

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 23rd April 2019

Report of

Head of Planning

Contact Officer:

Josleen Ray

Ward:

Edmonton Green

Ref: 19/00632/FUL

Category: Major

LOCATION: Meridian Works, Units 4, 5, 6, 9 And 9A and adjacent land at Orbital Business Park, 5 Argon Road, Edmonton, N18 3BW

PROPOSAL: Use of buildings and adjacent land to host the Field Day 2019 music festival on 7th-9th June 2019 for up to 25,000 visitors. Festival opening times 7th/8th June 12pm-3am, 8th/9th June 12pm-3am with no outdoor performances after 10:30pm on both days. Associated works to the adjacent land.

Applicant Name & Address:

Broadwick Ventures Limited

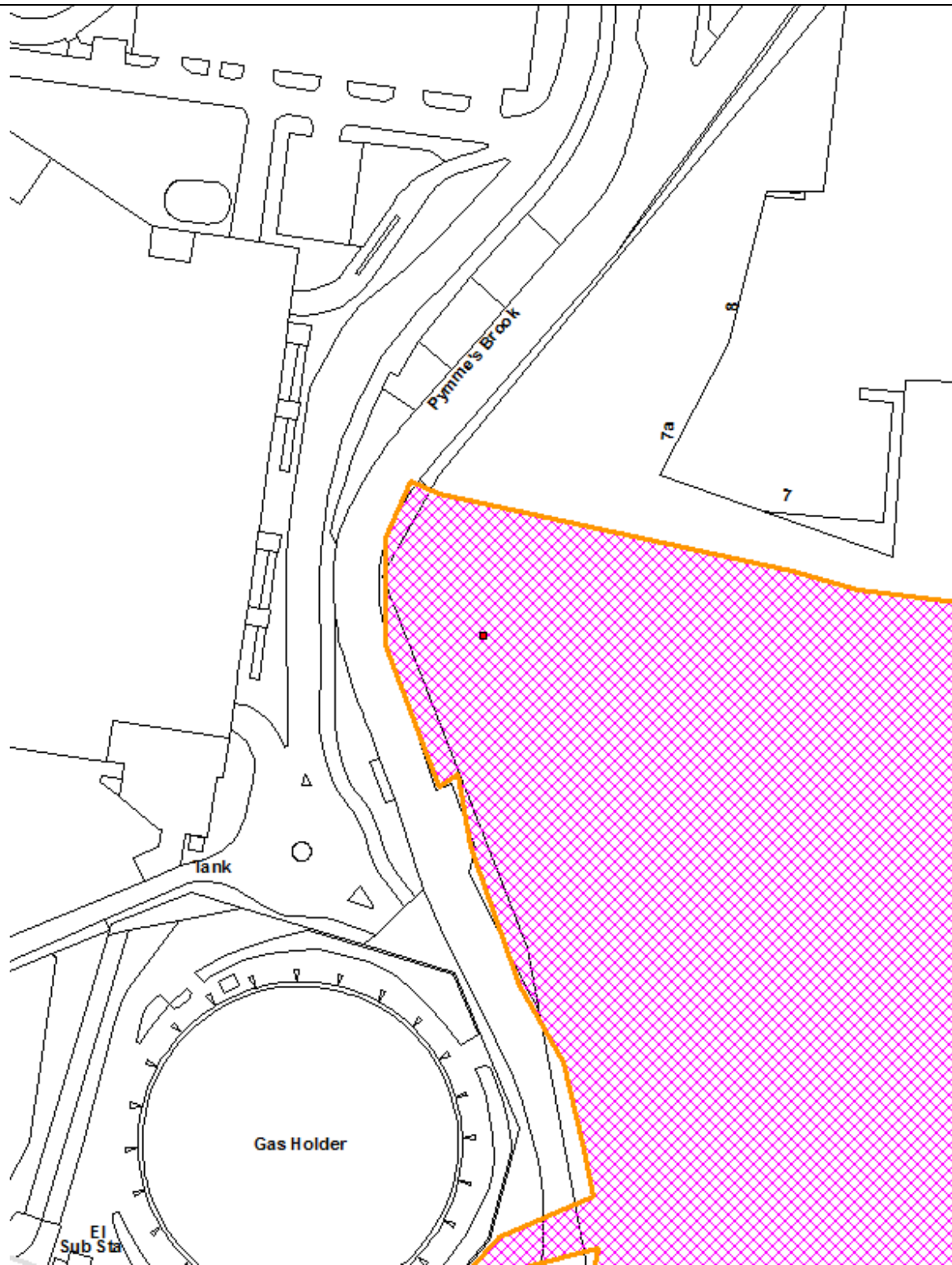
Agent Name & Address:

Knights plc
The Brampton
Newcastle-under-Lyme

RECOMMENDATION:

That, subject to the receipt of satisfactory ecological survey results, the Head of Development Management/Planning Decisions Manager be authorised to GRANT planning permission subject to conditions and add any additional planning conditions necessary to secure appropriate mitigation as well as make any minor amendments to the wording of the conditions drafted in Part 1 of this report.

Ref: 19/00632/FUL LOCATION: Meridian Works, Units 4, 5, 6, 9 And 9A And Adjacent Land At



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1.0 Recommendation

1.1 Planning permission be deemed to be GRANTED subject to conditions.

1. The development to which this permission relates solely to the Field Day festival event on the weekend of 7-9th June 2019 and following the event the application site shall revert to its former use.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2. All equipment and paraphernalia associated with the event shall be removed from the land and buildings no later than 23rd June 2019 after the event.

3. The development hereby permitted shall be carried out in accordance with the following approved plans and documents (*This condition will need updating to reflect the final drawings and documents*).

Reason: For the avoidance of doubt and in the interests of proper planning.

4. Prior to the commencement of development a statement confirming that the site has been capped in accordance with the approved details pertaining to application 18/04914/RE4 shall be submitted to and agreed in writing by the Local Planning Authority. This shall provide evidence that the conditions of that permission have been satisfied and that the use of the land would pose no risk to human health.

Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework, Policy CP32 of the Core Strategy and Policies DMD64 and DMD66 of the Development Management Document

5. The development hereby permitted shall not commence until the open land to the south of the buildings has been capped in accordance with the planning permission 18/04914/RE4.

Reason: To ensure that the site does not pose any risks to human health.

6. Prior to the commencement of development hereby permitted, the applicant shall submit details to the Local Planning Authority to demonstrate how their proposed oil storage arrangements comply with the Control of Pollution (Oil Storage) (England) Regulations 2001. The development shall be carried out in accordance with the approved details.

Reason: To ensure the activity does not have any adverse impacts on the water quality of the Lee Navigation.

- 7 Prior to the commencement of development hereby permitted, Water and Waste Management Plans shall be submitted to and approved in writing by the Local Planning Authority and implemented as agreed.

Reason: To ensure the activity does not have any adverse impacts on the water quality of the Lee Navigation.

- 8 Prior to the commencement of development hereby permitted, a lighting plan including lux levels shall be submitted to and approved in writing by the Local Planning Authority and implemented as agreed.

Reason: To ensure the proposed activity does not have any adverse impacts on the ecology of the Lee Navigation or Pymmes Brook.

- 9 The use of supports, including marquee pegs, using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority in consultation with the Environment Agency. The development shall be carried out in accordance with the approved details.

Reason: Supports, including marquee pegs, using penetrative methods can result in risks to groundwater from, for example, the risk of mobilising contamination and creating preferential pathways. Groundwater is particularly sensitive in this location because the proposed development site is within Source Protection Zone 2 and is located upon Secondary Aquifer A.

- 10 No infiltration surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority in consultation with the Environment Agency. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: The previous use of the proposed development site as a chemicals site linked to gas manufacture presents a high risk of contamination that could be mobilised by surface water infiltration from the proposed sustainable drainage system (SUDS). This could lead to pollution of controlled waters.

- 11 The music event hereby approved shall not take place before 12pm on the 7th June 2019 or after 3am on the 8th June, or between 3am-12pm on the 8th June or after 3am on the 9th June except for site and event set-up/ clear-up.

- 12 No outdoor performances are permitted after 10:30pm on the 7th or 8th June 2019.

Reason: To safeguard the amenities of nearby residents.

