

STATEMENT OF COMMON GROUND

BETWEEN

ENFIELD COUNCIL

AND

THAMES WATER

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

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

Issue (Document Order)	Representation Ref. No
Figures 1.1, 2.3, 2.4, 6.1, 8.1, 9.1, 11.1, 11.2	07 B
Chapter 6, paragraphs 6.4.4, 6.4.5, Policy EL14 Chapter 9, paragraph 9.1.5	07 C
Chapter 5, Section 5.9, Section 5.10, Policy EL8	07 D
Chapter 5, Policy EL9	07 D
Chapter 5, Section 5.12, Policy EL13	07 E
Chapter 9, Policy EL18	07 F
Chapter 13, Section 13.5, Policy EL28	07 G
Chapter 13, Section 13.4	07 H

Notes on agreed amendments:

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

Areas of Agreement:

Figures 1.1, 2.3, 2.4, 6.1, 8.1, 9.1, 11.1, 11.2

07 B

Both parties agree that land to the north of the North Circular and south of William Girling Reservoir, and land to the south of the North Circular, including land 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. Figures 1.1, 2.3, 2.4, 6.1, 8.1, 9.1, 11.1, 11.2 will be updated as needed to change the designation across these areas and to include a new item on the key referencing them as '**Green Belt**'.

Chapter 6, paragraphs 6.4.4, 6.4.5, Policy EL14
--

07 C

Chapter 9, paragraph 9.1.5

Both parties recognise that the Deephams site will continue in ongoing use as an operational sewage treatment works. It is agreed that classification of the site as a Strategic Industrial Location is in accordance with the new London Plan approach which recognises utilities as an industrial-type function. To ensure clarity on the future use of the Deephams site and the surrounding parcels of land the following amendments will be made:

Paragraph 6.4.4:

*The sites for designation to the north and east of **Picketts Lock Lane** Deephams STW are already industrial in character and will benefit from a designated status, together providing 4.1ha of SIL. Designating ~~the~~ Deephams STW site **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.** ~~will consolidate and strengthen the protection of the area.~~*

Paragraph 6.4.5:

The SIL parcels areas designated **to the north and east of Picketts Lock Lane** can potentially provide locations for businesses displaced from within Meridian Water.

Table 6.2:

Site	Justification
Parcel to the north of <u>Deephams Picketts Lock Lane</u>	Designate the site of 2.1 ha as SIL. The site is already industrial in character and suitable for PIL -SIL uses. The designation will safeguard the site for employment uses.
Strip of land to the east of <u>Deephams Picketts Lock Lane</u>	Designate the site of 2.0 ha as SIL. The site is already industrial in character and suitable for PIL -SIL uses. The designation will safeguard the site for employment uses
Deephams STW	Designate the site of 34.0 ha as SIL. The site is <u>in ongoing use as a sewage treatment works</u> industrial in character. This extends the SIL designation northwards from existing SIL areas to the south.

Policy EL14:

Name of industrial area	Preferred Industrial Location (PIL) or Industrial Business Park (IBP)	Area of site (hectares)
Parcel to the north of <u>Deephams Picketts Lock Lane</u>	PIL	2.1
Strip of land to the east of <u>Deephams Picketts Lock Lane</u>	PIL	2.0
Deephams STW	PIL	34.0

Chapter 9, paragraph 9.1.5:

The Council is designating Deephams STW as **a Strategic Industrial Location Land (SIL) being in accordance with the new London Plan approach which recognises utilities as an industrial-type function.** ~~in order to consolidate and strengthen the protection of the area for industrial uses.~~ Further detail is set out in Chapter 6.

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

Both parties acknowledge that the Level 2 SFRA undertaken in 2013 originally identified two key sites, one upstream and one downstream (Areas C and D), that could potentially be used for compensatory flood storage for the Meridian Water development (Figure 4.13). Thames Water land to the east of Harbet Road was also identified (Area E). The Level 2 SFRA sets out on page 52 that "This approach is described in more detail in the Meridian Water Masterplan Options and Flood Risk Modelling Report" dated March 2011. This report identifies the 2 areas of Thames Water land as suitable for compensatory flood storage i.e. land to south of William Girling Reservoir and Land to east of Harbert Road. However, the Council have not to date had any discussions with Thames Water as to the availability of these two areas.

The flood risk management strategy currently being developed for the Meridian Water site has not ruled these sites out and Enfield Council have confirmed are still under consideration. This will be confirmed by a comprehensive Flood Risk Assessment that is due to be completed in early 2019 for the whole Meridian Water Masterplan area. Enfield Council have commissioned consultants to carry out detailed fluvial modelling which is due to be completed and reviewed by the Environment Agency to support the FRA which accompanies the Meridian Water Masterplan.

