

Edmonton Leaside Area Action Plan

Schedule of Minor Amendments

March 2018

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Schedule of Focused Changes

The Council has taken the opportunity to put forward minor amendments to the Proposed Submission Edmonton Leaside Area Action Plan.

Text in Bold Print and underline Proposed insertion

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Proposed deletion

Item No.	Page no.	Chapter, Section, Policy, Paragraph, Diagram, Tables, Figures	Proposed Change	Justification	Source of Change / Representation no.
Edmonton Leaside Action Plan					
1	2	Paragraph 1.1.5	Insert a new paragraph following paragraph 1.1.5: <u>'Improved bus services will provide greatly improved connectivity with Edmonton Leaside and to the wider area, in particular supporting east-west linkages and access to Edmonton Green.'</u>	Update text to reflect the importance of bus services to the AAP area.	TfL

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2	4	Figure 1.1	Add the borough boundary to the map and label the neighbouring boroughs.	Provide greater clarity and information.	LBE
3	6	Objective 1	Update Objective 1, 7 th bullet point, and move to Objective 3: <i>'Provide well-connected, well-designed pedestrian and cycle routes that encourage people to choose 'active' travel modes along with excellent access to public transport options.'</i>	Update to include reference to public transport options. Move item to more appropriate objective.	TfL LBE
4	7	Objective 5	Update 3 rd bullet point: <i>'Create new open spaces where feasible;'</i>	Strengthen the wording.	LBE
5	7	Objective 5	Update 7 th bullet point: <i>'ManageReduce flood risk.'</i>	Strengthen wording and align with NFFP.	Environment Agency
6	10	Paragraph 2.1.3	Add the following text to the end of paragraph 2.1.3: <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 prioritizing uses of the waterspace and land alongside it for water</u>	Recognise the importance of the Blue Ribbon Network within the AAP.	Environment Agency

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			<u>related purposes.'</u>		
7	11	Figure 2.1	Label the green areas as: <u>'Lee Valley Regional Park'</u>	Add further detail to the map.	LBE
8	13	Figure 2.3	Add a map key.	Need to include a map key.	GLA
9	14	Paragraph 2.1.10	Amend text, 5 th bullet point: <i>'Edmonton Eco Park – the redevelopment of the site to provide the next generation of waste services and <u>expected</u> additional community benefits through the provision of heat for a decentralised heat network;'</i>	Update the text to reflect the current position.	NLWA
10	14	Paragraph 2.1.11	Amend text, 2 nd bullet point as follows: <i>'will become much more accessible and attractive <u>while improving natural habitats and biodiversity.</u>'</i>	Reflect that the area will also provide improved habitat for wildlife.	Environment Agency

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11	15	Section 2.2	Update title at section 2.2: <i>'Socio-Economic <u>and Environmental</u> Profile.'</i>	Update of the title to more accurately reflect the section.	Environment Agency
12	15	Section 2.2	Update text at Section 2.2 table, under 'Education', as the requirements are discussed later in the AAP document: <i>'There is forecast demand for primary and secondary school places – the provision of two new 2 FE (Forms of Entry) primary schools and one 8 FE secondary school (with 6th form) will be necessary.'</i>	Update text to ensure consistency within the document.	Education and Skills Funding Agency
13	18	Section 2.2	Update table column: <i>'Flooding <u>Environment</u>'</i>	Update the column text to more accurately reflect the table contents.	Environment Agency
14	19	Figure 2.4	Add a map key.	Need to include a map key.	GLA
15	19	Figure 2.4	Amend the line colourings to remove confusion between the red line of the AAP boundary and the transport routes.	Clarification of the map.	LBE

