



Sustainability Appraisal Appendices

5. Sustainability Appraisal of the Area Allocations

January 2019

Site name:	Oakleigh Road	Site reference:	A02-BA	Date of visit:	11 th August 2014 [pm] 25 th June 2018	Assessor:	JM/ MM/ JE CW/ MH
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(-) The area is immediately adjacent to residential properties lying to the northeast, southeast and south. The area is occupied by existing industrial uses, including existing waste management facilities. However, there could be scope for a waste management facility to introduce new impacts (such as odour, vermin, etc.) on amenity. There could also be some increase in dust and emissions from traffic accessing the area. It is however uncertain whether a waste facility would generate more traffic/dust than existing industrial uses in the area and conditions could be used to mitigate other impacts. The extent to which a facility would impact on amenity could also depend on which part of the area it is located in.	Secondary impacts on quality of life and perceptions of the area. Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Enforce appropriate controls through planning conditions and environmental permitting. Ensure that only enclosed facilities are developed in the parts of the area that are adjacent to sensitive receptors.	—
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure			X	High / medium / low / no effect / depends on use	(-) The area is an existing trading/industrial estate and is not within Metropolitan Open Land. Areas of Metropolitan Open Land do lie 10m to the east and 45m to the west and there are some areas of green/open space with a number of mature trees within the area itself. Directing waste management facilities to this area could have some negative impact on the green infrastructure network if it resulted in the loss of green/open space within the site.	Secondary impacts on perceptions of the area	Protect existing green infrastructure features or secure appropriate replacement landscaping / planting.	—
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) The area is not located in close proximity to a navigable waterway or wharf. There is a railway to the south west but there are no sidings in this location. As such, any facility is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered in the area could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arising is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector and air quality.		?
4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings	N/A			High / medium / low / no effect / depends on use	(0) The area is an existing industrial/trading estate and there are no designated heritage assets or locally listed buildings within or adjacent to it. As a result, directing waste management facilities to this area is unlikely to have a significant impact on the objective.			0

5. To maintain and enhance the quality and character of North London's townscapes and landscapes	(+ve) Will development be sympathetic (+ve/-ve) Impact on landscape / townscape character (-ve) Openness of Green Belt; effect on open space			X	High / medium / low / no effect / depends on use	(0) The area is not within the Green Belt or Ancient Woodland. An area of Metropolitan Open Land lies 10m east of the area. However, the area is an existing industrial estate and there are existing waste management facilities in the area. Therefore the proposed use of the area for additional waste facilities is unlikely to impact upon the character of this Metropolitan Open Land. (?) Although the area comprises of existing industrial / employment units, it also contains some areas of green/open space with a number of mature trees, particularly along the areas eastern boundary. If these areas were developed it would have an impact on the local townscape.		Protect existing landscape features or secure appropriate replacement landscaping / planting.	?
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(+ve) <i>Scope for habitat creation or restoration</i> (-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species	X			High / medium / low / no effect / depends on use	(-) The area is not part of an internationally designated site or located within a SSSI. It is not located in close proximity to any Sites of Importance for Nature Conservation (SINCs). (?) Although the area is an existing industrial estate, in the absence of appropriate ecological surveys it is not known whether the area contains any protected species or habitats or whether there is any scope for habitat creation.		Allocate site for enclosed waste uses only and enforce appropriate controls through planning conditions and environmental permitting.	?
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate dev'tment in flood risk areas; reduce flood risk through SuDS / other measures (-ve) Exacerbate vulnerability to flooding			X	High / medium / low / no effect / depends on use	(+) The area is entirely within Flood Zone 1 and is therefore at a low risk of flooding from fluvial and tidal sources. It has also not been identified as being susceptible to surface water flooding. As such, directing waste management facilities to this location would help to avoid inappropriate development in areas at risk of flooding and could therefore have a positive impact on the objective.			+
8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events			X	High / medium / low / no effect / depends on use	(0) The area is entirely within Flood Zone 1 and is therefore at a low risk of flooding from fluvial and tidal sources. It has also not been identified as being susceptible to surface water flooding. (-)The use of the area for a waste facility could result in the loss of green space depending on which part of the area it is directed to. This would lead to the loss of green infrastructure features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change		Incorporate appropriate boundary treatments / landscaping.	-

9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources	(+ve) Reduce waste- related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation			X	High / medium / low / no effect / depends on use	(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates [quite likely, but depends on waste use] (?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area.			?
10. To protect and improve air, water and soil quality	(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact			X	High / medium / low / no effect / depends on use	(?)Thearea is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development. The site is not within or adjacent to a Principal Aquifers or Source Protection Zones 1 and 2. (?) The area is within an Air Quality Management Area but it is not located in or close to an Air Quality Focus Area as defined by GLA. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. However, the extent of this impact would depend on the proposed use and whether it generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or served a wider catchment. (-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]	Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses. Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Allocate area for enclosed waste uses only Negative air pressure and rapid-closure doors on any enclosed facility in the area. Dust suppression and other measures such as wheel-washing.	?
11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates	(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy			X	High / medium / low / no effect / depends on use	(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help ensure that there are sufficient waste management facilities to meet the Waste Plan's capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would depend on the type of facility. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.	Policy 3 of the draft NLWP will ensure that any waste management facility in the area results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	+

12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(+)-The area comprises predominantly of previously developed land and directing waste management facilities to this location would therefore help ensure the efficient use of land [inevitable]. (+)- Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of waste management facility that would be located in the area [depends on use]. (?) Effect on water demand is uncertain and would depend on the type of waste management facility [depends on use].	(+)- Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.		+
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro' provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+)- 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.			+
14. To reduce economic disparities, unemployment and deprivation	(+ve) Support for (and creation of) a broad range of employment opportunities			X	High / medium / low / no effect / depends on use	(?) The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. 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. In addition, the area appears to be largely occupied. As a result, the provision of a waste management facility in the area may result in the displacement of an existing employment use. The impact on the objective is therefore considered to be uncertain.	Secondary impacts on deprivation.		?

Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources. It would also result in development being directed to areas at a low risk of flooding and could therefore have a positive impact on the objective of reducing flood risk.

The proximity to sensitive receptors does however mean that there is the potential for a facility in this area to have a negative impact on the objective that relates to amenity. Enforcing appropriate controls through planning conditions and environmental permitting are therefore likely to be key mitigation measures. Depending on which part of the area is developed, directing waste management development to this location could result in the loss of green infrastructure features and have a negative effect on the objectives that relate to green infrastructure and adapting to climate change. Incorporating appropriate boundary treatments / landscaping are likely to be important mitigation measures. The proposed allocation would have an uncertain impact on the objectives that relate to sustainable transport, townscape character, flood risk, climate change, reducing unemployment and protecting air, water and soil quality.

Site name:	Brunswick Industrial Park	Site reference:	A03-BA	Date of visit:	11 th August 2014 [pm] 25 th August 2018	Assessor:	JM/MM/JE CW/ MH
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(-) The area is immediately bordered by housing on all sides. As a result, there are sensitive receptors within the vicinity. The area is occupied by existing industrial uses, including existing waste management facilities. However, depending on the use, there could be some scope for a waste management facility to introduce new impacts (such as odour, vermin, etc.) on amenity. There could also be some increase in dust and emissions from traffic accessing the area which could impact on amenity, particularly as the area is accessed through residential areas. It is however uncertain whether a waste facility would generate more traffic/dust than existing industrial uses in the area and conditions could be used to mitigate other impacts. The extent to which a facility would impact on amenity could also depend on which part of the area it is located on.	Secondary impacts on quality of life and perceptions of the area. Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Allocate area for enclosed waste uses only and enforce appropriate controls through planning conditions and environmental permitting.	—
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure	N/A			High / medium / low / no effect / depends on use	(0) The area is an existing trading/industrial estate. It is not located within Metropolitan Open Land and does not contain any areas of green/open space.			0
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) The area is not located in close proximity to a navigable waterway, wharf or railway. As such, any facility is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered in the area could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arising is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector and air quality.		?
4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings	N/A			High / medium / low / no effect / depends on use	(0) The area is an existing industrial/trading estate and there are no designated heritage assets or locally listed buildings within or adjacent to it. As a result, directing waste management facilities to this area is unlikely to have a significant impact on the objective.			0

5. To maintain and enhance the quality and character of North London's townscapes and landscapes	(+ve) Will development be sympathetic (+ve/-ve) Impact on landscape / townscape character (-ve) Openness of Green Belt; effect on open space	N/A			High / medium / low / no effect / depends on use	(0) The area is not within the Green Belt, Ancient Woodland or an area designated for its landscape value. There is an area of Metropolitan Open Land to the north but this is separated from the area by housing. As a result, a waste facility in the area is unlikely to impact on the character of this open space, particularly as the area is an existing trading/industrial estate (0) The area is in an existing industrial estate and if it is developed for waste management it is likely to accommodate structures similar to those around it. As a result, it is unlikely to have a significant impact on the character of the local townscape provided that the facility is housed in structures similar in scale and design to those already on the estate.			0
				X	High / medium / low / no effect / depends on use				(0) The area is not part of an internationally designated site or located within a SSSI. Whilst a Borough SINC lies 25m north of the area, it is separated by housing. As a result, a waste facility in this area is unlikely to impact on this SINC, particularly as the area is an existing trading/industrial estate, unless there is airborne pollution. (?) Although the area is an existing industrial estate, in the absence of appropriate ecological surveys it is not known whether the area contains any protected species or habitats or whether there is any scope for habitat creation.
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(+ve) Scope for habitat creation or restoration (-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species			X	High / medium / low / no effect / depends on use	(0) The area is entirely within Flood Zone 1 and is therefore considered to be at a low risk of flooding from rivers or the sea. (-) Parts of the area are at a high risk of surface water flooding. However, as the site is already developed, it is uncertain whether directing waste facilities to this area would increase the proportion of the site that is covered by impermeable surfaces or exacerbate surface water flooding. (+) The development of a waste management facility in the area may provide opportunities to manage the risk of surface water flooding through the use of SuDS or other appropriate techniques.			?
				X	High / medium / low / no effect / depends on use				Incorporate SuDS or other appropriate techniques to manage surface water runoff.
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate dev'tment in flood risk areas; reduce flood risk through SuDS / other measures (-ve) Exacerbate vulnerability to flooding			X	High / medium / low / no effect / depends on use	(0) The area is entirely within Flood Zone 1 and is therefore considered to be at a low risk of flooding from rivers or the sea. (-) Parts of the area are at a high risk of surface water flooding. However, as the site is already developed, it is uncertain whether directing waste facilities to this area would increase the proportion of the site that is covered by impermeable surfaces or exacerbate surface water flooding. (+) The development of a waste management facility in the area may provide opportunities to manage the risk of surface water flooding through the use of SuDS or other appropriate techniques.			?
				X	High / medium / low / no effect / depends on use				Incorporate SuDS or other appropriate techniques to manage surface water runoff.

8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events			X	High / medium / low / no effect / depends on use	<p>(0) The use of the area for a waste facility would be unlikely to result in the loss of green infrastructure or any other features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change.</p> <p>(-) Parts of the area are at a high risk of surface water flooding. However, as the area is already developed, it is uncertain whether the use of the site for a waste facility would increase the proportion of the site that is covered by impermeable surfaces and whether it would exacerbate surface water flooding.</p> <p>(+) The development of a waste management facility in the area may provide opportunities to manage the risk of surface water flooding through the use of SuDS or other appropriate techniques.</p>		Incorporate SuDS or other techniques to manage surface water runoff.	?
9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources	(+ve) Reduce waste- related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation			X	High / medium / low / no effect / depends on use	<p>(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates thereby reducing the proportion of waste going to landfill and associated methane emissions [quite likely, but depends on waste use]</p> <p>(?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area.</p>			?
10. To protect and improve air, water and soil quality	(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact			X	High / medium / low / no effect / depends on use	<p>(?)The site is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development.</p> <p>(-) The area is within a Source Protection Zone 1.</p> <p>(?) The area is within an Air Quality Management Area but it is not located in or close to an Air Quality Focus Area as defined by GLA. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. However, the extent of this impact would depend on the nature of the proposed use and whether it generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or served a wider catchment.</p> <p>(-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]</p>	Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses. Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Allocate area for enclosed waste uses only Ensure appropriate measures are incorporated to prevent any contamination of groundwater or adjacent watercourses. Negative air pressure and rapid-closure doors on any enclosed facility in the area. Dust suppression and other measures such as wheel-washing.	—

11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates	(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy			X	High / medium / low / no effect / depends on use	(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan’s capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would dependent on the type of facility that would be located in the area. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.	Policy 3 of the draft NLWP will ensure that any waste management facility in the area results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	+
12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(+) The area comprises entirely of previously developed land and directing waste management facilities to this location would therefore help ensure the efficient use of land [inevitable]. (+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of facility [depends on use]. (?) Effect on water demand is uncertain and would depend on the type of waste management facility [depends on use].	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.		+
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro’ provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+) 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>14. To reduce economic disparities, unemployment and deprivation</p>	<p>(+ve) Support for (and creation of) a broad range of employment opportunities</p>			<p>X High / medium / low / no effect / depends on use</p>	<p>(?) The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. 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.</p> <p>In addition, the area appears to be largely occupied. As a result, the provision of a waste management facility in the area may result in the displacement of an existing employment use. The impact on the objective is therefore considered to be uncertain.</p>	<p>Secondary impacts on deprivation.</p>		<p>?</p>
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Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources.

