



Robyn McIntock
Governance Officer
Direct: 020 8132 1915

email: robyn.mcintock2@enfield.gov.uk

REGENERATION & ECONOMIC DEVELOPMENT SCRUTINY PANEL

**Wednesday, 1st February, 2023 at 7.00 pm in the Conference Room,
Civic Centre, Silver Street, Enfield, EN1 3XA**

Membership:

Mohammad Islam (Chair), Josh Abey, Mahmut Aksanoglu, Thomas Fawns,
Ayten Guzel, Joanne Laban, David Skelton and Edward Smith

AGENDA – PART 1

- 1. WELCOME AND APOLOGIES**
- 2. DECLARATIONS OF INTEREST**

Members of the Council are invited to identify any disclosable pecuniary, other pecuniary or non-pecuniary interests relevant to the items on the agenda.

- 3. MINUTES OF THE PREVIOUS MEETING** (Pages 1 - 4)

To agree the minutes of the previous meeting held on 30 November 2022.

- 4. STRATEGIC INDUSTRIAL SITES AND ENFIELD LOCAL PLAN** (Pages 5 - 38)

Members of the Panel are recommended to note the report on:

- Strategic Industrial Location policies; proposals relating to SIL intensification
- Progress on the Enfield Local Plan including timelines and relevance to Meridian Water.

5. WORK PROGRAMME (Pages 39 - 42)

To note the Regeneration and Economic Development Scrutiny Panel Work Programme for 2022/23.

6. DATE OF FUTURE MEETINGS

To note the dates of future meetings as follows:

Wednesday 26 April 2023

MINUTES OF THE MEETING OF THE REGENERATION & ECONOMIC DEVELOPMENT SCRUTINY PANEL HELD ON WEDNESDAY, 30TH NOVEMBER, 2022

MEMBERS: Councillors Mohammad Islam, Josh Abey, Mahmut Aksanoglu, Thomas Fawns, Ayten Guzel (Associate Cabinet Member (Non-geographical)), Joanne Laban, David Skelton and Edward Smith

Officers:

Infrastructure & Growth Lead, Head of Strategic Development, Director of Development - Place, S106 Project Manager and Head of Strategic Planning and Design

Also Attending:

1. WELCOME AND APOLOGIES

The Chair welcomed everyone to the meeting and introductions were made.

There were no apologies.

2. DECLARATIONS OF INTEREST

There were none given.

3. MINUTES OF THE PREVIOUS MEETING

The minutes were agreed with the following amendments:

Item 4 – Members raised concerns on the low level of parking facilities on the scheme.

Item 5- Ikea have taken the decision to develop their site and are receptive to the Councils ideas. Tesco are still exploring the possibility of developing the site.

4. INDUSTRIAL ESTATES: COUNCIL SITES, INCLUDING CLAVERINGS AND MONTAGUE PRIVATE SECTOR KEY SITES

David Childs, Head of Strategic Development presented this item highlighting the following points.

Enfield benefits from having the 2nd largest industrial site in London. The draft Local Plan identifies the needs for 250,000sqm of additional employment floorspace by 2039. The Council owns Montagu and Claverings estate and the freehold of Jeffery, Mollison and Brimsdown sites.

REGENERATION & ECONOMIC DEVELOPMENT SCRUTINY PANEL - 30.11.2022

The Council owns 65% of the Montagu site, Compulsive Purchase Order (CPO) is required to purchase the remainder of the land. The site is being regenerated on a phased basis to provide a high quality space with good environmental credentials. The programme will be complete and occupied within the next 5-6 years.

The Claverings estate hosts a drug and alcohol service and a temporary housing homeless centre. A strategy is being worked on to develop the site on a phased basis.

The Government has taken the position not to proceed with investment zones and are reviewing the principle of investment zones. The Council can only pursue an investment if the new criteria is met, once it has been released.

Following questions from Members on vital services at Claverings and a sale for cash receipt, Officers confirmed a full assessment has been completed on the operational needs and looking into a possible relocation in existing Council buildings. If this can be done it can be sold directly to a partner or if it is not possible the council can enter a partnership with a developer.

