Dear Sir/Madam,

Please find below our Hearing Statement in relation to the following Hearing/Issue:

**Hearing Monday 25th June - Matter 12: Spatial Policies and Sites**
**Issue 12.2 Other soundness Issues: Are there any other soundness issues relating to specific sites in Newham?**

**Policy INF6 - Green Space 178 (GS178) Northern Lagoon, Beckton Sewage Treatment Works (STW) – Proposed MOL deletion**

We support the deletion of the MOL designation on the site and security centre (SSC) as proposed on page 97 of the Policies Map Changes, Submission Version. However, we consider it is important that MOL is also removed from the whole of the Northern Lagoon area within which the SSC is located as this is the last remaining significant area of undeveloped operational land at Beckton STW for future upgrades. Refer to extract below of Northern Lagoon Area from adopted 2016 Policies Map:
Refer below to aerial photo of SSC/Northern Lagoon Area at Beckton STW:

The Northern Lagoon area (GS178) constitutes operational land associated with Beckton STW as defined in the Town and Country Planning Act and as confirmed by the Section 106 Legal Agreement between Thames Water and the London Borough of Newham associated with Beckton STW extension/Lee Tunnel planning permission reference 10/02061/LTGVAR/LBNM (March 2011).

The S106 Agreement states in Schedule 2, Section 4.2.6 that: “and shall be prepared recognising and acknowledging that the Northern Lagoon is Operational Land that may need to be utilised in the future by Thames Water at its discretion for the purposes of meeting and discharging its statutory undertaking and duties.” And at Section 4.4 that: “Thames Water shall maintain the Northern Lagoon until needed for development further to Thames Water’s duty as a statutory sewerage undertaker and having reasonable regard to the status of Operational Land in accordance with the terms of the Landscape and Ecology Masterplan approved further to paragraph 3.1....”.

Thames Water object to the designation of the Northern Lagoon area at Beckton STW as MOL and Green Space. In responding to London Borough of Newham consultations on the Core Strategy (Issues and Options, March 2008; Proposed Submission, February 2011), Thames Water supported the proposed removal of the MOL designation from operational land at Beckton STW. In supporting this proposal it was assumed at the time that the extent of the operational land at Beckton STW to be de-designated would include the Northern Lagoon, however it is understood that no plan identifying the extent of operational land at Beckton STW was published for consultation purposes.
Through the progression of the various capital projects at Beckton Sewage Works, Thames Water has always stressed that the Northern Lagoon is operational land and this is reflected in the Section 106 Legal Agreement mentioned above.

Policy INF6 Green Infrastructure of the Newham Core Strategy (adopted January 2012) identifies the following as a key priority: “De-designation of MOL on operational land at Beckton Sewage Treatment Works in the Roding Valley.” Given that the status of the Northern Lagoon as Operational Land is set out in the Section 106 Agreement and that there is an adopted Core Strategy policy that identifies the de-designation of operational land at Beckton STW from MOL, Thames Water consider that the Northern Lagoon should be de-designated as MOL and not allocated as Green Space.

This should be reinforced by appropriate edits to Policies Map Page 97 ‘Beckton STW MOL Removal’ to:

(a) show the whole of the Northern Lagoon area
(b) show the removal of the MOL designation across the whole of the Northern Lagoon area, not just the site Safety and Security Centre and access roads.

It is also of substantial concern that at page 321 of the Local Plan review document (Policy INF6) it is proposed that the text confirming the de-designation of this MOL designation at the Northern Lagoon has been struck through. This text should be reinstated and the designation removed.

The site is largely currently vacant land associated with Beckton STW. There is no public access to this area (other than the new permissive footpath along the northern boundary of Thames Water’s landholdings and outside of the operational site fencing) and it has no amenity function. It is therefore considered that the site does not meet the purposes of Green Space and is not one of the types of green space to which protection should be applied i.e. Metropolitan Park, District Park, Local Park and Open Space, Small Open Space, Pocket Park and Linear Open Space.

