

# Public Document Pack



## PLANNING COMMITTEE

Tuesday, 21st July, 2020 at 7.30 pm

Contact: Jane Creer / Metin Halil  
Committee Administrator  
Direct : 020-8132-1211 / 1296  
Tel: 020-8379-1000  
Ext: 1211 / 1296

## **PLEASE NOTE : VIRTUAL MEETING**

Please click [Here](#) to view the meeting or click the link below:

E-mail: [jane.creer@enfield.gov.uk](mailto:jane.creer@enfield.gov.uk)  
[metin.halil@enfield.gov.uk](mailto:metin.halil@enfield.gov.uk)  
Council website: [www.enfield.gov.uk](http://www.enfield.gov.uk)

<https://bit.ly/2B8m4Fo>

## MEMBERS

Councillors : Maria Alexandrou, Kate Anolue, Mahym Bedekova (Vice-Chair), Chris Bond, Sinan Boztas (Chair), Elif Erbil, Ahmet Hasan, Dino Lemonides, Michael Rye OBE, Jim Steven and Hass Yusuf

**N.B. Involved parties may request to make a deputation to the Committee by contacting [Democracy@enfield.gov.uk](mailto:Democracy@enfield.gov.uk) before 10am on the meeting date.**

## AGENDA – PART 1

1. WELCOME AND APOLOGIES FOR ABSENCE
2. DECLARATION OF INTEREST
3. MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 23 JUNE 2020 (Pages 1 - 4)

To receive the minutes of the Planning Committee meeting held on Tuesday 23 June 2020.

4. REPORT OF THE HEAD OF PLANNING (REPORT NO.1) (Pages 5 - 6)

To receive the covering report of the Head of Planning.

5. 18/04517/FUL- 4 ADVENT WAY, LONDON N18 3AG (Pages 7 - 48)

RECOMMENDATION: That subject to the completion of a Section 106 Agreement to secure the matters covered in this report, the Head of

Development Management/ Planning Decisions Manager be authorised to  
Grant planning permission subject to conditions.  
WARD: Upper Edmonton

**PLANNING COMMITTEE - 23.6.2020****MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 23 JUNE 2020****COUNCILLORS**

**PRESENT** Mahmut Aksanoglu, Sinan Boztas, Mahym Bedekova, Elif Erbil, Ahmet Hasan, Tim Leaver, Hass Yusuf, Michael Rye OBE and Jim Steven

**ABSENT** Maria Alexandrou and Chris Bond

**OFFICERS:** Andy Higham (Head of Development Management), Evie Learman (Principal Planning Officer), Catriona McFarlane (Legal Representative) and Dominic Millen (Group Leader Transportation) Jane Creer (Secretary) and Metin Halil (Secretary)

**Also Attending:** Councillors Stephanos Ioannou, Charith Gunarwardena and Derek Levy (Southgate Ward Councillors)  
Deputies: Preenal Gondhea, Ralph Kley, Marianne Linden, and Chris Horner  
Representative of the Agent: Holly Mitchell  
Members of the public, applicant and agent representatives were able to observe the meeting live online.

**584****WELCOME AND APOLOGIES FOR ABSENCE**

## NOTED

1. Councillor Aksanoglu, Chair, welcomed all attendees to the meeting, which was being broadcast live online. Committee members confirmed their presence and that they were able to hear and see the proceedings.
2. Apologies for absence were received from Councillor Maria Alexandrou who due to a conflict of interest would not have been permitted to debate or vote on the single agenda item, from Councillor Chris Bond, and from Dennis Stacey (Chair, Conservation Advisory Group).
3. Council officers involved in the meeting were introduced.

**585****DECLARATION OF INTEREST**

NOTED there were no declarations of interest from Members present.

**586****MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 21 MAY  
2020 AND TUESDAY 2 JUNE 2020**

**PLANNING COMMITTEE - 23.6.2020**

NOTED that the minutes of the Planning Committee meetings held on Tuesday 21 May 2020 and Tuesday 2 June 2020 were agreed as a correct record.

**587**

**REPORT OF THE HEAD OF PLANNING (REPORT NO.263)**

RECEIVED the report of the Head of Planning.

**588**

**19/01941/FUL - SOUTHGATE OFFICE VILLAGE, 286 CHASE ROAD, LONDON, N14 6HF**

NOTED

1. An update report for Members had been published and circulated by email.
2. A Member site visit had taken place on Saturday 20 June 2020.
3. The introduction by Andy Higham, Head of Development Management, clarifying the proposals and highlighting the key issues and policy considerations.
4. There had been a Planning Panel public meeting in January 2020, the notes of which were appended to the officers' report, and over 1000 comments had been received in respect of this application.
5. Receipt of objections from Bambos Charalambous Member of Parliament for Enfield Southgate and Joanne McCartney, Assembly Member for Enfield and Haringey, as set out in the update report.
6. Receipt of a further three letters of objection raising concerns including overshadowing, residential amenity, health and safety of school children, air pollution, impact on parking, impact on property values, construction noise, and affect on mental health.
7. Receipt of one further letter of support in respect of the shortage of housing and need for new homes, especially close to stations.
8. Further additional conditions in respect of Fire Statement, opaque glazing and window openings, disabled car parking, waste strategy, permitted development, and amalgamation of Condition 13 with Condition 21.
9. Receipt of a written representation from Denise Gandhi (Southgate Green Association), against the officers' recommendation, circulated to Members.
10. The deputation of Preenal Gondhea (MRICS Chartered Surveyor, member of Southgate District Civic Voice planning group and local resident.) speaking against the officers' recommendation.
11. The deputation of Ralph Kley (neighbouring resident) speaking against the officers' recommendation.
12. The deputation of Marianne Linden on behalf of residents of Hillside Grove and Park Road speaking against the officers' recommendation. Without having got permission from the committee, Marianne Linden handed over to Jonathon of 43 Hillside Grove to make part of the deputation.
13. The deputation read out on behalf of Chris Horner (Southgate District Civic Voice - Conservation Advisory Group rep) against the officers' recommendation.

**PLANNING COMMITTEE - 23.6.2020**

14. The statement of Councillor Stephanos Ioannou, Southgate Ward Councillor against the officers' recommendation
15. The statement of Councillor Charith Gunarwardena, Southgate Ward Councillor against the officers' recommendation.
16. The statement of Councillor Derek Levy, Southgate Ward Councillor against the officers' recommendation.
17. The statement in response from Holly Mitchell, Simply Planning, agent on behalf of Viewpoint Estates, the applicant.
18. Members' debate and questions responded to by officers.
19. The Committee voted unanimously not to support the officers' recommendation.
20. Councillor Rye's proposal, seconded by Councillor Boztas, that planning permission be refused on the grounds of height, bulk and massing; affordable housing and the housing mix; impact on the setting of heritage assets; visually intrusive and having a detrimental impact on residential properties.
21. The unanimous support of the Committee for refusal of the application.

**AGREED** that the application be refused for the following reasons.

Height, Bulk & Massing

The proposed development, due to its height, bulk and massing would result in an intrusive and incongruous form of development which fails to integrate satisfactorily with its surroundings. The height of the proposed towers in particular is excessive in this location and would result in an inappropriately visually prominent form of development that would be out of context and unduly dominant. The development would be detrimental to and in contrast to the prevailing character and appearance of the area and would be contrary to Policies 3.5, 7.4, 7.6 and 7.7 of the London Plan, Policy D3 & 4 of the draft London Plan (Intend to Publish), Policies CP4 and CP30 of the Core Strategy, Policies DMD6, DMD8, DMD37 and DMD 43 of the Development Management Document.

Affordable Housing

The proposed development, notwithstanding the viability information provided, fails to provide an appropriate amount and mix of affordable housing in terms of the split between social rental and intermediate housing having regard to the requirements of Policy CP3 of the Council's adopted local plan. The development of this site would therefore fail to contribute appropriately to the supply of affordable housing in the borough, contrary to the Policies 3.10, 3.11 and 3.12 of the London Plan 2016, Policies CP3 of the Core Strategy 2010 and Policy DMD1 of the Development Management Document 2014.

Setting of Heritage Assets

The proposed development, due to its height, bulk and massing would result in an intrusive, incongruous and visually prominent form of development that would cause less than substantial harm to the setting of the adjoining heritage

**PLANNING COMMITTEE - 23.6.2020**

assets with insufficient public benefits provided by the development to outweigh this harm. Harm would specifically be caused to the setting of the Grad II\* listed Southgate Underground Station and the setting of the Southgate Circus Conservation Area. The development therefore is considered to be contrary to Policies CP5 and CP30 of the Core Strategy, Policies DMD6, DMD8, DMD10, DMD37 and DMD38 of the Development Management Document, London Plan Policies 3.4, 7.4 & 7.6 and 7.8, Policies D3 and D9 of the draft London Plan (Intend to Publish) as well as the NPPF.

Residential Amenity

The proposed development due to its height, bulk and massing, would give rise to conditions prejudicial to the amenities of the adjacent and nearby residential properties due to the visual intrusion, sense of enclosure and overlooking caused. This would be contrary Policies DMMD8, DMD10, DMD37 and DMD43 of the Development Management Document, London Plan Policies 3.5, 7.6, 7.8 and Policies D3 & HC1 of the draft London Plan (Intend to Publish)

**589**

**FUTURE MEETING DATES**

NOTED

1. Future meeting dates for 2020/21 and committee membership would be agreed at Annual Council on 1 July 2020.
2. Councillor Aksanoglu thanked everyone who had participated in this meeting for their hard work and contributions, and thanked Members and officers for all the support they had given him during his time as Chair of Planning Committee.

**MUNICIPAL YEAR 2020/2021 - REPORT NO**

**COMMITTEE:**  
 PLANNING COMMITTEE  
 21.07.2020

AGENDA - PART 1	ITEM 4
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SUBJECT -
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MISCELLANEOUS MATTERS
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**REPORT OF:**  
 Head of Planning

**Contact Officer:**  
 Planning Decisions Manager  
 David Gittens Tel: 020 8379 8074  
 Claire Williams Tel: 020 8379 4372

#### **4.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS** INF

4.1.1 In accordance with delegated powers, 149 applications were determined between 25/06/2020 and 10/06/2020, of which 122 were granted and 27 refused.

4.1.2 A Schedule of Decisions is available in the Members' Library.

##### Background Papers

To be found on files indicated in Schedule.

#### **4.2 PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS** DEC

On the Schedules attached to this report I set out my recommendations in respect of planning applications and applications to display advertisements. I also set out in respect of each application a summary of any representations received and any later observations will be reported verbally at your meeting.

