

## LONDON BOROUGH OF ENFIELD

**PLANNING COMMITTEE**

**Date:** 18<sup>th</sup> October 2022

**Report of**  
Head of Planning  
- Vincent Lacovara

**Contact Officers:**  
Andy Higham  
Sarah Odu/Sharon Davidson

**Ward:** Upper  
Edmonton

**Application** Number: 22/02098/RM

**Category:** Major

**LOCATION:** Meridian Water Former Gas Holder Site Leaside Road London N18  
(Appendices to this report are published as a separate document)

**PROPOSAL:** Details of Reserved Matters (scale, layout, access, external appearance and landscaping) for 274 units in respect of Plot Z02-01 within buildings from 10 to 16 storeys in height pursuant to condition 4 of outline planning permission 19/02718/RE3 dated 31st March 2022 for development of Phase 2 of Meridian Water.

Application includes details pursuant to condition 9 (design code compliance), 11 (detailed phasing plan), 15 (Flooding), 23 (Air Quality), 27 (Architectural Detail), 29 (Shopfront/signage strategy for retail/ leisure/ community space), 31 (Green Procurement Plan), 32 (Surface water/infiltration and drainage management plan ), 35 (Archaeology), 36 (Schedule of tenure/mix per phase), 37 (Compliance with inclusive access requirements M4(2) (90%) and M4(3) (10%), 39 (Public realm strategy - hard and soft landscaping/traffic calming/ street furniture etc), 43 (Meanwhile security and condition), 47 (Details of biodiverse/green roofs per phase in compliance with Design Code/ongoing maintenance and management), 48 (Biodiversity enhancements per phase), 49 (Energy statement per phase, to include overheating and cooling), 50 (Renewable Energy Technologies-provision/maintenance/noise assessment per phase), 52 (detailed assessment of wind effects and related mitigation), 53 (Agent of Change), 54 (Daylight/Sunlight), 57 (Cycle parking), 58 (Car parking), 61 (Refuse Facilities), 63 (Sound Insulation), 76 (Urban Greening Factor), 77 (Fire Statement) and 80 (EIA compliance).

**Applicant Name & Address:**  
London Borough of Enfield, Civic Centre,  
Silver Street, Enfield, EN1 3XA

**Agent Name & Address:**  
DP9, 100 Pall Mall, London, UK

### **RECOMMENDATION:**

1. The Head of Development Management be authorised to **GRANT** approval for the Reserved Matters application subject to conditions.
2. That the Head of Development Management be granted delegated authority to finalise the wording of the conditions to cover the matters in the Recommendation section of this report.
3. That Head of Development Management be authorised to discharge the details submitted pursuant to conditions 9, 11, 15, 23, 27, 29, 31, 32, 35, 36, 37, 39, 40, 43, 47, 48, 49, 50, 52, 53, 54, 57, 58, 60, 61, 63, 76, 77 and 80.

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## 1. Note for Members

- 1.1. This planning application is categorised as a 'major' planning application and involves land in Council ownership. In accordance with the scheme of delegation, it is reported to Planning Committee for determination.

## 2. Executive Summary

- 2.1. This application consists of a Reserved Matters application and 29 conditions that the Applicant is seeking to discharge from the Outline Planning Permission. The conditions have been submitted to support the application and therefore the assessment for both this Reserved Matters application and the conditions will run concurrently within the report.
- 2.2. The proposal is the first Reserved Matters application to be submitted pursuant to the Meridian Water Phase 2 Outline Planning Permission. The Outline Planning Permission (OPP) was approved in March 2022 and sets the parameters for all of the future plots that will come forward as part of Meridian Phase 2. Additionally, a design code was approved with the OPP and this provides an overarching framework to assist with the detailed design of individual plots and to ensure consistency across the entire Phase 2 development.
- 2.3. The proposed development comprises 274 residential units, 3,017.78sq.m of commercial floorspace, soft landscaping, private open space and public realm improvements. The proposed building is arranged into 4 main blocks and has a maximum height of 16 storeys. A podium is provided at first floor level which provides communal amenity and child playspace for the occupants.
- 2.4. The proposal would deliver 100% affordable housing, split across London Affordable Rent (LAR), London Living Rent and Shared Ownership. This level and mix of affordable housing in this first phase of development on Phase 2 is supported by officers as it addresses the Borough's greatest housing need.
- 2.5. In terms of housing mix the proposal seeks to provide 30% family housing which is supported. The residential units would be of high quality with 95% of the units being dual aspect. All units have access to private amenity space and communal amenity space in the form of a podium.
- 2.6. The proposal is providing 43 parking spaces, 6 of which will be allocated to the commercial units whilst the remaining 37 will be for the residential units. This provides a parking ratio of 0.14 which is considered acceptable noting that Phase 2 is a car-lite development and seeks to promote sustainable methods of transport. The proposal would provide 521 cycle spaces, both long and short stay spaces for both the residential and commercial provision. The proposed cycle parking quantum is policy compliant and therefore supported by officers.
- 2.7. Soft landscaped areas have been provided at ground and first floor level, these include rain gardens, climbing plants, trees and swales. Additionally, the proposal includes blue and green roofs which altogether contribute to a positive experience of the public realm and provide much needed sustainable drainage features.

