

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 26th October 2021

Report of
Head of Planning

Contact Officer:
Andy Higham
Sarah Odu
Sharon Davidson

Ward:
Upper Edmonton

Application Number: 21/02991/FUL

Category: Minor

LOCATION: Meridian Water Site bound by Leaside Road to the south and a new road serving Meridian One to the west, London N18

PROPOSAL: Construction of 3 x single-storey modular buildings to provide a construction skills academy (within use Class F1), together with ancillary structures, external training areas, landscaping, cycle storage and other associated works (temporary permission sought for 10 years).

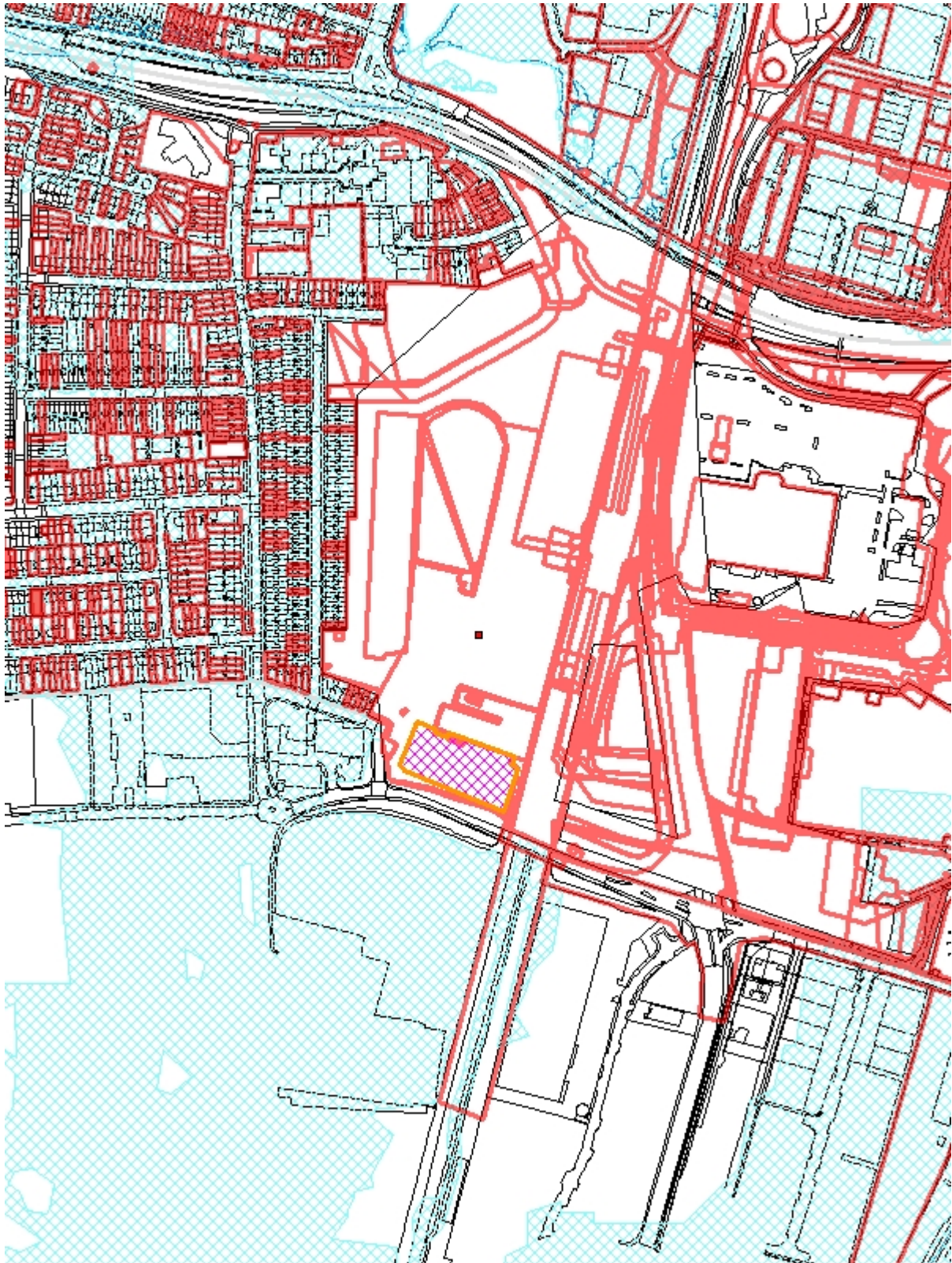
Applicant Name & Address:
Vistry Partnerships, Broadway Chambers,
2 Broadway, Stratford, E15 4QS

Agent Name & Address:
CBRE, Henrietta House, Henrietta Place,
London, W1G 0NB

RECOMMENDATION:

1. That planning permission be GRANTED subject to conditions as set out in the report.
2. That the Head of Development Management/Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

Ref: 21/02991/FUL LOCATION: Meridian Water, Site Bound By Leaside Road To The South And A New Road Serving Meridian One To The West, London, N18



1. Note for Members

- 1.1. This planning application is categorised as a 'minor' planning application, Vistry Partnerships are the applicant, and the Council is the landowner. In accordance with the scheme of delegation, it is reported to Planning Committee for determination.

2. Executive Summary

- 2.1. The proposed development site forms part of Phase 1 of the Meridian Water development. The site is located within the Edmonton and Leaside Area Action Plan which recognises the housing delivery opportunities within the site and economic growth potential resulting from diversifying industries within the area. Phase 2 of the Meridian Water development has a resolution to grant planning permission pending the completion of a s106 agreement.
- 2.2. Planning permission is sought for the introduction of a meanwhile use for a 10 year period. The site will be used as a Skills Academy for local residents which will focus primarily on construction industries and the built environment but will also provide classes on other subjects such as information technology. The Skills Academy will provide practical learning as well as classes, employment opportunities will also be available that relate to the Meridian Water site and other sites within the borough. The proposed development will bring into use an inactive site and provide a use that will be of significant benefit to the local community and is therefore supported in principle.
- 2.3. The proposed layout of the buildings improves the legibility of the site and helps to activate Leaside Road. The design gives due regard to the sites previous industrial use and provides practical workshops for students as well high quality designed classrooms and outdoor recreational space. The proposal also includes an extensive soft landscape and planting strategy which includes 25 new trees. The proposal provides a clear uplift in the biodiversity value of the site and provides much needed soft landscaping which helps soften the appearance of the workspace buildings and the site boundaries. Additionally, the proposal will accommodate cycle parking spaces in excess of the policy requirement to promote the use of sustainable methods of transportation. This is considered to be of particular importance given that the use of the site is geared towards local residents.
- 2.4. Overall, the proposed development will occupy an otherwise vacant site and provide an educational facility that will be of benefit to the community and provide access to local employment opportunities on one of the boroughs largest regeneration projects. The proposed development is therefore considered acceptable and in accordance with the development plan policies.

3. Recommendation

- 3.1. That planning permission be GRANTED subject to the following conditions.

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans including plans that may have been revised, as set out in the attached schedule which forms part of this notice.

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

3. The development hereby approved shall expire 10 years from the date of this permission. At such time, the use shall cease, and all associated structures, equipment and materials associated with the use shall be permanently removed from the site.

Reason: To ensure the long term development potential of this site is not prejudiced and to allow the development proposals approved under the Phase 1 of the Outline Planning Permission (ref: 16/01197/RE3) to come forward. The proposed development is only acceptable on a time limited basis and in accordance with the provisions of section 72(2) of the Town and Country Planning Act 1990.

4. The development shall be carried out in accordance with the materials as stated on plan no. MWSA-HBA-ZZ-XX-DR-A-07-0051P3 and MWSA-HBA-ZZ-XX-DR-A-07-0050P3 dated July 2021.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area and provide a high quality development in accordance with the Masterplan for the Meridian Water area.

5. The proposed development shall achieve security standards (based on Secured by Design principles) through consultation with the Metropolitan Police, details of which shall be provided to the Local Planning Authority for its written approval prior to the first occupation of the approved development. All security measures approved shall be installed and shall be permanently retained thereafter until such time as the use of the site for the purposes approved ceases.

Reason: In order to provide a good standard of security to future occupants and visitors to the site and to reduce the risk of crime.