The proximity to sensitive receptors does however mean that there is the potential for a facility in this area to have a negative impact on the objective that relates to amenity. There could also be a negative impact on the objective of protecting air, water and soil quality. The extent of impact on this objective would be dependent on the nature of the proposed waste management facility but the use of measures such as negative air pressure and rapid-closure doors on any enclosed facility could help mitigate impacts. The proposed allocation would have an uncertain impact on the objectives that relate to sustainable transport, biodiversity; flood risk, climate change and unemployment.

Site name:	Mill Hill Industrial Estate	Site reference:	A04-BA	Date of visit:	13 th August 2014 25 th June 2018	[am]	Assessor:	JM/MM CW / MH
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(-) The area is immediately adjacent to residential properties lying to the north of the site. As a result, there are sensitive receptors within the vicinity. The area is occupied by existing industrial uses. However, depending on the use, there could be some scope for a waste management facility to introduce new impacts (such as odour, vermin, etc.) on amenity. There could also be some increase in dust and emissions from traffic accessing the area. It is however uncertain whether a waste facility would generate more traffic/dust than existing industrial uses in the area and conditions could be used to mitigate other impacts.	Secondary impacts on quality of life and perceptions of the area. Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Allocate site for enclosed waste uses only and enforce appropriate controls through planning conditions and environmental permitting.	—
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure	N/A			High / medium / low / no effect / depends on use	(0) The area is an existing trading/industrial estate. It is not located within Metropolitan Open Land and does not contain any areas of green/open space.			0
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) The area is not located in close proximity to a navigable waterway or wharf. Although there is a railway line to the west, it is separated from the area by the M1 and there are no sidings at this location. As such, any waste management facility in this area is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered in the area could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arising is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector.		?
4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings	N/A			High / medium / low / no effect / depends on use	(0) The area is an existing industrial/trading estate and there are no designated heritage assets or locally listed buildings within or adjacent to it. As a result, directing waste management facilities to this area is unlikely to have a significant impact on the objective.			0

5. To maintain and enhance the quality and character of North London's townscapes and landscapes	<p>(+ve) Will development be sympathetic</p> <p>(+ve/-ve) Impact on landscape / townscape character</p> <p>(-ve) Openness of Green Belt; effect on open space</p>	N/A			High / medium / low / no effect / depends on use	<p>(0) 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.</p>			0
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	<p>(+ve) <i>Scope for habitat creation or restoration</i></p> <p>(-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species</p>	X			High / medium / low / no effect / depends on use	<p>(0) The area is not part of an internationally designated site or located within a SSSI. It is also not within or adjacent to a Site of Importance for Nature Conservation (SINC)</p>		<p>Any planning application would, if necessary, be accompanied by a suitable assessment of the ecological value of the site/surrounding area and the impact of the proposed use on this ecological value.</p>	?
7. To reduce and manage flood risk	<p>(+ve) Avoidance of inappropriate dev'tment in flood risk areas; reduce flood risk through SuDS / other measures</p> <p>(-ve) Exacerbate vulnerability to flooding</p>			X	High / medium / low / no effect / depends on use	<p>(0) The area is entirely within Flood Zone 1 and is therefore considered to be at a low risk of flooding from rivers or the sea.</p>		<p>Incorporate SuDS or other appropriate techniques to manage surface water runoff.</p>	?
8. To adapt to, and reduce the impacts of climate change	<p>(+ve) Reduction of vulnerability to climate change events</p>			X	High / medium / low / no effect / depends on use	<p>(0) The use of the area for a waste facility would be unlikely to result in the loss of green infrastructure or any other features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change.</p>		<p>Incorporate SuDS or other appropriate techniques to manage surface water runoff.</p>	?
						<p>(-) Parts of the area are at a high risk of surface water flooding. However, as the site is already developed, it is uncertain whether directing waste facilities to this area would increase the proportion of the site that is covered by impermeable surfaces or exacerbate surface water flooding.</p>			
						<p>(+) The development of a waste management facility in the area may provide opportunities to manage the risk of surface water flooding through the use of SuDS or other appropriate techniques.</p>			
						<p>(-) Parts of the area are at a high risk of surface water flooding. However, as the area is already developed, it is uncertain whether the use of the site for a waste facility would increase the proportion of the site that is covered by impermeable surfaces and whether it would exacerbate surface water flooding.</p>			
						<p>(+) The development of a waste management facility in the area may provide opportunities to manage the risk of surface water flooding through the use of SuDS or other appropriate techniques.</p>			

<p>9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources</p>	<p>(+ve) Reduce waste- related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates thereby reducing the proportion of waste going to landfill and associated methane emissions [quite likely, but depends on waste use]</p> <p>(?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area.</p>			?
<p>10. To protect and improve air, water and soil quality</p>	<p>(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(?)The site is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development. The area is also not within or adjacent to a Principal Aquifers or Source Protection Zones 1 and 2.</p> <p>(?) The area is within an Air Quality Management Area but it is not located in or close to an Air Quality Focus Area as defined by GLA. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. However, the extent of this impact would depend on the proposed use and whether it generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or served a wider catchment.</p> <p>(-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]</p>	<p>Development of the site would generate cumulative impacts on air quality alongside M1.</p> <p>Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses.</p>	<p>Allocate area for enclosed waste uses only</p> <p>Negative air pressure and rapid-closure doors on any enclosed facility in the area.</p> <p>Dust suppression and other measures such as wheel-washing.</p>	?
<p>11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates</p>	<p>(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan's capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would depend on the type of facility that would be located in the area. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.</p>	<p>(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.</p>	<p>Policy 3 of the draft NLWP will ensure that any waste management facility in the area results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.</p>	+

12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(+ve) The area comprises entirely of previously developed land and directing waste management facilities to this location would therefore help ensure the efficient use of land [inevitable]. (+ve) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of facility [depends on use]. (?) Effect on water demand is uncertain and would depend on the type of waste management facility [depends on use].	(+ve) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.		+
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro' provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+ve) 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.			+
14. To reduce economic disparities, unemployment and deprivation	(+ve) Support for (and creation of) a broad range of employment opportunities			X	High / medium / low / no effect / depends on use	(?) The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. 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. In addition, the area appears to be largely occupied. As a result, the provision of a waste management facility in the area may result in the displacement of an existing employment use. The impact on the objective is therefore considered to be uncertain.	Secondary impacts on deprivation.		?

Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources.

The proximity to sensitive receptors does however mean that there is the potential for a facility in this area to have a negative impact on the objective that relates to amenity. The proposed allocation would have an uncertain impact on several objectives, including those which relate to sustainable transport, biodiversity, flood risk, climate change, unemployment and protecting air, water and soil quality.

Site name:	Connaught Business Centre	Site reference:	A05-BA	Date of visit:	13 August 2014 25 th June 2018	[am]	Assessor:	MM / JM / JE CW
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(-) The area is immediately adjacent to residential properties lying to the north and 20m east of the site. As a result, there are sensitive receptors within the vicinity. The area is an existing trading/industrial estate. However, depending on the use, there is scope for a waste facility in this area to introduce new impacts (odour, vermin) on amenity. There could also be some increase in dust and emissions from traffic accessing the area. It is however uncertain whether a waste facility would generate more traffic than the existing uses of the site and conditions could be used to mitigate other impacts.	Secondary impacts on quality of life and perceptions of the area. Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Allocate site for enclosed waste uses only and enforce appropriate controls through planning conditions and environmental permitting.	-
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure	N/A			High / medium / low / no effect / depends on use	(0) The area contains a range of employment and commercial uses. It is not located within Metropolitan Open Land and does not contain any areas of green/open space. The proposed use of the area for waste facilities is therefore unlikely to impact on open space or green infrastructure.			0
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) The area is not located in close proximity to a navigable waterway or wharf. Although there is a railway line to the east, it is separated from the area by residential properties and there are no sidings at this location. As such, any facility is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered in the area could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arising is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector.		?
4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings	N/A			High / medium / low / no effect / depends on use	(0) The area is an existing industrial/trading estate and there are no designated heritage assets or locally listed buildings within or adjacent to it. As a result, directing waste management facilities to this area is unlikely to have a significant impact on the objective.			0

5. To maintain and enhance the quality and character of North London's townscapes and landscapes	(+ve) Will development be sympathetic (+ve/-ve) Impact on landscape / townscape character (-ve) Openness of Green Belt; effect on open space	N/A			High / medium / low / no effect / depends on use	(0) 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 and does not contain or adjoin any areas of public open space. (0) The area comprises of existing industrial / employment units. Directing waste management facilities to this location is therefore unlikely to have a significant impact on the townscape. The exact impact would however depend on the use.			0
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(+ve) Scope for habitat creation or restoration (-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species	X			High / medium / low / no effect / depends on use	(0) The area is not part of an internationally designated site or located within a SSSI. (-) Silk Stream, a Borough Site of Importance for Nature Conservation (SINC), is adjacent to the area. A waste management facility in the area could introduce new impacts and adversely affect this feature. It is however recognised that, in the absence of appropriate ecological surveys, there is only a limited level of certainty about any such impact. In addition, it is acknowledged that the likelihood of any impact could also depend on which part of the area any waste management facility was located in. (?) Although the area is an existing industrial estate, in the absence of appropriate ecological surveys it is not known whether the area contains any protected species or habitats or whether there is any scope for habitat creation.		Any planning application would, if necessary, be accompanied by a suitable assessment of the ecological value of the site/surrounding area and the impact of the proposed use on this ecological value. Implement appropriate measures to improve the biodiversity value of the site.	-
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate dev'tment in flood risk areas; reduce flood risk through SuDS / other measures (-ve) Exacerbate vulnerability to flooding			X	High / medium / low / no effect / depends on use	(- -) The area is within Flood Zone 2 and 3. As such, any waste facility directed to this location would be at a medium/high risk of flooding. (-) Parts of the area are at a high risk of surface water flooding. However, as the area is already developed, it is uncertain whether directing waste facilities to this area would increase the proportion of the area that is covered by impermeable surfaces or exacerbate surface water flooding. (+) The development of a waste management facility in the area may provide opportunities to manage the risk of surface water flooding through the use of SuDS or other appropriate techniques.		Any planning application would, if necessary, be accompanied by a suitable Flood Risk Assessment. Incorporate SuDS or other techniques to manage surface water runoff. Application of the Sequential Test.	- -

8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events			X	High / medium / low / no effect / depends on use	(0) The use of the area for a waste facility would be unlikely to result in the loss of green infrastructure or any other features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change. (- -) The area is within Flood Zone 2 and 3. As such, any waste facility directed to this location would be at a medium/high risk of flooding. Parts of the area are also at a high risk of surface water flooding. Climate change is likely to exacerbate flood risk.		Incorporate SuDS or other techniques to manage surface water runoff.	- -
9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources	(+ve) Reduce waste- related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation			X	High / medium / low / no effect / depends on use	(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates thereby reducing the proportion of waste going to landfill and associated methane emissions [quite likely, but depends on waste use] (?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area.			?
10. To protect and improve air, water and soil quality	(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact			X	High / medium / low / no effect / depends on use	(?)The site is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development. (-)The area is adjacent to Silk Stream and development in this area has the potential to impact the quality of this water course. Due to the area being at risk of flooding there is a potential risk of contamination of the adjacent watercourse as a result of future flood events even if development is restricted to enclosed waste facilities and on-site drainage measures (e.g. oil filters, silt traps) are installed. (?) The area is within an Air Quality Management Area but it is not located in or close to an Air Quality Focus Area as defined by GLA. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. However, the extent of this impact would depend on the proposed use and whether it generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or served a wider catchment. (-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]	Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses. Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Allocate area for enclosed waste uses only Ensure appropriate measures are incorporated to prevent any contamination of adjacent watercourses. Negative air pressure and rapid-closure doors on any enclosed facility in the area. Dust suppression and other measures such as wheel-washing.	-

11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates	(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy			X	High / medium / low / no effect / depends on use	(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan’s capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would dependent on the type of facility that would be located in the area. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.	Policy 3 of the draft NLWP will ensure that any waste management facility in the area results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	+
12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(+) The area comprises entirely of previously developed land and directing waste management facilities to this location would therefore help ensure the efficient use of land [inevitable]. (+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of facility [depends on use]. (?) Effect on water demand is uncertain and would depend on the type of waste management facility [depends on use].	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.		+
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro’ provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+) 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.			+

14. To reduce economic disparities, unemployment and deprivation	(+ve) Support for (and creation of) a broad range of employment opportunities			X	High / medium / low /no effect/ depends on use	(?) The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. 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. In addition, the area appears to be largely occupied. As a result, the provision of a waste management facility in the area may result in the displacement of an existing employment use. The impact on the objective is therefore considered to be uncertain.	Secondary impacts on deprivation.		?
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Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources.