- 2.8. There are a number of outstanding detailed matters that are still being resolved with the Applicant at the time of writing this report. Further details are required with respect to the signage and public realm strategies before these conditions can be discharged. Finer architectural details and additional landscaping plans to resolve detailed issues have also been requested and are under review. The current proposal to introduce structures in the landscape on the brook side to address wind and microclimate issues on this side of the building is not fully supported and an alternative solution is being sought. In addition to this, further details are being sought in relation to the SuDS strategy to determine which SuDS features will be activated and when. An update will be provided at the meeting.
- 2.9. Overall, the proposed development will provide high quality and affordable homes in a range of sizes that will benefit the local community. Furthermore, the proposal provides ecological enhancements and sustainable drainage features through new landscaped areas. The proposed development is therefore considered acceptable and in accordance with the development plan policies and the Outline Planning Permission.

### **3. Recommendation**

1. The Head of Development Management be authorised to **GRANT** approval for the Reserved Matters application subject to conditions.
2. That the Head of Development Management be granted delegated authority to finalise the wording of the conditions to cover the matters listed below.
3. That Head of Development Management be authorised to discharge the details submitted pursuant to conditions 9, 11, 15, 23, 27, 29, 31, 32, 35, 36, 37, 39, 40, 43, 47, 48, 49, 50, 52, 53, 54, 57, 58, 60, 61, 63, 76, 77 and 80.

#### **3.1. Conditions**

1. Approved Plans
2. Wind (details of mitigation measures e.g. canopies/baffles)
3. Details of signage
4. Landscaping
5. Boundary Treatment (Green Wall)
6. Design Conditions
7. Lighting
8. Secure by Design
9. Off site playspace provision

### **4. Site and Surroundings**

- 4.1. The site is approximately 0.710ha and sits within the most southern part of the Phase 2 redline boundary. The site is identified within the parameter plans as Plot Z02-01 and comprises the former gasholder site adjacent to Leaside Road. The gasholder structure has been decommissioned and removed from the site, the site was cleared in 2015 and is therefore vacant.
- 4.2. The Meridian Water Phase 2 OPP comprises in total approximately 11.9 hectares of industrial/commercial land and buildings. The OPP allows for a range of uses including residential accommodation, purpose built student accommodation/purpose-built shared living, a hotel and commercial development and social infrastructure. The OPP sits alongside the planning permission for the Strategic Infrastructure Works (SIW) (19/02717/RE3 ) which will see the delivery of the new road and bridge infrastructure, together with the delivery of the new parks.
- 4.3. The Site is located in the Upper Edmonton ward of the Borough. To the south of the site is Leaside Road which forms the boundary with the London Borough of Haringey (LBH). On the opposite side of Leaside Road is an existing industrial estate within the LBH and that is designated as strategic industrial land. To the east of the site is Pymmes Brook and to the north is the Orbital Business Park. Immediately adjacent to the Site is the now vacant IKEA Tottenham and the Tesco Extra is just beyond this.
- 4.4. The site has a PTAL of 2, suggesting currently poor access to sustainable methods of transportation. However, the site is in close proximity to Meridian Water Train Station (5 minutes walk) and bus routes on Watermead Way and Willoughby Lane. Moreover, the shadow S106 Agreement linked to the OPP secures contributions to enhance bus capacity in the area.
- 4.5. The site is located within Flood Zone 2 which is defined by the Environment Agency as land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding whereas the wider Phase 2 Outline area ranges between Flood Zones 1 - 3.
- 4.6. The site is not within a Conservation Area nor does it fall within the setting of a Listed Building.

## **5. Proposal**

- 5.1. This application consists of a Reserved Matters application and 29 conditions that the Applicant is seeking to discharge from the OPP. The conditions have been submitted to support the application and therefore the assessment for both this Reserved Matters application and the conditions will run concurrently within the report.
- 5.2. This Reserved Matters application seeks to bring forward a mixed use residential-led development. The ground and first floor of the development will provide 3,017.78sq.m of commercial floorspace. 274 residential units are provided from the 1<sup>st</sup> floor to the 15<sup>th</sup> floor within blocks ranging in height from 5 to 16 storeys. The proposal also includes a private podium which provides communal amenity for the future occupants, SuDS features including blue/green roofs and associated car and cycle parking.
- 5.3. The proposal is providing 43 car parking spaces, 6 of the parking spaces are allocated for the commercial use whilst 37 spaces will be for the residential use. 16 parking spaces are located externally along the western boundary and 27 spaces are located within the under-croft parking area. Cycle parking and refuse stores are

located on the ground floor and have access via entry points on the perimeter of the site or from within the under-croft.

