

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23 January 2018

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Ms Claire Williams
Tel No: 02083794372

Ward:
Upper Edmonton

Ref: 17/05006/RE4

Category: Full Application

LOCATION: Meridian Water, Willoughby Lane And Meridian Way, London, N18

PROPOSAL: Erection of a Pressure Reduction Station (PRS) with associated parking, landscaping and access from Albany Road.

Applicant Name & Address:
Enfield Council
Silver Street
Enfield
EN1 3XY

Agent Name & Address:
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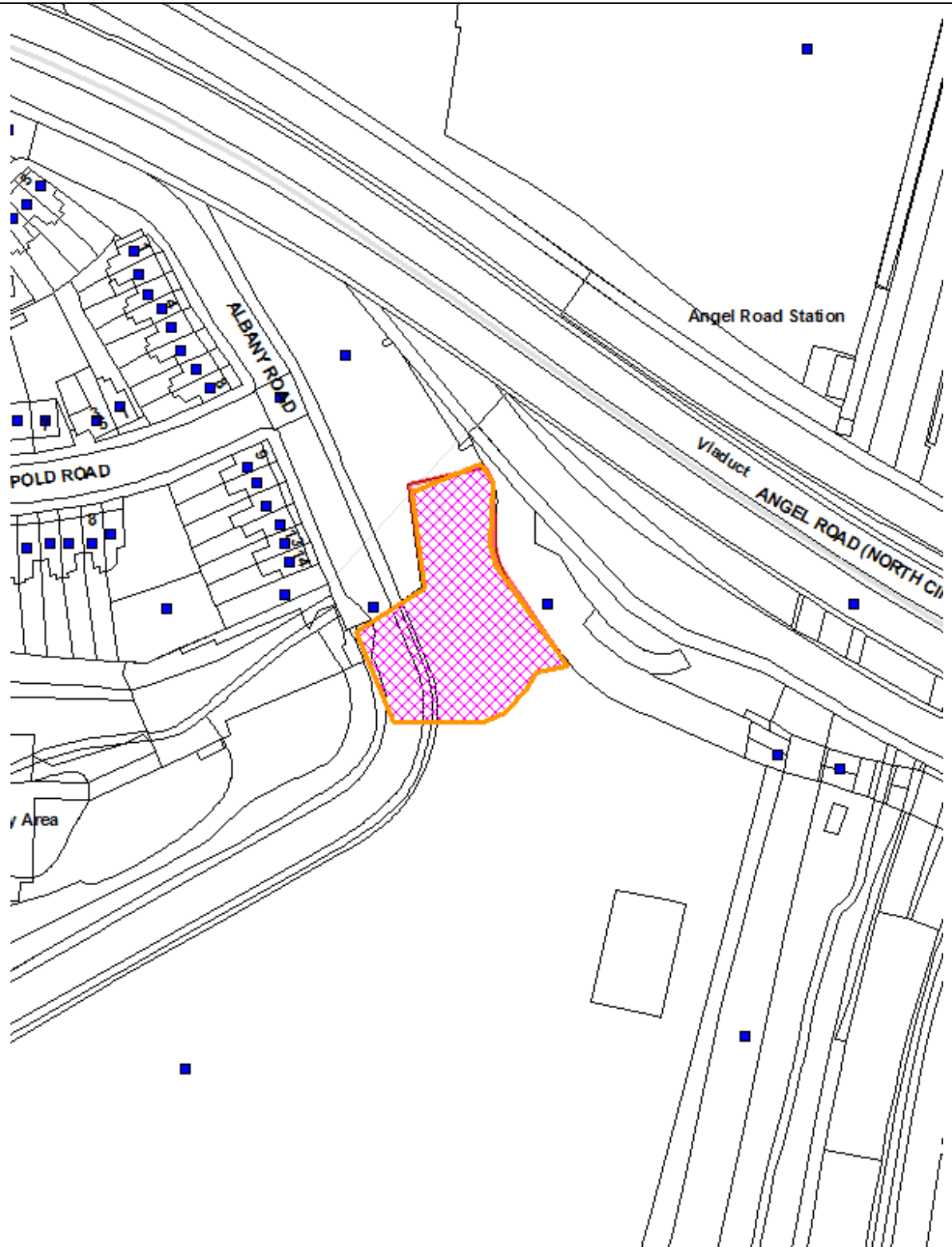
RECOMMENDATION:

That planning permission be **Granted** in accordance with Regulation 3 and 4 of the Town and Country Planning General regulations 1992 subject to conditions.

Note for Members:

The application has been brought to the Planning Committee because the application has been submitted by the Regeneration Team within Enfield Council.

Ref: 17/05006/RE4 LOCATION: Meridian Water, Willoughby Lane And, Meridian Way, N18



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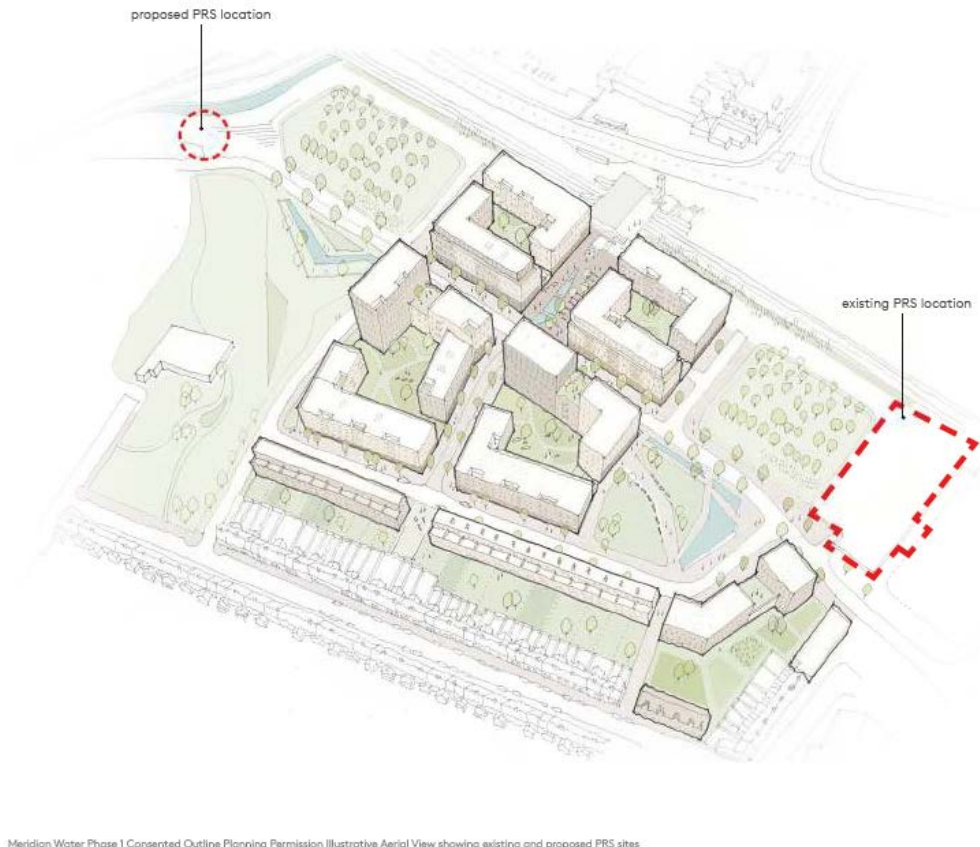
1.0 Site and Surroundings

- 1.1 The application site is a former gasworks and is currently unused. The site measures approximately 0.125 hectares and is located to the north of phase 1 of the Meridian Water site that received outline planning consent on 10th July 2017 for the erection of up to 725 new residential units, commercial floorspace, a new station and associated infrastructure. The site also falls within the area covered by the remediation permission 15/04173/RE4 and includes the underlap areas at Albany Road and Pymmes Brook.
- 1.2 To the east of the site is Pymmes Brook, beyond which is the West Anglian Main Line (WAML). To the west of the site is Albany Road which consists of Meridian Angel Primary School and two storey terraced residential dwellings and to the north is the A406 North Circular Road.
- 1.3 The land immediately to the north of the site is unregistered land beyond which is land owned by Transport for London and the Environment Agency.
- 1.4 The site is located within Flood Zones 2 and 3, the Upper Lee Valley Opportunity Area and the Meridian Water Place Shaping Priority Area. The site is not located within a Conservation Area and the site does not comprise any listed buildings.