6. Prior to the occupation of the buildings hereby approved, details for the provision of larger cycle spaces and a secure, integrated, and accessible cycle parking facility shall be submitted to and approved in writing by the Local Planning Authority. Such provisions shall be made/constructed prior to the first use of the buildings and shall thereafter be made permanently available for the users of the buildings.

Reason: To ensure reasonable provision of cycle spaces is made within the site for the parking of bicycles and to encourage sustainable modes of transport.

7. The landscaping scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of the development or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.

Reason: To ensure a high quality landscape treatment of the site is achieved which will enhance the character, appearance and biodiversity of the site and local area.

8. Construction activities associated with the Skills Academy hereby permitted shall only be undertaken between the hours of 08.00 to 18.00 Monday to Friday, 08:00 – 13.00 on Saturdays and at no time on Sundays and Bank/Public holidays. All other activities associated with the use of the site shall only be undertaken between 08.00 to 22.00 Monday to Saturday and 09.00 to 18.00 Sundays and Bank/Public Holidays.

Reasons: To protect the amenity of existing and future adjoining occupiers.

9. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the site shall be used solely for Use Class F1(a) unless express permission is otherwise granted.

Reason: To prevent the introduction of uses that would give rise to conditions prejudicial to the character of the area and amenities of local residents.

10. Deliveries and collections to and from the site shall only take place between the hours of 08:00 and 1800 Monday to Friday and between 09:00 and 17:00 Saturdays. No deliveries shall take place on Sundays or Bank/ Public holidays.

Reason: To safeguard the amenities of the occupiers of nearby residential properties

11. The remediation recommendations put forward in the Site Investigation Report? written by GB Card & Partners shall be fully implemented and a verification report demonstrating that the remediation has been fully completed in accordance with that report shall be submitted for approval to the local planning authority prior to occupation.

Reason: To safeguard the public and the environment from potentially harmful substances.

12. Notwithstanding the details set out in the submitted Preliminary Drainage Strategy (LD506-5122-WAL-XX-XX-RP-C-90-0011_P01 Skills Academy Drainage Addendum), 1st October 2021, prior to the commencement of any construction work (with the exception of piling and demolition) a final Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

- A detailed SuDS drawing including levels, demonstrating source control has been maximised
- Final sizes, storage volumes, invert levels, cross-sections and specifications of all SuDS measures including rain gardens, filter strips and permeable paving. Include calculations demonstrating functionality where relevant
- Overland flow routes including spot levels
- Detailed Management Plan for future maintenance

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF

13. Prior to occupation of the development, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:

- Photographs of the completed sustainable drainage systems
- Any relevant certificates from manufacturers/ suppliers of any drainage features
- A confirmation statement of the above signed by the site manager or similar

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF

14. The development hereby permitted shall ensure the renewable energy strategy will be carried out in accordance with the Sustainability Design and Construction Statement prepared by SWECO dated 28/07/2021 delivering a 40% reduction in CO₂ emissions. The sustainability measures outlined in the report shall be implemented prior to the first use of the buildings.

Reason: To ensure appropriate measures are in place to reduce carbon emissions and to ensure the delivery of sustainable development in accordance with the local plan.

- 3.2 It is also requested that the Head of Development Management/Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions listed above.

4. Site and Surroundings

- 4.1. The site is approximately 0.36Ha and sits within the most southern part of the Phase 1 outline area for Meridian 1. The first phase of Meridian Water was approved under application ref: 16/01197/RE3 for the delivery of up to 725 units, a new station, community and commercial floor space. The wider phase 1 outline area is approximately 8 hectares of land and comprises the former gas holder site on Willoughby Lane on the west side of the railway line, part of the site known as the 'tear drop' site Meridian Way (on the east side of the railway line) and much of the intervening railway land and sidings.
- 4.2. The site to which this proposal relates comprises a rectangular plot of vacant land with low level grass and shrubs. The site was previously industrial land and contains several underground services. To the south of the site is Leaside Road, to the west is a new road which provides access into the wider Meridian 1 site, Willoughby Lane is situated just beyond this where there is a short row of residential terraced properties. To the west is the railway line and the newly constructed Meridian Water Station and to the north is the wider Meridian Water Phase 1 site.

- 4.3. Notwithstanding its PTAL rating of 2, the site is well serviced by public transport with several bus routes running within a 10 minute walk of the site, including the 341 bus route on Willoughby Lane. Meridian Water Station is also some 200m to the north. Further improvements to public transport will be made as part of the wider Meridian Water Masterplan which will over time improve the sites accessibility.
- 4.4. The site is partially located within Flood Zone 2 which is defined by the Environment Agency as having a medium probability of flooding.
- 4.5. The site is not within a Conservation Area nor does it fall within the setting of a Listed Building.

5. Proposal

- 5.1. The proposal is for the construction of 3 x single-storey modular buildings to provide a construction skills academy (within use Class F1), together with ancillary structures, external training areas, landscaping, cycle storage and other associated works (temporary permission sought for 10 years). The blue line on the plan below is the extent of the Phase 1 Outline planning permission and the site subject of this application is outlined in red towards the most southern part of the site:



Figure 1

- 5.2. Use Class F is a new Use Class that came into force on 1st September 2020 and brings together former uses falling with classes D1(Non-Residential Institutions), D2 (Assembly and Leisure), into one single Class. Class F is then provided in two parts F1 and F2, the relevant Class for this proposal would be F1 which relates to Learning and non-residential institutions.
- 5.3. The Applicant is seeking permission to use the site for purposes falling within Use Class F1(a) specifically, which relates solely to the provision of an educational facility. A condition will be attached to the permission restricting the use of the site to Class F1(a) and will therefore not include museums, public worship, libraries or law courts. It is considered that the proposed use is the most appropriate for a meanwhile use given the site context and immediate benefits for local residents which are directly connected to the Meridian Water development.
- 5.4. The proposed development will also provide 4 car parking spaces within the site of which 2 meet the required sized for disabled spaces. The proposed development also seeks to provide 16 cycle spaces along the northern edge and landscaping along the perimeter and south east corner of the site.

6. Relevant Planning Decisions

- 6.1. 20/03821/RM - Details of Reserved Matters (scale, layout, external appearance and landscaping) for 300 units in respect Plots E and A (Phase 1a) arranged across buildings from 3 to 12 storeys in height pursuant to condition 5 of planning permission 16/01197/RE3 dated 10 July 2017 for 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 children's play areas, and various temporary meantime uses without structures (landscaping and open space). Application includes details pursuant to condition 29 (green procurement plan), condition 63 (biodiverse roof details), condition 65 (Energy statement), condition 86 (wind assessment), condition 71 (cycle parking details) and 73 (car parking details) of the above permission.
- 6.2. 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 children's 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).

7. Consultations

Pre-application Consultation by Applicant

- 7.1. Prior to the submission of the application, the Applicant consulted with the Council and various Managed Learning Providers to develop the brief for the scheme and understand the requirements of each stakeholder. Pre-application advice was sought in June 2021 which assisted with the design development of the proposal.

Public Consultation

- 7.2. Consultation letters notifying local residents of the planning application were sent to 176 properties within the vicinity of the site on 17th August 2021. Three site notices were also erected on 13th September 2021 in locations around the site. No consultation responses have been received.

Statutory and Non-statutory Consultees

7.3. Environmental Health:

Environmental Health does not object to the application for planning permission as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality or noise. However, a condition is recommended for land contamination.

7.4. Transportation:

The Transportation Team advise that the approach to transportation is acceptable, the number of car parking spaces is sufficient to meet the demand and the number of cycle parking spaces meets the policy requirement.

7.5. Watercourses Team:

The Watercourses Team have no objection to the application. However, it is recommended that conditions are attached to the permission requiring the submission of a detailed drainage strategy.

