

# MUNICIPAL YEAR 2016/2017 REPORT NO. 156A

**MEETING TITLE AND DATE:**

Council 25<sup>th</sup> January 2017

**REPORT OF:**

Executive Director of  
Regeneration &  
Environment

**Agenda – Part: 1****Item: 9****Subject:** Proposed Submission Edmonton  
Leaside Area Action Plan**Wards:** Upper Edmonton, Edmonton Green,  
Lower Edmonton and Jubilee**Key Decision No:** 4389**Cabinet Member consulted:** Cllr Alan Sitkin  
(Cabinet Member for Economic Regeneration  
and Business Development)  
Cllr Savva (South East Associate Cabinet  
Member)

Contact officer and telephone number:

James Gummery – Principal Planning Officer

Tel: 020 8379 3498

Email: james.gummery@enfield.gov.uk

Tony Pierce – Interim Head of Planning Projects

Tel: 020 8379 2275

Email: tony.pierce@enfield.gov.uk

## 1. EXECUTIVE SUMMARY

1.1 The Edmonton Leaside Area Action Plan (AAP) (Annex 1) – previously known as the Central Leaside Area Action Plan - 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. The previous consultation draft of the Edmonton Leaside AAP was approved by Council in November 2014. Since then proposals for Meridian Water have evolved and there have been a number of contextual initiatives which the Council has been actively progressing. These include:

- securing Housing Zones status and its recognition as one of London's leading regeneration projects;
- resolving to grant permission for the first phase of development comprising 725 homes as well as a new rail station;
- selecting Barratt and Segro as preferred development partner to act as master developer to drive forward the delivery;
- setting more aspirational long term objectives to boost housing provision to 10,000 homes and 6,000 jobs;
- making progress with site assembly having already acquired over 20ha of land as part of an acquisition strategy;

- actively supporting the Crossrail 2 Growth Commission in promoting the route via the Lee Valley as a growth corridor.

- 1.2 An up to date review of the draft plan will ensure good coordination of strategic issues and provide greater confidence in delivery. It will support land assembly and set clear expectations for the new development. Moreover, it will add weight to the case for Crossrail 2 and enable Enfield to have a clear position when engaging with GLA and government on proposals that may affect planning policies for this area.
- 1.3 Following endorsement by Cabinet on 14<sup>th</sup> December 2016, this report seeks approval by Council of the draft plan for consultation and subsequent submission to the Planning Inspectorate for Examination in Public.

## **2. RECOMMENDATIONS**

That the Council:

- 2.1 Approve the Proposed Submission Edmonton Leaside Area Action Plan for publication, under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and thereafter be subject to a statutory period of public consultation and submission to the Secretary of State for public examination.
- 2.2 Note that Cabinet had agreed at its meeting on 14 December 2016 that:
- a. The Cabinet Member for Economic Regeneration and Business Development be delegated authority to agree the publication of the supporting and supplementary documents (assessment and supporting evidence base documents) of the Proposed Submission Edmonton Leaside AAP.
  - b. The Executive Director of Regeneration & Environment be delegated authority to make appropriate changes to the Submission version of the Edmonton 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 Edmonton 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 incorporates the development site at Meridian Water, as well as a number of established employment estates, major infrastructure facilities such as the Edmonton Eco Park and Deephams Sewage Treatment Works, the Lee Valley Regional Park and its facilities at Picketts Lock. Core Strategy policies 37 and 38 provide policy basis for preparing a more detailed area action plan.

3.2 A previous version of the Proposed Submission Edmonton Leaside AAP was approved for public consultation by Council on 19 November 2014. The results of that consultation as well as current factors have been considered in producing this draft. Such factors include:

- the award of Housing Zone funding and objectives for an increase in homes,
- increasing population in the borough,
- purchase by the Council of significant land parcels in Meridian Water,
- Crossrail 2 proposals and the commencement of tendering for a master developer
- an updated evidence base for and review of the AAP
- adjustment of the spine road (The Causeway) to provide a more appropriate arrangement.

3.3 At the meeting of the Local Plan Cabinet Sub-Committee on 22<sup>nd</sup> November 2016 the LPCSC took the decision to change the document name from 'Central Leaside Area Action Plan' to 'Edmonton Leaside Area Action Plan', to better reflect the locality. In addition a number of recommendations were suggested which have all been incorporated. The draft plan was endorsed by Cabinet on 14<sup>th</sup> December.