- 13 The event shall comply with the limits set out in the noise management plan.

Reason: To safeguard the amenities of nearby residents.

- 14 The maximum number of patrons attending the event shall not exceed 25,000 (this excludes staff, security, marshals and performers).

Reason: To ensure the event does not have significant adverse effects on the capacity of local roads and the transport network as well as the amenities of nearby residents and businesses.

- 15 The site shall be enclosed around its perimeter in accordance with the plans hereby approved and accessed only in accordance with the approved points of entry/ egress.

Reason: To ensure that the movement of people is managed safely.

- 16 Prior to the event a litter and plastic waste minimisation strategy shall be submitted to and agreed in writing with the Local Planning Authority. The strategy shall detail how litter will be cleared from the site and the adjoining watercourses during and after the event and include the timescale within which the post-event clean-up will take place. The clearance of litter shall then be carried out in accordance with these approved details.

Reason: To ensure the site and surrounding areas are left in a satisfactory state and to limit the impact on the sensitive ecological receptors of the Pymmes Brook and River Lee.

- 17 The site shall not be used for the purposes hereby approved until evidence has been submitted to demonstrate that suitable access to the site has been agreed with any third party land owners and such access arrangements provide for the protection and mitigation of any ecological assets.

Reason: To ensure suitable access to the site is provided.

- 18 Prior to the event details of safe and convenient vehicle drop off facilities, including for taxis and private vehicles shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be available for the duration of the event.

Reason: To minimise disruption to the local highway network and disturbance to adjoining businesses and residents.

- 19 Prior to the event, final details of the ingress and egress plan shall be submitted to and agreed in writing with the Local Planning Authority. This shall include a plan showing alternative routes for users impacted by any highway closures required to facilitate the event. The management of the event shall be carried out in accordance with the approved details.

Reason: To ensure safe and convenient access is provided to the event and disruption to adjoining sites is minimised.

- 20 Prior to the event details of the details of the methodology for undertaking the parking surveys before and during the event and the extent of survey area shall be submitted to and approved in writing by the Local Planning Authority. The surveys shall be undertaken in accordance with the approved details and the results provided to the Local Planning Authority on completion.

Reason: To monitor the impacts of the use on local roads and on street parking.

- 21 Prior to the event details of appropriate and secure cycle parking facilities shall be provided in a location and at a level agreed in writing with the Local Planning Authority. The facilities shall be provided in accordance with the approved details and maintained for the duration of the event.

Reason: To ensure appropriate facilities are provided and to ensure access is available for all modes.

2.0 Note for Members

- 2.1 The application has been brought to the Planning Committee because the proposal is for a Major meanwhile development in the Meridian Water regeneration area. The site is also within Council ownership.
- 2.2 Members are also advised that the event is subject to an application for a premises license under the Licensing Act 2003.

3.0 Summary of Reasons for Recommendation

- 3.1 The report seeks approval for the use of land and buildings within the Meridian Water regeneration area for a 2-day musical festival event, Field Day, on 7th-9th June 2019. The site falls within a parcel of land earmarked for redevelopment as part of Phase 2 of the Meridian Water development which is currently at pre-application discussion stage with the LPA. The event would be held in existing warehouse buildings and

adjoining land directly to the south, previously used for industrial processes. The land and buildings are non-designated employment land and are currently vacant. The proposed event would be for 2 days only with the site being vacated following the event with no permanent structures or interventions retained. Approval has already been granted for the capping of the land included within the application site to contain existing contaminants. This work is required to any meanwhile use commencing.

3.2 The reasons for recommending approval of this application are:

- i) The proposals for a meanwhile use on vacant land prior to the implementation of the wider regeneration of Meridian Water will attract visitors to the borough, entertainment for local people, generate income and provide jobs.
- ii) The proposed temporary use would not prejudice the future use of the site for employment, business or residential-led mixed use purposes either as a stand-alone site or as part of the phase 2 parcel of land.
- iii) The measures to be put in place to manage the flow of people and traffic to and from the event would ensure the proposal would be acceptable in terms of highway and pedestrian safety and traffic generation.
- iv) The development would not result in any demonstrable harm to visual or residential amenity, ecology or flood risk.

4.0 Site and Surroundings

- 4.1 The application site lies within the Orbital Business Park and a mixed industrial and retail area. It is bounded by Ravensdale Retail Park to the north, the Lee River Navigation and tow path to the east, Tottenham Marshes Nature Reserve to the south and Pymmes Brook and Ikea retail store to the west.
- 4.2 The site includes units 4, 5, 6, 9 and 9a of the Business Park currently vacant purpose-built warehouse buildings previously used for a variety of storage and distribution uses falling within B8 class use. Units 4, 5 and 6 comprise 3 rectangular buildings with a combined floor area of approximately 6,500sqm. Units 9 and 9a have a total floor area of approximately 1,500sqm. The adjoining warehouse buildings are currently occupied and in use again for uses falling within B2 and B8, appropriate to the industrial nature of the business park.
- 4.3 The site also includes the vacant land to the south of the buildings which has an area of approximately 4.3 hectares. It is vacant and comprises vegetation: bushes, trees and low-lying scrub but was previously known as Leaside Chemical Works and processed gasworks waste. The site was also used for soil screening and concrete crushing.

4.4 Whilst the site is located within the Orbital Business Park, it does not fall within the Strategic Industrial Land designation. The site lies predominately in Flood Zone 2 with the land to the north eastern corner of the site within Flood Zone 3. The site also falls within the Lea Valley West Bank Archaeological Priority Area. The site is located next to the River Lea, which is a priority habitat as per the NPPF, and at this location is part of the Lea Valley Site of Metropolitan Importance for Nature Conservation (SMINC).

5.0 Proposal

5.1 Permission is sought for the use of land and buildings for a 2-day music festival in June this year. The festival, known as Field Day, has been held in London for over 10 years, most recently in Brockwell Park and prior to that Victoria Park. This year it is proposed to operate both within the buildings and also outside on the adjacent land to the south. The use of land alone for such an event would not normally require planning permission due to the permitted development rights afforded to the temporary use of land under Class B, Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015. However, as the festival would also operate within the warehouse buildings, for which the aforementioned rights do not apply, planning permission is required for the 2-day event.

5.2 The proposed opening hours for the event are from 12.00 midday on Friday 7 June to 3.00 am on Saturday 8 June and from 12.00 midday on Saturday 8 June to 3.00am on Sunday 9 June. No performances will take place outside the buildings after 10.30pm. The event will accommodate a maximum of 25,000 people. The evening part of the event (within the buildings beyond 10.30 and until 3.00am) is only open to people who are already on site. The last entry time for the event is 8pm.

5.3 Given the historic uses on the site the land is subject to contamination. In order to ensure the site is suitable for meanwhile uses and safe for use by the general public, the vacant land will be capped (covered with a 400mm layer of material to prevent contaminants releasing from the ground, with an additional layer of aggregate and topsoil). A perimeter track and stage area within the north western corner of the site constructed out of crushed tarmac would also be provided. Planning approval for this work was consented in March (see relevant planning history below) and will be carried out prior to the use of the site for the proposed event subject of this application.

5.4 Within this application limited physical works are proposed to the site itself to facilitate the event. This includes the installation of natural turf over the capping layer to provide a more suitable surface for attendees of the event. In addition, an area of the site in the north east corner of the site adjoining the River Lee which lies in Flood Zone 3, not subject to capping, is proposed to be covered in a membrane with a temporary deck above to enable access over part of the land. This is required for access between the buildings and the field and acts as a thoroughfare rather than a sitting out area.

5.4 Various temporary structures are required for the event. These include an external stage, gates, fencing and lighting. These are temporary structures that are required

for the event only and will be removed following the event. The principal point of access for attendees of the event will be in the south western corner of the site over an existing Bailey Bridge over Pymmes Brook. For those attendees arriving through Tottenham Hail station the main routes to the site will be through a stewarded route through Tottenham Marshes or along Watermead Way/ Meridian Way. For those approaching from Meridian Water station, a pedestrian route along Leaside Road will be provided.

