



STATEMENT OF COMMON GROUND

BETWEEN

ENFIELD COUNCIL

AND

ENVIRONMENT AGENCY

In respect of Enfield Council's Edmonton Leaside Area Action Plan (2017) (ELAAP)

This Statement of Common Ground has been prepared to identify areas of agreement (or disagreement) between Enfield Council and the Environment Agency on matters relating to the Council's Submission Edmonton Leaside Area Action Plan (2017).

| Issue (Document Order) | Representation Ref. No |
|-------------------------------|-------------------------------|
| Chapter 1, Objective 5 | 23, B |
| Chapter 2, Paragraph 2.1.3 | 23, C |
| Chapter 2, Paragraph 2.1.11 | 23, D |
| Chapter 2, Section 2.2. Table | 23, E |
| Chapter 5, Policy EL1 | 23, F |
| Not specified | 23, G |
| Chapter 5, Policy EL3 | 23, H |
| Chapter 5, Paragraph 5.7.8 | 23, I |
| Chapter 5, paragraph 5.5.8 | 23, J |

| Issue (Document Order) | Representation Ref. No |
|-------------------------------------|------------------------|
| Chapter 5, Sections 5.9.5 and 5.9.6 | 23, K |
| Chapter 5, Policy EL8 | 23, L |
| Chapter 5, paragraph 5.9.8 | 23, M |
| Chapter 5, Figure 5.3 | 23, N |
| Chapter 5, Policy EL9 | 23, O |
| Chapter 5, Policy EL11 | 23, P |
| Chapter 5, Policy EL12 and EL27 | 23, Q |
| Chapter 5, Paragraph 5.11.10 | 23, R |
| Chapter 5, Policy EL13 | 23, S |
| Chapter 13, Policy EL27 | 23, Z |
| Chapter 13, Policy EL28 | 23, AA |
| Chapter 14, Table 14.1 | 23, AB |
| Chapter 14, Table 14.1 | 23, AD |
| Not specified | 23, AF |

Notes on agreed amendments:

1. **Bold underlined text indicates an addition to the ELAAP text**
2. ~~Strikethrough text indicates a deletion to the ELAAP text~~

Areas of Agreement:

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| Chapter 1, Objective 5 | 23, B |
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Objective 5 is amended as per Item 5 of the Schedule of Minor Amendments.

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| Chapter 2, Paragraph 2.1.3 | 23, C |
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Paragraph 2.1.3 is amended as per Item 6 of the Schedule of Minor Amendments.

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| Chapter 2, Paragraph 2.1.11 | 23, D |
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Paragraph 2.1.11 is amended as per Item 10 of the Schedule of Minor Amendments.

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| Chapter 2, Section 2.2. Table | 23, E |
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The table in Section 2.2. is amended as per Item 13 of the Schedule of Minor Amendments.

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| Chapter 5, Policy EL1 | 23, F |
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Both parties recognise that ground conditions and previous contaminative uses in some areas may limit the depths for foundations and in turn the number of storeys which can be built, thereby limiting density. The extensive area of Meridian Water will mean certain locations are more suitable for taller buildings, based upon a range of factors which may include contamination and potentially limitations on foundation depth. Technical constraints will be examined during further either through the detailed masterplanning process or site-specific proposals.

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| Not specified | 23, G |
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Both parties recognise contaminated land at Meridian Water poses a potential threat to groundwater. There is an existing requirement for planning applications on contaminated land to undertake a preliminary risk assessment and it is not necessary to provide further reference in the ELAAP.

While acknowledging the specific sensitivity of the ELAAP area in terms of the potential for contamination of underlying groundwater resources, both parties accept and acknowledge the adopted borough wide Development Management Policy (DMD 66 'Land Contamination and Instability') as sufficient for the purpose of setting out the requirements for land contamination and risk assessments.

The Environment Agency and the Council commit to working together on the emerging new Local Plan and Meridian Water Masterplan to ensure the need to protect groundwater resources and remediate contaminated land is reflected.

More specific provision to address issues relating to land contamination within the plan area, including the potential effects of development in Source Protection Zones (SPZs) will be addressed through the upcoming Meridian Water Masterplan and subsequent planning applications. Meridian Water Masterplan team has already undertaken both soil and groundwater remediation on the Willoughby Lane site and this will be completed to residential standards by early 2019.

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| Chapter 5, Policy EL3 and Policy EL12 | 23, H |
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Both parties agree for the following text to be inserted to Policy EL3 and EL12, after the reference to waterfront development:

Built development (this includes buildings, walls and fences but does not have to include footpaths and landscaping) should aim for a minimum 8 metre set back from the top of the river bank, in line with access requirements of the Environment Agency, to allow for maintenance and improvements, such as renaturalisation of river banks and habitat improvement.

- **Footpaths and landscaping may be included within the buffer zone, although a wider undisturbed green corridor area should be provided where possible**
- **For non-main rivers, less than 8 metres set back may be acceptable, providing there is no conflict with the requirements and principles of Policies EL12 and EL27.**
- **Where the full 8m cannot be achieved, it should be demonstrated that appropriate Environment Agency access can be maintained and that there is no conflict with the requirements and principles of Policies EL12 and EL27.**

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| Chapter 5, Paragraph 5.7.8 | 23, I |
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Paragraph 5.7.8. is amended as per Item 19 of the Schedule of Minor Amendments.