8. Relevant Planning Policies

8.1. London Plan (2021)

The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant

- S1 – Developing London's Social Infrastructure
- S2 – Health and Social Care Facilities
- S3 – Education and Childcare Facilities
- S5 – Sports and Recreation facilities
- E2 – Providing Suitable Business Space
- D3 – Optimising Site Capacity through the Design-led Approach
- D4 – Delivering Good Design
- SI12 – Flood Risk Management
- SI13 – Sustainable Drainage
- T1 – Strategic Approach to Transport
- T2 – Healthy Streets
- T3 – Transport Capacity, Connectivity and Safeguarding
- T4 – Assessing and Mitigating Transport Impacts
- T5 – Cycling
- T6 – Car Parking
- T7 – Deliveries, Servicing and Construction
- T9 – Funding Transport Infrastructure through Planning
- SI 1 – Improving Air Quality
- SI 12 – Flood Risk Management

8.2. Local Plan - Overview

Enfield's Local Plan comprises the Core Strategy, Development Management Document, Policies Map and various Area Action Plans as well as other supporting policy documents. Together with the London Plan, it forms the statutory development

policies for the borough and sets out planning policies to steer development according to the level it aligns with the NPPF. Whilst many of the policies do align with the NPPF and the London Plan, it is noted that these documents do in places supersede the Local Plan in terms of some detail and as such the proposal is reviewed against the most relevant and up-to-date policies within the Development Plan.

8.3. Core Strategy (2010)

The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the borough is sustainable.

- CP8 – Education
- CP13 – Promoting Economic Prosperity
- CP16 – Taking Part in Economic Success and Improving Skills
- CP18 – Delivering Shopping Provision Across Enfield
- CP21 – Delivering Sustainable Water supply, Drainage and Sewerage Infrastructure
- CP28 – Managing Flood Risk through Development
- CP29 – Flood Management Infrastructure
- CP30 – Maintaining and Improving the Quality of the Built and Open Environment
- CP32 – Pollution

8.4. Development Management Document (2014)

The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following local plan Development Management Document policies are considered particularly relevant:

- DMD16 – Provision of New Community Facilities
- DMD23 – New Employment Development
- DMD 37 – Achieving High Quality and Design-led Development
- DMD40 – Ground Floor Frontages
- DMD49 – Sustainable Design and Construction
- DMD 51 – Energy Efficiency Standards
- DMD59 – Avoiding and Reducing Flood Risk
- DMD63 – Protection and Improvement of Watercourses and Flood Defences

8.4 Edmonton Leaside Area Action Plan (2020)

- EL2 – Economy and Employment in Meridian Water

8.5 Other Material Considerations

- National Planning Policy Framework (2021) (NPPF)
- National Planning Practice Guidance (2019) (NPPG)
- Edmonton Leaside Area Action Plan (2020)

9. Analysis

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

- Principle of Development
- Impact to Character and Appearance of the Surrounding Area
- Impact to Neighbouring Residential Amenity
- Highways Impacts
- Flood Risk, Biodiversity and Landscaping
- Sustainability and Climate Change

Principle of Development

- 9.2. The NPPF at Paragraph 95 states that Local Planning Authorities should take a proactive and positive approach to widening the choice of educational facilities. Paragraph 96 also speaks of the need for Local Planning Authorities to take a collaborative approach with promoters and delivery partners to ensure the faster delivery of other public service infrastructure, such as further education colleges.
- 9.3. Core Policy 8 of the Core Strategy states that the Council will contribute to improving the health, lives and prospects of children and young people by supporting and encouraging provision of appropriate public and private sector pre-school, school and community learning facilities to meet projected demand across the Borough. The Policy further states that facilities will also be provided for further and adult education to develop and improve the skills of the existing and future workforce.
- 9.4. Policy DMD 16 states that new community facilities will be supported borough-wide and may be required as part of development within the strategic growth areas, as detailed within Local Plan documents and the Infrastructure Delivery Plan to ensure the creation of prosperous, sustainable communities.
- 9.5. The Edmonton Leaside Area Action Plan (AAP) recognises that the provision of social and community infrastructure for residents, workers and visitors is vital to enable the successful regeneration of Meridian Water. Social infrastructure is defined within the AAP as including schools, nurseries, health centres and community centres. The AAP also outlines the potential for new job creation at Meridian Water with evidence suggesting that up to 6000 net new jobs could be created. Policy EL2 of the AAP states that development proposals should demonstrate how they are contributing to local labour initiatives and employment skills training, including Meridian Water construction jobs for the local population. It further states that where appropriate the Council will explore and support meanwhile uses, in existing buildings or temporary structures, for the development of new types of employment.
- 9.6. The proposed development falls within the outline area for Meridian Water Phase 1. However, the plot as approved within the outline planning permission (ref: 16/01197/RE3) is not proposed to come forward at present. The application site along with a number of other plots within the outline area will be used for meanwhile uses in the short to medium term until the approved development for the plot comes forward. Meanwhile uses are a great way to activate and make good use of spaces which will otherwise sit vacant for several years.
- 9.7. The proposal seeks to provide a Skills Academy on the site for a temporary period of 10 years until March 2032. The proposed Skills Academy will provide an educational

facility for the local community which will focus on building skills for careers within the built environment. The proposal will also benefit local residents by linking them to employment opportunities across Meridian Water and other sites across the borough.

- 9.8. The proposal aligns with the objectives of Core Policy 8 as it provides an educational facility for young people and adults which provides key skills and local opportunities for employment within the borough. Meridian Water is estimated to provide 10,000 construction related roles during its twenty year build programme. The Skills Academy will enable local residents to benefit from the employment opportunities that arise from the Meridian Water development which is supported.
- 9.9. In summary, the proposal to provide a Skills Academy which will assist local residents in attaining practical skills and provide direct access to local employment opportunities is considered to offer a meanwhile use that will be of benefit to the local community in both educational and employment terms. The proposed development is therefore considered to be acceptable in principle and in accordance with the development plan policies.

Impact to Character and Appearance of the Surrounding Area

- 9.10. London Plan Policy D3 outlines that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Policy D4 encourages the use of master plans and design codes to ensure the delivery of high-quality design and place-making. Design scrutiny, through the use of Design Review Panels is also encouraged.
- 9.11. Core Policy 30 requires all developments and interventions in the public realm to be high-quality and design-led. The DMD contains a number of specific policies seeking to influence design quality in terms of density, amenity space provision, distancing standards, daylight and sunlight and appropriate access to parking and refuse facilities.

Layout

- 9.12. The proposed development consists of three single storey blocks. The blocks are arranged across the site from east to west with a break in the middle of the site to create a welcoming street. The classroom block is located adjacent Leaside Road towards the southern part of the site and spans from the west to just beyond the centre of the site. The two trades blocks are located to the north of the classroom block with a gap of approximately 5.5m between the trades block and classrooms; there is also a gap of approximately 8.7m between the two trades blocks which provides space for a loading bay.
- 9.13. Along the northern perimeter of the site there are car parking spaces, cycle storage and three skips for the storage of materials. To the east of the classroom block there is an allotted outdoor training space for teachers and pupils to use. On the approach towards the classroom block from the entrance of the site there is a “skills centre plaza” which has seating and an exhibition space. There is also planting around the perimeter, building edges and in the south east corner of the site.

Scale and Massing

- 9.14. The classroom building measures approximately 45m in width, 11m in depth and has a maximum height of 4.7m and has a sawtooth roof design. The trades buildings have the same dimensions and measure approximately 25m in width, 10m in depth and have a maximum height of 6.8m. The trades buildings have a simpler dual pitched roof

design and are of a greater height than the classroom block as they provide practical workspace.

- 9.15. The scale and massing of the classroom block and the trades buildings are considered to be acceptable in the context of the site. The buildings are set in from the site boundaries and benefit from soft landscaping around the edges, they are also of a single storey with a maximum height of 6.8m which is in accordance with the prevailing heights within the immediate site surroundings.

Architecture and Materials

- 9.16. The facades of each block have been designed having regard to the context and history of the site with each block utilising a simple materials palette. The classroom block consists of Siberian larch timber cladding with matt grey framed windows and doors and the workspace blocks comprise prefabricated light industrial buildings with translucent roof areas to provide natural light. There is also signage on the southern façade of the classroom block which consists of a gun metal grey painted board which graphics will be applied to. The signage will assist with wayfinding and increase legibility which is supported.

Secure by Design

- 9.17. There are gates shown on the site boundary drawing which align with the wet trades block which leaves the display plaza open after hours. A lighting strategy has been submitted with the application however, there is concern that due to the sunken nature of the site, passive surveillance to this area could be limited, as such a condition will be attached to the permission requiring further details on the security strategy for the site.

