



## Theydon Road Fact Sheet

### **What's happening?**

The North London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are consulting on the North London Waste Plan (NLWP). The NLWP is a strategic land use plan for the next 15 years which proposes sites and areas where future development of waste management facilities may take place. It also sets out policies to determine any planning applications for development of new waste management facilities.

We recently wrote to residents and businesses within and near proposed sites and areas because we are keen to get your views on the Draft NLWP. Your comments will be taken into account when we prepare the final version of the Plan.

### **Which area is considered suitable for waste?**

The draft NLWP identifies both 'sites' and 'areas' to meet future waste needs. A 'site' is an individual plot of land that will be safeguarded for waste use, whereas an 'area' comprises a number of individual plots of land, for example, an industrial estate or an employment area that are in principle suitable for waste but where land is not specifically safeguarded for waste.

Theydon Road Priority Employment Area has been identified as an 'area' within the draft NLWP. This area is an existing designated 'Priority Employment Area' (PEA) within Hackney's Local Plan (the Core Strategy and the Development Management Local Plan)<sup>1</sup>. These types of areas are considered to be suitable in principle for the development of waste management facilities. It is not expected that all of the Theydon Road PEA would be developed for waste management use, but that a suitable plot of land within the area may come forward in the future.

### **What happening on Theydon Road?**

There are no current applications for a waste facility at Theydon Road. The draft NLWP is just identifying land which is potentially suitable for a waste facility in principle.

A planning application will not necessarily come forward or be approved during the plan period.

If an application comes forward on any of the sites or areas included in the NLWP, a separate consultation would be undertaken and this would include details on the proposal including the waste use, proposed technology, size and type of facility.

### **Is a 'dump' planned for Theydon Road?**

No. Some people are worried about the development of a landfill site or household waste and recycling centre (also known as a 'tip' or 'dump') and have started a petition. There are no plans for a household reuse and recycling centre or landfill site in this area.

Any new waste facilities would have to be enclosed. This means operations would take place inside a closed facility. Modern waste facilities typically look like any other industrial shed.

### **Will there be an incinerator?**

No. The type of potential activity which might be suitable for the Theydon Road area is recycling or waste transfer – not incineration or other heavy industrial processes. North London is particularly in need of recycling facilities.

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<sup>1</sup> <http://www.hackney.gov.uk/ep-local-development-framework-856.htm>

**Will the local community suffer 24/7 noise from trucks, foul smells, litter, vermin, pollution or dust?**

No. The North London boroughs expect well controlled and well-designed waste facilities capable of fitting in with surrounding land uses and to act as good neighbours. So the draft NLWP includes policies to manage the development of new waste facilities in the area. It seeks to ensure that waste management facilities do not have an unacceptable impact on local residents or the environment. Strict controls on traffic, noise, vibration, dust, litter, vermin, odours, and pollution would have to be incorporated into any scheme.

**Will the local community lose housing, the GP surgery, chemist, supermarket, or bus routes?**

No. There are no plans to demolish housing or any community facilities. Adopted planning policies are in place to protect these. There are no plans to get rid of bus routes.

No planning application has been submitted for an incinerator in the Theydon Road area. Any new waste management facility would have to be within the boundary of the existing employment area.

**Why is Theydon Road included in the NLWP?**

The North London Boroughs have a duty to identify enough capacity (facilities and/or land) to manage the area's waste over the next 15 years. The North London Waste Plan (NLWP) proposes sites and areas where future waste development may take place.

An area of land at Theydon Road is designated as a "Priority Employment Area" (PEA), which is an adopted planning allocation in Hackney's Local Plan (the Core Strategy and the Development Management Local Plan). This means it is already considered suitable in principle for some waste uses. The Theydon Road PEA was evaluated against assessment criteria and site visits were made. Through this assessment, the PEA was found to be suitable for small-scale recycling and waste transfer facilities. It would be up to waste operators to come forward with an application to develop those sites and areas in an appropriate manner which satisfies all planning policies.

**Does the map in the draft NLWP include land outside of the Priority Employment Area?**

No. The map in the Plan reflects the boundary of the PEA as per the adopted Core Strategy and the Development Management Local Plan (Hackney's Local Plan). See Policies Map: <http://www.hackney.gov.uk/Development-Management-DPD.htm>.

Priority Employment Areas (PEAs) are the core reservoir of employment land and floorspace within the Borough. While business uses are the priority in PEAs, development may also include other uses including hotels, community uses, residential and retail.

Policies within Hackney's Local Plan seek to protect and promote employment land and floorspace within PEAs. This protection benefits businesses and provides employment opportunities.

Most waste facilities are in the 'B' Use Class which is considered suitable in principle within PEAs.

**Is there scope to review the boundary of the Theydon Road area and/or and its inclusion in the draft NLWP?**

Yes. As part of the North London Waste Plan consultation process, the boundaries of designated areas in the draft NLWP and their suitability for waste management facilities can be reviewed and amended accordingly in light of evidence and consultation comments – as well as the overall principle of allocating such employment areas (PEAs) in the Waste Plan.

**Does the proximity of residential estates make the area unsuitable for waste uses?**

Not necessarily. Some waste management facilities are compatible with neighbouring residential uses. Any new waste facilities would have to be enclosed. Enclosed facilities are similar in appearance to modern industrial shed developments and it is this type of facility that is expected to be developed in North London.

Compatibility with existing uses would be assessed along with any mitigation measures at the planning application stage. The Draft NLWP requires that any development can safely complement surrounding uses. Policy 6 in the Draft Plan seeks to ensure that waste management facilities do not give rise to an unacceptable impact, or harm the amenity of local residents or the environment.

**What will the traffic impact of a waste facility be?**

It is not possible to tell this until a detailed planning application is submitted. Traffic will depend on the type and size of the facility. Any application would need to include a Transport Assessment which would set out access arrangements, the number of proposed vehicle movements, hours of operations, carrying capacity of the road, highway safety issues and so on. It is possible to control when vehicles access the site (for example off-peak only) through planning conditions.

By virtue of its designation as a Priority Employment Area, road access to Theydon Road has already been found capable of carrying large vehicles which service existing businesses on the PEA.

**What am I being consulted on?**

We are consulting on the Draft North London Waste Plan (NLWP) which proposes sites and areas where future development of waste management facilities may take place. It also sets out policies to determine any planning applications for development of new waste management facilities.

We are not consulting on specific development proposals.

We welcome all comments on the Draft NLWP and there will be further opportunity to comment on the Proposed Submission version of the Plan in summer 2016.

If you have a comment to make about the inclusion of Theydon Road PEA in the Draft NLWP, you may want to focus on answering questions related to the site selection methodology (question 6), the allocation of new sites and areas (question 8), the accuracy of the details in the area proformas in Appendix 2 (question 9) and the assessment criteria for waste management facilities (question 12).

The NLWP is based on supporting evidence. Your comments will have greater weight if they also relate to or draw on this evidence.