2.0 Proposal

- 2.1 Planning permission is sought for the erection of a pressure reduction station (PRS) with associated parking, landscaping and access from Albany Road. The existing operational PRS located to the south east of the Meridian Water phase 1 site would be decommissioned under National Grid's permitted development rights. The existing and proposed PRS locations are shown in figure 1.
- 2.2 A PRS acts to reduce gas pressure so it can be safely delivered to residents in the area. It is used to regulate pressure rather than manufacture or store gas. Gas initially enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers to lower the pressure of gas in the pipe network so it can be used in homes and at places of work. A PRS comprises below ground pipes and above ground structures. It safely connects pipe systems that operate at different pressures and includes equipment that monitors pressure

and allows safety inspections. The PRS equipment will be owned and managed by National Grid.



Meridian Water Phase 1 Consented Outline Planning Permission Illustrative Aerial View showing existing and proposed PRS sites

Figure 1 – Existing and proposed PRS location

- 2.3 The proposal includes a PRS compound that will be surrounded by an elliptical grey facing brick façade that would measure 3.5 metres in height. The compound would measure a maximum length of 26.5 metres and a maximum width of 13 metres. Within the compound there will be two parking bays, a PRS kiosk and PRS equipment that would be sited below ground level. The design of the PRS equipment would be the responsibility of the National Grid engineers. A panic gate to provide emergency access for pedestrians from the compound would be sited to the south east of the brick wall and lighting fixtures would be sited around the brick wall.

- 2.4 There will be a 3 metre 'no build zone' around the footprint of the PRS so that the compound can be adequately maintained and access for equipment is not restricted. At its narrowest point there would be a 5 metre buffer zone to Pymmes Brook.



Figure 2: Proposed PRS enclosure and existing fencing to be retained

- 2.5 The existing 2.4 metre high palisade fence that secured the whole of the former gas works will be retained and enhanced to act as security fencing. Two pedestrian gates and a vehicular gate sited between the existing brick piers are proposed to the west of the site so that access can be gained from Albany Park Road. This will be the temporary arrangement to secure the site until the Phase 1 Meridian Water proposals are developed and built out. Once the Phase 1 development comes forward alternative enclosure and security measures will come forward, commensurate with the changing environment and character of the development. The gates will be locked to prevent unrestricted access to the site. A ramped access to the enclosure is also proposed to ensure that the PRS equipment is housed above flood level.
- 2.6 The two proposed parking spaces would provide parking for two transit vans which National Grid will use to visit and maintain the PRS facility.

- 2.7 An interim landscape and access arrangement is proposed until such time as the details for phase 1 come forward. These details are already required by conditions attached to the outline planning permission. The site is not currently publicly accessible and will remain this way during the construction of phase 1 of the Meridian Water site.

3.0 Relevant Planning History

Meridian Water Site

- 3.1 16/01197/RE3 – Development of Phase 1 of Meridian Water comprising up to 725 residential units, new station building, platforms and associated interchange and drop-off facilities including a pedestrian link across the railway, a maximum of 950 sqm retail (A1/A2/A3), floorspace, a maximum of 600 sqm of community (D1) floorspace, a maximum of 750 sqm of leisure (D2) floorspace, associated site infrastructure works including ground and remediation works, roads, cycle-ways and footpaths, utility works above and below ground, surface water drainage works, energy centre and associated plant, public open space and childrens play areas, and various temporary meantime uses without structures (landscaping and open space). OUTLINE APPLICATION - ACCESS ONLY. An Environmental Statement, including a non-technical summary, also accompanies the planning application in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended by the 2015 Regulations). – Granted 10/07/2017
- 3.2 17/02952/RM - Submission of reserved matters pursuant to condition 5, part (i) of outline planning permission ref: 16/01197/RE3 in respect of Layout in relation to the Station Building Site only for the new Station Building and platform (to replace Angel Road Station) including a pedestrian link across the railway at the Phase 1 site. – Granted 18.09.2017 – National Rail are set up on site and are ready to commence construction.
- 3.3 15/04173/RE4 - The remediation of contaminated soils and shallow groundwater and removal of buried structures – Granted 26/11/2015 – Remediation works have commenced.
- 3.4 P13-03564PRI - Removal of 2 no. gasholders and associated booster house building. – Prior approval not required 11.04.2013 – completed.

- 3.5 P13-01382PLA - Temporary stockpiling of London Clay for a period of 24 months on western side of the site. - Granted 29/11/2013 – clay used as backfill and/ or removed from site. Land has now been reinstated.
- 3.6 SO/07/0005 – EIA not required – 04/02/2008

4.0 Consultation

4.1 Statutory and Non-Statutory Consultees:

4.1.1 Traffic and Transportation: No objection subject to conditions relating to the review of access arrangements, limitation of the use of the vehicular gates to the servicing of the PRS and emergency vehicles and the use of gates onto the highway that open inward. The proposal is unlikely to generate significant additional vehicle trips or significantly impact on the free flow of traffic on the public highway or highway safety.

4.1.2 Environmental Health: No objection as there is unlikely to be a negative environmental impact and in particular there are no concerns regarding air quality, noise or contaminated land. The acoustic report adequately demonstrates that the pressure reduction station will not negatively impact upon nearby residential properties.

4.1.3 Tree Officer: No objection. Although there is a lack of adequate landscaping including tree planting, it is noted that this current development proposal is a short term scheme and further landscaping of the site will occur when the Meridian Water development is further advanced.

4.1.4 SuDS Officer:

Initially raised an objection due to inadequate information provided on flood risk and SuDS. For example there are no details of compensatory flood storage. The SuDS Officer requested an updated site plan that identifies the land along the river bank and to the north to act as both flood storage and SuDS features. The plan has been requested and is to be submitted. Members will be provided with an update at the meeting.

4.1.5 Environment Agency: No objection subject to a condition requiring details of a scheme for the provision and management of a minimum of 5 metre wide buffer zone alongside the Pymmes Brook to be submitted to and approved by the LPA.

Without the condition the proposed development would pose an unacceptable risk to the environment and the EA would raise an objection to the scheme.

4.1.6 Transport for London (TfL): No objection. Requested a summary of the routes construction and servicing vehicles will take to the site and that vehicles do not visit the site during the pick-up and drop-off times at the Meridian Angel Primary School.

4.2 Public:

Letters were sent to 68 adjoining and nearby residents and no responses were received.

Prior to the submission of the application the applicant consulted the local community on the proposal. No responses were received by residents or the school and no formal comments were received by the local resident group, Residences of Edmonton Angel Community Together (REACT).

5.0 Relevant Planning Policies

5.1 London Plan (2016)

Policy 2.3 Growth areas and co-ordination corridors
Policy 2.6 – Outer London: vision and strategy
Policy 2.7 – Outer London: economy
Policy 2.8 – Outer London: transport
Policy 2.13 - Opportunity areas and intensification areas
Policy 2.14 - Areas for regeneration
Policy 2.16 - Strategic outer London development centres
Policy 4.1 – Developing London’s economy
Policy 4.3 - Mixed use development and offices
Policy 5.1 – Climate change mitigation
Policy 5.2 – Minimising carbon dioxide emissions
Policy 5.3 – Sustainable design and construction
Policy 5.7 – Renewable energy
Policy 5.12 Flood Risk Management
Policy 6.3 - Assessing Effects of Development on Transport Capacity
Policy 6.13 – Parking
Policy 7.1 – Building London’s neighbourhoods and communities
Policy 7.2 – An inclusive environment

Policy 7.3 – Designing out crime
Policy 7.4 – Local character
Policy 7.5 – Public realm
Policy 7.6 – Architecture
Policy 7.14 - Improving air quality
Policy 7.15 – Reducing noise and enhancing soundscapes
Policy 7.18 – Protecting local open space and addressing local deficiency
Policy 7.19 – Biodiversity and access to nature
Policy 7.21 - Trees and Woodland

5.2 Core Strategy (2010)

Core Policy 13 - Promoting Economic Prosperity
Core Policy 20 - Sustainable energy use and energy infrastructure
Core Policy 24 - The Road Network
Core Policy 28 - Managing Flood Risk through Development
Core Policy 29 - Flood management infrastructure
Core Policy 30 - Maintaining and Improving the Quality of the Built and Open Environment
Core Policy 31 - Built and landscape heritage
Core Policy 32 - Pollution
Core Policy 34 - Parks, playing fields and other open spaces
Core Policy 36 - Biodiversity
Core Policy 37 - Central Leaside
Core Policy 38 - Meridian Water
Core Policy 40 - North East Enfield

5.3 Development Management Document (2014)

DMD37 - Achieving High Quality and Design-Led Development
DMD45 - Parking Standards and Layout
DMD46 - Vehicle crossovers and dropped kerbs
DMD47 - Access, New Roads and Servicing
DMD53 - Low and Zero Carbon Technology
DMD57 - Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
DMD58 - Water Efficiency
DMD59 - Avoiding and Reducing Flood Risk
DMD61 - Managing Surface Water
DMD63 - Protection and improvement of watercourses and flood defences
DMD64 - Pollution control and assessment

