1. EXECUTIVE SUMMARY

Meridian Water is the largest regeneration priority area identified in the Council’s Core Strategy (2010), where a comprehensive approach to development will take place. The Core Strategy sets out policies to enable the development of a new sustainable urban mixed use community in the area, with 5,000 new homes, up to 3,000 new jobs, improved public transport and new community infrastructure including new schools, to make Meridian Water a sustainable place to live and work. The Meridian Water Masterplan provides further planning and urban design guidance on the implementation of policies set out in the Council’s Local Plan and will guide the delivery of this regeneration programme.

The Masterplan will sit alongside other planning documents including Enfield’s Core Strategy, the Development Management Document (Submission Version March 2013) and the draft Central Leeside Area Action (2012) as well as the Mayor’s London Plan (2011) and the Upper Lee Valley Opportunity Area Planning Framework (draft 2013). Together these planning policies and guidance at the local and sub regional level provide a clear steer on appropriate development in the area.

The draft Masterplan was published for public consultation last year. Responses were received from 36 landowners, developers, public bodies, organisations and individuals. This report sets out the key issues raised through this consultation and how these comments have informed the final version of the Masterplan.

Copies of the Masterplan have been distributed to members of the Sub Committee under separate cover. Additional copies will also be available in the Members’ Library and Group Offices after your consideration of the matter. This report recommends to the Local Plan Cabinet Sub Committee that the Meridian Water Masterplan is adopted as Planning and Urban Design Guidance to support Enfield’s Local Plan.
2. **RECOMMENDATIONS**

   That the Local Plan Cabinet Sub Committee:

2.1 Adopt the Meridian Water Masterplan as Planning and Urban Design Guidance to support Enfield’s Local Plan and delegate the approval of any minor changes prior to publication, to the Cabinet Member for Business and Regeneration.

2.2 Agree that the Cabinet Member for Business and Regeneration be authorised to agree the publication of the Sustainability Appraisal and Equalities Impact Assessment of the Masterplan.

3. **BACKGROUND**

3.1 Meridian Water covers approximately 85 hectares in the south east of the borough and is one of the largest areas of developable land in north London. Located within the Central Leeside growth area and the Mayor of London’s wider Upper Lee Valley Opportunity Area it has significant development potential. The Council’s Core Strategy (2010) identifies the potential for 5,000 new homes and up to 3,000 new jobs to be created in the area, together with the necessary community and other infrastructure needed to support this new sustainable neighbourhood.

3.2 The Council’s Core Strategy sets out the Council’s intention to develop a masterplan for Meridian Water to provide further guidance on the implementation of relevant planning policies. The Masterplan has been prepared in the context of a comprehensive baseline assessment of the area, which informed the issues and considerations to be taken into account. This baseline data and the key issues arising from initial informal consultation on future growth scenarios can be viewed on the Council’s website or at [www.meridianwater.co.uk](http://www.meridianwater.co.uk).

3.3 The draft Masterplan was published for public consultation from May to August last year. Responses were received from 36 organisations and individuals including key landowners in the area, developers, statutory bodies such as the Greater London Authority, Haringey and Waltham Forest Councils, the Environment Agency, Thames Water and the Lee Valley Regional Park Authority. Comments were also received from the Edmonton Leeside Partnership. In excess of 300 comments were received on the draft document.

3.4 Overall, there was strong support for the vision for the area and the regeneration opportunities it presents. Key themes included: recognition of the importance of strategic infrastructure improvements to support growth such as the Lee Valley Heat Network, rail services, station upgrade and increased use of waterways for leisure and freight movement. Some respondents raised issues regarding the need and location of schools and other community infrastructure. Respondents also commented on general issues such as flood mitigation, viability and phasing of development.

3.5 A summary of the key issues raised and how they have informed the final version of the Masterplan will be published with the final document. Substantive changes to the Masterplan following consultation are set out below:
3.5.1 Revisions to the Edmonton East neighbourhood including renaming to “Meridian Angel” and re-location of the primary school from the south to the centre of the neighbourhood, with a further option of siting it in the northern part of the area;

3.5.2 Re-location of the all-through school from Edmonton East to the Islands neighbourhood in order to provide school places closer to the residential areas which it will serve and to maximise access to the Lee Valley Regional Park for sport and recreation purposes;

3.5.3 Retention of existing land uses at Kenninghall, north of the North Circular Road, screening the existing metals and waste recycling facility in the short term and promoting higher value employment generating uses in the longer term;

3.5.4 Replacement of the proposed Highline Bridge by a remodelled and upgraded underpass to connect Meridian Angel and the Gateway neighbourhoods which sit either side of the railway;

3.5.5 Amendments to Meridian Central with the removal of the multi-storey car park to the rear of Ikea, provision of a new car park and mixed uses to the west of an extended store and reorientation of the servicing arrangements;