Item No.	Page no.	Chapter, Section, Policy, Paragraph, Diagram, Tables, Figures	Proposed Change	Justification	Source of Change / Representation no.
16	47	Paragraph 5.4.9	Amend text: <i><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></i>	Update the text to more fully acknowledge the contribution of retail jobs to employment in this area.	IKEA PI Ltd
17	49	Policy EL2	Amend text, 4 th bullet point: <i><u>'High quality, low carbon and innovation design providing an attractive place ...'</u></i>	Clarify that high-quality design includes the requirement for low carbon.	LBE
18	49	Policy EL2	Amend text, 7 th bullet point: <i><u>'Active frontages, especially along the Causeway, <u>River</u> Lee Navigation River and ...'</u></i>	Correction of naming error.	Canal & River Trust
19	57	Paragraph 5.7.8	Amend text: <i><u>'Existing health inequalities will also be addressed by increasing access to education and employment opportunities. <u>Improved open spaces and green and blue networks can also encourage healthy lifestyles.'</u></u></i>	Recognise the contribution of open spaces and green and blue networks for encouraging	Environment Agency

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				healthy lifestyles.	
20	60	Paragraph 5.8.5	Add text at the end of paragraph 5.8.5: <u>'The Causeway route shown by Figure 5.1 will be subject to technical feasibility and detailed site investigation which may result in minor refinements as necessary.'</u>	Clarify the potential for detailed technical work to require minor modifications in the Causeway route.	LBE
21	63	Policy EL7	Amend text, 3 rd bullet: <i>'Improved bus interchange <u>and bus standing</u> connecting Meridian Water to...'</i>	Update text to provide further clarity on bus requirements.	TfL
22	64	Paragraph 5.8.17	Amend text: <i>'A new bus interchange <u>and associated bus standing</u> will be provided, creating a transport hub and connecting bus services to the station.'</i>	Update text to provide further clarity on bus requirements.	TfL
23	66	Policy EL8	Amend text, 3 rd paragraph: <i>'Surface water discharge rates should <u>aim to achieve</u>be</i>	Align with London Plan policy approach.	LBE

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			limited to greenfield runoff rates throughout the development and proposals should demonstrate application of the ...'		
24	68	Paragraph 5.9.5	Amend text: 'The Environment Agency has is updated its requirements for climate change allowances to a higher level than those used to prepare the Level 2 SFRA and the Environment Agency's own fluvial modelling. '	Update text to reflect the latest position on flood modelling.	Environment Agency
25	68	Paragraph 5.9.6	Amend text: '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.'	Clarify text by removing unnecessary wording.	Environment Agency
26	68	Paragraph 5.9.8	Amend text: 'Flood management measures at Meridian Water could should incorporate modifications to the existing flood risk...'	Strengthening of the text.	LBE
27	71	Policy EL9	Amend text, 6 th bullet point:	Clarify the approach to	Sport England

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			<ul style="list-style-type: none"> Where appropriate there is evidence of need, the provision of formal playing fields; 	provision of playing fields.	
28	71	Policy EL9	Update text, 7 th bullet point: 'Where appropriate, That options for community ...;'	Strengthen the policy.	LBE
29	71	Policy EL9	Update text, 8 th bullet point: 'Where appropriate, that new waterspaces and wetland habitat is incorporated which enhances biodiversity, and includes boardwalks and pontoons to provide access.'	Include the potential for new waterspaces and clarify the need for the wetland habitat to enhance biodiversity.	Canal & River Trust Environment Agency LBE
30	72	Paragraph 5.11.1	Amend text at paragraph 5.11.1 as follows: 'Guidance on the The Council's spatial vision of a potential way to deliver a high-quality mixed-use neighbourhood expectations is provided in the Meridian Water Spatial Framework and Meridian Water Spatial Scenario Testing documents.'	Amend wording to align with the text at paragraph 1.3.1.	Barratt Homes
31	76	Policy EL12	Amend text, through inserting a new bullet point to follow the 7 th bullet:	Clarify design requirements by referencing Sport	Sport England

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			<ul style="list-style-type: none"> • <u>Incorporate the principles from Sport England’s Active Design guidance;</u> 	England <i>Active Design</i> guidance.	
32	77	Paragraph 5.11.10	<p>Update text:</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 <u>which should provide habitat connectivity and enhance biodiversity.</u>’</i></p>	Reflect that high quality public realm can also enhance biodiversity, wildlife provision and habitat connectivity, and that enhancements to biodiversity and wildlife provision also create high quality public realm	Environment Agency
33	77	Policy EL12	<p>Insert a new bullet point after the 10th bullet point:</p> <p><u>‘Incorporate opportunities for games and urban play;’</u></p>	Include policy element to meet community needs.	LBE
34	100	Section 8.2	At Section 8.2 insert in the table under ‘Other Sources’:	Inclusion of the relevant policy	Environment Agency