Members asked questions on the Montagu Business case relevance to current economic climate . Officers explained the plan is being reviewed, the increase to interest rates has caused the biggest change. The plan is still financially viable however the risk profile has altered and new estimates will be going to Cabinet in March.

Following questions from members Officers confirmed a number of strategies are being used to keep business' in the borough. Some relocations have already taken place and continuing a dialogue with the current occupiers. Half of the space on Montagu is occupied by manufactures which in turn brings more jobs to the borough.

Members had questions on the level of demand pre covid to which officers explained as the demand for online shopping increased, business' were encouraged to accelerate their online presence. This coincided with an increase in industrial land values.

Officers confirmed there is opportunity for industrial estates on the West of the borough with close links to the M25. There is potential for new filming space that can be provided on industrial land.

ACTION It was requested by members that once the business case has been to cabinet an update report to come to the Regeneration & Economic Development Scrutiny Panel.

5. **CIL AND S106: ANNUAL INFRASTRUCTURE STATEMENT**

Helen Much, Head of Strategic Planning and Design presented this item, highlighting the following points.

REGENERATION & ECONOMIC DEVELOPMENT SCRUTINY PANEL - 30.11.2022

Total CIL receipts for 2020/21 was £6.3, an admin fee is taken from this to assist with running costs. The Council's spending priorities focused on town centres, cultural facilities and transport links and are linked to three main projects; The Dugdale Centre, Exeter Road public realm improvements and Enfield Town Liveable Neighbourhoods. In addition £2.2 million went to the Mayor for cross rail projects.

Round 2 is now open for Neighbourhood CIL allocation and will be considered in January 2023.

S106 had received £2.9m in contributions which is the highest Enfield has ever received, £2.2m of which has been spent. Thirty seven S106 agreements had been agreed and signed with a combined value of £8.5m. The balance at the end of the year was £6.5m of which £1.6 is unspent contributions, £4.9m is allocated contributions. A total of 9 projects were delivered through S106 contributions, including a mix of environmental, public realm, cycle and pathways spread across the borough.

Members had questions on the remaining money, how Enfield compares with other local authorities and what determines the projects that are funded. To which Officers responded, that compared with our authorities the money left over is low and work is being carried out with project managers to look at why the money hasn't been spent.

ACTION Members requested for the team to report back once the money had been spent.

Officers explained there is a process in place to determine which projects get funded from NCIL which is assessed by a panel to ensure they are considered fairly and fit the criteria. The criteria used was based on the poverty and inequality paper, CIL regulations and the Council's priorities.

Following queries from members, Officers clarified that all London Authorities collect money for Mayoral CIL to contribute to cross rail, there are charging categories for which Enfield is in the middle tier. The contributions also safeguard money for additional railway stations.

The SCIL also goes through a rigorous assessment and governance process, which is dependent on the size of the project.

Officers confirmed that a Hadley Wood neighbourhood plan is currently going through consultation. There has not been a large amount of interest from local communities for neighbourhood plans.

Members commented they would like to showcase the positive work and progress that has taken place. Officers advised the brochure will be available on the website and can push it through social media channels to make residents aware.

REGENERATION & ECONOMIC DEVELOPMENT SCRUTINY PANEL - 30.11.2022

Following members questions on the split of S106 and CIL officers explained S106 is used as a mechanism for providing obligations or contributions to support affordable housing and economic development. The CIL is mainly used for other regulations and the split is contained within the government regulations.

ACTION: Officers to confirm if grants have been considered to Housing Associations.

Officers confirmed each S106 agreement is bespoke and has different triggers to determine when the money will come in. Officers are working with developers to gain a better understanding of when money can be expected to be received.

6. WORK PROGRAMME

7. DATES OF FUTURE MEETINGS

NOTED the dates of future meetings as follows:

Wednesday 01 February 2023

Wednesday 26 April 2023.

The meeting ended at Time Not Specified.

