

Further to the submission of the “Schedule of Proposed Changes”, which combines modifications proposed following consultation, following the submission of Statements of Common Ground, and following discussion at the Hearing Sessions. I have made some comments on the modifications below and as requested I have identified where:

- I consider the modifications necessary to make the plan sound;
- Where the proposed modifications would be likely to be unacceptable:
- And where the proposed modifications are not necessary for soundness but could be brought forward by the Council as Additional Modifications if you consider it appropriate.

Some of these modifications may require further change in the light of additional evidence and consequential changes as a result of my interim findings and so the Council will need to update the schedule in due course.

### Comments of Schedule of Proposed Modifications

**Text in Bold Print and underline** Proposed insertion  
~~Text with a strikethrough~~ Proposed deletion

Item No.	Page no.	Section	Proposed Change	Reason for Suggested Alteration	Comment
<b>Contents</b>					
1	iv	Contents	Change the section title of 8.3 as follows:	To reflect name change of network (Note that the operating name 'Lee	Can be dealt with as an additional modification

Item No.	Page no.	Section	Proposed Change	Reason for Suggested Alteration	Comment
			<i>The EcoPark and <del>the Lee Valley</del> <b>Meridian Water</b> Heat Network</i>	<i>Valley Heat Network Operating Company Ltd' is retained and LVHN Ltd trade as 'Energetik')</i>	
<b>Chapter 1</b>					
2	2	Chapter 1, paragraph 1.1.4	<p>To make the following changes to paragraph 1.1.4:</p> <p><i>Connectivity</i></p> <p><i>The creation of a more frequent, resilient and flexible rail service will enable significant development and regeneration within the entire Lee Valley, resulting in huge transformation at Edmonton Leaside. A new station, Meridian Water (formerly Angel Road) will operate a <b>three to</b> four-train per-hour service, rising later to an <b>six to</b> eight train- per-hour rail service <b>as a result of further investment and delivery of an interim four track solution between Meridian Water and Tottenham Hale. Longer term the</b> expected <b>full</b> 4-tracking <b>of the full WAML (between Tottenham Hale and Broxbourne), and to an even greater extent</b> Crossrail 2 schemes, will provide</i></p>	To make clarifications in line with Transport for London requests/comments about connectivity improvements required to the area	Can be dealt with as an additional modification

Item No.	Page no.	Section	Proposed Change	Reason for Suggested Alteration	Comment
			<i>additional capacity to support further growth and regeneration.</i>		
2	2	Chapter 1, paragraph 1.1.4	<i>This increased service will result in improved accessibility and attractiveness of the area as a place to live, work and visit. <b><u>Crossrail 2 particularly has the potential to lead to further opportunity for development beyond the number of homes currently identified in the AAP.</u></b></i>	To make clarifications in line with Transport for London requests/comments about connectivity improvements required to the area	Not Justified in the light of interim comments in relation to residential capacity.
3	2	Chapter 1, paragraph 1.1.5	To insert the following new paragraph, after paragraph 1.1.5:  <b><u>Improved bus services will provide greatly enhanced connectivity with Edmonton Leaside and to the wider area, in particular supporting east-west linkages and access to Edmonton Green.</u></b>	Update text to reflect the importance of bus services to the AAP	Necessary for clarity
4	2	Chapter 1, paragraph 1.1.5	Alter reference to The Causeway	To reflect name change	Can be dealt with as an additional modification
5	4	Chapter 1, Figure 1.1	To make the following changes to Figure 1.1:  <ul style="list-style-type: none"> <li>• Add the borough boundary to the map</li> </ul>	To provide greater clarity and information, to correct a previous error, to update map in line of changes to Corridor	Necessary for clarity

Item No.	Page no.	Section	Proposed Change	Reason for Suggested Alteration	Comment
			<ul style="list-style-type: none"> <li>• Label the neighbouring boroughs;</li> <li>• Change the Causeway route to the new Corridor;</li> <li>• Update proposed new SIL boundaries;</li> <li>• Move Ponders End station label southward to its correct location;</li> <li>• Ensure that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not referenced as 'open space', or variations on this label which imply it is publicly accessible;</li> <li>and</li> <li>• To label this land as <b>Green Belt</b>.</li> </ul>	and to recognise that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not publicly accessible and should not be referenced as ' <i>open space</i> ', or variations on this label which imply it is publicly accessible.	Necessary for clarity
6	5	Chapter 1, Paragraph 1.1.8	To change paragraph 1.1.8: Pickett's Lock can be developed much further as a leisure and recreation destination.....	The current text does not take account of the restrictions imposed by the site's status as a site in the Green Belt	Amend text to reflect local and national Green Belt policy
		Chapter 1, Paragraph 1.1.9	Alter reference to The Causeway Missing full stop	To reflect name change	Can be dealt with as an additional modification

Item No.	Page no.	Section	Proposed Change	Reason for Suggested Alteration	Comment
7	5	Chapter 1, Paragraph 1.1.11	To change paragraph 1.1.11 as follows: The successful implementation of the <del>Lee Valley</del> <b>Meridian Water</b> Heat Network ( <del>LVMWHN</del> ) will provide ...	To reflect name change of network	Can be dealt with as an additional modification
8	6	Chapter 1, Objective 1	The 6 <sup>th</sup> bullet point of Objective 1 should be amended as follows: <b><u>Enhance health and wellbeing through enabling healthy lifestyles and ensure</u></b> <del>Ensure</del> that everyone has good access to health, leisure and community facilities of a high standard within <del>close</del> proximity to their home;	To further recognise that health and wellbeing is critically important to creating a successful new neighbourhood within Edmonton Leaside	Not necessary for soundness as a main modification. Council could consider as an additional modification.
		Chapter 1, Objective 1	Missing full stop		Can be dealt with as an additional modification
9	6	Chapter 1, Objective 1	Update Objective 1, 7 <sup>th</sup> bullet point, and move bullet to Objective 3:  <i>'Provide well-connected, well-designed pedestrian and cycle routes that encourage people to choose active travel modes <b><u>along with excellent access to public transport options.</u></b></i>	Update to include reference to importance of public transport in promoting modal shift.  Move item to more appropriate objective.	Not necessary for soundness as a main modification. Council could consider as an additional modification.

Item No.	Page no.	Section	Proposed Change	Reason for Suggested Alteration	Comment
10	6	Chapter 1 Objective 3	Alter reference to The Causeway  Alter reference to Angel Road station  Missing full stop on last bullet point.	To reflect name change  To reflect name of new station	Can be dealt with as an additional modification
11	7	Chapter 1, Objective 4	To change the reference in bullet 3 of Objective 4 as follows:  <del>Lee Valley</del> <b>Meridian Water Heat Network</b>  Typos full stop/semi colon	To reflect name change of network	Can be dealt with as an additional modification
12	7	Chapter 1, Objective 5	Update 3 <sup>rd</sup> bullet point of Objective 5:  <i>'Create new open spaces <del>where</del> feasible;'</i>	To strengthen the wording of the objective.	Necessary for clarity
13	7	Chapter 1, Objective 5	Update 7 <sup>th</sup> bullet point of Objective 5:  <del>Manage</del> <b>Reduce</b> flood risk.	Strengthen wording and align with NPPF.	Necessary to ensure consistency with national policy
14	10	Chapter 1, Paragraph 2.1.3	Add the following text to the end of paragraph 2.1.3:  <b><u>'The Blue Ribbon Network is a strategically important series of linked spaces which should contribute to the overall quality and sustainability of London by prioritising uses of the waterspace and land alongside it for</u></b>	Recognise the importance of the Blue Ribbon Network within the AAP.	Not necessary for soundness as a main modification. Council could consider as an additional modification.

Item No.	Page no.	Section	Proposed Change	Reason for Suggested Alteration	Comment
			<u>water related purposes.'</u>		
<b>Chapter 2</b>					
15	11	Chapter 2, Figure 2.1	To add map key and label the green areas as:  <b><u>'Lee Valley Regional Park'</u></b>	Add further detail to the map.	Necessary for clarity
16	12	Chapter 2, Figure 2.2	To add map key and to move Ponders End Station southward to its correct location.	To correct map	Necessary for clarity
17	13	Chapter 2, Figure 2.3	To make the following changes to Figure 2.3: <ul style="list-style-type: none"> <li>• Add a map key.</li> <li>• Move Ponders End Station southward to its correct location.</li> <li>• Update Figure 2.3 to ensure that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not referenced as 'open space', or variations on this label which imply it is publicly accessible; and</li> </ul>	Correct previous omission and error  And to recognise that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not publicly accessible and should not be referenced as ' <i>open space</i> ', or variations on this label which imply it is publicly accessible.	Necessary for clarity and accuracy

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			<ul style="list-style-type: none"> <li>Label this land as <b>Green Belt</b>.</li> </ul>		
18	14	Chapter 2, Paragraph 2.1.10	Amend text of 5 <sup>th</sup> bullet point: <i>'Edmonton Eco Park – the redevelopment of the site to provide the next generation of waste services and <b>expected</b> additional community benefits through the provision of heat for a decentralised heat network;'</i>	Update the text to reflect the current position.	Not necessary for soundness as a main modification. Council could consider as an additional modification.
19	14	Chapter 2, Paragraph 2.1.11	Amend text of 2 <sup>nd</sup> bullet point as follows: <i>'will become much more accessible and attractive <b>while improving natural habitats and biodiversity.</b>'</i>	Reflect that the area will also provide improved habitat for wildlife.	Necessary to reflect local and national policy
20	15	Chapter 2, Section 2.2	Update title at section 2.2: <i>Socio-Economic <b>and Environmental</b> Profile.</i>	Update of the title to more accurately reflect the section.	Necessary for clarity
21	15	Chapter 2, Section 2.2	Update text at Section 2.2 table, under 'Education', as the requirements are discussed later in the AAP document: <i><del>'There is forecast demand for primary and secondary school places – the provision of two new 2 FE (Forms of Entry)</del></i>	Update text to ensure consistency within the document.	Not necessary for soundness as a main modification. Council could consider as an additional modification.

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			<i>primary schools and one 8 FE secondary school (with 6th form) will be necessary.</i>		
22	18	Chapter 2, Section 2.2	Update table column: <b>'Flooding Environment'</b>	Update the column text to more accurately reflect the table contents.	Not necessary for soundness as a main modification. Council could consider as an additional modification.
23	19	Chapter 2, Figure 2.4	To make the following changes to figure 2.4: <ul style="list-style-type: none"> <li>• Add a map key;</li> <li>• Move Ponders End station southward to its correct location;</li> <li>• Amend line colourings to remove confusion between the red line of the AAP boundary and the transport routes;</li> <li>• To update Figure 2.4 to ensure that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not referenced as '<i>open space</i>', or variations on this label which imply it is publicly</li> </ul>	Correct previous omission and error, to clarify the map  And to recognise that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not publicly accessible and should not be referenced as ' <i>open space</i> ', or variations on this label which imply it is publicly accessible.	Necessary for accuracy and clarity

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			<p>accessible.</p> <ul style="list-style-type: none"> <li>To label this land as <b>Green Belt</b>.</li> </ul>		

Chapter 3					
24	20	Chapter 3, paragraph 3.1.2	To make the following change to paragraph 3.1.2: The Council has recognised the requirement for the Edmonton Leaside AAP to reflect changing circumstances in Enfield and Meridian Water, most notably higher population growth <del>and the selection of a master developer.</del>	To recognise the Council is no longer working with a master developer	Can be dealt with as an additional modification.
25	21	Aerial view	Update aerial photograph	To update photographs where the area has changed	Not necessary for soundness as a main modification. Council could consider as an additional modification.
26	24	Chapter 3, paragraph 3.3.2	To update paragraph 3.3.2 as follows: <i>The Council is currently developing a new Local Plan which recognises the scale of change since the adoption of Enfield's Core Strategy in 2010. The borough, as across London as a whole, has experienced much higher population growth than previously envisaged. Projections by the ONS indicate an increase in population from around 325,000 in 2014 to around 400,000 by 2032, requiring the borough to accommodate an additional 25,000 to 35,000 households. <b><u>The London Plan adopted in 2011 and consolidated with alterations in 2016, significantly</u></b></i>	To update the wording	Necessary for accuracy.

			<p><b><u>increased the Enfield's housing targets from 560 to 798 dwellings per annum. The Mayor's latest draft new London Plan (2017), again proposes substantial increases; a target which is equivalent to 1,876 dwellings per annum from 2019/20 until 2028/29. The Council are also looking further ahead at the potential of securing a Crossrail 2 route in Enfield. Crossrail 2 would run through the borough's eastern corridor and include early Four Tracking of the West Anglia Mainline and branch to New Southgate.</u></b></p>		
27	24	Chapter 3, paragraph 3.3.2	<p><b><u>Crossrail 2 in particular has the potential to lead to further opportunity for development beyond the number of homes currently identified in this AAP. Major new projects are <del>also</del> coming forward, in particular Crossrail 2 and 4 tracking of the West Anglia Mainline, which will support transformative change to transport infrastructure in the eastern corridor. This has implications for the wider Lee Valley, including Enfield's existing large areas of designated industrial land. These drivers, along with legislative changes such as the NPPF, all support the need for</u></b></p>	To update the wording	Not Justified in the light of interim comments in relation to residential capacity.

			<i>preparing a new Local Plan. The evidence base for this AAP will also feed into the ongoing Local Plan work.</i>		
	25	Chapter 3, paragraph 3.3.7	This will need to be updated.		
<b>Chapter 5</b>					
28	31	Chapter 5, 5.1.3	<i>To add the following wording to paragraph 5.1.3:  Meridian Water comprises one of the largest areas of underused and brownfield regeneration land in London, with large areas of derelict land alongside industrial accommodation of varying age and quality. <b><u>It also contains a significant scale of retail, including IKEA and Tesco stores.</u></b> In the context of a significant and worsening housing shortage across Greater London, the case for comprehensive, residential-led redevelopment is compelling.</i>	To recognise the continued importance of existing businesses in the area	Not necessary for soundness as a main modification. Council could consider as an additional modification.
29	31	Chapter 5, 5.1.3	<del><i>In the context of a significant and worsening housing shortage across Greater London, the case for comprehensive, residential led redevelopment is compelling.</i></del>		Not Justified in the light of interim comments in relation to SIL de-designation.

30	31	Chapter 5, 5.1.6	<del>The land to the east of the River Lee Navigation will be taken forward without the restrictions of designated industrial land</del>		Not Justified in the light of interim comments in relation to SIL de-designation.
31	31	Chapter 5, 5.1.7	The Council has selected a master developer which has set out a long-term aspiration to provide around 10,000 new homes and over 6,000 net new full time jobs at Meridian Water,		Not Justified in the light of interim comments in relation to residential capacity.
32	31	Chapter 5, 5.1.7	<i>To make the following change to paragraph 5.1.7:  The Council has <del>selected a master developer which has set out a long-term aspiration to provide around 10,000 new homes and over 6,000 net new full-time jobs at Meridian Water, as well as an additional several thousand construction jobs during its development phase.</del></i>	To recognise that the Council is no longer working with a master developer	Can be dealt with as an additional modification
	32		Missing page number		
33	31	Chapter 5, 5.1.7	Insert new paragraph after 5.1.7:  <b><u>Existing businesses will continue to be important to the area, and it is an objective of this AAP to ensure that development proposals at Meridian</u></b>	To recognise the continued importance of existing businesses in the area	Not necessary for soundness as a main modification. Council could consider as an additional modification.

			<b><u>Water should take into consideration their operations.</u></b>		
34	31	Chapter 5, 5.1.8	To edit paragraph 5.1.8 as follows: <i>The transformation of Meridian Water is underway, including land assembly, <b>planning consent for</b> the development of Phase 1, including the first 725 new homes, remedial works for proposed development sites, and a new Meridian Water railway station to replace the existing Angel Road station <b>have been secured.</b></i>	To update the wording	Can be dealt with as an additional modification
35	32	Chapter 5 paragraph 5.1.10	These include 5,000 new homes and <del>3,000</del> new jobs	The current text doesn't reflect the wording of policy CS37 and CS38	Amend text to reflect policy
36	32	Aerial view	Update aerial photograph	To update photographs where the area has changed	Not necessary for soundness as a main modification. Council could consider as an additional modification.
37	33	Chapter 5, paragraph 5.1.11	To make the following change to paragraph 5.1.11, final bullet: <ul style="list-style-type: none"> <li><del>Enfield's selection of a master developer for Meridian Water.</del></li> </ul>	To recognise the Council is no longer working with a master developer	Can be dealt with as an additional modification
38	39	Chapter 5, paragraph 5.3.4	To update paragraph 5.3.4 as follows: <i>The changing circumstances since adoption of the Core Strategy, including population growth and the</i>	To recognise the Council is no longer working with a master developer	Can be dealt with as an additional modification

			<i>new London Plan, indicate support for a significantly higher number of housing units at Meridian Water. <del>The Meridian Water development partner has also brought forward proposals for a higher quantum of housing.</del></i>		
		Chapter 5, paragraph 5.3.5	Typo in final line		
39	39	Chapter 5, paragraph 5.3.8	To update paragraph 5.3.85 as follows:  <i>Other forms of lower cost housing could contribute to housing provision at Meridian Water. These include Starter Homes, introduced by the <del>Housing and Planning Act 2016</del>, and the London Living Rent.</i>	Starter homes reference not appropriate here	Necessary for clarity see comments in interim letter.
40	41	Chapter 5, paragraph 5.3.17	To make the following change to paragraph 5.3.17:  <i>The changing circumstances of population growth combined with higher London Plan housing targets <del>and the selection of a master developer</del>, led the Council to undertake evidence base modelling to provide understanding and evidence for the growth potential at Meridian</i>	To recognise the Council is no longer working with a master developer	Can be dealt with as an additional modification

			<i>Water.</i>		
41	41	Chapter 5, paragraph 5.3.18	<p>To make the following change to paragraph 5.3.18:</p> <p><i>A range of scenarios were assessed and were selected as follows: the Core Strategy figure of 5,000 housing units, the Council's evaluation criteria for the <b>former</b> master developer of 8,000 units, the <b>former</b> development partner proposal for 10,000 units, and 12,000 units to examine a higher quantum development scenario.</i></p>	To recognise the Council is no longer working with a master developer	Can be dealt with as an additional modification
42	41	Chapter 5, paragraph 5.3.19	<p>To make the following change to paragraph 5.3.19:</p> <p><i>The housing unit scenarios were further examined through a range of housing mixes as follows: Core Strategy based; Enfield's emerging SHMA; and the <b>former</b> master developer proposal. The figures used, as mix of 1or 2-bed units to 3+ bed units were: Core Strategy 40%:60%; emerging Enfield SHMA 50%:50%, and <b>former</b> master developer proposal 74%:26%.</i></p>	To recognise the Council is no longer working with a master developer	Can be dealt with as an additional modification

43	43	Chapter 5 Policy EL1:Housing in Meridian Water	Overall length of the Policy  “Development proposals and Supplementary Planning Documents are required to demonstrate...”	The Policy is overly long and contains a large amount of text which is, in effect, commentary which repeats the supporting text. The policy should be edited to reduce repetition.  <b>The reference to SPD’s in a number of policies is puzzling.</b> SPD’s will be prepared by, or on behalf of the Council, so why is it necessary that they be referenced in the policy?	Necessary for clarity.
44	43	Chapter 5, Policy EL1 Part A	To update the wording in Policy EL1 Part A, first paragraph as follows:  <i>Development proposals and supplementary planning documents are required to demonstrate that affordable housing is maximised. All residential development proposals at Meridian Water will be expected to achieve a minimum of 35% affordable housing, <del>measured as a proportion of the total number of units, or in part based upon the proportion of habitable rooms.</del> ...</i>	To address GLA comments regarding affordable housing policy.	The method of measurement should be consistent with the development plan.  Also refer to Interim letter regarding the proportion of Affordable Housing.
45	43	Chapter 5, Policy EL1 Part A	To update the wording in Policy EL1 Part A, third paragraph as follows:  <i>The Council will maximise affordable housing in accordance with the preferred Local Plan tenure mix,</i>	Starter homes reference not appropriate here	Necessary to reflect national policy.

