



## **Public Consultation on Main Modifications to the Proposed Submission North London Waste Plan (NLWP)**

### **Representation Form and Guidance Notes**

**Please save and return to [feedback@nlwp.net](mailto:feedback@nlwp.net) by the end of Thursday  
10<sup>th</sup> December 2020.**

This form has two parts:

**Part A** – Personal details

**Part B** – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

**Guidance notes** are available at the end of the Representation Form. Please read the advice in the guidance notes on making a representation attached to the consultation before completing this response form.

Please note that any comments you make will be made publicly available and attributed to your name. Please see the [Privacy Policy](#) for details of how we use your information. We are required to share your information with the Planning Inspector for the purposes of the Examination.

### **Part A: Personal Details:**

**Name:** David Payne

**Job Title:** Partner

**Organisation:** BPP Consulting LLP

**Agent representing:** PALOMA II (INDUSTRIAL IV) TRUSTEE I LIMITED

## Part B – Your representations

Please use a separate sheet for each representation

### 1. To which Main Modification does this representation relate?

(one modification reference per form)

Main Modification reference: **MM105a**

Paragraph number: **Deletion of reference to ‘Willoughby Lane’ site in Schedule 1  
(Existing safeguarded waste sites in North London)**

### 2. Do you consider the proposed Main Modification to be:

Legally compliant (Y/N): **Y**

Sound (Y/N): **Y**

### 3. If you consider the proposed Main Modification to be unsound, please identify which test of soundness your comments relate to:

**N/A. We consider the Main Modification to be Sound**

### 4. Please give details of why you consider the proposed Main Modification is not legally compliant or is unsound. Please be as precise as possible.

**N/A**

### 5. Please set out what change(s) you consider necessary to make the proposed Main Modifications legally compliant or sound, having regard to the test you have identified in Q3 above where this relates to soundness. You will need to say why this change will make the proposed Main Modification to the Proposed Submission NLWP legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We **support Main Modification MM105a** which amends Schedule 1 by deleting reference to ‘Willoughby Lane’ in relation to Site HAR7, and so removes the part of the site (identified in MM105b – our representation on this MM below) from the schedule of existing waste sites that are safeguarded by NLWP Policy 1 and also London Plan Policy SI9.

#### Justification

The Main Modification is made in light of, and reflects, the evidence that was provided in the representation on the Submission Plan made by DWD on behalf of Anthology Development 5 Ltd.

This evidence and justification for the Modification remains valid, and demonstrates that:

- The Submission NLWP and supporting documentation erroneously considered the Site together with the neighbouring site to the west (Redcorn) as one existing waste site and applied safeguarding to the whole area;

- The Site is not in existing waste use and has not been used for waste management since 2012. Part of the Site was used, temporarily and historically, for end-of-life vehicle (ELV) dismantling in association with the neighbouring operation, but this activity ceased in 2012. The Waste Management License for the Site ceased in 2015 and the site has no extant Environmental Permit, and so
- The neighbouring site (Redcorn) is an operational ELV facility and has both capacity and Waste Management License (75,000tpa) to provide all of the existing capacity that is accounted for in the NLWP, and the operator is expanding into a neighbouring site on Brantwood Road. Therefore, removal of the Site from safeguarding will have no implications for the amount of existing waste management capacity factored into the NLWP.
- The unsuitability of the Site for a waste use, given its close proximity to residential areas on Middleham Road and Dysons Road and potential for adverse impacts on amenity, as highlighted in relation to previous historic planning applications for waste use on the Site and also in the supporting documentation including the Sites & Areas Report (Jan 2019) and Area Profiles (Jan 2019).

#### Further changes required

While we **support** the Main Modification, we **recommend further Additional Modifications** to ensure that the removal of 175 Willoughby Lane from waste safeguarding is clear and unambiguous.

The **safeguarded site HAR7 should be renamed in the Plan**. ‘Brantwood Autos’ was the previous owner of the Site and went into administration in 2013, and so continued reference to this operator in relation to the name of the safeguarded site may be confusing and ambiguous. For the avoidance of doubt and potential misinterpretation, **Schedule 1 as amended by MM105a should refer to the remaining safeguarded site as ‘Redcorn Ltd, Brantwood Road’**. This would reflect the site name on the Environmental Permit. This minor change is also required to the key to **Figure 5 Existing Waste Sites [revised]** (the text added in **MM7** refers to the map as ‘Figure 9’).

The throughput figures provided by the Main Modification to Schedule 1 relate solely to the Redcorn Ltd Brantwood Road site and operation. Environment Agency Waste Data Interrogator (WDI) indicates that more recent throughput (2019) was 52,492 tonnes. There are no returns to EA or entries into the WDI for 175 Willoughby Lane as it does not have an Environmental Permit and is not in waste management use.