##### Background Papers

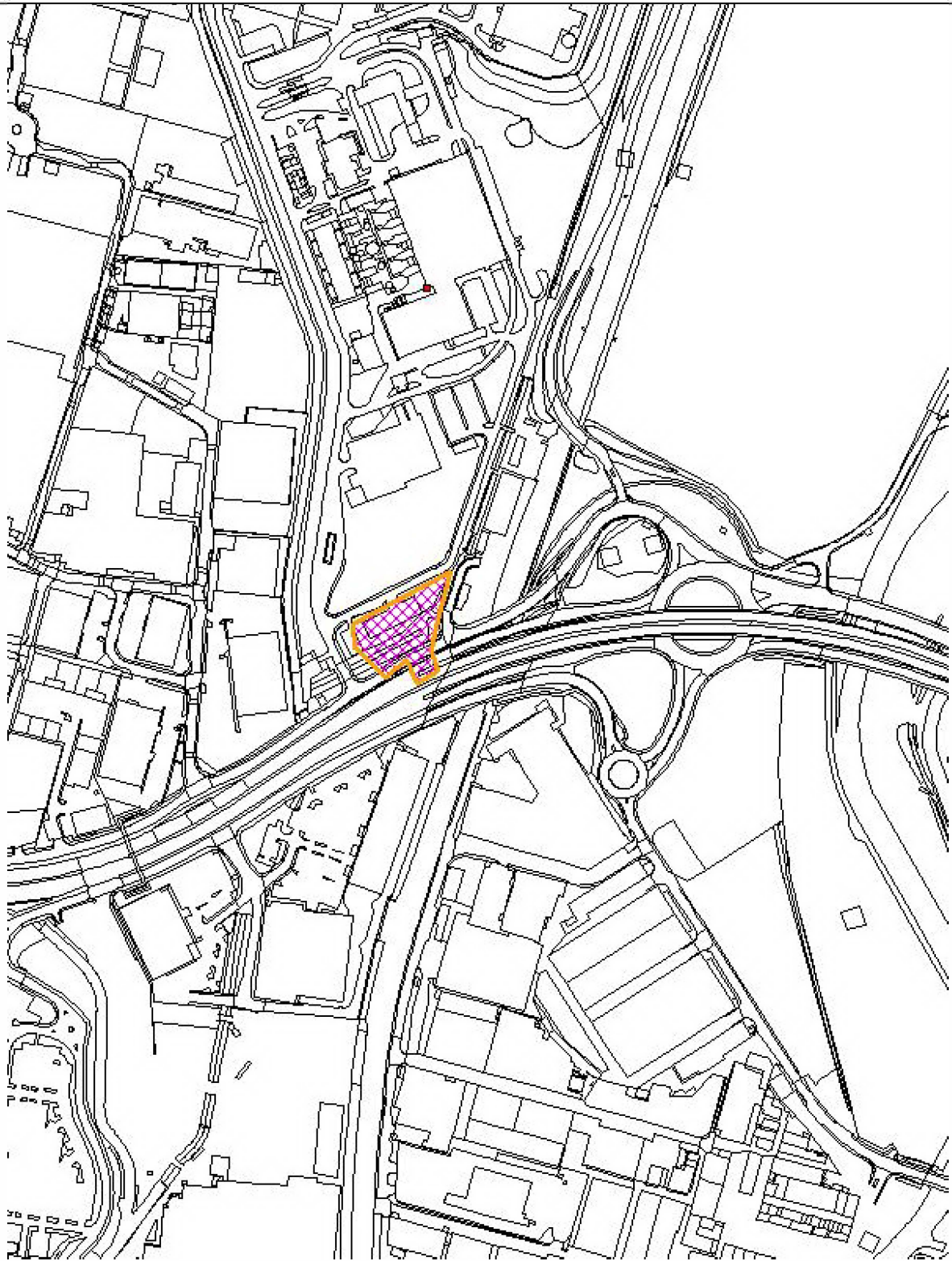
- (1) Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation Act 1991, states that where in making any determination under the Planning Acts, regard is to be had to the development, the determination shall be made in accordance with the plan unless the material considerations indicate otherwise. The development plan for the London Borough of Enfield is the London Plan (March 2015), the Core Strategy (2010) and the Development Management Document (2014) together with other supplementary documents identified in the individual reports.
- (2) Other background papers are those contained within the file, the reference number of which is given in the heading to each application.

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<b>LONDON BOROUGH OF ENFIELD</b>		
<b>PLANNING COMMITTEE</b>		<b>Date:</b> 21 <sup>st</sup> July 2020
<b>Report of</b> Head of Planning	<b>Contact Officer:</b> Josleen Ray Sharon Davidson Andy Higham	<b>Ward:</b> Upper Edmonton
<b>Ref:</b> 18/04517/FUL		<b>Category:</b> Major
<b>LOCATION:</b> 4 Advent Way, London N18 3AG		
<b>PROPOSAL:</b> Construction of a new district heating energy centre building and phase 1 of the associated buried heat network piping which extends westward into the wider borough		
<b>Applicant Name &amp; Address:</b> Energetik Block B North Civic Centre Silver Street		<b>Agent Name &amp; Address:</b> Stewart Stevenson Architects Suite 237 Baltic Chambers 50 Wellington Street Glasgow G2 6HJ
<b>RECOMMENDATION:</b> That subject to the completion of a Section 106 Agreement to secure the matters covered in this report, the Head of Development Management/ Planning Decisions Manager be authorised to GRANT planning permission subject to conditions.		

Ref: 18/04517/FUL LOCATION: 4 Advent Way, London, N18 3AG,



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North



**1. Note for Members**

- 1.1 The application has been brought to the Planning Committee as it constitutes a major development scheme. The applicant is the Lee Valley Heat Network Operating Company, trading as Energetik, who are wholly owned by the Council.

**2. Recommendation**

- 2.1 That subject to the completion of a S106 legal agreement, the Head of Planning/ Head of Development Management be authorised to GRANT planning permission subject to conditions.
1. Time Limit
  2. Approved Plans
  3. Larger scale details/sections through key elements of the building
  4. Details of External Materials (Samples)
  5. Details of feature lighting to thermal store and chimneys
  6. Details of landscaping including tree planting and maintenance
  7. Arboricultural Method Statement and Tree Protection Plan
  8. Construction logistics plan
  9. Travel Plan
  10. SuDs Full Details including specification of Green Roof
  11. SuDS Verification Report
  12. Ground Investigation - contamination
  13. A requirement to deal with any previously unidentified contamination if found as works progress on site
  14. Full details of any external/ rooftop plant equipment
  15. Details of measures to control of dust and emissions during construction
  16. Details of external lighting and CCTV
  17. Archaeology Written Scheme of Investigation
  18. BREEAM Standard Excellent
  19. Scheme for provision and management of a buffer zone alongside Enfield Ditch

20. Details of invasive species management, litter and debris removal in the Enfield Ditch and other enhancements
21. A working method statement (AMS) detailing protection and restoration of the ditch banks during groundworks and construction
22. Development to accord with the FRA and its specified mitigation measures
23. Compliance with the mitigation measures for non-statutory designated sites as set out in the Mitigation and Ecological Enhancements Design Note (reference 033993) at para 3.1
24. Any scrub or hedge removal to be undertaken outside of bird nesting season
25. Details of invertebrate habitat such as loggery or insect nest blocks
26. Details of a minimum of 2 new bat boxes on the building
27. Details of a minimum of 2 new bird boxes on the building
28. Details of tree protective fencing and construction exclusion zone
29. Restriction on installation of external roller shutters

### **3. Executive Summary**

- 3.1 The proposal would create a new decentralised low carbon heat network to serve Meridian Water and eventually the wider borough (Meridian Water Heat Network MWHN). The heat network will ultimately take advantage of heat produced by the adjoining North London Waste Authority (NLWA) energy recovery facility which will run as a combined heat and power plant (CHP). The proposed District Heating Energy Centre (DHEC) will be the operational hub for a network of underground pipes extending across the borough. The heat network will be owned and operated by The Lee Valley Heat Network Operating Company, trading as Energetik, which is owned by the Council.
- 3.2 The reasons for recommending approval are:
  - i) The development of low carbon decentralised heat networks and the delivery of the Meridian Water Heat Network (MWHN) is strongly supported through all levels of planning policy. The network would provide competitively priced, reliable and sustainably produced energy and heating to new homes and the Council's regeneration priority area.
  - ii) The DHEC has the potential to expand the pipe network to meet heat demands elsewhere in the Lee Valley.
  - iii) The architectural approach and detailed design of the building celebrate this major piece of infrastructure and contribute positively to this gateway location in the borough.


- iv) With the mitigation measures secured through the conditions listed in this report, it is considered the proposals would have an acceptable impact on the environment.

#### **4. Site and Surroundings**

- 4.1 The application site lies within the wider Edmonton EcoPark boundary which is an existing 15.9 hectare waste management site. The District Heating Energy Centre would accommodate an area of approximately 0.35 hectares at the southern extent of the EcoPark (excluding the pipe network which is also included within the proposals).
- 4.2 The EcoPark is a waste processing plant which receives waste from 1.7 million households within the North London Waste Authority area (NLWA). The existing energy from waste (EfW) facility is located in the centre of the EcoPark with other treatment and operational facilities located on the land around the EfW facility. A new Energy Recovery Facility (ERF) has been consented at the site which will have the potential to supply waste hot water to the proposed district energy centre. This building sits directly to the north of the site for the Energy Centre.
- 4.3 The application site itself is bounded by Advent Way and the North Circular Road (NCR) to the south, to the east is a timber yard and the west an access road with secure access to the EcoPark to the north of the site. To the west of the access road lies the Meridian Grand hotel and events venue.
- 4.4 The site falls within the Eley Industrial Estate which is a designated Strategic Industrial Location. Nearby uses include big box retail and commercial uses giving the area an industrial and commercial character. To the south of the NCR lies the Council's Placeshaping Priority Area Meridian Water.





- Legend
- Red Line Boundary
  - - - Edmonton Eco Park Boundary
  -  Secure Entrance to Eco Park + Security Office
  - █ Open Green Space
  - █ Composting Plant
  - █ Ash Recycling Plant
  - █ Materials Recycling Plant
  - █ Waste Transfer Station
  - █ Incinerator Building

4.5 The Enfield Ditch watercourse runs through the site. It is a minor tributary of the River Lea.

- 4.6 The site is within Flood Zone 2 and is also within the Lea Valley West Bank Archaeological Priority Area.

