Place Shaping Scrutiny Panel Update

Central Leeside Update

The Council's LDF Core Strategy sets out the strategic planning policies guiding the development of Central Leeside including Meridian Water and its linkages with Edmonton. Core Policy 37: Central Leeside and Core Policy 38: Meridian Water relates directly to the area and provides the strategic direction for development which will be guided in turn by more detailed planning framework in the Central Leeside Area Action Plan (AAP) and the Masterplan for Meridian Water.

All of these documents sit within the Council's Local Development Framework and must be in general conformity with the Core Strategy which in turn reflects the Mayor of London's recognition of the opportunities for regeneration of the Upper Lee Valley. Other policies in the Core Strategy particularly relating to the provision of new homes, the use of employment land, transport and other social infrastructure, renewable energy, proximity to the Lea Valley Regional Park, and waste policies including the Edmonton Ecopark will also be key considerations in planning for the future of the area. Extracts from the Core Strategy Pre submission version are attached at Appendix 1.

The Core Strategy was submitted to the Secretary of State in March 2010 and examined by an independently appointed Planning Inspector during public hearing sessions in June and July. The Inspector’s Binding Report was received in September confirming the Plan’s soundness subject to a number of minor amendments. The Core Strategy is expected to be adopted by the Council at its meeting in November.

Once adopted, the Core Strategy will be a key tool for delivering change as it holds considerable weight in all planning decisions in line with the UK’s plan led planning system. The Core Strategy and other LDF documents are supported by an Infrastructure Delivery Plan (IDP) which sets out what additional infrastructure is required to support the planned increase in new homes, jobs and the projected growth in the borough’s population up to 2026. It was been prepared in liaison with key infrastructure providers.

Work on the Central Leeside Area Action Plan is also underway. An Issues and Options Report for the area was published for consultation in 2008 and was a joint approach by the Council and the London Borough of Haringey. Since then this formal joint working arrangement with Haringey Council has ceased and completion of the Area Action Plan will now be an Enfield area specific plan only.

However Haringey Council remains as a key stakeholder in the preparation of Plan and in the preparation of the Meridian Water masterplan. Following adoption of the Core Strategy and completion of options testing in respect of the Meridian Water masterplan, work will then progress to prepare a final draft of the AAP for submission to the Secretary of State.

Meridian Water Update

Overview
Meridian Water is the name given to the Council’s vision for the development of a new eco community in Upper Edmonton (within the Upper Edmonton and Edmonton Green Wards), revitalising and regenerating the underutilised and poorly maintained industrial land surrounding Ikea, Harbet Road and the National Grid gas holders to create a thriving new community of up to 5000 new homes and over 1500 new jobs, along with new schools, health centres, open space and community facilities, along with the creation of a new gateway to the Lee Valley Regional Park. The aim is to create new opportunities for Edmonton and Enfield by developing this new neighbourhood as an extension and growth of the surrounding communities, allowing the existing streets and neighbourhoods to expand into this space, creating new homes and new jobs in the area benefitting the deprived communities in the Edmonton and the East of the Borough.

**Delivery**

In order to deliver a co-ordinated approach to Meridian Water, to be able to ensure that the right forms of development come forward in the right order to create a sustainable neighbourhood rather than a series of isolated developments, the Council are working with key national and regional partners such as the Homes and Communities Agency, Greater London Authority, Natural England, Transport for London (TfL) and others to develop a Masterplan for the area. To deliver the technical elements of this plan the Council engaged LDA Design, in partnership with BNP Paribas, Atkins and Beyond Green.

This Masterplan will be built on a robust and tested evidence base, setting out an overall vision for the development of the area, identifying key locations for different forms of development, and then supplement this with a series of policies, recommendations and identified projects in order to enable the viable development of the site. This will then be adopted as part of the Councils LDF as a Supplementary Planning Document (SPD) in partnership with the Central Leeside AAP, giving the Council direct control over the forms of development coming forward.

A major part of this exercise will be planning for the necessary infrastructure which will inform the Councils approach to Community Infrastructure Levy within the area. Engaging with partners, investors and developers will be central to understanding this and ensuring a viable vision for the area that will enable and encourage sustainable and responsible development within Meridian Water.