DMD66 - Land contamination and instability
DMD68 - Noise
DMD69 - Light Pollution
DMD79 - Ecological Enhancements
DMD80 - Trees on development sites
DMD81 - Landscaping

5.4 Other Policy

National Planning Policy Framework 2012 (NPPF)
National Planning Practice Guidance 2016 (NPPG)
Edmonton Leaside Area Action Plan (Proposed Submission – January 2017)
Upper Lee Valley Opportunity Area Planning Framework (July 2013)
Meridian Water Master Plan (July 2013)

6.0 Analysis

6.1 This report sets out an analysis of the issues that arise from the proposals in the light of adopted strategic and local planning policies. The main issues are considered as follows:

- Principle of development
- Design and appearance
- Traffic and transport
- Flood Risk
- Landscaping and open space
- Impact on the outline planning permission

Principle of Development

6.2 The application site lies within the boundary of the Edmonton Leaside Area Action Plan (ELAAP) and the Meridian Water Regeneration area, both of which occupy a strategic location within the London-Stanstead-Cambridge corridor. Edmonton Leaside is a priority area for regeneration, jobs and housing. Meridian Water is long established as a significant opportunity area for regeneration, through Enfield's Core Strategy (2010), the London Plan (2016) and the Upper Lee Valley Opportunity Area Framework (2013). It is the Council's largest regeneration priority area, identified in the Core Strategy as a location where a comprehensive approach to development will take place.

- 6.3 The creation of a new urban mixed use community at Meridian Water is set out in site specific planning policies contained in the adopted Local Plan (Core Strategy Policies 37 and 38). The objectives of new development at Meridian Water (as set out in Policy 38 of the Core Strategy) would be to create up to 5,000 new homes and 1500 new jobs and these figures have been subsequently revised upwards to 10,000 new homes and 6,000 new jobs as set out in the Proposed Submission Edmonton Leaside Area Action Plan (2017).
- 6.4 Development at Meridian Water will include all the necessary infrastructure to support the community and attract families and business to the area including: new schools; a mix of residential, retail and community uses; high quality public realm; reducing flood risk; sustainable housing embracing new technologies; high density development closer to Meridian Water rail station and waterfronts; new development to maximise the opportunities offered by waterfront locations; a new spine running through the area, connecting all parts of Meridian Water, linking new and existing communities; improved connectivity both north-south and east-west; integration with immediate employment areas; a mix of housing types and tenures; new open space; restoration of waterways which run through the development.
- 6.5 The relocation of the PRS from the south of the phase 1 Meridian Water site to the north is important to the delivery of phase 1 and the wider Meridian Water site with regard to efficiency. The relocation of the PRS will allow for the IP main to be diverted. The current location of the IP means that the utilities required to service development plots need to cross the IP main at multiple locations, which would cause several indemnity liability challenges between the phase 1 development and National Grid. To support delivery of Phase 1, the IP needs to be diverted by mid-2018, and as such the PRS relocation is a priority project. It should be noted that the existing PRS site is not included within the existing outline planning permission and therefore the relocation of the PRS is subject to a new planning application.
- 6.6 The relocation of the PRS provides an opportunity to introduce a more effective use of the land to the south and develop the site in the future as part of the wider Meridian Water masterplan. The existing location of the PRS was tested for its viability when the Meridian Water masterplan was being developed. A series of massing and capacity studies were undertaken at the design stage, that illustrated how the site could be brought forward in the future as a residential development, improving the aspect and street conditions for all the plots bounding the existing PRS site and providing an active edge to the masterplan from the railway line. If the existing PRS site is to come forward for residential development itself then this will also need to be subject to a new planning application.

- 6.7 It should also be acknowledged that although there are constraints on the site, the proposed location of the PRS was assessed amongst eight other possible locations including land outside of Enfield's ownership and other open spaces within the phase 1 site. The application site was considered to be the optimum site for the PRS for a number of reasons: land being in ownership of Enfield Council, the availability of the site and therefore speed of delivery, that it would have the least impact on existing and proposed communities and existing and proposed open spaces, the opportunities for access from Albany Road and its proximity to the Intermediate Pressure (IP) gas main located close to Albany Road which would enable easy connection to minimise disruption and cost.

Design and Appearance

- 6.8 Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. Policy DMD37 sets out criteria for achieving high quality and design led development.
- 6.9 The building sits as an object like structure that integrates with the wider landscape and reduces the negative impact within the area. The form of the PRS has developed as a direct response to the cylindrical form of the former gas holders on the site. The elliptical form of the PRS enclosure seeks to reference the gas holders whilst concealing the PRS equipment from view to the public. The brick wall functions as both a visual and security screen to the public.
- 6.10 The compound would measure a maximum length of 26.5 metres and a maximum width of 13 metres and with an elliptical shape and maximum height of 3.5 metres. The enclosure would not appear dominant within the landscape. The remaining area of the application site would be landscaped which would blend in with the surrounding area that would comprise an open space and a naturalised brook. The proposed enclosure is simple, robust and references the sites history as a former gas works.
- 6.11 A materials specification was submitted with the application. The proposed external materials have been chosen to draw on the materials and colour palette of the existing and proposed surrounding infrastructure. A grey brick is proposed rather than a red or buff brick which is commonly used for residential units in the area to distinguish the PRS from residential units. It is important to ensure that the materials and details of the scheme are high quality and therefore a condition requiring details on the proposed external materials and boundary treatments will

be required. A condition will also be attached that requires a sample of the anti-graffiti coating to be applied to the external brick façade.

- 6.12 The enclosure has been designed to avoid façade treatments that people can climb up, ensures that the area between the PRS and Pymmes Brook is not overlooked and security fencing is retained and enhanced. All of these features will help to reduce the potential for security and safety issues arising in the future.
- 6.13 It is acknowledged that the wider Meridian Water Phase 1 landscape proposals have not been fully developed. There is some uncertainty around land acquisition and highway design and maintenance arrangements at this stage and therefore the landscape proposals for the application site cannot be fully developed. To allow the PRS to be delivered independently of phase 1 of Meridian Water and to ensure that the landscaping and public realm on the site is appropriately integrated with the wider phase, an interim solution for the landscape has been produced and the final landscape design will be agreed through reserved matters/ discharge of condition applications through the outline planning permission.
- 6.14 Possible future enclosure and landscaping scenarios have been included within the Design and Access Statement that was submitted with the planning application and are shown below. The scenarios show how the landscaping within the application site would sit within the wider context of Meridian Water in terms of landscaping and open space and that the proposal could be developed and delivered in line with phase 1 of the Meridian Water scheme. A condition would be required that requires details to be submitted to and approved by the LPA to capture the arrangements for the removal of the fencing once the details for phase 1 have been secured and built out.