## 5. Proposal

- 5.1 The proposed development comprises the construction of a new district heating energy centre (DHEC) building and “phase 1” of the associated buried heat network piping which extends westwards from the site and towards the Meridian Water Regeneration Area.
- 5.2 In this first phase of works the pipeline is proposed to cross 3no. water courses: the Enfield Ditch, Salmons Brook and Pymmes Brook. The crossing of the Enfield Ditch will be via means of damming and trenching through the existing water course while over-pumping the natural flow. The crossings of Salmons Brook and Pymmes Brook (both concrete channels) would be via a pipe bridges above the water courses.
- 5.3 The proposed building would predominantly be 2 storeys with a tower reaching 26.5m containing the thermal stores at the western end of the building and an exhaust chimney tower rising approximately 30m high at the eastern end. Both will be contained within expanded aluminium mesh clad enclosures. The main building will accommodate plant equipment and offices on the ground floor and with further plant and equipment on a mezzanine level. The flat roof over the 2-storey building will accommodate solar panels and will be enclosed by a 2m high aluminium mesh clad steel framed parapet wall.
- 5.4 The plant and equipment proposed are:
- Up to 60MW gas boilers
  - Up to 1,800kWe gas-fired CHP
  - District heating pump sets and associated utilities equipment
  - Two 6m diameter water storage tanks at the west of the building
  - Up to six chimneys rising from the east of the building

The DHEC will connect to the energy from the energy recovery facility (ERF) on the EcoPark when it is renewed in approximately 2026 to take waste heat from the waste recycling facility.

- 5.5 The proposal also includes night-time LED lighting to assist in signifying its presence and ensure it creates a landmark in day and night settings. The lighting scheme would back-light the mesh cladding surrounding the thermal stores and chimney tower to create a lantern effect.
- 5.6 A new service yard area will be created at the east end of the site which will be used to store pre-fabricated Temporary Energy Centres (TECs). These measure 2.6 metres wide by 3 metres high by 10 metres long. They shall be located on articulated lorry flat-bed trailers measuring approximately 15.5 metres long by 2.6 metres wide. These will be parked on the site and deployed when required to provide emergency heat to developments within the heat network area. Generally, 1no. TEC will be based on site with space



provided in the service yard for a second TEC to be located on occasion. This area will be screened from view by a combination of existing trees and new trees on the east boundary. New trees shall also be planted to provide an attractive visual barrier at the western edge of the space.

- 5.7 Parking for four maintenance vans will also be provided in the service yard area, although this would be suspended should the second TEC be required. Cycle parking is provided within the building in the chimney tower undercroft.
- 5.8 The proposal does not include any additional boundary fencing or walls given the site's location within the secure boundary of the existing EcoPark energy from waste facility.
- 5.9 The DHEC will move energy in the form of hot water through a system of underground pipes to homes and businesses including the future Meridian Water development. Over time the network has the potential to connect additional heat sources and heat demands elsewhere in the Lee Valley, such as the three satellite heat networks of Ponders End, Arnos Grove and Oakwood, other Enfield developments, as well as to the energy centre in Haringey. The successful implementation of the new district heating network will provide new homes with competitively priced, reliable and sustainably produced energy and heating.
- 5.10 An underground route has been secured to meet the capacity of phase 1 of the Meridian Water development, and the plant and equipment within the DHEC has been designed to be capable of delivering energy for the whole of the Meridian Water development and beyond, and not just phase 1. The DHEC is expected to serve approximately 30,000 homes, and the final figure will depend on whether the homes are existing or new build. The wider development of the network in future phases may require introduction of local boilers sited within the more outlying neighbourhoods, an approach which would bring the scope to serve an additional 50,000 – 60,000 homes as part of the network.

## **6. Relevant planning history**

### Application Site

- 6.1 17/05116/SO – EIA Not Required

Environmental Impact Assessment Screening Opinion Request under Part 2, Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for a proposed energy centre.

### Wider EcoPark Site

- 6.2 Development Consent Order (DCO) – The North London Heat and Power Generating Station Order 2017 made on 24<sup>th</sup> February 2017 and came into force on 18<sup>th</sup> March 2017. The development included the construction and operation of an electricity and heat generating station, fuelled by up to 700,000

tonnes of waste per annum and with an electrical output of up to 70 megawatts of electricity.

- 6.3 Since the making of the DCO, approval has been given for the detailed design of the Energy Recovery Facility, Resource Recovery Facility and other technical matters pursuant to the requirements of the DCO.

#### Meridian Water

- 6.4 Outline Planning Permission was granted for Phase 1 of Meridian Water in 2017 which included up to 725 residential dwellings.
- 6.5 Members have resolved to grant Outline Planning Permission for Phase 2 and officers are currently working through the terms of the s106 Agreement with the applicant prior to referral to the Mayor for Stage 2 and issuing of the decision.

## **7. Consultation**

### **Statutory and non-statutory consultees**

#### Internal

##### Traffic and Transport

- 7.1 No objection subject to the obligations and conditions which are included in the recommendations in part 2 of this report.

##### Environmental Health

- 7.2 There are unlikely to be any negative environmental impacts as a result of the development. In particular there are no concerns regarding air quality or noise. No objection is therefore raised subject to conditions which are included in Section 2 of this report.

##### SuDS

- 7.3 No objection subject to the imposition of conditions requiring a detailed SuDS strategy to be submitted which is included in Section 2 of this report.

#### External

##### Transport for London

- 7.4 TfL has no objections to the development subject to the following:
1. TfL Road Asset Operation team and Structural team shall be engaged and agreed on the details for the construction of piping across the A406 and traffic management area of the proposed heat energy centre and network
  2. The submitted Travel Plan Statement shall be secured by planning condition.
  3. Shower and changing facilities shall be provided on site for cyclists.

Historic England GLAAS

- 7.5 No objections subject to a condition which is included in Section 2 of this report.

Environment Agency

- 7.6 No objections subject to conditions which are included Section 2 of this report.

Canal and River Trust

- 7.7 The Trust notes the applicant's intention is to discharge surface water into the Enfield Ditch. The Trust understands that this waterbody flows into the Salmons Brook west of the site. The Salmons Brook then flows into the Pymmes Brook to the south west and it, in turn, discharges to the River Lee Navigation at Tottenham Hale.
- 7.8 Given this, they support the recommendation of the Ground Engineering Study that a ground investigation is also required to evaluate the identified contamination related risks and establish if remedial measures are required to allow safe development and use of the Site. They suggest that this is secured by an appropriately worded planning condition to protect local water quality, in accordance with Policy 32 of the Enfield Core Strategy.

*Officer response:*

- 7.9 *The condition is included in the list of conditions in Section 2.*

London Borough of Haringey

- 7.10 Haringey Council is supportive of a district heating network that takes heat from EfW plant and serves the wider Lee Valley Community and boroughs with the waste heat. It is therefore in principle supportive of the proposals for a new DHEC building. However, they consider that there is not enough information provided to demonstrate that the pipework is designed with the capacity to provide the maximum heat to expand and serve additional areas including Haringey. Haringey Council therefore objects to the application on the basis that it may preclude future strategic connections.
- 7.11 Whilst the applicant states in their submission that the network has the potential to connect to additional heat sources and demands elsewhere in the Lee Valley, in accordance with the Upper Lee Valley OAPF, there is no technical detail on how this will be achieved or delivered. Haringey consider that this heat demand needs to be mapped and the technical capacity shown in the pipework design.
- 7.12 The plans show that there is only space for a single pair of pipes heading west from the Energy Centre which will essentially fix the capacity to Enfield,

Hackney and Haringey. They have requested detail and justification for the pipe size proposed.

7.13 Haringey Council have recommended that the Council need to do the following:

1. Identify how much heat is required by the key sites in Enfield, Haringey and Hackney
2. Report on the amount of heat capacity that the pipe network being installed can carry to these strategic locations. The proposed heat capacity in this application does not seem to deliver the strategic policy requirement and therefore pipes may need to be enlarged
3. Provide evidence that the safeguarding and heat supply can be delivered to these other sites in line with EL26 through this scheme and in line with the objectives of the ULV OAPF
4. The Energy Centre includes boilers up to 60MW, but it is unclear which sites this capacity is allocated for. This should be set out for the boroughs to understand how much of the capacity of the pipe will be taken up with boiler heat.
5. That the peak heat supply strategy is chosen bearing in mind strategic barriers. More heat from the EfW could be shipped west by relocating some of the boiler capacity from the EcoPark to the west of the pinch point of the A406.

*Officer Response:*

7.14 *The applicant has advised that it is possible to increase the size of the plant and pipe network (within the scope of the current proposals) to enable the wider Lee Valley community to receive greater amounts of heat subject to appropriate funding arrangements such as a heat connection agreement. It is understood that discussions around this are progressing with both Haringey and Hackney. These arrangements are private funding arrangements and ones not governed by the Local Planning Authority.*

7.15 *The applicant has provided additional information in order to assist officers in responding to the specific requests for information raised by the Haringey Council in their letter.*

**1. Identify how much heat is required by the key sites in Enfield, Haringey and Hackney**

*Enfield contains approximately 125,000 dwellings and approximately 13,000 registered businesses. This has a forecast heat demand in excess of 800MW. Over 30,000 of new dwellings are forecast to be built over the next 25 years. This has a forecast heat demand of approximately 40MW.*

*The present forecast for 10,000 homes at Meridian Water and 2,850 at Joyce and Snells would impose a peak heat demand of 20-25MW. Energetik intend to reserve 45MW for Enfield for connection to new developments and existing homes.*

*Energetik have advised they have been in conversation with the Boroughs of Haringey and Hackney for around 12 months over which period they have identified a demand of 10MW in Haringey and 10MW in Hackney.*

**2. Report on the amount of heat capacity that the pipe network being installed can carry to these strategic locations. The proposed heat capacity in this application does not seem to deliver the strategic policy requirement and therefore pipes may need to be enlarged**

*The amount of heat capacity that a pipe can carry is determined by its size. Underground pipes are costly per metre to install and increase significantly in cost as they exceed 200mm in diameter. Therefore, it is very important that Energetik do not over size the pipes beyond what is likely to be realised as a heat load and cause the company financial difficulties.*

*At present the pipe size proposed to be installed from the EcoPark to Meridian Water is 450mm in diameter which will deliver approximately 55MW of heat capacity. This pipework is costing Energetik approximately £2,300 per metre trench length to install. This pipework could be increased to 500mm in size at a cost of approximately £400,000 for the section that runs from the EcoPark to Meridian Water. This would increase the heat capacity of the network from 55MW to 73MW.*

*The section of pipe to be run from Meridian Water west towards Fore Street has been sized at 200mm in diameter which will deliver approximately 11MW of heat capacity to that area of Enfield that is due for redevelopment. This pipework could be increased to 350mm in size at a cost of approximately £350,000. This would increase the heat capacity of this part of the network from 11MW to 35MW. This is enough to provide 20MW of heat capacity to Haringey and Hackney.*

