

Confidential Appendix F - Energetik Connection Pipeline

Context

In countries without a history of district energy networks, or a regulatory framework to mandate connection of existing homes/businesses to networks, the primary way that district energy networks grow is by connection of new developments or new businesses to the district energy network.

In the UK, connection of new buildings is encouraged by policy where heat networks either exist and can be extended or can be created through the London Plan and local planning policy.

The most recent government Energy White Paper, published in December 2020, also promises to support connection of existing buildings through “new heat network zones” no later than 2025. This implies a local authority would identify areas which can be readily connected to a low-carbon heat network and mandating connection unless it is not cost-effective to do so.

In London, the planning framework has been the primary lever for government to strongly encourage connection of new buildings to existing or emerging new district energy networks.

Enfield Connections

For new developments in Enfield, connection is strongly encouraged (unless unfeasible/unviable) to existing district energy networks through the local planning authority. For the London Plan, Policy SI 3 Energy infrastructure is explicit that developments should connect to heat networks wherever feasible. For Enfield’s existing planning policies, DMD52 and DMD54 states an energy hierarchy requiring connection to a heat network to be considered before other solutions.

Enfield is currently preparing a new Local Plan, and is at the stage of an “issues and options” regulation 18 document. One version has been consulted on by the council but a further version will need to be consulted on and then be sent to a planning inspector for review. The draft versions carry some weight.

As part of the local plan process, the council published in December 2020 a list of possible development sites to 2039 (the [SHLAA](#)) which includes an assessment of their suitability for housing, employment, or a mixture of uses. The council assesses sites as follows:

- To be considered deliverable, sites for housing should be available now (as of 1 April 2020), offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.
- To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available in the next 15 years and could be viably developed at the point envisaged. (This means the site is consistent with our current planning policies.)
- Potentially developable: sites which are not consistent for housing in our current planning policies but could become consistent in a new Local Plan. Whether the site becomes developable will depend on further assessment through the plan making process, e.g. whether circumstances support the amendment or removal of existing designations, and further investigations into its availability.
- Not developable within the local plan period: Those sites assessed as having significant policy and/or environmental constraints that means that the site is unlikely to be become suitable in the next 15 years. Those sites assessed as being unlikely to become available in the next 15 years. Those sites assessed as having no reasonable prospect of becoming achievable in the next 15 years

It is also relevant that Enfield is far behind delivery of new homes as set by the government (this is all housing not just council housing), the 'Housing Delivery Test'. Together with the emerging local plan it means that new development proposals for housing not in the greenbelt have some likelihood of gaining planning permission, which rises to a strong likelihood if they are designed to meet council policies.

This assessment has informed the analysis of Energetik's connection pipeline in the table below.

Borough Wide Housing

Putting aside the site-specific pipeline, it is also helpful to assess broader pipeline of new homes, in case individual sites do not come forward.

Enfield is in the later stages of developing a regulation 18 Local Plan with a preferred option of delivering 25,000 homes in the next 15 years. The minimum number of homes we must absolutely plan for is 17,000.

Of these, already 4915 "deliverable" homes which are under construction or have committed to connect (e.g. Meridian Water). This is Energetik's existing adopted business plan.

That leaves 12,000 – 19,000 homes over 15 years which the Council is planning for which are not included within the adopted Energetik business plan.

The proposed pipelines align with growth areas which have been known for some time, since the last regulation 18 version. Not all housing will be close to the proposed pipelines. Taking two scenarios:

- 20% of homes are within 1 km of pipe network 3,600 – 5,700 homes will connect to the green and yellow network
- 50% of homes are within 1 km of pipe network: 10,750 -14,750 homes will connect possible for the green and yellow network.

This indicates that the upside scenarios in the EY analysis (8,000 and 9,000 homes) are possibly and also likely within the next 15 years.

Presently the retrofitting and connection of existing LA owned and privately-owned properties is excluded from the options appraisal. However, the opportunity to connect along the expanding pipe route is currently being discussed with officers and the GLA, and is likely to offer additional upside to Energetik as well as a potential saving per property for the LBE For example, there are ca. 6000 existing council owned homes within 1km of the green and/or yellow line extension routes.