- 5.4. In addition to the above, this plot is in close proximity to the Leaside Link Road Bridge being delivered under the SIW. The new bridge connection will increase the connectivity of the site and provide access into the heart of the Phase 2 development and to the proposed Brooks Park, adjacent.
- 5.5. The gasholder plot (Z02\_01) is the first reserved matters application for Meridian 2 and can be seen in the image below outlined in red:



**Figure 1**

## **6. Relevant Planning Decisions**

- 6.1. 22/02065/NMA – Non-material amendment to Ref: 19/02718/RE3 to allow alterations to the location of commercial floor spaces at 1st floor level, alterations to access routes around the perimeter of plot and allowance for servicing around the building to relate to the residential and commercial entrances. This application is pending consideration.
- 6.2. 21/04218/RE4 - Construction of a primary substation (Use Class Sui Generis) together with hard and soft landscaping and associated works. The application was approved in February 2022.

- 6.3. 19/02718/RE3 – Phase 2 Outline Planning Application - Development of Phase 2 of Meridian Water comprising residential (Class C3), Purpose Built Student Accommodation and/or Large-Scale Purpose-Built Shared Living (Sui Generis); hotel (Class C1), commercial development (Class B1a,b,c); retail (Class A1 and/or A2 and/or A3 and/or A4), social infrastructure (Class D1 and/or D2), a primary school up to three forms of entry, hard and soft landscaping, new public open spaces including equipped areas for play, sustainable drainage systems, car parking provision, and formation of new pedestrian and vehicular access (all matters reserved). The application was granted planning permission in March 2022 and is accompanied by a shadow S106 Agreement that secures amongst other things, the minimum quantum of affordable housing, the housing mix to be delivered across the site, and contributions to bus re-routing and capacity enhancement, health provision and open space enhancements.
- 6.4. 19/02717/RE3 – Strategic Infrastructure Works - Full application for the redevelopment of the site to provide infrastructure works for the delivery of a mixed-use development comprising construction of an east-west link road between Glover Drive and Harbet Road (the Central Spine); alteration of access road between Argon Road and Glover Drive, construction of a link road between Leaside Road and the Central Spine, pedestrian and cycleway improvements to Glover Drive and Leaside Road, the construction of 4 no. bridges across the Pymmes and Salmon Brooks and River Lee Navigation; alteration to the Pymmes Brook channel, associated landscaping and formation of new public open space. Enabling works, comprising earthworks; remediation; flood conveyance channel, flood alleviation, outfall and new public open space works; utilities infrastructure; demolition of existing buildings, formation of new access's and associated works.

## 7. Consultations

### Pre-application Consultation by Applicant

- 7.1. Prior to the submission of the Reserved Matters application, the Applicant sought pre-application advice from the Council between August 2021 and April 2022 which assisted in the design development of the proposal.

### *Design Review Panel*

- 7.2. The scheme was presented twice to the Design Review Panel (DRP) in October 2021 and January 2022. The DRP supported the scale and massing of the proposal and the landscape references to the former use of the site as a gasholder. The DRP raised concerns with a single tenure scheme and highlighted the importance of the access route to the north of the site for pedestrians and cyclists. The DRP also encouraged the Applicant to maximise the use of soft landscaping on the ground floor particularly on the brookside
- 7.3. *Officer response:* Whilst this is a 100% affordable scheme, within the definition of affordable housing a mix of tenures is proposed, including London Affordable Rent, London Living Rent and Shared Ownership. Turning to the issue of access to the north, this land is currently owned by Ikea and it is therefore beyond the Applicant's gift to secure the access route within this application. Notwithstanding this, the Council are in discussions with Ikea in order to try and secure the access route for pedestrian use in the future. The design of the space to the north of the building allows for this connectivity to be delivered in the future if discussions with Ikea are positive.

## *Public*

- 7.4. In terms of public and neighbour pre-application consultations, the Applicant distributed a flyer to 3,056 neighbouring properties on 03 February 2022 notifying them of the launch of the consultation and upcoming in-person events. The consultation also included targeted social media campaigns, a digital consultation website and two in-person drop in events at Fore Street Library and Edmonton Green Shopping Centre. According to the Statement of Community Involvement (SCI) submitted with the application, the digital consultation website was viewed by 2,487 people and the in-person events were attended by 140 people. Additionally, 10 people watched the webinar and 17 survey responses were received. The SCI provides a summary of the comments received which related mainly to the tenure of the proposal with residents wanting to know what was meant by the term “affordable”. Concerns were raised with respect to parking/congestion, this was in relation to Meridian Water as a whole and the number of cars that would be added to the roads as a result of the development. Further comments were raised surrounding expressions of interest in renting the workspace, eligibility for the new homes and a completion timeframe for the development.

