

MUNICIPAL YEAR 2011/2012 REPORT NO. 250

MEETING TITLE AND DATE:

LDF Cabinet Sub Committee
25th April 2012

REPORT OF:

Director of Regeneration,
Leisure and Culture

Agenda – Part: 1

Item: 6

Subject:

Meridian Water Masterplan Consultation
Paper

Wards: Upper Edmonton

Cabinet Member consulted: Cllr Goddard

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1. EXECUTIVE SUMMARY

- 1.1 Enfield's eco neighbourhood vision is to create up to 5000 new homes and up to 3000 jobs in Meridian Water as a growth and extension of Edmonton and surrounding communities. In order to shape the nature of the development within Meridian Water, the Council has prepared a Masterplan for the Meridian Water area. The Masterplan is being prepared as a Supplementary Planning Document (SPD), sitting within the wider Central Leaside Area Action Plan.
- 1.2 Work on a draft Masterplan has now been completed by the Council's design partner. The Council is proposing to formally consult on the Masterplan for a 12 week period, in line with the Council's Statement of Community Involvement (SCI), from early May 2012. Comments received from this consultation will be integrated in to the Masterplan, and will contribute to the final draft Masterplan.

2. RECOMMENDATIONS

- 2.1 That the LDF Cabinet Sub Committee approves the Meridian Water Masterplan document for formal public consultation in May 2012 for 12 weeks alongside the Central Leaside AAP and Draft Development Management Document and delegate any changes arising from subsequent decisions of the Sub-Committee and any other minor changes of an editorial nature, prior to publication to Chair of the LDF Cabinet Sub Committee (particularly see Paragraph 6.2)

3. BACKGROUND

- 3.1 The Core Strategy sets out the Council's eco neighbourhood vision for the creation of up to 5000 new homes and up to 3000 jobs in Meridian Water as a growth and extension of Edmonton and surrounding communities. To support these 5000 homes and 3000 new jobs, the Masterplan also incorporates a new primary school and an all through school (with a sixth form), a community hub incorporating police and health facilities along with associated retail to support both the needs of the new community and the surrounding areas.

- 3.2 The aim is to develop a new sustainable expansion of the existing communities and area that links directly into Waltham Forest, Edmonton Green and Tottenham on all sides, following the same street patterns and linkages to create a new expansion of the existing towns, and not a development that sits apart from them.
- 3.3 In order to shape the nature of development within Meridian Water, the Council has developed the Meridian Water Masterplan. The Masterplan constitutes a Supplementary Planning Document (SPD), sitting within the wider Central Leaside Area Action Plan. It acts as a key guiding document to determine the nature and volume of development within the area and the key locations for homes, jobs and infrastructure.
- 3.4 The Meridian Water Masterplan SPD was prepared according to the process set out in the Planning and Compulsory Purchase Act 2008 (as amended) and supporting regulations. The Masterplan document is influenced by prerequisite work, including the identification of, and consultation on, a Preferred Design for development, which was undertaken in line with the Council's Statement of Community Involvement (SCI). In addition the Masterplan will be issued for consultation alongside a Sustainability Appraisal, which is a statutory requirement, and which was again subject to a statutory consultation period.
- 3.5 Consultants, LDA Design, were engaged in April 2010 to support the development of the Masterplan. Following extensive internal discussion and consultation with internal and external partners, a series of detailed investigations and assessments (such as transportation and flooding), the publication of a Preferred Option, and feedback from the community, a draft of the Meridian Water Masterplan SPD has been created.
- 3.6 Following the agreement of the LDF Cabinet Sub Committee to consult on the Masterplan, the Council will run a number of events to publicise the Masterplan consultation (including publishing statutory notices) seeking views from the community, land owners, stakeholders and other partners to help shape the final version of the Masterplan.
- 3.7 Details of the consultation proposed are outlined in Section 6 of this report.
- 3.8 After formal consultation has taken place, the Council will integrate the comments received into a final draft Masterplan. A final draft Masterplan will then be brought before the LDF Cabinet Sub Committee in order to seek its adoption.
- 3.9 Therefore, LDF Cabinet Sub Committee's approval is sought to formally consult with the public on the Meridian Water Masterplan SPD.