			<i>although other forms of lower cost housing are recognised as potentially contributing to provision of housing at Meridian Water, including <del>Starter Homes</del> and the London Living Rent.</i>		
46	43	Chapter 5, Policy EL1 Part A	<i>“During initial phases of development at Meridian Water, due to site remediation costs and low property values, viability requirements for development proposals may reduce the proportion of affordable housing below the Council’s adopted policy. As the development of Meridian Water proceeds rising property values are expected to improve viability, enabling a higher proportion of affordable housing to be achieved, meeting the Council’s 40% requirement across Meridian Water as a whole.”</i>	This section is vague and imprecise. What are the initial phases of the development? At what stage will the higher levels of affordable housing be required. The implication could be that If 40% overall within Meridian Water is to be achieved some later schemes may be required to provide more than 50% affordable housing within individual schemes? is this the Council’s intention? How will this be secured?	Also refer to Interim letter regarding the proportion of Affordable Housing.
47	43		<i>“50% of development proposals”</i>	Does this reflect the London Plan? Should it read <i>“schemes provide 50% affordable housing”</i> ?	Also refer to Interim letter regarding the proportion of Affordable Housing.
48	43	Chapter 5, Policy EL1 Part B	<i>Evidence shows that to achieve a higher quantum of residential units within the Meridian Water boundary is dependent upon significant improvements in transportation infrastructure to enable a transformation of PTAL across the</i>	This is commentary, not policy, which in any case, repeats supporting text. It also not justified - Suggest deletion.	See interim comments in relation to residential capacity.

			<p><i>site. Upgrades to the railway station, and the number of trains per hour, is critical to achieving this, along with new and improved road routes through the area. The necessity for other uses which support and are driven by residential development, such as schools, retail and open spaces, will increase correspondingly with higher numbers of housing units. The mix of units in terms of number of habitable rooms is also a key determining factor in the number units which can be delivered, with evidence demonstrating the tradeoff between the proportion of larger units and overall number of units achievable (see Part C below for Housing Mix). The evidence shows that, subject to mix and tenure, sufficient supporting infrastructure, the de-designation of industrial land and the achievement of high quality urban design, 10,000 new homes could be provided at Meridian Water.</i></p>		
49	44	Chapter 5, Policy EL1 Part B	<p>Insert wording to Policy EL1, Part B, 4<sup>th</sup> paragraph:</p> <p><i>Higher density development should be situated in areas with higher levels of accessibility to public transport and/ or</i></p>	To ensure that development must be high quality and design-led, having regard to context	Not necessary for soundness as a main modification. Council could consider as an additional modification.

			where it can capitalise most appropriately on features such as views and open spaces, <b><u>while respecting wider visual and public amenity.</u></b>		
50	44	Chapter 5, Policy EL1 Part B	<del>“Development proposals in Meridian Water should optimise housing through, where justified and appropriate, achieving higher net housing density levels than the London Plan.”</del>	The wording of this paragraph will become out of date with the adoption of the New London Plan. It is, in any case repeated in Part C.	
51	44	Chapter 5, Policy EL1 Part C	To amend the wording of Policy EL1 Part C third and fourth paragraph as follows:  <del>Development proposals and supplementary planning documents are required to maximise family housing in line with Local Plan policy. Development proposals must demonstrate viability requirements if the Local Plan policy requirements are not fully met. For initial phases of Meridian Water, development proposals must deliver a minimum of 25% 3+ bed dwellings and opportunities to deliver a higher proportion should be explored. During the development of Meridian Water improving levels of supporting services, the developing sense of place</del>	The suggested change is aimed at adding flexibility to optimise site capacity. However, the wording is not specific enough. As it stands It lacks clarity as to how an acceptable mix will be assessed on a site by site basis. The Council should consider revised wording which indicates a minimum proportion of larger units, with the caveat that in some identified circumstances, the Council may accept a more intensive mix.	Also refer to Interim letter regarding the Housing.

			<p><del>and rising viability are expected to enable a higher proportion of 3+ bedroom housing to be achieved.</del></p> <p><del>Where development proposals meet only the 3+ bedroom minimum requirement the delivery of 2-bed units of a design which is sufficient in size and layout to support smaller families must be fully explored.</del></p> <p><b><u>Development proposals and supplementary planning documents are required to should maximise family sized affordable housing units. For market units, development proposals and supplementary planning documents must deliver homes in a mix of sizes informed by the development site characteristics, identified local housing need assessment, and the need to deliver mixed and balanced communities.</u></b></p> <p><del>Family units, including units of 3+ bedrooms, should be located to maximise access to facilities required by families, such as safe outdoor spaces, which might include on the ground or lower floors of buildings.</del></p>		
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52	44	Chapter 5, Policy EL1	<p>Recognition that policy EL1 should reference Core Policy 30 'Maintaining and Improving the Quality of the Built and Open Environment' as follows:</p> <p><i>This policy should be read in conjunction with Core Policies 3, 5, <b>30</b> and 38 ...</i></p>	To ensure that developments contribute to high quality public realm	Not necessary for soundness as a main modification. Council could consider as an additional modification.
53	45	Chapter 5, paragraph 5.4.2	<p>To make the following changes to paragraph 5.4.2:</p> <p><i>The existing economy and employment at Meridian Water is dominated by industrial uses, in particular B2 and B8, to the east of the site at Harbet Road. In the Council's Industrial Estates Strategy (2014), the industrial infrastructure is described as predominantly secondary warehouse and light industrial units, with some trade counter / wholesale uses.</i></p> <p><i>There is also significant retail activity at Ikea, Tesco and Ravenside Retail Park, which is situated in the central areas of Meridian Water. <b><u>This retail provides important employment to local communities.</u></b></i></p>	To recognise the continued importance of existing businesses in the area	Not necessary for soundness as a main modification. Council could consider as an additional modification.

54	45	Chapter 5, paragraph 5.4.5	5.4.5 “ <i>The de-designation of all employment land at Meridian Water would potentially lead to the displacement of some jobs which would need to be replaced across the Edmonton Leaside area.</i> ”		Not justified in the light of interim comments in relation to SIL de-designation.
55	47	Chapter 5, paragraph 5.4.9	To make the following changes to paragraph 5.4.9: <b><u>‘The Meridian Water location already provides many jobs that are predominantly in the retail sector. Additionally, the uses supporting residential development will result in hundreds of new FTE jobs being created, mainly in retail and education, but also in the health, transport and leisure sectors.’</u></b> <b><u>The jobs in the retail sector, including the existing retail businesses in Meridian Water, will continue to make a valuable contribution toward employment and economic growth in Edmonton.</u></b> The evidence base modelling assessed the likely additional expenditure arising from new Meridian Water.	Update the text to more fully acknowledge the contribution of existing retail businesses to the area.	Not necessary for soundness as a main modification. Council could consider as an additional modification.

56	47	Chapter 5 paragraph 5.4.10 – 5,4,13		Assumes 100% SIL de-designation and needs to be revisited	Not justified in the light of interim comments in relation to SIL de-designation.
57	47 & 48	Chapter 5 paragraphs 5.4.10 last bullet and 5.4.15	These paragraphs appear to contradict each other		
58		Chapter 5, Policy EL2	<p><i>“To support the scale of development at Meridian Water and deliver the requirement for net new jobs the economy will undergo transformational change. There must be an efficient and effective configuration of land uses which supports the growth of key economic sectors and results in a strong and diverse economy.</i></p> <p><i>As such the restrictive SIL and LSIS industrial land designations within the Meridian Water boundary are not compatible with either the economic and employment objectives, or the wider aims of transformational change.</i></p> <p><i>The evidence shows that, subject to sufficient supporting infrastructure and the achievement of high quality urban design, 6,000 to 7,000 net new</i></p>	<p>Assumes 100% SIL de-designation and needs to be revisited.</p> <p>Also this is commentary, not policy, which repeats supporting text. Suggest deletion.</p>	Not justified in the light of interim comments in relation to SIL de-designation.

			<i>jobs could be delivered at Meridian Water.”</i>		
59	49	Chapter 5, Policy EL2	<p>Policy EL2, end of first paragraph: It is agreed that the reference to 6,000 – 7,000 net new jobs will be changed to 6,000 net new jobs as follows:</p> <p><i>The evidence shows that, subject to sufficient supporting infrastructure and the achievement of high quality urban design, 6,000 <del>to 7,000</del> net new jobs could be delivered at Meridian Water.</i></p>	To recognise that the Council are now proposing 6,000 new jobs at Meridian Water	Not justified in the light of interim comments in relation to SIL de-designation.
60	49	Chapter 5, Policy EL2	<p>Amend text, 4<sup>th</sup> bullet point:</p> <p><i>High quality, <b>low carbon</b> and innovation design providing an attractive place ...</i></p>	Clarify that high- quality design includes the requirement for low carbon.	Necessary for clarity and to reflect local and national policy
61	49	Chapter 5, Policy EL2	<p>Amend text of EL2, 7<sup>th</sup> bullet point as follows:</p> <p><i>Active frontages, especially along the <del>Causeway</del> <b>Central Spine, River</b> Lee Navigation <del>River</del> and ...</i></p>	Clarification / correction of a name or reference	Can be dealt with as an additional modification
62	49	Chapter 5, Policy EL2	<p>Amend text of EL2, 9<sup>th</sup> bullet point as follows:</p> <p><i>A contribution to local labour initiatives and employment skills training, including of Meridian Water</i></p>	<p>To ensure that EL2 does not refer to SPD</p> <p>Error with font.</p>	Necessary for clarity.

			<p>construction jobs for the local population, <del>in line with the Council's S106 Planning Obligations Supplementary Planning Document.</del> Where appropriate, the Council will explore and support meanwhile uses, in existing buildings or temporary structures, for the development of new types of employment.</p>		
63	49	Chapter 5, Policy EL2	<p>Insert new final bullet to Policy EL2:  <b><u>"New development which adversely impacts existing businesses and operations should provide appropriate mitigation in line with the London Plan's Agent of Change principle";</u></b></p>	To recognise the continued importance of existing businesses in the area	Necessary to reflect local and national policy.
64	50	Chapter 5, Paragraph 5.4.19	<p>Insert additional text to paragraph 5.4.19:  <i>Where relocation of the bus depot requires existing businesses to be relocated, the Council will work with owners (and occupiers), prior to any development taking place, to relocate to appropriate premises in employment or mixed use areas defined in the AAP area, or other locations within the borough.</i>  <b><u>Consideration should be given to the opportunity for relocating the bus depot within Meridian Water to</u></b></p>	Update text suggested to reflect the opportunities for colocation at Meridian Water within the AAP. However, the existing text does not preclude relocation within Meridian Water and so the change is not necessary.	Not necessary for soundness as a main modification. Council could consider as an additional modification.

			<i><b><u>retain its functionality and jobs, potentially as part of a multi-storey building in proximity to Harbet Road.</u></b></i> ...		
65	51	Chapter 5, paragraph 5.5.3	To change the reference to the Causeway in paragraph 5.5.3 to: <i><b><u>Causeway Central Spine</u></b></i>	To recognise the name change of the Causeway to the Central Spine	Can be dealt with as an additional modification
66	51	Chapter 5, Policy EL3	To change the reference to the Causeway in the first and fourth bullets of EL3 to: <i><b><u>Causeway Central Spine</u></b></i> And for the following text to be inserted to Policy EL3, after the reference to waterfront development (4 <sup>th</sup> paragraph): <b><u>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.</u></b> <ul style="list-style-type: none"> <li>• <b><u>Footpaths and landscaping may be included within the</u></b></li> </ul>	To recognise the name change of the Causeway to the Central Spine  Suggested by the Environment Agency to recognise and incorporate the access requirements of the Environment Agency, to allow for maintenance and improvements, such as renaturalisation of river banks and habitat improvement. This is unnecessary as text is also suggested for policy EL12 – Public Realm at Meridian Water – where a version of it would be more appropriate.	Can be dealt with as an additional modification.  This is unnecessary as text is also suggested for policy EL12 – Public Realm at Meridian Water – where a version of it would be more appropriate.

			<p><b><u>buffer zone, although a wider undisturbed green corridor area should be provided where possible</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>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.</u></b></li> <li>• <b><u>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.</u></b></li> </ul>		
67	51	Chapter 5, Policy EL3	<p>Policy EL3 paragraph 5  <i>“Development Proposals for A-Class uses, and supplementary planning documents showing A-Class uses, which, cumulatively with existing and extant planning permissions lead to provision greater than 2,000 square metres must demonstrate evidence that there would be no adverse effect on neighbouring centres and is in proportion to the growth in local</i></p>	<p>The aim of the policy, to protect existing retail centres is clear but the effect of this wording, which refers to a cumulative threshold, could result in relatively minor forms of A Class development being subject to assessment. In addition, the wording gives the same status to developments with permission and those identified in an SPD. This could prove problematic to justify, and to administer. It also</p>	<p>Not effective - consider modification.</p>

			<i>demand.”</i>	doesn't take account of built out developments and so would be ineffective. This could be remedied by setting a local floorspace threshold for a sequential test which takes account of the status of Meridian water as a large local centre.	
68	52	Ravenside Retail Park	Edit photograph	To edit photograph where area has changed	Not necessary for soundness as a main modification. Council could consider as an additional modification.
69	52	Paragraph 5.5.5	Refers to 10,000 homes		Not Justified in the light of interim comments in relation to residential capacity.
70	52	Chapter 5, paragraph 5.5.7	To make the following change to paragraph 5.5.7: <i>To encourage a vibrant and diverse local shopping environment, a variety of occupants will be encouraged across Meridian Water. The width and height of the shops make a significant contribution to the character and the rhythm of the street. <b><u>Whilst the market will influence the relative size of each unit, where possible</u></b> the width of each shop will therefore be limited to 6-8 metres, with restrictions on double fronted shops.</i>	To add flexibility and endeavour to be less prescriptive in the AAPs requirements. To recognise the importance of market signals.	Justified as previous wording was over-prescriptive. Associated changes should also be made to policy EL3.

71	53	Chapter 5, Policy EL4	<p>Policy EL4, 2<sup>nd</sup> bullet point, should be amended as follows:</p> <ul style="list-style-type: none"> <li><i>Improvements to the public realm, including active frontages, <del>and</del> green landscaping and <b><u>interaction with the River Lee Navigation corridor</u></b>; and</i></li> </ul>	To recognise that any improvements to the public realm at Ravenside Retail Park should also improve the site's interaction with the River Lee Navigation corridor	Not necessary for soundness as a main modification. Council could consider as an additional modification.
72	53	Chapter 5, Policy EL4	<p>To insert as an additional 4<sup>th</sup> bullet to Policy EL4, a reference to the sequential test, as follows:</p> <ul style="list-style-type: none"> <li><b><u>That a sequential test and retail impact assessment have been applied.</u></b></li> </ul>	To address GLA's comments on retail impact assessment. This would be justified if it accords with a locally set threshold at Meridian Water. Suggest adding the words "where applicable" before GLA suggested text.	Justified to reflect other local and national policy.
73	54	Chapter 5 paragraph 5.7.3			May need updating in the light of interim findings in relation to residential capacity.
74	55	Chapter 5, paragraph 5.7.5	<p>To amend the text in paragraph 5.7.5 as follows:</p> <p><i>The option to meet the need for outdoor sports pitches through accessible off-site provision should be explored. <del>The</del> <b><u>Outdoor sports pitches must be provided in immediate proximity to the school where possible, while any off-site provision must be conveniently and safely accessible.</u></b> <del>at a distance</del></i></p>	To recognise that schools require safe and convenient access to outdoor sports pitches	Necessary for clarity

			<del>of not more than 400m from the school entrance and be able to be conveniently and safely accessed.</del>		
75	55	Chapter 5, paragraph 5.7.5	<i>“Areas of underused open space to the east and north east of Meridian Water could provide suitable locations for this (see Section 5.10 below).”</i>	This doesn’t reflect the evidence of Thames Water and so is speculation	Consider modification
76	55	Chapter 5, Policy EL5	<i>To amend Policy EL5 as follows: Meeting the need for outdoor sports pitches through off-site provision should be fully considered. <b><u>Outdoor sports</u></b> The pitches must be provided <b><u>in immediate proximity to the school where possible, while any off-site provision must be conveniently and safely accessible</u></b><del> at a distance of not more than 400m from the school entrance and be able to be conveniently and safely accessed.</del></i>	To further recognise that schools require safe and convenient access to outdoor sports pitches	Necessary for clarity
77	56	Chapter 5, Policy EL5	<i>“As the Meridian Water development is built and grows it is vital to monitor child yields and update the school places requirements to meet the educational need. Financial contributions may be sought to ensure the need for school places is met.”</i>	This is commentary and is unnecessary.	Consider modification
78	57	Chapter 5, Paragraph	Make the following amendments to	To recognise the Mayor’s Healthy Streets approach	See comments in interim letter.

