
NORTH LONDON WASTE AUTHORITY
NORTH LONDON HEAT AND
POWER PROJECT
EN10071

STATEMENT OF COMMON GROUND:
GREATER LONDON AUTHORITY

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

AD03 . 04

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1 Introduction

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 Greater London Authority (GLA) 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_e) 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 GLA regarding the Application for development consent.

1.1.4 This SoCG has been agreed and signed by both the Applicant and the GLA. It represents the position on those matters which are agreed and confirms that there are no matters still to be agreed, as of 5 April 2016.

1.2 Parties to the SoCG

1.2.1 This SoCG has been prepared jointly by the North London Waste Authority, as the Applicant, and the GLA. A separate SoCG has been progressed with TfL in respect of transport matters.

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 Application Site is located within Greater London where the Mayor of London has responsibility for strategic planning matters. The Mayor's London Plan provides the economic, environmental, transport and social framework for development in London to 2036.

1.3 Structure of the SoCG

1.3.1 This SoCG has been structured to reflect matters and topics of interest to the GLA 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 GLA;
- 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

2.1 Pre-Submission Engagement

- 2.1.1 Meetings have been held with the GLA throughout the preparation of the DCO Application including attendance at the roundtable meeting at the Edmonton EcoPark.
- 2.1.2 On 21 August 2015 a written response was received by the Applicant from the GLA as a follow up to the pre-application meetings held. This included pre-application reports dated 16 July 2015 and 22 July 2015.
- 2.1.3 Meetings with TfL have been undertaken in parallel and there is a separate SoCG with TfL.

2.2 Public Consultation and Publicity

- 2.2.1 The GLA is a prescribed consultee in line with Section 42 of the Planning Act 2008 (as amended). The Applicant consulted the GLA about the Project as part of the formal pre-application consultation and publicity process. This process afforded the GLA the opportunity to provide public 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 On 27 January 2015, a Phase One Consultation response was received by the Applicant from the GLA.
- 2.2.3 On 30 June 2015 a Phase 2 Consultation response was received by the Applicant from the GLA.

3 Matters Agreed

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

3.2 Waste

3.2.1 The GLA agrees that the site carries strategic importance as an 'existing' waste site, which is consistent with Policy 5.17 of the London Plan.

3.2.2 The GLA considers that the proposal complies with the London Plan waste policy specifically the waste hierarchy and the objective of achieving net self-sufficiency in London. It is agreed that the capacity of the proposed ERF should not undermine the objective of achieving a 50% recycling rate. The waste forecast assumptions which demonstrate this are set out in the Need Assessment (AD05.04) submitted with the DCO application.

3.3 Energy – Heat Networks

3.3.1 The proposed design of the ERF as a combined heat and power plant enabling the supply of heat is strongly supported by the GLA as a key aspiration of the Upper Lee Valley Opportunity Area Planning Framework and London Plan.

3.3.2 It is agreed that the heat supply to be made available for district heating shall be provided from the steam turbine and that a condensing extraction turbine would be suitable. This type of turbine can be fitted with either:

1. controlled extraction; or
2. uncontrolled bleeds.

3.3.3 It is agreed that a steam turbine specified with controlled extraction would cost more and have a higher heat supply capacity than compared with the same steam turbine specified with uncontrolled bleeds. The steam turbine heat off-take selection shall be the subject of the continued liaison between the NLWA and the GLA referred to in section 3.3.4 below.

3.3.4 It is agreed that the ERF will incorporate a steam turbine which is designed to enable heat off-take from the commencement of operations. This feature shall not be retrofitted at a later date. The decision on whether to specify controlled extraction points or uncontrolled bleeds will be deferred till a point where it is required for procurement. In reaching this decision, NLWA will continue to liaise with the GLA regarding the two heat off-take options, their soft-market testing and the final specification of the steam turbine for optimal heat supply. Both parties agree with this approach.

3.3.5 The GLA support the commitment to meet the carbon intensity floor (CIF) of 400g of CO₂ eq per kWh of electricity generated and welcome that the anticipated design point for the ERF would offer the potential to achieve circa 300g CO₂ eq per kWh.

3.4 Energy – Buildings

- 3.4.1 It is agreed that a building energy assessment should support the DCO application in order to demonstrate how those elements of the development covered by Part L of the Building Regulations (e.g. administrative buildings, offices, and visitor centre) are minimising carbon dioxide emissions to meet the targets in Policy 5.2 of the London Plan. This document is included as Appendix D to the Sustainability Statement (AD05.13).

3.5 Project Design

- 3.5.1 The GLA support the form and massing strategy and intention to create a simple and refined appearance. The GLA are supportive of the Landscape and Visual Impact Assessment that has been prepared as part of the Environmental Statement with the viewpoints agreed with LB Enfield and the Lee Valley Regional Park Authority.

3.6 Transport

- 3.6.1 The transport matters raised by the GLA are addressed in the separate SoCG that has been agreed with TfL and submitted to the ExA in parallel to this document.

4 Matters Still to be Agreed

4.1.1 There are no matters still to be agreed.

5 Agreement of this SoCG

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

Name: Ursula Taylor


Signature: 

Position: Head of Legal and Governance

On behalf of: North London Waste Authority

Date: 6 April 2016

Name: STEWART MURRAY

Signature: 

Position: ASSISTANT DIRECTOR - PLANNING

On behalf of: Greater London Authority

Date: 5TH APRIL 2016



Series 03 Draft Development
Consent Order

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