4. THE MASTERPLAN PROPOSAL

- 4.1 The Masterplan identifies how the Council and its partners can deliver the regeneration of the Meridian Water area to provide up to 5000 new homes and 3000 jobs by 2045. It is informed by the Planning Policy context of the

area (such as Strategic Industrial Location and Green Belt designations), stakeholder requirements (such as land owner aspirations) and evidence of the social, economic and environmental needs of the area to create a community where people desire to live.

- 4.2 LDA Design have developed a proposal for the future design and layout of Meridian Water, with the aim of trying to pull together these aspirations and create a viable and deliverable vision for the area, around which the Masterplan is based.
- 4.3 The proposal, as set out is compliant with the London Plan and the Council's Core Strategy policies, and takes a balanced approach in its distribution of uses and improvements to land values.
- 4.4 The document is designed to be multi-functional, providing sufficient detail to be informative, without being overly complex, so that it can serve multiple audiences. It is designed to set out the key design considerations that have helped to shape the Masterplan, and outline the potential for development within the area. The additional supporting reports, technical investigations and assessments can then be provided to those key stakeholders (such as land owners) who wish for further information and discussion.
- 4.5 In terms of its implications for the Council, the Masterplan aims to focus on a simple redistribution and reshaping of existing uses within the area, and can be delivered by a partnership of the Council, key stakeholders (such as the NHS Trust) and existing land owners, with land owners delivering much of the redistribution of land uses in order to realise value from their land, and the Council and its partners bringing forward infrastructure such as schools and health centres as necessary, particularly through use of S106 and CIL contributions.
- 4.6 In summary, key salient points of the Masterplan are:
 - Residential development across the Kimberley Road site (former gas holders), with creation of a primary school within the of site and a hotel or employment space (to act as a buffer to noise and pollution) to the North of the site. This includes opening up of an existing subway underneath the railway line to act as a pedestrian link to the heart of the area;
 - Creation of an East / West link – known as The Causeway – between Harbet Road with Meridian Way via Glover Drive. This would create bridges across the waterways and link to various public spaces. Access to sections of the road will be limited to pedestrian and public transport to stop the creation of a cut-through route. The route will not only improve flow within the Meridian Water development but will also help link the site into the surrounding communities of Edmonton in the west and Chingford in the east;
 - Consolidation and revitalisation of Strategic Industrial Land in the triangular site to the east of the River Lee Navigation, including Stonehill Estate, as well as improving and creating other employment opportunities on the 'tear drop' site and in the south of the development;
 - The creation of various green spaces and public realm, including a number of public squares, seamless links into the Lee Valley Regional Park to the south and north, and community agriculture and growing spaces to the west of the River Lee Diversion Channel;

- An all-through school located on the underused Kenninghall open space site, along with shared use sports facilities for the community. The school will provide places for residents of the future Meridian Water development as well as the existing communities in Edmonton;
- A reconfiguration of the Tesco and IKEA superstores to create a high street at the heart of Meridian Water. As well as creating an attractive and vibrant retail area, a community hub will also be located here, providing police and health facilities as well as community space;
- Residential development will be located along the River Lee Navigation creating desirable and healthy waterfront living, and maximising the currently underutilised water resources within the Meridian Water site.

5. INFRASTRUCTURE REQUIREMENTS

- 5.1 The Masterplan has been developed in close conjunction with strategic stakeholders and development partners including all statutory stakeholders and the land owners within the site to understand what would be most feasible and cost effective in terms of the delivery of the proposals.
- 5.2 The proposal set out in the attached document is therefore designed around on the following infrastructure being required over the lifespan of the plan:
- Improvements to Angel Road Station to increase accessibility from the South;
 - Opening up of the existing subway beneath the rail line;
 - Creation of a causeway across the centre of the site as an extension to Glover Drive;
 - Development of two bridges (one short span, one long span) to bridge Salmons Brook and the River Lee Navigation;
 - Creation of a primary school and an all through school;
 - Development of a health centre and associated community facilities.
- 5.3 Each element has been included within the spatial plan for the area, supported by a viability assessment to understand how, physically, they can be delivered.
- 5.4 Broad costings have been placed against each item in order to understand the overall potential for development and delivery, in order to ensure that none of the options are broadly unfeasible in terms of their ability to be delivered.
- 5.5 Further viability work is being undertaken to further develop the detailed costs of this infrastructure, the potential funding sources available (such as grants, S106 and similar) and the mechanisms required to deliver this infrastructure, with a view to minimising the cost implications for the Council.

