

Edmonton Leaside Area Action Plan Examination

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EXAMINATION OF THE EDMONTON LEESIDE AREA ACTION PLAN POST HEARING ADVICE – MAIN MODIFICATIONS AND RELATED MATTERS

Dear both,

Please find letter below from Inspector Jordan:

Further to your letter of the 20th December 2018, in response to Post-Hearing Advice. I welcome the Council's intention to retain the SIL designation at Meridian Water and note that the housing and employment targets for the area will remain unchanged from those in the Core Strategy.

Employment Evidence

As the AAP no longer includes any loss of Strategic Industrial Land (SIL), or increases the amount of residential development at Meridian Water, the further evidence previously requested in relation to the employment evidence base will no longer be required to make the plan sound.

Residential Capacity

As the AAP would not increase the amount of residential development on site above that set out in the Adopted Core Strategy, my previous comments in relation to the residential capacity of the site are also no longer applicable.

Transport Assessment

I have previously indicated that in the absence of either an indication of the capacity of the Causeway, or an up to date Masterplan, I was not satisfied that I could reach a conclusion on whether any adverse effects could be mitigated or would be outweighed by the benefits of the route.

However, I recognise that the Core Strategy identifies the need for a spine route. Furthermore, in light of the proposed amendment in relation to SIL designation, the quantum of development proposed in the AAP does not represent a significant departure to the adopted plan.

Moreover, a modification to the plan to provide a safeguarded route, could provide flexibility in the detailed alignment to allow for any adverse effects on existing occupiers to be mitigated. Therefore whilst the additional work set out in the requested Supplementary Transport Statement will be necessary to inform the detailed design of the road, and to inform the Masterplan, taking the above factors into account I no longer consider that the additional work identified is necessary in order to progress the AAP.

Flood Risk

As outlined in my letter of the 20th of November, In order to progress the plan, in advance of the Strategic Flood Modelling, the Council should consider a modification which makes explicit that adequate flood mitigation is in place for all development prior to occupation, which may include early provision for area-wide flood storage. Formal confirmation should be obtained from the EA that they are satisfied that in the absence of an up to date flood risk assessment this represents a sound approach.

Other Matters

My previous letter raised a number of other issues, all of which would be unchanged by the Council's changed approach to SIL. These include Affordable Housing, Water and Sewerage Infrastructure, Habitats Regulation Assessment, Retail Provision, S106, Sustainability Appraisal, Green Belt, Lee Valley Heat Network and the council's approach to additional modifications. The Council should confirm if they are satisfied to proceed as indicated and provide a date by which they intend to respond.

The Council should also confirm that any consequential amendments required as a result of the change of approach to SIL will be taken account throughout the plan.

As you will be aware, my final conclusions regarding soundness and procedural compliance will be given in a report provided following consultation on proposed main modifications. These may change in the light of further evidence which emerges and so the views below are given without prejudice to the conclusions that will appear in the later report.

The Council have previously indicated that they intend to submit additional evidence and proposed modifications by mid-March 2019. I would be grateful if you would confirm that this is still the case. As significant additional evidence is

no longer required, I am concerned about the prospect of the AAP examination being prolonged to an unnecessary degree. As previously indicated lengthy delays may lead to potential problems where other evidence becomes out of date and also require additional work from all parties, with a resulting cost implication for the Council. I would therefore be grateful if the Council would confirm that the proposed modifications will be provided no later than the **15th March 2019**.

Thank you for your cooperation on this. If you need any clarification, please contact me through the Programme Officer.

Anne Jordan

INSPECTOR