## Public Consultation

- 7.5. Consultation letters notifying occupiers of the planning application were sent to 580 properties within the vicinity of the site on 28th June 2022. Two site notices were also displayed from 5th September 2022 in locations around the site. Two consultation responses have been received objecting to the proposal on the following grounds:
- Lack of genuinely affordable homes;
  - Insufficient family homes;
  - Close proximity to adjoining properties;
  - Conflict with local plan;
  - Increase in traffic;
  - Insufficient open space;
  - Contaminated land and
  - A strain on existing community facilities.

## *Officer Response*

- 7.6. The outline planning permission requires a minimum of 30% family units (20% 3 beds and 10% 4 beds) across the Phase 2 area. The proposal provides 100% affordable homes, the proposed tenures are London Affordable Rent, London Living Rent and Shared Ownership. The proposed tenures provide a mix of low cost and intermediate housing in accordance with the London Plan definitions for affordable housing and are therefore considered to be policy compliant. Whilst this proposal is not providing 4 bed units, it is providing 30% family homes and officers note that the requirement of the outline permission is to deliver the requirement for 4 bed units across the Phase 2 site as a whole and not on a plot by plot basis.
- 7.7. In terms of proximity to neighbouring properties, the site is surrounded by commercial/industrial units with the nearest residential properties approximately 200m away on Willoughby Lane. Concerns were also raised with respect to an increase in traffic as a result of the Meridian Water development. However, a Transport Assessment was submitted with the OPP and the impacts of the total quantum of development on the surrounding road network has already been assessed and considered to be acceptable.

- 7.8. With respect to the potential for contaminated land, Condition 16 of the Outline Planning Permission requires a remediation strategy to be submitted and approved by the Council prior to the commencement of development. This condition remains to be discharged
- 7.9. The OPP also approved a quantum of community floor space and the shadow S106 Agreement requires the details of a strategy to be submitted and approved to demonstrate how this space will be allocated and delivered across the entirety of the phase 2 development

#### Statutory and Non-statutory Consultees

##### 7.10. Environmental Health:

Environmental Health confirmed that the Applicant has submitted sufficient information surrounding air quality and sound insulation to discharge conditions 23 (air quality) and 63 (sound insulation) and that no negative impact will arise from the development.

##### 7.11. Transportation:

The Transportation Team reviewed the proposal and requested further information in relation to the management of vehicle movements within the site and the approach to the disabled car parking spaces. The Applicant provided further information which detailed the position of bollards and an on-site management team that would monitor vehicle movements within the site. In terms of disabled spaces, alternative levels of provision were demonstrated on plan and it was determined by the Transport Team that the original approach to provide 3% disabled spaces was preferred.

##### 7.12. Watercourses Team:

The Watercourses Team have been consulted on the proposal; the team have requested further details with respect to the activation of certain SuDS features. Whilst this information remains outstanding Condition 32 (Surface water/infiltration and drainage management plan) cannot be discharged.

##### 7.13. The Canal and River Trust

The Canal & River Trust were consulted on the planning application and confirmed that due to the nature of the application they did not need to be consulted. Therefore, they have not provided any comments on the proposed development.

##### 7.14. Metropolitan Police

The Metropolitan Police raised no objection to the proposal and have requested a condition be attached to the permission requiring the applicant to meet secure by design 'accreditation'. A condition is recommended above.

##### 7.15. Historic England

Historic England raised no objection to the proposal and advised that there is sufficient information to discharge condition 35 (Archaeology).



#### 7.16. Environment Agency

The Environment Agency (EA) raised no objection to the proposal in terms of flood risk and has approved the discharge of Condition 15 (Flooding). However, in their initial response they requested the naturalisation of Pymmes Brook. The Applicant provided a technical note which outlined that there would be a risk of contaminating the brook if naturalisation on this plot were to be explored. The EA have accepted this position. They have asked if alternative naturalisation through enhancement in an offsite reach within the Salmons Brook catchment could be delivered. However, that is beyond the scope of this application which is a Reserved Matters submission seeking to discharge conditions of the OPP. Notwithstanding this, naturalisation to sections of the Brook are already secured via the SIW permission which delivers full naturalisation on the eastern bank to the section of the watercourse within Brooks Park. As such the EA have confirmed that they have no objection to the proposal.

#### 7.17. Health & Safety Executive

The Health & Safety Executive (H&SE) initially raised concerns relating to the single staircase escape route connecting to a covered car park by way of the lobbies. This design approach was not considered to be in accordance with the adopted fire standard which states that only staircases which do not form part of the only escape route from a flat may also serve ancillary accommodation if it is separated from the ancillary accommodation by a protected lobby or protected corridor. The applicant made amendments to ground floor plans to separate uses in line with fire regulations. As a result of the changes, refuse and cycle stores are now accessed externally or from within the podium. H&SE were reconsulted on the revised plans and are now in support of the proposal.

#### 7.18. Sustainability Team

The Sustainability Team raised no objection to the proposal and recommended the discharge of Condition 49 (Energy statement per phase, to include overheating and cooling), Condition 50 (Renewable Energy Technologies-provision/maintenance/noise assessment per phase), Condition 52 (detailed assessment of wind effects and related mitigation) and Condition 53 (Agent of Change).