Impact to Neighbouring Residential Amenity

- 9.18. The NPPF through Chapter 15 speaks of the need of conserving and enhancing the natural environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Paragraph 185 outlines that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of the new development and that decisions support the mitigation and reduction of other adverse effects through the use of conditions.
- 9.19. London Plan Policy SI 1 (Improving Air Quality) states that Local Planning Authorities should seek opportunities to identify and deliver improvements to air quality. The policy further states that where an Air Quality Assessments is submitted with an application it should show how the development will meet the air quality neutral requirements as set out within the policy.
- 9.20. Core Policy 32 of the Core Strategy seeks to ensure that development proposals should achieve reductions in pollutant emissions and minimise public exposure to air pollution. The policy also seeks to address the risks arising from the reuse of brownfield sites to ensure its use does not result in significant harm to human health or the environment.
- 9.21. The closest residential properties will be those on Willoughby Lane. With respect to daylight and sunlight, the proposal consists of single storey buildings which are approximately 80m away. Given the height of the proposal and the considerable

distance between the development and the nearest residential properties, the proposal is therefore not considered to result in any changes to the daylight or sunlight received by the residential properties on Willoughby Lane.

- 9.22. A Land Contamination Assessment was submitted with the application which assessed the risk associated with contamination as moderate. Environmental Health were consulted on the application and consider it necessary to attach a condition to the permission requiring a verification report of the remediation recommendations within the Land Contamination Assessment to be submitted to the Council for approval.
- 9.23. The applicant submitted an Air Quality Assessment with the application, the assessment looks at the impact of trip generation and the Skills Academy itself on the air quality around the site. The assessment demonstrates that the daily trip generation will neither improve nor worsen the existing air quality and is therefore air quality neutral thus satisfying the policy. With respect to the Skills Academy, the assessment advises that there are no combustion sources proposed for the Skills Academy and as such the proposal will be air quality positive in terms of building emissions. Environmental Health were also consulted with regard to air quality and noise and advised that the proposed development did not give rise to concerns with respect to these matters.
- 9.24. With respect to internal noise for users of the site, it is acknowledged the site surroundings will be undergoing construction however, the proposal is for a skills academy and an element of practical learning will be involved, it is therefore considered that the site use will be appropriate for the type of learning that will be undertaken. Notwithstanding this, it is considered that should there be competing uses within the wider surroundings, the education provider will be responsible for ensuring an appropriate management plan that facilitates an adequate learning environment for its pupils.
- 9.25. In summary, the proposed development would not result in harm to the residential amenity and conditions with respect to land contamination will ensure the safe use of the site for future occupiers. Overall, the proposed development is considered to be in accordance with the development plan.

Highways Impacts

- 9.26. London Plan Policy T1 sets a strategic target of 80% of all trips in London to be by foot, cycle or public transport by 2041 and requires all development to make the most effective use of land. Policy T5 encourages cycling and sets out cycle parking standards and Policies T6 and T6.1 to T6.5 set out car parking standards.

Public Transport Capacity

Bus Services

- 9.27. The site has a PTAL rating of 2 which suggests poor access to sustainable methods of transportation. However, the Transport Assessment prepared by WSP illustrates that the site is well served by 4 bus routes with bus stops located within close proximity of the site. The bus routes are set out in the table below:

Route	Destination	AM Peak Buses per hour	PM Peak Buses per hour
34	Barnet – Walthamstow	8	8
192	Enfield – Tottenham Hale	6	6
341	Angel Road Superstores – County Hall	6	6
444	Turnpike Lane – Chingford	5	5

Rail Services

- 9.28. The nearest rail service to the site is Meridian Water station which was opened in 2019 and is served by the West Anglia Main Line. The station can be accessed via Angel Edmonton Road and is approximately 8 minutes' walk from the site.
- 9.29. The closest underground station to the site is Tottenham Hale which is served by the Victoria line and is approximately 2.7 kilometres south of the site. The station can be accessed via a 9 minute bus journey from Glover Drive or via cycling 15 minutes along Meridian Way/ Watermead Way segregated cycle lane.

Car Parking

- 9.30. The proposal falls within Use Class F1(a) and the London Plan does not provide a specific parking standard for educational facilities. Consequently, the standard for employment generating uses has been applied as there is an element of employment within the proposal. The London Plan requires 1 parking space per 600sq.m of gross internal area (GIA) for employment generating uses which would result in a requirement of 2 spaces for the development. However, the trip generation calculations contained in the Transport Assessment prepared by WSP states that there is the potential for 7 people to arrive by car to the site per day. It was therefore agreed with the Council's Transport Officer that additional parking spaces should be provided. The Applicant is therefore providing 4 parking spaces in total which exceeds the London Plan requirement whilst appropriately mitigating future demand. Officers also note that the surrounding streets such as Kimberley Road and Dysons Road have unrestricted parking other than on event days which could accommodate the additional demand of 3 spaces.

Disabled Parking

- 9.31. Table 10.6 of the London Plan requires 5% of parking spaces to be disabled parking bays for educational and workplace uses. The development would therefore be required to provide 1.5 disabled bays. The plans illustrate that 2 disabled bays can be accommodated on site. However, the Transport Officer recommends that whilst two bays should be sized for disabled spaces only 1 bay should be marked as disabled which allows greater flexibility on the use of the spaces and once the Skills Academy is open it will allow the educational provider to determine whether a second disabled bay is needed based on the actual demand shown. The approach ensures that the site can accommodate a second disabled bay should demand show that it is needed whilst also allowing flexibility of the space for general car parking should that be where the greatest demand is.

Cycle Parking

- 9.32. The proposed development falls within Use F1(a) which is akin to the former Use Class D1. The London Plan (2021) sets out cycle requirements within Use Class D1: the closest comparator for the proposed use would be a college which is required to provide 1 long stay space per 4 staff, 1 long stay space per 20 students and 1 short stay space per 7 students. The proposal would therefore be required to provide 15 spaces. The Transport Assessment confirms that 16 long stay spaces will be provided on site which exceeds the requirement. Notwithstanding this, the plans do not show spaces for larger cycles so spaces should be provided where they can be secured. Having regard to this, a condition will be attached to the permission requiring the installation of suitable cycle spaces prior to the use commencing on site.

Deliveries & Servicing

- 9.33. According to the submitted Transport Assessment, deliveries of workshop materials and waste collection will take place twice a week each. The entrance to the site is along the western boundary and the loading bay is located centrally between the two Trades buildings. Swept path analysis has been undertaken and demonstrates sufficient manoeuvrability for a refuse vehicle. The servicing and delivery strategy is therefore considered acceptable.

Trip Generation

- 9.34. The submitted Transport Assessment includes an assessment of likely trip generation as a result of the proposal. The assessment estimates that the proposal will result in a maximum of 140 two-way trips with the majority of those being undertaken via public transport at 60% (42 people) and 10% via driving which equates to 7 people (10%).
- 9.35. Transportation have been consulted as part of the application and consider the provision of 4 parking spaces on site sufficient for the projected trip generation. Officers also note that the remaining 3 vehicles could be accommodated on nearby streets and due to their limited number are unlikely to have a negative impact on parking capacity.

Highways Impacts Summary

- 9.36. Overall, the provision of cycle parking and vehicle spaces are considered to adequately meet the expected demand for the site, therefore the proposed approach to traffic and transportation matters are considered acceptable.

Flood Risk, Biodiversity and Landscaping

- 9.37. London Plan Policy SI 12 outlines development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 outlines that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. It also states there should also be a preference for green over grey features, in line with an outlined drainage hierarchy.
- 9.38. Core Strategy Policies CP21, CP28 and CP29 and Development Management Document Policies DMD59 – DMD63 outline the requirements for developments from the perspective of avoiding and reducing flood-risk and the structure and requirements of Flood Risk Assessments (FRAs).

Flood Risk

- 9.39. A Flood Risk Assessment (FRA) and Drainage Strategy were submitted with the planning application. The FRA advises that the site falls within Flood Zone 2 and is considered to be at a high probability of flooding. Notwithstanding this, the FRA confirms that the wider Meridian Water development site was assessed as being appropriate for development under an exceptions test which was undertaken by Arup on the basis that mitigation measures would be put in place to reduce, manage and control the risk of flooding. Raising building levels was one of the key strategies identified by Arup to mitigate flood risk. In accordance with this approach the proposed development will raise the levels of the Skills Academy buildings with the finished floor levels raised above the 1 in 100 year plus 25% climate change fluvial flood level to a level of 12.00mAOD.
- 9.40. In addition to the above, all external surfacing will slope away from the building to ensure flood water will recede quickly. Further, clearly defined pedestrian access routes have been provided within the landscaping proposals to allow egress to higher land for evacuation in a flood event. The proposed development is therefore considered to provide adequate flood risk mitigation measures which ensure that the development will be safe for its lifetime having regard to the vulnerability of users, without increasing the risk of flooding elsewhere.