6. NEXT STEPS

- 6.1 Further to the draft Masterplan document, the Council is in active discussions with land owners, stakeholders and other parties. Due to time constraints a number of minor outstanding issues could not be incorporated in to the draft document prior to the Committee meeting.

- 6.2 Therefore approval is sought from the LDF Cabinet Sub Committee to delegate jointly to the Lead Member for Business & Regeneration and the Director of Regeneration, Leisure & Culture to agree any minor editorial and content changes arising from these discussions on the 2nd and 3rd of May to be incorporated in to the Meridian Water Masterplan prior to the commencement of public consultation.

The issues to be discussed and incorporated are;

- The incorporation of additional flood risk mitigation measures (above and beyond the baseline flood work) in the Canal-side West Neighbourhood, focused on use of open space and relationship to the waterways,
- Minor variations of the design of the relationship between link roads and the Causeway route in the Islands and Canal-side West Neighbourhoods to manage traffic flow and to provide additional connectivity to the main square, either through additional link routes or a small widening of the square,
- Inclusion of an additional paragraph in the text of the Islands and Canal-side West Neighbourhoods to recognise the potential for some uses in these areas to support delivery, regeneration and an active frontage on the Causeway.

- 6.3 The timeframe for the production of the Meridian Water Masterplan is as follows:

○ Draft Meridian Water Masterplan SPD published for 12 week consultation period	○ early May – August 2012
○ Responses to the consultation considered and Masterplan revised accordingly	○ Autumn 2012
○ Masterplan adoption by the Council	○ Autumn-Winter 2012

7. CONSULTATION

- 7.1 In order to seek the views of key stakeholders and the community on the Masterplan, the Council is proposing (and is required) to conduct a full public consultation on the on Masterplan.

- 7.2 The consultation will seek respondents' views on their view of the proposals set out in the Masterplan and, and seek recommendations as to particular elements that should be amended.

- 7.3 It is envisaged that the consultation will take place in early May over a 12 week period and aims to comprise of the following events and activities:

- Email notifications to all key stakeholder groups and organisations (such as EBRA, FECA etc) of the Masterplan document and inviting their views and input and proposing discussion meetings if required / desired;
- A series of individual key stakeholder and land owner meetings, talking through the proposal with Council Partners and seeking their views on the Masterplan;

- A “walk around” event for local Elected Members, and the Edmonton Leaside Partnership to discuss the Masterplan its implications;
- Copies of the Masterplan to be distributed at consultation events, meetings and in the reception areas of Council Offices and Borough libraries to provide those community members without internet access or access to the consultation events the opportunity to view and comment on the Masterplan;
- Presentation to the NLSA Upper Lee Place Shaping Board of the Masterplan proposal (subject to confirmation by NLSA);
- Presentation to the Meridian Water Delivery Board of key stakeholders;
- Attendance and presentation of the proposal to the Shires Tenants and Residents Association;
- Presentation to the Edmonton Partnership Initiative and Edmonton Leaside Partnership groups outlining the proposal and seeking comments (subject to scheduling);
- A joint scoping of the consultation proposals with LB Haringey and Waltham Forest to identify key communities and stakeholders within their adjoining neighbourhoods with an interest in the Masterplan development, with a view to contacting these groups by email with copies of the Consultation document, and inviting them to the consultation discussions, walk around events and meetings if required.

7. ALTERNATIVE OPTIONS CONSIDERED

- 7.1 None considered. Preparation of the Local Plan is a statutory requirement and the preparation of a Masterplan for the Meridian Water area is required to support the Council’s Regeneration programme. The intention to prepare a Masterplan for Meridian Water is set out in the Council’s Local Development Scheme and the Core Strategy. Consultation on the Masterplan is a statutory requirement and is set out in the Council’s Statement of Community Involvement.