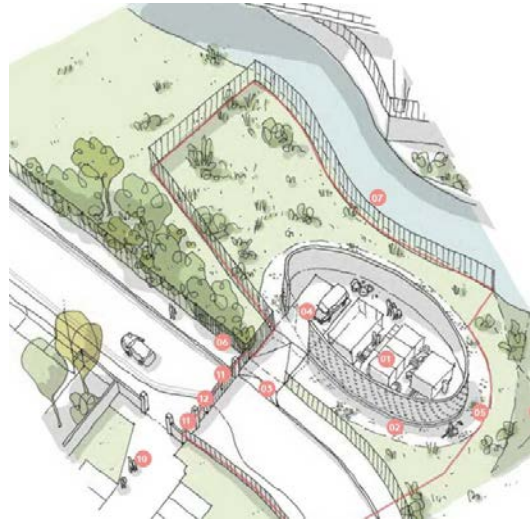


Figure 3: Proposed Scheme

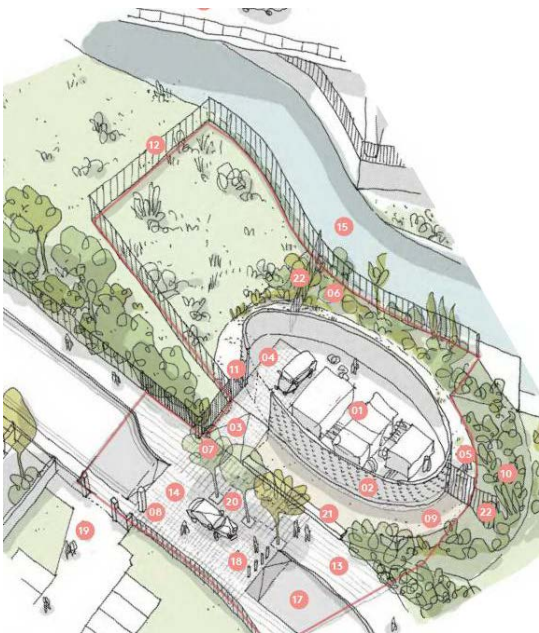


Figure 4: Illustrative future scheme A

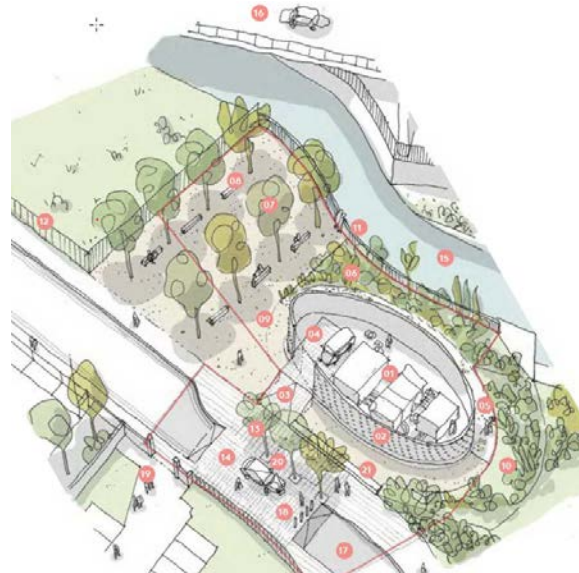


Figure 5: Illustrative future scheme B

Impact on Residential Amenity

- 6.15 Any new development should not impact on the residential amenity of neighbouring residents. Policies 7.6 of the London Plan and CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity.
- 6.16 The Environmental Health Officer was consulted on the scheme and raised no objection to the proposal as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality, noise or contaminated land.
- 6.17 Due to the distance between the proposed structure and nearby residential properties which would measure a minimum distance of approximately 27 metres, the proposal would not result in any demonstrable harm to neighbouring residential amenity. The brick façade would not be excessive in height and the submitted Noise Assessment demonstrates that the PRS will not negatively impact upon nearby residential properties.

Traffic and Transportation

- 6.18 The London Plan, Core Strategy and DMD encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example.
- 6.19 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments.
- 6.20 National Grid will visit the site typically every fortnight for maintenance purposes and there is also likely to be a monthly routine maintenance check. Two parking spaces are proposed to be sited within the compound to be used by National Grid for maintenance of the PRS. The number of parking spaces proposed is considered acceptable given the nature of the scheme.
- 6.21 Policy DMD47 states that new development will only be permitted if the access and road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic.

- 6.22 A requirement to house the PRS equipment above the flood level has meant a ramped access to the enclosure is necessary. This ramp will allow National Grid vehicles to reverse into the enclosure, to park in the two parking bays marked out within the compound and exit onto Albany Road in forward drive. To ensure clear access to the school at all times, a condition requiring details on signage limiting parking opposite the school gates would be required. TfL have also requested that a condition be attached to any permission that prevents vehicles from accessing the site during pick-up and drop-off times for the Meridian Angel Primary School.
- 6.23 The pedestrian and vehicular access gates will be locked with standard issue padlocks which emergency teams such as the police and ambulances will be able to unlock or break to allow emergency access.
- 6.24 Under phase 1 of the Meridian Water development, it was proposed that pedestrian access would be provided from Albany Road with restricted access for vehicles and the potential for a bus only route in the future. With Albany Road opening up in the future and becoming publicly accessible, the access arrangements to the PRS will need to be reviewed and alternative arrangements agreed. A number of options for maintenance access have been explored and discussed with the LPA and Traffic and Transportation prior to the submission of the application and these options are set out in the submitted Design and Access Statement and shown below. There are a number of outstanding matters however which prevent the identification of a preferred option for access in the future. These include national grid access requirements, pedestrian and vehicular safety constraints, and the need to determine whether Albany Road will become adopted highway, or remain a private road. Therefore future access arrangements will need to be secured through discharge of conditions and reserved matters through the Phase 1 permission or any variation of the permission.
- 6.25 T&T were consulted on the application and raised no objection as the proposal is unlikely to generate significant additional vehicle trips as there is an existing facility to the south, or significantly impact on the free flow of traffic on the public highway or highway safety as the majority of the activities will take place on private land behind a boundary fence. Conditions were suggested relating to the review of access arrangements in response to the delivery of each phase of the Meridian Water development, limitation of the use of the vehicular gates to the servicing of the PRS and emergency vehicles and the use of gates onto the highway that only open inwards. The conditions would be attached to any permission excluding the condition that relates to the review and amendment of access arrangements in response to the delivery of each phase of the Meridian Water development, as this

can be dealt with under the existing outline planning permission conditions and reserved matters.

Flooding

- 6.26 Policy DMD59 states that new development must avoid and reduce the risk of flooding, and not increase the risk elsewhere. Policy DMD61 states that a Drainage Strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.
- 6.27 The application site falls within Flood Zones 2 and 3 and is therefore considered to have a high to medium probability of flooding. The site is subject to fluvial flooding largely from the Pymme's Brook on the northern boundary. A flood risk and drainage strategy was submitted with the application. The Environment Agency is responsible for the management of the Pymme's Brook and the brook bank is subject to an easement for access.
- 6.28 Policy DMD63 of the DMD requires that new development should be set back from main rivers and ordinary watercourses, in the case of the former, maintain a minimum 8 metre buffer strip, which should be free of development and naturalised where feasible. An 8 metre buffer zone with the Pymmes Brook was agreed under the outline planning permission (condition 54), however due to site constraints and the PRS size requirements it was not possible to maintain a continuous 8 metre buffer. Following discussions with the EA, it was confirmed by them that they do not have an issue with the proposed buffer strip on the basis that it is a narrow section where there is only 5 metres and further upstream there is a much larger area where there is no built footprint at all to compensate. The Environment Agency were consulted on the application and raised no objection to the scheme subject to a condition relating to the provision and management of a minimum 5 metre wide buffer zone along the Pymmes Brook. The EA also highlighted that the proposals for the banks within the application site must tie in with the proposals for the wider development. As the proposal would not fully comply with the requirements of condition 54 of the outline planning permission an application would need to be submitted to amend the wording of the condition to reflect this condition.
- 6.29 As part of the Meridian Water Phase 1 Flood Risk Assessment (FRA), a review was undertaken of the volume of flooding within the development. The flood areas and flow paths were affected by the development and therefore compensation

areas were proposed, these included a number of areas which can flood sequentially in the event of flooding in the Pymme's Brooke. The Brook Community Park, adjacent to Pymmes Brook formed part of the flood strategy for the phase 1 site and as such, the Pymme's Brook would be allowed to flood within a given area. The Planning Statement states that the site will be contoured in the future as part of a flood strategy and the PRS was developed to be capable of integrating into these proposals by allowing the flood embankment to wrap around the building, embedding the structure in the landscape.

- 6.30 The location of the PRS would impact on the current strategy for flood mitigation set out in the approved phase 1 of Meridian Water however an option to extend the flood mitigation to the south has been suggested. The PRS footprint extends into the area currently designated for flood mitigation under the consented Meridian Water Phase 1 strategy. The Design and Access Statement sets out that the loss of the flood compensation area resulting from the PRS footprint is approximately 260m³. In order to mitigate for this impact, the flood compensation area within Meridian Water Phase 1 will be extended southwards by 2.5 metres. The flood compensation area is approximately 55 metres wide and the flooded volume depth is approximately 2 metres deep, therefore extending the compensation south by 2.5m provides 275m³ to mitigate the loss due to the PRS. The Design and Access Statement also sets out that this amendment will be made through a separate application under Section 96A for a non-material amendment to the Phase 1 permission if required by the LPA. However the current application will also need to provide flood compensation areas within the application site. The SuDS Officer requested that a plan showing that the landscaped areas will also act as flood storage and SuDS features be provided. This drawing has been requested and will form part of the approved drawings.
- 6.31 The area of the proposed PRS has an existing ground level of between 11.0mOD and 11.2mOD. This is below the flood levels of 11.45 metres identified by the Environment Agency. The ground level is consequently proposed to be raised to 11.6m for the areas of plant area and building and 11.35 for areas of parking. The lower level in the parking area is to allow for access to Albany Road, where existing levels need to be maintained. The proposed levels have been designed to suit the PRS layout and raise it above the flood levels.
- 6.32 In terms of drainage, the site is proposed to be attenuated by allowing infiltration through the permeable finishes with a land/filter drain system within the build-ups over the remediation capping layer. A channel drain would be provided at the base of the access ramp to the PRS, which would be connected to the land drainage system. The network would outfall to the Pymmes Brooke, with a hydrobrake or

similar flow control device. The SuDS Officer has raised a number of points regarding sustainable drainage such as the highway drainage being diverted into a SuDS feature to treat runoff before it discharges into the Pymmes Brook and whether geological investigations have been undertaken that supports the use of infiltration at this location. It is not considered appropriate to refuse the application on this basis as a condition can be attached to any permission to ensure that a drainage strategy is submitted to the LPA for approval.