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| Chapter 5, Sections 5.9.5 and 5.9.6 | 23, K |
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Sections 5.9.5 and 5.9.6. are amended as per Items 24 and 25 of the Schedule of Minor Amendments.

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| Chapter 5, Policy EL8 | 23, L |
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Both parties agree that assessing and managing flood risk is critical to the development of Meridian Water. While Meridian Water lies within an area of flood risk classified at levels 2 and 3, considering the borough's wider sustainability objectives, Meridian Water is identified as a location for development by the Core Strategy (2010). Policy EL8 requires all developments to carry out a site specific Flood Risk Assessment (FRA) to be submitted with each planning application.

Both parties agree that the following text, based on paragraph 13.4.1 in the supporting text, will be inserted into Policy EL8:

The Council will apply the Sequential Test within Meridian Water at Masterplanning stage, in order to direct development to areas of low flood risk.

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| Chapter 5, Policy EL8 | 23, L |
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Both parties agree to continue working together on investigating potential future opportunities for flood risk management improvements that may emerge, as development at Meridian Water progresses.

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| Chapter 5, paragraph 5.9.8 | 23, M |
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Both parties agree that restoration of watercourses can mitigate flood risk and that this is referenced in paragraph 5.9.8. The accompanying image shown on page 68 is illustrative only.

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| Chapter 5, Figure 5.3 | 23, N |
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Both parties agree that rivers are part of the green infrastructure. Illustrative Figure 5.3 will be amended by including an additional key item for 'Watercourses'.

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| Chapter 5, Policy EL9 | 23, O |
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Policy EL9 is amended as per Item 29 of the Schedule of Minor Amendments.

Both parties recognise that tall buildings will need to consider underlying geological and contaminative context. Such constraints will be examined in full during the detailed site assessment process required at the planning application stage.

Both parties agree that the technical constraints will be examined further through the detailed masterplanning process or site specific proposals.

Both parties agree that the following bullet be inserted to policy EL11 Part C:

- **Assess the impact of underlying ground conditions and presence of land contamination to determine appropriate foundation depths and building height, and measures to protect groundwater resources.**

Both parties recognise that naturalisation of riverbanks within the Edmonton Leaside area is desirable, as supported by Policy EL27. The intensity of development within the Meridian Water area means naturalisation of riverbanks can be carried out where appropriate, as set out in the 'Waterways and Water Frontages' section of Policy EL12.

Paragraph 5.11.10 is amended as per Item 32 of the Schedule of Minor Amendments.

Both parties agree that environmental enhancements should be sought through blue and green infrastructure funding and the list in Policy EL13 part (a) will be amended as follows:

- **Blue and green infrastructure**

Both parties agree that the requirement for an 8m setback from the river bank has been satisfactorily addressed by changes agreed above.

Both parties agree that residential moorings must be designed in a way to ensure that the environment is not negatively affected and that the wording of Policy EL28 is updated as follows:

*Proposals for new residential moorings will be supported provided they **are designed in a way which does not negatively affect the environment and** meet the requirements of Policy DMD75*

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| Chapter 13, Policy EL28 | 23, AA |
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Policy EL28 is amended as per Item 61 of the Schedule of Minor Amendments.

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| Chapter 14, Table 14.1 | 23, AB |
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Both parties agree to include reference in Table 14.1 to delivery of watercourse enhancements for biodiversity improvement as follows:

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| <u>Provide watercourse enhancements for biodiversity</u> | All | LBE | <u>Delivery of watercourse enhancements which provide increased biodiversity</u> |
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| Chapter 14, Table 14.1 | 23, AD |
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Both parties agree Table 14.1 refers to 'flood compensation areas' rather than 'floodplain compensation'. Both parties agree to update the wording in Table 14.1 as follows:

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| Meridian Water Flood <u>alleviate measures</u> Compensation Areas | All | LBE | Flood <u>alleviation measures to enable</u> compensation area and enabling works for development <u>in</u> of the Meridian Water area; to be in place ahead of development <u>in any flood zone.</u> |
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Not specified

23, AF

Both parties recognise that there are important waste sites located in the Plan area. Both parties agree that the proper mechanism for safeguarding waste sites, as required by the London Plan, is through the emerging North London Waste Plan (NLWP) and Enfield's new Local Plan. The NLWP will take into account all projected waste capacity need in the borough and in the wider NLWP area as well as local and wider area regeneration aspirations and other relevant considerations.

Both parties agree that the Council will undertake its duty to cooperate with the NLWP through its active participation in the NLWP group.

Both parties agree that clustering of waste sites can be beneficial and will be supported by the NLWP, although clustering must be weighed up against the potential negative cumulative effects from too extensive a concentration of waste uses.

Both parties agree that improvements to the design of existing and new waste sites, including enclosure, will be beneficial and will be promoted the emerging NLWP. These improvements will be ensured through the requirements made as part of EA licensing of waste sites.

Signed on behalf of Enfield Council

Signed on behalf of the Environment Agency



Signed _____

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Place

Date: 25.09.2018



Signed _____

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Specialist

Date: 25.09.2018