SuDS

- 9.41. With respect to SuDS the Water Management team have recommended a pre-commencement condition requiring the submission of a Sustainable Drainage Strategy which will include details on how source control will be maximised, specifications on all of the SuDS measures included within the proposal and a detailed management plan for future maintenance. The recommended condition is considered to adequately secure a suitable drainage strategy for the site. The proposal is therefore acceptable in this regard.

Biodiversity and Landscaping

- 9.42. A planting strategy has been submitted with application which shows the planting of 25 new trees on the site. The trees are located mainly within the corners of the site and near the entrance. The proposal also includes soft landscaping and planters around the perimeter of the site and in front of the three blocks. The planting strategy increases the biodiversity value of the site which currently comprises a low grade grassed area. The provision of soft landscaped areas and new trees within the proposal is therefore supported.

Sustainability and Climate Change

- 9.43. Paragraph 154 of the NPPF requires new developments to 'be planned for in ways that avoid increased vulnerability to the range of impacts from climate change... and help to reduce greenhouse gas emissions, such as through its location, orientation and design'. The Council's Cabinet declared a state of climate emergency in July 2019 and committed to making the authority carbon neutral by 2030 or sooner.
- 9.44. London plan Policy SI 2 states that the Mayor of London is committed to London becoming a xero-carbon city which will require a reduction of all greenhouse gases, of which carbon dioxide is the most prominent. The policy further states that boroughs should ensure that all developments maximise opportunities for on-site electricity and heat production from solar technologies and use innovative building materials and smart technologies.

- 9.45. London Plan Policy SI 4 speaks of the need for development proposals to minimise the adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.
- 9.46. Core Policy 20 states that the Council will require all new developments to address the causes and impacts of climate change by minimising energy use; supplying energy efficiently and using energy generated from renewable sources in line with the London Plan and nation policy. Policy DMD 49 requires all new development to achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. Policy DMD 51 states that all developments will be required to demonstrate how the proposal minimises energy-related CO₂ emissions and outlines the energy hierarchy that should be followed.

Minimising Greenhouse Emissions

- 9.47. A Sustainability Design and Construction Statement was submitted with the application which assesses the sustainability performance of the proposed development against the development plan policies. The statement includes an assessment of the proposed development in accordance with the London Plan “Be Lean, Be Clean, Be Green” approach which is outlined below.
- 9.48. With respect to Be Lean, the proposal incorporates energy efficient and passive design measures which include but are not limited to careful design and construction monitoring to create a reasonably air tight building, improved Specific Fan Power (SFP) for mechanical ventilation with heat recovery, low energy lighting including LED technology lighting systems daylighting dimming and presence detection except for toilets and workshop areas and air Source Heat pumps for space heating and cooling and electric heating for toilet and changing areas. The proposed measures result in savings in regulated CO₂ emissions to approximately 28% above the baseline.
- 9.49. In terms of Be Clean, the site is located next the proposed Lea Valley heat network however, the low carbon heat will not be available from the district heating network until at least 2023. The statement advised that a connection at that time will not be feasible for the Skills Academy and instead alternative forms of efficient heat provision will be used that assist with decarbonising the electrical grid. These methods have been outlined in the Be Lean stage and therefore the carbon emission results for the Be Clean stage remain the same.
- 9.50. The proposed development will include air source heat pumps which have allowed carbon savings of 12% at the Be Green stage. In total, the savings at the Be Lean and Be Green stage provide a total reduction of 40% in carbon emissions which complies with the development plan policies.

Waste Management and Construction

- 9.51. The Sustainable Design and Construction Statement advises that a Site Waste Management Plan (SWMP) will be developed for the proposed scheme to identify the types and quantities of waste produced during every stage of demolition and construction. The SWMP will explore opportunities to minimise and reduce waste generation which include agreements with materials suppliers to reduce the amount of packaging and to use the just in time material delivery system to avoid stock piling which limits the risk of damage to materials and then disposal of them as waste. The agreement will also include the reuse of materials on-site wherever feasible.

- 9.52. In summary, the Sustainable Design and Construction Statement provides a comprehensive sustainability strategy that outlines the developments responses to climate change and reducing carbon emissions. Overall, it is considered that the proposal will provide sustainable development in accordance with the development plan policies. The proposal is therefore supported in this regard.

10. Community Infrastructure Levy

- 10.1. Neither Enfield CIL or Mayor of London CIL (MCIL) would be payable on this scheme as it consists of a community facility for educational purposes.

11. Public Sector Equalities Duty

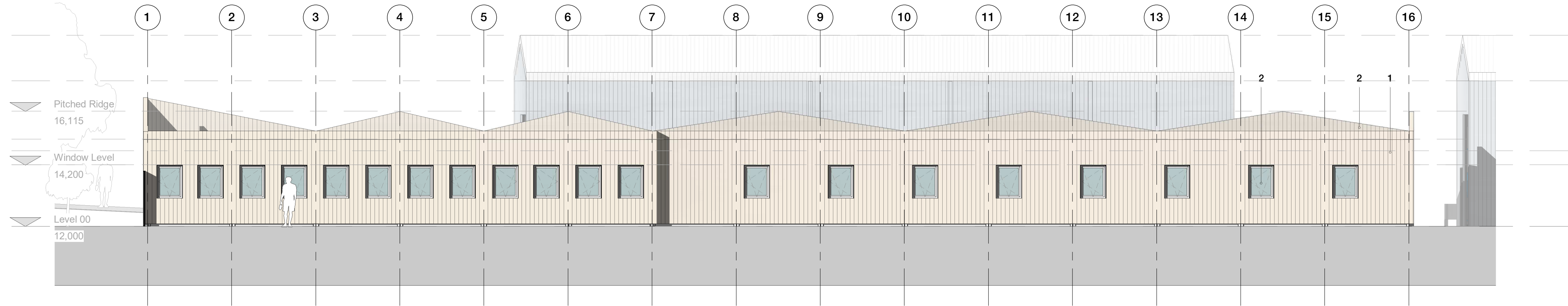
- 11.1 In this instance it is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

12. Conclusion

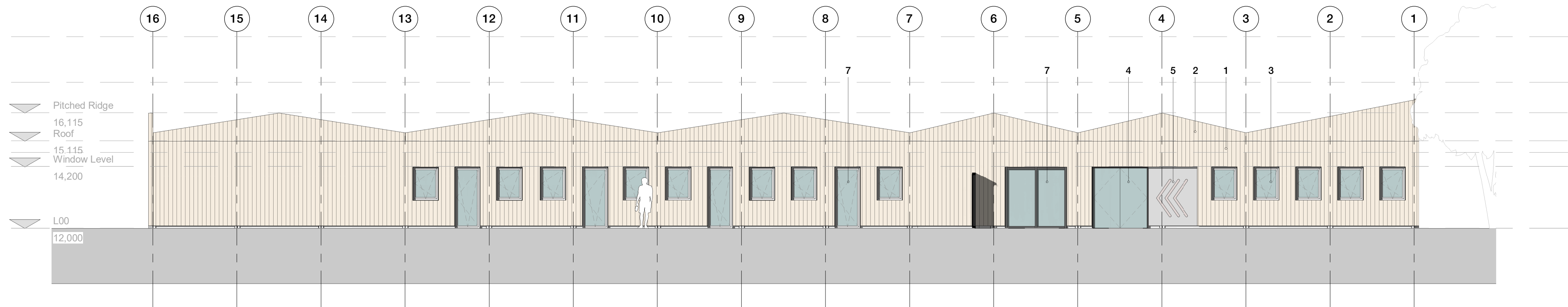
- 12.1. The proposed development site forms part of the wider Meridian Water Phase 1 outline area and is not proposed to be brought forward for development for a number of years. The proposed meanwhile use of the site as a Skills Academy will provide in the interim opportunities to gain practical skills and education in construction and the built environment. It will also provide direct access to employment opportunities within Meridian Water and other sites within the borough and will be of great benefit to the local community.
- 12.2. The proposal is of a simple design and gives due regard to the site context and the history of the site. The development is not considered to result in any negative impacts to the neighbouring residential amenity with respect to daylight/sunlight, air quality or noise. Furthermore, the proposal offers a generous landscaping strategy and will increase the tree cover of the site which will improve the biodiversity value of the site.
- 12.3. With respect to transport and highways impacts, the proposal has adequately demonstrated that sufficient mitigation measures are in place to accommodate the increase in trip generation as a result of the proposal.
- 12.4. Overall, the proposal would provide a much needed educational facility within the borough that provides practical skills and employment opportunities to the benefit of the local community. The proposal will also contribute positively to Meridian Water regeneration plans by providing an active meanwhile use on the site.

