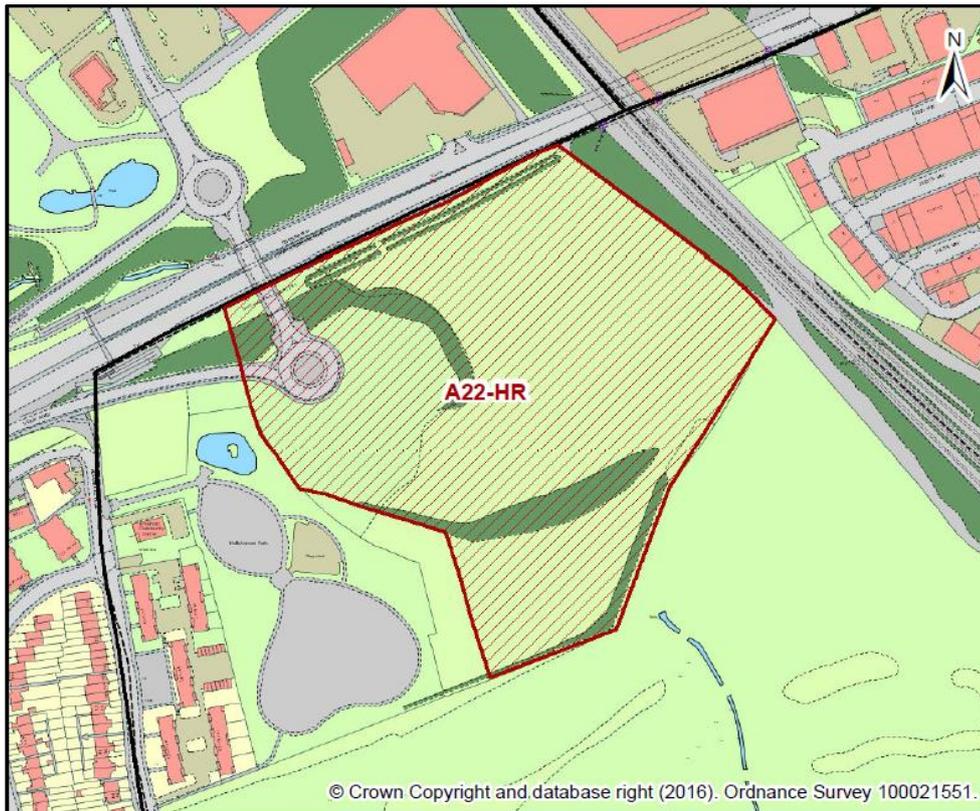
Key		Copyright © and Database rights Environment Agency 2010. All rights reserved. Some of the information within the Flood Map is based in part on digital spatial data licensed from the Centre for Ecology and Hydrology © NERC.	
	Flood Zone 3		 Areas Benefiting from Flood Defences
	Flood Zone 2		 Flood Storage Areas
	Defences	 Proposed Areas	

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

Not within Source Protection Zone or principle aquifer.

Bounds Green Brook lies approximately 40m north of site. A pond lies approximately 10m west of site and unnamed water course lies approximately 20m south of site.

Source Protection Zone Mapping



Key

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

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Land instability

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

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 stage.

Landscape and visual intrusion

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

Yes. The area is within a Borough SINC and Metropolitan Open Land lies to the south and west of site.

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?	Yes. Land adjacent to the west and south of Friern Barnet is designated Metropolitan Open Land. Northwest corner of the area is within Metropolitan Open Land and the boundary of the area submitted by the NLWA has been moved to exclude this area
Nature conservation	
19. Is the site home to protected species and / or habitats?	A number of ecology surveys have been undertaken and identified habitat of potential value to a number of protected and notable species. Japanese Knotweed and Giant Hogweed have been identified in abundance across site.
20. Is the site within or adjacent to Sites of Importance for Nature Conservation (SINCs) (Metropolitan, Borough or local)?	Yes, the area is within a Borough SINC which includes the adjacent Park and Golf Club.
21. Is the site in or adjacent to woodlands including ancient woodlands?	No. While the area includes trees, it is not designated as woodland. The closest wood is Coldfall Wood approximately 1.5km south west of site.
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	Access to the area would be via the circular system currently being used to serve Friern Bridge Retail Park Vehicles from the west would exit the North Circular onto Pinkham Way and then across traffic lights onto Atlas Road. Atlas Road meets the Pegasus Way roundabout which serves the Friern Bridge Retail Park to the North and the Orion Road roundabout and potential entrance to the site to the south. Vehicles accessing Friern Barnet from the east would exit the North Circular from the Muswell Hill turnoff, turn north onto the B5550 and then east onto Atlas Road. There is an old access to Friern Barnet off the Orion Road roundabout and this would need to be upgraded.