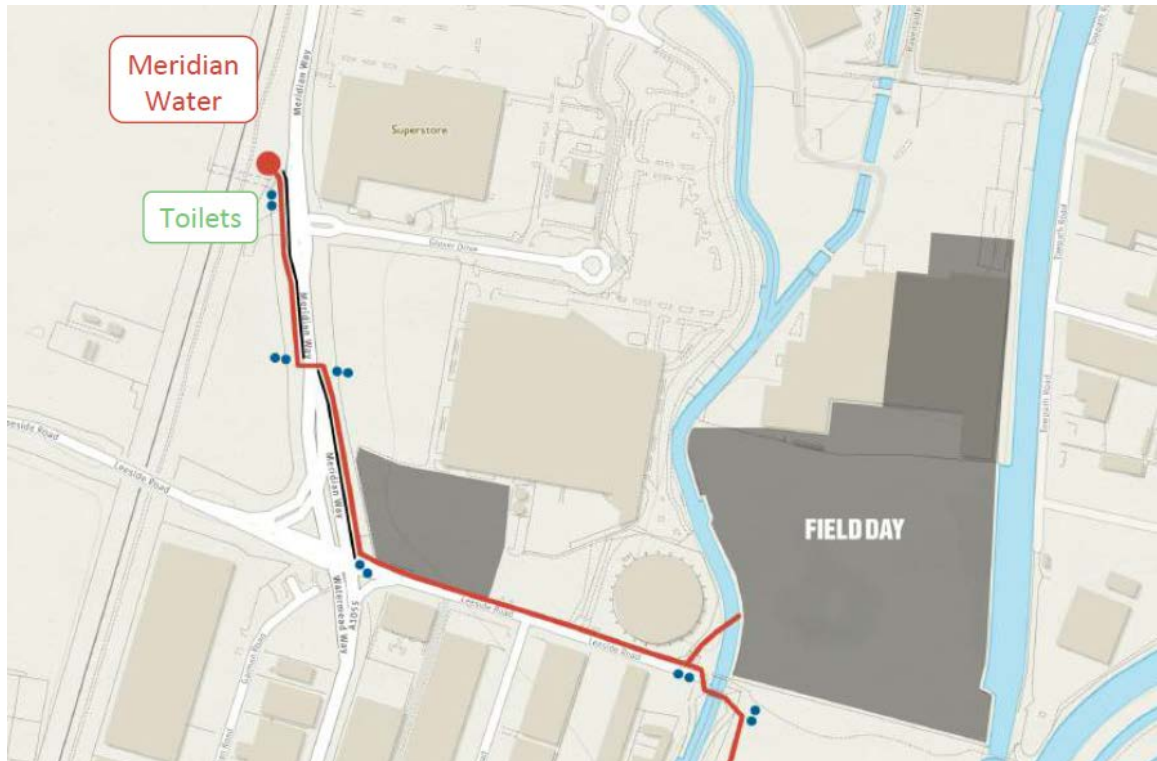


Figure 1 – Ingress Plan showing access into the site across an existing bridge over the Pymmes Brook and the routes from Meridian Water Station and Tottenham Marshes.

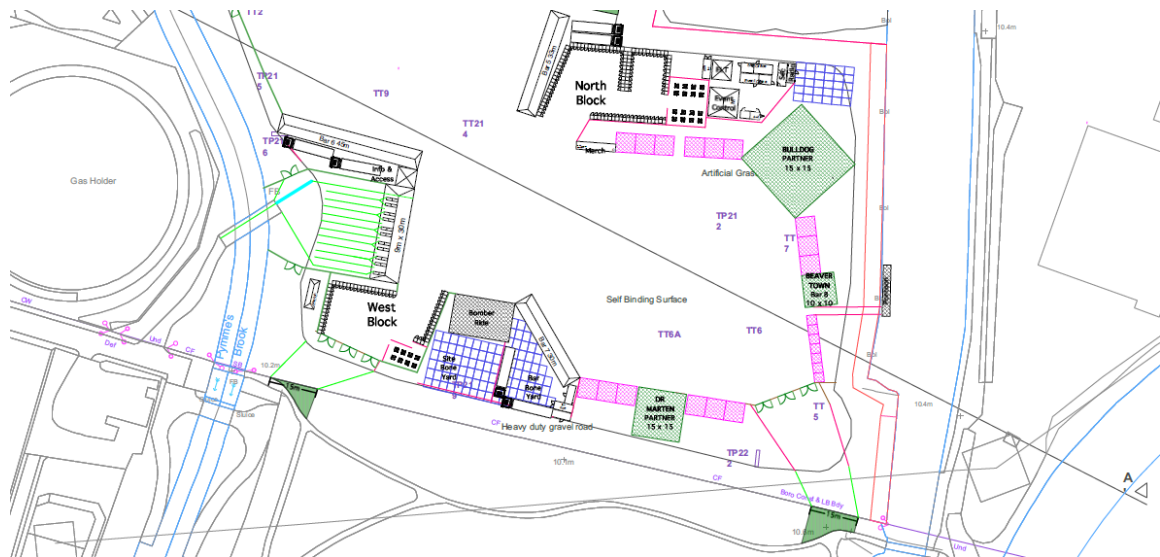


Figure 2 – Detailed Site Layout plan showing the entry point into the site from the bridge over Pymmes Brook and the emergency exit points (shaded in green) from the site onto Tottenham Marshes.

6.0 Relevant Planning History

- 6.1 18/04914/RE4 – Capping of the site with a maximum of 400mm material across the existing ground levels of the site. Granted 20/03/19.
- 6.2 19/01067/CND – Details submitted pursuant to 18/04914/RE4 for the monitoring and maintenance plan (5) in relation to the capping of the site with a maximum of 400mm material across the existing ground levels of the site. Granted 28/03/19.
- 6.3 19/01068/CND – Details submitted pursuant to 18/04914/RE4 for the Sustainable Drainage Strategy (7) in relation to the capping of the site with a maximum of 400mm material across the existing ground levels of the site. Granted 03/04/19.
- 6.4 18/04932/SCOP - Request under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for an EIA Scoping Opinion for Meridian Water Phase 2 for an outline planning application for a residential led mixed-use development of approximately 2000 homes and Meridian Water Strategic Infrastructure Works including roads, bridges, remediation, earthworks, utilities and flood attenuation works. – Response issued 15th February 2019.

Wider Meridian Water Site

- 6.5 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 – works have commenced on implementing the station which is expected to be complete in Summer 2019.

- 6.6 The new station building approved under this permission is now almost complete with a planned opening in May 2019.

7.0 Consultation

7.1 Statutory and Non-Statutory Consultees

Environment Agency

7.1.1 Groundwater Protection:

No objection subject to the imposition of recommended conditions concerning groundwater protection and restrictions on penetrative methods including infiltration drainage to limit the risk of mobilising contamination.

7.1.2 Flood Risk:

The development is located within 8m of the main rivers Pymmes Brook and Lee Navigation, and within fluvial Flood Zones 2 and 3a. A Flood Risk Assessment has been submitted with the application and based on this and the emergency flood response plan also submitted there are no objections on flood risk grounds.

Environmental Health

- 7.1.3 A comprehensive noise management plan has been submitted that addresses all the likely noise issues. Noise levels have been agreed that will control the level of noise outbreak from the event both during daytime and night time. The noise levels agreed specifically control low frequency content of the noise spectrum as well as having a general noise level to meet. Noise at night is further controlled by the fact that the music will be inside existing buildings.

- 7.1.4 In terms of ground contamination there is only a low risk to site users from contamination and it is proposed to put down a capping layer which will separate any contamination from people attending the event. There are no concerns regarding air quality.

Canal and River Trust

- 7.1.5 No objections subject to conditions to ensure measures are in place to protect the water quality of the Lee Navigation and the ecology of the waterway corridor. Measures to include prevention of litter should also be in place.

Officer response:

Recommended conditions concerning waste management, litter and lighting have been imposed.

Natural England

- 7.1.6 No objections subject to appropriate mitigation being secured to protect the Lee Valley SPA and associated SSSI. Mitigation should include a waste management plan for the site and agreement with the Lee Valley Regional Park Authority (LVRPA) with regards to the entry and exit through their land which is managed under a Higher Level Stewardship Agreement for the benefit of biodiversity.

