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NORTH LONDON WASTE AUTHORITY  
NORTH LONDON HEAT AND  
POWER PROJECT  
EN10071

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STATEMENT OF COMMON GROUND:  
CANAL AND RIVER TRUST

The Planning Act 2008 The Infrastructure  
Planning (Applications: Prescribed  
Forms and Procedure) Regulations 2009  
Regulation 5 (2) (q)

AD03 . 04

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## Contents

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	Page
<b>1 Introduction</b>	<b>1</b>
1.1 Purpose of this document	1
1.2 Parties to the SoCG	1
1.3 Other matters arising from the Trust's written representations of 23 March 2016	1
1.4 Structure of the SoCG	2
<b>2 Overview of Engagement Undertaken</b>	<b>3</b>
2.1 Pre-Submission Engagement	3
2.2 Public Consultation and Publicity	3
2.3 Other Consultation	3
<b>3 Matters Agreed</b>	<b>4</b>
3.2 ERF Design	4
3.3 Retention of Edmonton Sea Cadets on-site	4
3.4 Flood Risk Assessment	4
3.5 Lighting	4
3.6 Litter	4
3.7 Soft landscaping along Towpath	4
<b>4 Matters Not Agreed</b>	<b>6</b>
4.2 Future Proofing for Future Movement of Materials by Water	6
4.3 Refuse Facilities	6
4.4 Hard landscaping to the Towpath	6
4.5 Protective Provisions	7
<b>5 Agreement of this SoCG</b>	<b>8</b>

## Appendices

**Appendix A : NLHPP-ARP-DGA-XXX Issue 2 – Consolidated Landscape Plan A.1**

## **1 Introduction**

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### **1.1 Purpose of this document**

- 1.1.1 This Statement of Common Ground (SoCG) has been prepared jointly by the North London Waste Authority (the Applicant) and the Canal & River Trust (the Trust) in relation to the application (the Application) for a Development Consent Order (DCO) for the North London Heat and Power Project (the Project).
- 1.1.2 The Project comprises the construction, operation and maintenance of an Energy Recovery Facility (ERF) capable of an electrical output of around 70 megawatts (MW<sub>e</sub>) at the Edmonton EcoPark in north London with associated development, including a Resource Recovery Facility (RRF). The proposed ERF will replace the existing Energy from Waste (EfW) facility at the Edmonton EcoPark.
- 1.1.3 This SoCG sets out the matters on which the parties agree and any areas where agreement has not yet been reached in order to ensure that evidence at the examination of the Application focuses on the material differences between the Applicant and the Trust regarding the Application for development consent.
- 1.1.4 This SoCG has been agreed and signed by both the Applicant and the Trust. It represents the position on matters which are agreed and those matters yet to be agreed, as of 16 June 2016.

### **1.2 Parties to the SoCG**

- 1.2.1 This SoCG has been prepared jointly by the Applicant and the Trust.
- 1.2.2 Established in 1986, the Applicant is a statutory authority whose principal statutory responsibility is the disposal of waste collected by the seven north London boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest (the Constituent Boroughs). Since 1994 the Applicant has managed its waste arisings predominantly through its waste management contract with LondonWaste Limited (LWL) and the use of the EfW facility at the existing Edmonton EcoPark and landfill outside of London. The Applicant is seeking permission for the Project to replace the existing EfW.
- 1.2.3 The Trust is a statutory consultee under the Planning Act 2008. The Trust is responsible for the management of the River Lee Navigation which is located to the east of the Edmonton EcoPark and is crossed by the Lee Park Way.

### **1.3 Other matters arising from the Trust's written representations of 23 March 2016**

- 1.3.1 The Trust's wishes to continue to rely on its written representations from 23 March 2016 in respect of litter within the Navigation (para 4.3), use of

the navigation for cooling (paragraphs 6.5-6.6) and the NLWA's compulsory purchase request (section 7).