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Rev	Description	Date
P1	Draft Issue ahead of Planning Submission	02/07/21
P2	Draft Planning Submission	16/07/21
P3	Planning Submission	22/07/21



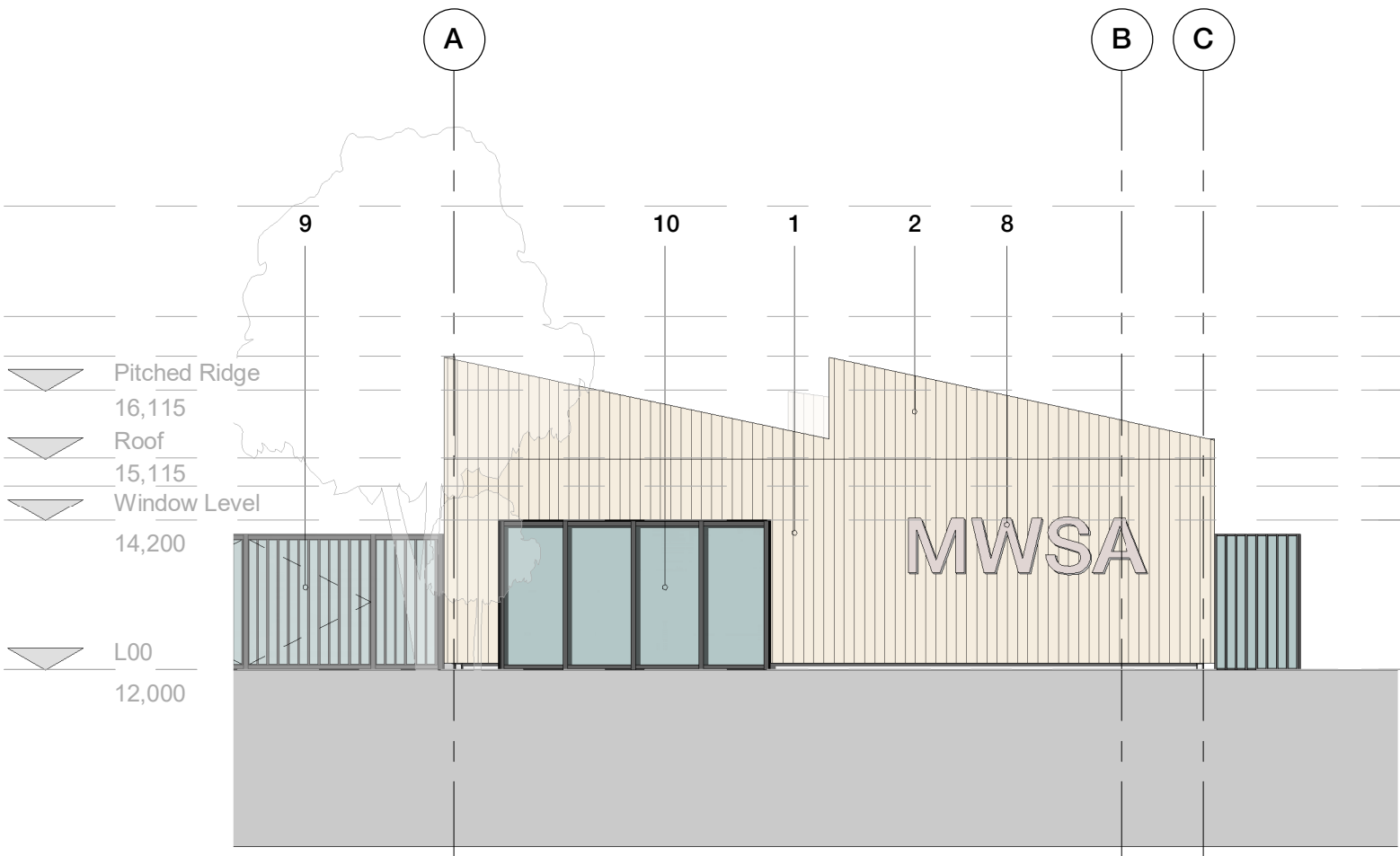
Classroom Block - South Elevation
1 : 100



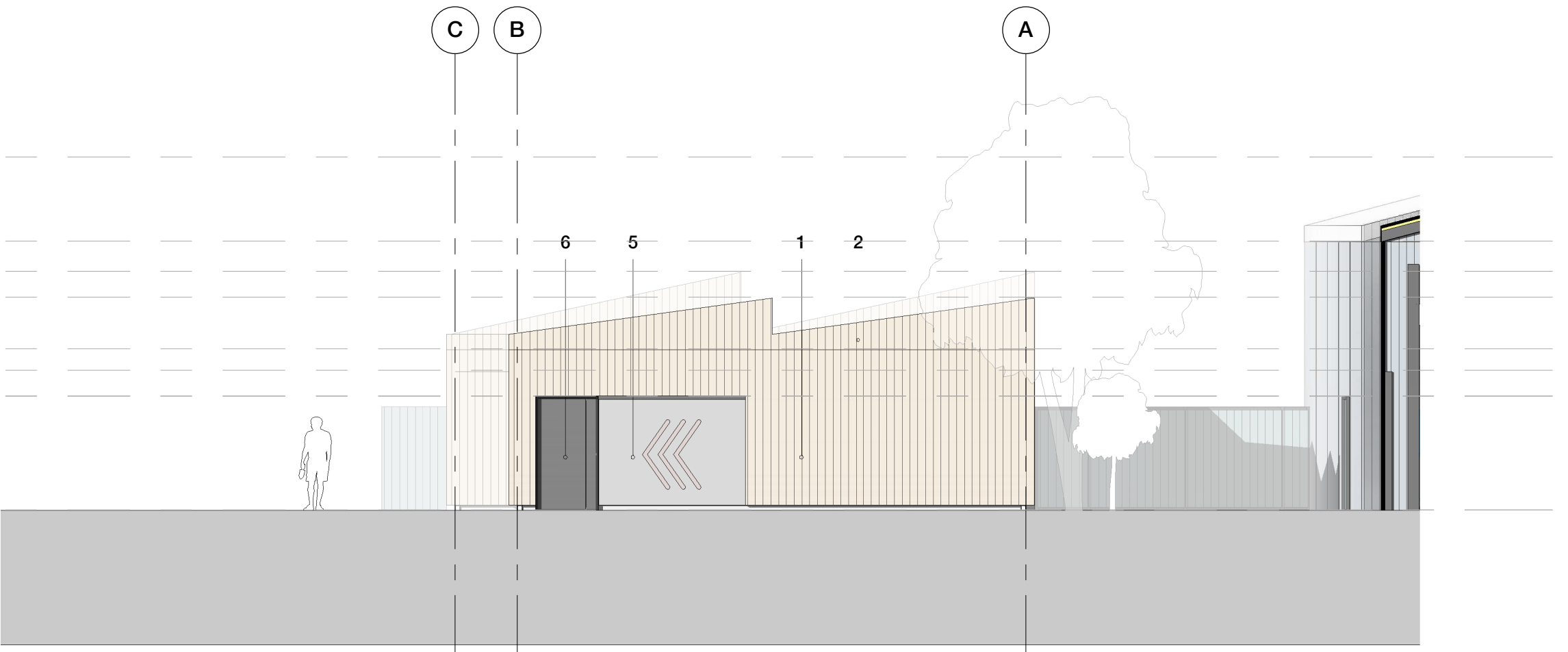
Classroom Block - North Elevation
1 : 100

