

CONSULTATION SUMMARY

Case reference number

2021/4075/P

Case Officer:

Tony Young

Application Address:

Antrim Grove Allotment
Antrim Grove
London
NW3 4XR

Proposal

Remediation works across site to address elevated concentration of contaminants in soil, involving raising levels by approximately 500mm in depth in conjunction with the installation of capping barrier below new imported soil and network of internal paths, removal and re-siting of existing sheds, and felling of some trees within the site.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	1
					No of support	0

Summary of representations

Belsize Conservation Area Advisory Committee responded to the proposal, as follows:

1. *'No objection'*

A local resident and plot holder in Tasker Road responded, objecting to the proposal, summarised as follows:

2. Playground closure:
 - *closure of the children's playground and footpath not adequately publicised in the application submission and is regarded as a deliberate deception.*
3. Lack of traffic management plan:
 - *the proposal will cause considerable traffic disruption to a narrow street used by locally-living motorists and the footpaths by pedestrians. There are no places for cars to pass;*
 - *no attempt has been made by the project management to engage with local residents over this;*

- reservation of 3 parking places is not sufficient provision for likely volume of trucks and transport needed to facilitate the delivery of soil and gabions.

4. Sustainability:

- the project is unsustainable given the lack of information on the volume of soil required and no indication of sources for both soil and rock gabions which may have to come from some distance away
- the project was never adequately discussed with allotment tenants nor other options (raised beds option) which may not have created so much environmental damage nor to such a complete degree;

5. Environmental impact:

- the Preliminary Ecological Appraisal (PEA) is inadequate, lacks evidence and fails to recognise the important nature of the site in a local environmental and wildlife context, or the full impact of the proposal on the site;

6. Local planning policies:

- Local Planning Policy talks about protecting and enhancing sites of nature conservation and biodiversity, yet the application appears to fail on many of these measures.

Officer response:

2. Playground closure:

- The applicant confirmed that 3 notices were positioned on the railings of the playground area notifying parents and site users about the proposed planned works to the allotment and explaining that they would involve the temporary closure of the play area. The notices were displayed in the most visible locations possible and included contact details for the applicant if further details were required;
- 4 site notices were also displayed in various locations around the site as part of the statutory consultation process associated with the planning application. In addition, the proposal was advertised in a local newspaper and available to local residents who had signed-up for e-alerts. All publicity provided details of where the application supporting documents and drawings could be viewed on the Camden website;

3. Lack of traffic management plan:

- The applicant confirmed the project team engaged with local residents who might be impacted by works, including both face to face conversations to explain the works and reasons for carrying them out, as well as, letter drops to local residents with contact information for the project team should they wish to know more about the project and impacts on local traffic, deliveries, parking arrangements, noise, etc.;
- The 3 parking bays to be reserved are considered to be sufficient to enable safe delivery of materials to site. It is acknowledged that there would be some increase in traffic and vehicular activity near to the site as part of the proposals; however, the context of this location should allow for traffic to pass unimpaired and minimise disruption to road users and pedestrians. All deliveries will be overseen and

managed by a banksman at all times. No soil will be removed from the site under the proposed option so minimise journeys to and from the site.

4. Sustainability:

- Soil is confirmed as being compliant with the British Standard (e.g. no contaminants present) as set out in the landscape specification document. The amount of soil required will be kept to the minimum amount necessary to complete the proposal. Additional soil testing during the works and post-completion will be completed to evidence that the site is safe to grow food on in a sustainable way for the future;*
- The applicant confirmed that the raised beds option that is referred to would leave large areas of contaminated soil exposed and untreated, as well as, result in long term maintenance issues created by deterioration of wooden sleepers over time. After careful consideration, the proposed option was considered to be the best long term, sustainable solution, and as such, was submitted in the form of a planning application. In any event, the Local Planning Authority (LPA) can only assess the application before them.*

5. Environmental Impact:

- The PEA followed a recognised, standard approach in terms of both scope and contents. As the report states, the assessment comprised of both a desk-top study and an onsite survey carried out by a qualified senior ecologist;*
- A Council Nature Conservation Officer has confirmed their continued involvement in order to ensure that the principles of the recommendations contained within the supporting PEA are applied as the project progresses.*

6. Local planning policies:

- The proposal has been assessed, and considered to be compliant with, local and national policies and guidance, such that, the site can be returned safely to a food growing allotment when works are completed (subject to the submission of a Verification Report approved in writing by the LPA that confirms the site is safe to use and grow food).*

Recommendation:- Grant Full Planning Permission