#### 7.19. Thames Water

Thames Water raised no objection to the proposed development regarding foul or surface water discharge.

#### 7.20. Natural England

Natural England were consulted on this application and advised that although mitigations measures had been agreed with the outline the proposal is required to submit an appropriate assessment. In line with this, the Applicant has submitted a Shadow Habitats Regulation Assessment that Natural England have confirmed they are satisfied with.

#### 7.21. Lea Valley Regional Park Authority (LVRPA)

The LVRPA requested design changes that would move the taller blocks away from the park on the east of the site to the west. Further requests were sought in relation to enhancing the treatment of the south/south east boundary to provide a more

attractive entrance point into the regional park. Additional queries were raised in relation to light pollution, the addition of more native species to the landscape management plan, channel softening along the Pymmes Brook boundary and the allocation of s106 monies to establishing a safe and attractive means of access and public realm adjacent to the park entrance.

Officer response:

The proposed massing and height of the blocks are in accordance with the parameter plans which were approved as part of the OPP. The massing of the individual blocks is broken down through the architectural detail within each façade and as per the submitted townscape views is considered to not have an over dominating appearance on the Park in line with the principles established within the OPP.

The site does not have direct access to the regional park, notwithstanding this the proposed development provides a strong relationship with the wider infrastructure works to the southern boundary of the Site. The phase shall provide soft landscaping to the brook edge through the delivery of public realm, but as outlined above, further naturalisation cannot be delivered on this plot. The proposals includes a pedestrian route that shall be able to continue to the north and south, thus allowing for connection to the marshes.

In terms of light pollution, Natural England were consulted on the application and did not raise this as a concern. Notwithstanding this, details of lighting levels are required to be submitted to the Council under Condition 42 of the OPP to ensure appropriate levels of lighting for the built and natural environments across the site.

The s106 financial contributions have been set by the OPP, as such additional contributions cannot be sought for this Reserved Matters. Nevertheless, the whole of the Phase 2 area will see significant public realm improvements which will be delivered by phase developers where they fall within the red line boundary of the site and through the Strategic Infrastructure Works.

#### 7.22. Waste Team

The Waste Team have advised that they have no objection to the proposal.

### **8. Relevant Planning Policies**

8.1. Section 70(2) of the Town and Country Planning Act 1990 requires that development proposals be determined in accordance with the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

#### 8.2. National Planning Policy Framework

8.3. The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions - an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the

right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

8.4. The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.

8.5. In relation to achieving appropriate densities paragraph 124 of the NPPF notes that planning policies and decisions should support development that makes efficient use of land, whilst taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

8.6. Paragraph 48 of the NPPF details when weight may be given to relevant emerging plans. This guidance states that the stage of preparation, the extent to which there are unresolved objections and the degree of consistency of relevant policies to the Framework are relevant.

8.7. The NPPF sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:

“(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8), granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed); or

(ii) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 8.8. Footnote (8) referenced here advises “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.”
- 8.9. The Council’s recent housing delivery has been below our increasing housing targets. This has translated into the Council being placed in the “presumption in favour of sustainable development category” by the Government through its Housing Delivery Test.
- 8.10. The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the government through the NPPF. It measures the performance of local authorities by comparing the completion of net additional homes in the previous three years to the housing targets adopted by local authorities for that period.
- 8.11. Local authorities that fail to meet 95% of their housing targets need to prepare a Housing Action Plan to assess the causes of under delivery and identify actions to increase delivery in future years. Local authorities failing to meet 85% of their housing targets are required to add 20% to their five-year supply of deliverable housing sites targets by moving forward that 20% from later stages of the Local Plan period. Local authorities failing to meet 75% of their housing targets in the preceding 3 years are placed in a category of “presumption in favour of sustainable development.
- 8.12. In 2019, Enfield met 77% of the 2,394 homes target for the preceding three-year period (2016/17, 2017/18, 2018/19), delivering 1,839 homes. In 2020 Enfield delivered 56% of the 2,328 homes target. In 2021, Enfield delivered 1777 of the 2650 homes required, a rate of 67%. The consequence of this is that Enfield is within the “presumption in favour of sustainable development” category.
- 8.13. This is referred to as the “tilted balance” and the NPPF states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – which also includes the Development Plan. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be ‘out of date’. However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) by the planning committee. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.