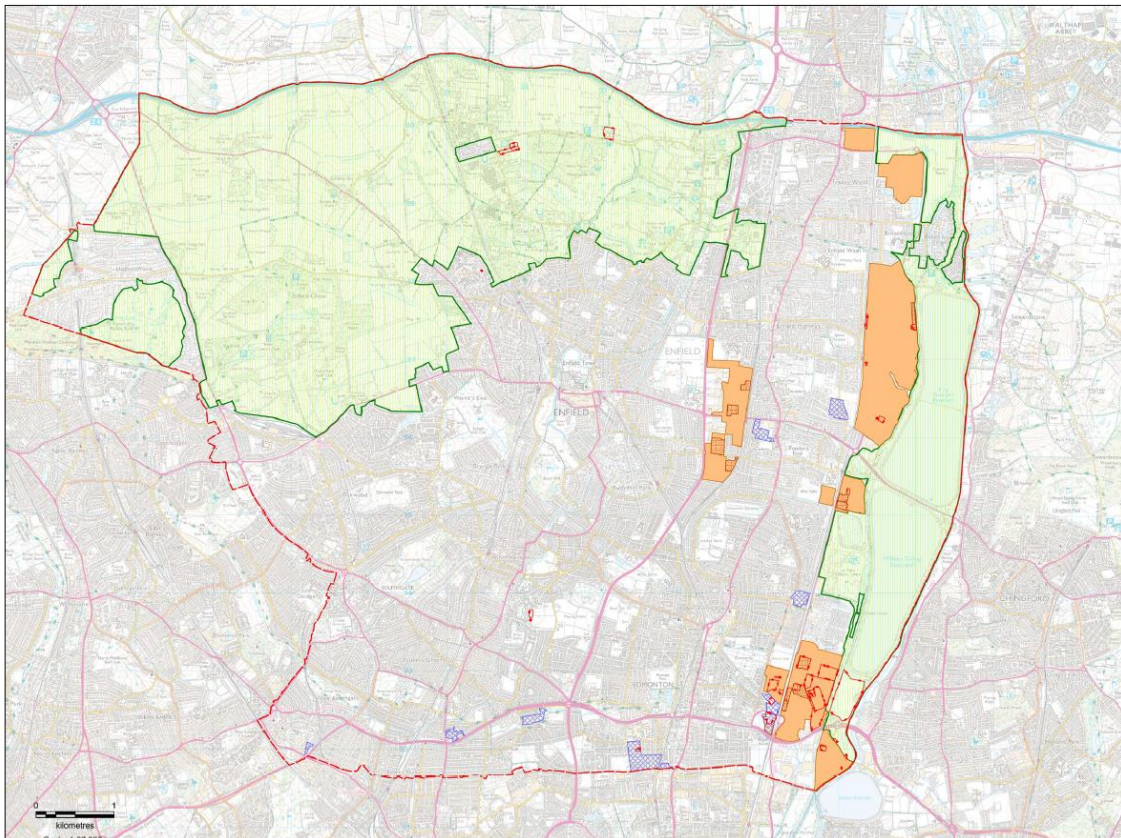
London Borough of Enfield**Regeneration & Economic Development Scrutiny Panel**

Subject: Strategic Industrial Sites, planning policies, Enfield Local Plan - Progress and timelines and relevance to Meridian Water

Cabinet Member: Cllr Nesil Caliskan
Executive Director: Sarah Cary

Purpose of Report

1. This briefing paper is for noting purposes only, around the topic areas of 1) Strategic Industrial Location policies, 2) proposals relating to SIL intensification 3) progress on the Enfield Local Plan including timelines and 4) relevance to Meridian Water.

Strategic Industrial Location (SIL) Policy

2. The Plan above shows the concentration of industrial sites in the borough. Industrial Estates shown in orange are designated as Strategic Industrial Location (SIL) and lighter purple as Locally Significant Industrial Sites (LSIS).
3. The requirement to ensure that the supply of employment sites can meet identified needs is grounded in national policy. The National Planning Policy

Framework (NPPF) indicates that ‘plans should positively seek opportunities to meet the development needs for their area and ‘strategic policies should as a minimum, provide for objectively assessed needs for housing and other uses’¹. It indicates that plans should be ‘prepared positively, in a way that is aspirational but deliverable’².