*Both these sections of pipe can then be extended to Haringey and then Hackney via Fore Street at a later date if Haringey and/or Hackney provide the relevant funding. These additional costs have been advised to both London Boroughs of Haringey and Hackney and they have been invited to contribute £375,000 each to this cost to secure the reservation of at least 20MW of heat capacity to be delivered to Haringey and Hackney in the future.*

**3. Provide evidence that the safeguarding and heat supply can be delivered to these other sites in line with EL26 through this scheme and in line with the objectives of the ULV OAPF**

*Energetik can increase the size of the energy centre plant and the pipe network within the scope of the current proposals to enable the wider Lee Valley community to receive greater amounts of heat subject to the relevant investment by the wider Lee Valley community, which may be in the way of capital funding, or via reasonable revenues via an agreed heat connection agreement.*

*Note that there are time limits to when decisions need to be made on the size of the network to be procured and then installed that mean such investment decisions and funding support is required in 3rd quarter of 2020 for the section of network between the EcoPark and Meridian Water and the 2nd quarter of 2021 for the section of the network between Meridian Water and Fore Street.*

- 4. The Energy Centre includes boilers up to 60MW, but it is unclear which sites this capacity is allocated for. This should be set out for the boroughs to understand how much of the capacity of the pipe will be taken up with boiler heat.**

*The boilers act as a backup heat source for the EcoPark energy from waste plant at Energetik's energy centre. The key constraints are the capacity of the energy centre and the pipe network that transports heat. The present design limits the heat capacity to be distributed from the energy centre into the network to approximately 55MW - 60MW. The heat network itself presently limits the amount of heat that can be transported from the energy centre to around 55MW. This energy centre capacity and the network capacity could be increased to 73MW as stated above with appropriate further investment.*

- 5. That the peak heat supply strategy is chosen bearing in mind strategic barriers. More heat from the EfW could be shipped west by relocating some of the boiler capacity from the EcoPark to the west of the pinch point of the A406.**

*As stated, it is possible to increase the size of the plant and pipe network to enable the wider Lee Valley to receive greater amount of heat subject to investment and funding.*

- 7.16 *Officers consider on the basis of the additional information provided above, that the proposals have the potential to provide additional heat capacity to neighbouring boroughs within the scope of the current proposals should the necessary heat supply agreements and associated funding be agreed. The proposals therefore do not preclude future strategic connections being delivered in accordance with the ULV OAPF and the adopted ELAAP.*

Metropolitan Police

- 7.17 No in principle objection, but a condition is recommended to achieve Secure by Design Certification or achieve Crime Prevention Standards. Specific measures such as installation of secure boundary treatment, security gates, CCTV, lighting, roller shutter specifications, security of doors and windows have been recommended in order to achieve a Certificate of Compliance.

*Officer response:*

- 7.18 *The energy centre sits within the secure boundary of the EcoPark which has gated access maintained by 24hr security staff and therefore there is no need for additional fencing to the DHEC site.*
- 7.19 *The applicant has confirmed a commitment to secure by design and has met with the SBD officer to discuss the development of the detailed design and security measures that have been recommended. These measures will be considered and developed during the detailed design of the building taking into account existing security arrangements and the architectural features of the building. It is not considered necessary for accreditation to form a condition of the planning permission subject to the applicant demonstrating suitable regard to SBD principles.*

London Fire Brigade

- 7.20 No objections raised.

**Public**

- 7.21 Site notices were posted close to the site on 27.02.20 and again on 23.06.20. The application was also advertised in the local paper on 19.02.20. There were no comments received from any members of the public.

**8. Relevant Planning Policies**

8.1 The London Plan (2016)

- 4.4 Managing industrial land and premises
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.5 Decentralised Energy Networks
- 5.6 Decentralised Energy in Development Proposals
- 5.11 Green roofs and development site environs
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self sufficiency
- 5.17 Waste Capacity
- 5.21 Contaminated Land
- 6.3 Assessing the effects of development on transport capacity
- 6.9 Cycling

- 6.12 Road network capacity
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.13 Safety, Security and Resilience to Emergency
- 7.14 Improving Air Quality
- 7.15 Reducing and Managing Noise
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

## 8.2 The New London Plan – Draft

- 8.2.1 The Intend to Publish London Plan was published on 9 December 2019. The Secretary of State for Housing, Communities and Local Government has responded and directed that the Plan cannot be published until the Directions he has listed are addressed.
- 8.2.2 In the circumstances, it is only those policies of the Intend to Publish version of the London Plan, that remain unchallenged to which weight can be attributed.
- 8.2.3 Although there are a number of proposed changes from the London Plan 2016 of relevance to this application, none of these would result in a different conclusion in relation to this application. Of relevance are:

### GG6 – Increasing efficiency and resilience

This policy supports the move towards a low carbon circular economy contributing towards London becoming a zero-carbon city by 2050. Buildings and infrastructure should be designed to adapt to a changing climate, make efficient use of water and reduce impacts from natural hazards like flooding and heatwaves.

### SI3 – Energy Infrastructure

Heat networks are still considered to be an effective and low-carbon means of supplying heat in London, but existing networks will need to establish decarbonisation plans.

Other relevant draft policies include:

- D3 Inclusive Design
- D10 Safety, security and resilience to emergency
- D11 Fire Safety
- D12 Agent of Change
- D13 Noise
- E5 Strategic Industrial Locations (SIL)
- G5 Urban greening
- G6 Biodiversity and access to nature



- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI4 Managing heat risk
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- SI15 Water transport
- SI16 Waterways – use and employment
- SI17 Protecting and enhancing London's waterways
- T1 Strategic approach to transport
- T2 Healthy streets
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6.2 Office parking
- T6.5 Non-residential disabled persons parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning

### 8.3 Core Strategy

- SO2 Environmental sustainability
- SO8 Transportation and accessibility
- CP14 Safeguarding Strategic Industrial Locations (SIL)
- CP20 Sustainable energy use and energy infrastructure
- CP22 Delivering sustainable waste management
- CP24 The road network
- CP25 Pedestrians and cyclists
- CP28 Managing flood risk through development
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and Landscape Heritage
- CP32: Pollution
- CP36 Biodiversity
- CP37 Central Leaside
- CP38 Meridian Water

### 8.4 Development Management Document

- DMD19 Strategic Industrial Locations
- DMD37 Achieving High Quality and Design-Led Development
- DMD39 The Design of Business Premises
- DMD45 Parking Standards and Layout
- DMD47 New Roads, Access and Servicing
- DMD48 Assessing the Transport Implications of New Development
- DMD49 Sustainable Design and Construction Statements
- DMD51 Energy Efficiency Standards
- DMD56 Heating and Cooling
- DMD59 Avoiding and Reducing Flood Risk

DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD63	Protection and Improvement of Watercourses and Flood Defences
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD68	Noise
DMD69	Light Pollution
DMD70	Water Quality
DMD75	Waterways
DMD76	Wildlife Corridors
DMD77	Green Chains
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD81	Landscaping

#### 8.5 Edmonton Leaside Area Action Plan (ELAAP)

The ELAAP was adopted in January 2020. The following policies are of relevance:

Policy EL17 Redevelopment of the EcoPark Site  
Policy EL26 The Meridian Water Heat Network

#### 8.6 Other Relevant and Emerging Policy

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2019)
- The Edmonton Leaside Area Action Plan (2020)
- Decentralised Energy Network Technical Specification SPD (2015)
- North Circular Area Action Plan (2014)
- Upper Lee Valley Opportunity Area Planning Framework (July 2013)
- Meridian Water Masterplan (July 2013)
- Section 106 Supplementary Planning Document (2016)
- Edmonton Eco Park Planning Brief (2013)

### 9. **Analysis**

9.1 The main issues for consideration regarding this application are as follows:

- Principle of the Development;
- Design and Appearance;
- Access, traffic generation and parking;
- Air Quality;
- Noise;
- Contamination;
- Sustainable Design and Construction;
- Biodiversity;
- Trees and Landscaping and
- Flooding and Drainage.

## 9.2 Principle of the Development

- 9.2.1 The site falls within the Strategic Industrial Location of the Eley Estate which is a Preferred Industrial Location (PIL). London Plan Policy 4.4, Draft New London Plan policies E4 and E5 and Local Plan Policy DMD19 set out appropriate development types for such locations which include general and light industrial, waste management, utilities and other industrial related activities including green industries. The proposals for the DHEC are therefore considered to be consistent with the land designation and wholly appropriate in the PIL.
- 9.2.2 The National Planning Policy Framework, the London Plan and the Council's own Local Plan including Policy DMD52 of the DMD, the Decentralised Energy Network Technical Specification Heat Network SPD and the EcoPark SPD provide a planning policy framework that is strongly supportive of promoting the development of low carbon decentralised heat networks. The ELAAP further strengthens the policy support for delivery of the Meridian Water Heat Network (MWHN) within the ELAAP area which is to be delivered by Energetik (LVHN Ltd.).
- 9.2.3 Decentralised energy generates power at point of use, making more efficient use of primary energy by utilising generated heat that would otherwise be wasted in large-scale thermal power generation plants. The use of low carbon generation technologies is supported at all policy levels. The Mayor of London has set a target to generate 25% of its heat and power requirements through the use of local decentralised energy systems by 2025 (London Plan Policy 5.5).
- 9.2.4 Policy EL26 of the ELAAP sets out under Part A that the Council will support the development of the Meridian Water Heat Network. This will include safeguarding and securing:
- The establishment of an energy centre on the EcoPark site;
  - A network route linking the EcoPark energy centre to the Meridian Water development; and
  - Future connections towards other suitable development, once they are identified.
- 9.2.5 Under part B of Policy EL26 of the ELAAP it states that to facilitate the delivery of the MWHN, development of the EcoPark site should:
- Enable heat/ energy from the new energy recovery facility (ERF) when it is built to be captured and supplied to the MWHN energy centre.
  - Detailed safeguarding routes and location for an energy centre should be agreed with the Council as part of pre-application discussions.
- 9.2.6 The ELAAP identifies the establishment of an energy centre within the EcoPark site to provide low carbon heat. Energetik will construct the MWHN that will deliver heat energy in the form of hot water through a system of pipes to buildings across the Lee Valley, including to the Meridian Water Development. Over time the network has the potential to connect additional

heat sources and heat demands and with the agreement of neighbouring Councils, links into other boroughs.