## **1.4 Structure of the SoCG**

1.4.1 This SoCG has been structured to reflect matters and topics of interest to the Trust in relation to the Project. The remainder of the SoCG is structured as follows:

- Section 2: provides an overview of consultation to date between the Applicant and the Trust;
- Section 3: provides a summary of areas that have been agreed;
- Section 4: provides a record of areas still under discussion; and
- Section 5: contains signatures to this SoCG.

## **2 Overview of Engagement Undertaken**

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### **2.1 Pre-Submission Engagement**

2.1.1 The Applicant and the Trust have engaged during the pre-application period in respect of the potential effects of the proposed development on the River Lee Navigation and associated tow path and the requirements of third party works.

### **2.2 Public Consultation and Publicity**

2.2.1 The Applicant consulted the Trust, as a prescribed consultee in accordance with section 42 of the Planning Act 2008 (as amended), about the Project as part of the formal pre-application consultation and publicity process. This process afforded the Trust the opportunity to provide formal responses to the information presented at the following specific stages of the pre-application process:

- Phase One Consultation;
- Phase Two Consultation and Section 48 publicity.

2.2.2 The Trust responded to the Applicant's Phase Two Consultation on 30 June 2015, as reported in the Consultation Report (AD05.01). The Trust noted that it did not receive a notification of the Phase One Consultation. The Applicant can confirm that the Trust was issued a notification of Phase One Consultation in line with statutory requirements.

### **2.3 Other Consultation**

2.3.1 The Trust were also consulted, as a consultation body under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009, by the Planning Inspectorate on the Environmental Impact Assessment Scoping Report submitted by the Applicant in October 2014.

### **3 Matters Agreed**

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3.1.1 The following matters have been agreed between the Applicant and the Trust at the time of submission of this SoCG.

#### **3.2 ERF Design**

3.2.1 The Trust have no objection to the ERF design approach adopted which steps back from the River Lee Navigation, subject to seeing the full details when available.

#### **3.3 Retention of Edmonton Sea Cadets on-site**

3.3.1 The Trust supports the retention of the Sea Cadets on-site subject to the Trust having the opportunity to review and, if appropriate, to contribute towards the further details of the proposals for the boat canopy alongside the River Lee Navigation when available.

#### **3.4 Flood Risk Assessment**

3.4.1 A Flood Risk Assessment is included within the application documents and has been reviewed by the Environment Agency. The Trust agrees that the Applicant acknowledges that a future licence will be required for the discharge of surface water from the Temporary Laydown Area to the River Lee Navigation and that appropriate measures would need to be put into place to prevent pollution from entering the River Lee Navigation. Such a licence is expected to include details on the nature and volume of discharges, and arrangements for the prevention and management of pollution. Application(s) for discharge of surface water to the River Lee Navigation will be made once the Applicant has sufficient information arising from the detailed design process.

#### **3.5 Lighting**

3.5.1 Acknowledging the commitments set out in the Design Code Principles regarding lighting, the Trust agrees that details of any new lighting can be secured by a requirement within the DCO and agreed later.

#### **3.6 Litter**

3.6.1 The Applicant has stated that litter management will be covered by an agreement with the LVRPA. The Trust is satisfied with this with regard to the towpath and landscaped area that runs alongside it.

#### **3.7 Soft landscaping along Towpath**

3.7.1 The Applicant has shared the initial landscaping proposals drawing with the Trust, drawing reference NLHPP-ARP-DGA-XXX Issue 2. The Applicant agrees that the Trust's comments on to landscaping proposals relating to species, such as alder, black poplar and willow with root systems that have the potential to cause damage to waterway walls will

be taken into account, and that further details on soft landscaping will be shared at the detailed design stage. The Trust is satisfied, however, that the precise nature of soft landscaping can be developed at the detailed design stage for approval by the discharging authority, in consultation with relevant stakeholders.

## **4 Matters Not Agreed**

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4.1.1 The following matters are yet to be agreed between the Applicant and the Trust at the time of submission of this SoCG.

### **4.2 Future Proofing for Future Movement of Materials by Water**

4.2.1 The Trust states that consideration should be given to establishing a wharf facility at the site as a means of future proofing the development for the transport of waste by water.

