

MUNICIPAL YEAR 2014/2015 REPORT NO. 85

MEETING TITLE AND DATE:

Cabinet 22nd October 2014
Council 19th November 2014

Report of:

Director - Regeneration &
Environment

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Agenda – Part: 1	Item:12
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Subject: Proposed Submission Central Leeside Area Action Plan KD No. 3975	
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Wards: Upper Edmonton, Edmonton Green, Lower Edmonton and Jubilee	
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Cabinet Member consulted:	
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Cllr Alan Sitkin (Cabinet Member for Economic Development)	
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Associate Cabinet Member:	
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Cllr George Savva MBE	
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1. EXECUTIVE SUMMARY

- 1.1 The Central Leeside Area Action Plan (AAP) (Annex 1 – available on the Council's website as a reference document) will form part of Enfield's Local Plan and will deliver the spatial vision and land use strategy for this part of south east Enfield which includes Meridian Water.
- 1.2 At the meeting of 22nd September 2014 the Local Plan Cabinet Sub-Committee endorsed the Proposed Submission Central Leeside AAP and recommended that it go forward to Cabinet and Council for approval.
- 1.3 This report seeks endorsement by Cabinet of the Proposed Submission Central Leeside AAP, and recommendation of its approval for publication by Full Council. Once approved the Proposed Submission Documents will be published for a minimum of the statutory six week period and subsequently submitted, together with necessary supporting material, to the Secretary of State for independent examination. Examination of the draft plan by a planning inspector is programmed for May 2015.
- 1.4 From the Proposed Submission Stage going forward, greater weight will be afforded to the Central Leeside AAP as it progresses through the plan-making process. Once adopted, the Central Leeside AAP will provide a spatial policy framework for the regeneration of the Central Leeside area including the major developments of Meridian Water, Edmonton Eco Park, Picketts Lock and regeneration of industrial estates.

2. RECOMMENDATION

2.1 That the Cabinet:

- Endorse the Proposed Submission Central Leaside Area Action Plan and recommend its approval by Council for publication, and thereafter be subject to a statutory period of public consultation and submission to the Secretary of State for public examination.
- Agree that the Cabinet Member for Economic Development be authorised to agree the publication of the Sustainability Appraisal and Equality Impact Assessment of the Proposed Submission Central Leaside AAP.
- Agree that the Director of Regeneration & Environment be authorised to make appropriate changes to the Submission version of the Central Leaside AAP and undertake any further consultation required, in the run up to and during the public examination process into the document, in response to representations received, requests from the Planning Inspector and any emerging evidence, guidance or legal advice. Changes of a substantive nature will be considered by the Local Plan Cabinet Sub Committee.

3 BACKGROUND

- 3.1 Central Leaside is the largest strategic growth area identified in the Council's Core Strategy (2010) and is located in the south east of the borough. It covers an area containing a number of established employment estates, major infrastructure facilities such as the Edmonton Eco Park and Deephams Sewage Treatment Works, the Lea Valley Regional Park and its facilities at Picketts Lock, as well as being home to significant development opportunities at Meridian Water. Core Strategy Policies 37 and 38 provide a strategic direction for the future of the area as a starting point in preparing a more detailed area action plan and planning policy framework to guide development.
- 3.2 Preparation of the Central Leaside Area Action Plan (AAP) has reached an advanced stage following the publication of the consultation document "Discover Central Leaside: Towards a draft AAP" in 2012. Consultation on this document took place from May to August 2012. Responses were received from a range of consultees including the GLA, Environment Agency, Natural England, Haringey Council, Thames Water, Lee Valley Regional Park, North London Waste Authority, and land owners including National Grid, Ikea, Dwyer Asset Management, Standard Life Investments UK, and Lasalle Investment Management. Since then consultation and engagement has continued, including with adjoining boroughs as part of the Council's Duty to Cooperate requirements brought in by the Localism

Act 2011. Comments received, together with ongoing work on infrastructure delivery, development design, capacity and viability work has informed the preparation of the proposed submission document.

- 3.3 At the meeting of 22nd September 2014 the Local Plan Cabinet Sub-Committee endorsed the Proposed Submission Central Leaside AAP, and recommended that it go forward to Cabinet and Council for approval. Amendments agreed at the meeting have been incorporated into the document.

4 PROPOSED SUBMISSION CENTRAL LEESIDE AREA ACTION PLAN

- 4.1 The Proposed Submission Central Leaside AAP document (Annex 1) is available as a reference document on the Council's website.

- 4.2 There are a number of key projects that are relevant to Central Leaside and the wider area in Enfield and beyond. These include:

- Regeneration of Meridian Water to provide up to 5,000 new homes, commercial and community facilities creating up to 3,000 new jobs, and improvements to Angel Road railway station within a sustainable environment;
- A new local centre at Meridian Water;
- Intensification and revitalisation of the industrial estates;
- Supporting changes to transport infrastructure, including 3/ 4 tracking of the railway line, a better environment for pedestrians and cyclists, the provision of the Causeway, and an improved bus service;
- Provision of Lee Valley Heat Network (LVHN), a decentralised energy network, making use of heat generated at the Edmonton EcoPark waste processing facility;
- Revitalisation and intensification of the Picketts Lock site for leisure uses; and
- Major upgrade of the Deephams Sewage Treatment Works.