- 6.33 The SuDS Officer initially raised an objection due to inadequate information provided on flood risk and SuDS. For example there are no details of compensatory flood storage. Discussions have taken place and given the comments received from the EA, the flood risk assessment that was submitted under the outline planning permission and to prevent delays to the programme the SuDS Officer requested an updated site plan that identifies the land along the river bank and to the north to act as both flood storage and SuDS features and an appropriate condition requiring the submission of an updated drainage strategy.

Trees, Landscaping and Biodiversity

- 6.34 Policy DMD80 seeks to protect trees of significant amenity or biodiversity value. Policy DMD81 sets out that developments must provide high quality landscaping that enhances the local environment and should add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water run off.
- 6.35 Remediation will result in the removal of all of the existing vegetation on the site. A landscape specification was submitted with the application and it is proposed that all soft landscaped areas will be hydroseeded with a meadow mix (wet meadow) in order to uplift the site's ecological and biodiversity value following the remediation of the area. The hydroseed mix will contain at least 20 species.
- 6.36 The outline planning consent on the site proposes that the brook edge to the south of the PRS site is naturalised and integrated with tree planting and seating, allowing a new public park at the north eastern boundary of the Phase 1 site. With regard to the long term PRS landscape design the intention is to continue the riverine planting from the Pymmes Brook into the site. This will include river bank tree species, marginals (where appropriate) and wet meadow species.

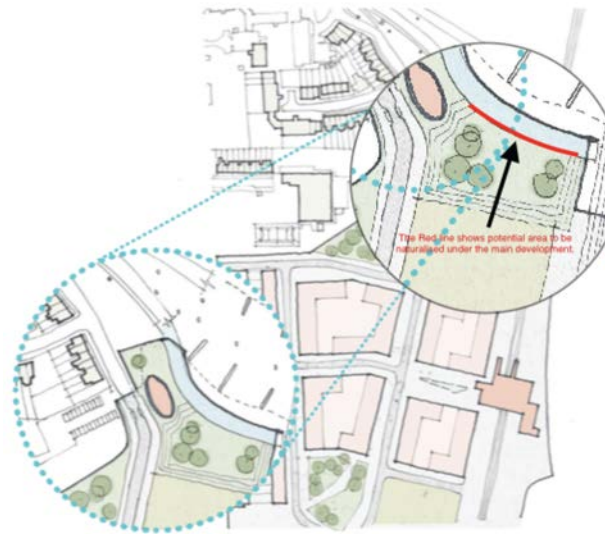


Figure 6: Area to be naturalised under Phase 1 of Meridian Water

- 6.37 It is acknowledged that the wider Meridian Water Phase 1 landscape proposals have not been fully developed. There is uncertainty around land acquisition and highway design and maintenance arrangements and therefore the landscape proposals for the application site cannot be fully developed. To allow the PRS to be delivered independently of phase 1 of Meridian Water and to ensure that the landscaping and public realm on the site is appropriately integrated with the wider phase, an interim solution for the landscape has been produced and the final landscape design will be agreed through reserved matters/ discharge of condition applications through the outline planning permission.
- 6.38 Possible future landscaping and access scenarios have been included within the Design and Access Statement that was submitted with the planning application. The scenarios show how the landscaping within the application site would sit within the wider context of Meridian Water in terms of landscaping and open space and that the proposal could be developed and delivered in line with phase 1 of the Meridian Water scheme (see figures 3 – 5).
- 6.39 The area to the north of the site is unregistered land and was not included in the red line of the outline planning application boundary and therefore the land would not be covered by the planning conditions attached to the outline planning permission. Although the illustrative proposals show that the area will be landscaped, the area does not form part of the application site under the PRS

scheme or the phase 1 permission and therefore there is no certainty with the delivery of this landscaping unless the land is acquired.

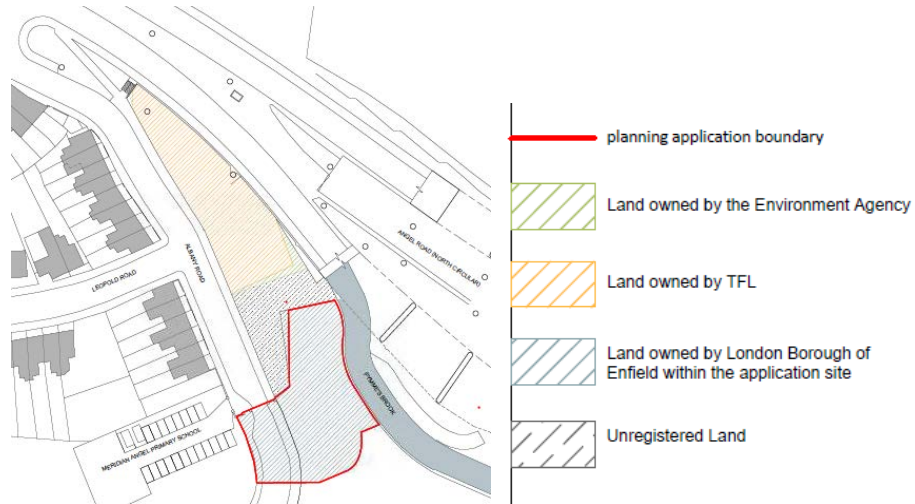


Figure 7: Landownership boundaries

- 6.40 The Tree Officer was consulted on the application and raised no objection because although there is a lack of adequate landscaping including tree planting, the proposal is a short term scheme and further landscaping of the site will occur when the Meridian Water development is further advanced.
- 6.41 The Planning Statement sets out that the Environmental Statement submitted with the outline planning consent found that the application site which is largely devoid of vegetation and thus the potential for biodiversity is low.
- 6.42 Conditions would be attached to any grant of planning permission to ensure that the proposal enhances landscaping and biodiversity across the site.

Public Open Space

- 6.43 Policy CP34 of the Core Strategy seeks to protect and enhance existing open spaces and seek opportunities to improve the provision of good quality and accessible open space. The policy requires the provision of new open space at Central Leaside as part of the regeneration of Meridian Water. Policy DMD72 of the DMD requires all new major residential development must be accompanied by proposals to improve open space provision.

- 6.44 Phase 1 of the Meridian Water site was assessed against these policies and the application site was proposed to form part of an open space. Although the site is not in an area with a deficiency of open space, the outline permission secures a minimum of 0.95ha of public open space to be delivered in the form of 6 spaces, made up of the Northern Community Park; the Southern Community Park; the Brook Community Park, adjacent to Pymmes Brook; the Western Station Square; the Eastern Station Square; and a local play space to the rear of Kimberley Road. The outline planning permission would also include the provision of 0.43 hectares of informal and formal public play space.
- 6.45 The open space to be delivered under phase 1 falls below the borough standard which suggests a requirement for 4.08 hectares of public park. The proposal would result in a further loss of open space. However as discussed previously in this report this site was considered to be the optimum site to relocate the PRS. It should also be noted that the PRS compound would have an area that would measure approximately 250 square metres and the remaining area of the application site would consist of soft landscaping. In the future the site will integrate with the wider site and contribute to creating a green network across the Meridian Water site. As set out in the committee report for the outline planning permission an increase in open space at the expense of residential development would make the development unviable and therefore the level of provision is considered acceptable. The role of the open space in providing east-west linkages to existing residential areas in Kimberley Road and via the proposed Causeway to the Lee Valley Regional Park to the east are also recognised.

Contamination, noise and air quality

- 6.46 Policy DMD64 sets out that planning permission will only be permitted if pollution and the risk of pollution is prevented, or minimised and mitigated during all phases of development.
- 6.47 A noise assessment was submitted with the application. The closest existing and proposed sensitive receptors were identified as Albany Road residents and the proposed Meridian Water development. The document concluded that the proposed PRS facility would have a negligible impact on the noise environment at the existing and future receptors and no mitigation measures will be required. The proposals are therefore considered suitable for the existing environment.

- 6.48 The application site was a former gas works and has been subject to a separate remediation application which provides the strategy for remediating the application site (as part of a wider remediated area). The planning application for the remediation work has been approved and is under implementation. In addition, the outline planning permission for Meridian Water Phase 1 undertook an assessment of contamination on the application site, and set out the additional remediation that would be required to make the site fit for occupation as a residential scheme. A series of conditions were attached to the consent which cover the application site and several conditions relating to remediation will need to be attached to any permission.
- 6.49 The Environmental Health Officer was consulted and raised no concerns with the scheme as there is unlikely to be a negative environmental impact and in particular there are no concerns regarding air quality, noise or contaminated land. The Environment Agency were also consulted on the scheme and did not raise any concerns on environmental issues. The acoustic report adequately demonstrates that the pressure reduction station will not negatively impact upon nearby residential properties.