4.2.2 The Water Transport Study submitted as part of the Transport Assessment (AD05.11) concludes that while the transport of Incinerator Bottom Ash (IBA) and municipal solid waste (MSW) by water would have environmental benefits, the overall cost of transporting IBA and/or MSW via the waterways would be substantially more expensive than road transport and without significant investment in the waterways would not be feasible. As such water transport is not included as a part of the proposals. The Trust is aware that other projects in the Lee Valley may be looking to upgrade the waterway infrastructure to facilitate waterborne freight, and this may provide future opportunity to transport materials/waste in this way.

4.2.3 EcoPark House is proposed to be located on the existing wharf precluding the use of the wharf for water-borne transportation of materials. There are no other locations on the Edmonton EcoPark which would be suitable for the provision of a new wharf. However, the Trust would like the Applicant to explore opportunities for utilising some of the LVRPA land on the non-towpath side of the River Lee Navigation for use as a future wharf, given the proximity to the site. The Applicant considers that this is not appropriate as LVRPA land on the non-towpath side of the River Lee Navigation on which such a future wharf could be accommodated is outside of the Order land in the DCO application.

### **4.3 Refuse Facilities**

4.3.1 The Trust would like to see refuse facilities at the water's edge for use by boaters visiting the area – potentially within the Sea Cadets site. The Trust would like to see this managed by the Applicant as part of the management of EcoPark House. The Applicant does not consider this an appropriate request, as this area is private land reserved for operational use, with controlled access for authorised visitors, and therefore the Applicant is not able to agree to this request.

### **4.4 Hard landscaping to the Towpath**

4.4.1 The Applicant has shared the initial landscaping proposals drawing with the Trust, drawing reference NLHPP-ARP-DGA-XXX Issue 2. However, with regard to hard landscaping, the submitted plan does not show all of the Trust's requirements. In its written representations dated 23<sup>rd</sup> March 2016, the Trust had requested enhanced step free pedestrian and cycle



access from the road bridge to the towpath, in both north and south directions. This should recognise the importance of the towpath for access to employment in this area, and that the towpath may be designated a future 'Quietway' under the Mayor's cycling vision. The Trust also requested the Order include provision of legible London signage at the towpath entrance, to integrate with existing way-finding along the Navigation.

- 4.4.2 The Applicant has undertaken an assessment of the feasibility of incorporating step free pedestrian and cycle access from the road bridge to the towpath and found that this cannot be physically accommodated due to height and land constraints.

## **4.5 Protective Provisions**


- 4.5.1 The Trust has submitted a comparative copy of the Protective Provisions showing specific proposed amendments to the Applicant and the Examining Authority. These revised Protective Provisions are under discussion between the Trust and the Applicant.

## 5 Agreement of this SoCG

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5.1.1 This Statement of Common Ground has been jointly prepared and agreed by:

Name: URULA TAYLOR


Signature: 

Position: HEAD OF LEGAL & GOVERNANCE

On behalf of: North London Waste Authority

Date: 21/06/2016

Name: CLAIRE McLEAN

Signature: 

Position: AREA PLANNER, LONDON

On behalf of: CANAL & RIVER TRUST

Date: 21/6/16

# Appendix A: NLHPP-ARP-DGA-XXX Issue 2 – Consolidated Landscape Plan

**Indicative species list**

All planting has been chosen to enhance biodiversity as well as local amenity. With the exception of the ornamental tree and shrub planting all plant species are native and will be locally sourced. Proposed plant species reflect species composition found within the application site and the surrounding area.