3.4 The Proposed Submission Edmonton Leaside AAP document is attached at Annex 1.

3.5 The Edmonton Leaside AAP will provide the planning framework for a number of key projects:

- Regeneration of Meridian Water to provide thousands of new homes, commercial and community facilities to create thousands of new jobs, and improvements to Angel Road railway station within a sustainable environment;
- New shops for a growing population;
- Intensification and revitalisation of the industrial estates;
- Supporting changes to transport infrastructure, including 3, then 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.

3.6 The Council's publication under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, is expected to run from February 2017 to March 2017. A minimum of a 6 week consultancy period is required. A statement of conformity with the London Plan will be sought from the Mayor of London.

3.7 Representations received from the publication stage will be formally submitted to the Secretary of State (SoS) with the final submission version of the ELAAP, along with all supporting documents such as the final Sustainability Appraisal and Equalities Impact Assessment (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 August 2017.

3.8 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 late autumn 2017.

3.9 From the Proposed Submission Stage going forward, greater weight will be afforded to the Edmonton Leaside AAP as it progresses through the plan-making process. Once adopted, the Edmonton Leaside AAP will form part of the Council's Local Plan that provides a spatial policy framework for the regeneration of the Edmonton 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, Development Management Document and Policies Map.

#### **4. ALTERNATIVE OPTIONS CONSIDERED**

4.1 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.

#### **5. REASONS FOR RECOMMENDATIONS**

5.1 It is recommended that Members agree the recommendation that Edmonton Leaside AAP proceeds so it may fulfil the following aims:

- Supporting an acquisition strategy (including Compulsory Purchase);
- Providing a planning framework against which the Council can determine planning applications in Meridian Water and the wider Edmonton Leaside area;
- Providing a tool with which the Council can measure and assess the master developer's plans; and
- Giving the Council the confidence of having a long-term planning approach to Meridian Water.

## **6. COMMENTS OF THE EXECUTIVE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS**

### **6.1 Financial Implications**

- This report seeks endorsement by Council of the Proposed Submission Edmonton Leaside AAP for consultation and subsequent submission to the Planning Inspectorate for Examination in Public. Provision for the cost of preparing the Edmonton Leaside AAP is included in the Local Plan budget. 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

### **6.2 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 ELAAP 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 ELAAP must conform with the requirements of Part 4 of the Regulations.
- The recommendations are in accordance with the Council's powers and duties.

### **6.3 Property Implications**

- The Edmonton 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.

## **7. KEY RISKS**

- 7.1 The absence of a robust set of area specific policies 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 and objectives across the Edmonton Leaside area.

## **8. IMPACT ON COUNCIL PRIORITIES**

### **8.1 Fairness for All**

The Edmonton Leaside AAP will be an important tool in tackling the inequalities between eastern Enfield and other parts of the borough. It will provide a mix of homes (including affordable), support investment and regeneration and in turn new employment. It will also support a range of community facilities (including health and education) and physical infrastructure.

### **8.2 Growth and Sustainability**

The Area Action Plan will provide a positive statutory framework for attracting investment and managing the delivery of growth in the area. This will foster both public acceptance and investor confidence.

### **8.3 Strong Communities**

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 physical, social and community infrastructure. It will provide a range of affordable and market homes for both families and smaller households. It will be well connected to surrounding areas and other growth centres giving good access to jobs and facilities.

## **9. EQUALITIES IMPACT IMPLICATIONS**

- 9.1 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 Planning Policy team to support the AAP submission. This indicates that the impact of the policies is likely to be positive for equalities groups, who will benefit from the new homes, new jobs, and new community infrastructure such as schools, green spaces and healthcare facilities, although the broad reduction in inequality is not likely to benefit any single group within the community. There is likely to be a particularly positive impact on people with disability as the ELAAP will support greatly improved connections and transport facilities, allowing people with disability to move much more easily across the area and beyond to access homes, jobs, and community and leisure facilities.

## **10. PERFORMANCE MANAGEMENT IMPLICATIONS**

- 10.1 The implementation of the AAP will be subject regular assessment in annual Monitoring Report. The projects taking place in the Edmonton Leaside are will be subject to robust performance monitoring.

## **11. PUBLIC HEALTH IMPLICATIONS**

- 11.1 The AAP will 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. This will include increasing everyday physical activity through making walking and cycling part of everyday life as recommended by the Chief Medical Officer which will bring associated avoided risks / costs of motorised transport such as pollution, noise and segregation. Equally, climate change has been described as the greatest threat to the health of the public in the 21st century. There are therefore great potential public health benefits from this development. However, implementation of the plan will need to be monitored to ensure that these benefits are realised.

## **Background Papers**

None