Officer Response:

Conditions have been imposed to ensure that the special ecological value of sensitive adjoining areas are protected. This includes requiring details of lighting associated with the use to ensure that the levels are appropriate and spill onto adjoining sensitive receptors is deflected. A waste management plan as well as site clean-up details are also required as a condition of the permission.

The applicant is in the process of entering into an agreement with LVRPA which will provide terms for costs and any remediation of land required within the LVRPA's jurisdiction. A condition has been imposed to ensure suitable arrangements are in place prior to the event with third party land owners.

London Borough of Haringey

- 7.1.7 The planning permission for Tottenham Hotspur permits 8 major events per year and it cannot be guaranteed that the date proposed will not clash with these approved major events. This has serious implications for transport capacity and safety in the area. The Transport Assessment identifies that 60% of festival patrons would travel to Tottenham Hale Station which is expected to receive between 6,000 and 13,000 people travelling to a major event at Tottenham Hotspur Stadium.

Officer Response:

The planning representative for Tottenham Hotspur has verbally confirmed that there are currently no planned events at the Stadium on the date of the Field Day event 2019. The capacity of Tottenham Hale is a matter for Transport for London to advise on and officers will update Members on their response at the meeting.

Following the initial consultation response the Transport Management Plan was updated with further information provided on mode share projections. LB Haringey were reconsulted on the application from 25/03/19-08/04/19. No further comments have been received at the time of writing the report.

- 7.1.8 The main pedestrian route to the festival would be through Tottenham Marshes which is a Site of Importance for Nature Conservation. This will result in damage to the ecology of this area and is a risk for public safety.

Officer Response:

The applicant is in discussion with the Lee Valley Regional Park Authority regarding access through their land and entering into an agreement to ensure its ecological value is safeguarded as detailed in para 7.1.6 above. The route through the marshes will be unlit and only be possible up until 8pm. When leaving the event, patrons will be directed towards Watermead Way and will not be permitted to leave through the marshes.

The safety of the routes will be managed through the licencing procedure and further information on this aspect can be found in section 9 of this report and in particular the section entitled Pedestrian Access.

- 7.1.9 The Festival cannot be permitted unless guarantees are in place to ensure there is no clash with a Tottenham Hotspur Major Event and mitigation is provided to protect the Ecology of the Marshes and ensure public safety.

Officer Response:

See section 9 and comments on Pedestrian Access for further information.

London Fire Brigade

- 7.1.10 Insufficient information provided in relation to access and facilities for fire fighters.

Officer Response:

Further information was provided from the applicant in an email dated 21/03/19 in response to the comments from the Fire Brigade which included details of where the information on emergency access routes could be found within the submitted documentation. The applicant also confirmed that a pump appliance can be facilitated access via the perimeter road on the site.

A reconsultation with all consultees was carried out from 25/03/19-08/04/19 to provide an opportunity for amended and additional information to be considered (including the aforementioned email). No further comments have been received from the Fire Brigade in relation to this reconsultation.

Metropolitan Police

- 7.1.11 No comments received.

Lee Valley Regional Park Authority

- 7.1.12 No comments received.

SUDS officer

7.1.13 No objections.

Traffic and Transport

7.1.14 No objections subject to conditions.

Environmental Health

7.1.15 No objection to the application. There is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality, noise or contaminated land. A comprehensive noise management plan has been provided that addresses all the likely noise issues. Noise levels have been agreed that will control outbreak from the event both daytime and at night. The noise levels agreed specifically control low frequency content of the noise spectrum as well as having a general noise level to meet. Noise at night is further controlled by the fact that the music will be inside existing buildings.

7.1.16 In terms of ground contamination it is proposed to put down a capping layer, which will separate any contamination from the people attending the event thereby ensuring there is no risk to human health.

Ecological Consultant

7.1.17 The Ecological Consultant has advised:

Bats - Most of the buildings on site are unsuitable to host roosting bats. However, the applicant's ecology report identifies a very low risk in building 9a and therefore further clarification has been sought on the works they are proposing to address this.

Nesting birds – The applicants ecology report identifies that the buildings provide suitable habitat for nesting birds. The Council's Ecological Consultant has also identified that the buildings are suitable for use by nesting Black Redstarts, one of the rarest breeding birds in the UK and listed on Schedule 1 of the Wildlife and Countryside Act. Surveys need to be undertaken to establish if there are nesting birds present and agree an appropriate mitigation strategy. The survey season for Black Redstarts is between April and July. Surveys are planned and it is anticipated that the first 2/3 surveys will be undertaken in advance of the Planning Committee meeting with an interim report available for the meeting. Officers will provide an update on the findings at the meeting.

Lighting and litter – conditions recommended requiring details of propose lighting and litter clearance strategy to safeguard the adjoining river corridor.

Inland Waterway Association

- 7.1.18 No objections to the proposals but support the Canal and River Trust in calling for specific provisions for clearing litter and debris after the event, from the adjacent Lee Navigation. The canal towpath is not mentioned in the options for access to the site, but seems likely to be heavily used by festival goers.

Officer response:

The provisions concerning litter and debris have been secured via planning condition. Access to the event will be carefully stewarded by event staff and patrons will be directed towards the routes agreed through the licencing process in the interest of public safety.

Transport for London (TfL)

- 7.1.19 Transport for London have been consulted on the planning application but a response had not been received at the time of report writing. Comments are expected to be received by 17th April and officers will provide Members with their comments at the Meeting.

7.2 Public:

- 7.2.1 Consultation letters were sent to 50 adjoining and nearby occupiers. Site notices were posted on Leaside Road, Kimberley Road and Ladysmith Road and a press notice was published in the local paper. One email has been received from a resident in London Borough of Waltham Forest which included comments on both planning and licencing aspects of the event. The planning related comments are summarised below:

- Clarification requested over the potential number of people at the venue;
- Further information requested on the steps that will be taken to mitigate noise nuisance and whether the response will be immediate;
- Query over maximum noise levels and how the Council will ensure these limits are adhered to;
- Waltham Forest residents should be notified of development proposals in the Meridian Water area given its proximity to built up residential areas in this borough;

Officer Response:

The clarifications requested were provided by direct reply to the resident. Maximum noise levels have been agreed with the Council's Noise Officer through the Noise Management Plan submitted with the application. Any noise complaints can be made to the Council through the usual out of hours number and this can be communicated to on-site officers who can check noise levels and liaise with the Event Liaison Team if required.

As the London Borough of Waltham Forest does not directly adjoin the site there is no statutory requirement to send a notification of the planning

application. However, the application has been advertised on site and in the press and is publicly available to view.

8.0 Relevant Planning Policies

8.1 London Plan (2016)

Policy 2.14 - Areas for regeneration
Policy 2.16 - Strategic outer London development centres
Policy 4.1 – Developing London’s economy
Policy 5.3 – Sustainable design and construction
Policy 5.12 - Flood Risk Management
Policy 5.21 - Contaminated Land
Policy 6.3 - Assessing Effects of Development on Transport Capacity
Policy 6.13 – Parking
Policy 7.15 – Reducing noise and enhancing soundscapes
Policy 7.19 – Biodiversity and access to nature
Policy 7.21 - Trees and Woodland

8.2 Core Strategy (2010)

Core Policy 24 - The Road Network
Core Policy 27 – Freight
Core Policy 28 - Managing Flood Risk through Development
Core Policy 29 - Flood management infrastructure
Core Policy 31 - Built and landscape heritage
Core Policy 32 - Pollution
Core Policy 36 - Biodiversity
Core Policy 37 - Central Leaside
Core Policy 38 - Meridian Water

8.3 Development Management Document (2014)

DMD22 – Loss of Employment outside Designated Areas
DMD34 – Evening Economy
DMD47 - Access, New Roads and Servicing
DMD48 – Transport Assessments
DMD57 - Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
DMD59 - Avoiding and Reducing Flood Risk
DMD61 - Managing Surface Water
DMD62 – Flood Control and Mitigation Measures
DMD63 - Protection and improvement of watercourses and flood defences
DMD64 - Pollution control and assessment
DMD66 - Land contamination and instability
DMD68 – Noise
DMD69 – Light Pollution
DMD75 – Waterways
DMD78 - Nature conservation
DMD79 - Ecological Enhancements