Thames Water's infrastructure investment plans are also progressing as part of Price Review 2019 and Thames Water's draft Water Resource Management Plan 2019. These plans have identified that the land to south of William Girling Reservoir in particular may be required for Thames Water operational requirements so may not be available for flood risk compensation.

The following text changes will therefore be made:

~~*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.*~~

Paragraph 5.9.5

The Environment Agency **has updated** ~~is updating~~ its requirements for climate change allowances to a higher level than those used to prepare **Enfield's** the Level 2 SFRA, ~~and the Environment Agency's own fluvial modelling. Driven by these revised climate change allowances, **Until updated,** the Environment Agency is undertaking an update to its fluvial modelling **based on the revised climate change allowances is available.** Where Flood Risk Assessments for development proposals are submitted prior to the completion of the EA's modelling work, it is incumbent on the d~~**Developers**~~s~~ to **must** undertake fluvial modelling **and submit a Flood Risk Assessments for future proposals** in a manner acceptable to the Environment Agency and Enfield Council.

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 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.

The following amendments to paragraphs 5.9.6 and 5.9.8 have been made through the Schedule of Minor Amendments, in line with Environment Agency representations:

5.9.6 ~~Flood mitigation requirements 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.'~~

5.9.8 ~~Flood management measures at Meridian Water **should** could incorporate modifications to the existing flood risk...'~~

Policy EL8:

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, in accordance with the requirements of the NPPF, Enfield's Level 1 SFRA and the recommendations of the Level 2 SFRA.~~

Chapter 5, Policy EL9	07 D
-----------------------	------

Both parties 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. The following text will be inserted to Policy EL9, 'Banbury Reservoir' section, as a final paragraph:

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 consider and mitigate potential risks to public health and safety.

Chapter 5, Section 5.12, Policy EL13	07 E
--------------------------------------	------

Both parties recognise that development must be supported by delivery of the necessary infrastructure provision. From 1st April 2018 all network reinforcement work required to support development will be delivered by Thames Water and funded through the Infrastructure Charge which is applied to each property connected to the water and wastewater networks. The Infrastructure Charge will also cover all modelling and design work required to deliver any necessary upgrades. As a result of this change in approach, Thames Water will no longer require developers to fund impact studies or ask them to demonstrate, at the application stage, what infrastructure reinforcement works are required. However, both parties agree that developers should carry out pre-application consultation with water/wastewater companies to ensure timely delivery of any necessary infrastructure provision. The following text will be inserted as a final paragraph to Policy EL13:

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 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.

Chapter 9, Policy EL18

07 F

Both parties recognise that Deephams Sewage Works is undergoing a major upgrade which will significantly reduce odour emissions from the site. It is not possible to completely eliminate odour and there are other odour sources in the locality. To ensure occupiers and users of future development in the vicinity of Deephams STW do not experience adverse amenity the following text will be added by inserting a new final paragraph to Policy EL18 as follows:

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.

Chapter 13, Section 13.5, Policy EL28

07 G

Both parties agree that any proposals on land south of William Girling Reservoir and land to the south of the North Circular Road and east of Harbet Road must involve working with the landowners, including Thames Water in relation to their availability. The need to work with stakeholders in bringing forward any proposals is set out in the first paragraph of Policy EL28.

Chapter 13, Section 13.4

07 H

Both parties agree that if any flood storage proposals on land south of William Girling Reservoir or at Harbet Road south of the North Circular are progressed they would require consultation and agreement with the land owners, including Thames Water. Section 13.4 does not specify any locations for flood storage proposals.

Both parties agree that currently the proposals for Meridian Water have not confirmed whether Thames Water land is required for flood storage and that consequently the Council has not sought agreement from Thames Water to use its land for such purpose and that Thame Water has not confirmed whether it can release its land for such use and whether it would agree to such use.

As discussed above, 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 and the text at paragraph 13.4.1. will therefore be amended as follows:

Where this is not possible, development proposals must be shown to meet the provisions of the Exception Test, as set out by the NPPF, ~~and that development can be made safe in accordance with the definition set out in Enfield’s Level 2 SFRA.~~ 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.

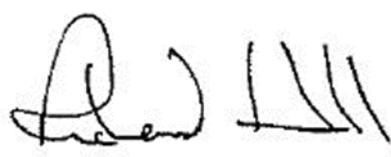
Signed on behalf of Enfield Council

Signed 

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

Date: 05/10/2018

Signed on behalf of Thames Water

Signed 

Richard Hill
Head of Property
Thames Water Utilities Ltd

Date: 05/10/2018