



Meridian Water Sports & Green Space

Introduction

Meridian Water is one of London's largest regeneration opportunities. Located between Edmonton, Tottenham and Walthamstow, it is ideally placed to deliver the spatial, sustainable growth and economic resilience objectives of the London Borough of Enfield.

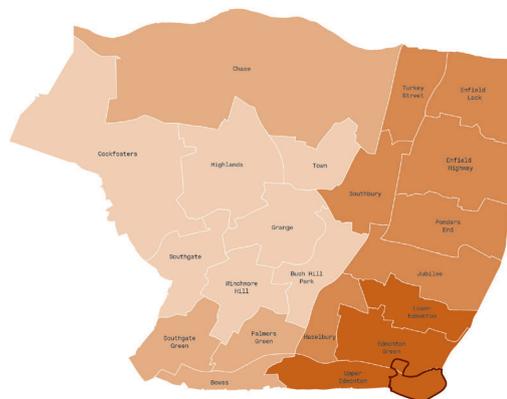
This paper has been prepared to outline the approach to deriving standards and delivering green space at Meridian Water.

The document sets out London Plan, Local Plan, ELAAP and other guidance and compares Meridian Water to contemporary development projects in London.

Green Space in Enfield

London Borough of Enfield has a high quantity of open and green space, although the distribution of provision varies significantly between Wards. It is acknowledged that the Wards bounding Meridian Water are identified in the Greater London Authority's (GLA's) Index of Multiple Deprivation¹ as being deficient in access to green space. However it is also important to acknowledge that it is not possible to rectify these issues by developing large parklands that are remote from communities. The new London Plan recognises this.

The London Plan² (2021) proposes a hierarchy of open space types from Pocket Parks to Regional Parks. It states that the smaller of these green space typologies should be located within 400metres of homes. It is therefore also important to acknowledge that whilst an aspiration of Meridian Water should be to assist with resolving greenspace deficiencies, the majority of homes in the adjacent wards are more than 400 metres from Meridian Water and therefore require local greenspace improvements, separate to Meridian Water, in order to improve access to green space.



Deprivation by Ward, Enfield, 2010

Public Open Space Categorisation

New London Plan, Policy G4, Table 8.1

Regional Parks

Size guideline 400 ha
Distance from home 3.2 km - 8 km

Metropolitan Parks

Size guideline 60 ha
Distance from home 3.2 km

District Parks

Size guideline 20 ha
Distance from home 1.2 km

Local Parks and Open Spaces

Size guideline 2 ha
Distance from home 400 m

Small Open Spaces

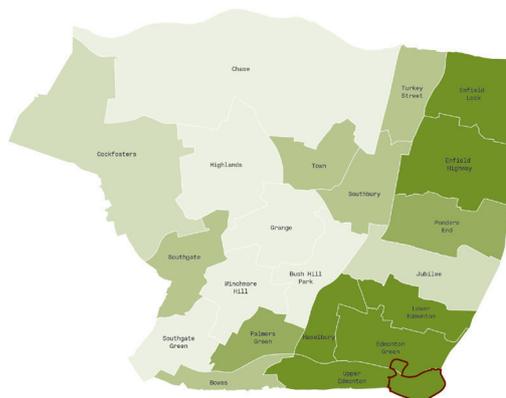
Size guideline < 2 ha
Distance from home < 400 m

Pocket Parks

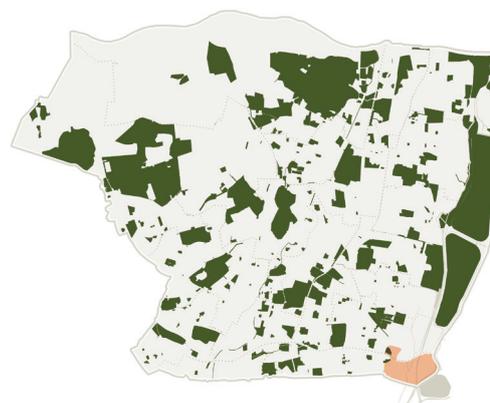
Size guideline < 0.4 ha
Distance from home < 400 m

Linear Open Spaces

Size guideline -
Distance from home -



Population by Ward, Enfield, 2013



Open Spaces, Enfield, 2020

Local Plan Policy at Meridian Water

Meridian Water should not exacerbate greenspace deficiency in adjacent wards, it should provide appropriate levels of open and green space provision. Enfield's current Core Strategy DMD 72³ sets out a standard of 2.37ha per 1000 people, this policy is derived from the 2011 'Enfield Open Space and Sports Assessment'⁴ and is considered outdated and not relevant to Meridian Water. The Council's emerging Blue & Green Infrastructure Strategy⁵ aims to update these standards.

