
NORTH LONDON WASTE AUTHORITY
**NORTH LONDON HEAT AND POWER
PROJECT**

EN10071

**NOTE OF CLARIFICATION FOLLOWING
THE ACCOMPANIED SITE VISIT ON 17
AUGUST 2016**

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

AD07 . **35**

August 2016

North London Heat and Power Project (EN010071)

Note of Clarification Following the Accompanied Site Visit on 17 August 2016

Submitted by the Applicant on 22 August 2016 to Meet Deadline 8 of the Examination Timetable

Plot 33

The ExA has requested an explanation of the operational need for including Plot 33 within the red line boundary. The Applicant's reasons for including Plot 33 are as follows.

The Applicant believes that Plot 33 should form part of the EcoPark's title NGL293105 because historically it has been deemed to form a part of the Applicant's operational site. However due to incorrect registration at the Land Registry, the land in Plot 33 was erroneously excluded and is therefore shown as being unregistered.

The Applicant has previously been in contact with adjoining land owners regarding rectification of the boundary and the Applicant will submit an application to the Land Registry to include Plot 33 within title number NGL293105. However, if the Land Registry application is rejected or becomes protracted, the Applicant requires the compulsory acquisition powers set out in the draft DCO for the operational reasons set out below:

1. As shown in Plan C_003, vehicles delivering waste to the ERF will enter the site at +12.5m AOD. Plan D_002 shows that they will need to proceed up the ERF tipping hall ramp to a height of +22.5m AOD in order to deposit waste into the ERF bunker.
2. Because of this height differential, a retaining wall will be required in the north-east corner of the site in the approximate location shown on Plan D_002. The retaining wall will form an essential part of the landscaping to the east of the ERF, as the area behind the tipping hall will slope down towards and blend in with the Lee Valley Regional Park.
3. Therefore, in order to accommodate the curvature of the entrance ramp and the supporting retaining wall, it is necessary to include Plot 33 within the Application Site to provide sufficient space for both of these elements of the ERF.

The Applicant does not need to compulsorily acquire the land situated adjacent to the north western boundary of the EcoPark because the land required for works in the north western corner of the EcoPark is already within the Applicant's ownership.

Access to the Temporary Laydown Area

Pursuant to a lease dated 9 October 2013 made between (1) Thames Water Utilities Limited ("**Thames**") and (2) Camden Plant Limited ("**Camden Plant**") (the "**Lease**"), Camden Plant benefits from a right of access over the roadway coloured brown on the attached plan (the "**Plan**") (the "**Access Route**"). The private property agreements being negotiated in respect of the laydown area reserve a right for Camden Plant to use the Access Route.

The term of the Lease expires on 29 September 2018 and on the face of it the Lease is contracted out of the provisions of the Landlord and Tenant Act 1954 (although the Applicant has not had sight of the sworn statutory declaration). Therefore, at the expiry of the term, Camden Plant will not have a statutory right to renew the Lease.

