

Cranwood - planning application HGY/2022/2775

Approval of details pursuant to condition 19 (Demolition Environmental Management Plan/ Construction Environmental Management Plan) attached to planning permission HGY/2021/2727

Consultation response from the Friends of the Parkland Walk

The application was submitted after demolition works had been being carried out on the Cranwood Site for weeks. It effectively tells the Local Planning Authority that no mitigation should be implemented against potential adverse ecological impacts of demolition on the Parkland Walk.

The justification is the quoted guidance which says that where a receptor (ie area with an ecological designation) is located within 350m of a demolition site boundary it should be considered. This is followed by the assertion that in the Cranwood case no such nearby 'receptor' exists.

On that basis, no consideration whatsoever was given to the adverse environmental impact of demolition or construction on the Parkland Walk. The rationale, that allegedly the government's map indicates that there are no ecological designations within 350m of the Cranwood site boundary, is provably incorrect as a matter of fact.

Compare what the Demolition Environmental Management Plan (DEMP) says with the DEFRA source it refers to:

11.3 Ecological Effects

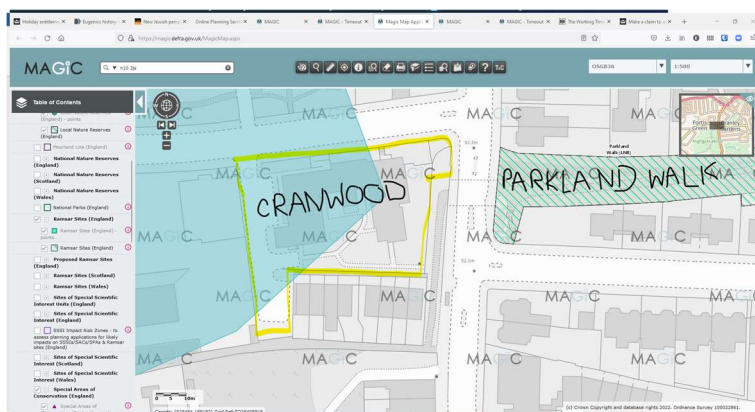
Overall Risk Classification: Low

The SPG's guidance to assess the impacts of demolition on ecological receptors has been followed. The guidance suggests that where a receptor is located within 350m of a site boundary it should be considered. There are no designations that would be defined as ecological within 350m of the site boundary. These have been examined using DEFRA's MAGIC database¹, these include:

- Special Conservation Areas
- National Nature Reserves
- Areas of Outstanding Natural Beauty
- RAMSAR Sites
- Local Nature Reserves
- Sites of Special Scientific Interest
- Special Protection Areas

¹ <https://magic.defra.gov.uk/magicmap.aspx>

We accessed this DEFRA source. Here is a screengrab of the relevant detail from DEFRA's magic map (highlighted outline of Cranwood site and 'Cranwood' and 'Parkland Walk' labels added by Friends of the Parkland Walk):



This primary source quoted in the application for approval of the DEMP/CEMP clearly marks the location of the designated Statutory Local Nature Reserve known as the Parkland Walk. It abuts the demolition/construction site. This indicates how the consultants that authored application for approval of the DEMP/CEMP appear to be attempting to mislead the Local Planning Authority and railroading this development through without any of the normal statutory safeguarding procedures. First, the condition 19 was breached. No DEMP/CEMP was submitted to the Local Planning Authority until the works had been underway for a long time. Next, and only after questions were being asked about the apparent cavalier approach to the demolition stage of the redevelopment of the Cranwood site, was a DEMP/CEMP application submitted. As Friends of the Parkland Walk's consultation response demonstrates, the DEMP/CEMP in the approval of details application attempts to deliberately mislead the Local Planning Authority.

This is indicative of factual errors and attempts to mislead throughout the application. Approval of HGY/2022/2775 should not be granted until every detail has been fact-checked. It is disgraceful that regulations applying to commercial or residential redevelopment should be being effectively disregarded in the Cranwood case where Haringey Council is both the developer and the Local Planning Authority.

This whole approval of details application should be rejected. The handling of it should be investigated as a complaint.