8.14. 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

#### Chapter 1

GG1 Building strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG4 Delivering the homes Londoners need

GG5 Growing a good economy

GG6 Increasing efficiency and resilience

#### Chapter 3

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D6 Housing quality and standards

Policy D7 Accessible housing

Policy D8 Public realm

Policy D9 Tall Buildings

Policy D11 Safety, Security and resilience to emergency

Policy D12 Fire safety

Policy D14 Noise

#### Chapter 4

Policy H10 Housing size mix

#### Chapter 5

Policy S4 Play and informal recreation

#### Chapter 8

Policy G1 Green infrastructure

Policy G4 Open space

Policy G5 Urban greening

Policy G6 Biodiversity and access to nature

Policy G7 Trees and woodlands

#### Chapter 9

Policy SI 1 Improving air quality

Policy SI 2 Minimising greenhouse gas emissions

Policy SI 3 Energy infrastructure

Policy SI 4 Managing heat risk

Policy SI 5 Water infrastructure

Policy SI 6 Digital connectivity infrastructure

Policy SI 7 Reducing waste and supporting the circular economy

Policy SI 8 Waste capacity and net waste self-sufficiency

Policy SI 12 Flood risk management

Policy SI 13 Sustainable drainage

#### Chapter 10

Policy T2 Healthy Streets

Policy T3 Transport capacity, connectivity and safeguarding

Policy T4 Assessing and mitigating transport impacts

Policy T5 Cycling  
Policy T6 Car parking  
Policy T6.1 Residential parking  
Policy T9 Funding transport infrastructure through planning

Chapter 11  
Policy DF1 Delivery of the Plan and Planning Obligations

#### 8.15. 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.

#### 8.16. 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.

Core Policy 4: Housing quality  
Core Policy 5: Housing types  
Core Policy 9: Supporting Community Cohesion  
Core Policy 20: Sustainable Energy use and energy infrastructure  
Core Policy 21: Delivering sustainable water supply, drainage and sewerage infrastructure  
Core Policy 24 : The road network  
Core Policy 25: Pedestrians and cyclists  
Core Policy 28: Managing Flood Risk through Development  
Core Policy 29: Flood Management Infrastructure  
Core Policy 30 : Maintaining and improving the quality of the built and open environment  
Core Policy 31: Built and landscape heritage  
Core Policy 32: Pollution  
Core Policy 36 : Biodiversity  
Core Policy 38: Meridian Water

#### 8.17. 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:

DMD8: General Standards for New Residential Development  
DMD9: Amenity Space

DMD10: Distancing  
DMD 37: Achieving High Quality and Design-Led Development  
DMD 38: Design Process  
DMD 43: Tall Buildings  
DMD45: Parking Standards and Layout  
DMD47: New Road, Access and Servicing  
DMD49: Sustainable Design and Construction Statements  
DMD50: Environmental Assessments Method  
DMD51: Energy Efficiency Standards  
DMD 52: Decentralized energy networks  
DMD53: Low and Zero Carbon Technology  
DMD55: Use of Roof space/ Vertical Surfaces  
DMD58: Water Efficiency  
DMD 61: Managing surface water  
DMD65: Air Quality  
DMD68: Noise  
DMD69: Light Pollution  
DMD 73: Child Play Space  
DMD 78: Nature conservation  
DMD79: Ecological Enhancements  
DMD80: Trees on development sites  
DMD81: Landscaping

#### Enfield Local Plan (Reg 18) 2021

8.5 Enfield Local Plan – Reg 18 Preferred Approach was approved for consultation on 9<sup>th</sup> June 2021. The Reg 18 document sets out the Council’s preferred policy approach together with draft development proposals for several sites. It is Enfield’s Emerging Local Plan.

8.6 As the emerging Local Plan progresses through the plan-making process, the draft policies within it will gain increasing weight, but at this stage it has relatively little weight in the decision-making process.

#### 8.7 Edmonton Leaside Area Action Plan (2020)

Policy EL1: Housing in Meridian Water  
Policy EL2: Economy and Employment in Meridian Water  
Policy EL8: Managing Flood Risk in Meridian Water  
Policy EL10: Urban Grain at Meridian Water  
Policy EL11: Building Form at Meridian Water  
Policy EL12: Public Realm at Meridian Water

#### 8.8 Other Material Considerations

National Planning Practise Guidance (NPPG)  
S106 SPD (2016)  
Enfield Blue and Green Strategy (2021 -2031)  
Natural England Interim Guidance (2019)

### **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 and the Outline Planning Permission. The main issues are considered as follows:

- Outline Planning Permission
- Housing Mix
- Affordable Housing
- Residential Design Standards
- Residential Amenity
- Fire Safety
- Commercial Use
- Design
- Archaeology and Heritage
- Open space/Playspace
- Highways Impacts
- Flood Risk and Drainage
- Ecology
- Landscaping
- Sustainability
- Environmental Statement