Table 1 – Pipeline of developments on Green and Yellow lines

Line	Energetik Extension opportunity	Phase	Ward	Year of 1 st connection	Expected connects.	Connection fee (based on Energetik numbers and 2021 conn. charges)	Planning Status	Planning Assessment	Summary	Comment on planning detail	Current Status
Green	Colosseum Retail Park	phase 1	Southbury Ward	2024	450	£ 1,972,526	Detailed planning permission for 450 units;	Deliverable	First phase is highly likely to be delivered;	Energy Statement and S016 commit to connecting	Heat agreements issued, not yet agreed or signed, forecast October 2021
Green	Colosseum Retail Park	phase 2a	Southbury Ward	2027	400	£ 1,753,356	Outline planning permission for a further 1150 units	Deliverable	later phases more uncertain on timing but good likelihood of happening	Energy Statement and S016 commit to connecting	Connection agreed in principle, forecast heat agreement signing in October 2025
Green	Colosseum Retail Park	phase 2b	Southbury Ward	2029	400	£ 1,753,356	Outline permission	Deliverable	later phases more uncertain on timing but good likelihood of happening	Energy Statement and S016 commit to connecting	Connection agreed in principle, forecast heat agreement signing in October 2027

Green	Colosseum Retail Park	phase 3	Southbury Ward	2033	400	£ 1,753,356	Outline permission	Deliverable	later phases more uncertain on timing but good likelihood of happening	Energy Statement and S016 commit to connecting	Connection agreed in principle, forecast heat agreement signing in October 2031
Green	Edmonton Green Shopping Centre	phase 1	Edmonton Green	2025	450	£ 1,972,526	Submitted for planning permission	Developable	Highly Likely to get approved and to start on site - but could be delayed in later phases	Energy Statement commits to connecting	Heat agreements issued, not yet agreed or signed, forecast December 2021
Green	Edmonton Green Shopping Centre	phase 2	Edmonton Green	2028	400	£ 1,753,356	Submitted for planning permission	Developable	Highly Likely to get approved and to start on site - but could be delayed in later phases	Energy Statement commits to connecting	Connection agreed in principle, forecast heat agreement signing in October 2025
Green	Edmonton Green Shopping Centre	phase 3	Edmonton Green	2030	400	£ 1,753,356	Submitted for planning permission	Developable	Highly Likely to get approved and to start on site -	Energy Statement commits to connecting	Connection agreed in principle, forecast heat agreement

									but could be delayed in later phases		signing in October 2027
Green	Edmonton Green Shopping Centre	phase 4	Edmonton Green	2031	450	£ 1,972,526	Submitted for planning permission	Developable	Highly Likely to get approved and to start on site - but could be delayed in later phases	Energy Statement commits to connecting	Connection agreed in principle, forecast heat agreement signing in October 2031
Green	Palace Gardens - phase 1	phase 1	Grange	2026	600	£ 2,630,034	in active pre-application; submission 2021	Potentially developable	Development likely to come forward but without housing in 1st phase	stated intention to connect	Heat agreements issued, not yet agreed or signed, forecast June 2022
Green	Palace Gardens - phase 2	phase 2	Grange	2028	600	£ 2,630,034	in active pre-application; submission 2021	Potentially developable	Development likely to come forward and good possibility of approval but housing numbers may not be 1200 as suggested by developer -	Stated intention to connect	Connection agreed in principle, forecast heat agreement signing in October 2025