		<p>5.7.8</p> <p>paragraph 5.7.8:</p> <p><i>Regeneration and change, in particular at Meridian Water, provides the opportunity to address broad healthy lifestyle issues. The delivery of community and social infrastructure will enable residents to live healthy and active lifestyles. This will mean, for example encouraging the use of active and sustainable modes of transport such as walking and cycling, providing new open and play space to facilitate active and passive recreation opportunities, and ensuring access to healthy food. <b><u>This is in line with the Mayor’s Healthy Streets approach which prioritises walking, cycling and public transport to help create a vibrant, successful city where people can live active, healthy lives.</u></b> Existing health inequalities will also be addressed by increasing access to education and employment opportunities. <b><u>Improved open spaces and green and blue networks can also encourage healthy lifestyles.</u></b> Community facilities which encourage these behaviours will be supported within Meridian Water.</i></p>	<p>And to recognise the contribution of open spaces and green and blue networks for encouraging healthy lifestyles.</p>	
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79	57	Chapter 5, paragraph 5.7.10	<p>To amend paragraph 5.7.10 as follows:</p> <p><i>The evidence modelling (Meridian Water Evidence on Housing and Supporting Infrastructure document) indicates a range of floorspace requirements for healthcare, dependent upon the quantum and mix of residential development (see Section 5.3 on housing). <del>Ten thousand new homes would require 2,000 square metres at the minimum mix of 3+ bedroom housing units, with up to 2,400 square metres at a Core Strategy compliant mix. At 8,000 homes the range is 1,700 sqm to 1,900 sqm, and is highest for 12,000 homes at 2,500 sqm to 2,900 sqm.</del></i></p>	To remove unnecessary level of detail	Necessary for clarity.
<p>The following suggested modifications (shaded) relate to changes to text and policy relating to The Causeway. Subject to further work advised in the interim findings letter these sections may require further change. The comments given therefore presuppose that the requested Transport Statement indicates that the likely form of the Causeway can be satisfactorily accommodated and is justified.</p>					
80	58	Chapter 5, paragraph 5.8.1	<p>To amend paragraph 5.8.1 as follows:</p> <p><i><del>The Causeway</del> <b><u>Central Spine and Central Spine Corridor</u></b></i></p> <p><i><del>The Causeway</del> <b><u>Central Spine</u></b> will consist of a strategic east-west link and community focused route running through Meridian Water. <b><u>It will be located within the Central</u></b></i></p>	To address concerns about the Central Spine and reflect name change	Can be dealt with as an additional modification.

			<b><i>Spine Corridor shown within Figure 5.1 and will connecting with the surrounding areas. The Causeway Central Spine will form the core spine road around which Meridian Water can be structured and delivered, and which will unite the entire site.</i></b>		
81	58	Chapter 5, paragraph 5.8.2	To amend paragraph 5.8.2 as follows: <del>The Causeway Central Spine</del> <b><i>Central Spine</i></b> was introduced as a development principle in the Core Strategy (Policy 3738) and further developed in the 2013 Masterplan. It <b><i>has been</i></b> <del>is being</del> carried forward as a key element of more recent master planning work.	To address concerns about the Central Spine; to correct a typographical error; and to bring wording up to date	Can be dealt with as an additional modification.
82	58	Chapter 5, paragraph 5.8.3	To amend paragraph 5.8.3 as follows: <del>The Causeway Central Spine</del> <b><i>Central Spine</i></b> will be a vibrant and attractive east-west route serving a catchment beyond the new development in Meridian Water. It will enable social interaction through a series of community focused public spaces, squares and <b><i>potentially</i></b> a local shopping centre. The design will encourage sustainable transport modes by accommodating and prioritising public transport routes and generous space for cyclists and pedestrians as well as private vehicles. It will respond to climate change by	To recognise the name change of the Causeway to the Central Spine  And to address comments from existing business	Can be dealt with as an additional modification.

			<i>integrating Sustainable Urban Drainage Systems (SuDS), water features and large trees to ameliorate climate extremes.</i>		
83	58	Chapter 5, paragraph 5.8.4	To change the reference to the Causeway in paragraph 5.8.4 to <del>Causeway</del> <b><u>Central Spine</u></b>	To recognise the name change of the Causeway to the Central Spine	Can be dealt with as an additional modification.
84	58	Chapter 5, Policy EL6 Part A	To make the following change to Policy EL6 Part A: <i>Policy EL6: The <del>Causeway</del> <b><u>Central Spine and Central Spine Corridor</u></b></i> <i>Part A</i> <i>The Council will work with its partners and stakeholders to implement the <del>Causeway</del> <b><u>Central Spine</u></b> and maximise connectivity across Meridian Water. The route of the <del>Causeway</del> <b><u>Central Spine will be within the Central Spine Corridor</u></b> shown in Figure 5.1.</i>  <i><b><u>The identification of the route of the Central Spine within the Corridor shown in Figure 5.1 and its detailed design will be set out in a masterplan/supplementary planning document. The route and the detailed design of the Central</u></b></i>	To address concerns about the Central Spine  and to address the name change	Necessary for clarity

		<p><b><u>Spine will be developed to take account of third party land interests so far as possible.</u></b></p> <p><b><u>Land within the Corridor shall be safeguarded from development that would or could prejudice or interfere with the delivery of this critical infrastructure in accordance with details to be set out in the emerging Meridian Water masterplan.</u></b></p> <p>The <del>Causeway</del> <b><u>Central Spine</u></b> should comprise a spine route across Meridian Water and be navigable along its length by pedestrians and cyclists, with clear, safe and direct pedestrian and cycle provision. The <del>Causeway</del> <b><u>Central Spine</u></b> should be accessible by vehicular traffic between Glover Drive in the west and Harbet Road in the east. The <del>Causeway</del> <b><u>Central Spine</u></b> will include a crossing over the River Lee Navigation Canal.</p> <p>Development Proposals and supplementary planning documents that include <b><u>any land within the Corridor shown in Figure 5.1</u></b> <del>part of the entire Causeway route</del></p>		
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			<p><i>must:</i></p> <ul style="list-style-type: none"> <li>• <i>Support the delivery of a continuous link route across Meridian Water and beyond, <b><u>in line with the emerging masterplan;</u></b></i></li> <li>• <i>Incorporate the <del>Causeway</del> <b><u>Central Spine</u></b> in the design, <b><u>in conformity with the route and details set out in the emerging masterplan;</u></b></i></li> <li>• <i>Actively contribute to enable the delivery of the <del>Causeway</del> <b><u>Central Spine, in accordance with the emerging masterplan</u></b> through design, layout, orientation and facilitation;</i></li> <li>• <i>Prioritise the route as the primary route for orientation, navigation and connectivity at Meridian Water;</i></li> <li>• <i>Show how other routes provide connectivity to the <del>Causeway</del> <b><u>Central Spine</u></b> and enable connectivity within and beyond Meridian Water;</i></li> </ul> <p>...</p>		
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			<p><b><u>Navigation is crossed, to extend the activity around the corner plots to permit natural surveillance around and under the bridge;</u></b></p> <ul style="list-style-type: none"> <li>• <del>Ensure no</del> <b><u>Discourage the provision of car</u></b> parking between the building frontage and the <del>Causeway</del> <b><u>Central Spine</u></b>, with the <del>only</del> exception <del>being of</del> on-street single-width parking;</li> <li>• Demonstrate a safe relationship with traffic on the <del>Causeway</del> <b><u>Central Spine</u></b>; and ...</li> </ul>	and to recognise that there should be active frontages around the crossing of the River Lee Navigation to allow for natural surveillance	Necessary for clarity
86	59	Chapter 5, Policy EL6 Part C	<p><del>Part C: The Causeway</del> <b><u>Central Spine</u></b> as an Infrastructure Corridor</p> <p>The <del>Causeway</del> <b><u>Central Spine</u></b> will form a key route for essential infrastructure, including high speed broadband, decentralised energy, gas and electricity networks and other infrastructure.</p> <p>Development Proposals and supplementary planning documents that include <b><u>any land within the Corridor shown in Figure 5.1</u></b> <del>part of the entire Causeway route</del> must:</p> <ul style="list-style-type: none"> <li>• Demonstrate how the <del>Causeway</del></li> </ul>	To address concerns about the Central Spine	Can be dealt with as an additional modification.  Necessary for clarity

			<p><b><u>Central Spine, as shown in the emerging Meridian Water</u></b> masterplan route will act as the trunk route for servicing and subterranean infrastructure, including details of how the routes will positively and proactively connect to the <del>Causeway</del> <b><u>Central Spine</u></b> route and servicing on adjacent sites;</p> <p>...</p>		
87	60	Chapter 5, paragraph 5.8.5	<p>To make additions and changes to paragraph 5.8.5 as follows:</p> <p><b><u>The <del>Causeway</del> Central Spine Corridor</u></b></p> <p><b><u>The identification of the route and detailed design of the Central Spine within the Corridor shown in Figure 5.1 will take place through the preparation of a masterplan supplementary planning document. It should reflect its dual role as a route and as a destination, supporting retail, leisure, community and cultural uses, reflecting and complementing the character of the surrounding uses and neighbourhoods.</u></b></p>	To address concerns about the Central Spine	Necessary for clarity
88	60	Chapter 5, paragraph 5.8.6	<p>To make the following changes and additions to paragraph 5.8.6:</p> <p><b><u>Land within the Corridor shall be</u></b></p>	To address concerns about the Central Spine	Necessary for clarity and to reflect changed approach.

		<p><u>safeguarded from development that would or could prejudice or interfere with the delivery of this critical infrastructure in accordance with details to be set out in the emerging Meridian Water masterplan.</u> <del>The safeguarded route is articulated in four sections, each having a specific rationale informing its alignment and width. The safeguarded route is identified by a no-build corridor with a variable width, indicating the minimum distance between buildings and permanent structures. Meanwhile uses and temporary buildings can</del> <b>may</b> be located within this <del>Corridor</del> only if their presence does not interfere with the <del>Causeway</del> <b>Central Spine's</b> alignment. Cycle lanes will be provided along <del>its entire length</del> <b>the Central Spine. Their design should take into account their interaction with the access requirements of existing established businesses.</b> A further <del>Causeway</del> <b>Central Spine</b> connection to the station is shown across the A1055, and each stage of development must show how pedestrian and cycle flows to the</p>		
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			<i>station will be enabled and improved.</i>		
89	60	Chapter 5, paragraph 5.8.7	To remove the final sentence of paragraph 5.8.7: <del><i>The corridor width in this section is 32 m.</i></del>	To add flexibility and endeavour to be less prescriptive in the AAPs requirements.	To be clarified following Transport Statement
90	60	Chapter 5, figure 5.1	Change the title of Figure 5.1 to: <b><i>Figure 5.1: The Causeway Central Spine Corridor Route</i></b>  The figure itself will also be amended to reflect the new Corridor route	To address concerns about the Central Spine	Can be dealt with as an additional modification.
91	61	Chapter 5, paragraph 5.8.8	To make the following changes to paragraph 5.8.8:  <del><i>Segment 2 - begins where Section 1 ends, and continues to the bridge landing on the east bank of the River Lee Navigation. Two new bridges are required over the branches of the Pymmes Brook. The main constraints in this section are represented by the Ravenside Retail Park to the north and the shed buildings (Meridian Works) to the south, which are being refurbished and re-used to house creative industries. The crank in the Causeway alignment allows retention of the sheds and promotes traffic calming. The Causeway corridor width</i></del>	To address concerns about the Central Spine.  To add flexibility and endeavour to be less prescriptive.	To be clarified following Transport Statement

			<i>reduces from 32m to 26m, becoming a single carriageway and reinforcing the traffic calming. To <b>A new bridge is to be provided</b> over the Lee Navigation the Causeway begins to rise 50m west of the waterway bank, and similarly lands 50m east of the waterway's east bank.</i>		
92	61	Chapter 5, paragraph 5.8.9	<p>To make the following changes to paragraph 5.8.9:</p> <p><b>Segment 3</b> – <i>begins where the bridge over the Lee Navigation lands on the east bank. The alignment of the second section is maintained into the third section. The alignment is also informed by public transport requirements: to introduction an effective bus service requires that pedestrian access to the bus stops is located a maximum of 200 m from any residence. This generates a catchment area that can be utilised most effectively through this central location of the Causeway. The corridor width in this section is 26m.</i></p>	<p>To address concerns about the Central Spine.</p> <p>To add flexibility and endeavour to be less prescriptive.</p>	To be clarified following Transport Statement
93	61	Chapter 5, paragraph 5.8.10	<p>To make the following changes to paragraph 5.8.10:</p> <p><i>Segment 4 - responds to a very specific constraint: the presence of a</i></p>	<p>To address concerns about the Central Spine.</p> <p>To add flexibility and endeavour to be less prescriptive.</p>	To be clarified following Transport Statement

			<i>water tunnel approximately 10 metres underground. To limit building costs over this tunnel the Causeway adopts the alignment of the tunnel until it <b><u>continues eastwards and</u></b> forms a junction with Harbet Road.</i>		
94	61	Chapter 5, Figure 5.2	This figure will be amended in line with Figure 5.1 to reflect the new Corridor route.	To address concerns about the Central Spine.	Necessary for Clarity
95	63	Chapter 5, Policy EL7	To update the 2 <sup>nd</sup> bullet as follows: <ul style="list-style-type: none"> <li><i>Lengthening of the platforms to the south of the North Circular (A406) to create new entrances on both sides of the railway to the east and west which will connect to the <del>Causeway</del> <b><u>Central Spine</u></b> (see Policy EL6)</i></li> </ul> To update the text at Policy EL7, 3 <sup>rd</sup> bullet as follows: <ul style="list-style-type: none"> <li><i>'Improved bus interchange <b><u>and bus standing</u></b> connecting Meridian Water to...'</i></li> </ul>	To reflect the name change and to provide clarification of bus infrastructure requirements in line with Transport for London comments	Can be dealt with as an additional modification.  Necessary for Clarity
96	64	Chapter 5, paragraph 5.8.17	To update paragraph 5.8.17 as follows: <i>'A new bus interchange <b><u>and associated bus standing</u></b> will be provided, creating a transport hub and connecting bus services to the</i>	A clarification of bus infrastructure requirements	Necessary for Clarity

			<i>station'.</i>		
97	64	Chapter 5, paragraph 5.8.18	To change the reference to the Causeway in paragraph 5.8.18 to <i>the Causeway <b>Central Spine</b></i>	To reflect the name change	Can be dealt with as an additional modification.
98		Chapter 5, paragraph 5.8.21	<i>“at 10,000 units the evidence indicates the Meridian Waterwide residential parking ratio to be an average of 49%.”</i>		May need updating in the light of comments on residential capacity.
99	66-68	Chapter 5, paragraph 5.9.4-5	To delete paragraph 5.9.4 and to change the wording of paragraph 5.9.5 as follows:  <i><del>5.9.4—Enfield’s Level 2 Strategic Flood Risk Assessment (SFRA) presents and summarises the flood risk at Meridian Water, together with requirements and recommendations for flood risk management. Development proposals must respond directly to the findings and requirements of the SFRA whilst maintaining compliance with the policies set out in the NPPF, London Plan, Core Strategy, Development Management Document and the requirements of the Environment Agency.</del></i>	Suggested to reflect the latest position on flood modelling and assessment.	Necessary to update information.