The proximity to sensitive receptors does however mean that there is the potential for a facility in this area to have a negative impact on the objective that relates to amenity. Enforcing appropriate controls through planning conditions and environmental permitting are therefore likely to be key mitigation measures. Due to the proximity of the area to a designated SINC, the proposed allocation could have a negative effect on the objective of protecting biodiversity. Undertaking appropriate ecological surveys and implementing appropriate measures to improve the biodiversity value of the site are likely to be important mitigation measures. There could also be a negative impact on the objective of protecting air, water and soil quality. The extent of impact on this objective would be dependent on the nature of the proposed waste management facility but the use of measures such as negative air pressure and rapid-closure doors on any enclosed facility could help mitigate impacts. In addition, as parts of the area are at a medium/high risk of flooding, the proposed allocation would also have a significant negative impact on the objectives that relate to reducing flood risk and adapting to climate change. The completion of a suitable Flood Risk Assessment, application of the Sequential Test and the incorporation of SuDS or other techniques to manage surface water runoff will be key mitigation measures.

The proposed allocation could also have an uncertain impact on the objectives relating to sustainable transport and reducing contributions to climate change.

Site name:	Eley's Estate	Site reference:	A12-EN	Date of visit:	11 August 2014 25 th June 2018	[pm]	Assessor:	MM / JM CW/ MH
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(?) Residential properties lie 50m west of the north western corner of the site and new residential development is proposed to the south of the site as part of the Meridian Water development. However, given the size of the area, waste management development could potentially take place in a part of the area that is a significant distance from these residential properties which could avoid impact on amenity. The area is an existing industrial estate. However, depending on the use, there could be some scope for a waste facility to introduce new impacts (odour, vermin) on amenity. However, there are existing waste uses in the area and it is uncertain whether a new waste facility would generate more traffic than existing uses. Conditions could also be used to mitigate other impacts.	Secondary impacts on quality of life and perceptions of the area. Development of a waste management facility in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Enforce appropriate controls through planning conditions and environmental permitting. Ensure that only enclosed facilities are developed in the parts of the area that are adjacent to sensitive receptors.	?
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure	N/A			High / medium / low / no effect / depends on use	(0) The Green Belt and Lee Valley Regional Park is located to the east. However, the area is already in use as an industrial estate and there are existing waste management facilities on the site. Therefore, directing waste management facilities to this area is unlikely to have a significant impact upon the objective.			0
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) The River Lee Navigation runs adjacent to the east of the area and could potentially be used to transport waste. However, for a facility to make use of this feature it would need to be on the eastern boundary of the area and a wharf would need to be established. A railway line runs adjacent to the west of the area however there are no sidings at this location. Consequently, any facility is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered in the area could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arisings is unknown and may originate from outside the plan area. (+) There are existing waste management facilities in the area. Consequently, the opportunities for co-location could result in some transport-related savings.	Secondary impact on greenhouse gas emissions from the transport sector.		?
4. To conserve and enhance the historic	(-ve) Impact on heritage assets;	N/A			High / medium / low / no effect / depends on use	(0) The area is an existing industrial/trading estate. The main archaeological constraints include the settings of			0

Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
environment, heritage assets and their settings	impact on settings					Chingford Mill pumping station (grade II) and the Montagu Road cemeteries conservation area. However, it is not anticipated to have a significant impact on the objective.			
5. To maintain and enhance the quality and character of North London's townscapes and landscapes	(+ve) Will development be sympathetic	N/A			High / medium / low / no effect / depends on use	(0) The area is not within the Green Belt or Ancient Woodland. It is not designated for its local landscape importance and does not contain any areas of public open space. The Green Belt, Lee Valley Regional Park, and Area d Special Character are located to the east of the site. Nevertheless, the area is an industrial area which contains existing waste uses. As such, directing waste management facilities to this area is unlikely to have a significant impact on the character of the local townscape/landscape provided that the facility is housed in structures similar in scale and design to those already on the estate. The exact impact would however depend on the nature of the facility.			0
	(+ve/-ve) Impact on landscape / townscape character								
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(-ve) Openness of Green Belt; effect on open space								
	(+ve) Scope for habitat creation or restoration	X			High / medium / low / no effect / depends on use	(0) The area is not part of an internationally designated site or located within a SSSI.		Any planning application would, if necessary, be accompanied by a suitable assessment of the ecological value of the site/surrounding area and the impact of the proposed use on this ecological value.	-
(-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species					(-)The Lee Valley Metropolitan Site of Importance for Nature Conservation (SINC) is adjacent to the eastern boundary of the area. Although the area is occupied by existing industrial uses, directing waste facilities to the area could introduce new impacts on these features. Any impact would however depend on the type of facility and its location within the area. It is also recognised that, in the absence of appropriate ecological surveys, there is only a limited level of certainty about any such impact.				
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate dev'tment in flood risk areas; reduce flood risk through SuDS / other measures			X	High / medium / low / no effect / depends on use	(- -) The part of the area which is to the south and west of Salmon's Brook is largely within Flood Zones 2 and 3 and the south east of the area is within a Flood Zone 2. As such, any waste facility directed to this location would be at a medium/high risk of flooding.		Any planning application would, if necessary, be accompanied by a suitable Flood Risk Assessment.	--
	(-ve) Exacerbate vulnerability to flooding								
								Application of the Sequential Test.	

Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events			X	High / medium / low / no effect / depends on use	<p>(0) The use of the area for an alternative waste facility would be unlikely to result in the loss of green infrastructure or any other features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change.</p> <p>(- -) The part of the area which is to the south and west of Salmon's Brook is largely within Flood Zones 2 and 3 and the south east of the area is within a Flood Zone 2. As such, any waste facility directed to this location would be at a medium/high risk of flooding.</p>		Incorporate SuDS or other techniques to manage surface water runoff.	- -
9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources	(+ve) Reduce waste-related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation			X	High / medium / low / no effect / depends on use	<p>(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates thereby reducing the proportion of waste going to landfill and associated methane emissions [quite likely, but depends on waste use]</p> <p>(+) Development of the area could create an opportunity to recover energy from waste, depending on the type of facility developed. The area is identified by the GLA as an opportunity area for Decentralised Energy and a proposed District Heating transmission line runs along the eastern edge of the site. [limited likelihood, but depends on waste use]</p> <p>(?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area.</p>			+

<p>10. To protect and improve air, water and soil quality</p>	<p>(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(?)The site is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development.</p> <p>(-)The eastern half of the area lies over a Secondary A Aquifer within the superficial deposits. The east and central parts of the area are within Source Protection Zone 1 with the remainder within Zone 2. Salmon's Brook cuts through the area and the River Lee Navigation is adjacent to it. Due to the area being at risk of flooding there is a potential risk of contamination of the adjacent watercourse as a result of future flood events even if development is restricted to enclosed waste facilities and on-site drainage measures (e.g. oil filters, silt traps) are installed.</p> <p>(?) The area is within an Air Quality Management Area but it is not located in or close to an Air Quality Focus Area as defined by GLA. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. However, the extent of this impact would depend on the proposed use and whether it generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or served a wider catchment.</p> <p>(-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]</p>	<p>Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses.</p> <p>Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.</p>	<p>Allocate area for enclosed waste uses only</p> <p>Ensure appropriate measures are incorporated to prevent any contamination of groundwater or adjacent watercourses.</p> <p>Negative air pressure and rapid-closure doors on any enclosed facility in the area.</p> <p>Dust suppression and other measures such as wheel-washing.</p>	-
<p>11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates</p>	<p>(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan's capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would depend on the type of facility that would be located in the area. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.</p>	<p>(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.</p>	<p>Policy 3 of the draft NLWP will ensure that any waste management facility in the area results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.</p>	+

12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(+ve) The area comprises entirely of previously developed land and directing waste management facilities to this location would therefore help ensure the efficient use of land [inevitable]. (+ve) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of facility [depends on use]. (?) Effect on water demand is uncertain and would depend on the type of waste management facility [depends on use].	(+ve) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.		+
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro' provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+ve) 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.			+
14. To reduce economic disparities, unemployment and deprivation	(+ve) Support for (and creation of) a broad range of employment opportunities			X	High / medium / low / no effect / depends on use	(?) The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. 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. In addition, the area appears to be largely occupied. As a result, the provision of a waste management facility in the area may result in the displacement of an existing employment use. The impact on the objective is therefore considered to be uncertain.	Secondary impacts on deprivation.		?

Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources. It also has the potential to have some positive impact on the objective of reducing contributions to climate change.

Due to the proximity of the area to a designated SINC, the proposed allocation could have a negative effect on the objective of protecting biodiversity. Undertaking appropriate ecological surveys and implementing appropriate measures to improve the biodiversity value of the site are likely to be important mitigation measures. There could also be a negative impact on the objective of protecting air, water and soil quality. The extent of impact on this objective would be dependent on the nature of the proposed waste management facility but the use of measures such as negative air pressure and rapid-closure doors on any enclosed facility on the site could help mitigate impacts. In addition, as parts of the area are at a medium/high risk of flooding, the proposed allocation would also have a significant negative impact on the objectives that relate to reducing flood risk and adapting to climate change. The completion of a suitable Flood Risk Assessment, application of the Sequential Test and the incorporation of SuDS or other techniques to manage surface water runoff will be key mitigation measures.

The proposed allocation could also have an uncertain impact on the objective relating to sustainable transport. Although parts of the area are in close proximity to sensitive receptors, the impact of the allocation on the objective that relates to health and amenity is considered to be uncertain as given the size of the area, waste management development could potentially take place in a part of the area that is a significant distance from these residential properties which could avoid impact on amenity.

Site name:	Millfields LSIS	Site reference:	A15-HC	Date of visit:	12 August 2014 [pm] 25 th June 2018	Assessor:	MM / JM / JP MH/ CW
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(-) Residential properties are approximately 15m south of the site and Clapton Park Lower School is also located to the south of the site. As a result, there are sensitive receptors within the vicinity. The site is an existing waste transfer station and depot. However, an alternative waste facility could introduce new impacts (odour, vermin) on amenity. There could also be some increase in dust and emissions from traffic accessing the site which could impact on amenity, particularly as the site is accessed through residential areas. There is however only a low level of certainty about this as it is unknown whether an alternative waste facility would generate more traffic than the existing use of the site. Conditions could be used to mitigate other impacts.	Secondary impacts on quality of life and perceptions of the area.	Enforce appropriate controls through planning conditions and environmental permitting.	—
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure	N/A			High / medium / low / no effect / depends on use	(0) An area of designated Metropolitan Open Land is located to the east of the site. This Open Land is however separated from the site by a watercourse. In addition, the site is an existing waste management/transfer station. As such, the site is unlikely to have a significant impact on green infrastructure or open space.			0
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(+) The site is not located in close proximity to a railway. The River Lee Navigation is adjacent to the east of the site but there is no wharf in this location and the existing waste management facility on the site does not appear to receive waste via this waterway. As a result, any facility is likely to be reliant upon transporting waste by road. (+) Any waste facility on the site could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arisings is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector.		?
4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings			X	High / medium / low / no effect / depends on use	(0) There are three listed buildings to the west of the site – Hackney Borough Disinfecting Station, the Shelter House and Caretaker's Lodge, all grade II. Nevertheless, the site is an existing waste management facility and is separated, and largely screened, from these designated heritage assets by a vacant site/building. As such, it is uncertain whether the site would have a significant impact on the objective.	Secondary impacts on the image of the area.	Ensure appropriate heritage impact assessments are undertaken and that the design of any built facility is sympathetic to the setting of these heritage assets.	?