MATERIALS KEY

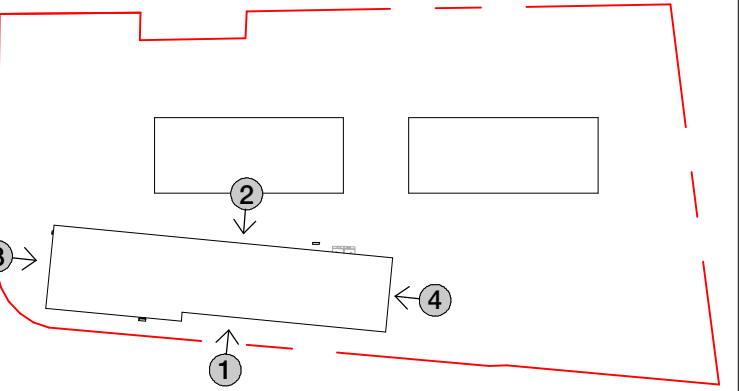
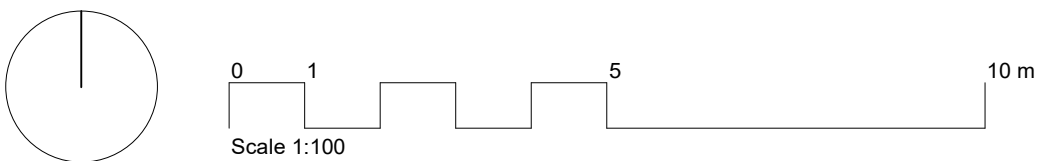
- 01 External 'hit and miss' type vertical timber cladding fixed to horizontal timber battens
- 02 External 'hit and miss' type vertical timber parapet (non-structural) fixed to supporting timber structure
- 03 Opening uPVC glazed window in RAL 7016 Anthracite Grey
- 04 Fixed uPVC glazed window in RAL 7016 Anthracite Grey
- 05 Painted fibre cement board to base of modules set back from main timber cladding line (for signage and wayfinding)
- 06 Solid external doorset in RAL 7016 Anthracite Grey
- 07 Glazed external doorset with framing in RAL 7016 Anthracite Grey
- 08 Facade mounted signage
- 09 Steel security gates in RAL 7016 Anthracite Grey fixed to metal structure
- 10 Curtain wall system in RAL 7016 Anthracite Grey with inset glazing



Classroom Block - West Elevation
1 : 100



Classroom Block - East Elevation
1 : 100



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Project
Meridian Water Skills Academy
Meridian Water, Phase 1,
Willoughby Lane, LB Enfield

Drawing
Classroom Block Elevations

Scale @ A1 As indicated	Date July 21
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Drawn By TS	Checked By RB
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Job Number 200242	Status A2	Purpose of Issue Planning
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Drawing No. MWSA-HBA-ZZ-XX-DR-A-07-0050P3	Rev
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LEGEND:

- Site Boundary
- Tree Planting
- Shrub Planting
- Paved surface

P1 - Asphalt with painted markings
P2 - Gravel to swale
P3 - Concrete slab paving steps
P4 - Tactile Paving

E1 - 150mm wide kerb
E2 - 63mm wide edging

F1 - Cycle Stands
F2 - Skips
F3 - Linear bench seats built by students following occupation
F4 - Handrails to steps
F5 - Shipping container
F6 - Cycle cover to be fabricated by students
F7 - Concrete biscuit ring as planter

B1 - Existing palisade fence retained
B2 - Double and single leaf gates
B3 - Proposed fence

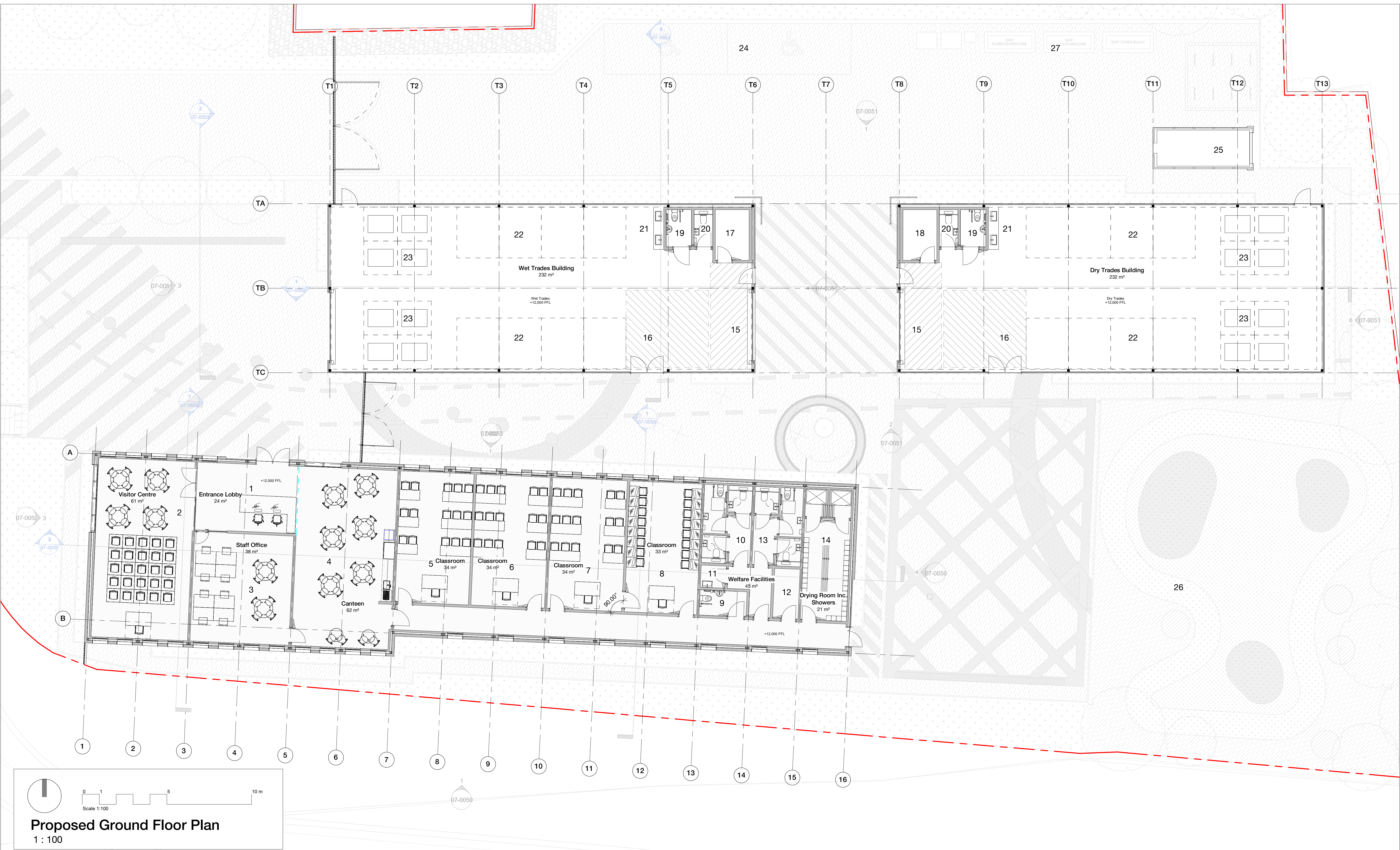
Optic Column Mounted
Optic Building Mounted
Bulkhead Building Mounted Light

For lighting detail refer to Kingfisher Lighting's drawing 43683/PJ/B

Rev	Date	Drawn	Description
FOR INFORMATION			
client / project			
Vistry Partnership			
MERIDIAN SKILLS ACADEMY			
drawing title			
General Arrangement Plan			

drawing number	revision
GAL-MER-MSA HTA-L DR 1900	-
scale @ A1	project code
1:200	MSA
HTA Design LLP	
www.hta.co.uk	
London Edinburgh Manchester Bristol	

hta



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Key	Classroom Block	Practical Trade Buildings
— Planning Application Site Boundary	1 - Lobby/ Reception 2 - Visitor Centre/ Classroom 3 - Staff Office 4 - Canteen 5 - Classroom 1 6 - Classroom 2 7 - Classroom 3 8 - Classroom 4/CSCS Testing Centre 9 - Accessible WC 10 - Toilets A 11 - Cleaners Cupboard 12 - Services Room 13 - Toilets B 14 - Drying Room/Showers	15 - Service Zones 16 - Entrance Zone 17 - Electrical Room 18 - Water Tank Room 19 - Accessible WC 20 - W/C 21 - Handwash Station 22 - Work bays (2.5x3m) 23 - Work Benches Landscape / Externals 24 - Accessible Parking 25 - Storage Container 26 - External Training Yard 27 - Refuse / Skips 28 - Cycles