4. Strategic policies need to ‘make sufficient provision for housing, **employment**, retail, leisure and other commercial development’³:
 - They should ‘look ahead over a minimum 15-year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.’⁴ (para 22); and
 - ‘provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period’⁵ (para 23).
5. The NPPF also requires Local Plans to ‘set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.’⁶ (Para 81).

London Plan

6. London Plan was adopted in March 2021 and is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor’s vision for Good Growth.
7. The Plan is part of the statutory development plan for London, meaning that policies in the Plan should inform decisions on planning applications across the capital. Enfield is preparing a new Local Plan, which must be in general conformity with the London Plan.
8. The broad thrust London Plan policies is to address the need to provide sufficient industrial, logistics and related capacity and where possible seek to deliver intensified floorspace capacity in either existing and/or new appropriate location – supported by appropriate evidence.
9. Policies of relevance to this briefing note are set out in policies:
 - E4: Land for industry, logistics and services to support London’s economic function – *this policy requires the borough to provide sufficient supply of land and premises to meet current and future demands for industrial and related functions. This considers strategic and local employment land reviews, industrial land audits and the potential for intensification, co-location and substitution.*

¹ NPPF Para 11

² NPPF para 16

³ NPPF para 20

⁴ NPPF para 22

⁵ NPPF para 23

⁶ NPPF para 81

- E5: Strategic Industrial Locations (SIL) – the policy sets out London’s reservoir of SILs⁷ - and recognises that SILs should be managed proactively through a plan-led process to sustain them as London’s largest concentrations of industrial, logistics and related capacity for uses that support the functioning of London’s economy. In Enfield, this includes: 1. Brimsdown 2. Freezywater/Innova Park 3. Great Cambridge Road and lastly 4. Central Leaside Business Area – which includes Harbet Road, Eleys Estate and Montagu north in Enfield, clusters of land in Haringey and strips of SIL in Waltham Forest.
- E6: Locally Significant Industrial Locations (LSIS)
- E7: Industrial Intensification, co-location and substitution – provides a supportive policy framework for intensification.

10. The detailed policy wording can be found in [Chapter 6 of the London Plan](#).

Local Plans

11. Alongside the London Plan, the recently adopted North London Waste Plan (2022), Core Strategy (2010), Development Management Plan, 3x Area Action Plans (North Circular Road area, North East Enfield and Edmonton Leaside) – makes up the Borough’s Local Plans.
12. The broad thrust of local policies echo those of the London Plan – primarily to facilitate economic growth and improve the industrial estates. Policies of most relevance are:
- Core Policy 14: Safeguarding Strategic Industrial Locations
 - Core Policy 15: Locally Significant Industrial Sites
 - DMD Policy 19: Strategic Industrial Locations
 - DMD Policy 20: Locally Significant Industrial Sites
 - DMD Policy 21: Complementary and Supporting uses within SIL and LSIS
 - DMD Policy 22: Loss of Employment Outside of Designated Areas
 - Policy EL14: New SIL in Edmonton Leaside – which seeks to designate Deephams STW (34ha) as an additional SIL
 - Policy EL15: Improving existing industrial areas including: Industrial land at Meridian Water, Southern & Northern parts of Montagu Industrial Estate, Aztec A406 Industrial Business Park and Claverings Estate
13. North London Waste Plan was adopted in July 2022 and forms part of Enfield’s Development Plan. Covers land use planning aspects of waste management across 7 boroughs – as the Local Planning Authority. For Enfield, the general thrust of policies in this Plan is to seek to ensure that there is a better spread of waste sites across north London, so Enfield does not have the ‘lion’s share’ of waste in the borough. Key policies are:
- **Strategic Objective B:** Seek a Better Geographical Spread of Waste Sites Across North London, Consistent with the Principles of Sustainable Development
 - **Priority Area:** Eley’s Estate

⁷ London Plan Figure 6.2 and Table 6.2

- **Policy 2:** “Developers should first seek sites in Priority Areas outside Enfield, and must demonstrate that no sites are available or suitable before considering sites within Enfield’s Priority Area.”

