



**STATEMENT OF COMMON GROUND (DRAFT)**

**BETWEEN**

**ENFIELD COUNCIL**

**AND**

**IKEA**

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 and disagreement between Enfield Council and IKEA on matters relating to the Council’s Submission Edmonton Leaside Area Action Plan (2017).

Issue (Document Order)	Representation Ref. No
Chapter 5, paragraphs 5.1.3; 5.1.7; 5.4.2 – Council accepts all of these changes proposed;	As per tracked changed document submitted by IKEA (tracked changed document), except where a change to proposed wording is suggested by the Council in the column to the left.
Paragraph 5.4.6 - Council proposes modified change: <b><u>“At the same time it is anticipated that existing major retail businesses in the area, such as IKEA and Tesco, will continue to operate in the area. Regeneration at Meridian Water should not harm existing established businesses and their operations.”</u></b>	See above
Paragraph 5.4.9 – Council accepts proposed change;	See above

Issue (Document Order)	Representation Ref. No
<p>Policy EL2 additional third bullet- Council proposes modified change: <b><u>“growth of existing established businesses, enabling them to expand their operations and provide additional job opportunities”</u></b>;</p>	See above
<p>Policy EL2 additional final bullet- Council proposes modified change: <b><u>“Development which harms existing established businesses and operations without providing sufficient and appropriate mitigation will not be permitted, in line with the London Plan’s Agent of Change principle”</u></b>;</p>	See above
<p>Policy EL3 - Council proposes modified change to first bullet <b><u>“where it does not detrimentally affect the operation of existing established businesses. Such uses will be primarily...”</u></b>;</p>	See above
<p>Paragraph 5.5.7 - Council proposes modified change: <b><u>“In general, unless exceptional business requirements are demonstrated to the satisfaction of the council.”</u></b>;</p>	See above
<p>Paragraph 5.8.1 - Council proposes modified change: <b><u>“the future detailed alignment of the Causeway will be defined through further technical work”</u></b>;</p>	See above
<p>Paragraph 5.8.3 - Council proposes modified change: <b><u>“The development of the Causeway must be compatible with existing established businesses and operations and should not harm these”</u></b>.</p>	See above
<p>Policy EL6 Part A – Council accepts change to first para;</p> <p>Policy EL6 Part A - Council proposes modified change to second para TBC – need to clarify re impacts on our requirements;</p> <p>Policy EL6 Part A - Council proposes modified change to third para <b><u>“the design of the Causeway should not cause harm to existing established businesses and their operation along its route”</u></b>.</p>	See above

Issue (Document Order)	Representation Ref. No
<p>Policy EL6 Part B change to third bullet – Council proposes modified change: <b><u>“Ensure active frontages to the Causeway on both sides for all new businesses as well as for existing businesses where possible”</u></b>;</p> <p>Policy EL6 Part B - Council accepts change to fourth bullet;</p> <p>Policy EL6 Part B - Council proposes modified change to added final bullet <b><u>“Give consideration and not cause harm to existing established businesses and their operations along its route”</u></b>;</p>	See above
<p>Paragraph 5.8.6 – Council proposes modified change: <b><u>“The safeguarded route is articulated in four sections. The detailed design of the route will come forward as part of the masterplan; it will be designed to ensure it does not interfere with existing established businesses and their operations. The safeguarded route...”</u></b>;</p> <p>Paragraph 5.8.6 – Council proposes modification to further change made to this para: <b><u>“Cycle lanes will be provided along the Causeway. Their design will have to take into account their interaction with the access requirements of existing established businesses”</u></b>.</p>	See above
<p>Paragraph 5.8.7– Council proposes modified change: <b><u>“No works would be supported which would harm existing established businesses and their operations. The profile of Glover Drive will be reconfigured to accommodate cycle lanes in each direction, generous pavements and landscaping. The design of these will take into account their interaction with the access requirements of existing established businesses. The corridor width in this section is indicated at 32m”</u></b>.</p>	See above

**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:**

**Transport Modelling**

Both parties agree that further traffic modelling of both the local and strategic road network and junction capacity is required to support the final quantum of development to be delivered at Meridian Water. The Council acknowledge that the ELAAP goes beyond the Core Strategy transport evidence base which supported the initial 5,000 homes. The ELAAP on page 130-131 in sub-section 11.9 does acknowledge the strain on the already 'near capacity' highway network and junctions and points to detailed modelling being required through detailed development proposals and the forthcoming Meridian Water Masterplan SPD. The later will establish the detailed quantum of land uses to be delivered on a phased basis over the 15-20 year build out period of the project.

**The Causeway**

Both parties agree to minor amendments in the ELAAP in reference to the Causeway route as proposed to Paragraph 5.8.6 above. This will overcome concerns of overly prescriptive language and acknowledge that the detailed design of the final route will come forward as part of the Meridian Water Masterplan to ensure it does not adversely impact the existing business operations of IKEA.

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**Signed on behalf of Enfield Council**

**Signed on behalf of IKEA**

Signed \_\_\_\_\_

Signed \_\_\_\_\_

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

***Please add name, qualifications and role***

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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