



STATEMENT OF COMMON GROUND
between
LONDON BOROUGH OF ENFIELD
Enfield Council as Local Planning Authority
and
Enfield Council as Landowner

November 2024

1. Introduction

- 1.1 The purpose of this Statement of Common Ground (SoCG) is to set out areas of common ground between the Enfield Council in its role as the Local Planning Authority (LPA) and Enfield Council in its role as Landowner (LBE), in relation to the emerging Enfield Local Plan (ELP) 2019-2041. This statement reflects the collaborative approach adopted by Enfield Council in both roles in preparing the ELP and establishing site allocations as outlined below.
- 1.2 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.
- 1.3 It is important to note from the outset that Enfield Council as Landowner fully supports the emerging ELP, and has been working proactively and constructively with Enfield Council as Local Planning Authority to ensure that the site allocations reflect wider Council aspirations and strategy, and are deliverable.
- 1.4 In addition, this SoCG outlines the anticipated delivery framework for sites owned by Enfield Council as Landowner as proposed allocations within the ELP, where relevant.
- 1.5 The sites in Enfield Council's General Fund being promoted in the emerging ELP (as outlined in Appendix C of the ELP) are as set out below. The extent of these site allocation boundaries is set out within Appendix C of the ELP.
 - SA1.1 Palace Gardens Shopping Centre, Enfield
 - SA1.4 Enfield Civic Centre
 - SA2.7 Crown Road Lorry Park
 - SA6.3 Minchenden Car Park & Alan Pullinger Centre
 - SA8.2 Lodge Drive Car Park, Palmers Green
 - SA11 Crews Hill (Broad Location)
 - SA11.2 Crews Hill Golf Course
 - SA11.2 Land at Rectory Farm
 - SA11.6 Kings Oak Equestrian Centre
 - SA11.6 Sunbeam Stud
 - SA RUR.02 Land between Camlet Way and Crescent Way
 - SA RUR 03 Land West of Rammey Marsh
 - SA RUR 04 Land East of Junction 24
 - SA RUR.07 Whitewebbs Golf Course and Land at Tottenham Hotspurs Football Club Training Ground
 - SA RUR.08 Sloeman's Farm
 - SA URB.01 Brimsdown Sports Ground

- SA URB.19 Albany Leisure Centre
- SA URB.26 Ford's Grove Car Park
- SA URB.36 Church Street Recreation Ground

1.6 This SoCG may be updated as necessary during the Examination process.

2. Matters

2.1 This SoCG identifies the confirmed points of agreement and any points under further discussion between Enfield Council in its dual roles of LPA and Landowner on strategic planning matters.

2.2 Enfield Council as Landowner fully supports the proposals in the emerging Local Plan (2019 -2041) in the wider context. The ELP aims to deliver sustainable development which best utilising LBE Landowner sites to achieve the Council's vision and objectives.

2.3 The emerging Local Plan has been positively prepared and Enfield Council as Landowner endorses the overall strategy advanced by the LPA in the plan-making process, having submitted representations during the Regulation 18 and Regulation 19 stages in support of the Local Plan process.

3. Areas of Common Ground

3.1 Enfield Council as Landowner has an extensive property holding valued at approximately £1.6 billion. Much of this property portfolio is held as investment property, generating income and creating employment opportunities within the borough. A significant proportion of the Green Belt to the north of the borough is owned by Enfield Council as Landowner, with much of it leased for agricultural use and subject to repurposing for development.

3.2 The sites managed by Enfield Council as Landowner will play a crucial role in helping the Council achieve its vision and wider ambitions and aspirations for growth and sustainable development. Minor modifications proposed during the Regulation 19 consultation were considered proactively and positively by the LPA, and several matters have been resolved following discussions since the Regulation 18 and 19 stages.

3.3 Enfield Council as Landowner fully supports the site allocations listed above, and the draft ELP. Appendix 1 of this SoCG outlines the General Fund site allocations, comments raised during the Regulation 19 consultation, and the details on the matters resolved since then.

