

STATEMENT OF COMMON GROUND between

LONDON BOROUGH OF ENFIELD

And

Telereal Securitised Properties GP Limited

May 2025

1. Introduction

The purpose of this Statement of Common Ground (SoCG) is to set out areas of agreement and any outstanding matters between the London Borough of Enfield (LBE) and Telereal Securitised Properties GP Limited (the Promoter).

It is recognised by both parties that the site should have been listed in Section 2/Table 1 of document E7.14 (dated 31 March 2025). As this was not the case, officers consider this Statement of Common Ground to be helpful to the Inspector to clarify the position on this site.

2. Matters

The Promoter submitted a Call for Sites form as part of its Regulation 19 Representation in relation to the site, the Edmonton Telephone Exchange, located at Edmonton Telephone Exchange, Sterling Way, London, N18 1QU ("the site") which is located in the heart of the Angel Edmonton Placemaking Area (Draft Policy PL4) and an identified tall buildings zone (see Appendix D, Area 10.3 of the Draft Local Plan). The site extent is shown in Figure 1 below.



Figure 1: Title Plan

Paragraph 35 of the National Planning Policy Framework seeks to ensure that the Local Plan is deliverable over the plan period and based on effective joint working on strategic matters that have been addressed, as evidenced by this SoCG.

The site itself has not been promoted in earlier stages of the plan-making process. However, following a recent strategic asset review, it has been concluded that the site is expected to become surplus to operational requirements and available for residential-led redevelopment by 2028-31.

3. Areas of Common Ground

As noted above, it is considered that the site can make a significant contribution towards the implementation of the Angel Edmonton Strategic Policy given its prominent location on Sterling Way, adjacent to the railway line and Silver Street Overground Station. The site benefits from an existing tall building (up to 7 storeys in height) and occupies a strategic location, comprising c.0.66 hectares in size.

Suitability: Existing access is provided from Sterling Way/Bolton Road and can be utilised in any redevelopment scenario. The site is in Flood Risk Zone 1 (with a low probability of flooding) and has a small area of flood zone 2 at its corner which could be excluded from the red line boundary. It is neither locally nor statutorily listed, and not subject to any TPOs. It is not located within or in close proximity to any heritage assets significantly affecting its redevelopment, but will need to consider nearby listed buildings on Angel Close and the Fore Street Conservation Area. Given the site's well-connected location, the potential benefits of redevelopment to the townscape of the surrounding area, and existing use of the telephone exchange as communications infrastructure, it is considered that it is in a suitable location for residential-led redevelopment.

Availability: It is considered that the site will become available for redevelopment within the plan period, and likely by 2028-31.

Achievability: The site is considered deliverable from the perspective of the local planning authority, given that it is a brownfield site, with the potential to deliver viable levels of affordable housing and other contributions.

The site would therefore be considered developable within the Council's HELAA and could come forward as a windfall site within the plan.

4. Conclusion and Next Steps

Whilst no detailed feasibility study has been prepared to date, based on indicative volume/capacity assessment given the site's location in a Placemaking Plan area identified for tall buildings, the site's existing built form, scale and massing, and the absence of any significant environmental, townscape and heritage constraints, the promoter considers that in the region of 180-200 new homes (subject to unit mix, non-residential elements, amenity / open space) could be developed.

The council will work with the promoter to further refine this estimate and to develop a shared vision for the site. This could include through pre-application discussions and/or the preparation of a formal planning brief for the site setting out design guidance, as has been prepared for other similar sites in Enfield.

For the avoidance of doubt, the Council are **not** promoting this site as part of the ELP which is currently at examination.

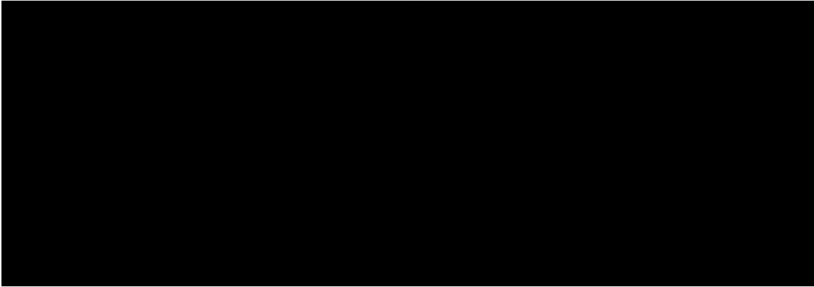
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Alex Christopher

Turley (on behalf of Telereal Securitised
Properties GP Limited)

AGREEMENT:

Signed on behalf of London Borough of Enfield



Signature here

Brett Leahy - Director of Planning & Growth - Environment & Communities

London Borough of Enfield Council

Dated: 21/05/2025