

Statement of Common Ground between
London Borough of Barnet and Affinity Water
July 2022

1 Introduction

- 1.1.1 This Statement of Common Ground (SCG) addresses the strategic planning matters specific to London Borough of Barnet, Thames Water and Affinity Water
- 1.1.2 This SCG ensures that the requirements set out in the National Planning Policy Framework (NPPF) have been met. The NPPF states, “Local planning authorities are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries”, this includes infrastructure providers.
- 1.1.3 The purpose of the SCG is to document the strategic matters being addressed and the progress in cooperating to address them. It focusses on areas of agreement or disagreement between the parties. Updates to this document will be agreed as matters progress and agreement is reached on any outstanding issues. It therefore includes details on mechanisms for review and updating. The SCG also forms part of the evidence to demonstrate compliance with the ‘duty to cooperate’.
- 1.1.4 Both Thames Water and Affinity Water participated in the development of the Barnet Infrastructure Delivery Plan 2021 and the Strategic infrastructure Delivery Plan 2022 on behalf of the West London Alliance of which Barnet is part.
- 1.1.5 The document is intended to be ‘live’, updated as circumstances change, and agreement occurs on any outstanding issues.

2 Strategic Geography

- 2.1.1 The potable water supply in Barnet is managed by two utility companies, Affinity Water and Thames Water. Affinity Water supplies the majority of the Borough with potable water, however, Thames Water does supply the areas at the southern end of Barnet’s portion of the A5. The sewerage is managed solely by Thames Water.

3 Strategic Matters

- 3.1.1 This section sets out the factual position regarding strategic matters.

3.2 Housing Delivery and Infrastructure

- 3.2.1 Barnet’s Local Plan is in general conformity with the London Plan (2021) which forms part of Barnet’s Development Plan. The London Plan sets housing targets that boroughs should deliver as a minimum and identifies locations for future growth along with strategic policies for delivering the identified growth.

- 3.2.2 Over the Plan period to 2036, LB Barnet aims to deliver a minimum of 35,460 new homes equal to 2,364 new homes per annum while providing a supply of sites for up to 46,000 new homes.
- 3.2.3 The London Plan (published in March 2021) sets a target figure for Barnet of 23,640 net housing completions for the ten-year period up until 2028/29. As stated in the Reg 19 draft plan, LB Barnet considers this to be a minimum target
- 3.2.4 The Strategic Infrastructure Delivery Plan identified the mains water sources utilised by Thames Water and Affinity Water and acknowledges that Barnet as part of the South East is in 'serious' water stress and that the level of stress is likely to worsen due to a combination of population growth and climate change.
- 3.2.5 Demand forecasting shows that there is a significant supply-demand deficit against the dry year annual average (DYAA) demand in the London Water Resource Zone (WRZ) throughout the planning period (2016-2099). Without investment, security of supply would not be maintained.
- 3.2.6 In recognition of this issue Barnet will continue to work with water suppliers and developers to improve the water efficiency of developments and the infrastructure.
- 3.2.7 London Plan Policy SI 5 Water Infrastructure requires borough Plans to recognise the need to manage the supply of potable water and reduce the usage of water to 110 litres a day per person. This is consistent with the National Framework for Water Resources. LB Barnet's Sustainable Design and Construction SPD already requires developers to design their development to encourage residents to limit their water consumption to 105 litres per day, this is carried forward into the draft Barnet Local Plan. LB Barnet also requires developers to liaise with utility infrastructure companies to ensure that proposed development can be supported.
- 3.2.8 The London Plan also promotes borough Plans to support the upgrade of water and wastewater infrastructure to support development. LB Barnet's Draft Local Plan supports these requirements in Policy ECC02A, Table 20¹ and the supporting text. This is acknowledged and supported by Thames Water and the Environment Agency in their respective responses to the draft Local Plan.
- 3.2.9 **Agreement:** LB Barnet will continue to work closely with Thames Water and Affinity Water and require developers of proposed major developments to liaise with infrastructure providers at the early stages of development and submit Foul Sewerage and Utilities Assessment with their applications. Utilities providers will also be consulted on applicable applications by LB Barnet. Thames Water and Affinity Water will assist LB Barnet during any updates to the Barnet Infrastructure Delivery Plan by identifying areas of the Borough where infrastructure upgrades are required.

¹ Table 20 requires 105 litres a day per person excluding the 5 litres for outdoor use as set out in the 'optional' Requirement G2 of Schedule 1 to the Building Regulations 2010.

4 Governance Arrangements


- 4.1 This statement of common ground is a live document and will be reviewed on a regular basis, informed by continued communication between the parties through meetings, statutory consultation at key plan making stages and electronic communication.

Signatories

All signatories agree that this statement is an accurate representation of areas of agreement and disagreement between the parties

Signed: 
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Position: AD Planning & BC

London Borough of Barnet
Date: 19.07.2022

Signed: 
Name: Eleanor Powers
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Date: 18/07/2022