Emerging Plans

14. To ensure the Local Plan is up to date and continues to have a robust basis for determining planning applications, the Council has started the process of preparing a new Local Plan covering the plan period between 2019 and 2039. Enfield’s new Local Plan (ELP) will set out the planning framework on how growth will be delivered in a sustainable manner that maintains and enhances the quality of the many distinctive places that make up the borough. In addition to addressing Enfield’s acute housing crisis, it will also provide the planning framework to enhance social, and physical infrastructure provision, whilst providing a framework to enhance blue and green infrastructure through improved access to blue and green spaces and access to nature, as well as climate change adaptation and mitigation. Once adopted, the New Local Plan will replace the existing policies contained in the Core Strategy (2010) and Development Management Document (2014).
15. The ELP is still in its early stages, at the moment the plan is draft and policies hold no material weight in the determination of the planning applications. However, the general thrust of the ELP policies on strategic industrial land seek to provide an uplift in the supply of employment space whilst realising wider spatial objectives including the London Plan, NLWP, AAPs and the council’s own corporate plans – in particular the realisation of the Council’s Economic Development Strategy’s objective of an expanded business base, encompassing growth sectors such as film and television and low carbon industries, as well as the borough’s long-standing strengths of manufacturing and logistics activities.
16. The plan can be found here:
<https://www.enfield.gov.uk/services/planning/new-enfield-local-plan>.
17. The emerging policy position on SIL is set out in draft Policies:
 - **SP E1: Employment and growth** – the preferred option set out would ensure a sufficient supply of sites to meet almost of all the borough’s needs for industry and logistics. The approach entails the development of Green Belt Sites. Restricting development solely to urban sites only meet about half of the borough’s needs for industry and logistics. Sites are proposed in Table 9.1:
 - SA8: Sainsburys Baird Road (Southbury) for 20,885 sqm
 - SA46: Crown Road lorry park (Southbury) for 4,530 sqm
 - SA47: Ravenside Retail Park (Meridian Water) for 21,645 sqm
 - SA48: Land at 135 Theobalds Park Road (Crews Hill) for 3,250 sqm
 - SA39: Travis Perkins (Palmer’s Green) for 3,209 sqm
 - SA49: Land to the south of Millmarsh Lane (Brimmsdown industrial estate) for 10,500 sqm
 - SA32: Sainsburys, Green Lanes for 13.325 sqm
 - SA50: 6 Morson Road for 2,600 sqm

- SA30: Claverings Industrial Estate
 - SA52: Land west of Rammey Marsh for 70,200 sqm
 - SA53: Car Park site, Wharf Road for 5,115 sqm
 - SA54: Land east of Junction 24 of the M25 for 30,550 sqm
 - SA55: Land to the north west of Innova Park for 16,445 sqm
- **SP E2: Promoting jobs and inclusive business growth** – of relevance is part 2 of the policy which seeks to designate and protect SIL and LSIS to support the long term growth of industrial businesses related services in the borough.
 - **SP E3: Protecting employment locations and managing change** – which seeks to protect and increase the capacity of SILs, whilst seeking to safeguard LSISs and non-designated industrial sites in meeting borough-wide and local needs.
 - **SP E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites** – recognises that Enfield plays a major role in securing industrial intensification and successfully delivering policy E7 of the London Plan.
 - **DM E6: Redevelopment of non-designated industrial sites** – given that the demand for industrial sites will continue, this policy seeks to protect industrial space.

Commentary on Strategic Industrial Sites currently under redevelopment

18. The Montagu Industrial Estate redevelopment has obtained planning, and was recently discussed at a scrutiny meeting.
19. British Land own Heritage House and they are currently consulting on a redevelopment of the site. The applicant has begun preapplication engagement with the public and ward Cllrs. They have also set up an engagement website - <https://futureofheritagehouse.co.uk/> . This is the borough's first industrial intensification scheme. The proposals are a multi-decked logistics scheme, providing 36,000 sqm of logistics floorspace over two levels. In addition, over 1,000 sqm of SME space is proposed as small workshop units to the Southbury Road frontage.