		<p>5.9.5 The Environment Agency <b>has updated</b> <del>is updating</del> its requirements for climate change allowances to a higher level than those used to prepare <b>Enfield's</b> <del>the</del> Level 2 SFRA, <del>and the Environment Agency's own fluvial modelling. Driven by these revised climate change allowances,</del> <b><u>Until updated,</u></b> <del>the</del> Environment Agency <del>is undertaking an update to its fluvial modelling</del> <b><u>based on the revised climate change allowances is available,</u></b> <del>Where Flood Risk Assessments for development proposals are submitted prior to the completion of the EA's modelling work, it is incumbent on the</del> <del>Developers to</del> <b><u>must</u></b> undertake fluvial modelling <b><u>and submit a Flood Risk Assessments for future proposals</u></b> in a manner acceptable to the Environment Agency and Enfield Council.</p> <p><b><u>A wider Flood Risk Assessment and associated detailed fluvial modelling, commissioned by Enfield Council, is due to be completed in early 2019. This will cover the whole Meridian Water Masterplan area. Individual</u></b></p>	<p>Early 2019 does not tally with the verbal evidence given at the hearings. If early 2019 is correct, then is it</p>	
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			<p><b><u>developments will still need to be accompanied by an FRA, unless the wider Meridian Water FRA and fluvial modelling undertaken by the Council, and subsequent landscaping of the site, leads to the Environment Agency re-defining the Flood Zones so that the developable plots are re-classified as Flood Zone 1 (i.e. low risk). If the Environment Agency do not re-define the Flood Zones, developers will be required to submit an FRA but these plot-scale FRAs would be underpinned by the wider FRA undertaken for the entire Meridian Water Masterplan area.</u></b></p>	<p>possible that the suggested text will need updating ?</p>	
100	68	Chapter 5, paragraph 5.9.6	<p>To amend paragraph 5.9.6 as follows:  <i>Flood mitigation requirements <del>will create considerable competition for space across Meridian Water, both above and below ground, and</del> must therefore be fully integrated at an early stage within the detailed design of streets, buildings and spaces.</i></p>	<p>See comments in the interim letter. Suggest this paragraph is adapted to reflect the need for appropriate flood mitigation at an area wide basis prior to comprehensive redevelopment.</p>	<p>Necessary to mitigate against flood risk.</p>

101	66	Chapter 5, Policy EL8	<p>To make the following changes to Policy EL8, 2<sup>nd</sup> paragraph:</p> <p><i>All developments must be safe from flooding and must not increase flood risk elsewhere. Development proposals must be supported by a detailed technical assessment of the flood risks and appropriate mitigation measures. All development will require a detailed site specific Flood Risk Assessment (FRA) to be submitted with each individual planning application, <del>in accordance with the requirements of the NPPF, Enfield's Level 1 SFRA and the recommendations of the Level 2 SFRA.</del></i></p>	To clarify requirements for and progress on flood risk assessment for the area	Not necessary for soundness as a main modification. Council could consider as an additional modification.
102	66	Chapter 5, Policy EL8	<p>Amend text, 3<sup>rd</sup> paragraph:</p> <p><i>'Surface water discharge rates should <b>aim to achieve</b> <del>be limited to</del> greenfield runoff rates throughout the development and proposals should demonstrate application of the ...'</i></p>	Align with London Plan policy approach.	Necessary for consistency.
103	66	Chapter 5, Policy EL8	<p>The following text, based on paragraph 13.4.1 in the supporting text, will be inserted into Policy EL8:</p> <p><b><u>The Council will apply the Sequential Test within Meridian Water at</u></b></p>	<p>To give added weight and clarity on the requirements for flood risk assessment in Policy</p> <p>See comments in the interim letter. Suggest policy is adapted to require a</p>	Necessary to mitigate against flood risk

			<b><u>Masterplanning stage, in order to direct development to areas of low flood risk.</u></b>	phased approach which reflects the need for appropriate flood mitigation at an area wide basis prior to comprehensive redevelopment.	
104	68	Chapter 5, paragraph 5.9.6	Amend text of paragraph 5.9.6 as follows:  <i>Flood mitigation requirements <del>will create considerable competition for space across Meridian Water, both above and below ground, and must therefore be fully integrated at an early stage within the detailed design of streets, buildings and spaces.</del> <b><u>The River Lee Navigation provides an opportunity for receiving surface water drainage from Meridian Water and proposals should explore this potential, subject to assessment for pollution and flow-rate and Environment Agency permit.</u></b></i>	Suggested to clarify text and make reference to exploring opportunities for surface water drainage into the River Lee Navigation, subject to assessment for pollution and flow-rate and EA permit.	Not necessary for soundness as a main modification. Council could consider as an additional modification.
105	68	Chapter 5, Paragraph 5.9.8	Amend text in paragraph 5.9.8:  ... <i>Flood management measures at Meridian Water <del>should</del> <b><u>could</u></b> incorporate modifications to the existing flood risk...</i>	Strengthening of the text.	Necessary to reflect national policy.

106	69	Chapter 5, paragraph 5.10.1	<p>To include additional wording to paragraph 5.10.1:</p> <p><i>To the east of Meridian Water is the Lee Valley Regional Park (LVRP), <b><u>and areas of designated green belt, which together with</u></b> <del>as well as</del> the River Lee Navigation and <b><u>a network of watercourses and reservoirs</u></b> <del>Banbury Reservoir, which creates a green</del> <b><u>and blue</u></b> corridor within the urban area. <b><u>There are areas of international, European and national ecological importance in proximity to Edmonton Leaside, including the William Girling Reservoir which is part of the Chingford Reservoirs SSSI and the Lee Valley Special Protection Area/ Ramsar site at Walthamstow Reservoirs.</u></b> <del>The LVRP comprises a network of open spaces, but</del> <b><u>The character of the Lee Valley around Meridian Water is defined by its industrial, ecological and agricultural heritage. This location</u></b> <del>is located at one of its</del> <b><u>the narrowest points of the LVRP, but</u></b> <del>Elsewhere</del> throughout its 26 mile length, the Park is home to numerous leisure and recreational facilities. <del>The character of the Lee Valley in this location is defined by its</del></i></p>	To give additional recognition to sites of ecological importance	Not necessary for soundness as a main modification. Council could consider as an additional modification.
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			<i>industrial, ecological and agricultural heritage</i>		
107	69	Chapter 5, paragraph 5.10.2	<p>To include additional wording at paragraph 5.10.2:</p> <p><i>At Meridian Water there are currently very limited areas <b><u>of open space with- and</u></b> poor public access, to <del>open</del> <b><u>recreational</u></b> spaces and waterways. Development at Meridian Water <b><u>must deliver a network of open spaces that can provide visual and leisure amenity, as indicated in Figure 5.3.</u></b> <b><u>The regeneration must also</u></b> <del>provides</del> <b><u>an opportunity to maximise increase</u></b> access to <del>the LVRP, and other</del> <b><u>existing</u></b> areas of <b><u>ecologically undesignated</u></b> open space <b><u>and waterways in the wider area. Negative impacts on the nearby designated sites of ecological importance must be avoided. As such development will avoid new access points to the designated sites. To avoid recreational disturbance of the sites of ecological importance contributions to the management of the site will be required</u></b> <del>as well as the provision of new open space</del> Meridian Water <del>must deliver a 'green' network</del></i></p>	To further recognise that development must not negatively impact on areas of ecological importance.	Necessary for clarity and to reflect national policy.

			<del>of open spaces that can provide visual and leisure amenity, as indicated in Figure 5.3.</del>		
108	69	Chapter 5, Figure 5.3	Illustrative Figure 5.3 will be amended by including an additional key item for <b><u>Watercourses</u></b> .	To recognise that rivers are part of the green infrastructure	Not necessary for soundness as a main modification. Council could consider as an additional modification.
109	70	Chapter 5, paragraph 5.10.5	To include additional wording at paragraph 5.10.5: <i>The scale of development at Meridian Water requires that space must be used as efficiently as possible, while ensuring a sufficient quantum of open space and leisure facilities are provided to deliver a sustainable community. Meridian Water is constrained in terms of accommodating open and green spaces within the development boundary, due to limited availability of land. Whilst high quality open space and play space provision that is suitable for intensive usage must <b><u>be</u></b> made within Meridian Water, there must also be a great emphasis on improving access to existing nearby <b><u>ecologically undesignated green</u></b> open spaces <b><u>and waterways, while also protecting and enhancing</u></b></i>	To correct typographical error  and to add additional protection to sites of ecological importance	Necessary for clarity and to reflect national policy.

			<b><u>biodiversity and sites of ecological importance.</u></b>		
110	70	Chapter 5, paragraph 5.10.6	<p>To include additional wording at paragraph 5.10.6:</p> <p><i>The potential of further areas of the Lee Valley Regional Park to the north, east and south of Meridian Water to contribute to the area's open space requirement is <del>recognised in the 2013 Masterplan.</del> This would require new landscaping and the opening up of previously inaccessible areas, for example the areas of open green belt land which lie east of Harbet Road, to the north and south of the North Circular Road. There is also potential to open up access to Banbury Reservoir. The Council will work with <b><u>relevant stakeholders, including the Lee Valley Regional Park Authority, and Thames Water, the Environment Agency and Natural England when to</u></b> developing any landscaping and access proposals in these areas.</i></p>	To further recognise that proposals affecting the Lee Valley Regional Park area must involve the relevant stakeholders	Can be dealt with as an additional modification.
111	71	Chapter 5, paragraph 5.10.7	<i>"In the wider Edmonton Leaside area, the new open space at Angel Gardens has increased provision, while improvements at Pickett's Lock have</i>	Should be amended to reflect the position of Pickett's Lock in the Green Belt and relevant considerations of openness.	To reflect national policy

			<i>the potential to provide additional nearby recreational opportunities”.</i>		
112	71	Chapter 5, paragraph 5.10.8	Add missing full stop	To correct typographical omission	Can be dealt with as an additional modification.
113	71	Chapter 5, Policy EL9	<p><i>“Development at Meridian Water must make sufficient provision for open spaces, children’s play spaces, and leisure facilities. The pressure on land availability may result in some open space being provided beyond Meridian Water, requiring development proposals to show how good linkages to this space can be provided.</i></p> <p><i>Meridian Water has the potential to deliver a significant leisure offering, including for example a public leisure centre, private health club, sports pitches, tennis courts, and facilities for boating.”</i></p>	<p>The first 2 paragraphs are commentary which repeats the supporting text. The policy should be edited to reduce repetition.</p> <p>Furthermore verbal evidence at the hearings indicated that Thames Water could not confirm that their land would be available for this purpose. Suggest deletion.</p>	Consider modification
114	71		Typographical error in first bullet point		Can be dealt with as an additional modification.
115	71	Chapter 5, Policy EL9	<p>Add text to Policy EL9 to follow the 3<sup>rd</sup> bullet point:</p> <ul style="list-style-type: none"> <li>• <b><u>That opportunities for new waterspaces to support leisure uses within Meridian Water have been considered where appropriate;</u></b></li> </ul>	To further support for making use of the watercourses and the potential for new waterspaces in appropriate locations at Meridian Water	Not necessary for soundness as a main modification. Council could consider as an additional modification.

116	71	Chapter 5, Policy EL9	<p>To include additional wording for Policy EL9 through adding a new item as the 4<sup>th</sup> bullet point:</p> <ul style="list-style-type: none"> <li>• <b><u>How they will avoid negative impacts such as recreational disturbance on sites of ecological importance, including the Chingford Reservoirs SSSI and Lee Valley Special Protection Area/ Ramsar site at Walthamstow Reservoirs;</u></b></li> </ul>	To emphasise that development must not negatively impact on areas of ecological importance, particularly through recreational disturbance	Necessary for soundness
117	71	Chapter 5, Policy EL9	<p>Amend text, 6<sup>th</sup> bullet point:</p> <ul style="list-style-type: none"> <li>• Where <del>appropriate</del> <b><u>there is evidence of need</u></b>, the provision of formal playing fields;</li> </ul>	Clarify the approach to provision of playing fields.	Not necessary for soundness as a main modification. Council could consider as an additional modification.
118	71	Chapter 5, Policy EL9	<p>Update text, 7<sup>th</sup> bullet point:</p> <p><del>'Where appropriate, That options for community ...;'</del></p>	Strengthen the policy.	Not necessary for soundness as a main modification. Council could consider as an additional modification.
119	71	Chapter 5, Policy EL9	<p>Update text, 8<sup>th</sup> bullet point:</p> <p><del>'Where appropriate,</del> <b><u>the location is suitable appropriate, that new waterspaces and wetland habitat is incorporated which enhances biodiversity, and includes</u></b> <del>ing</del> boardwalks and pontoons</p>	Include the potential for new waterspaces and clarify the need for the wetland habitat to enhance biodiversity.	Not necessary for soundness as a main modification. Council could consider as an additional modification.

			<i>to provide access.'</i>		
120	71	Chapter 5, Policy EL9	<p>To insert the following text to Policy EL9, 'Banbury Reservoir' section, as a final paragraph:</p> <p><b><u>Banbury Reservoir is an operational reservoir owned and operated by Thames Water for public water supply. Any proposals for public access at Banbury Reservoir will need to be agreed with Thames Water and must ensure the operational function and ongoing structural integrity of the reservoir is maintained and fully considered and mitigate potential risks to public health and safety.</u></b></p>	To recognise that, while Banbury Reservoir has potential to support leisure uses, the structural integrity of the reservoir and operational/health and safety issues must take priority.	More appropriate as an insertion within supporting text rather than policy EL9
121	72	Chapter 5, Paragraph 5.11.1	<p>Amend text at paragraph 5.11.1 as follows:</p> <p><del>'Guidance on the</del> <b><u>The Council's spatial vision of a potential way to deliver a high-quality mixed-use neighbourhood</u></b> <del>expectations is provided in the Meridian Water Spatial Framework and Meridian Water Spatial Scenario Testing documents.'</del></p>	Amend wording to align with the text at paragraph 1.3.1.	Not necessary for soundness as a main modification. Council could consider as an additional modification.

122	72	Chapter 5, Paragraph 5.11.4 and Figure 5.4	To change the reference to the Causeway in paragraph 5.11.4 and in figure 5.4 to <i>Causeway <b>Central Spine</b></i>	To reflect the name change	Can be dealt with as an additional modification.
123	73	Chapter 5, Policy EL10	To change the reference in EL10 3 <sup>rd</sup> bullet to the Causeway to <i>Causeway <b>Central Spine</b></i>  And to clarify the reference to active frontages in Policy EL10 8 <sup>th</sup> bullet point:  <ul style="list-style-type: none"> <li>• <i>At ground floor level provide an attractive, and <del>where relevant</del> active, frontage to the street, road or other <del>publicly-publically</del> accessible areas</i> Chapter 5, Policy EL11 Part A</li> </ul>	To reflect the name change and to address GLA comments regarding active frontages	Name change and typographical changes necessary for clarity. Changes regarding active frontages not necessary for soundness as a main modification. Council could consider as an additional modification.
124			Second Bullet Point – error in syntax		Can be dealt with as an additional modification.
125	73	Paragraph 5.11.7			This in currently SIL, references to higher residential buildings should be re-examined in the light of comments above regarding SIL de-designation.

126	75	Chapter 5, Policy EL11 Part A	<p>Make the following change to the second bullet of EL11 Part A:</p> <ul style="list-style-type: none"> <li>• <b><i>Where possible, e</i></b>Ensure buildings conform to a height-to-width ratio appropriate for the street, with an aspect ratio of 1:1 to 1:1.5, achieved through design solutions such as upper storey set-backs, accent towers and breaks in blocks, as well as raised podium courtyards used to maximise aspect and access to daylight and sunlight.</li> </ul>	To add flexibility to optimise site capacity and design	<p>As worded this suggested amendment would weaken the policy. Suggest</p> <ul style="list-style-type: none"> <li>• “Ensure buildings conform to a height-to-width ratio appropriate for the street, <del>with an aspect ratio of 1:1 to 1:1.5</del>, achieved through design solutions such as upper storey set-backs, accent towers and breaks in blocks, as well as raised podium courtyards used to maximise aspect and access to daylight and sunlight;</li> </ul>
127		Chapter 5, Policy EL11 Part A	<p>Final bullet of EL11 Part A:</p> <p><i>For commercial units, <b>where possible</b>, incorporate a minimum of four metres floor to ceiling height to allow for flexibility of use;</i></p>	To add flexibility to optimise site capacity and design	Not necessary for soundness as a main modification. Council could consider as an additional modification.
128	75	Chapter 5, Policy EL11 Part B	<p>To update 1<sup>st</sup> bullet point of Policy EL11, Part B as follows:</p> <ul style="list-style-type: none"> <li>• <del>Ensure that no more than 10% of all north facing residential units are single aspect</del> <b><i>Minimise the number of single-aspect dwellings, and avoid dwellings which are north-facing or exposed to noise levels above which significant adverse effects on health and quality of life</i></b></li> </ul>	<p>To address GLA comments on bring the policy in line with the Mayor’s Housing SPG Standard 29 on single aspect dwellings</p> <p>To bring requirements for direct sunlight penetration in line with up to date BS standards</p>	Necessary to ensure consistency with other local and national policy

			<p><b><u>occur, or which contain three or more bedrooms;</u></b></p> <p>and update the 4<sup>th</sup> bullet of Policy EL11 Part as follows:</p> <p><i>Ensure the massing and orientation of residential blocks allows direct sunlight penetration into at least <del>50</del>70% of shared open space;</i></p>		
129	75	Chapter 5, Policy EL11 Part C	<p>To insert after 3<sup>rd</sup> bullet point to Part C, Policy EL11:</p> <ul style="list-style-type: none"> <li>• <b><u>Assess the impact on the setting of heritage assets, including those beyond the Meridian Water and borough boundaries;</u></b></li> </ul>	To recognise that for tall building proposals there must be an assessment of any impact on the setting of heritage assets	Necessary to reflect national policy.
130	75	Chapter 5, Policy EL11 Part C	<p>To make the following change to 4<sup>th</sup> bullet Part C, Policy EL11:</p> <p><b><u>Where possible, be</u></b> located on key routes, in particular significant places or junctions;</p>	To add flexibility	Not necessary for soundness as a main modification. Council could consider as an additional modification.
131	75	Chapter 5, Policy EL11 Part C	<p>The following text should be inserted after the 8<sup>th</sup> bullet point to Policy EL11, Part C:</p> <ul style="list-style-type: none"> <li>• <b><u>Avoid compromising through overshadowing the enjoyment of open spaces, including water spaces;</u></b></li> </ul>	To further support tall building design which considers the impact of overshadowing on public spaces	Not necessary for soundness as a main modification. Council could consider as an additional modification.