- 4.3 The Central Leaside AAP provides the policy framework and evidence for delivery of these projects.

5 NEXT STEPS

- 5.1 The Council's publication under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, is anticipated to run from November 2014 to January 2015. A minimum of a 6 week consultancy period is required, although the period will be extended to take account of the holiday period in December. A statement of conformity with the London Plan will be sought from the Mayor of London.

- 5.2 Representations received from the publication stage will be formally submitted to the Secretary of State (SoS) with the final submission version of the CLAAP, along with all supporting documents such as the final Sustainability Appraisal and EqIA. The SoS will appoint a Planning Inspector to conduct an Examination in Public to determine the soundness of the document. The Examination is expected to take place in May 2015.
- 5.3 Once the public examination process is concluded, and depending on the nature of the comments in the Inspector's report, the Council will be able to adopt the document as a statutory development plan. Adoption is scheduled for autumn 2015.
- 5.4 From the Proposed Submission Stage going forward, greater weight will be afforded to the Central Leaside AAP as it progresses through the plan-making process. Once adopted, the Central Leaside AAP will form part of the Council's Local Plan that provides a spatial policy framework for the regeneration of the Central Leaside area including the major developments of Meridian Water, Edmonton Eco Park, Picketts Lock and regeneration of industrial estates. It will build upon the policies adopted in the Council's Core Strategy and provide detail to complement the soon-to-be-adopted Development Management Document and Policies Map.

6 ALTERNATIVE OPTIONS CONSIDERED

- 6.1 None - having an adopted and comprehensive planning framework for the area provides a basis for setting the area specific planning policies by which decisions on development can be guided. This is essential to support the Council's regeneration programme, for on-going as well as future investment opportunities.

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

7.1 Financial Implications

- Provision for the cost of preparing the Central Leaside AAP is included in the Local Plan Reserve. The report contains a variety of future options but does not in itself commit the Council to additional expenditure. Any future proposals with cost implications would need to be subject to separate reports and full financial appraisal.

7.2 Legal Implications

- The Planning and Compulsory Purchase Act 2004 (the Act) as amended and the Town and Country Planning (Local Planning) (England) Regulations 2012 (the Regulations) require local authorities to prepare the local plan, which consists of the local development documents (LDDs).
- The proposed CLAAP is a LDD in accordance with Regulation 5(1) (a) of the Regulations.
- The LDDs must conform with the National Planning Policy Framework (NPPF), the London Plan and the Council's own policies.
- The form and content of the CLAAP must conform with the requirements of Part 4 of the Regulations.
- The recommendations are in accordance with the Council's powers and duties.

7.3 Property Implications

- The Central Leaside area includes the main opportunities for growth and change in the borough, and indeed represents one of London's key regeneration prospects. The area includes several large areas of employment land, including Council owned estates, and this is the main Property interest. The AAP includes proposals for new and revised 'strategic' and 'local' designations for some of the industrial land, together with a specific policy for improving and modernising existing Industrial areas, including Montagu and Claverings. These priorities are fully supported by the Council as landowner, and, in conjunction with occupiers, will need to be translated into specific operational management action and other practical initiatives, as also identified by the Industrial Estates Strategy.

8. KEY RISKS

- 8.1 The absence of a robust set of area specific policies through the preparation of a Central Leaside AAP document would result in a policy gap which could lead to inappropriate, uncoordinated and poor quality development that fails to respond comprehensively to needs and priorities of local communities, the borough and the wider sub-region. It would also negatively impact on the success of the Meridian Water regeneration programme.

9. IMPACT ON COUNCIL PRIORITIES

9.1 Fairness for All

9.1.1 The Central Leaside AAP will be an important tool in tackling the inequalities between eastern Enfield and other parts of the borough. It will support investment and regeneration and in turn employment as well as provide a range of community facilities and physical infrastructure.

9.2 Growth and Sustainability

9.2.1 The Area Action Plan will provide a positive statutory framework for attracting investment and managing the delivery of growth in the area.

9.3 Strong Communities

9.3.1 The Area Action Plan will be supportive of strong communities, particularly in terms of ensuring consideration is given to addressing existing deficiencies and providing new infrastructure (physical, social and community).

10 EQUALITIES IMPACT IMPLICATIONS

10.1 The policies and proposals of the AAP will have a positive impact on equalities in general. To ensure that this is the case an EqIA has been prepared by the Strategic Planning team to support the AAP submission.

11 PERFORMANCE MANAGEMENT IMPLICATIONS

11.1 Completion of the AAP will enable the Council to make informed decisions towards the management of the borough's portfolio of Industrial Land. The Council's Business Plan 2012/15 identifies this project in seeking to meet the objective of improved quality of life for residents through regeneration of priority areas.

12 PUBLIC HEALTH IMPLICATIONS

12.1 The AAP should have a positive impact upon the health and well-being of the public in this part of Enfield in terms of improving the environment, encouraging healthy lifestyles, reducing pollution and improving social cohesion. However, implementation of the plan will need to be monitored to ensure that changes in lifestyles do occur.

Background Papers

- None