- 9.2.7 The MWHN will initially use a combination of heat from combined heat and power plants (CHP) and then heat from the new Energy Recovery Facility (ERF) at the Edmonton EcoPark when it is operational: predicted to be 2025. Using the energy from waste to be captured would enable the provision of very low carbon heat. The successful implementation of the network will provide new homes with competitively priced, reliable and sustainably produced energy and heating.
- 9.2.8 The proposals seek consent for the main heating infrastructure district network energy centre and “phase 1” of the pipework. The present proposals are sized to deliver approximately 55MW of heat capacity in the section of pipework from the EcoPark to Meridian Water and 11MW in the section of pipe to be run from Meridian Water west towards Fore Street.
- 9.2.9 In terms of meeting the demand from likely forthcoming developments, the present forecast of 10,000 homes at Meridian Water and 2,850 at Joyce and Snells would impose a peak demand of 20-25MW. 45MW of the total capacity would be reserved for Enfield with 10MW available to other surrounding boroughs.
- 9.2.10 In any case, the diameter of the pipework could be increased to increase the heat capacity of the network as well as extensions to the network of pipes to provide additional heat to the Boroughs of Hackney and Haringey subject to demand and appropriate private funding arrangements.
- 9.2.11 The proposals are therefore acceptable in principle and accord with adopted policies.

### 9.3 Design and Appearance

#### *Layout*

- 9.3.1 The proposals comprise the construction of the main energy centre building (DHEC) at the southern end of the EcoPark site and the construction of the first phase of pipework that would leave the energy centre building in a westerly direction along Advent Way. The buried pipework would cross the NCR heading south along Meridian Way, with a section branching west into the Meridian Water Phase 1 site and towards Fore Street and East along Glover Drive towards Meridian Water Phase 2.
- 9.3.2 The DHEC building would be set back from the boundary with Advent Way and approximately 5m from the Enfield Ditch watercourse that runs parallel to the southern boundary with Advent Way. Vehicular access is gained from the internal access road to the north and an accessible car parking space is provided for staff/ visitors to the north of the building. There is a pedestrian

circulation path around the building. The main pedestrian entrance point to the building would be on the eastern side facing the yard/ parking area.

- 9.3.3 To the east of the building a new yard is proposed to provide long-term parking for one containerised temporary energy centre (TEC) which would sit on a low loader trailer. The TEC would be 10m long, 2.6m wide and 3m high. The yard has space to accommodate a second TEC if required. The yard also provides 4 parking spaces for maintenance vans.



- 9.3.4 The layout has been designed to respond to the spatial constraints of the site and the access arrangements from the existing secure access to the EcoPark site and the position of the Enfield Ditch. The engagement of the building and its entrance with the public footpath of Advent Way is therefore limited. However, given that the building has limited public access and is predominantly for heating infrastructure associated with the heat network, the layout of the building and site is appropriate in its functional 'industrial'

context. The detailed design features ensure that the building announces itself within the context of the EcoPark buildings and from its prominent position adjoining the NCR as discussed further below.

- 9.3.5 The building itself has been designed to accommodate all of the plant and equipment required in a layout that will facilitate the routing of pipework and flues, and to allow flexibility for future alterations to plant layout and specifications. The tall elements of the building that house the flues and thermal stores are placed on opposite ends of the plan to allow each to be expressed separately in respect of massing and form.

*Scale and Appearance*

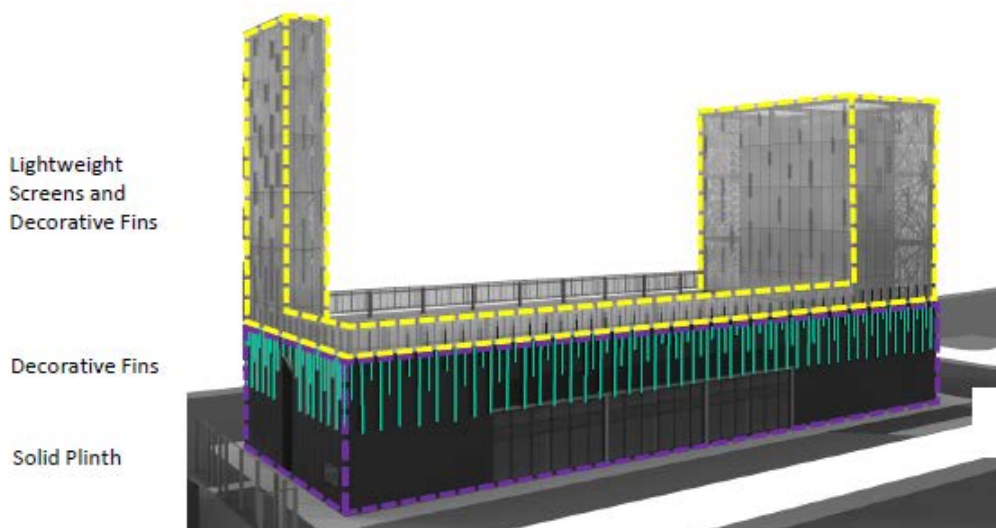
- 9.3.6 Local Plan policy DMD23 *New Employment Development* sets out the criteria against which new industrial development within SIL and LSIS will be permitted. This includes ensuring, amongst other matters, that (c) the scale, bulk and appearance of the development is compatible with the character of its surroundings.
- 9.3.7 The building has a simple arrangement of three forms, a low-lying rectangular plinth, with two separate mesh towers rising from opposite ends of the plan to accommodate chimneys and thermal stores connected by a mesh parapet wall on the perimeter of the plinth building below. This simple sculptural

treatment reflects the building's functional purpose, primarily accommodating plant and equipment.

9.3.8 The building's mass is articulated with the use of two contrasting cladding materials, to create a comprehensible sculptural building formed of distinct component parts:

- Horizontal 'solid plinth/ black box' - plant room, offices and lower portion of thermal stores enclosure;
- Upper level lightweight mesh cladding – combining massing of the flue enclosure, roof parapet and upper portion of thermal store enclosure.

These elements are stitched together by aluminium fins that modulate in height around the building adding a layer of depth/ texture/ shadow to the elevations and connect the upper and lower portions of the structure.



9.3.9 A dark coloured composite cladding panel is proposed to the 'plinth' which accommodates most of the plant and equipment. Expanded aluminium mesh cladding with a silver finish is proposed on the upper portions including the 2 towers and the roof parapet. The mesh cladding will be detailed to allow the towers to appear semi-translucent as daylight passes through, reducing their apparent mass and allowing the silhouette of the chimneys and stores to be seen. Samples have been submitted with the application and officer's are satisfied that the cladding could achieve this objective. The full details of how

the cladding will be designed around the towers has been secured by condition.



- 9.3.10 The expression of the chimneys and stores at opposing ends of the building in decorative mesh cladding is welcomed. The articulation of these elements celebrates this piece of infrastructure and provides suitable prominence to the structures in this highly visible gateway location to the borough. The translucency ensures that the infrastructure is visible, rather than hidden and resultant form is of an attractive industrial character that is compatible with the general area.
- 9.3.11 The lighting proposals would further enhance the celebratory design of the DHEC. The mesh cladding would allow the chimneys and stores to be backlit thereby reducing lightspill and providing an attractive night-time vista along the NCR and at the entrance to the EcoPark. Full details of the lighting proposals have been conditioned however; initial proposals include using the lighting to reflect the DHEC performance reflecting temperature of demand.
- 9.3.12 Given the site's location within the EcoPark, there are restrictions imposed on overt signage to the DHEC by the landowner. In order to distinguish the Energy Centre from the EcoPark buildings (while respecting the overall design ethos) decorative aluminium fins are proposed to be added to the external cladding in Energetik's green corporate colour to assist with identity of the structure as well as creating additional interest to the facades.
- 9.3.13 Full details of all cladding materials are to be provided (as secured by condition) but on the basis of the information and samples provided to date, the proposals are considered to be well considered providing high quality industrial buildings that would enhance the appearance of this part of the SIL. They would respond positively to this highly prominent location in keeping with the quality of forthcoming development the Council is promoting in the Meridian Water Placeshaping Priority Area to the south.
- 9.3.14 The main plant space and offices will be made visible on the building's north elevation by a large glazed aperture which will also serve as a point of access for installation and removal / servicing of boilers and CHP engines if installed. The building's main entrance on the east face of the building will be recessed into the façade and highlighted by cladding panels coloured to match the Energetik green corporate colour.
- 9.3.15 The service and delivery yard on the eastern part of the site would accommodate a TEC and space for an additional TEC if required. In contrast



to the otherwise improved aesthetic of the site, the containers represent a more functional and practical requirement of the type of users promoted in SIL locations. Such containerised storage facilities are not uncommon on SIL land and provide a safe and secure way of storing goods and materials. In this case, additional landscaping is proposed to assist in screening these features which is welcomed. A condition has been imposed to agree how the facades of the containers will be treated to ensure they have a coherent aesthetic to complement the rest of the structures on the site.

#### 9.4 Traffic, Parking and Access

##### *Trip Generation*

- 9.4.1 The site is generally intended to be unstaffed with minimal servicing trips (on average up to 3 per day). The applicant has undertaken a worst case scenario test which shows that even with ten staff on site, of whom 59% drive, the staff vehicle trips generated will total 23 per day. This is acceptable and will not have a detrimental impact on the local transport network.

##### *Pedestrian, Cyclist and Vehicle Access*

- 9.4.2 It is noted that the footway widths adjacent to the site appear to be less than 2 metres wide and that the link from the site to the existing footway to the west could be improved. However, it is acknowledged that this existing footway is out of the applicant's control and any additional paving and dropped kerb would have to form part of the wider masterplan for the EcoPark site.
- 9.4.3 The site is adjacent to a signed on-street cycling route and nearby, there are off-road routes providing links to Meridian Water and Tottenham Hale. There are plans for improving north-south links as part of the Cycle Enfield programme as such it is appropriate for this site to make a transport contribution of £5,500 towards improving cycling links in the area secured through the s106 agreement.
- 9.4.4 The site has been designed to accommodate the likely maximum size and frequency of vehicles. The position of the access road and disabled parking bay designed as a layby arrangement is not ideal and a parallel bay would be preferable. However, it is acknowledged that there are constraints outside of the applicant's control concerning traffic movement on the access road and the acceptability of private parking provision mixing with lorries and dustcarts from the EfW facility. It is therefore accepted that whilst an alternative layout may be preferable, that proposed is acceptable. The ability to achieve an alternative is outside of the applicant's control given the restrictions on the lease of the site in conjunction with the operation of the EcoPark.

##### *Car Parking*

- 9.4.5 Policy DMD 45 seeks to minimise car parking and to promote sustainable transport options. The Council recognises that a flexible and balanced approach needs to be adopted to prevent excessive car parking provision while

at the same time recognising that low on-site provision sometimes increases pressure on existing streets. Furthermore, a degree of flexibility is required to reflect different trip-generating characteristics.

- 9.4.6 One car parking space sized for disabled users is proposed which does not exceed maximum London Plan levels. Given that the site in normal operation is unstaffed and that staff will only visit infrequently, this is an acceptable approach. It is also noted that by virtue of the site's location, overspill parking onto the public highway is unlikely. As for the wider site, it is under private parking control so enforcement can be dealt with by private contractors.