5. To maintain and enhance the quality and character of North London's townscapes and landscapes	(+ve) Will development be sympathetic (+ve/-ve) Impact on landscape / townscape character (-ve) Openness of Green Belt; effect on open space	N/A			High / medium / low / no effect / depends on use	(0) The site is not within the Green Belt or Ancient Woodland. Lea Valley Park is adjacent to the north of the site and Hackney Marshes are 20m east of the site. However, the site is an existing waste management facility and an alternative waste facility is unlikely to have a significant impact on the surrounding townscape and landscape. The exact impact would however depend on the use.			0
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(+ve) <i>Scope for habitat creation or restoration</i> (-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species	X			High / medium / low / no effect / depends on use	(0) The site is not part of an internationally designated site or located within a SSSI. (-) A SINC is adjacent to the site. Although the site is already occupied by a waste management use, an alternative waste management use could introduce new impacts on this feature. However, and in the absence of appropriate ecological surveys, there is only a limited level of certainty about any such impact. (?) Although the site is an existing waste management/transfer station, it is not known whether the site contains any protected species or habitats or whether there is any scope for habitat creation.		Any planning application would, if necessary, be accompanied by a suitable assessment of the ecological value of the site/surrounding area and the impact of the proposed use on this ecological value.	-
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate dev'tment in flood risk areas; reduce flood risk through SuDS (-ve) Exacerbate vulnerability to flooding			X	High / medium / low / no effect / depends on use	(+) The site is entirely within Flood Zone 1 and is therefore at a low risk of flooding from fluvial and tidal sources. The site is also not within an area which has been identified as being susceptible to surface water flooding. As such, directing waste management facilities to this location would help to avoid inappropriate development in areas at risk of flooding and could therefore have a positive impact on the objective.			+
8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events	N/A			High / medium / low / no effect / depends on use	(0) The site is entirely within Flood Zone 1 and is therefore at a low risk of fluvial flooding. It is also not within an area that has been identified as being susceptible to surface water flooding. The use of the site for a waste facility would be unlikely to result in the loss of green infrastructure or any other features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change.			0

<p>9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources</p>	<p>(+ve) Reduce waste-related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates [quite likely, but depends on waste use]. There may also be scope for waste to be transported to the site by alternative modes of transport although it is acknowledged that there is limited certainty about this.</p> <p>(?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area.</p>			?
<p>10. To protect and improve air, water and soil quality</p>	<p>(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(?) The site is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development.</p> <p>(-) There is a Source Protection Zone 1 25m north of the site and the River Lea Runs adjacent to the east of the site.</p> <p>(?) The site is within an Air Quality Management Area but not a Focus Area. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. However, the extent of this impact would depend on the proposed use and whether it generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or serves a wider catchment.</p> <p>(-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]</p>	<p>Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses.</p> <p>Development of the site would generate cumulative impacts alongside existing (mainly) employment uses in the vicinity.</p>	<p>Allocate site for enclosed waste uses only</p> <p>Ensure appropriate measures are incorporated to prevent any contamination of groundwater or nearby watercourses.</p> <p>Negative air pressure and rapid-closure doors on any enclosed facility on the site.</p> <p>Dust suppression and other measures such as wheel-washing.</p>	-

11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates	(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy			X	High / medium / low / no effect / depends on use	(+) Any waste facility delivered on the site would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan's capacity needs. It would therefore help divert waste from landfill. As such, the site has the potential to have a positive impact on the objective. The extent to which the use of the site would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would depend on the type of waste management facility that would be located on the site. Policy 2 of the draft NLWP does however specify that waste management development on this site should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.	Policy 2 of the draft NLWP will ensure that any waste management facility on the site results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	+
12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(+) The site comprises entirely of previously developed land. The use of the site for a waste management facility would therefore help ensure the efficient use of land. (+) Any waste facility delivered on the site would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the site would move waste up the Waste Hierarchy would however be dependent on the type of waste management facility that would be located on the site. (?) Effect on water demand is uncertain and would depend on the type of waste management facility.	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.		+
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro' provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+) The use of the site 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. There is however on a low level of certainty that the proposed use of the site would have a significant impact on the objective given that the site is already occupied by a waste management use.			+
14. To reduce economic disparities, unemployment and deprivation	(+ve) Support for (and creation of) a broad range of employment opportunities			X	High / medium / low / no effect / depends on use	(?) The use of the site for waste management could create employment opportunities and contribute towards reducing unemployment. However, the site is already occupied by a waste facility. It is therefore uncertain whether any additional employment opportunities would be created and the impact on the objective is also uncertain.			?

Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources.

The proximity of the site to sensitive receptors does however mean that there is the potential for a facility in this location to have a negative impact on the objective that relates to amenity. Enforcing appropriate controls through planning conditions and environmental permitting are therefore likely to be key mitigation measures. The allocation could also have a negative impact on the objective that relates to protecting and improving air, water and soil quality. The extent of impact on this objective would be dependent on the nature of the proposed waste management facility but the use of measures such as negative air pressure and rapid-closure doors on any enclosed facility on the site could help mitigate impacts. The proposed allocation would have an uncertain impact on the objectives that relate to sustainable transport, conserving the historic environment and reducing contributions to climate change. Due to the proximity of the site to a designated SINC, the proposed allocation could have a negative effect on the objective of protecting biodiversity. Undertaking appropriate ecological surveys is likely to be an important mitigation measure.

Site name:	Brantwood Road (SIL 3)	Site reference:	A19-HR	Date of visit:	28 th October [am/pm] 25 th June 2018	Assessor:	JM CW / MH
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(?) Residential properties are immediately adjacent to the area. However given the size of the area, waste management development could potentially take place in a part of the area that is a significant distance from these residential properties which could avoid impact on amenity. The area is an existing trading/industrial estate. However, depending on the use, there is scope for a waste facility in this area to introduce new impacts (odour, vermin) on amenity. There could also be some increase in dust and emissions from traffic accessing the area. It is however uncertain whether a waste facility would generate more traffic than the existing uses of the site and conditions could be used to mitigate other impacts.	Secondary impacts on quality of life and perceptions of the area. Development of a waste management facility in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Enforce appropriate controls through planning conditions and environmental permitting. Ensure that only enclosed facilities are developed in the parts of the area that are adjacent to sensitive receptors.	?
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure	N/A			High / medium / low / no effect / depends on use	(0) The area contains a range of employment uses. It is not located within Metropolitan Open Land and does not contain any areas of green/open space. The proposed use of the area for waste facilities is therefore unlikely to impact on open space or green infrastructure.			0
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) The area is not located in close proximity to a navigable waterway, wharf or railway. As such, any facility is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered in the area could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arising is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector and air quality.		?
4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings	N/A			High / medium / low / no effect / depends on use	(0) The area is an existing industrial estate and there are no designated heritage assets or locally listed buildings within or adjacent to it. As a result, directing waste management facilities to this area is unlikely to have a significant impact on the objective.			0

5. To maintain and enhance the quality and character of North London's townscapes and landscapes	(+ve) Will development be sympathetic (+ve/-ve) Impact on landscape / townscape character (-ve) Openness of Green Belt; effect on open space	N/A			High / medium / low / no effect / depends on use	(0) 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 and does not contain or adjoin any areas of public open space. (0) The area comprises of existing industrial / employment units. Directing waste management facilities to this location is therefore unlikely to have a significant impact on the townscape provided that the facility is housed in structures similar in scale and design to surrounding units. The exact impact would however depend on the use.			0
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(+ve) <i>Scope for habitat creation or restoration</i> (-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species	X			High / medium / low / no effect / depends on use	(0) The area is not part of an internationally designated site or located within a SSSI. It is not located in close proximity to any Sites of Importance for Nature Conservation (SINCs). (?) Although the area is an existing industrial estate, in the absence of appropriate ecological surveys it is not known whether the area contains any protected species or habitats or whether there is any scope for habitat creation.		Allocate site for enclosed waste uses only and enforce appropriate controls through planning conditions and environmental permitting.	?
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate development in flood risk areas; reduce flood risk through SuDS / other measures (-ve) Exacerbate vulnerability to flooding			X	High / medium / low / no effect / depends on use	(-) The eastern part of the area is within Flood Zone 2. As such, any waste facility in this part of the area would be at a medium risk of flooding. (-) Parts of the area are also susceptible to surface water flooding. However, as the area is already developed, it is uncertain whether directing waste facilities to this area would increase the proportion of the area that is covered by impermeable surfaces or exacerbate surface water flooding. (+) The development of a waste management facility in the area may provide opportunities to manage the risk of surface water flooding through the use of SuDS or other appropriate techniques.		Any planning application would, if necessary, be accompanied by a suitable Flood Risk Assessment. Incorporate SuDS or other techniques to manage surface water runoff. Application of the Sequential Test.	-

8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events			X	High / medium / low / no effect / depends on use	(0) The use of the area for a waste facility would be unlikely to result in the loss of green infrastructure or any other features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change. (-) The eastern part of the area is within Flood Zone 2. The site has also been identified as being susceptible to surface water flooding. Climate change is likely to exacerbate flood risk.		Incorporate SuDS or other techniques to manage surface water runoff.	–
9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources	(+ve) Reduce waste-related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation			X	High / medium / low / no effect / depends on use	(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates thereby reducing the proportion of waste going to landfill and associated methane emissions [quite likely, but depends on waste use] (+) Development of the area could create an opportunity to recover energy from waste, depending on the type of facility developed. A proposed District Heating transmission line runs through the area. [limited likelihood, but depends on waste use] (?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area.			+

<p>10. To protect and improve air, water and soil quality</p>	<p>(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(?)The site is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development.</p> <p>(-) The area is within a Zone 1 and a Zone 2 groundwater source protection zones. Mitigation measures would need to be incorporated to ensure ground water is not adversely affected by waste facility development.</p> <p>(?) The area is within an Air Quality Management Area but it is not located in or close to an Air Quality Focus Area as defined by GLA. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. However, the extent of this impact would depend on the proposed use and whether it generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or served a wider catchment.</p> <p>(-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]</p>	<p>Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses.</p> <p>Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.</p>	<p>Allocate area for enclosed waste uses only</p> <p>Ensure appropriate measures are incorporated to prevent any contamination of groundwater or adjacent watercourses.</p> <p>Negative air pressure and rapid-closure doors on any enclosed facility in the area.</p> <p>Dust suppression and other measures such as wheel-washing.</p>	-
<p>11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates</p>	<p>(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan's capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would depend on the type of facility that would be located in the area. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.</p>	<p>(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.</p>	<p>Policy 3 of the draft NLWP will ensure that any waste management facility in the area results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.</p>	+
<p>12. To ensure efficient use of land and natural resources and the sustainable use of existing resources</p>	<p>(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) The area comprises entirely of previously developed land and directing waste management facilities to this location would therefore help ensure the efficient use of land [inevitable].</p> <p>(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of facility [depends on use].</p> <p>(?) Effect on water demand is uncertain and would depend on the type of waste management facility [depends on use].</p>	<p>(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.</p>		+

13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro' provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+) 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.			+
14. To reduce economic disparities, unemployment and deprivation	(+ve) Support for (and creation of) a broad range of employment opportunities			X	High / medium / low / no effect / depends on use	(?) The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. 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. In addition, the area appears to be fully occupied. As a result, the provision of a waste management facility in the area may result in the displacement of an existing employment use. The impact on the objective is therefore considered to be uncertain.	Secondary impacts on deprivation.		?

Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources. It also has the potential to have some positive impact on the objective of reducing contributions to climate change.

The proposed allocation could have a negative impact on the objective of protecting air, water and soil quality. The extent of impact on this objective would be dependent on the nature of the proposed waste management facility but the use of measures such as negative air pressure and rapid-closure doors on any enclosed facility on the site could help mitigate impacts. In addition, as parts of the area are at a medium risk of flooding, the proposed allocation would also have a negative impact on the objectives that relate to reducing flood risk and adapting to climate change. The completion of a suitable Flood Risk Assessment, application of the Sequential Test and the incorporation of SuDS or other techniques to manage surface water runoff will be key mitigation measures.