3.4 Both the LPA and Enfield Council as Landowner agree that delivering large, strategic development sites requires a structured approach to planning and implementation. Section 4 of this SoCG details the key stages in this process, along with considerations related to the complexities of land ownership, community and stakeholder engagement, and governance and the delivery model.

3.5 This SoCG sets out the Council's position on delivering strategic sites within its ownership to facilitate delivery alongside the examination of the ELP and beyond.

- 3.6 Enfield Council as Landowner supports the proposed comprehensive redevelopment of the listed sites, as well as improvements to the public realm and environment.
- 3.7 Enfield Council as Landowner's interests in Meridian Water are covered under a separate SoCG, and are not discussed further in this document.
- 3.8 Enfield Council as Landowner is committed to enabling the necessary infrastructure for delivering General Fund sites, a key priority. Where required, Compulsory Purchase Orders (CPOs) and additional funding will be considered to facilitate delivery.
- 3.9 Enfield Council as Landowner endorses the timeframes for the allocations listed in Appendix C of the ELP, with site specific comments made during Regulation 19 representations discussed with the LPA. Any variations to these timeframes as they evolve through the examination process will be duly noted.
- 3.10 Enfield Council as Landowner will continue to work collaboratively with the LPA, other landowners, and stakeholders to ensure effective and efficient site delivery, particularly in areas with multiple ownerships such as Crews Hill.

4. Crews Hill Placemaking Area

- 4.1 Enfield Council as Landowner holds a substantial interest in the Crews Hill site, with its property ownership within the Crews Hill Placemaking Area detailed at Appendix 3. This area is significant both for Enfield Council as Landowner and for the LPA due to its potential to deliver a significant number of homes, including affordable housing, and to support wider strategic objectives.
- 4.2 This section of the Statement of Common Ground (SoCG) outlines the agreed positions between Enfield Council as Landowner, and the LPA regarding the site allocation known as PL11 Crews Hill, as part of the emerging Enfield Local Plan 2019–2041. The SoCG serves to establish a shared understanding of key matters of the Crews Hill allocation and supports a collaborative approach towards its future development.
- 4.3 This SoCG captures Enfield Council as Landowner's interests across the Crews Hill Placemaking Area, including relevant representations submitted during the Regulation 19 consultation process.
- 4.4 The Crews Hill placemaking area (PL11) is proposed for a residential-led mixed use allocation, with plans for over 3,500 homes and associated infrastructure over the plan period from 2019 – 2041.

Areas of Common Ground

- 4.5 The LPA and Enfield Council as Landowner are actively collaborating with other landowners and developers at Crews Hill through an ongoing Developer Forum. The Forum, co-ordinated by the LPA, provides a structured space for engagement with stakeholders and ensures the continued alignment of interests. Enfield Council as Landowner will continue to attend and participate actively in these forums to support the successful and timely delivery of Crews Hill.
- 4.6 The next Crews Hill Developer Forum meeting is 4th November 2024, with LBE Enfield Council as Landowner confirmed to attend. This collaboration is further

formalised through a Memorandum of Understanding (MoU) (see Appendix 2) between landowners, developers, and Enfield Council, establishing a collective commitment to coordinated development in the Crews Hill area.

- 4.7 In addition to this SoCG, other Statements of Common Ground are being prepared as part of the Examination process to align with the interests of additional landowners within the wider Crews Hill area.
- 4.8 Enfield Council as Landowner is a member of the Developer Forum and has signed the MoU. As such, it agrees to continue collaborating with statutory consultees and Enfield Council as LPA to ensure comprehensive development aligned with the Local Plan and the Council's overarching objectives.
- 4.9 Enfield Council as Landowner is fully supportive of the allocation of Crews Hill and the corresponding release of Green Belt, as this will enable the Council to achieve its target of delivering at least 33,280 homes by 2041, creating a sustainable settlement near Crews Hill train station.
- 4.10 Enfield Council as Landowner and the LPA agree that Crews Hill is a suitable, sustainable, and deliverable site that will contribute positively to the borough's growth objectives.

