PINKHAM WAY													ISSUE 01
STRATEGIC RISK ASSESSMENT													27th March 2015
Objective:			To identify the probable, relative, high-level Planning Risks, Physical Risks and Cost Risks attached to any development of the site										
Context / Basis of Reference:			This Risk Assessment has been prepared following proposals put forward by the NLWA for an MBT Waste Treatment Plant and										
			the London Borough of Barnet for a Waste Lorry Depot.										
			Pinkham Way Alliance has carefully studied the implications of these proposals. PWA and the London Borough of Haringey have										
			had discussions for the purpose of exploring the possibility of alternative uses for the site and its environs.										
			PWA has carefully considered these studies, and has concluded that development of the site would have significant negative										
			impact.										
			This Risk Assessment calibrates the risk stemming from the above studies and discussions, and it incorporates material prepared										
			for, and by the NLWA, LBH, LBB and PWA which is referenced in this matrix.										
						RISK LEVEL	RISK LEVEL	RISK LEVEL					
Item No	Subject					High	Medium	Low	Key References/Comments				
1	Impact on SINC Grade 1 Nature Conservation Value								ref: NPPF Core Principles 7 & 8 and paras 111 & 118,				
									Brownfield Sites of High Environmental Value				
									GLA Biodiversity Strategy and LBH Biodiversity Plan				
									Special Criteria apply to land as part of an Ecological				
									Green Corridor Network linked to Metropolitan Land				
2	Ecological Impact								ref: Preliminary Ecological Appraisal prepared by Huma				
									Pearce & Denis Vickers for PWA, date October 2013;				
									Reference No: 2013_012				
									Preliminary Invertebrate Survey 2014-2015 by				
									Edward Milner identifies rich "Open Mosaic" Area				
									ref: LUC Report, Oct 2014 for LBH, Appendix 7				
3	Environmental Corridor & Metropolitan Open Land								ref: NPPF para 109,113 and 117; coherent ecological				
									networks and wildlife corridors				
									ref: Mayor's Biodiversity Strategy, Appendix 1, items,				
									A1.2.17; A1.2.18 and A1.2.19:- sites of importance are				

									included in (green) corridors, but these deserve protection
									in their own right
									MOL land abuts site and forms part of site containing
									features of nature conservation and habitat interest and
									forms part of an ecological corridor
									All London Green Grid (ALGG): Mayor's Policy to promote
									the design and delivery of green infrastructure across
									London
4	Existing Culvert								ref: Jacobs Development Constraints Report, April 2008 -
									para 2.4 and 2.9 - condition of culvert unknown and its
									vulnerability to contamination; risks associated with
									flooding
									ref: Arup Scoping Report, 07/03/11, para 3.8
									ref: Environment Agency letter to LBH, date 20/03/14
									Deculverting watercourses are to include a set back to
									incorporate at least an 8m buffer zone.
									Buffer Zones are to provide habitat and 'green corridors'
									for flora and fauna; support the ecology and natural
									functioning of the watercourse and provide safe access
									alongside the watercourse
									ref: LBH Biodiversity Action Plan and London Rivers Action
									Plan
5	Loss of Existing Environmental Benefit								ref: Environmental Protection Act, 1990
									ref: Air Quality Strategy for London, 2010
									London Borough of Haringey, Air Quality Action Plan 2010-
									2018, Feb 2011
									ref: Arup Scoping Report, 07/03/11, para 3.1 - It is
									recognised that the site is sensitive in terms of Air Quality
									The site is located within LBH's Air Quality Management
									Area and in close proximity to the AQMAs of Barnet and
									Enfield
									Health Impact Assessment would be required
6	Planning Risk								Incompatibility with Adopted Planning Framework - NPPF,

									London Plan and London Borough of Haringey and DEFRA
									Guidance
									Potential for call-in by the Mayor or Secretary of State for
									determination prior to decision by the Local Authority
7	Contaminated Land								ref: Jacobs Development Constraints Report, April 2008 -
									para 2.2, Lead at concentrations above CLEA Guidelines
									para 2.3, Microbiological Risk
									para 2.4, Groundwater Contamination
									para 2.5, Gas Protection Measures
									Extent of Contaminated Land is approx 80% of site area
									ref: Arup Scoping Report, 07/03/11, para 3.2 - confirm the
									following:- Elevated concentrations of lead; Elevated
									concentrations of microbial contaminants in soils and
									groundwater; Further gas monitoring required
8	Historic Landfill								ref: Jacobs Development Constraints Report, April 2008,
									para 2.7 - The volume of buried concrete waste is difficult
									to quantify. Extensive waste has been deposited through-
									out the site
9	Geotechnical Ground Conditions								ref: Jacobs Development Constraints Report, April 2008,
									para 2.8 Settlement & Foundation Design - The loose and
									variable nature of the Made Ground poses a risk of
									excessive settlement for foundations located within it.
									This risk is compounded by potential infiltration of water
									which can lead to localised ground collapse in poorly
									consolidated areas.
									A thin covering of Made Ground provides a pathway to
									weathered London Clay, the surface properties of which
									sensitive to variations in moisture content.
10	Existing Roads Infrastructure								ref: Arup WIDP 27/10/2009: High Risk
									Residential Roads to west of site unable to accommodate
									any increase in traffic movements