The proposed allocation could also have an uncertain impact on the objectives relating to sustainable transport, biodiversity and unemployment. In addition, although parts of the area are in close proximity to sensitive receptors, the impact of the allocation on the objective that relates to health and amenity is considered to be uncertain as given the size of the area, waste management development could potentially take place in a part of the area that is a significant distance from these residential properties which could avoid impact on amenity.

Site name:	North East Tottenham (SIL 12)	Site reference:	A21-HR	Date of visit:	28 th October 2014 [am/pm] 25 th June 2018	Assessor:	JM CW/ MH
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(?) Residential properties are in close proximity to the area to the west and allotments are to the south. However given the size of the area, waste management development could potentially take place in a part of the area that is a significant distance from these residential properties which could avoid impact on amenity. The site is an existing trading/industrial estate. However, depending on the use, there is scope for a waste facility in this area to introduce new impacts (odour, vermin) on amenity. There could also be some increase in dust and emissions from traffic accessing the area. It is however uncertain whether a waste facility would generate more traffic than the existing uses of the site and conditions could be used to mitigate other impacts.	Secondary impacts on quality of life and perceptions of the area. Development of a waste management facility in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Enforce appropriate controls through planning conditions and environmental permitting. Ensure that only enclosed facilities are developed in the parts of the area that are adjacent to sensitive receptors.	?
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure	N/A			High / medium / low / no effect / depends on use	(0) The area contains a range of employment uses. It is not located within Metropolitan Open Land and does not contain any areas of green/open space. The proposed use of the area for waste facilities is therefore unlikely to impact on open space or green infrastructure.			0
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) Pymme's Brook is immediately to the east of the area but is unlikely to be suitable for transporting waste and for a facility to make use of this feature it would need to be on the eastern boundary of the site and a wharf would need to be established. Although there is a railway line adjacent to the west of the area there are no sidings in this location. Consequently, any facility is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered in the area could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arisings is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector and air quality.		?
4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings	N/A			High / medium / low / no effect / depends on use	(0) The area is an existing industrial/trading estate and there are no designated heritage assets or locally listed buildings within or adjacent to it. As a result, directing waste management facilities to this area is unlikely to have a significant impact on the objective.			0

5. To maintain and enhance the quality and character of North London's townscapes and landscapes	(+ve) Will development be sympathetic (+ve/-ve) Impact on landscape / townscape character (-ve) Openness of Green Belt; effect on open space	N/A			High / medium / low / no effect / depends on use	(0) 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 and does not contain any areas of public open space. (0) The area comprises of existing industrial / employment units. Directing waste management facilities to this location is therefore unlikely to have a significant impact on the townscape provided that the facility is housed in structures which are similar in scale and design. The exact impact would however depend on the nature of the facility.			0
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(+ve) <i>Scope for habitat creation or restoration</i> (-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species	X			High / medium / low / no effect / depends on use	(0) The area is not part of an internationally designated site or located within a SSSI. (-) A Borough Site of Importance for Nature Conservation (SINC) is adjacent to the area. Although the area is occupied by existing industrial uses, directing waste facilities to the area could introduce new impacts on this SINC. Any impact would however depend on the type of facility and its location within the area. It is also recognised that, in the absence of appropriate ecological surveys, there is only a limited level of certainty about any such impact. (?) Although the area is an existing trading / industrial estate, it is not known whether it contains any protected species or habitats or whether there is any scope for habitat creation.		Any planning application would, if necessary, be accompanied by a suitable assessment of the ecological value of the site/surrounding area and the impact of the proposed use on this ecological value. Implement appropriate measures to improve the biodiversity value of the site.	-
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate development in flood risk areas; reduce flood risk through SuDS / other measures (-ve) Exacerbate vulnerability to flooding			X	High / medium / low / no effect / depends on use	(-) The majority of the area is within Flood Zone 2. As such, any waste facility in this part of the area would be at a medium risk of flooding. (-)The area is also susceptible to surface water flooding. However, as the area is already developed, it is uncertain whether directing waste facilities to this area would increase the proportion of the area that is covered by impermeable surfaces or exacerbate surface water flooding. (+) The development of a waste management facility in the area may provide opportunities to manage the risk of surface water flooding through the use of SuDS or other appropriate techniques.		Any planning application would, if necessary, be accompanied by a suitable Flood Risk Assessment. Incorporate SuDS or other techniques to manage surface water runoff. Application of the Sequential Test.	-
8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events			X	High / medium / low / no effect / depends on use	(0) The use of the area for a waste facility would be unlikely to result in the loss of green infrastructure or any other features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change. (-) The majority of the area is within Flood Zone 2. As such, any waste facility in this part of the area would be at a medium risk of flooding. The area is also susceptible to surface water flooding. Climate change is likely to exacerbate flood risk.		Incorporate SuDS or other techniques to manage surface water runoff.	-

<p>9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources</p>	<p>(+ve) Reduce waste-related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates thereby reducing the proportion of waste going to landfill and associated methane emissions [quite likely, but depends on waste use]</p> <p>(+) Development of the area could create an opportunity to recover energy from waste, depending on the type of facility developed. A proposed District Heating transmission line is adjacent to the area. [limited likelihood, but depends on waste use]</p> <p>(?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area.</p>			+
<p>10. To protect and improve air, water and soil quality</p>	<p>(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(?)The site is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development.</p> <p>(-) The area is within a Zone 1 groundwater source protection zone. It is also within a Secondary A Aquifer and Pymme's Brook lies approximately 10m to the east. Mitigation measures would need to be incorporated to ensure ground water is not adversely affected by waste facility development.</p> <p>(?) The site is within an Air Quality Management Area but it is not located in or close to an Air Quality Focus Area as defined by GLA. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. However, the extent of this impact would depend on the proposed use and whether it generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or served a wider catchment.</p> <p>(-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]</p>	<p>Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses.</p> <p>Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.</p>	<p>Allocate area for enclosed waste uses only</p> <p>Ensure appropriate measures are incorporated to prevent any contamination of groundwater or adjacent watercourses.</p> <p>Negative air pressure and rapid-closure doors on any enclosed facility in the area.</p> <p>Dust suppression and other measures such as wheel-washing.</p>	-

11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates	(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy			X	High / medium / low / no effect / depends on use	(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan’s capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would depend on the type of facility that would be located in the area. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.	Policy 3 of the draft NLWP will ensure that any waste management facility in the area results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	+
12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(+) The area comprises entirely of previously developed land and directing waste management facilities to this location would therefore help ensure the efficient use of land [inevitable]. (+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of facility [depends on use]. (?) Effect on water demand is uncertain and would depend on the type of waste management facility [depends on use].	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.		+
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro’ provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+) 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.			+
14. To reduce economic disparities, unemployment and deprivation	(+ve) Support for (and creation of) a broad range of employment opportunities			X	High / medium / low / no effect / depends on use	(?) The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. 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. In addition, the area appears to be fully occupied. As a result, the provision of a waste management facility in the area may result in the displacement of an existing employment use. The impact on the objective is therefore considered to be uncertain.	Secondary impacts on deprivation.		?

Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources. It also has the potential to have some positive impact on the objective of reducing contributions to climate change.

Due to the proximity of the area to a designated SINC, the proposed allocation could have a negative effect on the objective of protecting biodiversity. Undertaking appropriate ecological surveys and implementing appropriate measures to improve the biodiversity value of the site are likely to be important mitigation measures. There could also be a negative impact on the objective of protecting air, water and soil quality. The extent of impact on this objective would be dependent on the nature of the proposed waste management facility but the use of measures such as negative air pressure and rapid-closure doors on any enclosed facility on the site could help mitigate impacts. In addition, as parts of the area are at a medium risk of flooding, the proposed allocation would also have a negative impact on the objectives that relate to reducing flood risk and adapting to climate change. The completion of a suitable Flood Risk Assessment, application of the Sequential Test and the incorporation of SuDS or other techniques to manage surface water runoff will be key mitigation measures.

The proposed allocation could also have an uncertain impact on the objective relating to sustainable transport. Although parts of the area are in close proximity to sensitive receptors, the impact of the allocation on the objective that relates to health and amenity is considered to be uncertain as given the size of the area, waste management development could potentially take place in a part of the area that is a significant distance from these residential properties which could avoid impact on amenity.

Site name:	Friern Barnet Sewage	Site reference:	A22-HR	Date of visit:	12 August 2014 25 th June 2018	[pm]	Assessor:	MM / JM / JE CW / MH
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(-) 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. 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 site. However the north circular 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.	Secondary impacts on quality of life and perceptions of the area. Development of the site would generate cumulative impacts alongside existing (mainly) employment uses in the vicinity.	Enforce appropriate controls through planning conditions and environmental permitting. Consider the creation of an appropriate buffer between waste management facility and nearby sensitive receptors.	-
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure			X	High / medium / low / no effect / depends on use	(-) Although the site has previously accommodated development, it is almost completely revegetated and contains numerous mature trees and vegetation. There is currently no public access to the area but its development for a waste facility could result in a loss of a site that has potential to form part of the green infrastructure network. It is therefore considered that the proposed use of the area could have a negative impact on the objective.		Retention of mature trees, sympathetic boundary treatment and enhancement of remaining area.	-
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) The site is not located in close proximity to a navigable waterway or wharf. Although there is a railway line to the east, there are no sidings at this location and it is unlikely to provide an opportunity to transport waste to the area. As a result, any facility in the area is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered on the site could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arisings is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector and air quality.		?
4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings	N/A			High / medium / low / no effect / depends on use	(0) There are no designated heritage assets or locally listed buildings within or adjacent to the area. As a result, the use of the area for waste management development is unlikely to have a significant impact on the objective.			0

5. To maintain and enhance the quality and character of North London's townscapes and landscapes	(+ve) Will development be sympathetic (+ve/-ve) Impact on landscape / townscape character (-ve) Openness of Green Belt; effect on open space			X	High / medium / low / no effect / depends on use	(-) 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 however adjacent to a golf course and a park. The area is currently over grown with trees and vegetation and its redevelopment for a waste management facility would be likely to result in the loss of a significant number of trees and could have some impact on the impact on the local landscape/townscape.		Protect existing green infrastructure features or secure appropriate replacement landscaping / planting.	—
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(+ve) <i>Scope for habitat creation or restoration</i> (-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species	X			High / medium / low / no effect / depends on use	(0) The area is not part of an internationally designated site or located within a SSSI. (-) It is within a Borough Site of Importance for Nature Conservation (SINCs) and, 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 objective. (+) The use of the area for a waste management facility could provide an opportunity to decontaminate the site and enhance biodiversity.		Any planning application would, if necessary, be accompanied by a suitable assessment of the ecological value of the site/surrounding area and the impact of the proposed use on this ecological value. Retention of mature trees. Habitat replacement.	—
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate dev'tment in flood risk areas; reduce flood risk through SuDS / other measures (-ve) Exacerbate vulnerability to flooding			X	High / medium / low / no effect / depends on use	(0) The area is entirely within Flood Zone 1 and is not within an area that has been identified as being susceptible to surface water flooding. (?) Although the area has historically been used as a sewage works, it is substantially revegetated and the redevelopment of the site could increase the proportion of the area that is covered by impermeable surfaces and therefore increase surface water runoff. (+) The development of a waste management facility in the area may provide opportunities to manage the risk of surface water flooding through the use of SuDS or other appropriate techniques			?
8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events			X	High / medium / low / no effect / depends on use	(0) The area is entirely within Flood Zone 1 and is not within an area that has been identified as being susceptible to surface water flooding. (-) The use of the area for a waste facility would result in the loss of green infrastructure which could help alleviate the impacts of higher summer temperatures expected as a result of climate change.		Incorporate appropriate boundary treatments / landscaping.	—

<p>9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources</p>	<p>(+ve) Reduce waste-related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates thereby reducing the proportion of waste going to landfill and associated methane emissions [quite likely, but depends on waste use]</p> <p>(?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area.</p>			?
<p>10. To protect and improve air, water and soil quality</p>	<p>(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) Although the site has previously been a sewage works, the remains of the permanent structure or fixed surface structure have seemingly blended into the landscape in the process of time and, as such, it is unlikely to be considered to be previously developed land. Nevertheless, it is understood that the historical use of the area as a sewage works has resulted in some ground contamination and the redevelopment of the site would provide the opportunity to address this contamination</p> <p>(+) Bounds Green Brook lies 40m north of the site, a pond lies 10m to the west of the site and an unnamed water course is 20m south of the site. The redevelopment of the site may present opportunities to remediate land contamination which could also have a positive impact on the quality of this watercourse. It is however acknowledged that it is uncertain whether any contamination on the site is having an impact on the quality of nearby watercourses.</p> <p>(?) The site is within an Air Quality Management Area but it is not located in or close to an Air Quality Focus Area as defined by GLA. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. Scale of impact would be dependent on whether the facility handled locally-arising waste or whether it serves a wider catchment. In addition, the north circular 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> <p>(-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]</p>	<p>Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses.</p>		+

11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates	(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy			X	High / medium / low / no effect / depends on use	(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan’s capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would depend on the type of facility that would be located in the area. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.	Policy 3 of the draft NLWP will ensure that any waste management facility on the site results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	+
12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(-)Although the area has previously been a sewage works, the remains of the permanent / fixed surface structures have seemingly blended into the landscape in the process of time and, as such, it is unlikely to be considered to be previously developed land. As such, the use of the area for a waste facility would result in the loss of greenfield land. (+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of facility [depends on use]. (?) Effect on water demand is uncertain and would depend on the type of waste management facility.			?
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro’ provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+) 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.			+

14. To reduce economic disparities, unemployment and deprivation	(+ve) Support for (and creation of) a broad range of employment opportunities			X	High / medium / low / no effect / depends on use	(+) 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 objective. 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 objective would be significant.	Secondary impacts on deprivation.		+
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Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and could also support the creation of additional employment opportunities. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and reducing unemployment. In addition, as the redevelopment of the site may present opportunities to remediate land contamination, the proposed allocation also has the potential to have a positive impact on the objective that relates to protecting air, water and soil quality.