3.5.6 Revisions to the Gateway neighbourhood to incorporate the provision of a University Technical College;

3.5.7 Re-alignment of part of the Causeway transport and access corridor southwards to better connect the area’s neighbourhoods;

3.5.8 Relocation of the Angel Bridge (over the Lee Navigation) southwards to follow the re-alignment of the Causeway;

3.5.9 The inclusion of two taller buildings in the Canal-side West neighbourhood around the Angel Bridge to maximise the benefits of the waterside location and views into the Lee Valley Park; and

3.5.10 A relative intensification of development over-time south of the Causeway in Meridian East to allow a mix of industrial and non industrial uses, maximising opportunities arising from the waterside location.

3.6 A summary of all the comments made on the draft document and details of how these comments have informed the final version will be published in the Consultation Statement alongside the adopted Masterplan.

3.7 A Sustainability Appraisal (SA) has been undertaken to assess the environmental and sustainability impacts of the proposals set out in the Masterplan. Following consultation on the SA Scoping Report, the Initial Sustainability Appraisal was published alongside the draft masterplan in May 2012. A final version of the Sustainability Appraisal accompanies the completed Masterplan and can be viewed on the Council’s website.
4. MERIDIAN WATER MASTERPLAN - PLANNING AND URBAN DESIGN GUIDANCE

4.1 Copies of the final version of the Masterplan have been distributed to members of the Sub Committee under separate cover. Additional copies will be available in the Members’ Library and Group Offices after your consideration of the matter.

4.2 The Masterplan provides further guidance on planning and urban design that illustrates how the key objectives established in the Core Strategy for Meridian Water could be delivered. It is not intended to be a blueprint for the area but a framework for change providing the Council’s overall vision and approach, which it will seek to achieve by working closely with landowners and other partners.

4.3 The Masterplan should be read in conjunction with the Council’s Core Strategy (2010), the Development Management Document (submission version, March 2013), the Council’s adopted Supplementary Planning Documents, the London Plan (2011) and the Mayor’s Upper Lee Valley Opportunity Area Planning Framework (draft 2013). Alongside these documents it will be a material consideration in the determination of planning applications in the area.

4.4 The Masterplan sets out the following proposals in a number of unique mixed-use neighbourhoods with 5,000 new homes and up to 3,000 new jobs:

- A 2-form entry primary school; an all-through school; a new local centre offering new health and library facilities, community rooms, a police presence and local shops;

- A mix of residential, retail, community uses and open spaces, integrated into the wider development;

- High quality public realm and development of an exemplar quality at a human scale, with buildings that are flexible, adaptable and responsive to the environment;

- A reduction in flood risk through the appropriate location, layout and design of new development and mix of land uses;

- Higher density development close to Angel Road station which will benefit from an improved rail services and a new public transport interchange;

- A new Causeway providing an east-west route connecting all parts of Meridian Water, linking new and existing communities, the station and the Lee Valley Regional Park;

- Improved north-south connections;

- New open space at the heart of the community; and

- Phase 1 of the Lee Valley Heat Network supplying low carbon, low cost heat to new homes and businesses in the area.
5. **NEXT STEPS**

5.1 Subject to the consideration and formal approval by this Sub Committee, the Masterplan is programmed to be formally launched alongside the Mayor’s Upper Lee Valley Opportunity Area Planning Framework on the 23rd of July.

5.2 A series of key infrastructure projects already underway to bring forward delivery. These include:

- **Rail improvements** - recent announcements by Network Rail and the GLA confirming the securing in the region of £80m of investment to upgrade Angel Road station and increase train frequency through the Stratford, Tottenham and Angel Road “STAR” scheme will mean that services to Meridian Water will dramatically increase in the short to medium term. This will be a catalyst to unlocking development potential, particularly in the Meridian Angel and Gateway neighbourhoods which will also benefit from a new public transport interchange around the station. Train services could improve as early as 2017. This demonstrates support for higher density development to be focused around the station as an early phase of development as set out in the Masterplan.

- In May this year the Secretary of State for Education approved the London and Community Learning Trust’s (LCLT) application for a new primary school in Meridian Water to open in September 2014. The new school will be located close to the existing community of Upper Edmonton in the Meridian Angel neighbourhood. The Masterplan supports LCLT’s aspirations and demonstrates how this would be achieved through the siting of a new school in this area.

- The Lee Valley Heat Network is a new city scale decentralised energy network that will capture low carbon heat from the Edmonton Eco Park and other dedicated Combined Heat and Power (CHP) plants and supply energy to buildings and industry across the Lee valley for use in space heating and hot water production. The Network is being delivered in partnership with the Mayor and adjoining boroughs and Phase 1 could deliver heat to Meridian Water from 2015 onwards.