#### *Cycle Parking*

- 9.4.7 5no. cycle parking spaces are provided within the building in a secure location in line with London Plan requirements and relevant guidance so is considered to be acceptable.

#### *Other matters*

- 9.4.8 The refuse store location is acceptable.
- 9.4.9 The draft Construction Logistics Plan is noted and meets the general requirements of the related TfL guidance. The details have been secured by planning condition.
- 9.4.10 Whilst the scale of development and low level of occupancy means a Travel Plan is not necessarily required, the applicant has provided an outline Travel Planning Statement. This approach is welcome and the final version of the Travel Planning Statement as well as a commitment to keep it under review and deliver interventions to ensure it is successfully delivered is secured by condition.

#### *Summary*

- 9.4.11 The proposals are therefore considered acceptable on pedestrian and highway safety grounds subject to the conditions recommended.

### 9.5 Air Quality

- 9.5.1 London Plan policy 7.14 and emerging London Plan policy SI1 seek to improve air quality. Development proposals should use design solutions to prevent or minimise increased exposure to existing air pollution and should ensure that where emissions need to be reduced, this is done on-site. Core Policy 32 states that the Council will work to minimise air pollution. DMD 65 states that permission will be refused for development which would have an adverse impact on air quality.
- 9.5.2 The proposed DHEC contains gas boilers and gas-fired CHP which will give rise to NOx emissions. To ensure there is no effect on local air quality, the

application is therefore supported by an Air Quality Assessment to assess the air quality impacts of the proposal.

- 9.5.3 A dispersion modelling study was carried out in order to quantify the impact of the stack emissions from the proposed plant. As part of this, a sensitivity analysis was undertaken that identified the optimum stack height for the chimneys of 30m above ground level.
- 9.5.4 The contribution from stack emissions on sensitive human and ecological receptors in relation to long-term and short-term environmental standards was found to be insignificant and in line with Environment Agency guidance.
- 9.5.5 The assessment has also had regard to the air quality planning guidance produced by the Institute of Air Quality Management which provides a framework for assessing the significance of a change in pollutant concentration as a result of development on air quality. The impact at all receptor locations was concluded as negligible. The report therefore concludes that the proposed development will not have a significant effect on air quality.
- 9.5.6 This report has been reviewed by the Council's Environmental Health Officer (EHO) who has confirmed that there are no concerns as a result of the development regarding air quality.

## 9.6 Noise

- 9.6.1 Policy DMD 23 (a) states that new industrial development will be permitted in SIL where there is no adverse impact as a result of noise and disturbance.
- 9.6.2 A noise assessment accompanies the application. The Council's Environmental Health officer has confirmed that the proposal is acceptable in regard to noise and has raised no concerns or objections.

## 9.7 Contaminated Land

- 9.7.1 The applicant has submitted a Ground Engineering Desk Study with the application. This states that the site has a limited history of development however, the surrounding area has an extensive industrial history including potentially contaminating uses. Given the geology of the site and historic surrounding uses it is recommended in the report that further investigation is required to confirm the geological profile beneath the site to inform contamination related risks and mitigation.
- 9.7.2 The Council's Environmental Health officer has reviewed the submission and is satisfied that the recommendations within the submitted report for a further site investigation to be carried out to establish to extent of the ground contamination and scope for remediation prior to commencement is required but is an appropriate response. This has been imposed as a condition.

9.8 Sustainable Design and Construction

- 9.8.1 The revised NPPF places an increased emphasis on responding to climate change, having regard to long-term implications for flood risk, coastal change, water supply, biodiversity and landscape, and the risk of overheating from rising temperatures.
- 9.8.2 Policy 5.2 of the London Plan, SI2 of the Draft London Plan and Enfield Core Strategy Policy 20 require major developments to include a detailed energy strategy and development proposals to minimise carbon dioxide emissions in accordance with the energy hierarchy:
1. Be lean: use less energy;
  2. Be clean; supply energy efficiency;
  3. Be green; use renewable energy.
- 9.8.3 An Energy Statement has been submitted with the application. This includes measures used to minimise carbon dioxide emissions in accordance with the energy hierarchy. The following measures are incorporated:
- Be Lean (Demand reduction): passive design measures to reduce demand and minimise energy use which includes appropriate massing and orientation and building fabric optimisation; this assumes the heating is provided by gas boiler and cooling by electrically powered equipment;
  - Be Clean: use of district heating network including the low carbon heat from Combined Heat and Power and gas boilers;
  - Be Green: includes renewable energy from 250sqm of roof-mounted PV panels.
- 9.8.4 Consideration has been given to the 'be clean' component of the energy hierarchy and Policy DMD52 which states major developments should connect to or contribute towards existing or planned Decentralised Energy Networks (DEN), in this case the planned heat network in the Lee Valley area.
- 9.8.5 Local Plan policy DMD55 requires consideration of roof space for zero carbon technologies or green roofs and living walls in accordance with the 'be green' component of the energy hierarchy.
- 9.8.6 Through the measures detailed above, the carbon emissions will be at least 35% better than Part L of the 2013 Building Regulations for the development in accordance with the requirements of London Plan policy 5.2.
- 9.8.7 Policy DMD49 states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. DMD50 and 51 require major development proposals to reach BREEAM excellent, moving towards Outstanding (expressed often as net zero carbon emissions).
- 9.8.8 The applicant has provided information to demonstrate that the proposal is on target to achieve an Excellent BREEAM rating.

- 9.8.9 The proposals are therefore considered to have been designed to minimise energy demand and reduce carbon emissions in accordance with the local and London plan policies concerning sustainable design and construction.

#### Biodiversity

- 9.9.1 The revised NPPF states that all new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. Local Plan policy CP36 states that the Council will seek to protect, enhance or restore or add to biodiversity interests within the Borough, including green corridors and waterways, habitats and species identified at being of importance for nature conservation at a European, national, London or local level.
- 9.9.2 A small section of Enfield Ditch is included within the application site. This is classified as a London Biodiversity Action Plan habitat which is required to be protected, restored and enhanced as per the aforementioned policies.
- 9.9.3 A desk study and extended Phase 1 habitat survey has been carried out and the findings set out in the Baseline Ecology Surveys report submitted with the application. Stands of invasive species Himalayan Balsam and Japanese knotweed were recorded within the site, as well as evidence of nesting birds and suitable habitat for badger. Surveys for great crested newt, water vole and reptiles determined the likely absence of these species from within the site.
- 9.9.4 In order to mitigate the impacts of the development and to provide enhancements and restoration to the Enfield Ditch, particularly where the construction of the pipework would intrude into the bank, a series of mitigation and enhancement measures have been set out by the applicant. These measures include the following:
- A working method statement (AMS) detailing protection and restoration of the ditch banks during groundworks and construction;
  - A 5m clear buffer zone around the Ditch,
  - Restoration planting with suitable native species,
  - Tree protection and replacement;
  - Management and removal of invasive species;
  - Green roof;
  - Installation of bird and bat boxes.
- 9.9.5 The full measures proposed are set out in the Mitigation and Ecological Enhancements Design Note dated 20 July 2018 submitted with the application and are to be secured by conditions.
- 9.9.6 The Environment Agency have been consulted and have stated that despite the 'buffer' between the development and the watercourse being less than usually required, the constraints of the site and mitigation works proposed compensate for the lost habitat. Consequently, they raise no objection

9.9.7 They have advised that development that encroaches on watercourse can have a potentially severe impact on their ecological value. Networks of undeveloped buffer zones might also help wildlife adapt to climate change and will help restore watercourses to a more natural state as required by the river basin management plan. They have recommended a planning condition is imposed requiring a scheme to be agreed to protect the buffer zone around the Enfield Ditch to make the application acceptable. This has been included in Section 2 of this report.

9.9.8 With the recommended mitigation and enhancement measures secured the development would be acceptable in relation to biodiversity.

#### 9.10 Trees and Landscaping

9.10.1 Local Plan policy DMD80 seeks to protect trees of significant amenity or biodiversity value. DMD81 states that developments must provide high quality landscaping that enhances the local environment.

9.10.2 A Tree Survey and Arboricultural Impact Assessment has been submitted with the application. This identifies the presence of 10 existing trees on the site of the proposed Energy Centre Building which have been graded as Category C trees. A further tree exists alongside the proposed route for the pipework and this has been categorised as a B grade tree.

9.10.3 The proposal would involve the removal of 5 trees on the site of the Energy Centre Building. No trees would be removed along the pipework route. All tree removals proposed are Category C and are Wild Cherry. The table below sets out further detail on the reason for the proposed tree removals.

Tree Number	Species	Category	Reason
T4	wild cherry; <i>Prunus avium</i>	C1,2	To allow installation of new tarmac area
T5	wild cherry; <i>Prunus avium</i>	C1,2	To allow installation of new tarmac area
T6	wild cherry; <i>Prunus avium</i>	C1;2	This tree is too close to the new building
T7	wild cherry; <i>Prunus avium</i>	C1;2	This tree is too close to the new building
T9	blackthorn; <i>Prunus spinosa</i>	C1;2	Adversely affected by the new district heating bridge

9.10.4 In order to compensate for the loss of existing trees, the proposal includes the planting of 7no. new trees to be planted at the site. Conditions have been imposed to ensure that the new planting is of suitable size and quality to compensate for the proposed tree removals. The retained trees will be

protected during construction and suitable conditions have been imposed to secure this.

9.10.5 Given the limited value of the trees to be removed, and the proposed mitigation in the form of new tree planting, officers consider there would be no significant detrimental effect on the arboricultural value of the site. The Council's Tree Officer has been consulted and has raised no objections to the proposals.

#### 9.10 Drainage and Flooding

9.10.1 The revised NPPF states that all major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- i) Take account of advice from the lead local flood authority;
- ii) Have appropriate proposed minimum operational standards;
- iii) Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- iv) Where possible, provide multifunctional benefits.

9.10.2 Policy DMD61 specifies that a drainage strategy would be required for all developments to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. All development must maximise the use of, and where possible, retrofit Sustainable Drainage Systems (SuDS).

9.10.3 The Flood Risk Assessment submitted with the application includes a drainage strategy and SuDS measures are included within the proposals which includes source control measures such as a swale as well as a Green Roof.

9.10.4 The Council's SuDS officer has confirmed that the approach to SuDS is generally acceptable and has requested a detailed strategy be submitted prior to commencement. A condition has therefore been imposed to require full details of the final strategy and a further condition to ensure that the approved strategy is implemented as agreed.

9.10.5 The NPPF states that local planning authorities should ensure that when determining planning applications flood risk is not increased elsewhere. The FRA demonstrates that flood risk from all sources can be managed and mitigated without adverse impact elsewhere. The FRA makes the following specific recommendations to mitigate flood risk:

- Finished floor levels for all critical infrastructure elements of the development to be set no lower than 11.3m AOD,
- Compensatory flood storage shall be provided on a level for level and volume for volume basis.