5. Delivering Crews Hill

- 5.1 Enfield Council as Landowner has a central role in facilitating and enabling development at Crews Hill. Delivery will be achieved through land agreements on sites within Council ownership and, where necessary, acquisitions and Compulsory Purchase Orders (CPOs) for parcels not owned by the Council, to support comprehensive site development.
- 5.2 The LPA will support the delivery of Crews Hill by advancing the site allocation through the Local Plan process, preparing a site-specific Supplementary Planning Document (SPD), and coordinating the regular Developer Forum.
- 5.3 Enfield Council as Landowner is proactively advancing the delivery of Crews Hill, utilising its own land holdings as well as working with other landowners in alignment with this SoCG and the MoU attached in Appendix 2.
- 5.4 The Council's extensive property portfolio, valued at approximately £1.6 billion, includes significant investment property held to generate income and support employment within the borough.
- 5.5 This property portfolio is managed by an in-house team of property professionals, led by Director of Property Nick Denny, FRICS. The team also employs outsourced consultancy support to aid in estate management and project delivery.
- 5.6 The Crews Hill Placemaking Area consists of various parcels (SA 11.1–11.6), each with unique characteristics. Two parcels (11.2 and 11.6) contain large portions owned by Enfield Council as Landowner, which can facilitate delivery through land agreements with adjacent owners and developers. Discussions with adjoining stakeholders are already underway to promote early delivery within the plan period.
- 5.7 Other parcels (11.1, 11.3, 11.4, and 11.5) are predominantly owned by third parties. Delivery of these parcels may involve acquisition strategies (potentially supported by CPOs) and stakeholder engagement to achieve phased, comprehensive

development. Equalisation agreements and land assembly efforts may be used to ensure an integrated development approach.

- 5.8 Enfield Council as Landowner will lead the coordination of Crews Hill's delivery, managing land ownership complexities and working closely with all involved stakeholders. The in-house property team's expertise in acquisitions will be supplemented by external support where needed to ensure smooth project progression. The Crews Hill placemaking area is therefore considered both deliverable and capable of achieving Plan-led comprehensive development.

Stage One: Policy and Plan Making

- 5.9 This is the initial phase where the overall strategy and context are set for the site. Key activities include:

- **Inception and Strategy:** Defining the vision for the site and the planning context.
- **Plan Making:** Developing policies that support the site's allocation for development.
- **Allocation and Policy:** Formal inclusion of the site in local development plans.
- **Supplementary Planning Document:** Additional guidance to support the application of policy and plan-making

Stage Two: Development Management

- 5.10 Once the strategic site is allocated, this stage focuses on the planning applications needed to proceed:

- **Outline Planning Applications:** High-level approval for the overall development concept;
- **Detailed Consents and Pre-commencement Conditions:** More detailed planning applications for specific phases or components of the site, including conditions that must be met before construction begins

Stage Three: Development Delivery

- 5.11 This stage involves the actual construction and delivery of infrastructure and housing:

- **Section 106 / Community Infrastructure Levy (CIL):** Legal agreements and financial contributions to support local infrastructure.
- **Infrastructure Delivery:** Planning the pace of infrastructure construction to match the development
- **Mitigation, Monitoring, Review, and Enforcement:** Ensuring compliance with planning conditions and addressing any environmental or community impacts.
- **Futureproofing and Governance:** Planning for long-term adaptation, governance, and ownership of the site, including the management of common spaces and public infrastructure