Relevance to Meridian Water

20. The council is preparing a draft Supplementary Planning Document for the western bank of Meridian Water. This is the area west of the River Lee Navigation, not including the area covered by Harbet Road SIL (i.e. the east bank). Consultation on the draft SPD closed on 14 December 2022. The Council is now in the process of analysing the representations made and will be updating the SPD in due course.
21. The purpose of the SPD is to add further detailed guidance to the policy framework set out in the Edmonton Leaside AAP. The SPD supports the delivery of around 5,000 new homes, alongside a new town centre, new and improved green spaces, naturalised waterways and improved connectivity.

The SPD seeks to manage transitions between existing and new activities to ensure that all land uses can thrive.

De-designation of the East Bank (Harbet Road SIL)

22. Any designation of SIL will need to be informed by a borough wide employment land review and the approach taken through a local plan. This piece of work is underway and will inform the next stage of the ELP.
23. The Meridian Water and Plan Making Teams are currently working together to explore the issues surrounding SIL designations in the Meridian Water area. Harbet Road SIL has been considered for de-designation for some time. The Council's proposals for de-designation were rejected by the inspector as part of the ELAAP examination in 2019 due to the wider policies to protect SIL and the lack of compensation SIL.
24. As part of the Local Plan consultation, Meridian Water has proposed de-designation of the majority of Harbet Road SIL, with compensatory capacity re-provided in the 'Northern Band' of Meridian Water, immediately adjacent to the North Circular Road. Any potential de-designation would need to be pursued through the Local Plan, and must form part of a borough-wide SIL strategy where additional SIL is provided.
25. The borough-wide land supply position is currently being established through two key pieces of Local Plan evidence – the Housing and Economic Land Availability Assessment (HELAA) and Employment Land Review (ELR).

Local Plan Progress and Timelines

26. Work continues on the preparation of the Local Plan, with further workstreams being undertaken on a number of key pieces of evidence base documents including an update to the Housing and Employment Land Availability Assessment (HELAA)⁸, Transport Assessment and Employment Land Review. Enfield's evidence base to inform the ELP is emerging and continuously being updated and published <https://www.enfield.gov.uk/services/planning/evidence-base>
27. Refinement to the employment policies will be informed by the outcomes of the ELR and representations received as part of the Reg-18. Due to this ongoing work, the timetable in Enfield's current [Local Development Scheme](#) is no longer applicable.
28. An updated Local Development Scheme will be published in 2023 providing updated timescales for the publication of the proposed submission plan (Regulation 19) and submission timetable.
29. Next steps
 - Further engagement with stakeholders
 - Refinement of spatial strategy, strategic policies and detailed policies
 - Finalise the consultation statement and publish representations before next plan

⁸ Following the most recent Call for Sites July 2022

- Publish Housing and Employment Land Availability Assessment – Mar-23
- Progress transport assessment Nov-22 to Mar-23
- Progress Employment Land Review Oct-Dec-22
- Progress Authority Monitoring Report (21/22) and update Five Year Housing Land Supply Mar-Apr-23
- Revise Statement of Community Involvement by Mar-23
- Update Local Development Scheme Mar-23
- Refinement and testing of Plan Apr-Sep-23
- Seek approval to consult on Reg-19 Oct-Dec-23
- Consultation on Reg-19 early-24