DMD80 - Trees on development sites
DMD81 - Landscaping

8.4 Draft London Plan (2018)

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The Examination in Public commenced on 15th January 2019 and is currently on going. The draft plan is a material consideration in determining applications but is likely to carry little weight until after its examination. Of relevance are:

Policy E4 Land for industry, logistics and services to support London's economic function

Policy E7 Intensification, co-location and substitution of land for industry, logistics and services to support London's economic function

Policy HC5 Supporting London's culture and creative industries

8.5 Other Policy

National Planning Policy Framework 2018 (NPPF)

National Planning Practice Guidance 2016 (NPPG)

Upper Lee Valley Opportunity Area Planning Framework (July 2013)

Edmonton Leaside Area Action Plan (Proposed Submission – January 2017)

Meridian Water Master Plan (July 2013)

Draft London Plan (2018)

9.0 Analysis

9.1 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 and land use
- Impact on adjoining occupiers and neighbouring residents including noise
- Traffic, transport and access
- Biodiversity and nature conservation
- Contamination
- Flood risk

9.2 It is important to note that the site is also subject to a New Premises Licence Application under the Licensing Act 2003. The considerations under the Licensing Act differ from those under the Planning Act and are largely related to public safety matters as listed below:

- Prevention of crime and disorder;
- Prevention of public nuisance;
- Public safety;
- Protection of children from harm.

- 9.3 As part of the licensing process a Safety Advisory Group (SAG) has been established that acts as a consultee on the licensing application. This group includes representatives from Transport for London, the Metropolitan Police, the London Fire Brigade and Council services including Transport and Environmental Health.
- 9.4 Should the event go ahead once relevant consents are in place, an Event Liaison Team will be established for the festival itself which will include similar representatives as on the SAG. This will ensure that the event is managed safely and that any adjustments to the management arrangements can be made at the time of the event based on unforeseen impacts or events.
- 9.5 The planning application does not and cannot duplicate the considerations of the Licensing Act in terms of event management and public safety. Whilst the impacts on and capacity of the local and strategic highway for example is a planning consideration, the management of the event at the time is not a matter for the planning application.

Principle and Land Use

- 9.6 Meridian Water is a major regeneration area within the Upper Lee Valley Opportunity Area as identified in the London Plan and Enfield Core Strategy. It is expected to deliver up to 5000 new homes, 1,500 jobs as well as a mix of other uses and infrastructure (CP 37 and 38). Part of the opportunity area is designated as Strategic Industrial Land (SIL) which affords the highest of protection from change of use to non-industrial uses. The site itself is non-designated employment land surrounded by a mix of industrial uses falling within B1c, B2 and B8 uses within an established industrial estate.
- 9.7 Local Policy (DMD22) and London Plan Policy (4.4) seeks to safeguard the stock of industrial land. These policies resist the loss or reduction of undesignated employment land unless it can be demonstrated that the site is no longer suitable and viable for continued employment use. Proposals which meet these exceptions will only be acceptable if they do not compromise the operating conditions for other employment uses or the potential future of neighbouring employment sites. Notwithstanding these considerations, the site is also part of a wider regeneration area which will be comprehensively redeveloped for a mix of business and non-business uses.
- 9.8 The site is currently vacant and given its position within the Opportunity Area is considered an opportune site for temporary use whilst the longer-term regeneration ambitions are realised. Temporary or meanwhile uses can animate sites, create jobs, attract visitors and keep sites secure from fly tipping and anti-social behaviour in the intervening period before development.
- 9.9 As the proposed use of the site for the festival is for a short-term temporary period, it is not considered to prejudice the use of the land for future employment use or

for a mixed-use development including employment space that may come forward as part of a wider parcel of land within the Meridian Water area.

- 9.10 The applicant has estimated that the period of setting up the event, hosting and vacating is anticipated to run from 24th May – 17th June. No intrusive works are proposed to the buildings that would prevent them being used after the event for industrial purposes and all temporary facilities and structures associated with the event will be removed. A condition has been imposed to ensure that the site is vacated and any structures and equipment are removed following the event within a reasonable time period.
- 9.11 The vacant land to the south will have been capped in accordance with the planning approval to ensure it is suitable for the meanwhile uses proposed and would not pose a risk to human health. The capping is a temporary measure to allow the site to be used in the intervening period prior to a more comprehensive redevelopment for which full remediation of the site will be required. The works proposed within this application include the provision of natural grass over the capping layer to provide a more appropriate surface for attendees of the event. While this work would not be reversed, it would not preclude future use of the site for employment purposes and it ultimately increases the flexibility of the land for meanwhile uses.
- 9.12 The adjoining warehouse buildings on the Orbital Business Park are still in active use. These are largely used for storage purposes. However, there is a construction training facility within unit 2 and there are offices and a public access gym in units 7 and 7a. Whilst the festival, given its scale, will cause disruption on the weekend of the event, given its limited duration, it is not considered to prejudice the continued use of the adjoining sites for employment purposes. Any disruption would be of a temporary and short-term nature and could be planned for given the advanced notice of the event. Several road closures will be in place to control access to the event however access for business users to these adjoining businesses and those to the south of Leaside Road would not be disrupted and should they wish to continue operations at the time of the event there is nothing to preclude them doing so, although it is acknowledged that there will a much greater level of activity at the site and in surrounding areas.
- 9.13 As stated above, the site lies within the Council's priority regeneration area which is anticipated to be subject to mixed use redevelopment providing new homes and businesses. The proposed temporary use of this site for the event will not prejudice the longer-term aspirations for the regeneration of the wider area in accordance with Local Plan policies CP37 and CP38.

Impact on Neighbouring Occupiers

- 9.14 The nearest residential units are located approximately 500m to the west of the site on Kimberley Road. Ikea, Tesco, Meridian Way and the railway line are situated between the application site and the nearest residential units. To the south east of the site across Banbury Reservoir lie residential properties in the borough

of Waltham Forest and to the south industrial premises within the London Borough of Haringey.

- 9.15 The main potential impacts from the event on residents are likely to be from noise outbreak and general disruption from the number of people using local roads and public transport facilities to attend the event.
- 9.16 A noise management plan has been submitted with the application which controls the level of noise outbreak from both outdoor and indoor music. The levels have been agreed with the Council's noise officer to ensure that the level of noise, whilst may be audible above background noise levels from residential properties surrounding the site, will not be of a disruptive or detrimental nature. Different levels have also been agreed for daytime and night time music to take account of neighbouring amenity and the reduction in background noise levels.
- 9.17 A condition has been imposed to ensure that the noise management plan submitted with the application is adhered to at the time of the event. The management plan has also been submitted to support the licensing application. Should the event go ahead with both the planning permission and licence granted, any complaints concerning noise received by the Council's out of hours service will be directed to on-site noise officers who can verify the noise levels and compliance with the approved noise management plan. Council officers will be able to liaise with the Event Liaison Team should any breaches of noise levels take place. With these controls and measures in place, the proposal is considered to have an acceptable impact on neighbouring residents.
- 9.18 Given the scale of the event, with up to 25,000 patrons, there will be a marked increase in the use of local transport services and local roads to access the site. This may cause some disruption to users of these services and streets at the time of the main entry and exit from the event. However, the impact will be limited in duration and mitigation measures including management of vehicle drop off and pick up and dedicated pedestrian routes with managed pedestrian flows, will ensure any disruption is minimised and for a temporary period is not considered to have significant harmful impacts.
- 9.19 The directly adjoining businesses were notified of the planning application by letter of the proposals. No responses have been received at the time of report writing. Whilst it is anticipated there may some short-term disruption to business operations within the business park this will be short-term and can be planned for given advance warning of the event. There will be no ongoing prejudice to the continued operation of adjoining businesses as a result of the proposals.