Delivery Models for Strategic Sites

- 5.12 The way a strategic site is delivered has a significant impact on the planning and construction process. Different models of delivery can shape timelines, infrastructure contributions, and the overall success of the project.
- 5.13 Crews Hill is a strategic site with multiple landowners working as a consortium. This arrangement requires a coordinated approach, often involving Compulsory Purchase Orders (CPOs) with full developer indemnity to acquire necessary land. A well-defined delivery model is crucial to ensure that the development progresses smoothly despite the complexity of land ownership.
- 5.14 A key tool in this process is masterplanning through a Supplementary Planning Document (SPD). This document sets out a detailed framework for how the development will be delivered, including:
- **Infrastructure Delivery Plans (IDP):** These outline what infrastructure will be provided, by whom, and at what stage of the development. These plans are linked to the overall financial viability of the project. The IDP will be updated as part of the ongoing masterplanning process, and LBE will be an active stakeholder in the preparation of this updated document.
 - In cases with multiple landowners, the SPD also helps coordinate the distribution of key facilities, such as schools, and ensures that infrastructure is delivered in a phased manner, avoiding conflicts between different phases of development.

Equalisation and Collaboration Agreements

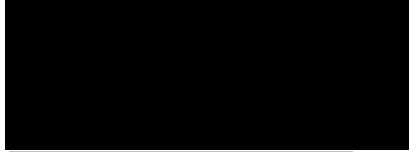
- 5.15 To manage land ownership complexities and ensure coordinated development, several mechanisms can be employed:
- **Single Outline Planning Applications:** Encouraging a unified approach to planning across the entire site.
 - **Comprehensive Ownership-Blind Master Plans:** Agreed master plans that are independent of land ownership.
 - **Tariff-Based Section 106 Agreements:** Contributions to infrastructure costs are calculated on a per-dwelling basis, ensuring fairness across different landholdings.
 - **Proactive Local Authority Involvement:** Local authorities can take a more active role in providing infrastructure, using developer contributions to fund common infrastructure elements.

Signed on behalf of Enfield Council as
Landowner by:



Name: Nick Denny FRICS
Role: Director of Property
Date: 5th November 2024

Signed on behalf of Enfield Council as Local
Planning authority by:



Name: Brett Leahy
Role: Strategic Director of Planning, Growth &
Infrastructure
Date: 5th November 2024

Appendix 1 - Site Allocations

Enfield Council Property Services Regulation 19 representations and Proposed Changes

Responses from Enfield Council as Landowner	Proposed Change	Local planning authority response
Site SA1.1 Palace Gardens Shopping Centre		
<p>LBE support the comprehensive redevelopment of the site.</p> <p>LBE support the proposed allocation as drafted, including the proposed mix of residential typologies and inclusion of tall buildings subject to detailed design and amenity considerations.</p>	No changes proposed	n/a
SA1.4 Enfield Civic Centre		
LBE Support the proposed allocation as drafted in the ELP.	No changes proposed	n/a
SA2.7 Crown Road Lorry Park`		
LBE Support the proposed allocation as drafted in the ELP, subject to suggested minor modifications proposed.	Redevelopment should provide an additional 4,530 sq m of employment floorspace (light industrial, general	<i>LPA notes the proposed modifications. These are not considered necessary for</i>

Responses from Enfield Council as Landowner	Proposed Change	Local planning authority response
	<p>industrial, storage and distribution, and related sui generis) floorspace subject to feasibility testing at the time the application is made.</p> <p>It is agreed that the timeframe can fall within the 0-5 years timeframe, rather than 5-10 years.</p>	<p><i>soundness, however if they are further proposed by the Inspector, LPA would be supportive of these modifications being made.</i></p>
SA6.3 Minchenden Car Park & Alan Pullinger Centre		
LBE Support the proposed allocation as drafted in the ELP.	No changes proposed	n/a
SA8.2 Lodge Drive Car Park, Palmers Green		
LBE Support the proposed allocation as drafted in the ELP.	No changes proposed	n/a
SA11 Crews Hill (Broad Location)		
LBE Support the proposed allocation as drafted in the ELP.	No changes proposed	n/a
SA RUR.02 Land between Camlet Way and Crescent Way		

