

MUNICIPAL YEAR 2019/2020 REPORT NO. 164

MEETING TITLE AND DATE:

Cabinet:

Cabinet (22.1.20)

Council (29.1.20)

REPORT OF:

Executive Director – Place

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Agenda – Part: 1	Item:
Subject: Adoption of Edmonton Leaside Area Action Plan	
Wards: Upper Edmonton, Edmonton Green, Lower Edmonton and Jubilee	
Key Decision No: 4982	
Cabinet Member consulted: Cllr Caliskan	

1. EXECUTIVE SUMMARY

- 1.1 Cabinet recommended approval of the Proposed Submission Edmonton Leaside Area Action Plan (ELAAP) to the 25th January 2017 meeting of Council, and to proceed with consultation and examination. This report seeks Cabinet's endorsement of the adoption of the ELAAP and recommendation to Council that it is formally adopted.
- 1.2 The ELAAP will form part of Enfield's Local Plan and will specifically deliver the spatial vision and land use strategy for the first phases of the Council's flagship regeneration area of Meridian Water. The Council submitted the ELAAP to the Secretary of State for public examination in April 2018. Inspector Anne Jordon BA (Hons) MRTPI was appointed to conduct an independent examination into the Plan. Public hearing sessions took place in October 2018.
- 1.3 The Inspector formally delivered her report into the soundness of the Plan to the Council on the 14th August 2019 and concluded the ELAAP meets the criteria of soundness set out in the National Planning Policy Framework (NPPF) and is an appropriate basis for planning and regeneration in the south east of the borough subject to the Inspector's recommended Main Modifications being incorporated into the final plan.
- 1.4 The Council is now able to adopt the Edmonton Leaside Area Action Plan to form part of Enfield's Local Plan.

2. RECOMMENDATIONS

- 2.1 That Council notes receipt of the Planning Inspector's final report (**Annex 1**) that concludes the Edmonton Leaside Area Action Plan is 'sound' and legally compliant subject to the Main Modifications being incorporated into the final plan.
- 2.2 That Council approves the formal adoption of the Edmonton Leaside Area Action Plan (**Annex 2**) to form part of Enfield's Local Plan.

3. BACKGROUND

- 3.1 The Council's policies and guidance for spatial planning and development management is set out in a portfolio of documents that together make up Enfield's Local Plan. The approved Local Development Scheme¹ sets out the suite of Local Plan documents programmed to come forward between 2019/2022. Collectively these documents will provide the planning framework to deliver Council strategies and plans to support the delivery of corporate priorities such as good homes in well-connected neighbourhoods, sustain strong and healthy communities, regeneration, and creating thriving places, particularly in Enfield's regeneration areas.
- 3.2 The Edmonton Leaside Area Action Plan (ELAAP) has been a longstanding Council commitment as confirmed in the adopted Enfield Core Strategy 2010. Enfield's Core Strategy identifies the south east for strategic growth and adopts Meridian Water as a Regeneration Priority Area as well as a number of established employment estates, major infrastructure facilities and the Lee Valley Regional Park.
- 3.3 The ELAAP provides formal planning status to the Meridian Water vision as an exemplar council-led model of public sector proactive planning. The Plan includes new policies on how much and what kind of affordable and family housing will be expected, new standards for design quality, public realm and low carbon development, policies to secure education, health services and other community infrastructure - civic, cultural and leisure to support new and existing neighbourhoods.
- 3.4 The ELAAP is an area specific local plan document that responds to the challenges as well as opportunities. Once adopted, the ELAAP will form part of Enfield's Local Plan and will sit alongside the adopted Core Strategy, Development Management Document and other adopted Area Action Plans. New development proposals coming forward in the area will be expected to accord with the policies and proposals contained within the ELAAP; the adopted Core Strategy; the Development Management Document and the Mayor's adopted

¹ Enfield's Local Development Scheme 2019-2022

London Plan and Upper Lee Valley Opportunity Area Planning Framework.