- **Rays Road Open Space** – work is already underway to transform this derelict site that sits between Montagu Industrial Estate and a residential section of north Edmonton into a new public open space known as Angel Gardens. This £1.6m scheme is funded by both the Council and the GLA through its Pocket Parks programme.

- Preparation for delivering the Legible London way-finding system in Meridian Water has also begun. The system provides clear, consistent signage for pedestrians within an area and will be implemented in 2 phases to encourage walking and cycling throughout Meridian Water.

- Work has started to look at options for the relocation of particular uses from their existing sites in the Masterplan area in order to facilitate development. A number of operations will no longer be suitable for their current site as delivery of the Masterplan moves forward and will require relocation to a more appropriate site. This includes the existing metals and waste facility currently at Kenninghall in Meridian Angel and the Arriva bus depot in
Meridian East. Both operations are established businesses providing local employment and any relocation will therefore require careful assessment and management.

6. **ALTERNATIVE OPTIONS CONSIDERED**

6.1 None considered. Preparation of Enfield’s Local Plan is a statutory requirement and the adoption of the Meridian Water Masterplan as Planning and Urban Design Guidance to support the Local Plan is required to demonstrate how the key objectives established in the Core Strategy for Meridian Water could be delivered. The Masterplan provides further detail and guidance about the significant scale of change proposed.

7. **REASONS FOR RECOMMENDATIONS**

7.1 See paragraph 6.1.

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

8.1 **Financial Implications**

8.1.1 Provision for the cost of preparing the Masterplan is included in the Neighbourhood Regeneration Reserve.

8.1.2 The Meridian Water Masterplan provides further planning and urban design guidance on the implementation of policies set out in the Council’s Local Plan but does not itself directly commit the Council to additional expenditure.

8.1.3 Individual future projects arising from the plan would need any cost implications to be assessed and funding to be identified.

8.2 **Legal Implications**

8.2.1 The legal requirements for the preparation of Development Plan Documents are set out in the Planning and Compulsory Purchase Act 2004 and in the Town and Country Planning (Local Planning) (England) Regulations 2012. The Regulations set out the procedures which govern the process of preparing Local Development Documents. The Masterplan will need to be in conformity with the Core Strategy, the London Plan and the National Planning Policy Framework.

8.2.2 The recommendations in this report are in accordance with the Council’s powers and duties.

8.3 **Property Implications**
None received.

9. **KEY RISKS**

9.1 Timely completion and adoption of the Meridian Water Masterplan as Planning and Urban Design Guidance is critical to underpin and help deliver the Council’s key objectives established in the Core Strategy for Meridian Water and ensure that development decisions in the borough are plan-led.
9.2  Failure to produce such guidance would result in an absence of a clear framework of the type and quality of development required in Meridian Water which developers, investors and external funders would expect to see. This would lead to poor quality development and/or development in inappropriate locations and would significantly harm the Council’s ability to meet its wider regeneration objectives.

10.  IMPACT ON COUNCIL PRIORITIES

10.1  The Masterplan will be fundamental in achieving sustainable development. Further planning and urban design guidance about the significant scale of change proposed throughout the document seeks to achieve fairness for all, sustainable growth and the development of strong communities through the planning process.

11.  EQUALITY IMPACT IMPLICATIONS

11.1  The draft Masterplan was subject to an initial Equalities Impact Assessment/Analysis (EqIA) to ensure that consultation promoted equal opportunities. A final EqIA has been undertaken to support the final Masterplan and can be found on the Council’s website.

12.  PERFORMANCE MANAGEMENT IMPLICATIONS

12.1  Delivery of a comprehensive regeneration scheme at Meridian Water is a corporate priority within the Council’s Business Plan 2012-15. Completion of the Masterplan, and delivering phased infrastructure improvements including increased rail services and station improvements will help to meet Outcome 2.10 of the Business Plan; to improve the quality of life of residents through the regeneration of priority areas and promote growth and sustainability.

13.  PUBLIC HEALTH IMPLICATIONS

13.1  A guiding principle for the Masterplan is the need to improve access to healthy living corridors. Meridian Water adjoins the Lee Valley Regional Park, the rivers and open spaces within which offer significant recreational and environmental benefits as do the series of reservoirs immediately to the south of the area. The Masterplan seeks to maximise this potential for existing and new residents by improving east/west and north/south connections through a network of open spaces. Improved connections will help deliver healthy living into the heart of the new development and reconnect the nearby communities with the Park.

13.2  The Masterplan creates opportunities for formal and informal recreation and leisure, urban agriculture and outdoor learning. It draws the community and landscape together combining healthy living into the daily structure and form of Meridian Water. In accordance with the Core Strategy it requires the delivery of new health facilities to support the new communities and suggests these should be located within Meridian Central neighbourhood or where benefits from the co-location of services can be realised.