Responses from Enfield Council as Landowner	Proposed Change	Local planning authority response
LBE Support the proposed allocation as drafted in the ELP.	No changes proposed	n/a
SA RUR 03 Land West of Rammey Marsh		
<p>LBE have been in constructive and positive discussions with the LPA following the submission of Regulation 19 consultation responses, and agreed changes are set out accordingly.</p>	<p>Updated Land Use Requirements as follows:</p> <p><i>“Redevelopment should provide circa 56,300 sq m of new employment (light industrial, general industrial, storage and distribution and related sui generis) floorspace subject to feasibility testing at the time the application is made.”</i></p> <p>It is agreed that the timeframe can fall within the 0-5 years timeframe, rather than 5-10 years.</p> <p>It is agreed that the “Estimated Industrial Capacity” figure is revised to c56,300sqm sq m as above, reflecting revised developable site area (8.67ha) and potential site constraints.</p> <p>1.1 The parties have agreed the following minor modifications to the SA RUR.03 Design Principles to make the site more deliverable:</p>	<p><i>LPA notes the proposed modifications. These are not considered necessary for soundness, however if they are further proposed by the Inspector, LPA would be supportive of these modifications being made.</i></p>

Responses from Enfield Council as Landowner	Proposed Change	Local planning authority response
	<p style="text-align: center;">Design Criteria C – proposed modification:</p> <p style="text-align: center;"><i>“C. must create a new public open space along the Small River Lea with additional tree planting and biodiversity enhancements. Details of this new public open space and enhancement is to be agreed with relevant stakeholders, including the LVRPA”</i></p> <p>1.2 The proposed amendment will ensure appropriate engagement with relevant stakeholders, including the LVRPA, who manage the wider Rammey Marsh, is undertaken, and forms part of the wider considerations of the redevelopment of the Site.</p> <p style="text-align: center;">Design Criteria D - no change</p> <p>1.3 LBE and LVRPA proposed a modification – adding “where feasible” to the end of the criterion. However, all parties have now agreed the wording should remain as drafted in the Reg19.</p> <p style="text-align: center;">Design Criteria E – proposed modification:</p>	

Responses from Enfield Council as Landowner	Proposed Change	Local planning authority response
	<p data-bbox="1128 272 1518 560"><i>“E. must create active frontages and high levels of visual permeability at ground floor along key routes, reflecting the nature and function of industrial and logistics buildings, and their operational requirements.”</i></p> <p data-bbox="958 600 1503 759">1.4 The proposed amendment seeks to place the aspiration for active frontages in the context of the allocation of the site for industrial and logistics uses.</p> <p data-bbox="958 796 1518 860">Design Criteria F – proposed deletion</p> <p data-bbox="958 903 1491 1062">1.5 Deleted – because the landscape buffer along the northern side of Mollison Avenue effectively screens the site from the street edge, making Criteria F redundant.</p> <p data-bbox="958 1102 1496 1190">1.6 Parties have agreed the landscape buffer along the northern edge (M25) can be deleted.</p> <p data-bbox="958 1230 1518 1294">Design Criteria I – proposed modification:</p> <p data-bbox="1128 1302 1518 1366"><i>“I. Must consider the impact of the proposal on local amenity,</i></p>	

Responses from Enfield Council as Landowner	Proposed Change	Local planning authority response
	<p><i>and decrease building heights towards the south west of the site to minimise impact on neighbouring lower rise existing buildings to the south west of the site.</i></p> <p>1.7 The proposed amendment would reflect the broader aspirations of the Council, ensuring that any proposed development will consider the impacts of the proposed development on any adjoining sensitive receptors, including residential uses. The text as currently drafted is considered to be overly prescriptive given the early stages of this proposed draft allocation.</p> <p>Design Criteria K – proposed modification:</p> <p><i>“K. should provide limited parking to promote active travel, taking into consideration staff and operational parking requirements of industrial and logistics users, as well as the site’s PTAL rating.”</i></p> <p>1.8 The proposed amendment reflects the poor PTAL rating of the Site (currently 1a), which will need to be reflected in</p>	