Current development proposals for Meridian Water target 10,000 new homes with a projected population of up to 24,500 people. Applying current DMD 72 to Meridian Water and the standards set out in Enfield Councils' Open Space and Sports Assessment Update 2011 would derive a requirement for:

- 57.6 ha of parks
- 21.3 ha of natural greenspace
- 8.7 ha of allotments
- 17 ha of playing pitches

This quantum of open space cannot feasibly be delivered as it would utilise more than the entire site area for open space. Indeed at only 5000 homes the green space required would utilise 64% of the site making development density on the remainder of the land extremely high or unviable.

The Edmonton and Leaside Area Action Plan (ELAAP⁶) acknowledges this issue and the Scenario Testing Evidence Base⁷ submitted in support of the AAP sets out an alternative approach, this is summarised overleaf.

Lastly, it is important to note that DMD 72 states that 'all available opportunities should be taken to make new public park provision.' Meridian Water is seeking all available opportunities both within and adjacent to the site.



Meridian Water Site Area 81.7 ha

ELAAP Policy

The Edmonton and Leaside Area Action Plan (ELAAP) identifies Meridian Water as a site for residential led mixed use development of up to 5000 homes.

The ELAAP Scenario Testing Evidence Base⁷ identifies that a baseline of 1 ha of green space per 1000 people is appropriate for the type of development proposed within the ELAAP when considering development quantum of between 5000 and 12000 homes.

On this basis a 10,000 home proposal for Meridian Water using ELAAP policies would yield 24,500 people (GLA Population Yield Calculator, 2020) and require 24.5 ha of green open space, this is 30% of the site area.

The diagrams and data overleaf put the above figures in context with other London developments.



ELAAP Meridian Water Spatial Framework, Green Network

Environmental Sustainability

The Meridian Water Environmental Sustainability Strategy⁸ (ESS) was approved by cabinet in 2020 and sets out ambitious targets for green and open space at Meridian Water.

ESS Targets Summary:

- >30% public green space (7sqm/resident)
- 100m to a green space from every dwelling
- 100% of green spaces to achieve Green Flag Status
- 100% of dwellings with access to LVRP via green grid (within 100m of home)
- 100% of public green spaces across the site connected via green grid/blue ribbon network
- >50% green roofs across site
- 22% minimum tree coverage
- By 2030: 50% Biodiversity Net Gain
- 100% of residents within 400m of strategic cycle network
- By 2030: 80% of 1 mile journeys within Meridian Water by walking or cycling

The three case studies below illustrate how contemporary and high quality residential led mixed use schemes in London have addressed/delivered open space. These developments do not measure green space alone, the figures below are the total amount of publicly accessible open space. This ranges from 24% to 28%. If Enfield Council's DMD 72 standard of 2.37 ha x 1,000 population were applied to these developments all would fail to achieve the standard.

Meridian Water is a high density scheme which seeks to create a sustainable and connected place, with a public realm supporting health and wellbeing and as such goes beyond it's contemporaries in almost every environmental metric.

The 30% green open space target set out in the ESS is considered to go beyond contemporary best practice and yet represents only a portion of what Meridian Water will deliver in terms all open space types. When other open space types are included the overall open space area will increase beyond 30%.



Woodberry Down

25.1% Proposed Public Open Space

115% Enfield DMD 72 Public Parks



King's Cross Central

28.2% Proposed Public Open Space

63% Enfield DMD 72 Public Parks



East Village

24.5% Proposed Public Open Space

66% Enfield DMD 72 Public Parks



Meridian Water

30% Target (Green) Public Open Space

71% Enfield DMD 72 Public Parks

Measurements	Woodberry Down	King's Cross Central	East Village	Meridian Water
SITE AREA (ha)	24.5	26.4	21.5	81.7
ACCESSIBLE PUBLIC OPEN SPACE (ha)	6.1	7.4	5.2	24.5 min
ACCESSIBLE OPEN SPACE/RESIDENT (sqm)	5.1	10.5	8.7	7 min
HOMES	5,500	1,900	3,300	10,000
POPULATION	12,000	7,000	6,000	24,500
SITE DENSITY (dph)	229	290	256	122
2.37 HA X 1,000 RESIDENTS (ha)	28.4	16.6	14.2	58
1 HA x 1000 RESIDENTS (ha)	12	7	6	24.5

Masterplan Version 2

The Climate Emergency

In 2019 Enfield Council declared a Climate Emergency⁹. It acknowledges the challenges facing residents and businesses and is working hard to ensure services and programmes are resilient and responsive to the many implications of climate change. This includes placing health and wellbeing of employees and residents as higher priority within Council spending. Meridian Water can directly respond to that need. With a renewed focus on sustainability and resilience, the cross-cutting Environmental Sustainability Strategy (ESS), sets high standards for all aspects of life at Meridian Water.

The Place Pillars

In 2019 Meridian Water established three key notions of sustainable placemaking, tying together local communities, natural values and sustainable productivity for future generations to come.

