

## **STATEMENT OF COMMON GROUND**

### **BETWEEN**

**ENFIELD COUNCIL**

### **AND**

**THAMES WATER**

In respect of Enfield Council's Edmonton Leaside Area Action Plan (2019) (ELAAP)

This Statement of Common Ground has been prepared to identify areas of agreement between Enfield Council and Thames Water on matters relating to the Council's Edmonton Leaside Area Action Plan (2019) following its Examination in Public.

### **General Areas of Agreement**

The Council, through its modifications to the Edmonton Leaside Area Action Plan (ELAAP), following its Examination in Public, commits to the following:

- Not pursuing any SIL release as part of the ELAAP;
- Designating 5,000 units as the residential capacity to be delivered through ELAAP;
- Re-aligning ELAAP with Enfield's adopted Core Strategy; and
- Strategically addressing capacity for a further 5,000 residential units, as well as matters relating to SIL and further detail on infrastructure delivery, through Enfield's new Local Plan 2036.

The below areas of agreement are to be read in light of these commitments.

### **Flood Risk and Flood Compensation**

Both parties recognise the importance of managing flood risk at Meridian Water and within the wider Edmonton Leaside area.

Both parties confirm that on 23 January Enfield Council's agents made contact with Thames Water's agents to initiate discussions for the lease or sale of Thames Water land within the Meridian Water

boundary, located South of the North Circular Road, East of Harbet Road, West of the River Lea and North of Banbury Reservoir for flood risk compensation and public open space. No formal offer was made during this discussion and Thames Water's agents were told further information would be provided following this phone discussion. However, no further contact has been made since this date at the time of signing this Statement no formal agreement has yet been reached.

This land has been identified by the Council as suitable for compensatory flood storage and the need for these areas will be assessed and confirmed as part of a comprehensive Flood Risk Assessment that is due to be completed in July 2019 for the whole Meridian Water Masterplan area. However, at the time of signing this Statement both parties acknowledge that the land is retained operational land for the purposes of Thames Water fulfilling its statutory undertaking and has not been formally declared surplus.

The Enfield Council is now in the process of engaging compulsory purchase options.

### **Water and Sewerage Infrastructure**


Both parties recognise that development must be supported by delivery of the necessary infrastructure provision. Both parties agree that developers should carry out pre-application consultation with Thames Water as statutory water/sewerage undertaker to ensure timely delivery of any necessary infrastructure provision.

Both parties confirm that draft details of phasing the first 5,000 residential units at Meridian Water, to be delivered through the policies of ELAAP, have recently been confidentially shared with Thames Water. Thames Water confirm that they are working with the Council's consultants, ARUP, to develop the water and sewerage/wastewater infrastructure strategy. However, at the time of writing the strategy has not yet been fully resolved/agreed as further information is required.

Further planning for the necessary infrastructure requirements relating to water and sewerage will be addressed through the development of Enfield's new Local Plan 2036. An Infrastructure Delivery Plan is being developed to accompany the forthcoming Local Plan for this purpose and will include details of infrastructure delivery for Meridian Water.

---

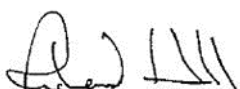
**Signed on behalf of Enfield Council**

Signed  \_\_\_\_\_

Neeru Kareer BA (Hons) MSc MRTPI  
Head of Strategic Planning and Design (*interim*)  
Place

Date: 15.03.2019

**Signed on behalf of Thames Water**

  
Signed \_\_\_\_\_

Richard Hill  
Head of Property  
Thames Water Utilities Ltd

Date: 15.03.2019