Responses from Enfield Council as Landowner	Proposed Change	Local planning authority response
	<p>operational and occupational tenant parking requirements.</p> <p>Design Criteria L – proposed modification:</p> <p><i>“L. must provide Pedestrian and vehicular access from Mollison Avenue roundabout and a secondary pedestrian and vehicular access point on Mollison Avenue to be informed by further detailed highways capacity and junction modelling.”</i></p> <p>The proposed amendment will allow for the necessary technical and capacity assessments to be undertaken to determine the optimum way that the site can be accessed by a mix of methods of transport, and the number of access points that may be necessary to accommodate the proposed industrial and logistics uses on the Site</p>	
SA RUR 04 Land East of Junction 24		
LBE support the proposed allocation as set out in Regulation 19 representations.	It is proposed to amend the land use requirement commentary as follows:	<i>LPA notes the proposed modifications. These are not considered necessary for</i>

Responses from Enfield Council as Landowner	Proposed Change	Local planning authority response
	<p>I. Should provide 30,550 sqm employment floorspace (light and general industrial, storage and distribution, and related sui generis uses) within LB Enfield site allocation (SA. RUR04), subject to feasibility testing at the time the application is made.</p> <p>II. Should be brought forward in conjunction with the wider land ownership in Hertsmere District Council.</p> <p>The parties are also in agreement that the Site could come forward in the short term 0-5 years rather than the 6-10 years currently identified in the ELP.</p>	<p><i>soundness, however if they are further proposed by the Inspector, LBE would be supportive of these modifications being made.</i></p>
SA RUR.07 Whitewebbs Golf Course and Land at Tottenham Hotspurs Football Club Training Ground		
LBE Support the proposed allocation as drafted in the ELP.	No changes proposed	n/a
SA RUR.08 Sloeman's Farm		

Responses from Enfield Council as Landowner	Proposed Change	Local planning authority response
LBE Support the proposed allocation as drafted in the ELP.	No changes proposed	n/a
SA URB.01 Brimsdown Sports Ground		
LBE Support the proposed allocation as drafted in the ELP.	No changes proposed	n/a
SA URB.19 Albany Leisure Centre		
LBE Support the proposed allocation as drafted in the ELP.	No changes proposed	n/a
SA URB.26 Ford's Grove Car Park		
LBE Support the proposed allocation as drafted in the ELP.	No changes proposed	n/a
SA URB.36 Church Street Recreation Ground.		
LBE Support the proposed allocation as drafted in the ELP.	No changes proposed	n/a

Appendix 2



MEMORANDUM OF UNDERSTANDING

between

LONDON BOROUGH OF ENFIELD (LBE)

and

**LANDOWNERS, DEVELOPERS AND PROMOTERS OF LAND WITHIN
THE CREWS HILL PLACEMAKING AREA**

Dated:

1. Purpose

- 1.1. This document forms the agreed Memorandum of Understanding (MOU) between London Borough of Enfield (LBE) and landowners, developers and site promoters within the Crews Hill Placemaking Area. LBE is the local planning authority responsible for preparing an up to-date local plan for the administrative area.
- 1.2. This area is defined by Strategic Policy SP PL11: Crews Hill within the draft Enfield Local Plan 2019-2041. Collectively the signatories are referred to as 'the Parties'.
- 1.3. The purpose of this MoU is to set out the key matters and strategic principles which have been agreed between the Parties. It confirms the shared ambition for the comprehensive development and change across the Crews Hill Placemaking Area and a commitment to work positively and through a collaborative process to ensure successful and proactive delivery. It has been prepared to assist the forthcoming Examination of the New Local Plan, and specifically the consideration of policies and site allocations related to Crews Hill.

2. Background

- 2.1. From December 2018 to February 2019 LBE consulted on the issues and options for the Local Plan which included a consultation to identify future development sites ("Towards a New Local Plan 2036", December 2018). A further consultation was held on a Draft Plan between June to September

2021 (“Main issues and preferred approaches” June 2021). The Draft Plan identified a Placemaking Area at Crews Hill which was considered to be suitable for a new sustainable community to come forward in a strategic and comprehensive manner.