**Transportation**

Transportation is a key issue in unlocking the opportunities within Meridian Water, and the Council has been actively working with partners such as Network Rail, National Express East Anglia (the rail franchisee) and others to improve transportation within this area and the Borough as a whole. Emphasis will be given to the opportunities to create and encourage sustainable transportation and travel within the area, creating local employment to reduce the need to travel and improving access to public transportation services, particularly by working with TfL to divert existing bus services to better serve the area, improving access to Angel Road station (and by virtue of that, increase potential patronage) and improving rail frequency within the Borough.
In order to address the existing poor usage of Angel Road station, the Neighbourhood Regeneration team, working with other Council officers have identified the opportunity to create a new, at level, access to the station, dramatically improving visibility and accessibility across Council owned land at Rays Road. Network Rail, TfL and National Express East Anglia’s view is that this investment by the Council would create the opportunity for increased patronage, which in turn would help to justify Enfield’s proposals for an improved service provision detailed later in this paper.

In 2009 the Department for Transport (DfT) led the refranchising process for the Greater Anglia services, which includes the West Anglia Main Line (Serving Liverpool Street to Cambridge / Stansted). This process was put on hold at the consultation stage in early 2010 with a view to revising the franchise period to improve service value. This franchise arrangement will set the requirements for future investment and service provision along this line. Confirmation has recently been received from DfT that this franchise process will be reopened in late October / early November, with a view to closing consultation by January 2011 in order to ensure a speedy reletting of the franchise.

Providing 4 tracks along this line would enable frequent local stopper services and high speed commuter services along the line to run simultaneously, and this has been the strategic goal for a number of years, vastly improving services in the Borough. However, the investment required for this would be significant (circa £1 billion) and the timescales are potentially outside this franchise period (15 - 20 years). Further, the original proposal relied heavily on the expansion of Stansted Airport, now not an option. Therefore an interim solution is needed that provides short term benefits, whilst maintaining service provision.

The Traffic and Transportation team within the Council have produced a report outlining a potential option to provide a 60% increase in service provision along the line using existing infrastructure. This is achieved by refocusing the present Stratford train onto the Upper Lee Valley Stations and reorganising the train stopping pattern. These changes will enable 4 trains per hour to stop at Ponders End, Brimsdown & Enfield Lock, 6 trains and 2 trains per hour at Angel Road. The report also highlighted opportunities for a four train per hour off-peak service for Enfield Town, which then results in a 6 train per hour off peak service for Edmonton Green and stations to the south.

A meeting has been arranged on the 13th of October with key partners and Councillors to discuss this issue and agree a strategic approach to taking forward the report from the Council to DfT and others for their adoption as part of the future franchise. Our approach will be to ensure not only that DfT integrate Enfield’s proposals with their own, but that the Council will use every means to draw attention to the need to improve services along this line.

This is likely to include working with partners outside the Council such as the Enfield Leeside Partnership, key businesses in the Lee Valley, the Meridian Water Delivery Board and regional strategic stakeholders to invite them to give their public support to Enfield’s proposals in order to show the strategic desire and business benefits these
proposals will bring, and to provide a compelling argument to DfT regarding taking forward Enfield’s proposals.

Current Progress

LDA Design’s team have completed the baseline stage of developing the Masterplan, pulling together all of the existing baseline data within the Council and our partners, and undertaking additional studies and reviews as required. As set out within the Planning & Compulsory Purchase Act 2004, in order for the Masterplan to be considered as based on a solid evidence base this information has been shared online with our partners and the public on the Councils website for their information and review. This data has been well received, with endorsements from all key partners.

On the 18th of September as part of London’s Open House architecture weekend, where buildings are open to the public to view, the Council held a joint event with the Anglican Diocese of London at St Johns Church, Dysons Road, Edmonton. The event provided the opportunity to discuss with local residents issues within their area around Meridian Water and to reintroduce them to the vision that had originally been put forward within the Core Strategy, Strategic Growth Areas Report and Central Leeside AAP public consultations, and to make residents aware of future consultation proposals in coming months when we’ll be bringing forward the initial proposals and options. This event was well attended (89 local residents), and the plans for Meridian Water were well received.

From here, the team will begin the development of initial proposals and options for the area, with a view to public discussion and consultation early in the New Year. This initial consultation will propose a number of options and seek stakeholders and community views on each proposal, along with identifying a preferred option. The consultant team will then develop this preferred option in to a more detailed plan, moving from broad allocations and issues to detailed designs and plans. This preferred option will then go out to public consultation again in mid 2011 to ask for views on the more detailed plans and proposals to refine them in to a detailed plan for the area. This selected option will then be developed in to a detailed Masterplan document with supporting evidence based in mid to late 2011.