

Freehold Community Association

Submission to resumed EIP consultation 10th December 2020

MM113 - Pinkham Way Flood Risk and the Sequential Test.

The Plans MM113 does not address the issues raised at the EIP regarding the Plans breach of NPPF policy by it's failure to carry out the required Sequential Test. They now claim they have no reason to carry it out because they can create a new site within the existing site and the new site would be outside the Pinkham Way flood risk area. This is an interesting concept but ignores two showstopper circumstances: -

First. The surface water run off from the new site will still increase flood risk "elsewhere" and so cannot be allocated.

and

Second. The Footnote to Table 3 in the NPPG Vulnerability guidance makes it clear that before carrying out their convoluted site within a site exercise they should have carried out the Sequential Test first.

The Sequential Test asks the Waste Plan makers a very simple question "Are there sites, in lower flood risk areas, suitable for the proposed waste management development". At the EIP we answered this question for them by pointing out the Bounds Green Industrial Estate and the Summers Lane Waste and Recycling Centre. (See appendix MM113-1)

As MM113 now states that the main criteria for allocating Pinkham Way is because it is in the control of the Waste Authority then the obvious alternative would be Summers Lane which is also in the control of the Waste Authority, obviously suitable for waste management and in the lowest flood risk area possible. With the availability of alternative sites NPPF Para 158 prohibits the allocation of Pinkham Way in the Plan.

It is clear that, because Pinkham Way's allocation does not fit within the National Framework flood risk policies, the actual aim of the Plan's MM113 is not to modify the original Plan but to modify the Framework to fit the Pinkham Way allocation.

The Plan continues to inhabit the world of "Humpty Dumpty." * and their second Consultants have produced a Flood Risk addendum that totally mis-interprets NPPF flood risk policy and is valueless as objective evidence therefore for the reasons stated above the Plan remains unsound and in breach of policy.

Janet Pettitt (Mrs)

Chairman

Freehold Community Association

* Tesco Stores v Dundee CC 2012 UKSC 13 2012 PTSR 983

APPENDIX MM113 - 1



<p style="text-align: center;">Former Friern Barnet Sewage Works (Pinkham Way)</p> <p>Relevant Planning considerations</p> <p>Inside the Pinkham Way Flood Risk area.</p> <p>Designated by Haringey in 1986 as an "Informal recreation Area"</p> <p>Extant Planning Permission held by Haringey for "Open Space and Leisure use Development".</p> <p>Designated as a Site of Importance to Nature Conservation in 1998.</p> <p>Zero run off into the Pinkham Way or identified downstream flood risk areas in the River Lea catchment.</p> <p>Provides significant protection to the impacts of climate change and in particular increased rainfall.</p>	<p style="text-align: center;">Bounds Green Industrial Estate</p> <p>Relevant Planning Considerations</p> <p>Outside the Pinkham Way Flood Risk area.</p> <p>Long standing designation by Haringey as Industrial area and Employment Area.</p> <p>100% Impermeable with long sanding discharge into the Bounds Green Brook and the downstream Lea catchment.</p> <p>Development for Industrial Waste Management fully compatible with Industrial Designation.</p> <p>Waste Management development would provide an opportunity to reduce site impermeable area and reduce run off into the Lea catchment. Reducing flood risk overall.</p>
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Haringey Council

A | B | C | D | E | F | G | H | I | J
 K | L | M | N | O | P | Q | R | S
 T | U | V | W | X | Y | Z

Online Planning Services

Planning Application

This page shows details of the selected planning application.

Comments can only be made on undecided applications.

Due to the possibility of unauthorised use, Decision Notices will **not** have a signature displayed on them but the copy of the Decision Notice provided on the website accurately reflects the decision taken in respect of a particular case.

A signed copy of the Decision Notice, produced on Haringey Council letter headed paper can be obtained from the Development Management Support Team for a charge of Twenty pounds.

To ensure that comments can be included in the officer's report for an application, they should be received by the Council within 21 days of the received (valid) date (see below). **All** comments received before a decision is made will be taken into account, whether they are represented in the officer's report or not.

Please Note: To view any planning application attachments, Adobe Acrobat Reader is required.



Application details			
Reference number	OLD/1988/1524	Application Type	No description.
Portal Reference			
Site Location	Former Friern Barnet Sewage Wk Pinkham Way London	Proposed Development	3/2/87 Use for leisure, recreation, open space and other community purposes.
Temp. Permission Expiry Date		Ward	
Eastings	528876.6	Northings	191594.8

Received Date	01/01/1988	Received (Valid) Date	
Application Status	Grant permission	Decision Date	24/11/1988
Decision Level		Case officer	
Agent name		Applicant Name	LB HARINGEY
Agent Telephone		Agent Address	
		Applicant Address	
Agent Address			





Ref No. H/1987/4/511
Date Received 18/12

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976 Regulations 4 & 6
LOCAL GOVERNMENT ACT 1972 - Section 181

DEVELOPMENT BY LOCAL PLANNING AUTHORITY
 REFERENCE TO THE TOWN AND COUNTRY PLANNING ACT 1971 AND THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976
 AND TO THE TOWN AND COUNTRY PLANNING ACT 1972 AND THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976
 IN CONNECTION WITH THE PROPOSED DEVELOPMENT