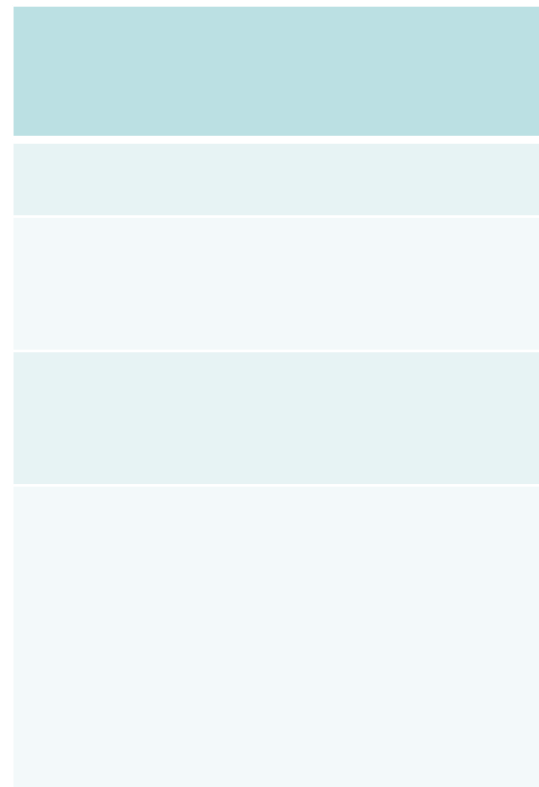
Conclusions

Please see the attached presentation for more information.

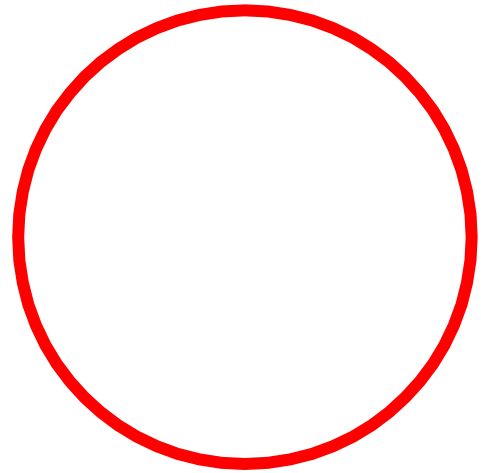
Report Author: May Hope
Plan Making Manager
May.Hope@enfield.gov.uk
020 8132 2466 or 07974 607592

20 January 2023

This page is intentionally left blank



—





Regeneration and Economic Development Scrutiny Work Programme

Date of meeting	Topic	Lead Officer	Director	Lead Members	Reason for the proposal	Other committee/ Cabinet/Council approvals?
12 July 2022	Work planning					
13 October 2022	Consultation on the reports prior to Cabinet relating to: <ul style="list-style-type: none"> • Meridian Water, • Joyce and Snell's 	Penny Halliday Nnenna Urum Eke David Childs	Peter George Joanne Drew	Cllr Caliskan	Pre- Decision Scrutiny recommended by the Executive Director	Cabinet
Additional Meeting 30 November	Industrial Estates: Council Sites, including Claverings and Montague Private sector key sites	David Childs/Doug Ashworth	Peter George	Cllr Tim Leaver	A priority as set out by the Executive Director.	
	CIL and S106: Annual Infrastructure Statement	Helen Murch Vincent Lacavora			A priority as set out by the Leader.	
1 February 2023	Local Plan – Progress & Timelines	Helen Murch/Vincent Lacovara	Brett Leahy	Cllr Caliskan	A priority as set out by the Leader.	

	Strategic Industrial Sites: Planning Policy; Enfield Local Plan; Relevance to Meridian Water	Helen Murch/Vincent Lacovara	Brett Leahy	Cllr Caliskan	A priority as set out by the Leader.	
26 April 2023	Town Centres across the Borough: Action Plan for the regeneration and redevelopment of the Town Centres across the Borough Investment in the high streets	Rebekah Polding	Brett Leahy	Cllr Anyanwu	A priority as set out by the Leader.	
	Cultural Strategy: Implementation; Growth; Social Economic outcomes; Challenges and resilience to those challenges	Rebekah Polding	Brett Leahy	Cllr Anyanwu	A priority as set out by the Executive Director.	
	Skills Academies: Timeline; Opportunities – Early careers and	Simon Gardener/Ann-Marie Liddiard/Rebekah	Peter George Brett Leahy	Cllr Caliskan	A priority as set out by the Leader.	

	employment; Continued employment; Film Studios	Polding				

This page is intentionally left blank