9.10.6 The Environment Agency have been consulted and have raised no objections in relation to flood risk subject to the above detailed mitigation measures

being secured by planning condition. This is included in the recommended conditions is section 2 of this report.

## **10.0 Planning Obligations**

- 10.1 Policies 8.1 and 8.2 of The London Plan (2016) and Core Policy 46 seek to ensure that development proposals make adequate provision for both infrastructure and community facilities that directly relate to the development. Developers will be expected to meet the full cost of facilities required as a consequence of development and to contribute to resolving deficiencies where these would be made worse by development.
- 10.2 A payment or other benefit offered pursuant to a Section 106 Agreement cannot be required unless it complies with the provisions of the Community Infrastructure Levy Regulations 2010 (Regulation 122), which provide that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development
- 10.3 A Section 106 Agreement will be required for the scheme and will comprise the following Heads of Terms:
- 1. Cycle Enhancements Contribution of £5,500
  - 2. Technical Design Pack as per the requirements of the Decentralised Energy Network Technical Specification SPD

## **11.0 Community Infrastructure Levy**

- 11.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development.

### *Mayoral CIL*

- 11.2 Since April 2019 the Mayor of London has been charging CIL in Enfield at the rate of £60 per sqm.

In this instance the development is CIL liable. The amount of CIL payable based on 1,317sqm of new floor space would be £77,844.11 based on the BCIS figure of 331.

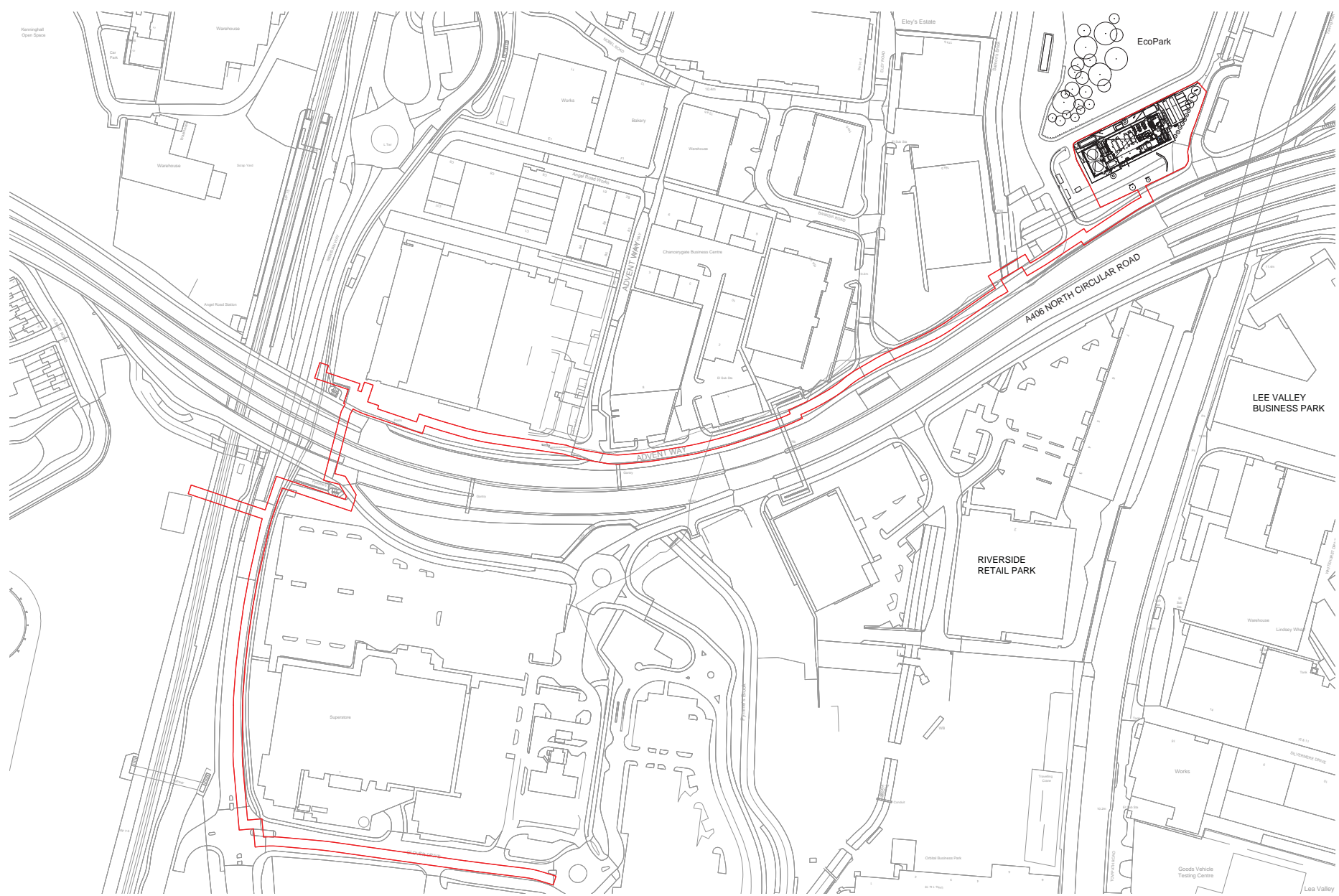
### *Enfield CIL*

- 11.3 As of 1<sup>st</sup> April 2016 Enfield has been charging CIL. In this instance the development is not CIL liable as the type of use proposed has a nil CIL charge rate.



## **12. Conclusions**

- 12.1 Strategic regional and local policy is supportive of the delivery of a new Heat Network for the Lee Valley area. This application for the initial infrastructure and first phase of pipework will enable the provision of reliable and sustainable energy to the Meridian Water development and beyond.
- 12.2 It is considered the site is an appropriate location, consistent with policy designation and character of the surrounding area. Further the approach to design ensures the building suitably announces itself at this prominent gateway location signifying positive change and an investment in sustainable regeneration.
- 12.3 Having regard to the mitigation identified in the report to be secured by the recommended conditions including that relating to the environmental and biodiversity considerations, it is considered the proposed development is acceptable when assessed against the suite of relevant planning policies and that planning permission should be granted.



LOCATION PLAN  
1:1250



Red Line Boundary

- Notes
1. Do not scale off this drawing.
  2. All dimensions are in millimetres unless otherwise stated.
  3. This drawings to be read in conjunction with all relevant architectural, civil/structural, and services engineer's drawings and specifications.

Rev	Date	Description	Drn	Chk	Appd
H	10/11/19	PLANNING APPLICATION	CT	CT	SS
I	07/08/19	ISSUED TO BH FOR REPORT UPDATES.	CT	CT	SS
J	13/08/19	UPDATED RED-LINE TO VE FOR REVIEW.	CT	CT	SS
K	29/08/19	UPDATED RED-LINE-VE ISSUE TO LEL.	CT	CT	SS
L	07/11/19	UPDATED SWALE + LANDSCAPING ARRANGEMENTS.	CT	CT	SS
M	29/11/19	UPDATED RED-LINE FOLLOWING VE DISCUSSION WITH ENERGETIK.	CT	CT	SS



Issue Status			
Scale	Date	Drawn	Checked
1:1250	OCT 17	DT	DT
Drawn	DT	DT	DT
Checked	DT	DT	DT
Approved	SS	SS	SS

<b>PLANNING</b> Project Title <b>DISTRICT HEATING ENERGY CENTRE</b> Drawing Title <b>LOCATION PLAN INC. G. FLOOR PLAN + DISTRICT HEATING PIPE NETWORK PHASE 1</b>		Job No. <b>70.0</b> Drawing No. <b>(PL) 000</b>
Stewart Stevenson Architects Suite 237 Baltic Chambers 50 Wellington Street Glasgow G2 6HU T +44 (0)141 202 0628 E <a href="mailto:stewart@stewartstevensonarchitects.com">stewart@stewartstevensonarchitects.com</a> W <a href="http://www.stewartstevensonarchitects.com">www.stewartstevensonarchitects.com</a>		Rev. <b>M</b>





01 SITE PLAN AS PROPOSED

- Notes
1. Do not scale off this drawing.
  2. All dimensions are in millimetres unless otherwise stated.
  3. This drawings to be read in conjunction with all relevant architectural, civil/structural, and services engineer's drawings and specifications.



S	Rev.	Date	Description	Drn.	Chkd	Appd.
L	16/11/19		PLANNING APPLICATION	CT	CT	SS
N	20/06/19		Updated parking layout following client approval.	CT	CT	SS
N	07/08/19		ISSUED TO BH FOR REPORT UPDATES.	CT	CT	SS
O	13/05/19		UPDATED RED-LINE TO VE FOR REVIEW. (B+W ONLY)	CT	CT	SS
P	16/06/19		CLOUR VERSION. UPDATES TO PARKING LAYOUT. ISSUE TO VE. ENERGETIK + BH.	CT	CT	SS
Q	29/05/19		UPDATED RED-LINE. VE ISSUE TO LEL.	CT	CT	SS
R	28/10/19		UPDATED LANDSCAPE AT NORTH ELEVATION	CT	CT	SS



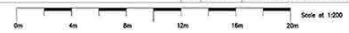
Issue Status				
Project Title	PLANNING			
DISTRICT HEATING ENERGY CENTRE				
SITE PLAN INC. G FLOOR PLAN AS PROPOSED				
Scale at AT	Date	Drawn	Checked	Approved
1:200	OCT 17	DT	DT	SS