There is also considered to be no justification for designating this area as SINC. The area has been allowed to re-generate naturally in accordance with the Lee Tunnel and Beckton STW extension scheme Landscape & Ecology Management Plan, but this is a new landscape/habitat and will not have nature conservation value which justifies SINC designation. It is therefore considered that the Green Space, SINC and MOL designations should be removed from the Northern Lagoon Site.

Policy G3 of the new London Plan draft for Public consultation, December 2017, sets out that “Any alterations to the boundary of MOL should be undertaken through the Local Plan process….”

The northern lagoon area is the last remaining significant area of land at Beckton STW that can be utilised for future upgrades. It is therefore important that the MOL designation in particular is removed now so as not to unduly restrict future upgrades. In Thames Water’s experience it can significantly delay the planning process trying to justify special circumstances to permit development in MOL/Green Belt.
Proposed Change

Remove MOL, and Green Space and SINC designation from Northern Lagoon area at Beckton STW as illustrated on extract of Local Plan Open Space diagram below (page 322):

Royal Docks Road – Adopted Green Space (GS218a)

An area of the Beckton STW north of Gallions Reach shopping centre and east of Royal Docks Road, the STW inlet works area, has been identified as ‘adopted green space’. Refer to extract below of inlet screens area (GS218a) from adopted 2016 Policies Map:
Refer below to aerial photo of inlet screens area (GS218a) of Beckton STW:

This area is not green space and all land within the STW, situated over the Northern Outfall Sewer and otherwise located in this sector of the STW are operational land. There is no public access to this area and it has no amenity function.

In fact the majority of GS218a includes the Beckton STW inlet works which incorporates various large plant and machinery which is the primary phase of sewage treatment where incoming flows are screened to remove litter. The inlet work are also planned for an upgrade in the future.

It is therefore considered that the site does not meet the purposes of Green Space and is not one of the types of green space to which protection should be applied i.e. Metropolitan Park, District Park, Local Park and Open Space, Small Open Space, Pocket Park and Linear Open Space.

**Proposed Change**

Remove the Green Space designation from lands around the STW inlet works and Northern Outfall Sewer within Beckton STW as illustrated on extract of Local Plan Open Space diagram below (page 322):
Policy INF1, Part 1, Criterion (vi) & Beckton Proposals Map

The Beckton Proposals Map and Policy INF1 both identify the potential provision of the Dagenham Dock Extension DLR line and this is shown going across the centre of Beckton STW as illustrated below:
Whilst Thames Water is not opposed to the DLR extension in principle, it is essential that the supporting information for this provision makes it clear to all who may use the Plan that there is a need to carefully consider the relationship between any proposed alignment of the line and the assets in place on, over and below ground at Beckton Sewage Treatment Works (STW).

This has previously been the subject of a Section 106 Legal Agreement Side Agreement between Thames Water and the London Borough of Newham and Transport for London associated with Beckton STW extension/Lee Tunnel planning permission reference 10/02061/LTGVAR/LBNM (March 2011). In that Side Agreement the interaction between the DLR Extension as then envisaged and on site assets at the STW, particularly the Lee Tunnel, were taken into account to ensure that neither prejudices the other. More recently, delivery of the Enhanced Sludge Digestion Facility at Beckton STW saw the need for that new facility to ensure that it did not prejudice the agreement and its provisions.

It is therefore considered key that if a policy is to be included in the Plan which expressly supports the DLR extension that the same policy makes its users aware of the need to have regard to and conform with the provisions of the existing legal agreement referred to above, and the wider general need to ensure that any future proposals for the DLR extension do not prejudice assets located at, over or under the STW.

**Change Sought**

Under Section 2 ‘Design and Technical Criteria’ of Policy INF1 insert a new criterion ‘C’ as follows:

C. it is recognised that part of the proposed DLR extension alignment crosses Beckton STW. Proposals for development must therefore have full regard to the nature and requirements of existing and proposed assets and infrastructure on, over and under the STW. Particular regard must be had to the relevant provisions of the legally binding Section 106 Legal Agreement Side Agreement between Thames Water and the London Borough of Newham and Transport for London associated with Beckton STW extension/Lee Tunnel planning permission reference 10/02061/LTGVAR/LBNM (March 2011).

Yours faithfully

[Signature]

on behalf of Head of Thames Water Property