- Native tree planting**
- Common alder (*Alnus glutinosa*)
  - Silver birch (*Betula pendula*)
  - Crab apple (*Malus sylvestris*)
  - Black poplar (*Populus nigra*)
  - Green (*Prunus avium*)
  - White willow (*Salix alba*)
  - Mountain ash (*Sorbus aucuparia*)
  - Small leaved lime (*Tilia cordata*)
  - Common oak (*Quercus robur*)

- Ornamental tree planting**
- Acer campestre 'Elatik'
  - Acer rubrum 'Armstrong'
  - Carpinus betulus 'Trains Fougare'
  - Fraxinus angustata 'Raywood'
  - Prunus padra 'Pandora'

- Meadow seed mix**
- Yarrow (*Achillea millefolium*)
  - Common knapweed (*Centaurea nigra*)
  - Lady's bedstraw (*Galium verum*)
  - Meadow cranesbill (*Geranium pratense*)
  - On-eye daisy (*Leucanthemum vulgare*)
  - Flax (*Linum catharticum*)
  - Birdfoot trefoil (*Lotus corniculatus*)
  - Ragged robin (*Lychnis flos-cuculi*)
  - Ribwort plantain (*Plantago lanceolata*)
  - Self heal (*Prunella vulgaris*)
  - Meadow buttercup (*Ranunculus acris*)
  - Sailed burnet (*Sanguisorba minor*)
  - Small scabious (*Scabiosa columbata*)
  - Common vetch (*Vicia sativa*)
  - Crushed dogstail (*Cynosurus cristatus*)
  - Tall fescue (*Festuca arundinacea*)
  - Creeping red fescue (*Festuca rubra*)

- Marginal planting**
- Flowering rush (*Butastus urticellatus*)
  - Marsh marigold (*Caltha palustris*)
  - Greater pond sedge (*Carex lasiocarpa*)
  - Marsh Trefoil (*Lotus palustris*)
  - Wood-sage (*Thymus praecox*)
  - Yellow flag iris (*Iris pumila*)
  - Ragged robin (*Lychnis flos-cuculi*)
  - Marsh marigold (*Caltha palustris*)
  - Brooklime (*Veronica beccabunga*)

- Native shrub planting**
- Common hawthorn (*Cornus sanguinea*)
  - Hazel (*Corylus avellana*)
  - Hawthorn (*Crataegus monogyna*)
  - Holly (*Ilex aquilinum*)
  - Blackthorn (*Prunus spinosa*)
  - Dog rose (*Rosa canina*)
  - Goulden rose (*Viburnum opulus*)

- Ornamental shrub planting**
- Rede aconite 'Red Edge'
  - Lonicera nitida 'Magnum'
  - Philadelphus 'Intrant' 'Red Rock'
  - Ribes sanguineum 'King Edward VII'
  - Skimmia japonica 'Rubella'
  - Spiraea japonica 'Firelight'

- Wet meadow seed mix**
- Marsh marigold (*Caltha palustris*)
  - Common knapweed (*Centaurea nigra*)
  - Common mouse-ear (*Cerastium fontanum*)
  - Meadow sweet (*Filipendula ulmaria*)
  - Autumn hawkbit (*Leontodon autumnale*)
  - On-eye daisy (*Leucanthemum vulgare*)
  - Ragged robin (*Lychnis flos-cuculi*)
  - Ribwort plantain (*Plantago lanceolata*)
  - Self heal (*Prunella vulgaris*)
  - Creeping buttercup (*Ranunculus repens*)
  - Yellow rattle (*Rhinanthus minor*)
  - Common sorrel (*Rumex acetosa*)
  - Greater burnet (*Sanguisorba officinalis*)
  - Red clover (*Trifolium pratense*)
  - White clover (*Trifolium repens*)
  - Creeping bent (*Agrostis stolonata*)
  - Meadow fescue (*Festuca pratensis*)
  - Creeping red fescue (*Festuca rubra*)
  - Yorkshire fog (*Holcus lanatus*)
  - Rough-stalked meadow grass (*Poa trivialis*)

**Legend**

- Existing trees and vegetation to be retained if possible
- Informal tree planting (native species)
- Formal tree planting (ornamental species)
- Shrub planting (mostly native species, ornamental species around car park and some pedestrian areas with the EcoPark site)
- Meadow
- Lawn strip (standard amenity grass mix)
- Wet meadow seed mix and marginal planting along Enfield Ditch
- Brown roof
- Green roof
- Pedestrian ramp and steps
- Proposed location for memorial bench



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Series 03 Draft Development  
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