The proximity to sensitive receptors does however mean that there is the potential for a facility in this area to have a negative impact on the objective that relates to amenity. Enforcing appropriate controls through planning conditions and environmental permitting are therefore likely to be key mitigation measures. The area, although it previously accommodated a sewage treatment works, has been significantly revegetated, contains a number of mature trees and is designated as a SINIC. As a result, its redevelopment has the potential to have some negative impact on the objectives that relate to biodiversity, green infrastructure, townscape character and adapting to climate change. 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.

The proposed allocation would have an uncertain impact on the objectives that relate to sustainable transport, flood risk, reducing contributions to climate change and ensuring the efficient use of land and natural resources.

Site name:	Argall Avenue (SEA5)	Site reference:	A24-WF	Date of visit:	12 August 2014 25 th June 2018	[am]	Assessor:	MM / JM / JP MH / CW
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(-) The area is immediately adjacent to residential properties. As a result, there are sensitive receptors within the vicinity. The area is occupied by existing industrial uses. However, depending on the use, there could be some scope for a waste management facility to introduce new impacts (such as odour, vermin, etc.) on amenity. There could also be some increase in dust and emissions from traffic accessing the area. It is however uncertain whether a waste facility would generate more traffic/dust than existing industrial uses in the area and conditions could be used to mitigate other impacts. The extent to which a facility would impact on amenity could also depend on which part of the area it is located on.	Secondary impacts on quality of life and perceptions of the area. Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Enforce appropriate controls through planning conditions and environmental permitting. Ensure that only enclosed facilities are developed in the parts of the area that are adjacent to sensitive receptors.	-
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure	N/A			High / medium / low / no effect / depends on use	(0) Walthamstow Marshes Metropolitan Open Land is adjacent to the area. However, the area is already in use as an industrial estate and directing waste management facilities to it is unlikely to have a significant impact upon the objective.			0
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) The area is not located in close proximity to a navigable waterway or wharf. Although there is a railway line to the west, it is separated from the area by existing highways infrastructure and there are no sidings in this location. As such, any waste management facility is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered in the area could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arisings is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector and air quality.		?
4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings	N/A			High / medium / low / no effect / depends on use	(0) The area is an existing industrial estate and there are no designated heritage assets or locally listed buildings within or adjacent to it. As a result, directing waste management development to this area is unlikely to have a significant impact on the objective.			0

5. To maintain and enhance the quality and character of North London's townscapes and landscapes	(+ve) Will development be sympathetic (+ve/-ve) Impact on landscape / townscape character (-ve) Openness of Green Belt; effect on open space	N/A			High / medium / low / no effect / depends on use	(0) The area is not within the Green Belt or Ancient Woodland. Walthamstow Marshes Metropolitan Open Land is adjacent to the area. However, the area is an existing industrial estate. Therefore the proposed use of the area for additional waste facilities is unlikely to impact upon the character of this area. (0) The area comprises of existing industrial / employment units. Directing waste management facilities to this location is therefore unlikely to have a significant impact on the townscape provided that the facility is housed in structures which are similar in scale and design. The exact impact would however depend on the nature of the facility.			0
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(+ve) <i>Scope for habitat creation or restoration</i> (-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species	X			High / medium / low / no effect / depends on use	(-) Low Hall Farm is a local Site of Importance for Nature Conservation (SINC) which is adjacent to east of the area. Although the area is already in use as an industrial estate, a waste management facility in the area could introduce new impacts and adversely affect this SINC. It is however recognised that, in the absence of appropriate ecological surveys, there is only a limited level of certainty about any such impact. In addition, it is acknowledged that the likelihood of any impact could also depend on which part of the area any waste management facility was located in. (?) Although the area is an existing industrial estate, in the absence of appropriate ecological surveys it is not known whether it contains any protected species or habitats or whether there is any scope for habitat creation.		Any planning application would, if necessary, be accompanied by a suitable assessment of the ecological value of the site/surrounding area and the impact of the proposed use on this ecological value. Implement appropriate measures to improve the biodiversity value of the site.	-
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate dev'tment in flood risk areas; reduce flood risk through SuDS / other measures (-ve) Exacerbate vulnerability to flooding			X	High / medium / low / no effect / depends on use	(- -) The majority of the area is within Flood Zone 2 and 3. As such, any waste facility directed to this location would be at a medium/high risk of flooding.		Any planning application would, if necessary, be accompanied by a suitable Flood Risk Assessment. Incorporate SuDS or other techniques to manage surface water runoff. Application of the Sequential Test.	- -
8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events			X	High / medium / low / no effect / depends on use	(- -) The majority of the area is within Flood Zone 2 and 3. As such, any waste facility directed to this location would be at a medium/high risk of flooding. (0) The use of the area for a waste facility would be unlikely to result in the loss of green infrastructure or any other features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change.		Any planning application would, if necessary, be accompanied by a suitable Flood Risk Assessment. Incorporate SuDS or other techniques to manage surface water runoff.	- -

9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources	(+ve) Reduce waste-related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation			X	High / medium / low / no effect / depends on use	(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates thereby reducing the proportion of waste going to landfill and associated methane emissions [quite likely, but depends on waste use] (+) There is scope for waste to be transported to the area by sustainable modes of transport through rail.			+
10. To protect and improve air, water and soil quality	(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact			X	High / medium / low / no effect / depends on use	(?)The site is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development. (-)The area is underlain by a Secondary A Aquifer within the Bedrock. Mitigation measures would need to be incorporated to ensure ground water is not adversely affected by waste facility development. (-) The area is within an Air Quality Management Area and is partly within an Air Quality Focus Area which covers a section of Lea Bridge Road. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. The extent of this impact would be dependent on the proposed use and whether this generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or whether it serves a wider catchment. (-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]	Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses. Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Allocate area for enclosed waste uses only Ensure appropriate measures are incorporated to prevent any contamination of groundwater or adjacent watercourses. Negative air pressure and rapid-closure doors on any enclosed facility in the area. Dust suppression and other measures such as wheel-washing.	-
11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates	(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy			X	High / medium / low / no effect / depends on use	(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan's capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would depend on the type of facility that would be located in the area. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.	Policy 3 of the draft NLWP will ensure that any waste management facility in the area results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	+

12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(+) The area comprises entirely of previously developed land and directing waste management facilities to this location would therefore help ensure the efficient use of land [inevitable]. (+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of facility [depends on use]. (?) Effect on water demand is uncertain and would depend on the type of waste management facility [depends on use].	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.		+
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro' provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+) 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.			+
14. To reduce economic disparities, unemployment and deprivation	(+ve) Support for (and creation of) a broad range of employment opportunities			X	High / medium / low / no effect / depends on use	(?) The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. 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. In addition, the area appears to be fully occupied. As a result, the provision of a waste management facility in the area may result in the displacement of an existing employment use. The impact on the objective is therefore considered to be uncertain.	Secondary impacts on deprivation.		?

Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources. It also has the potential to have some positive impact on the objective of reducing contributions to climate change.

The proximity to sensitive receptors does however mean that there is the potential for a facility in this area to have a negative impact on the objective that relates to amenity. Enforcing appropriate controls through planning conditions and environmental permitting are therefore likely to be key mitigation measures. Due to the proximity of the area to a designated SINC, the proposed allocation could have a negative effect on the objective of protecting biodiversity. Undertaking appropriate ecological surveys and implementing appropriate measures to improve the biodiversity value of the site are likely to be important mitigation measures. There could also be a negative impact on the objective of protecting air, water and soil quality. The extent of impact on this objective would be dependent on the nature of the proposed waste management facility but the use of measures such as negative air pressure and rapid-closure doors on any enclosed facility on the site could help mitigate impacts. In addition, as parts of the area are at a medium/high risk of flooding, the proposed allocation would also have a significant negative impact on the objectives that relate to reducing flood risk and adapting to climate change. The completion of a suitable Flood Risk Assessment, application of the Sequential Test and the incorporation of SuDS or other techniques to manage surface water runoff will be key mitigation measures.

The proposed allocation could also have an uncertain impact on the objective relating to sustainable transport.

Site name:	Bartrip Street LSIS	Site reference:	LLDC1-HC	Date of visit:	27 th October 2014 [am/pm]	Assessor:	JM
					25 th June 2018		MH / CW

Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(-) Residential properties and a church are in close proximity to the area. There is also a proposed gypsy and traveller site allocation in the LLDC Local Plan to the south of the area. As a result, there are sensitive receptors within the vicinity. The area contains small scale industrial, storage and distribution uses. However, depending on the use, there could be some scope for a waste facility to introduce new impacts (odour, vermin) on amenity. There could also be increases in dust and emissions from traffic accessing the area. It is however uncertain whether a waste facility would generate more traffic than the existing uses of the site and conditions could be used to mitigate other impacts. As such, there is only a low level of certainty that the use of the area for waste management would have a significant impact on the objective.	Secondary impacts on quality of life and perceptions of the area.	Enforce appropriate controls through planning conditions and environmental permitting. Ensure that only enclosed facilities are developed in the parts of the area that are adjacent to sensitive receptors.	—
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure	N/A			High / medium / low / no effect / depends on use	(0) The area contains small scale industrial, storage and distribution uses. There is Metropolitan Open Land 100m from the north west tip of the area but this is separated by built development. The proposed use of the area for waste facilities is therefore unlikely to impact on open space or green infrastructure.			0
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) The area is not located in close proximity to a navigable waterway or wharf. A railway line is adjacent to the north and east of the area but there are no sidings in this location. As such, any facility is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered in the area could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arisings is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector and air quality		?