132	75	Chapter 5, Policy EL11 Part C	<p>To insert the following as a final bullet to policy EL11 Part C:</p> <ul style="list-style-type: none"> <li>• <b><u>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.</u></b></li> </ul>	To further recognise that tall buildings will need to consider underlying geological and contaminative context.	Necessary for clarity.
133	76	Chapter 5 - Policy EL12	<p>To make the following change to Policy EL12, 2<sup>nd</sup> paragraph:</p> <p><i>Development proposals and supplementary planning documents <del>must</del> <b><u>will seek to:</u></b></i></p>	<p>To add flexibility</p> <p>Suggest “ <i>Proposed development <del>must</del> <b><u>will seek to:</u></b>”</i></p>	Can be dealt with as an additional modification.
134	76	Chapter 5 - Policy EL12	<p>To amend the wording for Policy EL12 at the 3<sup>rd</sup> bullet point:</p> <ul style="list-style-type: none"> <li>• <i>Demonstrate <b><u>how</u></b> an understanding of the industrial heritage and archaeology of the area <b><u>has informed the design, and seek opportunities to provide heritage interpretation, for example through public art or display panels;</u></b></i></li> </ul>	To further recognise the industrial and archaeological heritage of the area	Not necessary for soundness as a main modification. Council could consider as an additional modification.
135	76	Chapter 5, Policy EL12	<p>Policy EL12 ‘Public Realm at Meridian Water’ will include an additional 4<sup>th</sup> bullet point:</p> <ul style="list-style-type: none"> <li>• <b><u>Demonstrate how the 10</u></b></li> </ul>	To require development proposals to deliver a ‘Healthy Streets Approach’	See comments in interim letter.

			<b><u>indicators of the Mayor's 'Healthy Streets Approach' will be met;</u></b>		
136	76	Chapter 5, Policy EL12	Amend text, through inserting a new bullet point to follow the 7 <sup>th</sup> bullet: <ul style="list-style-type: none"> <li>• <b><u>Incorporate the principles from Sport England's Active Design guidance;</u></b></li> </ul>	Clarify design requirements by referencing Sport England <i>Active Design</i> guidance.	Not necessary for soundness as a main modification. Council could consider as an additional modification.
137	77	Paragraph 5.11.8			This in currently SIL, references to higher residential buildings should be re-examined in the light of comments above regarding SIL de-designation.
138	77	Chapter 5, Policy EL12	Insert a new bullet point after the 10 <sup>th</sup> bullet point: <ul style="list-style-type: none"> <li>• <b><u>'Incorporate opportunities for games and urban play;'</u></b></li> </ul>	Include policy element to meet community needs.	Necessary in line with national policy
139	77	Chapter 5, Policy EL12	To include in Policy EL12 the following additional bullet after the 4 <sup>th</sup> bullet point under 'Waterways and Water Frontages': <ul style="list-style-type: none"> <li>• <b><u>Consider opportunities to better reveal and interpret the natural and man-made watercourse heritage;</u></b></li> </ul>	To give further support to design which reflects the watercourse history of the area	Not necessary for soundness as a main modification. Council could consider as an additional modification.
140	77	Chapter 5, Policy EL12	To include in Policy EL12 the following additional bullet after the 4 <sup>th</sup> bullet point under 'Waterways and Water Frontages':	To further recognise the potential benefits of moorings along the River Lee Navigation within Meridian Water	Not necessary for soundness as a main modification. Council could consider as an additional modification.

			<ul style="list-style-type: none"> <li>• <b><u>Where suitable, the provision of residential and commercial moorings along the River Lee Navigation, particularly where this will contribute to an active and vibrant waterway corridor;</u></b></li> </ul>		
141	77	Chapter 5, Policy EL12	<p>For the following text to be inserted to Policy EL12, after the reference to waterfront development:</p> <p><b><u>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.</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Footpaths and landscaping may be included within the buffer zone, although a wider undisturbed green corridor area should be provided where possible</u></b></li> <li>• <b><u>For non-main rivers, less than 8 metres set back may be acceptable, providing there is no conflict with the requirements</u></b></li> </ul>	To recognise and incorporate the access requirements of the Environment Agency, to allow for maintenance and improvements, such as re-naturalisation of river banks and habitat improvement	This requirement is covered by separate legislation in the case of Main Rivers, and the text as proposed is overly long, detracting from the effectiveness of the policy. Whilst it is appropriate that developers are reminded of these requirements, the Council should consider an abbreviated version, within the supporting text.

			<p><b><u>and principles of Policies EL12 and EL27.</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>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.</u></b></li> </ul>		
142	77	Chapter 5, Paragraph 5.11.10	<p>Update text in paragraph 5.11.10 as follows:</p> <p>...</p> <p><i>The plentiful and appropriate planting of trees and other greenery is essential to developing an aesthetically pleasing and high quality urban environment <b><u>which should provide habitat connectivity and enhance biodiversity.</u></b></i></p>	Reflect that high quality public realm can enhance biodiversity, wildlife provision and habitat connectivity, and that enhancements to biodiversity and wildlife provision also create high quality public realm	Not necessary for soundness as a main modification. Council could consider as an additional modification.
143	78	Chapter 5 Paragraph 5.11.11	<p>To change the reference to the Causeway in paragraph 5.11.1 to <del>Causeway</del> <b><u>Central Spine</u></b></p> <p>And to insert text as a new paragraph to follow paragraph 5.11.11:</p> <p><b><u>Planning proposals are encouraged</u></b></p>	To reflect the name change and to further recognise that proposals should be encouraged to include waterside and waterway within the boundary of their sites to ensure the public realm is planned, and improvements delivered, in a way that is integrated with the development	Necessary for clarity and in the interests of a well planned public realm, in line with local and national guidance.

			<b><u>to include the waterside and waterway within the boundary of their sites, where relevant, to ensure that the public realm is planned, and improvements delivered, in a way that is integrated with the development.</u></b>		
144	78	Chapter 5 Paragraph 5.12.5	To change the reference to the Causeway in paragraph 5.12.5 to <del>Causeway</del> <b><u>Central Spine</u></b>	To reflect the name change	Can be dealt with as an additional modification.
145	78	Chapter 5 Paragraph 5.12.8			Missing Text
146	79	Chapter 5, Policy EL13	To add the following bullet to the list in Policy EL13 part (a): <ul style="list-style-type: none"> <li>• <b><u>Sport and recreation facilities.</u></b></li> </ul>	To recognise that provision of sport and recreation facilities is important to the meeting the demand generated by new development at Meridian Water and that developments be required to make S106 contributions	Necessary in line with national policy
147	79	Chapter 5, Policy EL13	To add the following bullet to the list in Policy EL13 part (a): <ul style="list-style-type: none"> <li>• <b><u>Blue and green infrastructure</u></b></li> </ul>	To further acknowledge that environmental enhancements should be sought through blue and green infrastructure funding	Would only potentially be justified if blue and green infrastructure comprises something not already identified in the policy. Needs clarification.
149	79	Chapter 5, Policy EL13	To delete Policy EL13 part (d) <del>And;</del> <del>d. It may include overage provisions to secure an increase in contribution, proportionate with the</del>	This will not be necessary if viability of contributions is assessed using the existing land value plus premium (EUV+) method, in line with the Mayor's Affordable Housing and	Justified for clarity

			<i>rise in land value resulting from the delivery of the infrastructure.</i>	Viability SPG	
150	79	Chapter 5, Policy EL13	<p>To insert the following text as a final paragraph to Policy EL13:</p> <p><b><u>Development proposals should demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off site to serve the development and that the development would not lead to problems for existing users. Developers are encouraged to contact the water/waste water company ahead of submitting their planning application to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Council will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of / in line with</u></b></p>	<p>To recognise that development must be supported by delivery of the necessary infrastructure provision and to acknowledge that Thames Water have recently changes their way of assessing, funding and charging for infrastructure upgrades.</p>	<p>Please see comments in Interim letter.</p> <p>I do not consider the following suggested text to be reasonable: <del>“Development proposals should demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off site to serve the development and that the development would not lead to problems for existing users.”</del></p> <p>Furthermore, the following text would be more appropriately placed within the supporting text, along with reference to the Water Supply and Drainage Strategy. <i>“Developers are encouraged to contact the water/waste water company ahead of submitting their planning application to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements.</i></p> <p>The following text may be appropriate</p>

			<u><i>the occupation of the relevant phase of development. Where appropriate, planning permission for developments, which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.</i></u>		appended to the penultimate paragraph. “Where there is <b>an identified</b> capacity constraint the Council <del>will</del> may, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of / in line with the occupation of the relevant phase of development”. <del>Where appropriate, planning permission for developments, which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades”.</del>
<b>Chapter 6</b>					
151	81	Paragraph 6.1.1 and 6.1.5 and	Syntax.		Can be dealt with as an additional modification.
152	81	Chapter 6, paragraph 6.1.4	To add missing full stop at the end of paragraph 6.1.4.	To correct typographical omission	Can be dealt with as an additional modification.
153	85	Paragraph 6.3.4			No reasoning to support the assertion that “ <i>Investment should be particularly encouraged in those industrial estates where the Council have significant land ownership interests</i> ”.

154	86	Chapter 6, Figure 6.1	<p>To make the following changes to Figure 6.1:</p> <ul style="list-style-type: none"> <li>• Update proposed new SIL boundaries</li> <li>• Update Figure 6.1 to ensure that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not referenced as '<i>open space</i>', or variations on this label which imply it is publicly accessible.</li> <li>• Label this land as <b>Green Belt</b>.</li> </ul>	<p>To update map</p> <p>And to recognise that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not publicly accessible and should not be referenced as '<i>open space</i>', or variations on this label which imply it is publicly accessible.</p>	Necessary for clarity
154	86	Chapter 6, Figure 6.1	To include an additional map showing current SIL and LSIS designations within the ELAAP area in Chapter 6, before or after figure 6.1	To address GLA comments regarding SIL and LSIS	Necessary for clarity
155	87	Paragraphs 6.4.1 – 6.4.3			Will need updating in the light of comments in interim letter
156	87	Chapter 6, paragraph 6.4.4	To amend paragraph 6.4.4 as follows: <i>The sites for designation to the north and east of <b>Picketts Lock Lane</b> <del>Deephams STW</del> are already industrial in character and will benefit from a designated status, together providing 4.1ha of SIL. <del>Designating</del> <u>The</u></i>	To ensure clarity on the future use of the Deephams site and the surrounding parcels of land	Necessary for clarity.

			<i>Deephams STW site <u>will continue in use as an operational sewage treatment works with its designation as SIL being in accordance with the London Plan approach which recognises utilities as an industrial-type function.</u> <del>will consolidate and strengthen the protection of the area.</del></i>										
157	87	Chapter 6, paragraph 6.4.5	To amend paragraph 6.4.5 as follows: <i>The SIL <del>parcels areas</del> designated <b><u>to the north and east of Picketts Lock Lane</u></b> can potentially provide locations for businesses displaced from within Meridian Water.</i>	To ensure clarity on the future use of the Deephams site and the surrounding parcels of land	Necessary for clarity.								
158	87	Chapter 6, table 6.2	To amend table 6.2 as follows: <table border="1"> <thead> <tr> <th>Site</th> <th>Justification</th> </tr> </thead> <tbody> <tr> <td><i>Parcel to the north of <del>Deephams Picketts Lock Lane</del></i></td> <td><i>Designate the site of 2.0 ha of land already industrial in character for <del>PHL</del>—SIL uses. To safeguard the site for employment purposes.</i></td> </tr> <tr> <td><i>Strip of land to the east of <del>Deephams Picketts Lock Lane</del></i></td> <td><i>Designate the site of 2.0 ha of land already industrial in character for <del>PHL</del>—SIL uses. To safeguard the site for employment purposes.</i></td> </tr> <tr> <td><i>Deephams STW</i></td> <td><i>Designate the site of 34.0 ha of land <b><u>in ongoing use as a sewerage treatment works</u></b>.</i></td> </tr> </tbody> </table>	Site	Justification	<i>Parcel to the north of <del>Deephams Picketts Lock Lane</del></i>	<i>Designate the site of 2.0 ha of land already industrial in character for <del>PHL</del>—SIL uses. To safeguard the site for employment purposes.</i>	<i>Strip of land to the east of <del>Deephams Picketts Lock Lane</del></i>	<i>Designate the site of 2.0 ha of land already industrial in character for <del>PHL</del>—SIL uses. To safeguard the site for employment purposes.</i>	<i>Deephams STW</i>	<i>Designate the site of 34.0 ha of land <b><u>in ongoing use as a sewerage treatment works</u></b>.</i>	To ensure clarity on the future use of the Deephams site and the surrounding parcels of land	Will need updating in the light of proposed revised designations
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<i>Strip of land to the east of <del>Deephams Picketts Lock Lane</del></i>	<i>Designate the site of 2.0 ha of land already industrial in character for <del>PHL</del>—SIL uses. To safeguard the site for employment purposes.</i>												
<i>Deephams STW</i>	<i>Designate the site of 34.0 ha of land <b><u>in ongoing use as a sewerage treatment works</u></b>.</i>												

			<del>industrial in character.</del>	This extends the SIL designation northwards from existing SIL areas to the south.									
159	88	Chapter 6, Policy EL14	To amend the table in Policy EL14 as follows:	To ensure clarity on the future use of the Deephams site and the surrounding parcels of land	Will need updating in the light of proposed revised designations								
			<table border="1"> <thead> <tr> <th>Name of industrial area</th> <th><del>Preferred Industrial Location (PIL) or Industrial Business Park (IBP)</del></th> </tr> </thead> <tbody> <tr> <td>Parcel to the north of <u>Deephams Picketts Lock Lane</u></td> <td><del>PIL</del></td> </tr> <tr> <td>Strip of land to the east of <u>Deephams Picketts Lock Lane</u></td> <td><del>PIL</del></td> </tr> <tr> <td>Deephams STW</td> <td><del>PIL</del></td> </tr> </tbody> </table>	Name of industrial area	<del>Preferred Industrial Location (PIL) or Industrial Business Park (IBP)</del>	Parcel to the north of <u>Deephams Picketts Lock Lane</u>	<del>PIL</del>	Strip of land to the east of <u>Deephams Picketts Lock Lane</u>	<del>PIL</del>	Deephams STW	<del>PIL</del>		
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Deephams STW	<del>PIL</del>												
160	89	Paragraph 6.5.5			Can be dealt with as an additional modification.								
161	90	paragraph 6.5.10			Please refer to interim comments in relation to SIL de-designation.								
16	93	Policy EL15			The Policy is overly long and sections of text which are commentary rather than policy. The policy will also have to be reviewed in the light of the Council's proposed								

					changes regarding SIL designation and the Council should consider strengthening the policy with regard to intensification.
163	96	Paragraph 7.3.1			Can be dealt with as an additional modification.
164	97	Policy EL16			The term “employment mixed uses” is unclear. The supporting text suggests that Angel Road Retail park is suitable for diversification to a range of “employment and other supporting uses” ?
<b>Chapter 8</b>					
165	99	Chapter 8, paragraph 8.1.4	To insert a new paragraph after paragraph 8.1.4, as follows: <b><u>In 2017 a Development Consent Order (DCO) was granted for the redevelopment of the Edmonton EcoPark site that will allow for the construction and operation of an energy recovery facility to replace the existing plant, replacement facilities associated with waste management, and provision of visitor, community and education facilities.</u></b>	To recognise the Development Consent Order (DCO) granted in 2017 for the Edmonton EcoPark in the AAP Chapter 8	Necessary to update plan

166	100	Chapter 8, Section 8.2	At Section 8.2 Policy Context, insert in the final row of the table under 'Other Sources':  <b><u>National Policy Statement for Energy (EN-1)</u></b>	Inclusion of the relevant policy reference.	Necessary for clarity
167	101	Chapter 8, Figure 8.1	To update Figure 8.1 to <ul style="list-style-type: none"> <li>• Add a key to the map;</li> <li>• Ensure that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not referenced as '<i>open space</i>', or variations on this label which imply it is publicly accessible; and</li> <li>• Label this land as <b>Green Belt</b>.</li> </ul>	To Correct previous omission And recognise that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not publicly accessible and should not be referenced as ' <i>open space</i> ', or variations on this label which imply it is publicly accessible.	Necessary for clarity
168	102	Chapter 8, Section 8.3 title and Paragraph 8.3.1	To change section 8.3 title and paragraph 8.3.1 as follows:  <del>8.3 The EcoPark and the Lee Valley</del> <b><u>Meridian Water Heat Network</u></b>  <del>8.3.1 The Council's approach to the Lee Valley</del> <b><u>Meridian Water Heat Network...</u></b>	To reflect name change of network	Can be dealt with as an additional modification.
169	103	Chapter 8, Policy EL17	To make the following text updates at the start of the policy EL17:  <b><u>Redevelopment of the Edmonton</u></b>	To further recognise the Development Consent Order (DCO) granted in 2017 for the Edmonton EcoPark in the AAP	To update the plan

			<p><b><u>EcoPark site will be delivered through the development proposals consented by the 2017 North London Heat and Power Plant Development Consent Order.</u></b></p> <p><i>Development proposals at the EcoPark site <b><u>which are not consented under the 2017 DCO, or for any other Development Consent Orders made subsequently at the EcoPark site,</u></b> are required to: ...</i></p> <p>And to change Policy EL17 final bullet as follows:</p> <p><i>Support the implementation of the <del>Lee Valley</del> <b><u>Meridian Water</u></b> Heat Network (<del>LVMWHN</del>) as set out in Policy EL26</i></p>	Chapter 8	
<b>Chapter 9</b>					
170	105	Chapter 9 paragraph 9.1.2 & 9.1.3			Should be updated to reflect the extent to which the upgrade of Deephams has taken place
171	106	Chapter 9, paragraph 9.1.5	<p><i>To make the following amendment to paragraph 9.1.5:</i></p> <p><i>The Council is designating Deephams STW as <b><u>a Strategic Industrial Location Land (SIL) being in accordance with</u></b></i></p>	To further clarify the situation of Deephams STW and its designation as SIL	Necessary for clarity