The Three Placemaking Pillars are:

1. Parklife on Your Doorstep
2. Your Place to Make and Create
3. Mixing Uses Animating Streets

The first Place Pillar is explicitly conceived to en-shire the value of parks within all aspects of Meridian Water

An enhanced Masterplan

In 2020 Enfield Council commenced work on a new masterplanning effort for Meridian Water. Building on ELAAP, 'Masterplan 2' is the working title for the new masterplanning process, which responds the Climate Emergency, the Place Pillars and the ESS.

Central to the new masterplanning work is the idea of plentiful and equitable green space for all. The masterplan seeks to increase the levels of open space against previous versions, aiming to ensure that every household is no more than 2 minutes walk from a quality piece of open space. This distance metric is to be achieved through use of a 'green loop' a high performance landscape infrastructure element that contains space for play and recreation. The Green Loop can be seen in the illustration below.



Meridian Water Masterplan 2

Consented Parks

Meridian Water is delivering parks in the early phases of the programme. As Master Developer Enfield Council has secured Housing Infrastructure Fund (HIF) funding from central government to delivery two parks in advance of major development on site.

In 2020 Enfield Council secured planning consent for these two parks; Brooks Park and Edmonton Marshes.

Brooks Park will provide a new 1.64-hectare, public riverine park, connecting Tottenham Marshes to the heart of Meridian Water, with meandering river walks, natural play spaces and ecological areas. Designing the park around the naturalised Pymmes Brook creates a wide range of habitats for river flora and fauna as well as a mosaic of woodland, grassland and seasonal wet meadow. These naturalistic environments and elements of the industrial past create a unique sense of place grounded in its history.

A new 6.5-hectare publicly accessible park, Edmonton Marshes incorporates a number of infrastructure elements including existing electricity pylons and the canalised river edge. Flood management earthworks establish the future parkland planting and habitats, and a series of new routes across the park and along the River Lea waterfront create urban connections. These retained and proposed components link the park into its industrial context, while the Marshes design strategy offers an adaptable framework for future communities to use in the coming decades.

These two new parks are some of the largest to be planned in London and will be the largest to be delivered in the Lea Valley since the London 2012 Olympics. They answer the call of the CPRE to create ‘Ten Major New Parks for London’¹⁰.



Brooks Park

Specific Sites

Banbury Reservoir

Banbury Reservoir is located in the adjacent Waltham Forest Borough and is the only reservoir in the Lea Valley system that is not currently publicly accessible.

Enfield Council is actively exploring opportunities with Thames Water and Waltham Forest Council for the opening of the Reservoir to the public, this includes a study for recreation on the water, pedestrian and cycle connections across the borough boundaries (including to LB Haringey) and Green/Blue Infrastructure Enhancements. Opportunities for photovoltaic power using cells floating on the reservoir are also under review for future phases of development at Meridian Water.

Kenninghall Road / Open Space

The Kenninghall Lane Open Space as part of the Kenninghall Lane site is under review as part of the Meridian Water masterplanning process and

Enfield Council is working to significantly enhance green space quality in this area and minimise any proposed losses.

Lee Navigation Tow Path

Enfield Council has consulted with Canal and Rivers Trust (CRT) on five occasions in 2020 over plans for the Tow Path. The Council is working in partnership with CRT to develop proposals for additional crossings over the canal, upgraded cycle routes and parking, a wider Tow Path space, active meanwhile and permanent uses together with enhancements to the Canal space to deliver significant Green/Blue Infrastructure interventions.

Tottenham Marshes

It is important that this valuable resource is not degraded by adjacent development. Natural England (NE) have been consulted on the plans for Meridian Water, NE confirmed that they would not accept a proposal that does not significantly mitigate any additional pressures on Tottenham Marshes and any consequential displacement of users to Epping Forest. Enfield Council responded to these concerns and demonstrated how pressure on Tottenham Marshes would be mitigated in the planning application submitted by the Council for 2300 homes and associated mixed use development in 2019.



Banbury Reservoir

Conclusions

In planning and delivering Meridian Water the Council must balance a series of competing priorities and ensure efficient use of public funds allied to achieving the best possible outcomes for local communities. Delivering and maintaining the right amount of green space / public open space to a high standard requires the appropriate amount of development to pay for the capital and operational costs of such.

The Council must leverage it's investment in Meridian Water to create homes to solve the housing crises and jobs to improve employment opportunities for local people. It must do this in a way which is fiscally prudent and sustainable but also in a way which creates a liveable, healthy and sustainable place that is not a dormitory village but a place where many generations

and communities live together and benefit each other. It must do all of this in the context of central government grant reductions and the triple threat of climate, biodiversity and COVID-19 crises.

One of the Council's answers to this is to write the Environmental Sustainability Strategy which makes Public Realm and landscape including green space is a central tenant of the Meridian Water programme and therefore the forthcoming Meridian Water Masterplan 2.



Edmonton Marshes

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