- 3.5 The ELAAP provides a critical planning tool for delivery; it sets out a clear vision and spatial strategy for Meridian Water for the next 10 years, and reflects a shared consensus between the Council, partners, the Mayor of London, and other agencies and investors.
- 3.6 Adopting ELAAP will provide planning status for continued investment in Meridian Water. The Plan redefines Meridian Water from what was once one of London's largest underused mostly derelict industrial brownfield and big box retail land. To now, where ELAAP formally allocates Meridian Water as one of the UK's largest regeneration opportunity.
- 3.7 The Council approved the Proposed Submission Plan at its meeting in January 2017 after which it was formally 'published' for a final stage of public consultation. The publication period of the Proposed Submission Area Action Plan ran through from 15th March to 28th April 2017. Approximately 1500 specific and general consultees were invited to make representations.
- 3.8 The Council submitted the ELAAP to the Secretary of State for public examination in April 2018. Inspector Anne Jordon BA (Hons) MRTPI was appointed to conduct an independent examination into the Plan. Public hearing sessions took place in October 2018.
- 3.9 A number of Main Modifications were highlighted through the examination hearings. The modifications proposed were in response to the Inspector's Matters, Issues and Questions (MIQs). They resulted from changes of wording reached with participants through 'Statements of (un) Common Ground and changes put forward through discussions during the examination hearing sessions. The Main Modifications were subject to a further six-week consultation period between May and June 2019.
- 3.10 The Inspector formally delivered her report into the soundness of the Plan to the Council on the 14th August 2019 and concluded the ELAAP meets the criteria of soundness set out in the National Planning Policy Framework (NPPF) and is an appropriate basis for planning and regeneration in the south east of the borough subject to the Inspector's recommended Main Modifications being incorporated into the final plan.
- 3.11 The Council is now in a position to adopt the Edmonton Leaside Area Action Plan to form part of Enfield's Local Plan.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 None considered as having an adopted and comprehensive planning framework for the area provides a basis for setting the area specific

planning policies by which decisions on development will be guided. This is essential to support the Council's regeneration programme, particularly in light of on-going as well as future investment opportunities.

5. REASONS FOR RECOMMENDATIONS

5.1 These are as set out in paragraph 4.1 above.

6. COMMENTS FROM OTHER DEPARTMENTS

6.1 Financial Implications

Provision for the cost of the preparation, consultation, examination and adoption of the AAP is funded from within the Local Plan budget.

The AAP contains a variety of future options but does not in itself commit the Council to additional expenditure. Any future proposals arising from the AAP with cost implications would need to be subject to separate reports and full financial appraisal.

6.2 Legal Implications

The Planning and Compulsory Purchase Act 2004 (the Act) as amended and the Town and Country Planning (Local Planning) (England) Regulations 2012 (the Regulations) require local authorities to prepare the local plan, which consists of the Local Development Documents (LDDs). These documents have been submitted for independent examination in accordance with the Regulations and the Inspector's Report is the subject of this report.

In order for the ELAAP to be afforded full weight it must be adopted by full Council. The recommendations contained in this report are in accordance with the Council's powers.

6.3 Property Implications

There are no direct property implications.

7. KEY RISKS

An up to date statutory development plan for the south east of the borough, in particular for Meridian Water significantly reduces the risk to the Council in regard to the planning and development of the area over the next 10 years. Failure to produce up to date, robust policies through the preparation of the Area Action Plan document would result in a gap in policy for the area. This could lead to lack of strategic investment, poor quality development and/or development in

inappropriate locations and would significantly harm the Council's ability to deliver wider regeneration objectives. Incorporating a number of modifications, the Council seeks to use its best endeavours to provide a sound Local Plan document.

8. IMPACT ON COUNCIL PRIORITIES – CREATING A LIFETIME OF OPPORTUNITIES IN ENFIELD

- **Good homes in well-connected neighbourhoods**

ELAAP will be fundamental in achieving sustainable neighbourhoods in one of the most deprived wards in the borough. Embedding regeneration to create a lifetime of opportunities for Enfield residents.

- **Sustain strong and healthy communities**

Policies throughout the document seek to achieve equality for all, strong place-making and sustainable communities.

- **Build our local economy to create a thriving place**

ELAAP policies supports a shift to higher value employment sectors, for example creative, digital and media, and e-commerce.

9. EQUALITIES IMPACT IMPLICATIONS

- 9.1 Previous draft versions of the ELAAP have been subject to an Equalities Impact Assessment (EqIA) to ensure that the AAP and consultation stages promote equal opportunities. A final EqIA (including an assessment of policies) was undertaken prior to submission and forms part of the supporting documentation to the Plan. The Main Modifications have been subject to assessment and consultation and do not require a further equalities impact assessment of the Plan to be carried out.

10. PERFORMANCE AND DATA IMPLICATIONS

- 10.1 The ELAAP will provide clear policies for the assessing development and regeneration opportunities within the area and will bring performance management improvements to the delivery of the Council's five year housing supply targets, including the appropriate mix of private and affordable housing. The Plan will provide certainty for investment; clarity to the planning application process; and potentially lead to less debate and time savings at the appeal stage.

11. PUBLIC HEALTH IMPLICATIONS

- 11.1 The Plan includes new policies and new standards for travel, design quality, public realm and low carbon development, policies to secure education, health services and other community infrastructure - civic,

cultural and leisure to support the health and well-being of new and existing neighbourhoods

Background Papers

None