			<i><b><u>the new London Plan approach which recognises utilities as an industrial-type function.</u></b> <del>in order to consolidate and strengthen the protection of the area for industrial uses.</del> Further detail is set out in Chapter 6.</i>		
172	107	Chapter 9, Policy EL18	<p>To change the second to last bullet of Policy EL18 as follows:</p> <p><i>Connection to the <del>Lee Valley</del> <b><u>Meridian Water</u></b> Heat Network <b><u>or another DEN</u></b> if feasible <b><u>and viable</u></b> (see Policy EL26); and</i></p> <p>And to add the following text by inserting a new final paragraph to Policy EL18 as follows:</p> <p><b><u>Planning applications for development proposals in the vicinity of Deephams STW should be accompanied by an Odour Impact Assessment to confirm either there is no adverse amenity impact on the future occupiers of the development, or that appropriate avoidance or mitigation measures will be implemented as necessary.</u></b></p>	<p>To reflect the name change of the network and</p> <p>To recognise that Deephams Sewage Works is undergoing a major upgrade which will significantly reduce odour emissions from the site. To ensure occupiers and users of future development in the vicinity of Deephams STW do not experience adverse amenity.</p>	<p>Necessary for clarity</p> <p>To reflect national policy</p>
173	108	Chapter 9, Figure 9.1	To update Figure 9.1 to ensure that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North	To recognise that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land	Necessary for clarity

			<p>Circular, including land owned by Thames Water, is not referenced as 'open space', or variations on this label which imply it is publicly accessible.</p> <p>To label this land as <b>Green Belt</b>.</p>	<p>owned by Thames Water, is not publicly accessible and should not be referenced as 'open space', or variations on this label which imply it is publicly accessible.</p>	
<b>Chapter 10</b>					
174	111	Chapter 10, paragraph 10.1.1	<p>To amend paragraph 10.1.1 as follows:</p> <p><i>Pickett's Lock Leisure Complex is identified as a Major <del>Development</del> <b>Developed</b> Site in the Green Belt. The principle of developing Pickett's Lock as an area for the development of additional sports and recreation facilities is supported by Core Strategy Policy 33. Any development coming forward must be considered in the context of the Green Belt <del>and exceptional circumstances would need to be demonstrated.</del></i></p>	<p>To correct typographical error</p> <p>And to bring policy into conformity with national Green Belt policy</p>	<p>The policy needs to reflect National Policy as set out in the NPPF. The wording should be amended to take full account of <b>the</b> context of the location of the site within Green Belt and the restrictions this imposes.</p>
175	111	Chapter 10, paragraph 10.1.3	<p>To amend text in the 5<sup>th</sup> bullet point of paragraph 10.1.3:</p> <ul style="list-style-type: none"> <li><i>To take advantage of step-change improvements to transportation links in the area, including <b>a significant increase in the number of four</b> trains-per-hour</i></li> </ul>	<p>Update the text to reflect a more accurate position on the expected rail improvements.</p>	<p>Can be dealt with as an additional modification.</p>

			<i>from 2018 and eight trains per hour from 2022 on the railway line between Brimsdown and Stratford; ...</i>		
176	112	Chapter 10, paragraph 10.1.5	To amend the final sentence of paragraph 10.1.5 as follows: <i>'Policy <del>EL20</del> EL19 below sets out potential leisure and recreational uses'</i>	To correct typographical error	Can be dealt with as an additional modification.
177	112	Chapter 10, paragraph 10.1.7	To amend the wording of paragraph 10.1.7 as follows: <i>Policy EL22 provides <b>information detail</b> on the proposed routes.</i>	To address concerns about the route of the Central Spine. To add flexibility and endeavour to be less prescriptive	Not necessary for soundness as a main modification. Council could consider as an additional modification.
178	112	Chapter 10, Policy EL19	Amend text Policy EL19 first three paragraphs as follows: <i>The Council will continue to work with the Lee Valley Regional Park Authority to help deliver its Park Development Framework, and to identify the priority mix of <del>additional</del> recreation and leisure facilities at Pickett's Lock.</i> <i>Pickett's Lock is identified to deliver a large significant new development that will provide a destination attraction for Edmonton Leaside and beyond. Pickett's Lock is considered suitable for a potential range of new and improved leisure, sport and</i>	To bring policy into conformity with national Green Belt policy	Necessary to reflect local policy and national guidance

			<p>recreation uses, including a health and fitness centre, 5-a-side football pitches, a snowdome, an ice rink, conference/exhibition spaces, selfcatering accommodation, a hotel and commercial ten-pin bowling.</p> <p><b><u>Development proposals must have appropriate regard to Pickett’s Lock’s designation as a Major Developed Site in the Green Belt. In particular, this means they must be in conformity with national Green Belt policy, including in terms of ensuring no net loss of site openness.</u></b></p> <p>Development proposals must <b><u>also</u></b> demonstrate that they:</p>		
179	114	Chapter 10, Policy EL20	<p>“Development proposals for the reuse or redevelopment of existing open space at Pickett’s Lock will be supported and encouraged.”</p> <p>Encouraging new community and learning facilities to provide services, support and opportunities through a range of community development projects, <b><u>for example in the form of ‘floating classrooms’ boats on the waterway.</u></b></p>		<p>This wording is misleading, it doesn’t accord with policy DMD82 in relation to Green Belts, or the NPPF</p> <p>This is a very specific example which if necessary is best placed in the supporting text.</p>

180	115	Chapter 10, Figure 10.1	Add a key to the map.	To correct previous omission.	Necessary for clarity
<b>Chapter 11</b>					
181	120	Chapter 11, paragraph 11.3.2	To update paragraph 11.3.2: <i>'Sustainable transport will be supported through high quality public realm <b>and a modal shift towards public transport.</b> Greater rates...'</i>	Update text to clarify the need for public transport as part of the modal shift.	Not necessary for soundness as a main modification. Council could consider as an additional modification.
182	121	Chapter 11, paragraph 11.4.4	To update paragraph 11.4.4: <i>One of the most significant improvements required to accommodate cycle trips is <u>a</u> better east-west connection, both within Edmonton Leaside and beyond, particularly towards Edmonton. It is important that Edmonton Leaside is properly integrated into the wider <b>communityies to enable all local people to</b> <del>so that all members of the community can</del> enjoy new facilities.</i>	To make wording clearer	Not necessary for soundness as a main modification. Council could consider as an additional modification.
183	121	Chapter 11, Policy EL21	To edit final paragraph of Policy EL21 as follows: <i>Development may be required to make a financial contribution to the provision and improvement of</i>	To ensure EL21 refers to adopted policy rather than SPD	Necessary for clarity

			<i>pedestrian and cycle routes and other infrastructure, <del>as set out in the Section 106 SPD.</del> <b><u>in line with DMD Policy 47 and other relevant policies as shown below.</u></b></i>		
184	122	Chapter 11, Figure 11.1	<p>To update Figure 11.1 as follows to:</p> <ul style="list-style-type: none"> <li>• Move the label for Ponders End Station southwards to its correct location;</li> <li>• Ensure that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not referenced as '<i>open space</i>', or variations on this label which imply it is publicly accessible; and</li> <li>• Label this land as <b>Green Belt</b>.</li> </ul>	To correct previous error and to recognise that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not publicly accessible and should not be referenced as ' <i>open space</i> ', or variations on this label which imply it is publicly accessible.	Necessary for clarity
185	123	Chapter 11, paragraph 11.4.8	<p>To update paragraph 11.4.8 as follows:</p> <p><i>New <b><u>residential as well as non-residential</u></b> developments must meet minimum standards for cycle parking <b><u>and should provide onsite changing and showering facilities for cyclists</u></b> <del>should be adhered to for residential and non-residential development as</del></i></p>	To clarify wording	The wording could be further clarified : <b><u>and non-residential developments should provide onsite changing and showering facilities for cyclists</u></b>

			<p><i>per London Plan Policy 6.9. <del>Cycle parking and should be provided to encourage more <b>local residents and employees to cycle</b> cycling.</del></i></p>		
186	123	Chapter 11, Policy EL22	<p>To change the reference to the Causeway in Policy EL22 to the <b><u>Causeway Central Spine</u></b></p> <p>To amend the wording of policy EL22 as follows:</p> <p><i>... Planning proposals and supplementary planning documents to deliver these pedestrian and cycle routes <del>must include</del> <b><u>will encourage:</u></b></i></p> <ul style="list-style-type: none"> <li>• <i><del>Creation of w</del>Well designed, high quality new links and pedestrian and cycle bridges, including mainline, Meridian Way and River Lee Navigation;</i></li> <li>• <i>Clear and consistent signage throughout the route, including onstreet markings for cycles;</i></li> <li>• <i>Provision of pedestrian and cycle facilities, <b><u>which integrate with the existing highway network;</u></b></i></li> <li>• Improved public realm; and</li> </ul>	<p>To reflect name change</p> <p>To add flexibility and clarify wording</p>	<p>Reference to the Central Spine can be dealt with as an additional modification. Further changes not necessary for soundness as a main modification. Council could consider as an additional modification.</p>

			<ul style="list-style-type: none"> <li>Introducing interventions to discourage informal and on street parking, where this affects the route.</li> </ul>		
187	123	Chapter 11 - Policy EL22	<p>To amend the wording in Policy EL22, 4<sup>th</sup> bullet point:</p> <ul style="list-style-type: none"> <li><i>Improved public realm, <b><u>including where routes pass beneath the North Circular Road</u></b>; and</i></li> </ul>	To further recognise that the environment for cyclists and pedestrians below and alongside the North Circular Road should be improved	Not necessary for soundness as a main modification. Council could consider as an additional modification.
188	123	Chapter 11 - Policy EL22	<p>To add the following additional bullet to Policy EL22:</p> <ul style="list-style-type: none"> <li><b><u>Reference to the principals of the Mayor's Healthy Streets approach, in particular taking account of the 10 Healthy Streets indicators.</u></b></li> </ul>	To further recognise the Mayor's Healthy Streets approach	Not necessary for soundness as a main modification. Council could consider as an additional modification.
189	124	Chapter 11, paragraph 11.4.10	To change the reference to the Causeway in paragraph 11.4.10 to <del>Causeway</del> <b><u>Central Spine</u></b>	To reflect the name change	Can be dealt with as an additional modification.
190	124	Chapter 11 Paragraph 11.4.21 & 11.4.22			These paragraphs lack any reason for inclusion and should be reframed.

191	126	Chapter 11, Figure 11.2	<p>To update Figure 11.2 as follows to:</p> <ul style="list-style-type: none"> <li>• Move Ponders End Station label southwards to its correct location;</li> <li>• Ensure that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not referenced as '<i>open space</i>', or variations on this label which imply it is publicly accessible; and</li> <li>• Label this land as <b>Green Belt</b>.</li> </ul>	To correct previous error and to recognise that land to the north of the North Circular and south of William Girling Reservoir, and land to the south or the North Circular, including land owned by Thames Water, is not publicly accessible and should not be referenced as ' <i>open space</i> ', or variations on this label which imply it is publicly accessible.	Necessary for clarity
192	125	Paragraph 11.5.2			Requires updating in line with 10.1.3 and 1.1.4
193	125	Paragraph 11.6.6			Can be dealt with as an additional modification.
194	127	Chapter 11, paragraph 11.6.15	To change the reference to the Causeway in paragraph 11.6.15 to <del>Causeway</del> <b><i>Central Spine</i></b>	To reflect the name change	Can be dealt with as an additional modification.

195	128	Chapter 11, Policy EL23	<p>To make the following changes to Policy EL23:</p> <p>To change the reference to the Causeway to <del>Causeway</del> <b><u>Central Spine</u></b></p> <p>And to edit the wording of the 3<sup>rd</sup> paragraph onwards as follows:</p> <p><i>The Council will continue to work with TfL, major employers and other stakeholders to ensure that:</i></p> <ul style="list-style-type: none"> <li>• <i>Integration of bus and rail services is improved, and <b><u>seek</u></b> to ensure that <b><u>existing businesses and</u></b> major new developments have good access - of no more than 640m from the development - to a bus stop;</i></li> <li>• <i>Support is given to providing more direct and frequent bus services serving <b><u>existing businesses and</u></b> employment areas. TfL will be encouraged to extend the operational hours of such services to match employees shift patterns and time services to match employees travel to and from work to reflect demand;</i></li> </ul> <p>...</p>	<p>To reflect the name change</p> <p>and to recognise the continued importance of existing businesses in the area</p>	<p>Can be dealt with as an additional modification.</p> <p>Not necessary for soundness as a main modification. Council could consider as an additional modification.</p>
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196	129	Chapter 11, Policy EL24	<p>To extend Policy EL24 as follows:</p> <p><i>Where suitable, the Council will support opportunities for waterborne traffic, on the River Lee Navigation, in particular:</i></p> <ul style="list-style-type: none"> <li>• <i>Freight transport to help alleviate the road network;</i></li> <li>• <i>Leisure, tourism and educational uses, such as day trip boats, overnight moorings, and a 'floating classroom';</i></li> <li>• <i>Waterbus and/or water taxis to transport passengers along the Lee Valley; and</i></li> <li>• <b><u>Residential uses and other commercial uses, where appropriate;</u></b></li> </ul> <p><i>Any proposals must be considered through consultation with the relevant statutory organisations.</i></p>	<p>To further recognise the potential beneficial effect of encouraging commercial and residential uses on the River Lee Navigation through support for moorings</p>	<p>The policy relates specifically to the use of "Waterways for Transportation" and therefore the introduction of "Residential uses and other commercial uses, where appropriate" is not appropriate here as it does not relate to transportation.</p>
197	129	Chapter 11, paragraph 11.7.3	<p>To insert additional text at paragraph 11.7.3:</p> <p><i>Transferring road freight to the waterways offers the potential to reduce the impact of freight transport on the local highway network <b><u>and developments adjacent to the Navigation should consider the use of waterborne freight for transporting demolition waste and construction materials.</u></b></i></p>	<p>To add further support to waterborne freight traffic on the River Lee Navigation where suitable</p>	<p>Not necessary for soundness as a main modification. Council could consider as an additional modification.</p>

198	131	Chapter 11 caption to picture on page 131	To change the reference to the Causeway to the <del>Causeway</del> <b><u>Central Spine</u></b>	To reflect name change	Can be dealt with as an additional modification.
199	132	Chapter 11, Policy EL25	To change the reference to the Causeway to the <del>Causeway</del> <b><u>Central Spine</u></b>  And to ensure that Policy EL25 'Design of the Road Network' will include additional text as follows:  <i>The arrangement of streets and places within Meridian Water should be guided by an urban design approach which incorporates sufficient capacity to meet demand and also encourages sustainable travel through a high quality environment. <b>The design process must incorporate the Mayor's <u>'Healthy Streets Approach'</u>.</b></i>	To reflect the name change  and to give further recognition to the Mayor's 'Healthy Streets' Approach	See interim comments
<b>Chapter 12</b>					
200	132	Chapter 12, Paragraph 12.1.2	Amend text:  <i>The Council is committed to achieving <del>the highest</del> standards for sustainable design and construction within the borough. ...</i>	Provide consistency with other Plan documents.	Not necessary for soundness as a main modification. Council could consider as an additional modification.

201	133	Paragraphs 11.9.10 and 11.9.11	References to The Mayor of London's Road Task Force (RTF)		It is not clear why the RTF is referred to and what these paragraphs seek to achieve.
201	135	Chapter 12, Paragraph 12.1.3	Amend text: <i>'Developments at Edmonton Leaside must <del>make</del> <b>demonstrate how the proposal minimises energy-related CO2 emissions through</b> full-use of carbon saving technologies and approaches. <del>This</del> <b>For heat, where this cannot be via the connection to a heat network, then this could include <u>for example</u> the incorporation of solar <u>thermal</u> panels and ground source heat pumps. <del>The Council will seek to attain the BREEAM highest levels for new developments</del></b></i>	Provide consistency with other Plan documents.	Necessary for clarity and consistency
202	135	Chapter 12, Paragraph 12.1.4	Amend text in paragraph 12.1.4: <i>...This is achieved through the supply of low cost low carbon sources of heat (for example waste heat from power stations and heat generated from highly efficient gas combined heat and power engines) distributed at scale as hot water, <del>or less often steam,</del> conveyed via highly insulated underground pipes.</i>	Update text to reflect the latest position.	Necessary for clarity

203	135	Chapter 12, Paragraph 12.1.5	Amend text of 4 <sup>th</sup> bullet, paragraph 12.1.5: <i>'<del>Addressing fuel poverty and reducing health inequalities.</del></i>	Update text to reflect a more accurate position.	Necessary deletion as the matter of health inequality is not substantiated.
204	135	Chapter 12, Paragraph 12.1.6	Amend text of paragraph 12.1.6: <i><b>Meridian Water</b> <del>Lee Valley Heat Network Ltd has shown that a network is viable and could be extended over time. The EcoPark site has been identified as the preferred location for an energy centre to provide low carbon heat to a 'core network' to serve the Edmonton Leaside area (including connections to the Meridian Water development).</del> Planning policy development plays a key role in supporting the delivery and expansion of the network.</i>	Update text to reflect a more accurate position and name change of network.	Can be dealt with as an additional modification.  Necessary for clarity.
205	136	Chapter 12, Section 12.2 Policy Context	Remove text from the final row of the table: <i>'<del>Upper Lee Valley Decentralised Energy Network Pre-Feasibility (North London Strategic Alliance, 2011)</del></i> <i><del>ULV DEN Feasibility Study (North London Strategic Alliance, 2012)</del></i> And add text as follows:	Update text to reflect a more accurate position.	Necessary for clarity

			<b><u>Decentralised Energy Network Technical Specification SPD (2015)</u></b>		
206	137	Chapter 12, Paragraphs 12.3.1	Amend text in paragraph 12.3.1: <i>The Council has created <del>Lee Valley</del> <b>Meridian Water</b> Heat Network Operating Ltd (<del>LVMWHN</del> Ltd), trading as <del>eEnergetik</del>, which was officially launched in July 2014 to deliver the <del>Lee Valley, Montmorency, Alma Road and New Avenue</del> <b>Meridian Water, Arnos Grove, Ponders End and Oakwood</b> Heat Networks. ...</i>	Update text to reflect the changes to naming.	Can be dealt with as an additional modification.  Necessary for clarity.
207	137	Chapter 12, Paragraph 12.3.2	Amend text of paragraph 12.3.2: <i>The <del>Lee Valley</del> <b>Meridian Water</b> Heat Network (<del>LVMWHN</del>) <b>to be provided by Energetik</b> will initially use a combination of heat from combined heat and power plants (CHP) and then heat from the new Energy Recovery Facility (ERF) at the Edmonton EcoPark when it is operational, predicted to be 2025. <b>The <del>LVMWHN</del></b> will move energy in the form of hot water through a system of pipes to buildings and industry across the Lee Valley, including the Meridian Water development, a westward extension to Meridian Water and Edmonton</i>	Update to reflect changes to naming and to clarify the potential future network connections.	Can be dealt with as an additional modification.  Necessary for clarity.