1. I hereby give notice to the Mayor and Burgesses of the London Borough of Haringey that I am seeking permission under Regulation 4(1) of the Town and Country Planning General Regulations 1976 to carry out the development described below, in accordance with the powers vested in me by virtue of Regulation 6 of the Town and Country Planning General Regulations 1976 and Council Minute A 1/11 Appendix D Item 21 (Council Meeting 22 May 1978).
2. Address of property or location of site:
Friern Barnet Sewage Works Site,
Pishan Way, Crowell Road & Alexandra Road, W11
3. Particulars of proposed development:
Use for leisure, recreation, open space and other
recreational purposes.
4. State reference numbers of drawings accompanying this proposal:
Ordnance Survey Extract 1:1250. No. 734
5. State whether the Council are "site owners*" of the property or site in question:
No
6. If the Council are NOT "site owners*" a notice of proposal in a prescribed form must be sent to all "owners*". Please give details of all interests in the property/site so that notices may be served.
London Borough of Barnet, Town Hall, The Burroughs, W6

Date 13 January 1987
 Signed 
 Douglas Selig, Borough Planning Officer

* The definition of "site owners" includes landlords, and leaseholders where the unexpired term of the lease is not less than three years.

DEVELOPMENT CONTROL SUB-COMMITTEE 6th JULY 1967
COMMITTEE OF BOROUGH PLANNING OFFICERS

Item: 36 Reference No. LA/34511 Ward: ALEXANDRA

Address: FRIEM BARNET SEWAGE WORKS SITE, N.11 FINKHAM WAY.

Proposal: Use for leisure, recreation, open space and other community purposes.

Applicant: Acting Borough Planning Officer.

Appln. Received 5/2/67

Appln. Amended:

Type of Appln: Outline

Contacts: Richard Kirby or Roger Chapman.

CONSULTATIONS

Local People: 23 Consulted - no replies received.

Thomas Water: Suggest that any consent should be conditioned to provide for resolution of problems regarding sewage capacity problems.

Borough Engineer: No adverse highway comments.

PLANNING CONSIDERATIONS

The site is bounded by Finkham Way, Cromwell Road and Alexandra Road. It is the former Friem Barnet Sewage Works. The site is indicated in the District Plan for industrial and warehousing uses. However, since the inquiry into the District Plan many new factors have come into play. Not least of these being the future of the Friem Barnet Hospital site.

Assessing the area as a whole the use of the site for informal recreation, nature trails, woodland etc. is considered most appropriate. This also fits in with the recent decision to approve a new community centre on Alexandra Road.

The whole of the Friem Barnet Hospital/Sewage works site needs to be examined in public. For that reason the recommendation is to put the case to the Secretary of State with a call for a public inquiry into all proposals in the area.

RECOMMENDATIONS

1. That the applicant be referred to the Secretary of State for the Environment with a request that he call it in under the provisions of Section 35 of the Town and Country Planning Act 1973 and consider it at a public inquiry along with other proposals for the Friem Barnet Hospital and Friem Barnet Sewage Works sites.
2. Inform the Secretary of State that the London Borough of Haringey are minded to approve this application.

REF. NO. HOY/LA/ 34511

LONDON BOROUGH OF HARINGEY
TOWN AND COUNTRY PLANNING ACT 1971
DEVELOPMENT BY THE LONDON BOROUGH OF HARINGEY
NOTICE OF DECISION

1. Development proposed to be carried out by the of the Haringey London Borough Council	PLANNING	Committee
2. Address of property or location of site Frisco Racquet Sewage Works Site, 1011 Pritchard Way Crosswell Road and Alexandra Road, H11		
3. Particulars of proposed development Use for leisure, recreation, open space and other community purposes.		
4. Observations of interested parties consulted		
5. The development described in 3 above is APPROVED by the Haringey Planning Committee as a local planning authority and permission is deemed to be granted by the Secretary of State for the Environment on the date of the resolution of the Council to approve the development for the purposes of Regulation 68(1) of the Town and Country Planning General Regulations, 1974 in accordance with Schedule 2(1)(b) of the Town and Country Planning Act 1971.		

To: Borough Planning Officer
Town Planning Service
Rushway Tower Hall
The Broadway Church Road H11 9JZ

Dated 26 November 1988
Signed Borough Planning Officer

Haringey Town Hall,
The Broadway,
Church End,
H11 9JZ

Summers Lane Waste and Recycling Centre

see NLWA Waste Strategy report 2009 below



Sequential Test compliance

Site is an existing waste transfer site owned by Barnet and operated by NLWA

Significant area for intensification with minimum environmental impact.

Outside Pinkham Way Flood Risk area and suitable for waste management.

Current use of residential roads for access could be transferred to direct access from and to the A406 North Circular Road

The North London Joint Waste Strategy
- February 2009 -

To maximise all opportunities for local regeneration

To ensure an equitable distribution of costs, so that those who produce or manage the waste pay for it

1.3 Examples of North London Working Together and Good Practice

The London Borough of Barnet has been working with a community sector company at its excellent Reuse and Recycling Centre at Summers Lane, which reuses and recycles over 40 different materials and diverts approximately 50% of received waste from landfill – placing it, with other North London sites, amongst the best performing sites in the country.