

Mr Philip Elliott
London Borough of Haringey
Civic Centre
High Road Wood Green N22 8LE

Your Ref: HGY/2026/2329
Our Ref: 240736

Contact: Greer Dewdney
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07 September 2026

Dear Mr Elliot,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2024**

Cannon Factory, Ashley Road, Tottenham, London, N17 9LJ

Request for an Environmental Impact Assessment ('EIA') Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), in relation to the proposed redevelopment at the former Cannon Factory site, between Watermead Way, Ashley Road and Burdock Road, London, N17 9LZ ('the Site').

Recommend Pre-Determination Archaeological Assessment

Thank you for your consultation received on 19 August 2026.

The Greater London Archaeological Advisory Service (GLAAS) give advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

Assessment of Significance and Impact

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: [77751] Area: The Lea Valley

The site of the proposed new build appears largely undeveloped in the modern era. Its Enfield Silt geology preserve prehistoric and later activity elsewhere in the borough, including just to the south at Ferry Island and North Island. The First Edition OS shows a possible fossilised linear route, preserved as a parallel field boundaries and planting, crossing the site from Hale

Farm which lies under Down Lane Recreation Ground, down to the Lea.

Any EIA Scoping Report or full planning application should be accompanied by an Archaeological Desk Based Assessment which discusses the survival and levels of brickearth on the site, in conjunction with geotechnical investigation results if appropriate.

Planning Policies

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 207 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest. A field evaluation may also be necessary.

NPPF paragraphs 212 - 215 place great weight on conserving designated heritage assets, including non-designated heritage assets with an archaeological interest equivalent to scheduled monuments. Non-designated heritage assets may also merit conservation depending upon their significance and the harm caused (NPPF paragraph 216). Conservation can mean design changes to preserve remains where they are.

NPPF paragraphs 202 and 210 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Applicants should therefore expect to identify appropriate enhancement opportunities.

If preservation is not achievable then if planning consent is granted, paragraph 218 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Archaeological consultants can advise on the possible implications of such mitigation requirements for the development programme and costs.

Recommendations

I have looked at the information you have supplied and at the Greater London Historic Environment Record. I have recommended below what more information I would need to advise the planning authority on the effects on archaeological interest and their implications for the planning decision.

I therefore recommend that the following further studies should be undertaken to inform the preparation of proposals and accompany a planning application:

Desk Based Assessment

Desk-based assessment produces a report to inform planning decisions. It uses existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures.

All desk-based assessments should include a search of the Greater London Historic Environment Record.

I will need to agree the work beforehand and it should be carried out by an archaeological practice appointed by the applicant. The report on the work must set out the significance of the site and the impact of the proposed development. I will read the report and then advise you on its implications for the planning application.

This advice relates solely to archaeological considerations, is provided without prejudice to the local authority's decision-making role, and may be shared with the local authority on whose behalf it is given. You should also consult Historic England's Development Management team on statutory matters.

You can find more information on archaeology and planning in Greater London on our website.

Yours sincerely

Greer Dewdney

Archaeology Adviser
Greater London Archaeological Advisory Service
London and South East Region