Impact on Meridian Water Phase 1

- 6.50 The timescale for the commencement of the residential development on the main site is still not known, although works are underway on the delivery of the new station. However, this is a standalone application and the intention is to start works on the relocation of the existing PRS and the construction of the new facility from April 2018. Consequently relevant conditions will be attached to the permission that are in line with the outline planning permission to ensure that the site does not undermine future strategies on the main site. The main site conditions and obligations will apply to the PRS site. The phase 1 Meridian Water S106 will therefore need to be amended to include reference to the PRS site and the planning permission once granted but recognising that site-wide obligations will also apply to this application site. It should be noted that whilst a draft S106 was agreed and appended to the outline planning permission, the agreement could not be signed as the developer was not in place and this remains the case. The wording of condition 2 of the outline planning permission requires an agreement in broadly the same form i.e. the legal interests in the land shall be bound under the S106 agreement.
- 6.51 The detailed wording of all the required conditions has not yet been fixed although the issues to be addressed by condition have been highlighted throughout this

report and are summarised below. In this regard, Members are being asked in considering the officer recommendation to grant planning permission and to also grant delegated authority to officers to agree the final wording for these conditions.

CIL

- 6.52 There would not be an increase in floor space that would exceed 100 square metres and therefore the scheme is not liable to the Mayoral or Enfield CIL.

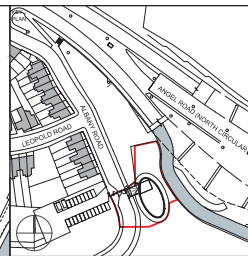
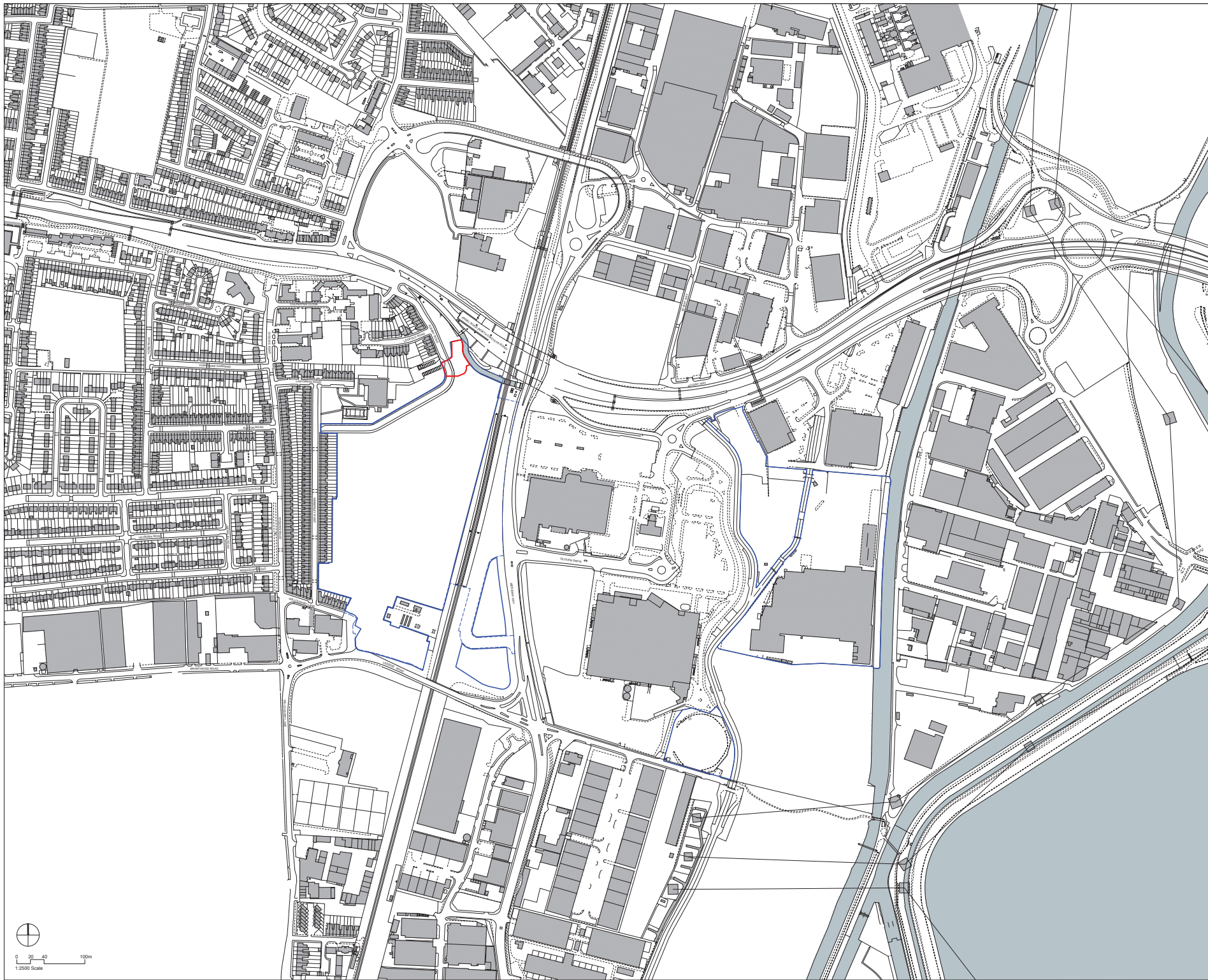
7.0 Conclusion

- 7.1 The application site is located within Phase 1 of the Meridian Water redevelopment. Although there would be a reduction in size of the Pymmes Brook buffer zone and a reduction in size of open space, the application site is the optimum site to relocate the PRS. The relocation of the PRS from the south of the phase 1 Meridian Water site to the north is important to the delivery of phase 1 and the wider Meridian Water site. The relocation of the PRS will assist with Meridian Water phase 1 site being developed in a more comprehensive way and in particular facilitate the construction of the main access into the site from Leaside Road. The relocation of the PRS would also provide an opportunity to introduce a more effective use of the land to the south and develop the site in the future as part of the wider Meridian Water masterplan.
- 7.2 The proposal has been appropriately designed to make a positive contribution to the surrounding area both now and in the future. There is still some uncertainty around land acquisition and highway design and therefore the landscape proposals and maintenance access arrangements for the application site cannot be fully developed. To allow the PRS to be delivered independently of phase 1 of Meridian Water and to ensure that the landscaping and public realm on the site is appropriately integrated with the wider phase, an interim solution for the landscape and maintenance access has been produced and the final landscape design and Albany Road access arrangements will be agreed through reserved matters/discharge of condition applications through the outline planning permission. With the attachment of appropriate conditions the proposal would not undermine the future strategies of the main site of phase 1 of the Meridian Water site.

8.0 Recommendation

That, PLANNING PERMISSION BE GRANTED in accordance with Regulation 3 and 4 of the Town and Country Planning General regulations 1992 subject to conditions.

1. Time limit
2. Plans
3. No demolition, construction or maintenance activities
4. Construction Environmental Management Plan and Code of Construction Practice
5. Construction and Logistics Plan, including a Construction Waste Management Plan
6. Contamination risk assessment and remediation strategy
7. Verification report – contamination
8. Unidentified contamination
9. Surface water, infiltration and drainage management plan
10. Verification Report – drainage
11. Samples of all external finishing materials
12. Sample of anti-graffiti coating
13. Details of any signage to be provided on external façade, including details of size, type, materials and colour palette, and fixings
14. Archaeology - Written scheme of investigation (WSI)
15. External lighting
16. Noise report
17. Plan for management and maintenance of landscaped areas
18. Bat roost and badger checks
19. Shrub removal
20. Eradication strategy for invasive species
21. CCTV provision details
22. PD rights removal - no external telecommunications equipment or infrastructure shall be erected
23. Vehicles shall not access the site during the Meridian Angel Primary School pick up/ drop off times.
24. Vehicular use of the access gates limited to emergency vehicles and those servicing the PRS
25. Any gates onto the public highway must open inwards and any vehicles should, as far as possible, not obstruct users of the public highway.
26. Environment Agency condition/s
27. Future changes to Albany Road access, enclosure and landscaping
28. Temporary enclosure and landscape details



London Borough of Enfield

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NOTES

- planning application boundary
- Land outside the application but within the ownership of the applicant
- - - Boundary of Meridian Water Phase 1 Consented Outline Planning Permission

