

FAO Mr P Hudson  
Examining Inspector  
3/18 Eagle Wing  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Dear Sirs

**Reference - EN010071**

**Planning Act 2008 (as amended) – Section 89 and the Infrastructure Planning  
(Examination Procedure) Rules 2010 – Rule 8 (as amended)**

**Application by North London Waste Authority for an Order Granting Development  
Consent for the North London Heat and Power Project**

We write on behalf of our client, Bestway Cash and Carry Ltd to make written representations on their behalf to the above application.

Bestway Cash and Carry Ltd "Bestway", own and operate a successful and well established 'Cash & Carry' facility located at unit 6 Ardra Road, Meridian Way, Enfield, London N9 0BD. Their business operates seven days a week in order to cater for and support local businesses. Given that the majority of customers are from local convenience stores and other business, the unit must open outside the usual business hours of 9 to 5. Accordingly, the unit opens between the hours of 7 am to 8 pm Monday to Friday, 7 am to 4 pm on Saturday and 9 am to 4 pm on Sundays and bank holidays.

Whilst the principle of the application is supported, Bestway are concerned about how the proposed construction works would affect the trading and delivery capabilities of their unit, particularly in relation to the proposed junction works and potential upgrading of Ardra Road.

From reviewing the application material, it is unclear whether the construction of the proposed development will require road closures or diversions and if so, when these would be and how long they will be in place for. This lack of information and detail within the application submission is of particular concern as Bestway and other neighbouring businesses are unable to tell to what extent the works would impact on the operation of their businesses.

Furthermore, there is no specific reference within the application submission to any mitigation measures that are being considered in order to minimise any of these impacts. Whilst there is passing reference to works being carried out outside normal working hours in order to minimise disruption, this is unlikely to be of assistance to Bestway, whom (as referred to above) operate longer opening hours and at weekends with their peak periods being early morning, early evening and during weekends.

Bestway are also concerned that the proposed new northern access from Ardra Road, would provide severe disruption that would have significantly implications on their operation, both in terms of difficulties of deliveries to their depot and customer access, other of which would severely impact upon the operation of their business.

Furthermore, the application material does not appear to make provision for any contingency mitigation measures should the planned programme of construction be postponed or if the phasing should need to alter.

In addition, it is unclear whether the proposed junction works to Ardra Road are a necessary part of the development or, conversely, whether the highway capacity would be able to cope if the proposed junction works are not provided.

Bestway also have concerns with the amount of vehicle trips that would be associated with the construction phase of the development, i.e. the scale of demolition required, the large areas that would need clearing and the associated removal of waste. These type of additional vehicle trips which will no doubt occur prior to the proposed highway works and junction improvements also have the ability to be extremely detrimental to the operation and accessibility of Bestway's business.

Similarly, the application fails to give due consideration to the potential impacts on local businesses arising from noise, vibration and dust during the construction and planned infrastructure elements of the proposed development.

In summary, the proposal appears to have not given enough consideration to the potential impacts that it would have on adjacent commercial operations. Particularly in relation to the disruption to the areas accessibility during junction and road improvements. There also appears to be little mitigation measures proposed to protect existing businesses within this commercial area during the construction and junction/road improvement phases of this development.

Accordingly, we would respectfully request that the Inspector gives particular consideration to the impacts of this development on existing commercial operations within the area.

Yours sincerely



Karen Crowder-James  
**Director**  
*karen@contourplanning.com*

On behalf of Bestway Holdings Ltd