

Main Matter 5 – Policies - Policy 2

61. Is the methodology for identifying Schedule 2 and 3 Areas robust?

Looking at the Oakleigh Road South policy allocation at a more granular level, our client wishes to query the methodology used for identifying sites/areas. The Company contends that the assessment, evaluation and selection exercise has not been robust enough.



Figure 1: Footpath and dense tree belt separating our client's site (to the right) with the rest of the LSIS (to the left) (Source: Google Streetview, 2019)

As can be seen from Figure 1 above, it is clear that our client's site is physically divorced from the rest of the proposed safeguarded area. Bluntly, it has little relationship with the rest of the industrial estate to the south – and the builders merchants site lies on its own, being effectively self-contained and located at the very apex of the proposed safeguarded zone. The site is segregated by an existing footpath, used regularly by people walking from the residential flats to the east on Beaconsfield Road to travel to New Southgate and Arnos Grove Stations and the New Southgate Recreation Ground, alongside a dense tree belt.

Frankly, our client is perplexed as to why the subject site has been allocated for waste safeguarding, along with the rest of the industrial estate, given the property's segregated nature, as described.

We would suggest that the parties responsible for drawing up the NLWP have not assessed the suitability of proposed safeguarded waste areas at site specific, detailed level, taking into account factors such as the surrounding site context. This is a flaw in the Plan's preparation – and calls into question the soundness of the plan and its evidence base. Based on the proposed policy allocation of Oakleigh Road South, it is our view that allocated waste areas have been looked at a little simplistically and, in short, the individual sites proposed for safeguarding ought in our professional view to be afforded more detailed scrutiny, during the formal examination process.