Rev	Reason for Issue	Date
01	Issued for Planning	16/11/2017
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01	Issued for Planning	16/11/2017
00	Issued for Draft Planning	14/11/2017

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PROJECT
 Meridian Water , Pressure Reduction Station
 Enfield
 London N18 2DX

TITLE
 Site Location Plan

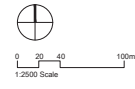
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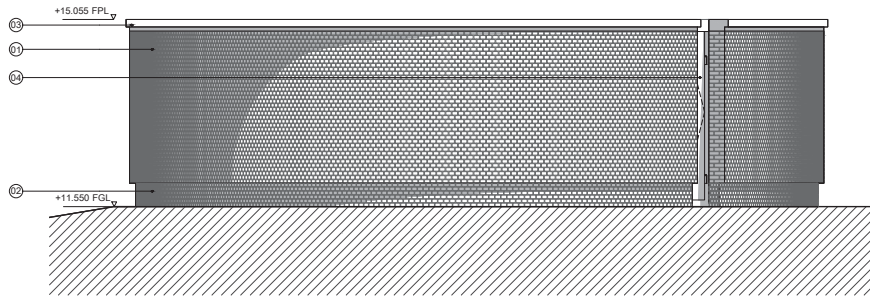
REVISION
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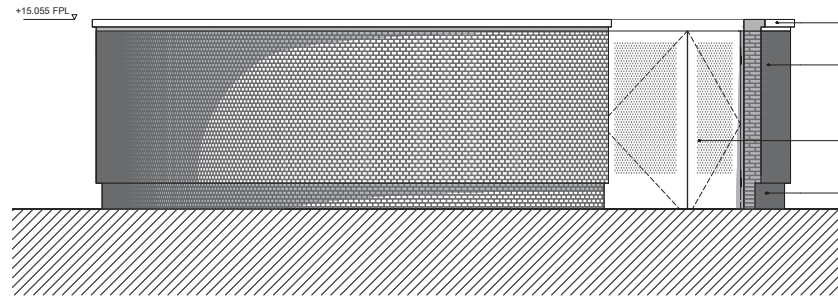
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FIRST ISSUED	CHECKED BY	PROJECT NUMBER
14/11/2017	EB	340

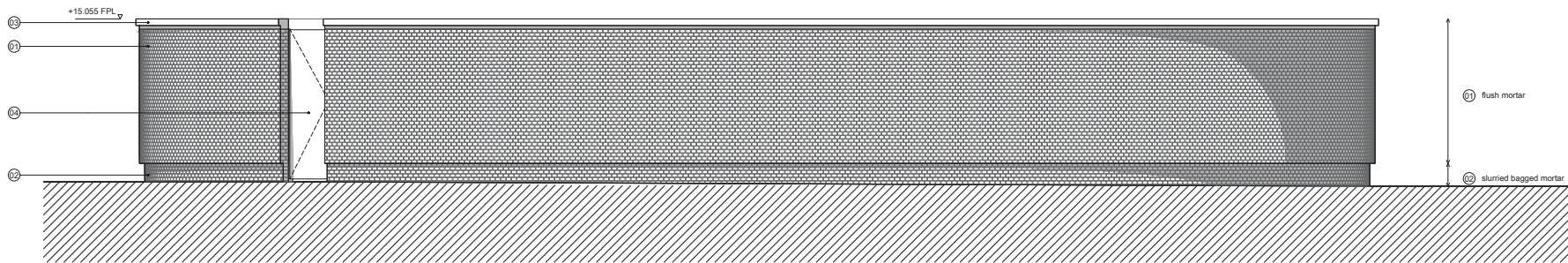




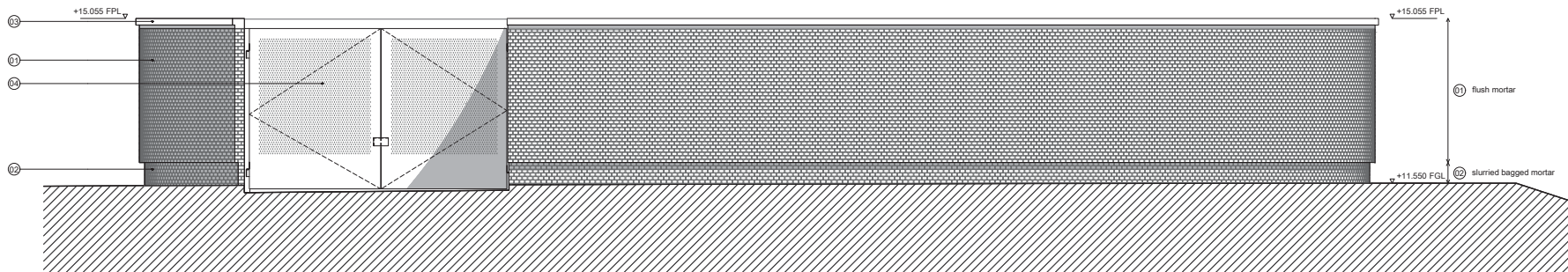
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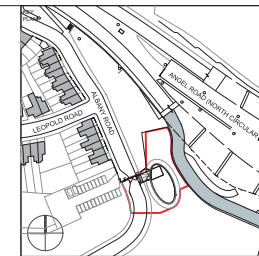
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D-03 East Elevation
300-01 1:100 @ A1



D-03 West Elevation
300-01 1:100 @ A1



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PROJECT
Meridian Water , Pressure Reduction Station
Enfield
London N18 2DX

TITLE
Proposed Elevations

MATERIALS

- 01 Grey Facing Brickwork: Petersen D91 UK format in header bond 327.5mm thick. Flush mortar to match brickwork. Brick sample panel to be constructed and approved by Client and Local Planning Authority.
- 02 Grey Facing Brickwork: Petersen D91 UK format in header bond set back half brick to form recess (102.5mm). Mortar to match brickwork with slurried bagged finish.
- 03 Wet Cast acid etch finish portland cement stone coping with integrated drip and projection to both sides. Coping pieces to be formed in curved sections to curve of ellipse arc. Mortar to match copings.
- 04 Polyester powder coated steel gates with ppc perforated facing panel, hasp and staple fasteners to be concealed behind ppc steel box housing.

NOTES

- Invisible proprietary anti graffiti coating to be applied to brickwork. Sample to be approved by Client and Local Planning Authority.
- Movement joints in brickwork to be avoided through use of lime mortar/ bed joint reinforcement.