11	Access to and Egress from Site								ref: Arup WIDP 27/10/2009: High Risk				
									ref: Arup Scoping Report, 07/03/11, para 3.6				
									Access from Orion Way not possible without destroying				
									land rich in invertebrates				
									Direct access / egress to and from the North Circular Road				
									(A406) is not feasible				
12	Public Transport Links								ref: PTLA rated 1a (LBH lowest rating)				
									The site is isolated and there is a lack of transport				
									accessibility				
									ref: Atkins ELS, Feb 2015, para 5.41 - site contaminated				
									and not close to public transport				
13	Flood Risk								ref: Ove Arup & Partners Ltd, WIDP, RevB, 27/10/09				
									Figure 2. Pinkham Way Flood Risk				
									ref: Environment Agency letter to LBH, date 20/03/14				
									Strategic Flood Risk Assessment required				
									Environment Agency require a thorough evidence base in				
									the form of a sequential test supported by SFRAs				
									Sites with potentially contaminated land will be expected				
									to submit a preliminary risk assessment in line with para				
									007 of the National Planning Practice Guide. Any sites with				
									former contaminative uses would be subject to land				
									quality conditions				
14	Conflict of Ownership								Landlocked part of site is owned by LB Barnet therefore				
									Access would be required across MOL or "Open Mosaic"				
									LBB area equates to approx 40% of total PW site area				
15	Tree Preservation Orders								Protected by legislation				
									Town & Country Planning Act 1990				
									Town & Country Planning (Trees) Regulations 1999				
16	Existing Topography								ref: Jacobs Development Constraints Report, April 2008,				
									Figure 4, Topographical Survey				
									Figure 6, Areas of Significant Gradient				

									ref: Arup Scoping Report, 07/03/11, para 3.4.1 - the
									topography of the site is very uneven due to former
									landfill and sewage works; the level difference is approx
									15metres between the highest southernmost point of the
									site and the lowest level adjacent to Pinkham Way/NCR
17	Utilities Infrastructure								ref: Jacobs Development Constraints Report, April 2008,
									para 4.3 and para 4.4 and Figure 3
									EDF Electricity buried cables in an East-West central location
									across the site
18	Network Rail								British Transport Commission Act 1949
									NR Guidelines to be followed in conjunction with building
									works in proximity to NR Property - ie structural stabilty
									of NR property, drainage and flood risk implications,
									foundations, electromagnetic interference, fire risk, etc
19	Cost Risk (VFM)								This Strategic Assessment indicates that there is a
									significantly high level of cost risk attached to development
									of this site.
									Additionally, it must be noted that there is considerable
									potential for heightened Cost Risks attached due to the
									cumulative impact arising from the synergy of elements
									that comprise this Site of Importance for Nature
									Conservation (SINC) - Borough Grade 1 Importance.
									Consequently, the site is not likely to provide VFM for any
									developer, let alone a public body.
20	Transfer of Long-Term Legal Risk								Ref: The Environmental Protection Act 1990 and the
									Contaminated Land (England) Regulations 2000
									Case (Transco) - long term (in perpetuity) Liability on
									cleaning up contaminated land - R (on the application of
									National Grid Gas plc (formerly Transco plc) (Appellants) v.
									Environment Agency (Respondents) (Civil Appeal from Her
									Majesty's High Court of Justice) [2007] UKHL 30

Other references considered in the preparation of this document include (but are not limited to) the following:-

National Planning Policy Framework, 2012

The London Plan, March 2015

DEFRA; Local Sites: Guidance on their Identification, Selection and Management, 2006

The Conservation of Habitats and Species Regulations, 2010

GLA/London Wildlife Sites Board: SINC Selection Process - Update, March 2013

The Habitats Directive 1992/43/EEC

Environmental Protection Act, 1990

The Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2007

Air Quality Strategy for London, 2010

London Borough of Haringey Air Quality Action Plan 2010-2018, Feb 2011

NSCA - National Society for Clean Air

Planning Policy Statement 23, Planning and Pollution Control

EU Directive, 2004/35/EC Environmental Liability

EU Water Framework Directive, 2000/60/EC

DEFRA: Guidance for Public Authorities on Implementing the Biodiversity Duty, May 2007

DEFRA: Guidance on the Legal Definition of Contaminated Land, July 2008

Knox G. Atmospheric pollutants and mortalities in English local authority areas; Journal of Epidemiology and Community Health 2008;62:442-447

Maas J et al. Green space, urbanity and health: how strong is the relation? Journal of Epidemiology and Community Health 2006;60:587-592

PPS10 Planning for Sustainable Waste Management 2005

Update to PPS10: 30 March 2011

PPS10 Companion Guide 2006

NOTES:

This outline strategic risk assessment is subject to further development as more detailed information becomes available

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