			<p><i>Green. Over time the network has the potential to connect additional heat sources and heat demands elsewhere in the Lee Valley <b>and, with the agreement of neighbouring Councils, links into other London Boroughs</b> such as the Alma Road Combined Heat and Power satellite scheme, North Middlesex Hospital and the Northumberland Park Development (White Hart Lane).</i></p>		
208	137	Chapter 12, Paragraph 12.3.3	<p>Delete paragraph 12.3.3:  <del><i>The National Planning Policy Framework, the London Plan and Enfield Council's local planning documents (particularly Policy DMD 52), the Decentralised Energy Network Technical Specification Heat Network SPD and the EcoPark SPD), together provide a planning policy framework that is strongly supportive of promoting the development of low carbon decentralised heat networks. The following policy seeks to further strengthen the policy support for delivery of the Lee Valley Heat Network within the AAP area.</i></del></p>	<p>The paragraph can be removed without reducing the effectiveness of the ELAAP position on the DEN.</p>	<p>Not necessary for soundness as a main modification. Council could consider as an additional modification.</p>

209	137	Chapter 12, Paragraph 12.3.4	<p>Amend text of paragraph 12.3.4:</p> <p><i>Key issues for policy on heat networks include the establishment of an energy centre on the EcoPark site; delivering a network route linking the EcoPark energy centre to the Meridian Water development; and <del>secure</del> <b>delivering</b> future connections <b>to other suitable developments within the Lee Valley towards Alma Estate and Haringey/ Northumberland Park</b> (see Figure 12.1 below). <del>LVHN matters relating to the EcoPark site are dealt with in this chapter; f</del>Further details on the wider requirements for the EcoPark site are provided in Chapter 8.</i></p>	<p>Update text to provide a more accurate reflection of the heat network delivery.</p>	<p>Necessary for clarity.</p>
210	137	Chapter 12, Paragraph 12.3.5	<p>Amend text in paragraph 12.3.5:</p> <p><i>... For this reason the EcoPark has been identified as the key low carbon heat source for initial development of the <del>LVMWHN</del>. The <del>future</del> waste management infrastructure requirements of the EcoPark site <del>are currently awaiting</del> <b>are subject to the DCO which was granted by</b> <del>from the Secretary of State, as part of the North London Waste Management Plan. In parallel with this work, e</del>Energetik is <b>seeking</b> in the process of</i></p>	<p>To reflect the name change of the network</p> <p>and to update text to reflect that the DCO has been granted.</p>	<p>Necessary for clarity/update.</p>

			<del>agreeing a heat supply agreement and lease at the EcoPark. <b><u>It should be noted that the Energy Recovery Facility permitted by the grant of the DCO does not refer to the energy centre proposed by the Meridian Water Heat Network Ltd.</u></b></del>		
211	137-138	Chapter 12, Paragraph 12.3.6	Amend text of paragraph 12.3.6: <del>'The energetik Business Plan proposes that initially a plantroom with gas boilers connected to a small local heat network will be located at the Meridian Water development to provide heat to the first homes. An <b><u>The Heat Network will have an energy centre with CHP will be provided</u></b> at the EcoPark to supply low carbon heat via a network to the Meridian Water <b><u>and beyond.</u></b> local heat network to coincide with the completion of around 1500+ homes at Meridian Water. Subject to the new ERF being delivered to programmed completion in 2025, heat from the ERF will be captured and transferred to Energetik's energy centre at the EcoPark. <b><u>It will to provide a very low carbon heat source to complement the low carbon heat that will already being supplied via CHP. The plant</u></b></del>	Clarify the text and reflect the updated position.	Necessary for clarification/update.

			<p><del>proposed by LVHN at the energy centre will include top up and standby gas-fired boilers, large thermal storage vessels and all necessary ancillary plant. The plantroom for gas boilers at Meridian Water will be part of a larger residential building and the LVHN energy centre at the EcoPark will be a standalone building developed in a single phase that can accommodate plant, which <b>Plant</b> will be installed in a phased manner to meet customer heat demand and <b>ultimately be</b> capable of supplying in excess of 30,000 homes.'</del></p>		
212	138	Chapter 12, Paragraph 12.3.7	<p>Remove paragraph 12.3.7:  <del>'The following policy includes provisions to strengthen the safeguarding provided in the EcoPark SPD for the energy centre and routes on the EcoPark site, whilst maintaining flexibility for detailed design.'</del></p>	The paragraph does not add further to Policy EL26 and has been superseded by the granting of the DCO.	Necessary for clarity.
213	138	Chapter 12, Paragraph 12.3.8	<p>Amend text in paragraph 12.3.8:  <del>As well as having standby plant via gas boilers within the Meridian Water development plantroom, and within</del>  <del>†The</del>  <b>Energetik</b> energy centre at the EcoPark; <b>and</b> the network will be</p>	Update the text to provide a more accurate description of the heat network delivery.	Not necessary for soundness as a main modification. Council could consider as an additional modification.

			<p><i>designed to be resilient and energy efficient <del>using the latest pipework technology with a life expectancy in excess of 60 years. ...</del></i></p>		
214	138	Chapter 12, Policy EL26 Part A	<p>Amend text of policy EL26, part A, as follows:</p> <p><i>Part A: Developing the <del>Lee Valley</del> <b>Meridian Water</b> Heat Network</i></p> <p><i>The Council supports the development of the <del>Lee Valley</del> <b>Meridian Water</b> Heat Network (LVMWHN). This will include safeguarding and securing:</i></p> <ul style="list-style-type: none"> <li><i>• The establishment of an energy centre on the EcoPark site;</i></li> <li><i>• A network route linking the EcoPark energy centre to the</i></li> <li><i>• Meridian Water development;</i></li> <li><i>and</i></li> <li><i>• Future connections <b><u>towards other suitable developments, once they are identified.</u></b>, for example <del>towards Alma Estate and Haringey/ Northumberland Park.</del></i></li> </ul> <p><i>The Council will continue to work with its partners and stakeholders to ensure that opportunities to establish connections across waterways, highways, railway land or private land</i></p>	Update and clarification of text relating to the heat network.	Can be dealt with as an additional modification.

			<p>interests allow for the future implementation of the <del>LVMWHN</del>.</p> <p>Proposals for major developments which produce a significant amount of heat should supply heat to the <del>LVMWHN</del> <b>or another DEN</b> unless it can be demonstrated that this is not technically feasible or economically viable, <b><u>in accordance with policy DMD 52.</u></b></p>		
215	138	Chapter 12, Policy EL26 Part B	<p>To change the reference to LWL (LondonWaste Ltd) in Policy EL26 Part B to LEL (LondonEnergy Ltd) to reflect the new name of the company as well as make other changes as follows:</p> <p><i>Part B: The Eco Park Site and the <del>LVMWHN</del></i></p> <p><i>To facilitate the delivery of the <del>LVMWHN</del>, development of the EcoPark site should:</i></p> <ul style="list-style-type: none"> <li>• <del>E-enable heat</del> energy from the new energy recovery facility (ERF), when it is built, to be captured and supplied to the <del>LVMWHN</del> energy centre. <b><u>The DCO granted by the Secretary of State for the Eco Park site requires provision for combined heat and power. The DEN provider should</u></b> <del>Note that energetik will</del> reserve the right within</li> </ul>	To recognise the recent name change of a referenced company; to update reference to include the DCO; and to use the more appropriate term 'DEN provider' in place of 'Energetik'	<p>Name changes and updates necessary for clarity.</p> <p><i>“The DEN provider should reserve the right within the heat supply agreement with NLWA/LWL to adapt the existing waste (EfW) facility to supply heat to the DEN energy centre such that if the new ERF completion is delayed, it has the option to receive heat from the EfW facility if it is economic;.” – Is it appropriate that this is contained within</i></p>

			<p><i>the heat supply agreement with NLWA/LWL to adapt the existing waste (EfW) facility to supply heat to <b>the DEN-energetik's</b> energy centre such that if the new ERF completion is delayed, it has the option to receive heat from the EfW facility if it is economic;</i></p> <ul style="list-style-type: none"> <li><i>• <del>Incorporate space for an energy centre, a connection from EfW, ERF sources of energy/heat into the LVMWHN energy centre, and pipe network leaving the site; and</del></i></li> <li><i>• <del>Not prejudice installation and operation of the above mentioned LVMWHN energy centre.</del></i></li> </ul> <p><i>Detailed safeguarding routes and the location for an energy centre should be agreed with the Council as part of pre-application discussions.'</i></p>		<p>the policy? Would it be applicable in connection with an act of development to which the policy could be applied? If not it doesn't serve a purpose.</p>
216	139	Chapter 12, Policy EL26 Part C	<p>To amend Policy EL26 Part C as follows:</p> <p><b><u>Development proposals which are connecting to the MWHN must demonstrate how they would <del>to</del> enhance the resilience of the LVMWHN, and allow provision of emergency back-up. This should include access to any development of</u></b></p>	<p>Update text to provide an appropriate level of detail for creating a resilient DEN.</p>	<p>Necessary for clarity</p>

		<p><del>over 300 dwellings with an individual connection to the network should provide an area <b>of hardstanding</b> that could be <b>used</b> used in an emergency to park a truck mounted boiler <b>and which is located a sufficient distance from any building with opening windows or inlet fresh air ventilation.</b> sized at 20 metres by 6 metres. This area should be:</del></p> <ul style="list-style-type: none"> <li><del>• Hardstanding, including any access road needed to link it to the road network;</del></li> <li><del>• Of sufficient size and configuration to allow an articulated truck to access and park within it;</del></li> <li><del>• Located at least 20 metres from any building with opening windows or inlet fresh air ventilation; and</del></li> <li><del>• Located within 20 metres of the pipework branch that connects the development to the LVHN.</del></li> </ul> <p>The Council will safeguard an “unobstructed” <del>pipework</del> route for the <b>LV<del>M</del>WHN</b> pipe network <del>within</del> <b>along the Causeway Central Spine within Meridian Water.</b> “Unobstructed” here means a three metre wide zone with nothing built over it to a height of at</p>		
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			<i>least 10 metres.'</i>		
217	139	Chapter 12, Policy EL26, Part D	<p>Amend text of policy EL26 Part D as follows:</p> <p><i>All major developments <del>shall</del> <b>should</b> connect to or contribute towards the <u>LVMWHN or another existing or planned DEN supplied by low or zero carbon energy</u> in accordance with Policy DMD 52 <del>and the Decentralised Energy Network Technical Specification Heat Network SPD.</del></i></p> <p><i>Where a major development is expected to be completed before the <u>LVMWHN or another DEN</u> is able to supply it with heat then:</i></p> <ul style="list-style-type: none"> <li><i>• If there are firm plans to enable the site to be connected to the <u>LVMWHN or another DEN</u> within five years, the development should design for heat network connection from the outset and use temporary on-site boilers (potentially provided by the heat network operator) until network connection is possible.</i></li> <li><i>• If there are no firm plans for extension of the <u>LVMWHN or another DEN</u> within feasible and viable range</i></li> </ul>	Update naming of the heat network and to ensure EL26 refers to adopted policy rather than SPD.	Necessary to reflect other local policy and national guidance. However, the Council should consider if there is any ambiguity in relation to the term “major developments” and confirm how this is defined.

			<p>of the development, provision of onsite Combined Heat and Power (CHP, with standby boilers) will be expected where the heating demand makes it <b><u>technically feasible and financially viable</u></b>. The development should also be future proofed for connection to a heat network. In such instances the council may agree with the developer that the installation of CHP can be deferred for up to five years (the development would use heat from standby boilers during this time) to allow time for the <del>LVMWHN</del> <b><u>or another DEN</u></b> to be extended and connected to the development.</p> <p>If the developer connects to <del>the a</del> network within five years then the requirement to install CHP would fall away; if not then the obligation to install CHP would be triggered.</p>		
218	140	Chapter 12, Paragraph 12.3.9	<p>To amend text:</p> <p><del>'Energetik aim to deliver the first <b><u>The early phases</u></b> of the heat network, a local heat network and plant room for gas boilers at Meridian Water, ahead of the completion of the <b><u>should aim for delivery at the same time as the initial phases of the</u></b> Meridian Water development so that all new</del></p>	Remove overly prescriptive text	Necessary for clarity.

			<p><i>developments can connect directly to the local heat network as a source of heat. This <del>is needed to</del> <b>will</b> avoid developments being 'locked in' to alternative heat generation solutions, which would reduce/delay the benefits delivered by the network <del>(for example total carbon emissions savings) and potentially increase network development costs. The energy centre at the EcoPark and connecting heat network to Meridian Water will be delivered to coincide with around 1,500 homes having being built at Meridian Water, this being a suitable heat demand to warrant a larger heat network to be operated economically. This larger heat network will supply low carbon heat via CHP prior to the new ERF heat source becoming available.'</del></i></p>		
219	140	Chapter 12, Paragraph 12.3.10	<p>Delete text from paragraph 12.3.10 as follows:</p> <p><i>The Council will take into account the design standards and specifications for district energy networks set out in the DEN SPD and the Mayor of London's</i></p>	For clarity the text should be removed	Necessary for clarity

			<p><i>'London Heat Network Manual' (2014, or as updated) in the implementation of the <del>LV</del>MWHN, and the determination of relevant planning applications. <del>Should there be a conflict between the DEN SPD specifications and the Mayor of London's standards then the DEN SPD specifications take precedence. ...</del></i></p>		
220	140	Chapter 12, Paragraph 12.3.11	<p>Amend text of paragraph 12.3.11 as follows:</p> <p><i>Easements will be required with land owners to allow the heating network pipes to be routed underground from the EcoPark to developments. The typical width of the twin pipe installation will be <b><u>between 1.0m and 2.2m</u></b>, depending on proximity to the Eco Park site, and a further Zone of Influence of 1.5m is required each side of the pipework, creating a width of <b><u>between 4.0m and 5.2m</u></b> (depending on proximity to the Eco Park). The Zone of Influence, like other utilities, is a protective zone that restricts excavation work without the prior permission of <del>LV</del><b><u>LVHN Energetik</u></b> to prevent the inadvertent risk of damage to <del>LV</del><b><u>LVHN Energetik</u></b> assets. In addition, on one side of the pipework</i></p>	Improve the accuracy of the technical requirements	Necessary for clarity.

			<p><i>a further 3.5m of unrestricted space is required as an Access Corridor <b><u>for as much of the length of pipe that is reasonable possible</u></b>. The Access Corridor is to allow plant equipment to be used in order to install, repair, maintain, inspect, and replace the pipework. The Zone of Influence and Access Corridor does not prevent other services from being located underground in these areas as long as they are horizontally separated by a minimum 600mm from the network pipes. Smaller separation distances may be acceptable with the prior written permission of <del>LVHN</del> <b>Energetik</b>.</i></p>		
<b>Chapter 13</b>					
221	140	Chapter 13, paragraph 12.3.12	<p>To change the reference to the NVHN to <del>LVHN</del> <b>MWHN</b></p>	To reflect name change of the network	Can be dealt with as an additional modification.
222	145	Chapter 13, Policy EL27	<p>Update the wording of Policy EL27, 5<sup>th</sup> bullet point:</p> <p><i>protect and enhance habitats and biodiversity, through measures including softening of river channel edges <b><u>where appropriate</u></b>.</i></p>	Make the policy wording consistent with Policy EL12	Not necessary for soundness as a main modification. Council could consider as an additional modification.