4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings			X	High / medium / low / no effect / depends on use	(-) There are four listed buildings within 100m of the area to the north east: Grade II listed Church of St Mary of Eton with St Augustine, Grade II listed Eton House, Grade II listed Mission Hall to North of Church of St Mary of Eton and Grade II listed Tower to North of Church of St Mary of Eton. The development of a waste management facility in the area could have a negative impact on the setting of these heritage assets. In addition, there is a registered park and garden conservation area – Victoria Park, to the south. Nevertheless the area already contains industrial, storage and distribution uses and is separated from these heritage assets by a railway line. As such, there is only a low level of certainty that waste management facilities in this area would have a significant impact on their setting.	Secondary impacts on the image of the area.	Ensure appropriate heritage impact assessments are undertaken and that the design of any built facility is sympathetic to the setting of these heritage assets.	–
5. To maintain and enhance the quality and character of North London’s townscapes and landscapes	(+ve) Will development be sympathetic (+ve/-ve) Impact on landscape / townscape character (-ve) Openness of Green Belt; effect on open space	N/A			High / medium / low / no effect / depends on use	(0) The area is not within the Green Belt or Ancient Woodland. Metropolitan Open Land lies 100m from the north west point of the site. However, this is separated from the area by built development. (0) The area comprises of existing industrial / employment units. Directing waste management facilities to this location is therefore unlikely to have a significant impact on the townscape provided that the facility is housed in structures which are similar in scale and design. The exact impact would however depend on the nature of the facility.			0
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(+ve) <i>Scope for habitat creation or restoration</i> (-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species	X			High / medium / low / no effect / depends on use	(0) The area is not part of an internationally designated site or located within a SSSI. It is also not within or adjacent to a Site of Importance for Nature Conservation (SINCs) (Metropolitan, Borough or Local). (?) Although the area is an existing employment area, in the absence of appropriate ecological surveys it is not known whether the area contains any protected species or habitats or whether there is any scope for habitat creation.		Any planning application would, if necessary, be accompanied by a suitable assessment of the ecological value of the site/surrounding area and the impact of the proposed use on this ecological value.	?
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate dev'tment in flood risk areas; reduce flood risk through SuDS / other measures (-ve) Exacerbate vulnerability to flooding			X	High / medium / low / no effect / depends on use	(-) Part of the area is within Flood Zone 2 and, as such, any waste management facility in this part of the area would be considered to be at a medium risk of flooding. (-) Parts of the area are at a high risk of surface water flooding. However, as the area is already developed, it is uncertain whether the use of the site for a waste facility would increase the proportion of the site that is covered by impermeable surfaces and whether it would exacerbate surface water flooding. Redeveloping the site for a waste facility may also provide opportunities to manage the risk of surface water flooding through the use of SuDS or other appropriate techniques.		Any planning application would, if necessary, be accompanied by a suitable Flood Risk Assessment. Incorporate SuDS or other techniques to manage surface water runoff. Application of the Sequential Test.	–

8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events			X	High / medium / low / no effect / depends on use	(0) The use of the area for a waste facility would be unlikely to result in the loss of green infrastructure or any other features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change. (-) Part of the area is within Flood Zone 2 and as such any waste facility would be considered to be at a medium risk of flooding. Parts of the area are also at a high risk of surface water flooding.		Any planning application would, if necessary, be accompanied by a suitable Flood Risk Assessment. Incorporate SuDS or other techniques to manage surface water runoff.	-
9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources	(+ve) Reduce waste-related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation			X	High / medium / low / no effect / depends on use	(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates thereby reducing the proportion of waste going to landfill and associated methane emissions [quite likely, but depends on waste use] (?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area. (+)The site is partly within Hackney Wick potential Decentralised Energy area. The use of the site for a waste facility could support this aspiration and thereby help meet London Mayoral Targets for decentralised energy and help reduce contributions to climate change. Whether any waste facility would contribute to this would however depend on the use and, given the relatively small size of the area, it is considered that there is only a limited likelihood of this [limited likelihood, but depends on waste use].			+

<p>10. To protect and improve air, water and soil quality</p>	<p>(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(?)The site is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development.</p> <p>(-)The area is within Source Protection Zones 1 and 2. The bedrock and superficial deposits underlying site are both designated as Secondary A Aquifer (undifferentiated). Mitigation measures would need to be incorporated to ensure ground water is not adversely affected by waste facility development.</p> <p>(-)The area is within an Air Quality Management Area and an Air Quality Focus Area as defined by GLA is located 75m west of the site. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. However, the extent of this impact would depend on the proposed use and whether it generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or served a wider catchment.</p> <p>(-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]</p>	<p>Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses.</p> <p>Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.</p>	<p>Allocate area for enclosed waste uses only</p> <p>Ensure appropriate measures are incorporated to prevent any contamination of groundwater or adjacent watercourses.</p> <p>Negative air pressure and rapid-closure doors on any enclosed facility in the area.</p> <p>Dust suppression and other measures such as wheel-washing.</p>	-
<p>11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates</p>	<p>(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan's capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would depend on the type of facility that would be located in the area. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.</p>	<p>(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.</p>	<p>Policy 3 of the draft NLWP will ensure that any waste management facility in the area results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.</p>	+

12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(+) The area comprises entirely of previously developed land and directing waste management facilities to this location would therefore help ensure the efficient use of land [inevitable]. (+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of facility [depends on use]. (?) Effect on water demand is uncertain and would depend on the type of waste management facility [depends on use].	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.		+
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro' provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+) 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.			+
14. To reduce economic disparities, unemployment and deprivation	(+ve) Support for (and creation of) a broad range of employment opportunities			X	High / medium / low / no effect / depends on use	(?) The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. 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. In addition, the area appears to be largely occupied. As a result, the provision of a waste management facility in the area may result in the displacement of an existing employment use. The impact on the objective is therefore considered to be uncertain.	Secondary impacts on deprivation.		?

Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources. It also has the potential to have some positive impact on the objective of reducing contributions to climate change.

The proximity of the area to sensitive receptors does however mean that there is the potential for a facility in this area to have a negative impact on the objective that relates to amenity. Enforcing appropriate controls through planning conditions and environmental permitting are therefore likely to be key mitigation measures. Due to the proximity of the area to designated heritage assets, waste management development in this location has the potential to have a negative effect on the objective of conserving the historic environment. A key mitigation measure will be to ensure that appropriate heritage impact assessments are undertaken and that the design of any built facility is sympathetic to the setting of these heritage assets. Other objectives that the proposed allocation has the potential to have a negative impact on include those which relate to flood risk, adapting to climate change and protecting air, water and soil quality. The completion of a suitable Flood Risk Assessment, application of the Sequential Test, the incorporation of SuDS or other techniques to manage surface water runoff and the use of measures such as negative air pressure and rapid-closure doors will be key mitigation measures.

The proposed allocation would have an uncertain impact on the objectives that relate to sustainable transport, biodiversity and unemployment.

Site name:	Site at Chapman Road LSIS, formerly Palace Close SIL	Site reference:	LLDC2-HC	Date of visit:	27 th October [am/pm] 25 th June 2018	Assessor:	JM MH / CW
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(-) Part of the area is a permanent gypsy and traveller site and there are other residential properties to the north of the area. As a result, there are sensitive receptors within the vicinity. Although part of the area is occupied by existing industrial/ employment uses, depending on the nature of the facility, there could be some scope for a waste facility to introduce new impacts (odour, vermin) on amenity. There could also be some increase in dust and emissions from traffic accessing the site. It is however uncertain whether a waste facility would generate more traffic than the existing uses of the site and conditions could be used to mitigate other impacts.	Secondary impacts on quality of life and perceptions of the area.	Enforce appropriate controls through planning conditions and environmental permitting. Ensure that only enclosed facilities are developed in the parts of the area that are adjacent to sensitive receptors.	—
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure	N/A			High / medium / low / no effect / depends on use	(0) The area is not located within Metropolitan Open Land and does not contain any areas of green/open space. The proposed use of the area for waste management facilities is therefore unlikely to impact on open space or green infrastructure.			0
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) The area is not located in close proximity to a navigable waterway or wharf. Although there is a railway line adjacent to the north of the area, there are no sidings in this location. As a result, any facility is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered in the area could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arising is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector and air quality.		?
4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings			X	High / medium / low / no effect / depends on use	(-) There is a Conservation Area situated 30m to the north and another 140m to the west. Although there are existing employment uses in the area, the development of a waste management facility in the area could have a negative impact on the setting of these heritage assets. In addition, there is a registered park and garden conservation area – Victoria Park, to the south. However, the exact impact would depend on the nature of this facility.	Secondary impacts on the image of the area.	Ensure appropriate heritage impact assessments are undertaken and that the design of any built facility is sympathetic to the setting of these heritage assets.	—

5. To maintain and enhance the quality and character of North London's townscapes and landscapes	(+ve) Will development be sympathetic	N/A			High / medium / low / no effect / depends on use	(0) The area is not within the Green Belt or Ancient Woodland or Metropolitan Open Land. (0) The site comprises mainly of existing industrial units. As a consequence, directing waste facilities to this area is unlikely to have a significant impact on the townscape. The exact impact would however depend on the use.			0
	(+ve/-ve) Impact on landscape / townscape character (-ve) Openness of Green Belt; effect on open space								
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(+ve) <i>Scope for habitat creation or restoration</i>	X			High / medium / low / no effect / depends on use	(0) The area is not part of an internationally designated site or located within a SSSI. It is also not within or adjacent to a Site of Importance for Nature Conservation (SINCs) (Metropolitan, Borough or Local). (?) In the absence of appropriate ecological surveys, it is not known whether the site contains any protected species or habitats or whether there is any scope for habitat creation.		Any planning application would, if necessary, be accompanied by a suitable assessment of the ecological value of the site/surrounding area and the impact of the proposed use on this ecological value.	?
	(-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species								
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate dev'tment in flood risk areas; reduce flood risk through SuDS / other measures			X	High / medium / low / no effect / depends on use	(-) Part of the area is within Flood Zone 2 and, as such, if a waste facility was directed to this part of the area it would be at a medium risk of flooding. (-) Parts of the area have been identified as being susceptible to surface water flooding. However, as the area is already developed, it is uncertain whether directing waste facilities to this area would increase the proportion of the area that is covered by impermeable surfaces or exacerbate surface water flooding. (+) The development of a waste management facility in the area may provide opportunities to manage the risk of surface water flooding through the use of SuDS or other appropriate techniques		Any planning application would, if necessary, be accompanied by a suitable Flood Risk Assessment. Incorporate SuDS or other techniques to manage surface water runoff. Application of the Sequential Test.	-
	(-ve) Exacerbate vulnerability to flooding								
8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events			X	High / medium / low / no effect / depends on use	(0) The use of the area for a waste facility would be unlikely to result in the loss of green infrastructure or any other features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change. (-) Part of the area is within Flood Zone 2 and, as such, if a waste facility was directed to this part of the area it would be at a medium risk of flooding. Parts of the area have also been identified as being susceptible to surface water flooding.		Incorporate SuDS or other techniques to manage surface water runoff.	-

<p>9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources</p>	<p>(+ve) Reduce waste-related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates thereby reducing the proportion of waste going to landfill and associated methane emissions [quite likely, but depends on waste use]</p> <p>(?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area.</p> <p>(+)The area is within Hackney Wick potential Decentralised Energy area and is approximately 500m from an existing District Heating Network. The use of the site for a waste facility could support this aspiration and thereby help meet London Mayoral Targets for decentralised energy and help reduce contributions to climate change. Whether any waste facility would contribute to this would however depend on the use and, given the relatively small size of the area, it is considered that there is only a limited likelihood of this [limited likelihood, but depends on waste use].</p>			+
<p>10. To protect and improve air, water and soil quality</p>	<p>(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(?)The site is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development. The site is not within or adjacent to a Principal Aquifers or Source Protection Zone.</p> <p>(?) The area is within an Air Quality Management Area but it is not located in or close to an Air Quality Focus Area as defined by GLA. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. However, the extent of this impact would depend on the proposed use and whether it generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or served a wider catchment.</p> <p>(-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]</p>	<p>Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses</p> <p>Development of waste management facilities in this area would generate cumulative impacts alongside existing (mainly) employment uses in the vicinity.</p>	<p>Allocate area for enclosed waste uses only</p> <p>Negative air pressure and rapid-closure doors on any enclosed facility on the site.</p> <p>Dust suppression and other measures such as wheel-washing.</p>	?

11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates	(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy			X	High / medium / low / no effect / depends on use	(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan’s capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would depend on the type of facility that would be located in the area. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.	Policy 3 of the draft NLWP will ensure that any waste management facility in the area results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.	+
12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(+) The area comprises of previously developed land and directing waste management facilities to this location would therefore help ensure the efficient use of land [inevitable]. (+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of facility [depends on use]. (?) Effect on water demand is uncertain and would depend on the type of waste management facility [depends on use].	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.		+
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro’ provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+) 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>14. To reduce economic disparities, unemployment and deprivation</p>	<p>(+ve) Support for (and creation of) a broad range of employment opportunities</p>			<p>X</p>	<p>High / medium / low / no effect / depends on use</p>	<p>(?) The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. 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.</p> <p>In addition, if any waste management development took place on the western part of the area it could result in the displacement of an existing employment use. The impact on the objective is therefore considered to be uncertain.</p>	<p>Secondary impacts on deprivation.</p>		<p>?</p>
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Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources. It also has the potential to have some positive impact on the objective of reducing contributions to climate change.

The proximity of the area to sensitive receptors does however mean that there is the potential for a facility in this area to have a negative impact on the objective that relates to amenity. Enforcing appropriate controls through planning conditions and environmental permitting are therefore likely to be key mitigation measures. Due to the proximity of the area to designated heritage assets, waste management development in this location has the potential to have a negative effect on the objective of conserving the historic environment. A key mitigation measure will be to ensure that appropriate heritage impact assessments are undertaken and that the design of any built facility is sympathetic to the setting of these heritage assets. Other objectives that the proposed allocation has the potential to have a negative impact on include those which relate to flood risk and adapting to climate change. The completion of a suitable Flood Risk Assessment, application of the Sequential Test and the incorporation of SuDS or other techniques to manage surface water runoff will be key mitigation measures.