Traffic, Transport and Access

Trip Generation

- 9.19 The information submitted within the Transport Assessment (TA) states that the majority of people entering the site will be on foot and that direct vehicle

- movements are unlikely to be significant in the context of the local strategic highway network.
- 9.20 The applicant has indicated there will be a phased entry by visitors and phased egress albeit with 2 peaks at 22:30-00:30 and 03:00 to reflect the end of the main 'day' and 'night' events programme.
- 9.21 The mode share projections used to inform the TA are based on ticket sales and a customer survey. On the basis of this information it is forecast that the majority of visitors will utilise public transport for the main part of their journey. The information provided shows that this will put a strain on existing infrastructure, in particular Tottenham Hale Underground Station which is expected to be used by 60% of patrons to leave the area.
- 9.22 It is expected that the peak egress from the site will be following the end of the outdoor performances between 22:30-00:30. The estimated clearance of people through Tottenham Hale underground station is projected between 00:15-00:30. 25% are anticipated to use National Rail Services to leave the area. Based on current timetable information it is projected that in a best-case scenario up to 4,000 attendees could clear through Tottenham Hale on Friday 7th June and 6,000 on Saturday 8th June up until service closures at 23:38 on the 7th and 00:17 on the 8th. After this time, attendees will need to enter the underground.
- 9.23 In order to ease the strain on Tottenham Hale National Rail and Underground Services it is anticipated that services from the New Meridian Water Station can also be utilised from those attending the event. The new station is due to open on May 19th and is much closer to the site than Tottenham Hale. Based on provisional timetables provided by Greater Anglia services from Meridian Water could clear 8,500 people by 00:30 on the 7th and 7,000 by 00:30 on the 8th. The applicant is also in discussion with Greater Anglia regarding the provision of a special festival shuttle service that would route directly to Stratford and not stop at Tottenham Hale. Regular mainline services would stop at Tottenham Hale.
- 9.24 Following the last performances within the warehouse buildings the 2nd egress phase would be from 03:00 when no National Rail services would be available. Therefore, those using public transport, estimated at 70% (3,500) of those attending the night time performances, would need to access London Underground services from Tottenham Hale. It is anticipated that in a best-case scenario people from Field Day would clear through the station by 4:30am.
- 9.25 Overall, whilst there are details to be finalised and there remains some concern about the impact of the event on the local transport network, particularly at Tottenham Hale station, this is balanced against the fact that this permission will relate to a single event, which is taking place over a relatively short time period and the extensive planning that has been undertaken to ensure that negative impacts are mitigated as far as possible. This includes the potential provision of a dedicated special shuttle service from Meridian Water and details in the submission which outline people management involving holding crowds and pulsing dispersal so as not to overcrowd the various transport nodes.

Transport Network Disruption

- 9.26 Temporary traffic management arrangements are proposed on a number of roads and at several junctions. The details of this are being dealt with through the licencing process in agreement with the Council's Highway Services Team. However, it is noted that these arrangements include the closure of Meridian Way/ Watermead Way to ensure safe pedestrian access is provided from Tottenham Hale to the site and to restrict private cars and drop off activity taking place other than in designated areas.
- 9.27 These arrangements will have a significant impact on people using the local highway network so the applicant's information campaign and signage proposed are welcome. Whilst this disruption will be significant, it should be noted that it will mainly be during off-peak periods.

Vehicular Access

- 9.28 The proposed vehicular access points are acceptable as they utilise existing accesses which are sized for the type of vehicles servicing the site. The most significant volume of vehicle access will be for large vehicles during set up and dismantling of the event. This is of a similar magnitude to a large development so should not have a significant impact on the existing highway network in the area which is characterised by primary and secondary routes. It should also be noted that any disruption will be short term.
- 9.29 The main private car trips will be during the event, with taxis and similar vehicles dropping people off. Draft plans for this have been shared with the Council's Highways Services which show this activity to be accommodated on the Ikea site. Whilst the final details of this will be agreed through the licensing application a condition has been imposed to ensure safe and convenient drop-off facilities are provided. Given the remote nature of the site, this activity is considered to have a minimal impact on local residents.
- 9.30 The applicant has also taken into consideration the needs of local businesses, many of which operate 24 hours a day, and it is noted that measures will be put in place to minimise disruption, including for the local bus garages. These include managed closures involving staffed road closures/ barriers and access management arrangements with the affected parties to ensure access by operational businesses is still maintained.

Car Parking

- 9.31 There is no visitor parking proposed on site and it has been confirmed that parking controls in local roads will not be in place for the duration of the event. Despite the projections of a low proportion of attendees using cars to access the event this does raise potential issues about overspill parking which could have a significant impact on the local highway network and the amenity of residents.

- 9.32 The current projections provided by the applicant based on previous events suggest that 5% of attendees (1,250) would use Private car/ walk or use buses to get to the event. However, it is also acknowledged that previously the event has taken place in more central areas better served by public transport and greater on-street parking controls and therefore the number of those using private car to access the event is largely unknown on a site of this nature. Notwithstanding this, given the nature of the event, and despite its less central location, it is still anticipated that private car use will be low.
- 9.33 In order to monitor the impact of the event on local roads should future and potentially more regular events be proposed at the site, or further Field Day events be proposed annually yet in a meanwhile context, on-street parking surveys are required to take place (full details of which are to be agreed with the Council's Highway Team) before, during and after the event. This will inform any future event type meanwhile uses at the site and any necessary mitigation that may be required.

Cycle Parking

- 9.34 No details of cycle parking facilities have yet been provided. The applicant is waiting on the results of their customer survey to inform the likely demand for such facilities. An update will be provided at the meeting.

Pedestrian access

- 9.35 Pedestrian points of access to the site will be provided along the southern boundary with Tottenham Marshes and from an existing bridge over the Pymmes Brook accessed from Leaside Way. The points of access are considered acceptable for those patrons arriving from both Tottenham Hale and Meridian Water Station/ local bus services and streets.
- 9.36 An ingress/ egress plan has been submitted with the application to provide further information on the management of pedestrians on the selected routes including the provision of event staff/ stewards. Whilst the safety of the routes including width, lighting and surfacing are a matter for the licencing process, the applicant has confirmed that the ingress will be spread over several hours and naturally staggered by the rate at which trains pull into Tottenham Hale and Meridian Water. Furthermore, the proposed routes have been walked with Highways, the MET Police and the chair of the SAG, to ensure that the responsible authorities are satisfied with the safety of these arrangements.

Biodiversity and Nature Conservation

- 9.37 The site is in close proximity to the Pymmes Brook and the River Lee Navigation which are important ecological corridors. Policy DMD78 states that development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided, and it has been demonstrated that appropriate mitigation can address the harm caused.

- 9.38 The application is accompanied by an ecological report which identifies that building 9a has a small amount of suitable habitat for individual roosting bats. A further survey is therefore required to confirm the presence or absence of bat roosts in the location identified. This survey has not been completed at the time of writing the report but an update from the applicant is expected prior to the meeting. Members will be updated on the findings.
- 9.39 The site is considered to contain potential nesting sites for Black Redstarts as this species tends to nest in structures or on naturally occurring ledges common to large industrial/ warehouse buildings. Black Redstarts are one of the rarest breeding birds in the UK and as such are listed in Schedule 1 of the Wildlife and Countryside Act 1981. This makes it an offence to disturb this species while nesting, or at or near a nest containing eggs or young or to disturb the dependent young of such a bird.
- 9.40 A survey for breeding black redstarts is therefore required to be carried out to establish whether they are nesting in the buildings. This survey work could not commence until April, the beginning of the nesting season, and as such an update to Members will need to be provided at the meeting. The surveys will be undertaken by a licenced surveyor on behalf of the applicant and will include 4 visits between April and May. Two of these visits will take place prior to the committee meeting and an interim report will be provided to Members at this meeting on the findings to date.
- 9.41 In addition to black redstarts, the buildings have the potential to be used by nesting birds and as such their presence will also need to be established at the same time as the other survey work.
- 9.42 Given the outstanding survey work required in relation to nature conservation and protected species, officers are seeking delegated authority to approve the application following receipt of satisfactory evidence that the proposal would not disturb or have a negative impact on protected species or ecological assets.
- 9.43 The site is located next to the River Lea which is a priority habitat and at this location is part of the SMINC. In order to ensure that the proposal does not have any adverse impacts on the ecological value or character of the SMINC or of the ecological corridor of Pymmes Brook lighting levels will need to be carefully controlled. The applicant has confirmed that deflectors will be used to avoid light spillage onto these sensitive areas and a condition has been imposed to require full details of the position, lux levels and deflectors of the lights used for the event.
- 9.44 The adjoining watercourses are also at risk of microplastic pollution and pollution from litter and waste. In order to reduce the risks of this a condition has been imposed to require a waste minimisation strategy is provided and adhered to as well as a clean up operation which includes the adjoining waterways.