#### Outline Planning Permission (OPP)

- 9.2. The principle of development was established by the OPP granted on 31<sup>st</sup> March 2022 (19/02718/RE3) for the development of Phase 2 of Meridian Water. The Phase 2 outline permission allows the delivery of up to 2300 residential units, commercial floorspace, social infrastructure, public open space, car parking and hard and soft landscaping. The OPP was granted following extensive consultation with local residents, the Mayor of London and taking into consideration the relevant national, strategic and local planning policies contained within the Development Plan and the information provided in the Environmental Statement.
- 9.3. The OPP established parameter plans which provide a structure that each development phase within the OPP must adhere to. Each parameter plan relates to a different material planning consideration, as such matters relating to plot boundaries, land use, building heights, parking and protected frontages are set by the parameter plans. For this plot, the approved parameter plans allow a maximum height of 16 storeys, the maximum parking ratio is 0.25 and there are protected frontages on the east and southern boundaries. Furthermore, the shadow S106 sets out the minimum provision of affordable housing and the housing mix for the whole of the Phase 2 site. For affordable housing, the shadow s106 requires a baseline provision (before grant) of 28% by unit number and 31% by habitable room, this is a no less than figure which the Phase 2 development as a whole is required to meet and that as development progresses across the site it must not fall below. In terms of housing mix, the shadow s106 requires the provision of 20% 3 bedroom and 10% 4 bedroom units across the entire Phase 2 development.
- 9.4. This Reserved Matters application must be considered in this context and pursuant to this OPP provides detail in relation to scale, layout, access, external appearance and landscaping within these parameters for Plot Z02\_01. The Reserved Matters application also seeks to discharge a number of conditions as listed within the description of development. The established parameters and principles set out in the OPP take precedence on strategic matters such as quantum and mix or affordable housing and parking.
- 9.5. The OPP was initially considered at planning committee in March 2020 where Members resolved to grant planning permission subject to a number of conditions. Planning permission was formally issued on 31<sup>st</sup> March 2022. However, since then



the Use Class Order 1987 (as amended) has been updated. The changes came into effect on 1st September 2020, and brings together existing classes A1(shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business), including both B1(b) and B1(c), as well as parts of classes D1 (non-residential institutions) and D2 (assembly and leisure) into one single "Class" known as Class E. Given that the OPP was approved using the previous use classes and the Reserved Matters application is governed by the OPP, this application is submitting details in accordance with the parameters that have already been approved; the previous use class order will therefore be applied to this proposal and referred to throughout this report.

- 9.6. This Reserved Matters application is the first phase of residential development. The proposal provides a mixed use residential-led development with commercial floorspace at ground and first floor level. The parameter plans approved as part of the outline allow for a mix of residential and employment uses on plot Z02\_01 which the proposal complies with. However, the ground floor the central element on the western façade is used for servicing whilst the corners provide commercial units. The parameter plans require the predominant use along this frontage to be B1(a)(b) or (c) but due to the servicing requirements of the site, the ratio between commercial and servicing element is closer to 50/50 which is not fully in accordance with the parameter plans. Similarly, the predominant use on the northern façade are residential entrances and refuse and cycle stores whereas the parameter plans require the predominant use to be B1(a)(b) or (c). Lastly, on the first floor the north west corner is proposed as residential however, the parameter plans require this area to be workspace.
- 9.7. Officers acknowledge that as a result of the alterations within this plot, changes will be required to the Phase 2 OPP to ensure the plans and supporting documentation are consistent with the proposed development on plot Z02\_01. The deviations from the parameter plans are considered to be minor and non-material given that they remain within the uses permitted on the plot and the addition of servicing on the ground floor is considered necessary to support both the residential and commercial uses. The principle of development is therefore considered acceptable.

#### Housing Mix

- 9.8. London Plan Policy H10 states that schemes should generally consist of a range of unit sizes and that this should have regard to a number of criteria including robust local evidence, the mix of uses in the scheme, the range of tenures in the scheme, the nature and location of the site, amongst other considerations.
- 9.9. The shadow s106 agreement for the outline planning permission requires the Phase 2 development as whole to provide no less than 20% 3 bed dwellings and 10% 4 bedroom dwellings. Additionally, a housing programme is required to be submitted with each Reserved Matters application to demonstrate how the level of family housing will be met across the development having regard to the proposed unit mix for that particular phase. A schedule of the tenure/mix is also required to be submitted as per Condition 36. The Applicant has provided the below table which sets out the unit mix for this Reserved Matters application:

**MIX BY NO HOMES**

Tenure	1B1P	1B2P	2B3P	2B4P	3B5P	Grand Total
LAR		25	6	23	77	131
LLR	2	23	16	50	4	95
SO	1	16	10	18	3	48
<b>Grand Total</b>	<b>3</b>	<b>64</b>	<b>32</b>	<b>91</b>	<b>84</b>	<b>274</b>

**MIX BY NO HABITABLE ROOMS**

Tenure	1B1P	1B2P	2B3P	2B4P	Grand Total
LAR		50	18	69	445
LLR	2	46	48	150	262
SO	1	32	30	54	129
<b>Grand Total</b>	<b>3</b>	<b>128</b>	<b>96</b>	<b>273</b>	<b>836</b>