0 1 2 5m
1:50 Scale

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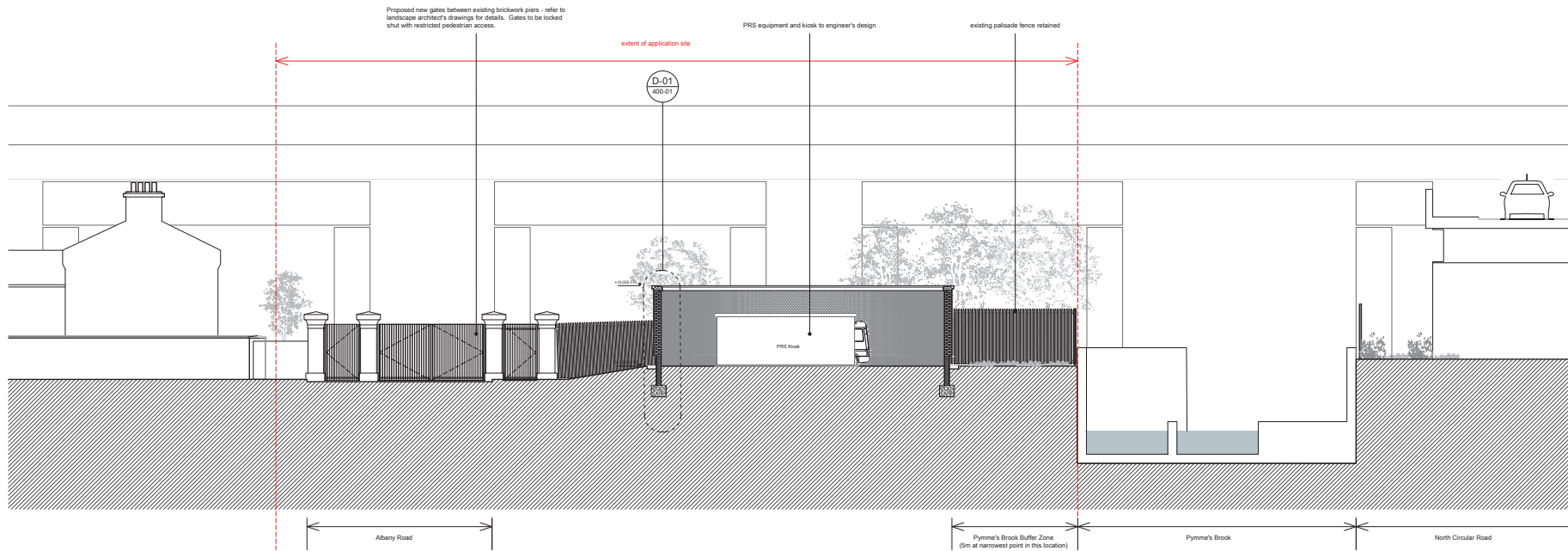
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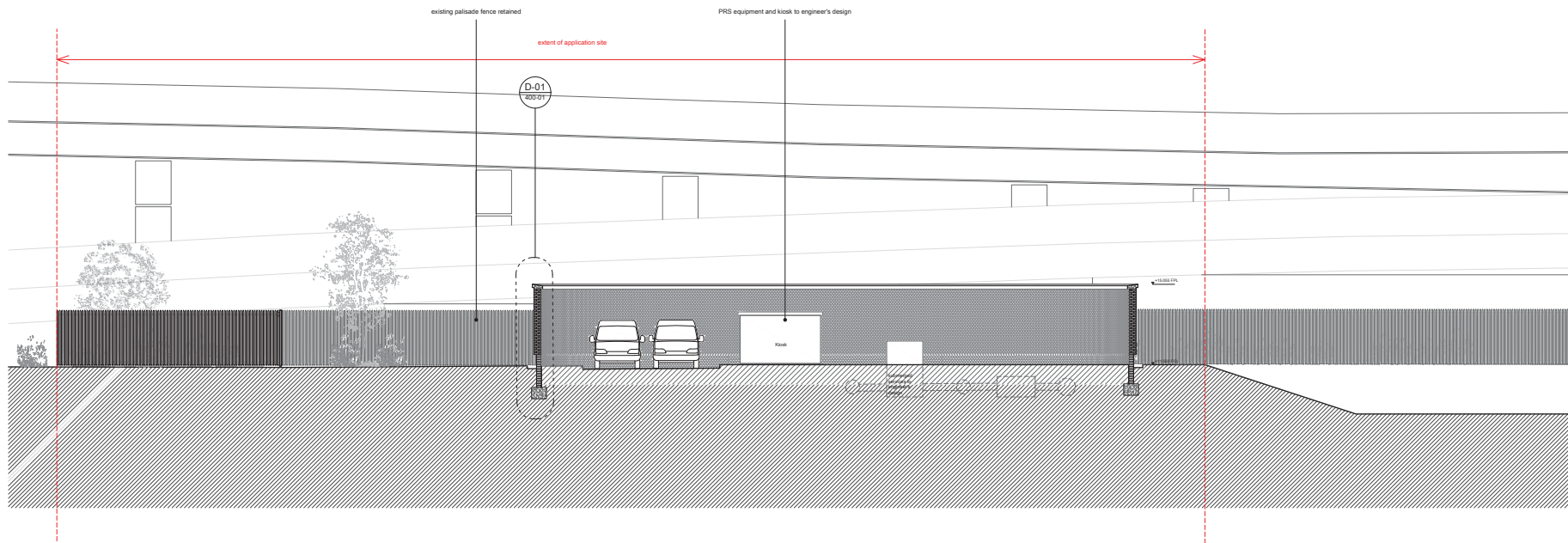
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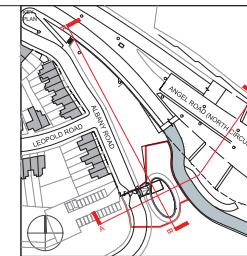
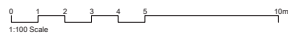
PROJECT NUMBER
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D-01 Proposed East West Section AA
200-01 1:100 @ A1



D-02 Proposed North South Section BB
200-01 1:100 @ A1



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NOTES
- - - - - INDICATIVE SITE BOUNDARY

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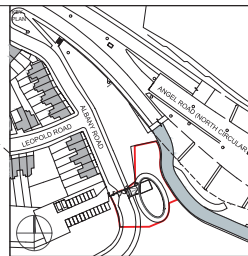
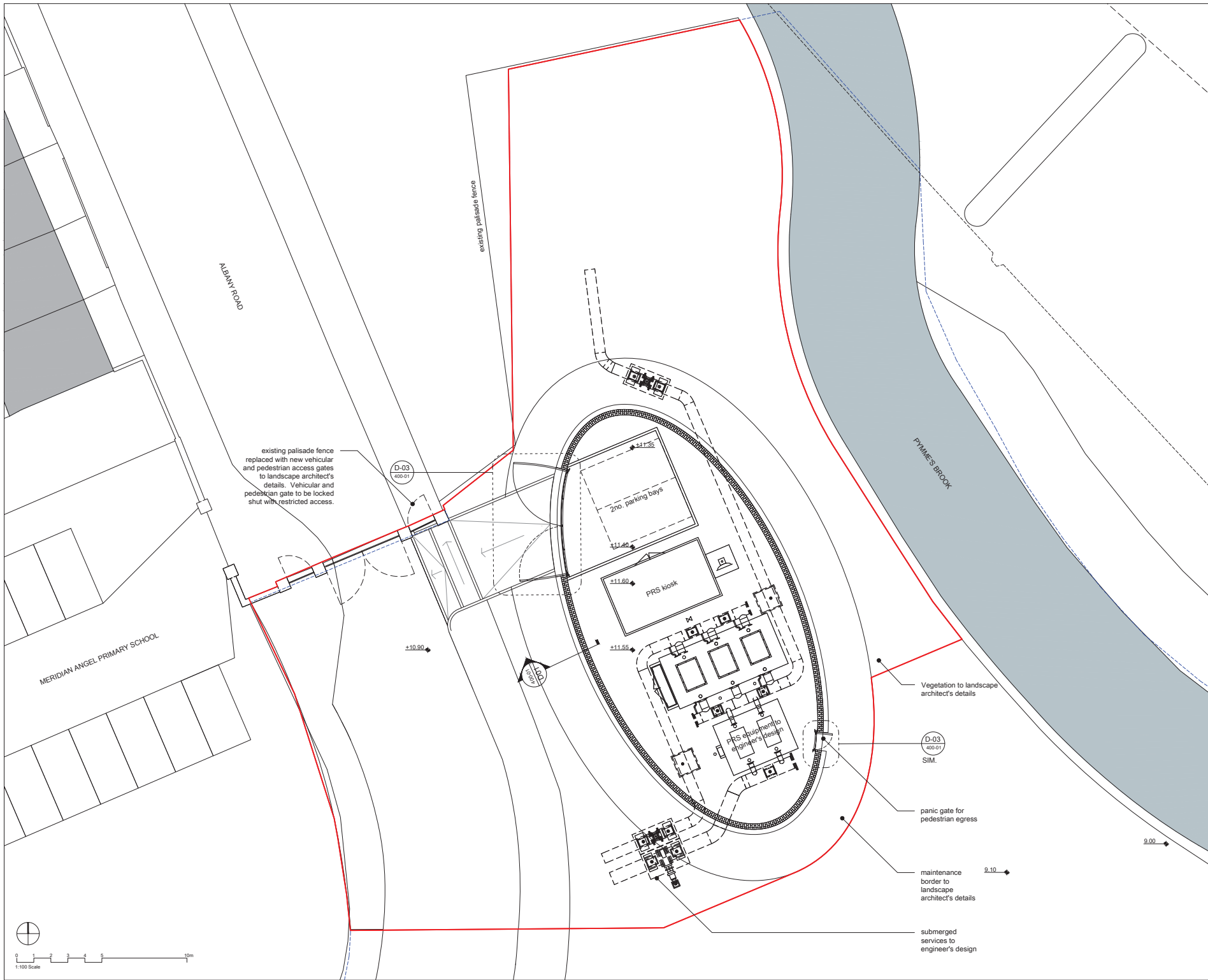
PROJECT
Meridian Water, Pressure Reduction Station
Enfield
London N18 2DX

TITLE
Proposed Sections

DRAWING NUMBER 340-A-P-200-01	REVISION 01
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STATUS
FOR APPROVAL

REVISION DATE 16/11/2017	DRAWN BY RB	SCALE 1:100 @ A1
DATE ISSUED 14/11/2017	CHECKED BY EB	PROJECT NUMBER 340



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London Borough of Enfield

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NOTES
— planning application boundary

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PROJECT
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London N18 2DX

TITLE
Proposed Site Layout Plan

DRAWING NUMBER	REVISION	
340-A-P-100-01	01	
STATUS FOR APPROVAL		
REVISION DATE	DRAWN BY	SCALE
16/11/2017	RB	1/100 @ A1
PROJECT ISSUED	CHECKED BY	PROJECT NUMBER
14/11/2017	EB	340