Contamination

- 9.45 The site is subject to contamination which poses a potential risk to human health. A condition has been imposed to ensure the previously approved capping material

- be installed prior to the use of the site for the event. This provides an interim solution to allow for the short term meanwhile use of the site without impacting on human health. The full remediation of the site would be undertaken as part of the longer-term redevelopment of the site.
- 9.46 The Council's contaminated land officer has confirmed that the approved capping material would be sufficient to protect human health and ensure no source pathway receptor linkages.
- 9.47 The EA have been consulted and have raised no objections to the use of the site for the intended purpose subject to conditions to ensure source pathways are not introduced by temporary structures and their fixings.
- 9.48 With the attachment of the suggested conditions, the proposal would be in accordance with Policy DMD64 of the Development Management Documents which 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.

Flood Risk and SuDS

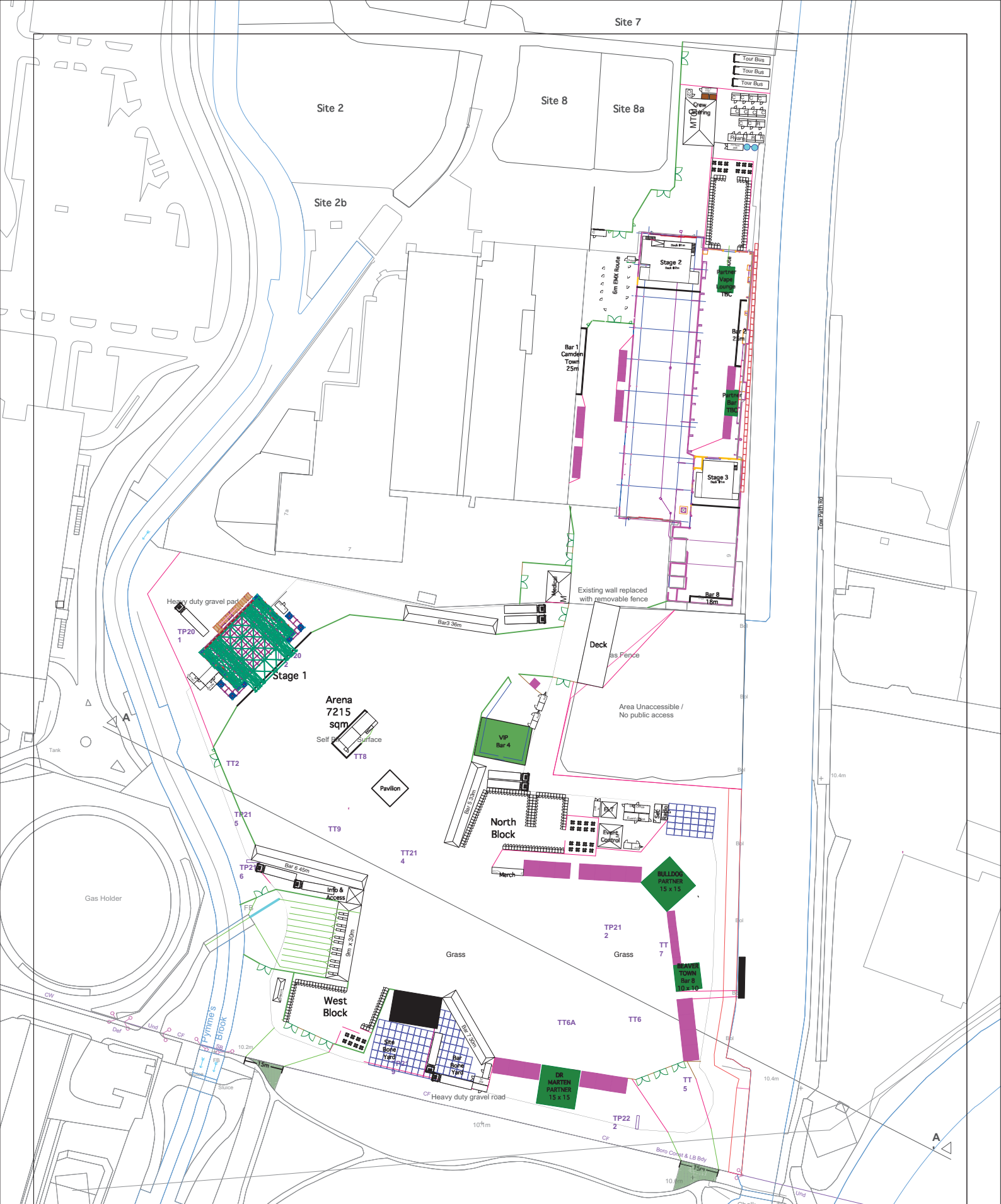
- 9.49 Policy DMD59 states that new development must avoid and reduce the risk of flooding, and not increase the risk elsewhere. Policy DMD61 states that a Drainage Strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.
- 9.50 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 also at risk of surface water flooding.
- 9.51 The site currently consists of made ground. However, as previously outlined, the land will be capped prior to the event to ensure existing contaminants do not pose a risk to human health. The approved capping material would be free draining with infiltration characteristics similar to or more permeable than the existing made ground on the site. These details were considered as part of application where it was demonstrated that surface water run-off would continue to infiltrate into the ground with no uplift in the rates of storm water runoff. The supporting information also stated that even during the most severe event modelled, the proportion of the capped area that could be inundated is very small and maximum flood depths would be shallow.
- 9.52 This application includes the provision for natural turf to be provided above the capping material to make the use of the site more amenable to visitors. This will not impact on the drainage properties discussed above and will not increase surface flooding at the site.
- 9.53 The Environment Agency were consulted on the scheme and raised no concerns in terms of flood risk. The EA acknowledged that a flood risk activity permit will be

required for any proposed works in, under, over or within 8 metres of the top of the bank of the River Lee.

- 9.54 A Flood Evacuation Plan has been submitted with the application in acknowledgement that the proposed use of the site is more vulnerable to the impacts of flooding. This plan demonstrates that suitable evacuation routes across the Pymmes Brook exist and would be accessible in the event of a flood. Free access between the buildings and the field would ensure attendees in the buildings could safely exit the buildings and access the flood evacuation routes across the Brook. Meridian Water station is the main destination for people evacuating the site but other options for dispersal exist should this be subject to the same flood event and this would be managed by event stewards.

10.0 Conclusion

- 10.1. The use of the site for the purposes proposed will not undermine the longer-term regeneration proposals for the area and in the meantime will provide a beneficial use of the site. It is recognised that the use could have some short-term disruptive impacts on the local area. These are to be managed and mitigated through the planning conditions recommended. Members are reminded that a Premises License Application has also been submitted and this will deal with issues largely related to public safety. Accordingly, it is considered that the use of the site for the Field Day event can be supported.
- 10.2 There remain a number of outstanding issues that have not been completely resolved at the time of report writing - the ecological surveys need to be completed to inform any mitigation measures that might be required and further information is needed on the proposals for cycle parking at the event. In addition, discussions are on-going with the applicant and the statutory consultees regarding the precise wording of conditions as required by legislation and guidance, which may necessitate minor changes to those presently drafted. Given this, Members are asked to grant delegated authority to the Head of Development Management/Planning Decisions Manager to grant planning permission subject to conditions largely as drafted in Section 1 of this report, with the authority to add any additional planning conditions necessary to secure appropriate mitigation arising from the ecological surveys, as well as make any minor amendments to the wording of the conditions following completion of the on-going discussions.



