

**STATEMENT OF COMMON GROUND**

**Between**

**ENFIELD COUNCIL**

**AND**

**THAMES WATER UTILITIES LIMITED**

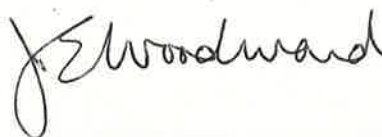
**In respect of Enfield Council's Development Management Document**

**Matters Resolved**

This Statement of Common Ground outlines additional changes agreed between Enfield Council and Thames Water (see Table attached) to overcome objections raised in representations made by Thames Water Utilities Limited relating to the Council's Submission Development Management Document (2014). It is agreed that there are no outstanding areas of disagreement between Enfield Council and Thames Water.

**Signed on behalf of Thames Water Utilities Limited**

**Signed on behalf of Enfield Council**



**David Wilson**

**Joanne Woodward BA (Hons) MRTPI**

**Associate Director – Planning**

**Head of Strategic Planning and Design**

**Savills on behalf of Thames Water Utilities Limited**

**Regeneration, Leisure and Culture**

Date: 25<sup>TH</sup> MARCH 2014

Date: 26.3.2014

**Enfield Council Development Management DPD – Examination  
Changes agreed between Enfield Council and Thames Water Utilities Limited.**

**Bold underline** – New insertion being proposed  
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<b>Page no.</b>	<b>Chapter, Section, Policy, Paragraph, Diagram, Tables, Figures</b>	<b>Proposed Change</b>	<b>Summary of current position</b>
<b>Chapter 6 Design and Heritage</b>			
58	DMD 39 - The Design of Business Premises	N/A	Thames Water agrees that their representation has been addressed through Focused Change 47.
<b>Chapter 8 Tackling Climate Change</b>			
85	DMD 56 – Heating and Cooling	N/A	Thames Water agrees that their representation has been addressed through Focused Change 24.
86	DMD 57 – Responsible Sourcing of Materials, Waste Minimisation and Green Procurement	N/A	Thames Water agrees that their representation has been addressed through Focused Change 25.
87	DMD 58 - Water Efficiency	Final sentence of DMD 58 to read: <i>“This Policy should be read in conjunction with Core Strategy Policy 21 <del>and 46</del>”.</i>	Thames Water agrees that their representation is addressed through an amendment to Focused Change 26.
88	8.4.5	Developers for all planning applications will be required to demonstrate, through the Sustainable Design and Construction Statement that all measures have been taken to reduce the consumption of mains potable water through the use of water efficient fittings, flow restrictors, efficient appliances and water recycling/harvesting systems where	Thames Water agrees that their representation is addressed through the new Focused Change.

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90	DMD 60 - Assessing Flood risk	<p>feasible. In addition <u>all development proposals will be required to demonstrate that there is sufficient water supply infrastructure both on and off site to serve the development. Major</u> development will be required to submit relevant water consumption calculations as required by the Code for Sustainable Homes and BREEM.</p> <p>DMD 60 Section 2 Additional requirements for non fluvial flooding new bullet point to read:</p> <p><u>b. Development proposals should provide a sustainable drainage strategy to demonstrate the requirements of DMD 61 and demonstrate that sewer flooding will not occur as a result of the development.</u></p>	Thames Water agrees that their representation is addressed through the new Focused Change.
91	Tackling Climate Change, Flood Risk	<p>New paragraph :</p> <p><u>As part of the Sustainable Drainage Strategy, developers will be required to</u></p>	Thames Water agrees that their representation is addressed through the new Focused Change.

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		<b><u>demonstrate that there is sufficient wastewater infrastructure both on and off site to serve the development.</u></b>	
<b>Chapter 9 Environmental Protection</b>			
96	DMD 64 Pollution Control and Assessment	N/A	Thames Water agrees that their representation has been addressed through Focused Change 34.
96	DMD 65 Air Quality	N/A	Thames Water agrees that supporting text 9.1.4 to DMD65 addresses their concerns and no further change is required.
100	DMD 68 Noise	DMD 68 at point 5  4. Development involving potential noise generating development will only be permitted in appropriate locations, where there is <del>compatibility with existing uses</del> and no adverse impact on amenity”  5. Proposals for plant and machinery that result in significant harm to amenity will not be permitted. Developments must not contribute to cumulatively higher noise	Focused Change 38 in the Addendum of Focused Changes (Jan 2014) contained errors.  Thames Water agrees that their representation is addressed through a revision to Focused Change 38.

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101	Paragraph 9.4.3	<p>levels and, where appropriate, must be designed to achieve an improvement on <del>so</del> <b>as not to increase the lowest measured</b> background level. <del>s</del> <b>with an overall aim to achieve an improvement of 10dB.</b></p> <p>A concentration of new noise generating plant equipment, through a process of 'background creep', can cumulatively result in increasing the background noise levels. Developments of this type must therefore achieve a reduction in noise generation so that, over time, there is not a further increase in overall <b>background</b> noise levels. <del>10 dB(A) below the lowest measured background level at the façade of the nearest residential property represents the point where any new noise sources will not increase the existing background level at all. However, if the developer is able to demonstrate that it is not possible to meet 10dB, the Council will consider what level of improvement could</del></p>	Thames Water agrees that their representation is addressed through the new Focused Change.

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114	DMD 82 - Protecting the Green Belt	N/A	Thames Water agrees that their representation is addressed through Focused Change 43.
<b>Appendix 3: Sustainable Design and Construction Statements</b>			
131	Sustainable Design and Construction Statements	<p><del>B. Water Efficiency</del></p> <p>In accordance with DMD 58, the Sustainable Design and Construction Statement should include a section examining water efficiency within the development to meet relevant targets specified by the Policy. It should also provide details of the maximum level of water that can feasibly be provided to the development from rainwater and, where possible, grey water recycling, and include proposals for the integration of such systems into the development.</p> <p><u>All new development proposals will be required to demonstrate that there is</u></p>	Thames Water agrees that their representation is addressed through the new Focused Change.

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133	Sustainable Design and Construction Statements	<p><b><u>sufficient water supply infrastructure capacity both on and off site to serve the development or that any necessary upgrades will be delivered ahead of the occupation of development.</u></b></p> <p>Relevant calculator tools utilised by the Code for Sustainable Homes and BREEM can be used to qualify the statements and may form the basis of a condition attached to any planning consent.</p> <p>G. Surface Water Run-off and Flood Risk: In accordance with DMD 59 'Avoiding and Reducing Flood Risk', <b><u>DMD 60 'Assessing Flood Risk'</u></b>, DMD 61 'Managing Surface Water', DMD 62 'Flood Control and Mitigation Measures' &amp; DMD 63 'Protection and Improvement of Watercourses and Flood Defences' this section of the statement should evidence how surface water run-off has been attenuated from pre to post construction,</p>	Thames Water agrees that their representation is addressed through new Focused Change.



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		<p>including details of Sustainable Urban Drainage Systems proposed, any rain water harvesting installations, <u>the sustainable drainage strategy</u> and, <u>where appropriate</u>, flood risk assessments <del>where appropriate</del>.</p> <p><u>As part of the Sustainable Drainage Strategy, developers will also be required to demonstrate that there is sufficient wastewater infrastructure both on and off site to serve the development.</u></p>	
<b>Appendix 14: Glossary</b>			
171 Appendix 14		<p>Insert definition of Drainage Strategy: <u>Sustainable Drainage Strategy</u></p> <p><u>A document detailing how surface water runoff and waste water arising from the development of a site will be managed in line with related policies and requirements in the Development Plan.</u></p>	Thames Water agrees that their representation is addressed through new Focused Change.