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			<u>'National Policy Statement for Energy (EN-1)'</u>	reference.	
35	101	Figure 8.1	Add a key to the map.	The diagram needs a key.	GLA
36	111	Paragraph 10.1.3	Amend text, 5 th bullet point: <i>'To take advantage of step-change improvements to transportation links in the area, including <u>a significant increase in the number of</u> four trains-per-hour from 2018 and eight trains-per-hour from 2022 on the railway line between Brimsdown and Stratford;'</i>	Update the text to reflect a more accurate position on the expected rail improvements.	TfL
37	115	Figure 10.1	Add a key to the map.	The diagram needs a key.	GLA
38	120	Paragraph 11.3.2	Amend text: <i>'Sustainable transport will be supported through high quality public realm <u>and a modal shift towards public transport.</u> Greater rates...'</i>	Update text to clarify the need for public transport as part of the modal shift.	TfL
39	134	Paragraph 12.1.2	Amend text: <i>'The Council is committed to achieving the highest standards</i>	Provide consistency with other Plan	LaSalle Investment Management and Aytans MFG Co UK

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			<i>for sustainable design and construction within the borough.'</i>	documents.	Limited. (Turley).
40	135	Paragraph 12.1.3	Amend text: <i>'Developments at Edmonton Leaside must make demonstrate how the proposal minimises energy-related CO2 emissions through full-use of carbon saving technologies and approaches. <u>For heat, where this cannot be via the connection to a heat network, then this could</u>-includes <u>for example</u> the incorporation of solar thermal panels and ground source heat pumps. The Council will seek to attain the BREEAM highest levels for new developments.'</i>	Provide consistency with other Plan documents.	LaSalle Investment Management and Aytans MFG Co UK Limited. (Turley) NLWA
41	135	Paragraph 12.1.4	Amend text: <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, or less often steam, conveyed via highly insulated underground pipes.'</i>	Update text to reflect the latest position.	LBE
42	135	Paragraph 12.1.5	Amend text: <i>'Addressing fuel poverty and reducing health inequalities.'</i>	Update text to reflect a more accurate position.	LBE

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43	135	Paragraph 12.1.6	Amend text: <i>'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).'</i>	Update text to reflect a more accurate position.	LBE
44	136	Section 12.2 Policy Context	Remove text: <i>'Upper Lee Valley Decentralised Energy Network Pre-Feasibility (North London Strategic Alliance, 2011) ULV-DEN Feasibility Study (North London Strategic Alliance, 2012)'</i> Add text: <i>'Decentralised Energy Network Technical Specification SPD'</i>	Update text to reflect a more accurate position.	LBE
45	137	Paragraphs 12.3.1	Amend text: <i>'... to deliver the Lee Valley, Montmorency, Alma Road and New Avenue Meridian Water, Arnos Grove, Ponders End and Oakwood Heat Networks.'</i>	Update text to reflect the changes to the naming.	LBE

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46	137	Paragraph 12.3.2	<p>Amend text:</p> <p><i>'The Lee Valley Meridian Water Heat Network (LVMWHN) to be provided by LVHN Ltd 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. The LVMWHN 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 Green. Over time the network has the potential to connect additional heat sources and heat demands elsewhere in the Lee Valley and, with the agreement of neighbouring Councils, links into other London Boroughs such as the Alma Road Combined Heat and Power satellite scheme, North Middlesex Hospital and the Northumberland Park Development (White Hart Lane).'</i></p>	Update to reflect changes to naming and to clarify the potential future network connections.	LBE
47	137	Paragraph 12.3.5	<p>Delete text:</p> <p><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</i></p>	The paragraph can be removed without reducing the effectiveness of the ELAAP position on the DEN.	NLWA