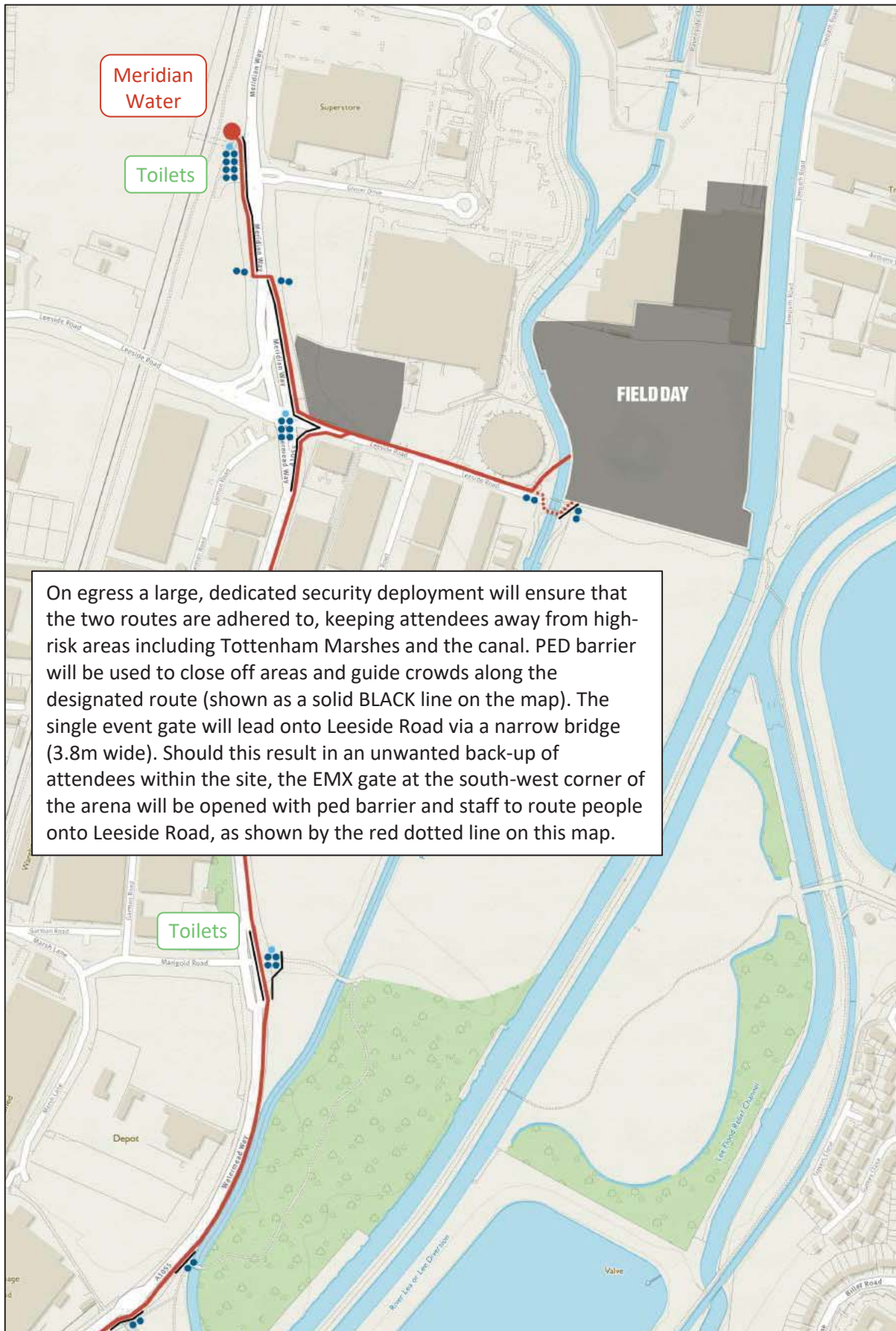
Issue Number	Project ID	Client
v2.7	FD19	Field Day 2019
Issue Date	Drawn By	Site Address
05/04/19	Tom Wilkinson	The Drum Shed
Scale	Project Manager	Orbital Business Park
1:1300 @ A3	James Dutton	Argon Rd
Sheet Title:	Project Director	London
Field Day - Full Site		N18 3BW

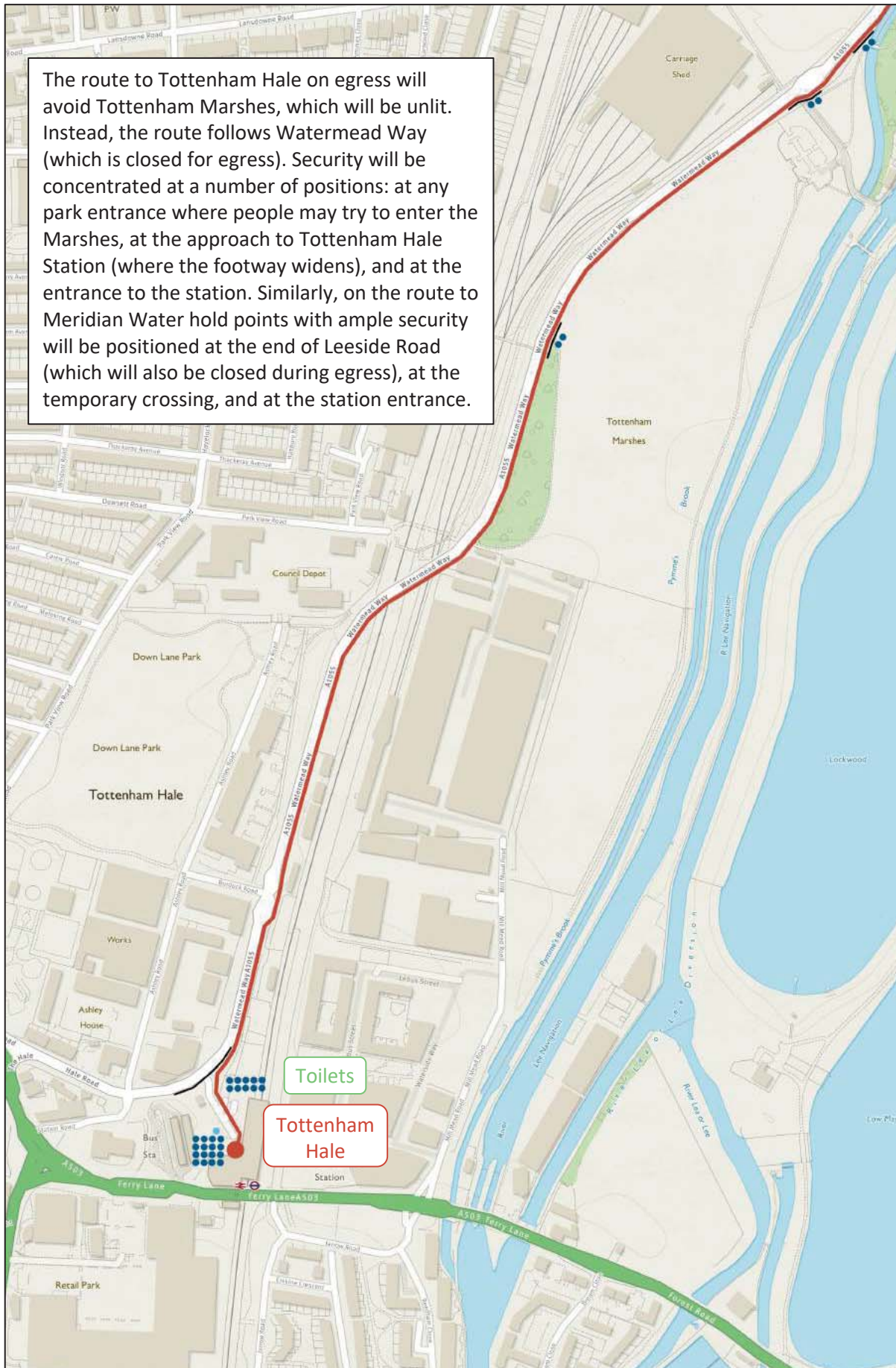
No.	Date	Revision Notes

- Key:**
- FENCE - HERAS
 - FENCE - MET BARRIER
 - FENCE - STAGE BARRIER
 - FENCE - PEDESTRIAN BARRIER
 - FENCE - SMART HOARD
 - FENCE - HI-HOARD
 - TRAKWAY
 - TRACKMATT
 - PITCH - CONCESSION
 - PITCH - MARKET
 - PITCH - FAIRGROUND
 - PITCH - SPONSOR
 - AREA - OUT OF BOUNDS
 - AREA - INDOOR SPACE
 - AREA - OUTDOOR SPACE
 - SECURITY POINT & EE WIDTH



4.4. Egress Routes





3.2. Ingress Routes