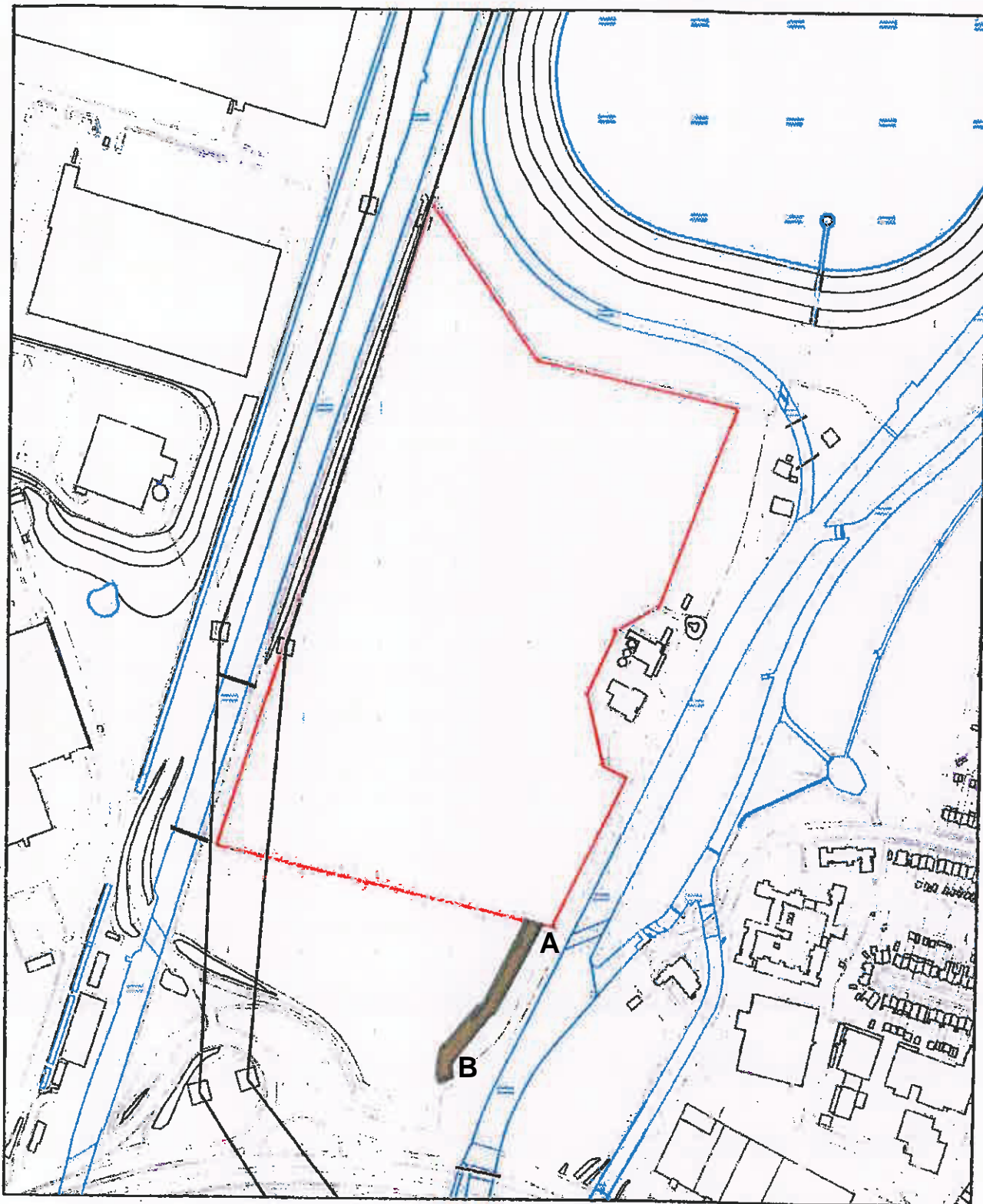
In light of the private property agreements being negotiated, and as Camden Plant's lease expires in 2018, it is not necessary to amend the DCO so that it expressly grants Camden

Plant a right to use the Access Route, or excludes this right from compulsory acquisition powers.

Vehicles travelling to the Temporary Laydown Area and the Camden Plant's demise would share the access from Walthamstow Avenue through Plots 16, 18, 19 and 20. The exact layout of this route and the entrance to the Temporary Laydown Area from Lower Hall Lane would be determined at detailed design stage. However, it is anticipated that a traffic marshalling and security screening points would be provided at the points marked A and B on the Plan so that only employees and permitted vehicles can enter and pass through Plot 16. The detailed design will ensure an appropriate access route to Camden Plant's demise is provided to the north of Lower Hall Lane.

The ExA also enquired as to the provision in the DCOB relating to highways works. The DCOB provides for the reimbursement by the Applicant or LondonWaste Limited of the London Borough of Enfield's costs associated with highways improvements and safety audits, up to £100,000 - specifically, £20,000 towards the undertaking of a safety audit of Cooks Ferry roundabout and associated safety promotional activities. In addition the DCOB provides for the payment of £40,000 towards pedestrian accessibility improvements in the vicinity of the Application Site, and £40,000 towards cyclepath improvements.

TW Land at Lower Hall Lane



Thames Water
Map



Printed By : dlassey
 Print Date : 30/08/2013
 Map Centre On: 536136, 192716
 Centre Tile No. : TQ3692NW

Comments:

Please enter comments here:



Current Scale : 1:4,000

Disclaimer: The position of any boundary or apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. No liability of any kind whatsoever is accepted by Thames Water for any error or omission.

John [Signature]



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