223	145	Chapter 13, Policy EL27	<p>The wording of Policy EL27, second paragraph, will be updated as follows:</p> <ul style="list-style-type: none"> <li>• <i>Proposals for new residential moorings will be supported provided they <b><u>are designed in a way which does not negatively affect the environment and</u></b> meet the requirements of Policy DMD75</i></li> </ul>	To give added environmental protection	Not necessary for soundness as a main modification. Council could consider as an additional modification.
224	146	Chapter 13, paragraph 13.4.1	<p>For the text at paragraph 13.4.1. to be amended as follows:</p> <p><i>Where this is not possible, development proposals must be shown to meet the provisions of the Exception Test, as set out by the NPPF, <del>and that development can be made safe in accordance with the definition set out in Enfield's Level 2 SFRA.</del> For Meridian Water, the Exception Test is also being delivered by the Council through a Flood Risk Assessment undertaken for the entire Meridian Water Masterplan Area. Subsequent site level assessment, where they are necessary, will be underpinned by this wider FRA.</i></p>	To recognise that, following the Environment Agency's requirement to meet new climate change allowances, and the increased level of development at Meridian Water, the assessment of flood risk at Meridian Water has moved beyond the SFRA Level 2 prepared in 2013	Please refer to comments in the Interim Letter

225	147	Chapter 13, Policy EL28	<p>To make the following addition to Policy EL28, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> paragraph:</p> <p><i>The land on either side of the North Circular Road to the east and northeast of Meridian Water has been identified as offering potential for the creation of new open space. There is also potential to improve the access and functions at existing green and open spaces including at Picketts Lock and Kenninghall Open Space. <b><u>Green and open space should be explored for multiple uses, including as providing potential flood storage capacity.</u></b></i></p> <p><i>Proposals will be supported that improve the access across and between existing and new green spaces, developing a network of 'green chains' comprising footpath networks and cycle paths. Green chains can be used to improve east-west connectivity between the Lee Valley Regional Park and the rest of Edmonton Leaside and beyond. <b><u>Proposals must not generate negative impacts, such as recreational disturbance, on sites of ecological importance, including the Chingford Reservoirs SSSI and Lee</u></b></i></p>	<p>Update text to provide a more complete position on the potential use of green and open spaces;</p> <p>to emphasise that development must not negatively impact on areas of ecological importance, particularly through recreational disturbance; and</p> <p>to add further protection to biodiversity</p> <p>and to ensure EL28 refers to adopted policy rather than SPD</p>	<p>Necessary to reflect other policies in the plan in relation to flood storage.</p> <p>Justified in order to protect ecological interests of acknowledged importance.</p> <p>LBE</p>
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			<p><b><u>Valley Special Protection Area/Ramsar site at Walthamstow Reservoirs.</u></b></p> <p><i>New development may be expected to make appropriate financial contributions to <b>protecting and improving green and open spaces and biodiversity, in line with DMD 72 and other relevant policies shown below the Section 106 SPD.</b></i></p> <p><i>This policy should be read in conjunction with Core Strategy policies 34 and 35, DMD 71, 72, 76, 77 and 78 and London Plan Policy 2.18 and 7.27.</i></p>		
<b>Chapter 14</b>					
226	150	Chapter 14, 14.1.3	<p>To amend paragraph 14.1.3 as follows:</p> <p><i>Due to the scale of opportunity, a comprehensive approach to master planning of the area is required, with partnership working between the public and private sector. A piecemeal approach to development, with individual landowners bringing forward discrete plots in the absence of a comprehensive masterplan, will lead <del>se</del> <b>to</b> a sub-optimal outcome and prevent effective regeneration. For</i></p>	<p>To correct typographical error</p> <p>And to update to more accurately reflect current situation</p>	<p>Can be dealt with as an additional modification.</p> <p>Not necessary for soundness as a main modification. Council could consider as an additional modification.</p>

			<i>this reason, <b><u>and commensurate with the extent of land in the Council's ownership at Meridian Water, Enfield</u></b> Council is taking a lead role in the process.</i>		
227	151	Chapter 14, paragraph 14.2.2	To make the following changes to paragraph 14.2.2: <i>The Council <b><u>formerly</u></b> undertook a developer procurement process and engaged a master developer with whom they <b><u>intended to</u></b> <del>will</del> partner to deliver the whole of Meridian Water. However, <del>The contractual arrangements between the master developer and London Borough of Enfield</del> <b><u>the Council has since decided to undertake the dual role of master developer and scheme promoter itself. This demonstrates</u></b> <del>will ensure the Council's maintains a long term interest</del> <b><u>commitment to ensuring that the regeneration process truly delivers the housing and jobs that the area needs.</u></b> <del>and lead role in the development and regeneration process. The roles and, responsibilities and relationship between the Council as scheme promoter, and the master developer, including the need for a comprehensive approach to master planning and the delivery of key infrastructure items as part of this, will be secured through a detailed legal agreement.</del></i>	To recognise the Council is no longer working with a master developer	Necessary for clarity
228	151	Chapter 14, paragraph 14.2.3	To make the following change to paragraph 14.2.3: <i>A comprehensive approach is required to establish the vision for change, plan for the infrastructure investment, purchase land parcels, to create value and change perceptions. The Council is working jointly with <b><u>key stakeholders</u></b> <del>the master developer</del> to progress this work.</i>	To recognise the Council is no longer working with a master developer	Can be dealt with as an additional modification.
229	151	Chapter 14, 14.2.3	Insert new paragraphs after paragraph 14.2.3 as follows: <b><u>'An Infrastructure Delivery Plan is being developed to accompany the Council's forthcoming Local Plan which will include details of infrastructure delivery for Meridian Water, building on the infrastructure work undertaken through the masterplanning process.</u></b>	To provide additional clarity on the relationship between the AAP, Masterplan, Infrastructure Delivery	Necessary to update the plan.

			<p><b><u>The Infrastructure Delivery Plan will cover three schedules of infrastructure, namely physical, social and green. It will assess the planned provision, proposed location and timeframe of key items of infrastructure, for each one identifying the lead partner, delivery partners and stakeholders, estimated costs, funding sources, funding available, any funding gap and prioritisation of its delivery. Some initial considerations on funding sources, development phasing and delivery and key delivery bodies appear later in this section and will be useful as a starting point for this work.</u></b></p> <p><b><u>As masterplan options are developed and refined in consultation with relevant stakeholders, they will also be subject to site-wide development viability modelling, including soft-market testing, to provide confidence and certainty to all stakeholders that the preferred development option presented in the final masterplan document is deliverable and achievable.'</u></b></p>	Plan and viability work.	
230	151	Chapter 14, paragraph 14.2.4	<p>To delete paragraph 14.2.4:</p> <p><del><i>In the event of the partnership between the Council and its master developer being superseded or terminated for any reason, the Council will seek a similar legally binding relationship with an alternative developer partner.</i></del></p>	To recognise the Council is no longer working with a master developer	Necessary for clarity
231	152	Chapter 14, paragraph 14.2.6	<p>To change the reference in paragraph 14.2.6 to the Causeway to: <b><u>the Causeway Central Spine</u></b></p>	To reflect name change	Can be dealt with as an additional modification.
232	152	Chapter 14, paragraph 14.2.8	<p>To make the following change to paragraph 14.2.8:</p> <p><del><i>In partnership with the master developer and development partners, the</i></del> <b><u>The</u></b> <i>Council will seek to support relocation of existing occupiers to appropriate alternative locations.</i></p>	To recognise the Council is no longer working with a master developer	Can be dealt with as an additional modification.

233	153	Chapter 14, paragraphs 14.3.3-14.3.4	<p>To update paragraphs 14.3.3-14.3.4 as follows:</p> <p><i>14.3.3 As part of the West Anglia Main Line improvements, Network Rail <del>has committed to relocate</del> <b>is relocating</b> Angel Road Station south of the North Circular Road and renaming it Meridian Water station. <del>by 2018, in line the timetable of service improvements of the STAR scheme</del> <b><u>The new station is due to be operational in 2019.</u></b></i></p> <p><i>14.3.4 London Borough of Enfield is providing additional funding to provide an enhanced Station <del>building. The enhanced station,</del> <b>which</b> will incorporate a bridge providing public, non-ticketed west-east access across the railway to support connectivity across Meridian Water.</i></p>	To bring wording up to date	Necessary for clarity				
234	153	Chapter 14, paragraph 14.3.6	To change the reference in paragraph 14.3.6 to the Causeway to: <i>the <del>Causeway</del> <b><u>Central Spine</u></b></i>	To reflect name change	Can be dealt with as an additional modification.				
235	154	Chapter 14, Figure 14.1	To show new alignment of Central Spine corridor to replace previous Central Spine route	To bring figure up to date					
236	153	Paragraph 14.3.9		Requires updating?					
237	154	14.4.5		Reference to “development partner phasing” requires updating					
195	159	Chapter 14, Table 14.1	<p>To amend the text of the final row of Table 14.1 as follows:</p> <table border="1" data-bbox="539 1169 1357 1366"> <tr> <td>Edmonton EcoPark</td> <td>n/a</td> <td>National Infrastructure – The Planning Inspectorate</td> <td><b><u>In 2017 the</u></b> <del>The</del> NLWA <b><u>was granted</u></b> <del>is seeking a</del> Development Consent Order to build an Energy Recovery Facility to</td> </tr> </table>	Edmonton EcoPark	n/a	National Infrastructure – The Planning Inspectorate	<b><u>In 2017 the</u></b> <del>The</del> NLWA <b><u>was granted</u></b> <del>is seeking a</del> Development Consent Order to build an Energy Recovery Facility to	To recognise the Development Consent Order (DCO) granted in 2017 for the Edmonton EcoPark in the AAP Chapter 14	Lead agency is not the Planning Inspectorate.
Edmonton EcoPark	n/a	National Infrastructure – The Planning Inspectorate	<b><u>In 2017 the</u></b> <del>The</del> NLWA <b><u>was granted</u></b> <del>is seeking a</del> Development Consent Order to build an Energy Recovery Facility to						

					<p>replace the existing plant-  <del>In addition the NLWA is proposing replacement,</del>  <b>to replace</b> facilities associated with waste management and <b>to provide visitor, community and education facilities</b> &amp; <del>new Reuse and Recycling Centre for local residents and businesses as well as a visitor centre.</del></p>		
196	154	Chapter 14, paragraphs 14.4.1-14.4.4	<p>To update paragraphs 14.4.1-14.4.4 as follows:</p> <p>14.4.1 <del>The development of Meridian Water has already started. The submission</del> <b>implementation of planning consent for</b> <del>of the development of Phase 1</del> <del>One planning application</del>, and other activities taking place across the AAP area <del>intended to</del> <b>are preparing</b> <del>prepare</del> the area for comprehensive redevelopment, <b>and help to</b> provide confidence <del>of</del> <b>through visible</b> progress.</p> <p><del>Meridian Water Phase 1 Planning</del> <b>Consent Application</b></p> <p>14.4.2 <del>The application</del> <b>consent</b> for Phase 1 of Meridian Water covers approximately eight hectares, and includes residential-led mixed use redevelopment to the west of the West Anglia Main Line (WAML), a <del>proposed</del> <b>new, relocated</b> station, and a portion of land to the east of the WAML. This first phase of Meridian Water will deliver:</p> <ul style="list-style-type: none"> <li>• <del>Up to</del> 725 homes;</li> <li>• 950 sqm of retail (A1/A2/A3) floorspace;</li> </ul>		To bring wording up to date	Necessary for clarity.	

			<ul style="list-style-type: none"> <li>• 600 sqm of community (D1) floorspace;</li> <li>• 750 sqm of leisure (D2) floorspace; and</li> <li>• A new station building, platforms and associated interchange/drop-off facilities, with an associated pedestrian link across the railway.</li> </ul> <p><del>14.4.3 The application was considered at planning committee in June 2016 and the committee resolved to grant planning permission, subject to the agreement of conditions and Section 106.</del></p> <p>14.4.4 This Phase 1 development is the first step in the Meridian Water development, and will support the unlocking of the wider potential of Meridian Water and Edmonton Leaside. Development <del>is expected to commence in 2017</del> <b><u>has commenced and is due for completion in over five years.</u></b></p>										
197	155	Chapter 14, paragraph 14.4.6	To change the reference in paragraph 14.4.6 to the Causeway to: <del>the Causeway</del> <b><u>Central Spine</u></b>	To reflect name change	Can be dealt with as an additional modification.								
198	156	Chapter 14, Table 14.1	<p>To make the following additions to Table 14.1:</p> <table border="1"> <thead> <tr> <th><i>Project Description</i></th> <th><i>Meridian Water Development Zone</i></th> <th><i>Lead Agencies</i></th> <th><i>Outcome</i></th> </tr> </thead> <tbody> <tr> <td><i>Borough-wide improvement of bus services focussed on the Lee Valley</i></td> <td><i>All</i></td> <td><i>TfL / Developer contributions</i></td> <td><i>Improved bus access implementing the findings of the Bus Service Review and supporting new</i></td> </tr> </tbody> </table>	<i>Project Description</i>	<i>Meridian Water Development Zone</i>	<i>Lead Agencies</i>	<i>Outcome</i>	<i>Borough-wide improvement of bus services focussed on the Lee Valley</i>	<i>All</i>	<i>TfL / Developer contributions</i>	<i>Improved bus access implementing the findings of the Bus Service Review and supporting new</i>	To reflect further work undertaken by / on behalf of Transport for London	Refer to comments in the Interim Letter regarding pooling of obligations.
<i>Project Description</i>	<i>Meridian Water Development Zone</i>	<i>Lead Agencies</i>	<i>Outcome</i>										
<i>Borough-wide improvement of bus services focussed on the Lee Valley</i>	<i>All</i>	<i>TfL / Developer contributions</i>	<i>Improved bus access implementing the findings of the Bus Service Review and supporting new</i>										

			Corridor and orbital Links			development. <u>Bus services improvements required for Meridian Water should be considered early, alongside the Meridian Water Highway Infrastructure Study and borough-wide service review, as well as through individual sites and through the emerging Meridian Water Masterplan.</u>			
			<u>Upper Lea Valley transport modelling and bus priority</u>	<u>All</u>	<u>TfL / Enfield / Haringey</u>	<u>This study was completed summer 2017, further work has paused</u>			

			<p><b><u>study</u></b></p> <p>Meridian Water to Edmonton Green direct bus link</p>	All	LBE / TfL	<p>Improved bus access;</p> <p><b><u>Outcomes should define bus infrastructure design and how this fits into the wider bus network.</u></b></p>						
199	156	Chapter 14, Table 14.1	<p>To include a reference in Table 14.1 to the delivery of watercourse enhancements for biodiversity improvement as follows:</p> <table border="1"> <tr> <td><b><u>Provide watercourse enhancements for biodiversity</u></b></td> <td>All</td> <td>LBE</td> <td><b><u>Delivery of watercourse enhancements which provide increased biodiversity</u></b></td> </tr> </table>	<b><u>Provide watercourse enhancements for biodiversity</u></b>	All	LBE	<b><u>Delivery of watercourse enhancements which provide increased biodiversity</u></b>				<p>To further recognise the importance of the delivery of watercourse enhancements for biodiversity improvements</p>	<p>Necessary to reflect the importance of providing new habitats in accordance with national guidance.</p>
<b><u>Provide watercourse enhancements for biodiversity</u></b>	All	LBE	<b><u>Delivery of watercourse enhancements which provide increased biodiversity</u></b>									
200	156	Chapter 14, Table 14.1	<p>Both parties agree to update the wording in Table 14.1 as follows:</p> <table border="1"> <tr> <td>Meridian Water Flood <b><u>alleviation measures</u></b> <del>Compensation Areas</del></td> <td>All</td> <td>LBE</td> <td>Flood <b><u>alleviation measures to enable</u></b> <del>compensation area and enabling works for development</del> <u>in</u> <del>of the</del> Meridian Water area; to be in place ahead of development <del>in any flood zone.</del></td> </tr> </table>	Meridian Water Flood <b><u>alleviation measures</u></b> <del>Compensation Areas</del>	All	LBE	Flood <b><u>alleviation measures to enable</u></b> <del>compensation area and enabling works for development</del> <u>in</u> <del>of the</del> Meridian Water area; to be in place ahead of development <del>in any flood zone.</del>				<p>Clarification / correction of a name or reference</p>	<p>Necessary for clarity and in the interests of flood protection</p>
Meridian Water Flood <b><u>alleviation measures</u></b> <del>Compensation Areas</del>	All	LBE	Flood <b><u>alleviation measures to enable</u></b> <del>compensation area and enabling works for development</del> <u>in</u> <del>of the</del> Meridian Water area; to be in place ahead of development <del>in any flood zone.</del>									
201	157	Chapter 14, Table 14.1	<p>To amend the first line on page 156 and the second line on page 157 of table 14.1, changing all references to the Causeway to the <b><u>Causeway Central Spine</u></b></p>				<p>To reflect the name change</p>	<p>Necessary for clarity.</p>				

202	158	Chapter 14, Table 14.1	<p>To make the following amendment to the relevant row in table 14.1:</p> <table border="1" data-bbox="544 244 1375 837"> <thead> <tr> <th data-bbox="544 244 730 403"><i>Project Description</i></th> <th data-bbox="730 244 943 403"><i>Meridian Water Development Zone</i></th> <th data-bbox="943 244 1093 403"><i>Lead Agencies</i></th> <th data-bbox="1093 244 1375 403"><i>Outcome</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="544 403 730 837"><i>Removal of access ramp from Argon Road to North Circular Road</i></td> <td data-bbox="730 403 943 837">3</td> <td data-bbox="943 403 1093 837"><i>LBE / TfL / Private Sector</i></td> <td data-bbox="1093 403 1375 837"><i>Enables Argon Road extension to Meridian Way and unlocking of land for alternative development.</i> <b><u>Technical approval is required in advance of works.</u></b></td> </tr> </tbody> </table>	<i>Project Description</i>	<i>Meridian Water Development Zone</i>	<i>Lead Agencies</i>	<i>Outcome</i>	<i>Removal of access ramp from Argon Road to North Circular Road</i>	3	<i>LBE / TfL / Private Sector</i>	<i>Enables Argon Road extension to Meridian Way and unlocking of land for alternative development.</i> <b><u>Technical approval is required in advance of works.</u></b>	To reflect need for Transport for London technical approval to any works required on / affecting the North Circular Road	Not necessary as a main modification. The Council could consider this as an additional modification.
<i>Project Description</i>	<i>Meridian Water Development Zone</i>	<i>Lead Agencies</i>	<i>Outcome</i>										
<i>Removal of access ramp from Argon Road to North Circular Road</i>	3	<i>LBE / TfL / Private Sector</i>	<i>Enables Argon Road extension to Meridian Way and unlocking of land for alternative development.</i> <b><u>Technical approval is required in advance of works.</u></b>										
203	160	Chapter 14, paragraph 14.6.1	<p>To make the following change to paragraph 14.6.1:</p> <p><i>The delivery of the Edmonton Leaside Area Action Plan, and of Meridian Water within it, requires a comprehensive approach by the Council, in collaboration with <del>the master developer for Meridian Water, and other</del> <b>key stakeholders and</b> development partners.</i></p>	To recognise the Council is no longer working with a master developer	Can be dealt with as an additional modification.								