29. Are there junctions which could be upgraded to allow RCV access and if so would this require minor, moderate or significant alterations (marked on plan)	
1) Junction could be built on Orion Road and Pegasus Way roundabout	3) N/A
2) N/A	4) 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
35. Are road safety measures adequate in the area (including cycling)?	No
If no please indicate issues: There are no cycle facilities on Orion Road/Pegasus Road over the North Circular Road.	
36. Are there cycle routes near the site? (marked on plan)	No
Other Highway Comments	
37. What is the PTAL rating of the site/area	1a
38. Are there any known air quality issues/concerns locally in addition to being in an AQMA?	Yes
Please provide details of air quality issues of concerns: The North Circular Road has poor air quality	
Highways Comments on site/area overall suitability	
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 Road 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 site 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.	
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?	Railway to north but not considered appropriate
41. Does the site have public footpaths and rights of way?	No public access allowed onto the area

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 Enfield, Haringey and Waltham Forest.</p> <p>UK Power Network operates local electricity distribution in Enfield.</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.	<p>Residential properties lie west of Friern Barnet</p> <p>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</p>
44. Is the site located in or adjacent to an Air Quality Focus Area as defined by GLA.	Friern Barnet 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)?	Not within airfield safeguarding area
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. The area is within a Borough Site of Importance for Nature Conservation (SINCs) and adjacent to a golf course and a park. Although it previously contained a sewage treatment works, the area has almost completely revegetated and contains numerous mature trees. The use of the area for a waste management facility is likely to result in the loss of trees and other features that provide habitat. As such, developing the site for a waste management facility could have a negative impact on the environmental quality of the area. Replanting of vegetation will help minimise negative impacts and could improve the character of the area. Development could include removal or capping of potential contaminated ground to improve the environmental quality of the area. Development could have some impact on the local landscape/townscape.</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>The area is immediately adjacent to a golf club and Hollickwood Park. There are residential properties to the west beyond the park. As a result, there are sensitive receptors within the vicinity.</p> <p>Depending on the use, there could be some scope for a waste facility to introduce impacts (odour, vermin) on amenity. There could be some increase in dust and from emissions from traffic accessing the area. However the north circular road is to the north of the site. It is therefore uncertain whether any increase in traffic, and associated emissions, would be significant in comparison to the existing situation.</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 area is not within a regeneration area. It is however presently vacant and its use for a waste management facility would provide employment opportunities. As a result, the proposed use of the area could help reduce unemployment and thereby have a positive impact on the local economy. 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. As a result, there is only a low level of certainty that any impact on the local economy would be significant.</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)?	Good accessibility via the existing route from the North Circular.
Co-location and compatible land uses	
50. Would the site allow for the co-location with complementary activities?	The area would allow for co-location with complementary activities due to its size and highway accessibility.
Greater London Development	
51. Is the site located in or adjacent to an Opportunity Area and/or Housing Zone?	No
52. Is the site located near the proposed route of Crossrail 2?	No
CONCLUSIONS ON THE SITE	
<p>The original area included Metropolitan Open Land (MOL) which is absolute criteria and as such could not be taken forward. Following discussion with the land owner the area of MOL on the western boundary of the Firen Barnet was removed and the area was taken forward.</p> <p>Historically the area was a sewage treatment works and subsequently it was used for landfill by the London Borough of Barnet. The remnants of the sewage treatment works which closed in the 1960s are visible at the northern end of the area. At present Firen Barnet is not in active use and there is no access to the public. It has been retained in employment land designation. It currently has dual designation as a Local Employment Area and a Site of Important Nature Conservation (Borough Grade I).</p> <p>This site was considered as a potential location for future waste management facilities through the withdrawn North London Waste Plan. Representations to maintain the potential for this area to achieve a waste management function have been received as part of the Call for Sites.</p> <p>The site contains significant level changes, including a partially culverted water course and residual valley running across the site south-east to north-west. The adjacent railway line to the east of the site is several metres above on an embankment, which is a designated Ecological Corridor. Beyond the railway line is the Bounds Green Industrial Estate, a designated employment area.</p> <p>The areas to the west and south of the site form a large area of Metropolitan Open Land (MOL) and Site of</p>	

Importance for Nature Conservation (SINC); including Hollickwood Park, a small local public park also designated SINC Grade II, and Muswell Hill Golf Course, which like the site is SINC Grade I.