8. REASONS FOR RECOMMENDATIONS

- 8.1 To seek approval of the Meridian Water Masterplan for consultation, in accordance with the decision making powers detailed in the LDF’s Local Development Scheme.

9. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS

a. Financial Implications

- 9.1.1 Provision for the cost of preparing the Meridian Water Masterplan Consultation Paper is included in the revenue budgets.
- 9.1.2 The document will essentially be used as a mechanism for consultation and does not itself directly commit the Council to additional expenditure.
- 9.1.3 Any future proposals with cost implications would need to be subject to separate reports and full financial appraisal

b. Legal Implications

9.2.1 The Planning and Compulsory Purchase Act 2004 (the Act) imposes on local planning authorities a duty to exercise their duties and functions under the Act with the objective of contributing to the achievement of sustainable development. Part 2 of the Act provides for the preparation of Local Development Documents (LDDs), of which a Supplementary Planning Document (SPD) is one such LDD. Collectively will form the Local Development Plan and when adopted form the formal policy framework against which planning decisions are taken. The Council adopted its Core Strategy in December 2010. In addition the National Planning Policy Framework, published 27th March 2012, is now a material consideration and must be taken into account when making planning decisions and when preparing all local and neighbourhood plans It is intended that the Meridian Water Master Plan will be a SPD once adopted.

9.2.2 To ensure that the SPD can be given appropriate weight it is necessary ensure that due process is correctly followed in all elements of the formation of the document including consultation in accordance with the regulations.. The consultation referred to in the Report is part of the required process.

9.2.3 The Act requires a Sustainability Appraisal (SA) to be undertaken for each of their documents in the Local Development Plan. In addition the European Directive 2001/42/EC, requires Local Planning Authorities to undertake a Strategic Environmental Assessment of emerging plan documents. Consideration must also be given to whether the Materplan requires an equalities impact assessment to ensure that the Council complies with its obligations under the Equalities Act 2010

c. Property Implications

9.2.4 This is an ambitious Regeneration project, relying upon planning led solutions for the area. There may be every need to include for use of CPO powers and a relocation strategy and compensation package put in place. The council does not own any of the main parcels of strategic land identified south of the A 406 and officers may need external support to achieve the desired partnership solutions. Key to the deliverability of the site is the infrastructure provision relating to the "Causeway". Its deliverability is deemed critical, for the overall success of the wider scheme.

10. KEY RISKS

10.1 A risk register is maintained for the Meridian Water Masterplan. Individual project management methodologies are in place for all subsequent schemes and projects.

11. IMPACT ON COUNCIL PRIORITIES

a. Fairness for All

Ensuring a full and proper consultation, in line with the Council's SCI, will ensure that all residents are able to engage with, and influence, the development of one of the Borough's key regeneration priorities

b. Growth and Sustainability

The development of the Meridian Water Masterplan is a key Council priority, ensuring the regeneration and development of this deprived area of Upper Edmonton and Edmonton Green.

c. Strong Communities

Ensuring a full and proper consultation, in line with the Council's SCI, will ensure that all residents who may be affected by the regeneration at Meridian Water get the chance to engage with, and influence, the development of the Masterplan. This will include the surrounding communities in Edmonton.

12. EQUALITIES IMPACT IMPLICATIONS

12.1 The Meridan Water Draft Masterplan has been subject to a predictive Equalities Impact Assessment (EqIA). This EqIA will ensure that the Masterplan promotes equal opportunities in consultation, engagement and plan and policy writing. The results of consultation and the findings the EqIA will be used to inform and test the final Masterplan which will be subject to examination by an independent inspector appointed by the Government.

13. PERFORMANCE MANAGEMENT IMPLICATIONS

13.1 The project is run through a Matrix working arrangement, monitored by the Edmonton Leaside Partnership, and a detailed risk register is maintained for Meridian Water which is reported to DMT on a regular basis. Therefore all risks and implications arising from the Masterplan proposals are monitored and managed as part of this process.

Background Papers

Appendix 1 – Draft Masterplan Document