The proposed allocation would have an uncertain impact on the objectives that relate to sustainable transport, biodiversity, unemployment and protecting air, water and soil quality.

Site name:	Bus Depot, Temple Mill Lane	Site reference:	LLDC3-HC	Date of visit:	25 th June 2018	Assessor:	CW / MH
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Assessment framework		Permanence			Characteristics of impacts		Additional impacts	Nature / scope of mitigation	Score
SA Objective	Evaluation criteria	Duration			Certainty	Scale of impact(s)	Secondary, Cumulative, Synergistic		
		0-5 yrs	5-10 yrs	>10 yrs	[delete as appropriate]	Characterise the scale / severity for each impact as necessary			
1. To protect people's health, communities and local environmental quality from the adverse effects of waste management	(-ve) Amenity impacts from dust, particulates, noise, vibration, visual amenity, light pollution			X	High / medium / low / no effect / depends on use	(-) There are a number of sensitive receptors within the vicinity of the area, including residential properties and allotments to the north. The area is occupied by a bus depot. However, depending on the use, there could be some scope for a waste management facility in this area to introduce new impacts (such as odour, vermin, etc.) on amenity. There could also be some increase in dust and emissions from traffic accessing the area, which could impact on amenity. It is however uncertain whether a waste facility would generate more traffic/dust than existing use of the site as a bus depot and conditions could be used to mitigate other impacts. In addition, it is noted that the sensitive receptors are separated from the site by a railway line. As such, there is only a low level of certainty that the proposed use of the site would have a negative impact on the objective.	Secondary impacts on quality of life and perceptions of the area. Development of waste management facilities in the area could generate cumulative impacts alongside existing employment uses in the vicinity.	Enforce appropriate controls through planning conditions and environmental permitting. Ensure that only enclosed facilities are developed in the parts of the area that are adjacent to sensitive receptors.	—
2. To maintain green infrastructure and open space	(+ve/-ve) Impact on open space (-ve) reduction of public access; effect on green infrastructure	N/A			High / medium / low / no effect / depends on use	(0) The area is an existing bus depot. It does not contain or immediately adjoin any areas of open space and it is considered that directing waste uses to this area is unlikely to have a significant impact on green infrastructure or open space.			0
3. To promote sustainable modes of transport, reduce the need to travel and improve choice of more sustainable transport modes	(+ve) Reduce distance waste travels; reduce waste-related car/lorry trips; increase use of sustainable transport (+ve/-ve) Impact on road congestion			X	High / medium / low / no effect / depends on use	(-) The area is not located in close proximity to a navigable waterway or wharf. There is a railway line to the north of the area. However, there are no sidings at this location. As such, any waste management facility in this area is likely to be reliant upon transporting waste by road. (+) Any waste facility delivered in the area could however reduce the need for waste to be transported outside of the Plan area. This could have a positive impact on the element of the objective that relates to reducing the need to travel. However, there is a low level of certainty of this impact as the source of waste arising is unknown and may originate from outside the plan area.	Secondary impact on greenhouse gas emissions from the transport sector and air quality.		?
4. To conserve and enhance the historic environment, heritage assets and their settings	(-ve) Impact on heritage assets; impact on settings	N/A			High / medium / low / no effect / depends on use	(0) There are no designated heritage assets or locally listed buildings within or adjacent to the area. As a result, directing waste management facilities to this area is unlikely to have a significant impact on the objective.			0

5. To maintain and enhance the quality and character of North London's townscapes and landscapes	(+ve) Will development be sympathetic (+ve/-ve) Impact on landscape / townscape character (-ve) Openness of Green Belt; effect on open space	N/A			High / medium / low / no effect / depends on use	(0) The site is not within the Green Belt or Ancient Woodland. It is not within or adjacent to any area designated for its local landscape importance. (0) There are areas of Metropolitan Open Lane in relatively close proximity to the area. However, the area is already in use as a bus depot and there are sites in industrial use on close proximity to the area. As a result, directing waste management facilities to this area is unlikely to have a significant impact on the character of the local landscape/townscape.			0
6. To maintain, protect and enhance biodiversity, protected species, habitats, geodiversity and features of geological interest	(+ve) Scope for habitat creation or restoration (-ve) Impact on nationally protected species / habitats; impact on or loss of BAP priority habitats and species	X			High / medium / low / no effect / depends on use	(0) The area is not part of an internationally designated site or located within a SSSI. It is also not within or adjacent to a Site of Importance for Nature Conservation. (?) Although the area is an existing bus depot, in the absence of appropriate ecological surveys it is not known whether the area contains any protected species or habitats or whether there is any scope for habitat creation.		Any planning application would, if necessary, be accompanied by a suitable assessment of the ecological value of the site/surrounding area and the impact of the proposed use on this ecological value.	?
7. To reduce and manage flood risk	(+ve) Avoidance of inappropriate dev'tment in flood risk areas; reduce flood risk through SuDS / other measures (-ve) Exacerbate vulnerability to flooding			X	High / medium / low / no effect / depends on use	(- -) The eastern half of the area is in Flood Zone 2 and western part is in Flood Zone 3. As a result, any waste facility directed to this location would be at a medium/high risk of flooding.		Any planning application would, if necessary, be accompanied by a suitable Flood Risk Assessment. Incorporate SuDS or other techniques to manage surface water runoff. Application of the Sequential Test.	--
8. To adapt to, and reduce the impacts of climate change	(+ve) Reduction of vulnerability to climate change events			X	High / medium / low / no effect / depends on use	(- -) The eastern half of the area is in Flood Zone 2 and western part is in Flood Zone. As such, any waste facility directed to this location would be at a medium/high risk of flooding. (0) The use of the area for waste management development would be unlikely to result in the loss of green infrastructure or any other features that could help alleviate the impacts of higher summer temperatures expected as a result of climate change.		Any planning application would, if necessary, be accompanied by a suitable Flood Risk Assessment. Incorporate SuDS or other techniques to manage surface water runoff.	--

<p>9. To reduce climate change contributions, promote energy efficiency and increase use of energy from sustainable sources</p>	<p>(+ve) Reduce waste-related car/lorry trips; increase sustainable transport use (+ve/-ve) Impact on greenhouse gas generation</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) The proposed function could contribute to reduced emissions provided the site serves a relatively localised catchment and helps to raise recycling and/or recovery rates thereby reducing the proportion of waste going to landfill and associated methane emissions [quite likely, but depends on waste use]</p> <p>(?) There is little apparent scope for waste to be transported to the site by sustainable modes of transport. As such, any facility is likely to be reliant upon transporting waste by road. Nevertheless, any facility could help ensure that North London's waste is managed close to its source thereby reducing 'waste miles' and associated emissions. However, there is limited certainty about this impact as the source of waste arisings is unknown and may originate from outside the plan area.</p>			?
<p>10. To protect and improve air, water and soil quality</p>	<p>(+ve) Improvement of water quality; support land remediation (+ve/-ve) Impact on road congestion (-ve) Air quality impact; impact on soil quality; groundwater quality impact</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(?) The site is previously developed land. It is not contaminated as defined under Part 2A of the Environmental Protection Act but may contain contamination that would need to be remediated prior to re-development. The area is also not within or adjacent to a Principal Aquifers or Source Protection Zones 1 and 2.</p> <p>(-) The area is underlain by a Secondary (undifferentiated) Aquifer within the superficial deposits and a Secondary A Aquifer within the bedrock.</p> <p>(?) The area is within an Air Quality Management Area but it is not located in or close to an Air Quality Focus Area as defined by GLA. Any proposed waste facility would generate vehicular traffic which could impact on congestion and adversely affect air quality. However, the extent of this impact would depend on the proposed use and whether it generated a greater volume of traffic than the existing use. Scale of impact would also be dependent on whether the facility handled locally-arising waste or served a wider catchment.</p> <p>(-) Depending on the use, there could be some risk of dust emissions [limited likelihood but depends on use]</p>	<p>Development of the site would generate cumulative impacts on air quality alongside M1.</p> <p>Any impact on air quality could have secondary effects on health, particularly amongst those who suffer from respiratory illnesses.</p>	<p>Allocate area for enclosed waste uses only</p> <p>Ensure appropriate measures are incorporated to prevent any contamination of groundwater</p> <p>Negative air pressure and rapid-closure doors on any enclosed facility in the area.</p> <p>Dust suppression and other measures such as wheel-washing.</p>	?
<p>11. To manage waste sustainability, maximise self-sufficiency in the management of waste, minimise production of waste and increase re-use, recycling and recovery rates</p>	<p>(+ve) Minimise waste generation; promote sustainable waste management; help to move management up the Waste Hierarchy</p>			X	<p>High / medium / low / no effect / depends on use</p>	<p>(+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and help ensure that there are sufficient waste management facilities to meet the Waste Plan's capacity needs. It would therefore help divert waste from landfill. As such, it has the potential to have a positive impact on the objective. The extent to which a waste management facility in the area would move waste up the Waste Hierarchy, and by extension the degree of impact on the objective, would depend on the type of facility that would be located in the area. Policy 3 of the draft NLWP does however specify that waste management development in this area should result in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.</p>	<p>(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.</p>	<p>Policy 3 of the draft NLWP will ensure that any waste management facility in the area results in highest practicable level of recycling and recovery materials in line with the principles of the Waste Hierarchy.</p>	+

12. To ensure efficient use of land and natural resources and the sustainable use of existing resources	(+ve) Use of previously developed buildings / land; incorporate or encourage water efficiency (-ve) Effect on water demand			X	High / medium / low / no effect / depends on use	(+) The area comprises entirely of previously developed land and directing waste management facilities to this location would therefore help ensure the efficient use of land [inevitable]. (+) Any waste facility delivered in the area would help move waste up the Waste Hierarchy and would help promote the reuse and recycling of waste thereby contributing to the efficient and sustainable use of resources. The extent to which the use of the area for waste management would move waste up the Waste Hierarchy would however depend on the type of facility [depends on use]. (?) Effect on water demand is uncertain and would depend on the type of waste management facility [depends on use].	(+) Reduced need to identify sites for landfill within the Plan area or use existing landfills outside it.		+
13. To encourage sustainable economic growth, exploit the growth potential of business sectors and improve productivity and competitiveness of local waste industry	(+ve) Encourage local economic growth thro' provision of adequate waste facilities; enable new and innovative waste management technologies; scope to diversify local waste sector; promotion of waste minimisation; help to maximise value recovery			X	High / medium / low / no effect / depends on use	(+) 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.			+
14. To reduce economic disparities, unemployment and deprivation	(+ve) Support for (and creation of) a broad range of employment opportunities			X	High / medium / low / no effect / depends on use	(?) The use of the area for waste management could create employment opportunities and contribute towards reducing unemployment. 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. In addition, the area is occupied by a bus depot and the provision of a waste facility in this location would result in the displacement of this existing use. The impact on the objective is therefore considered to be uncertain.	Secondary impacts on deprivation.		?

Summary of Assessment

The proposed allocation has the potential to have a positive impact on a number of sustainability objectives. In particular, the development of a waste management facility in this location would help move waste up the Waste Hierarchy and help ensure that there are sufficient facilities to meet the Waste Plan's capacity needs. It would also encourage local economic growth and support the use of previously developed land. The allocation therefore has the potential to have a positive effect on the objectives that relate to managing waste sustainably, encouraging sustainable economic growth and ensuring the efficient use of land and resources.

The proximity to sensitive receptors does however mean that there is the potential for a facility in this area to have a negative impact on the objective that relates to amenity. Enforcing appropriate controls through planning conditions and environmental permitting are therefore likely to be key mitigation measures. There could also be a negative impact on the objective of protecting air, water and soil quality. The extent of impact on this objective would be dependent on the nature of the proposed waste management facility but the use of measures such as negative air pressure and rapid-closure doors on any enclosed facility on the site could help mitigate impacts. In addition, as parts of the area are at a medium/high risk of flooding, the proposed allocation would also have a significant negative impact on the objectives that relate to reducing flood risk and adapting to climate change. The completion of a suitable Flood Risk Assessment, application of the Sequential Test and the incorporation of SuDS or other techniques to manage surface water runoff will be key mitigation measures.

The proposed allocation could also have an uncertain impact on the objectives relating to sustainable transport, biodiversity, reducing contributions to climate change and protecting air, water and soil quality.