**Stewart Stevenson Architects**

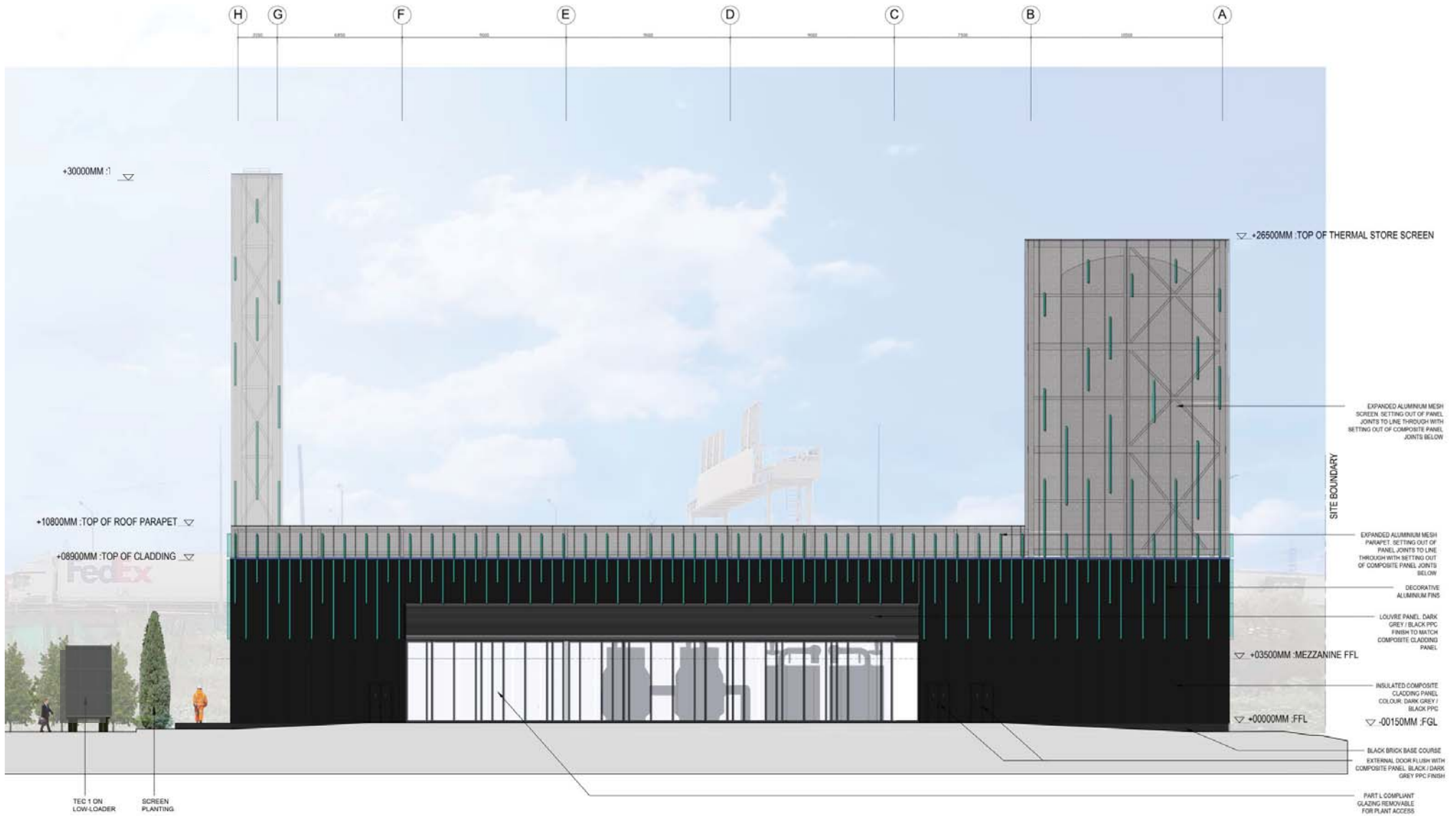
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Job No. 70.0  
Drawing No. (PL) 002  
Rev. T

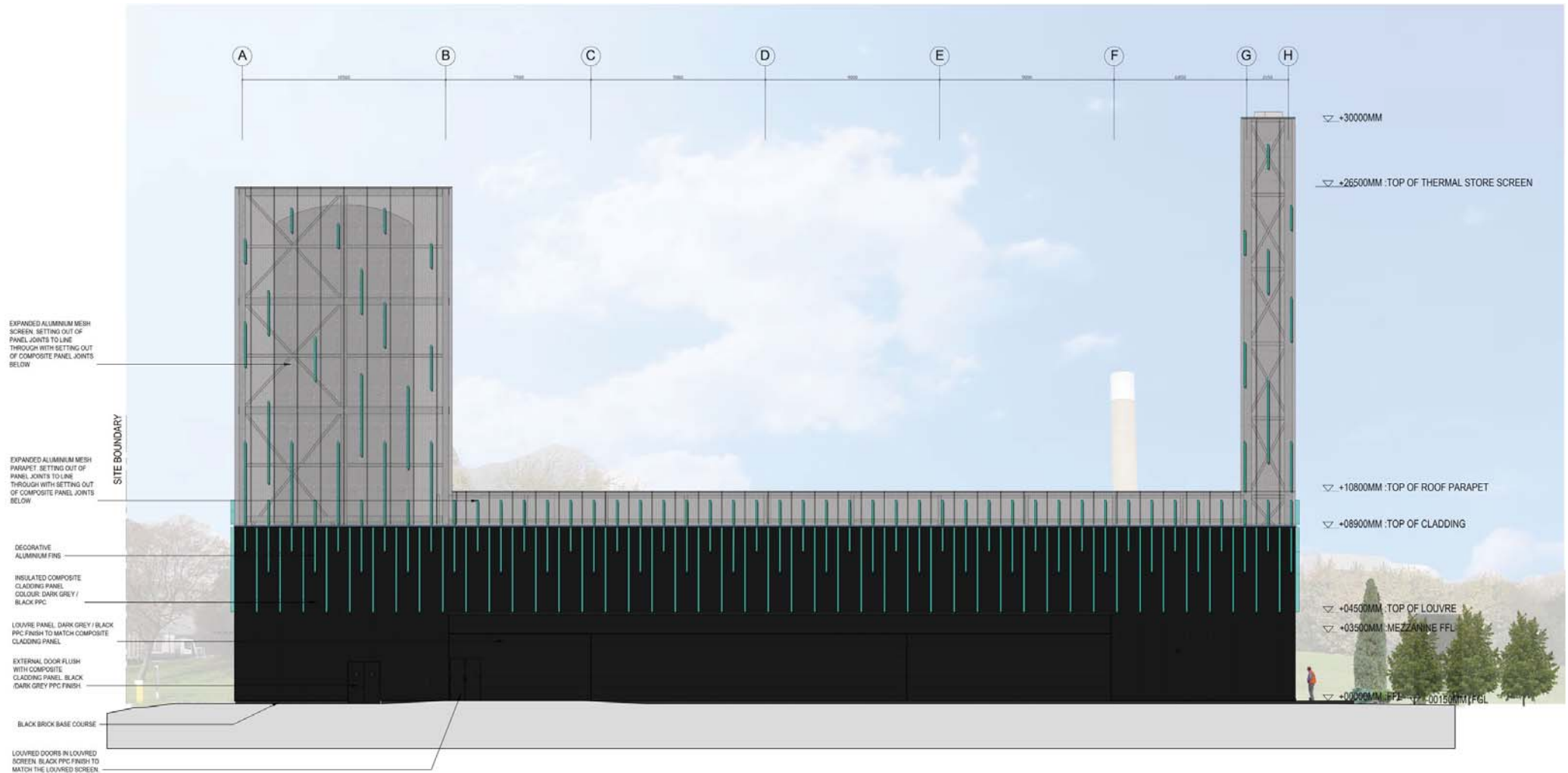


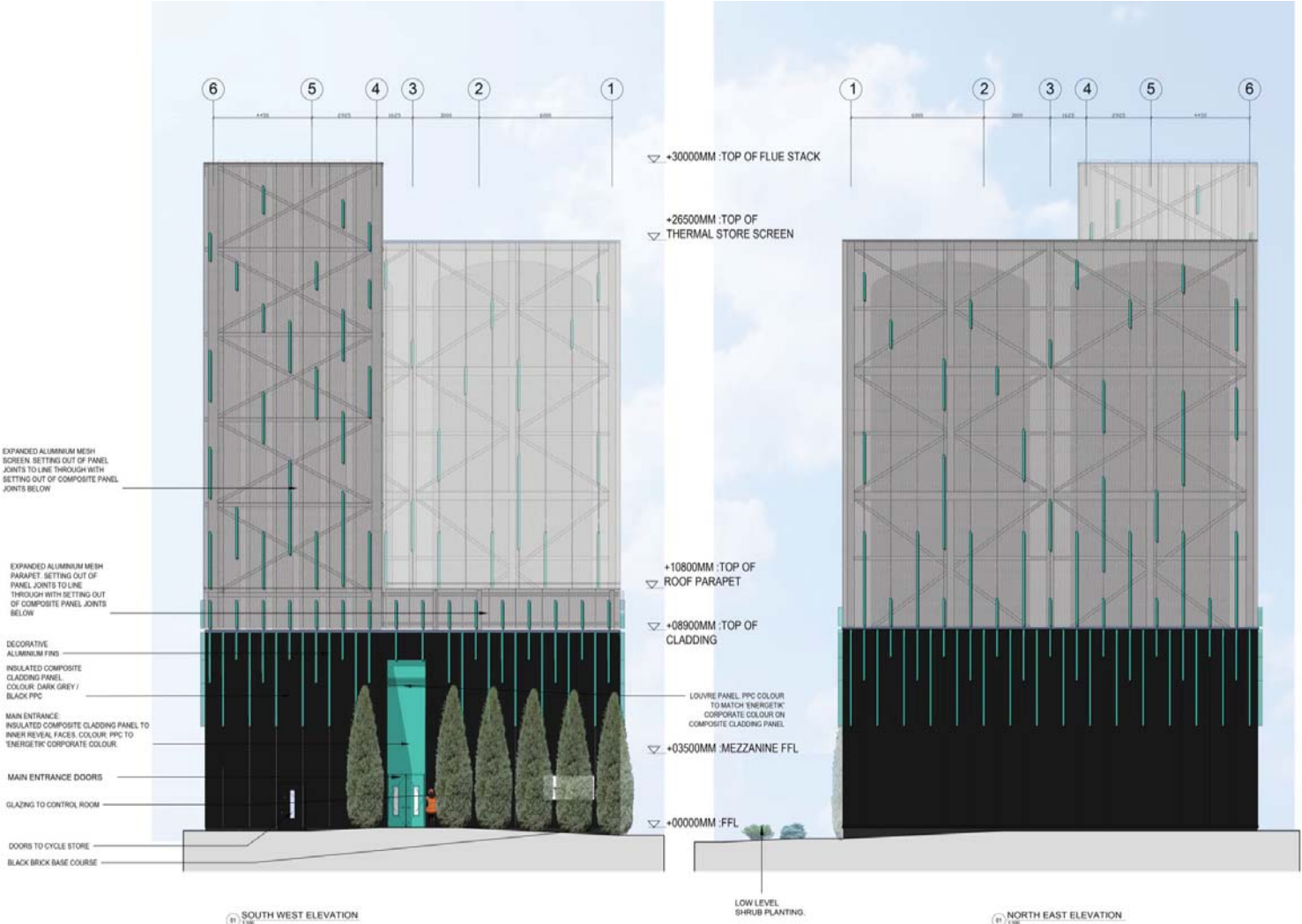
# Elevation Drawings –North West Elevation



© NORTH WEST ELEVATION

# Elevation Drawings –South East Elevation







View from Advent Way – Looking West



View from North Circular - Eastward





View from North Circular – Westward – Looking North

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