The area is of sufficient size, has good access provided that an acceptable entrance/exit point could be made off the Orion Road roundabout, to enable robust boundary treatment to provide a buffer zone to the nearest sensitive receptors; namely users of the golf course and park and residents in Alexandra Road and further west.

The area is suitable for a wide range of waste management uses and, through a legal agreement, could provide an opportunity to decontaminate the area and enhance biodiversity.

POTENTIAL USES

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.

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) *Planning for Waste Management Facilities – A Research Study*. 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.

Facility type	Broad suitability	Comments
A Integrated resource recovery facilities / resource parks	✓✓	This is a relatively large site, so appropriate size wise, and would not be visually intrusive as it is not overlooked. There are sensitive receptors in the form of the gold course, park and residents but the site is of sufficient size to be able to locate a facilitate far enough away as to not create any significant adverse impacts on those sensitive receptors
B Major waste treatment facility (including thermal treatment, anaerobic digestion, pyrolysis / gasification, mechanical biological treatment)	✓	Provided that the facility was appropriately situated on-site away from nearby housing and other sensitive receptors such as the school, a major treatment facility would be appropriate on this site. Given that it is an enclosed facility it is considered that use of the site as such would have a minimal impact on nearby sensitive receptors.
C Waste transfer	✓✓	It is a relatively large site, so appropriate size wise, and would not be visually intrusive as it is not overlooked. There are sensitive receptors in the form of the golf course, park and residents but the site is of sufficient size to be able to locate a facilitate far enough away as to not create any significant adverse impacts on those sensitive receptors
D Composting (including outdoor and indoor / in-vessel composting)	✓✓	The enclosed nature of an IVC facility and its compatibility with other commercial uses means that this site is appropriate for AD, with only very limited impacts on sensitive receptors from such a facility likely. Windrow composting may well be suitable at this location provided that this was situated at least 250 metres away from the nearest sensitive receptor to avoid issues with bioaerosols. There may be potential to use the compost produced from such a facility to improve the quality of the soil on site. However, the site would need to be assessed for habitat value first.

E Processing and recycling	✓✓	Processing and recycling would be an acceptable use on this site provided that such a facility away from nearby sensitive receptors including housing.
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 this area, although it previously accommodated a sewage treatment works, has been significantly revegetated, contains a number of mature trees and is designated as a SINC. Incorporating appropriate boundary treatments / landscaping, protecting existing green infrastructure features, undertaking appropriate ecological surveys and creating replacement habitat are likely to be important mitigation measures.</p> <p>Mitigation measures would be required to protect the amenity of sensitive receptors including hours of working, noise and odour suppression.</p> <p>Consideration should also be given to the creation of an appropriate buffer between waste management facility and nearby sensitive receptors.</p> <p>Provision of an acceptable access of Orion Road Roundabout would be required.</p> <p>A contamination and ground stability appraisal would be required to assess potential impacts from the historic landfill within the area boundary.</p> <p>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. 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.</p>	
Overall site performance		

Band A	Band B	Band C	Band D
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Band B

Whilst there are a number of environmental and amenity issues facing this area including Site Specific Proposal 5 which requires development to be mitigated by improving the nature conservation value of the site. Invasive plant species have been found in abundance in the area, and given the historic uses, is likely to be contaminated. Partial redevelopment would therefore offer a way to remediate the area and improve the ecological value of the area. The area benefits from good access to the primary road network although as discussed above an improved access off the Orion Road roundabout would be necessary.

Thermal Treatment facilities may be viable within the area but should only be considered if a Combined Heat and Power facility could be incorporated into the facility and linked up to a district heating system.

The area has the potential to accommodate high-end waste management facilities including Anaerobic Digestion and In-Vessel Composting facilities and other enclosed facilities. Firern Barnet is of sufficient size to accommodate more than one facility, and is flexible enough to accommodate more than one type.

Should this site be taken forward for further consideration? **Yes**