2.2. The Parties have been working collaboratively on exploring and developing the concept further. They have come together in what was called the “Developer Forum” to agree and fund (through a PPA) additional work, including the preparation of a Spatial Framework and related evidence base studies. This work has informed the Regulation 19 version of the New Local Plan.

2.3. The Regulation 19 Local Plan includes policies that confirm Crews Hill as an area proposed to be allocated for residential-led mixed use development to deliver a new sustainable settlement centred around the existing train station and key movement corridors. Strategic Policies SS1, PL11 and H1 set out key policy requirements and site allocations SA11.1-11.6 allocate land at Crews Hill for residential-led mixed use development to deliver a new sustainable settlement centred around the existing under-utilised train station.

3. Principles of Collaboration

3.1. The Council and the landowners/developers agree to be governed at all times by the following principles:

- **Principle 1:** To work together positively and constructively, and in good faith, and to respect each other’s interests and confidentiality.
- **Principle 2:** To commit and promptly provide information to support and manage the process of Local Plan submission and examination.
- **Principle 3:** To be transparent and consistent at all times between all parties so that outcomes are anticipated, defined and understood.
- **Principle 4:** To provide effective involvement and consultation with the surrounding community, statutory and other stakeholders, and any individual or group with a legitimate interest.
- **Principle 5:** To be solution focused and reach identified milestones, unless otherwise agreed by all parties.
- **Principle 6:** All parties will encourage landowners and promoters of land within the allocation who are not subject to this MOU to engage on an equal and fair basis.

4. Commitment to Delivery

4.1. A new sustainable community of this type and scale will take time to evolve. The allocation of this area within the emerging Local Plan is the start of the process.

4.2. The Parties agree that based on the information that is available at this time, there are no reasons to consider that the overall proposals, as set by the vision and strategic policies in the New Enfield Local Plan, are not viable and capable of being delivered.

4.3. The Parties agree that given the timescales involved and the current status of work undertaken to date, that some matters will require further assessment and flexibility will be required to adapt to changing circumstances over time.

4.4. The Parties agree that details will evolve over time and therefore it is anticipated that specific assumptions and proposals will be subject to ongoing consultation and refinement.

4.5. The Parties agree to the following matters on the approach to delivery:

- To continue to work positively and collaboratively to progress the proposals.
- To enable sites and proposals to deliver against the housing trajectory set alongside the EC housing trajectory and housing land supply projections.
- To ensure community consultation and participation in the evolution of more detailed plans, planning policies and individual scheme designs.
- To undertake further work on comprehensive design and master planning to be secured through a 'Supplementary Planning Document'.
- To work together to prepare additional supporting evidence for the local plan and related planning applications.
- To establish and implement further 'Planning Performance Agreements' to set the basis of the work required, tasks, roles and responsibilities between the Parties and to ensure adequate resources are made available to undertake the work required.
- To prepare planning applications and supporting material in accordance with the needs of LBE and wider stakeholders, including appropriate early engagement and consultation, and ensuring that applications are accompanied by a full and comprehensive set of supporting material to enable determination.
- To deliver the appropriate infrastructure required to support the allocation, including a wide range of improvements and mitigations to be funded via developer contributions in line with all relevant national and local planning policies, planning guidance and law;

4.6. This MOU demonstrates the commitment to work collaboratively and an intention to co-operate collectively through and beyond the planning system.

It will be a “living document” and will be reviewed and updated to reflect the advancement of the development proposed and the parties involved.

- 4.7. In addition, ‘Planning Performance Agreements’ will be established to define specific tasks and work programmes in respect of working through subsequent planning stages for each individual site. It is anticipated PPAs could be on an individual site and/or parcel basis, to respond to individual parties requirements.
- 4.8. This is anticipated to also include the preparation of additional guidance, working through scheme specific pre-application stages, and on into the determination of specific planning applications and potentially beyond. It is anticipated that this MoU will be appended to future agreements to provide a consistent position between the Parties.

Appendix 3 LBE OWNERSHIPS WITHIN CREWS HILL PLACEMAKING AREA