Scale @ A1 As indicated	Date July 21	Job Number 200242	Project Meridian Water Skills Academy Meridian Water, Phase 1, Willoughby Lane, LB Enfield
Drawn By RB	Checked By TN	Status A2	
Drawing No. MWSA-HBA-ZZ-00-DR-A-07-0002	Rev P3	Purpose of Issue Planning	Drawing Proposed Ground Floor Plan

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Project
Meridian Water Skills Academy
Meridian Water, Phase 1,
Willoughby Lane, LB Enfield

Drawing
Site Location Plan

Scale @ A1 1 : 1000	Date July 21
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Drawn By RB	Checked By TN
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Job Number 200242	Status A2	Purpose of Issue Planning
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Drawing No. MWSA-HBA-ZZ-XX-DR-A-06-0001P3	Rev
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KEY

Planning Application Site Boundary

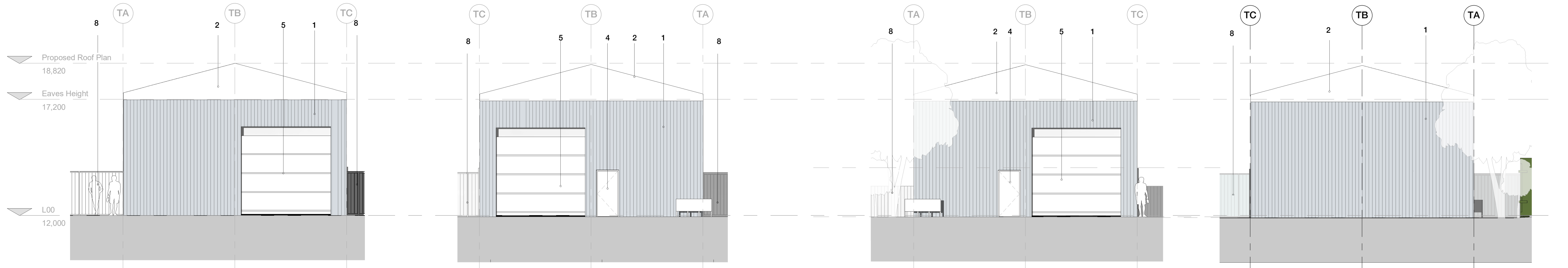
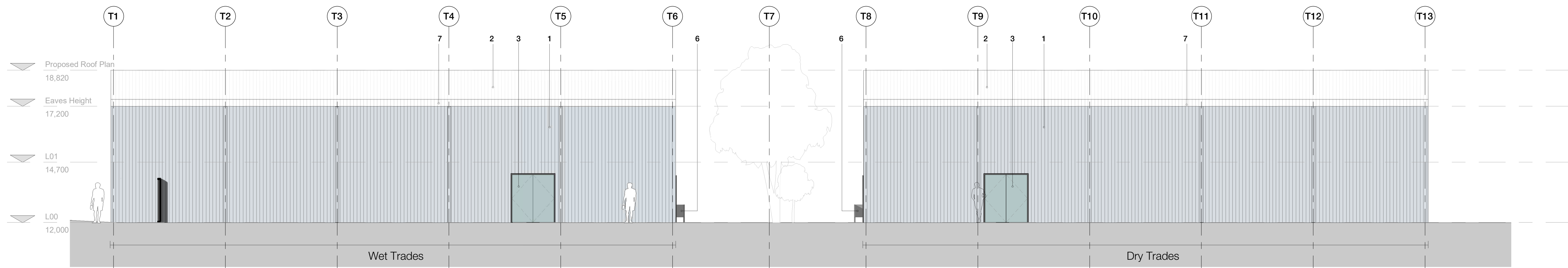
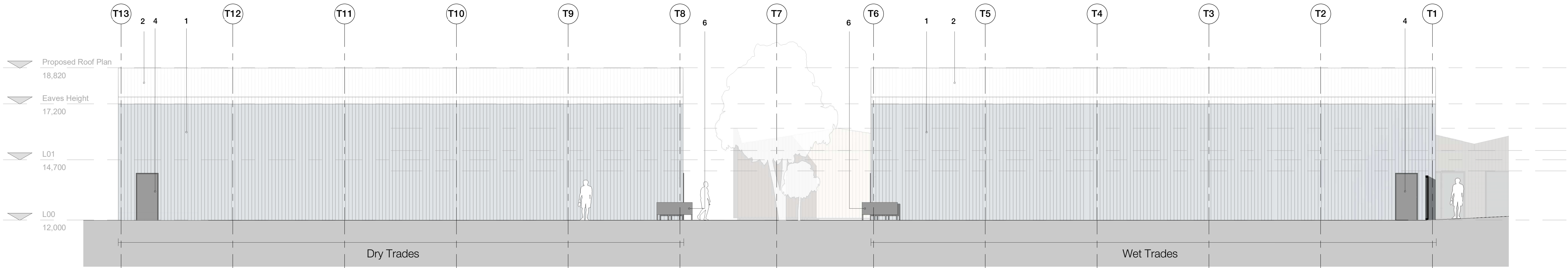
Land Outside Application Site Within Ownership of Applicant

01050100m

Scale 1:1000

Site Location Plan

1 : 1000



3 Wet Trades Building - West Elevation
1 : 100

4 Wet Trades Building - East Elevation
1 : 100

5 Dry Trades Building - West Elevation
1 : 100

6 Dry Trades Building - East Elevation
1 : 100

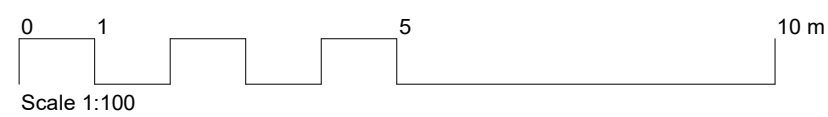
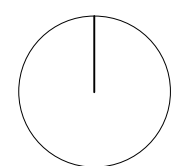
MATERIALS KEY

- 01 Corrugated steel sheet walling - vertical with solid gable - colour: grey/blue (RAL tbc)
- 02 Single layer PVC roof

- 03 Glazed aluminium entrance/exit door - colour: grey (RAL tbc)
- 04 Steel personnel door - colour: grey (RAL tbc)

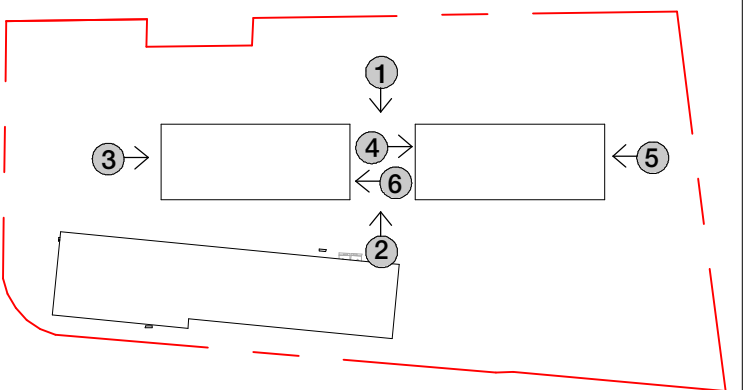
- 05 Galvanized steel roller shutter door
- 06 Galvanized steel crash barriers to loading bay

- 07 Zinc external gutter systems



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Project
Meridian Water Skills Academy
Meridian Water, Phase 1,
Willoughby Lane, LB Enfield

Drawing
Workshop Block Elevations

Scale @ A1 As indicated		Date July 21
Drawn By RB		Checked By TN
Job Number 200242	Status A2	Purpose of Issue Planning
Drawing No.		Rev
MWSA-HBA-ZZ-XX-DR-A-07-0051P3		