									more like 600		
Yellow	GLA homes (North Middlesex Hospital)		Upper Edmonton	2025	250	£ 1,095,848	in active pre-application; submission 2021;	not included (unsure why not)	Highly likely to get approval and to start	stated intention to connect; unclear why not in SLHAA	Connection agreed in principle, heat agreements issued for development tender by GLA
TOTAL MODELLED			4,750			£21,040,276					
Yellow	50 – 56 Fore Street		Upper Edmonton	2025	112	£ 490,940	Submitted for planning permission	Developable	Likely to get approval; pre-app has been strong, and meeting polices	Energy Statement commits to connecting	Heat agreements issued, not yet agreed or signed, forecast December 2021
Yellow	Gas holder site Station Road		Southgate Green	2025	181	£ 793,394	Submitted for planning permission	Developable	Likely to get approval, maybe on appeal. Unclear on likelihood of proceeding but good	Energy Statement commits to connecting	Heat agreements issued, not yet agreed or signed, forecast December 2021

									reason to		
Yellow	Selby Centre		n/a	2025	200	£ 876,678	To be Submitted for planning permission to Haringey	N/A	No comment		Emails agreeing benefits exchanged, heat agreements yet to be issued
Yellow	TFL Cockfosters		Cockfosters	2025	350	£ 1,534,187	To be submitted to planning in June 2021	Developable	Likely to get approval, maybe on appeal. Strong likelihood of proceeding if granted.	Energy Statement commits to connecting	Heat agreements issued, not yet agreed or signed, forecast February 2022
Yellow	High Road West, Haringey		n/a	2025	981	£ 7,995,305	To be Submitted for planning permission to Haringey	N/A	No comment		Emails agreeing benefits exchanged, heat agreements yet to be issued
TOTAL NOT MODELLED BUT LIKELY TO PROCEED				1,824		£11,690,503					

Green	Tesco + car Park - Southbury Road		Southbury Ward	2025	500	£ 2,191,695	Initial pre-application discussion	not on the public SHLAA List (submitted Jan2021)	Likely to submit for planning in 2022; in Tesco corporate pipeline	Will be in 2021 SHLAA - 500-700 homes	No engagement to date
Yellow	Station Road, New Southgate (currently Homebase)		Southgate Green Ward		200	£ 876,678	Pre-application discussions	Potentially Developable	Good chance but not confirmed		No engagement to date
Green	Main Avenue Site		Southbury Ward		82	£ 359,438		Developable	Difficult site		No engagement to date
Green	Sainsburys Crown Road		Southbury Ward		1000	£ 4,383,391	Call for sites	Developable	Not yet in pre-app	Case study: Ryle Yard. Height assumption: 10 storeys	No engagement to date
Green	Morrisons, Southbury Road		Southbury Ward		900	£ 3,945,052	Call for sites	Developable	Not yet in pre-app	Case study: Ryle Yard. Height assumption: 10 storeys	No engagement to date
Yellow	188-200 Bowes Road, London		Bowes		86	£ 376,972	Planning granted	Developable	To review		No engagement to date

Yellow	Highview Gardens (amenity space/car parking)		Southgate Green		15	£ 65,751		Developable	Not yet in pre-app	Case study: Perry Mead. Close proximity to Energetik network at AG - would look to retrofit connection to whole estate if possible.	No engagement to date
Yellow	Tottenham Rd		Bowes		200	£ 876,678		Developable	Not yet in pre-app	Case study: South Chase Lot 3. Height assumption is 3 storeys.	No engagement to date
Yellow	Upton Road And Raynham Road		Upper Edmonton		150	£ 657,509	Pre-application discussions	Developable	In HRA programme to start 2022; pre-app started		Connection agreed, heat agreements issued, not yet agreed or signed, forecast February 2022

Green	Chiswick Road Estate (Osward and Newdales)		Lower Edmonton		153	£ 670,659	Pre-application discussions	Developable	In HRA programme to start 22/23		No engagement to date
Green	St Anne's Catholic High School for Girls, Enfield - playing fields		Grange Ward		230	£ 1,008,180	Pre-application discussions	Potentially Developable	Long discussed; requires church approval		No engagement to date
Green	100 Church Street		Grange Ward		91	£ 398,889	Submitted	Developable	Good chance with design changes. Likely to be delivered.		No engagement to date
Potential Developable Homes 2026 – 2041			9,350			£40,984,704					