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			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.'		
48	137	Paragraph 12.3.4	Amend text: <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 secure delivering future connections to other suitable developments within the Lee Valley towards Alma Estate and Haringey/ Northumberland Park (see Figure 12.1 below). LVHN matters relating to the EcoPark site are dealt with in this chapter; fFurther details on the wider requirements for the EcoPark site are provided in Chapter 8.'</i>	Update text to provide a more accurate reflection of the heat network delivery.	LBE
49	137	Paragraph 12.3.5	Amend text: <i>'The future waste management infrastructure requirements of the EcoPark site are currently awaiting are subject to the DCO which was granted by from the Secretary of State, as part of the North London Waste Management Plan. In parallel with this work, eEnergetik is seeking in the process</i>	Update text to reflect that the DCO has been granted.	NLWA

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			<p>of agreeing a heat supply agreement and lease at the EcoPark. <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 Lee Valley Heat Network Ltd.</u></p>		
50	137	Paragraph 12.3.6	<p>Amend text:</p> <p>'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 Heat Network will have an energy centre with CHP will be provided at the EcoPark to supply low carbon heat via a network to the Meridian Water and beyond. 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 LVHN Ltd's energy centre at the EcoPark. 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 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</p>	Clarify the text and reflect the updated position.	LBE

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			<i>LVHN energy centre at the EcoPark will be a standalone building developed in a single phase that can accommodate plant, which Plant will be installed in a phased manner to meet customer heat demand and ultimately be capable of suppling in excess of 30,000 homes.</i>		
51	138	Paragraph 12.3.7	Remove the following text: <i>'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.'</i>	The paragraph does not add further to Policy EL26, and has been superseded by the granting of the DCO.	NLWA
52	138	Paragraph 12.3.8	Amend text: <i>'As well as having standby plant via gas boilers within the Meridian Water development plantroom, and within tThe energetik energy centre the EcoPark, and the network will be designed to be resilient and energy efficient using the latest pipework technology with a life expectancy in excess of 60 years.'</i>	Update the text to provide a more accurate description of the heat network delivery.	LBE
53	138	Policy EL26, Part A	Amend text: <i>'Developing the Meridian Water Lee Valley Heat Network'</i>	Update and clarification of text relating to	LBE

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			<p>and, <i>'The Council supports the development of the Meridian Water Lee Valley Heat Network (LVMWHN).'</i> and, <i>'Future connections towards other suitable developments, once they are identified, for example towards Alma Estate and Haringey/ Northumberland Park.'</i> and, <i>'for the future implementation of the LVMWHN.'</i> and, <i>'should supply heat to the LVMWHN unless it can be demonstrated that this is not technically feasible or economically viable, in accordance with policy DMD 52.'</i></p>	the heat network.	
54	138	Policy EL26, Part B	<p>Amend text:</p> <p><i>'The Eco Park Site and the LVMWHN</i></p> <p><i>To facilitate the delivery of the LVMWHN, development of the EcoPark site should be enable heat/energy from the new energy recovery facility (ERF), when it is built, to be captured and supplied to the LVMWHN energy centre. <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> Note that energetik will reserve the right within the heat supply agreement with NLWA/LWL to adapt</i></p>	Update reference to include the DCO and use the more appropriate term 'DEN provider' in place of 'Energetik'.	LBE

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			<p><i>the existing waste (EfW) facility to supply heat to the DEN energetik's 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"> <i>• Incorporate space for an energy centre, a connection from EfW, ERF sources of energy/heat into the LV MWHN energy centre, and pipe network leaving the site; and</i> <i>• Not prejudice installation and operation of the above mentioned LV MWHN energy centre.</i> <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>		
55	139	Policy EL26, Part C	<p>Amend text:</p> <p>'Development proposals which are connecting to the <u>MWHN</u> must demonstrate how they would To enhance the resilience of the LV <u>MWHN</u>, and allow provision of emergency back-up. This should include access to any development of over 300 dwellings with an individual connection to the network should provide an area of <u>hardstanding</u> that could be <u>used</u> used in an emergency to park a truck mounted boiler and which is located a</p>	Update text to provide an appropriate level of detail for creating a resilient DEN.	LaSalle Investment Management and Aytans MFG Co UK Limited. (Turley) LBE