#### **6. Do you require notification of any of the following to your email address stated in Part A:**

The publication of the inspector’s recommendations following the independent examination (Y/N):       **Y**

The adoption of the Local Plan (Y/N):               **Y**

## Part B – Your representations

Please use a separate sheet for each representation

### 1. To which Main Modification does this representation relate?

(one modification reference per form)

Main Modification reference: **MM105b**

Paragraph number: **Revision to safeguarded area for HAR7 in Haringey's Policies Map**

### 2. Do you consider the proposed Main Modification to be:

Legally compliant (Y/N): **Y**

Sound (Y/N): **Y**

### 3. If you consider the proposed Main Modification to be unsound, please identify which test of soundness your comments relate to:

**N/A: We consider the Main Modification is Sound**

### 4. Please give details of why you consider the proposed Main Modification is not legally compliant or is unsound. Please be as precise as possible.

### 5. Please set out what change(s) you consider necessary to make the proposed Main Modifications legally compliant or sound, having regard to the test you have identified in Q3 above where this relates to soundness. You will need to say why this change will make the proposed Main Modification to the Proposed Submission NLWP legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We **support Main Modification MM105b** which revises the safeguarded Site boundary and area in Haringey's Policies Map, and so removes the land at 175 Willoughby Lane ('the Site') that is bounded by Middleham Road to the north, Dyson's Road to the east, and Brantwood Road to the south, and adjoins Redcorn Ltd to the west from waste safeguarding.

#### Justification

The Main Modification is made in light of, and reflects, the evidence that was provided in the representation on the Submission Plan made by DWD on behalf of Anthology Development 5 Ltd.

This evidence and justification for the Modification remains valid, and demonstrates that:

- The Submission NLWP and supporting documentation erroneously considered the Site together with the neighbouring site to the west (Redcorn) as one existing waste site and applied safeguarding to the whole area;

- The Site is not in existing waste use and has not been used for waste management since 2012. Part of the Site was used, temporarily and historically, for end-of-life vehicle (ELV) dismantling in association with the neighbouring operation, but this activity ceased in 2012. The Waste Management License for the Site ceased in 2015 and the site has no extant Environmental Permit, and so
- The neighbouring site (Redcorn) is an operational ELV facility and has both capacity and Waste Management License (75,000tpa) to provide all of the existing capacity that is accounted for in the NLWP, and the operator is expanding into a neighbouring site on Brantwood Road. Therefore, removal of the Site from safeguarding will have no implications for the amount of existing waste management capacity factored into the NLWP.
- The unsuitability of the Site for a waste use, given its close proximity to residential areas on Middleham Road and Dysons Road and potential for adverse impacts on amenity, as highlighted in relation to previous historic planning applications for waste use on the Site and also in the supporting documentation including the Sites & Areas Report (Jan 2019) and Area Profiles (Jan 2019).

#### Further changes required

While we **support** the Main Modification, we **recommend further Additional Modifications** to ensure that the removal of 175 Willoughby Lane from waste safeguarding is clear and unambiguous.

MM105b refers to the safeguarded area in Haringey's Policies Map. Given that the NLWP document does not include maps or detailed profiles of the sites, it is not clear to which Policies Map this refers. It is assumed it applies to the supporting documentation including the *Sites Schedule Report (2019) Appendix 4 Site Profiles*. However, although HAR7 'Brantwood' is listed in the *2019 Sites Schedule Report*, there is no site profile in this document (as there is for all of the other sites) - the site boundary and profile is included in the *2014 Data Study Part 3*. This must be corrected and clarified as the NLWP is adopted.

The Haringey Site Allocations DPD (July 2017) identifies the Site as 'Brantwood House' (Figure 1.10 and Table 2) as an existing waste site which is safeguarded under Policy SA4 of the DPD. Policy SP6 of the Local Plan (2017) also applies safeguarding to existing waste sites.

When adopted, with the Site removed from the list of existing waste sites to which waste safeguarding applies, the NLWP will represent the up-to-date development plan and policy for the Site for determination of any planning applications in the future. The NLWP with Main Modifications is at an advanced stage of preparation and so will need to be afforded appropriate weight in determination of planning applications now.

In due course, this will also need to be reflected in the Haringey Development Plan documents and policies when they are reviewed, through removal of reference to the Site from the map in Figure 1.10 and from Table 2 in the Site Allocations DPD.

We would also highlight that continued use of the Site for B1, B2 and B8 use or re-development of the Site for employment use (within a SIL and Designated Employment Area) would be in accordance with Policy SP8 of the Haringey Local Plan and Policy SA2 of the Site Allocations DPD.

**6. Do you require notification of any of the following to your email address stated in Part A:**

**The publication of the inspector's recommendations following the independent examination (Y/N):**      **Y**

**The adoption of the Local Plan (Y/N):**                      **Y**