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			<p><u>sufficient distance from any building with opening windows or inlet fresh air ventilation. sized at 20 metres by 6 metres. This area should be:</u></p> <ul style="list-style-type: none"> • Hardstanding, including any access road needed to link it to the road network; • Of sufficient size and configuration to allow an articulated truck to access and park within it; • Located at least 20 metres from any building with opening windows or inlet fresh air ventilation; and • Located within 20 metres of the pipework branch that connects the development to the LVHN. <p>The Council will safeguard an “unobstructed” pipework route for the LVMWHN pipe network within along the Causeway within Meridian Water. “Unobstructed” here means a three metre wide zone with nothing built over it to a height of at least 10 metres.’</p>		
56	139	Policy EL26, Part D	<p>Amend text:</p> <p>‘Connecting to the LVMWHN’ and, ‘All major developments shall connect to or contribute towards the LVMWHN in accordance with Policy DMD 52 and the Decentralised Energy Network Technical Specification Heat Network SPD.’</p>	Update naming of the heat network.	LBE

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			<p>and, ‘...before the LVMWWHN is able...’ and, ‘...connected to the LVMWWHN within five years...’ and, ‘...extension of the LVMWWHN within...’ and, ‘...to allow time for the LVMWWHN...’</p>		
57	140	Paragraph 12.3.9	<p>Amend text:</p> <p>‘Energetik aim to deliver the first The early phases of the heat network, a local heat network and plantroom for gas boilers at Meridian Water, ahead of the completion of the should aim for delivery at the same time as the initial phases of the Meridian Water development so that all new developments can connect directly to the local heat network as a source of heat. This is needed to will avoid developments being ‘locked in’ to alternative heat generation solutions, which would reduce/delay the benefits delivered by the network (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</p>	Remove overly prescriptive text.	LBE

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			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.'		
58	140	Paragraph 12.3.10	Delete text 'Should there be a conflict between the DEN SPD specifications and the Mayor of London's standards then the DEN SPD specifications take precedence.'	For clarity the text should be removed.	NLWA
59	140	Paragraph 12.3.11	Amend text: <i>'The typical width of the twin pipe installation will be between 1.0m and 2.2m, depending...'</i> and <i>'...creating a width of between 4.0m and 5.2m...'</i> and <i>'In addition, on one side of the pipework a further 3.5m of unrestricted space is required as an Access Corridor for as much of the length of pipe that is reasonable possible ...'</i>	Improve the accuracy of the technical requirements.	LBE
60	145	Policy EL27	Update the wording of Policy EL27, 5 th bullet point: <i>'Development proposals must protect and enhance habitats and biodiversity, through measures including softening of river channel edges where appropriate.'</i>	Make the policy wording consistent with Policy EL12.	Canal & River Trust

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61	147	Policy EL28	Update text for EL28 as follows: <i>'There is also potential to improve the access and functions at existing green and open spaces including at Picketts Lock and Kenninghall Open Space. <u>Green and open space should be explored for multiple uses, including as providing potential flood storage capacity.</u></i>	Update text to provide a more complete position on the potential use of green and open spaces.	Environment Agency
62	iv 5 7 102 102 103 107 135 137 138 140	Contents Paragraph 1.1.11 Objective 4 Section 8.3 title Paragraph 8.3.1 Policy EL17 Policy EL18 Paragraph 12.1.6 Paragraphs 12.3.1, 12.3.2, 12.3.3, 12.3.4, 12.3.5, 12.3.6, Policy EL26 Paragraphs 12.3.10, 12.3.11, 12.3.12	Replace text throughout the document: 'Lee Valley <u>Meridian Water</u> Heat Network' and 'LVMWHN'	The name has changed. (Note that the operating name 'Lee Valley Heat Network Operating Ltd' is retained.)	LBE

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63	4 12 13 19 122 126	Figure 1.1 Figure 2.2 Figure 2.3 Figure 2.4 Figure 11.1 Figure 11.2	On the maps move Ponders End Station southward to its correct location.	Ponders End Station is not shown in the correct location.	TfL
64	21 32 52 95 97 131	Aerial view Aerial view Ravenside Retail Park Angel Road Retail Park North Circular and Retail Glover Drive	Update photographs.	Some photographs are out of date and need to be refreshed.	NLWA