- 9.10. The proposal will provide 3 (1%) studio units, 64 (23%) 1 bedroom units, 123 (45%) 2 bedroom units and 84 (31%) 3 bedroom units. The table illustrates that the proposal will provide a reasonable mix of smaller and larger units. According to the Council's Local Housing Needs assessment, affordable/ intermediate 2 bedroom units are a high priority for the Borough. Similarly, intermediate 1 bedroom units are a priority and 3 bedroom units across all tenures are a priority. Noting this, officers are supportive of the range of unit sizes provided as they meet an identified need within the Borough and the mix is in accordance with the terms of the OPP.
- 9.11. In terms of family provision, officers acknowledge that there are no 4 bedroom units within this phase of development. However, the minimum figure set out within the shadow s106 applies to the entire phase 2 site and therefore does not need to be met within this specific phase as long as it is achieved across the wider development. The Housing Programme sets out the indicative unit mix across the outline permission and demonstrates that 20.42% of the units proposed will be 3 beds and 9.67% will be 4 beds. Whilst the individual figure for the 4 bedroom units falls slightly below the 10% requirement, together the 3 and 4 bedroom units equate to 30% family housing across the Phase 2 OPP. Furthermore, the Housing Programme is indicative of future phases and the provision can be continually reviewed to ensure the minimum 10% figure is met as such the proposed unit mix for plot Z02\_01 is considered acceptable.

Affordable Housing

- 9.12. Enfield CS Policy 5 (Housing Types) states that the Council will aim for a boroughwide affordable tenure split of 70% social rented and 30% intermediate. The minimum overall level of affordable housing (before grant) secured through the OPP and shadow s106 is 28% by unit and 31% by habitable room. The aforementioned figures set a baseline for the affordable housing provision without grant funding. However, the shadow s106 requires each phase developer to positively seek to secure grant funding in order to achieve the maximum amount of affordable housing subject to viability. In terms of tenure, the shadow s106 requires 70% of units to be low cost rented housing and a maximum of 30% to be intermediate housing across the Phase 2 outline in accordance with CS Policy 5.

- 9.13. The proposed development seeks to provide 100% affordable housing. The blocks are split by tenure with Blocks A and C comprising London Affordable Rent (LAR), Block B comprising Shared Ownership (SO) and Block D comprising London Living Rent (LLR). The proposed tenure split is currently 48%/53% LAR and 52%/47% LLR/SO by unit number and habitable room respectively. Officers welcome the early delivery of affordable housing on the plot. Whilst the affordable tenure split on this plot in isolation is not consistent with the 70/30 split required by the shadow S106, this obligation relates to the entire Phase 2 outline and not per individual plot. A mixture of affordable tenures on this plot is supported and is within the overall terms of the OPP.
- 9.14. The DRP raised concerns about developing this as a single tenure plot as it was thought that this would preclude the rest of the Phase 2 site from providing a truly mixed and balanced community. Whilst the development is 100% affordable, it does include a range of affordable products, including shared ownership. The Housing Programme also indicates that affordable housing will be evenly distributed across the Phase 2 development. Given the site wide distribution of affordable housing it is considered that overall Phase 2 of Meridian Water will provide a mixed and balanced community notwithstanding that this is a 100% affordable plot.
- 9.15. Residential Design Standards
- 9.16. London Plan Policy D6 sets out criteria for achieving good quality residential development. Minimum space standards are identified in Table 3.1 of the London Plan and detailed design guidance and principles are set out in the Mayor's Housing SPG (2016). Enfield's Development Management Document Policy 8 General Standards for new residential development seeks to ensure that residential developments are of the highest quality and relate well to their setting.

#### *Space Standards*

- 9.17. All housing units will meet or exceed the minimum internal space standards identified in the London Plan and respond to the design principles set out in the Mayor's Housing SPG (2016). All residential units will have access to private balconies which meet or exceed the Mayor's housing space standards contained in the Housing SPG (2016) as well as a podium communal amenity space and public open space.

#### *Dual Aspect*

- 9.18. 95% of the proposed residential apartments are dual aspect, 64% are corner or through units and 31% are provided with projections that enable the inclusion of a window to achieve dual aspect. None of the proposed residential units are north facing single aspect and are therefore in accordance with the London Mayor's Housing SPG and BRE Guidance.

#### *Inclusive Design*

- 9.19. London Plan Policy D7 (Accessible Housing) requires 90% of units to meet M4 (2) (accessible and adaptable) and 10% to meet M4 (3) wheelchair standards. Condition 37 of the outline consent reiterates this policy requirement as does the shadow S106.
- 9.20. There are 28 wheelchair adaptable homes (M4(3)) in this phase of development which are all provided above ground floor level. The M4(3) units are spread across the different tenures with 13 LAR units, 11 LLR units and 4 SO units. In terms of unit

mix, there are 4 x 1 bedroom 2 person units, 17 x 2 bedroom 3 person units and 7 x 3 bedroom 5 person units.

### M43 HOMES

Tenure	1B2P	2B3P	3B5P	Grand Total	%
LAR		6	7	13	10%
LLR		11		11	10%
SO	4			4	10%
Grand Total	4	17	7	28	10%

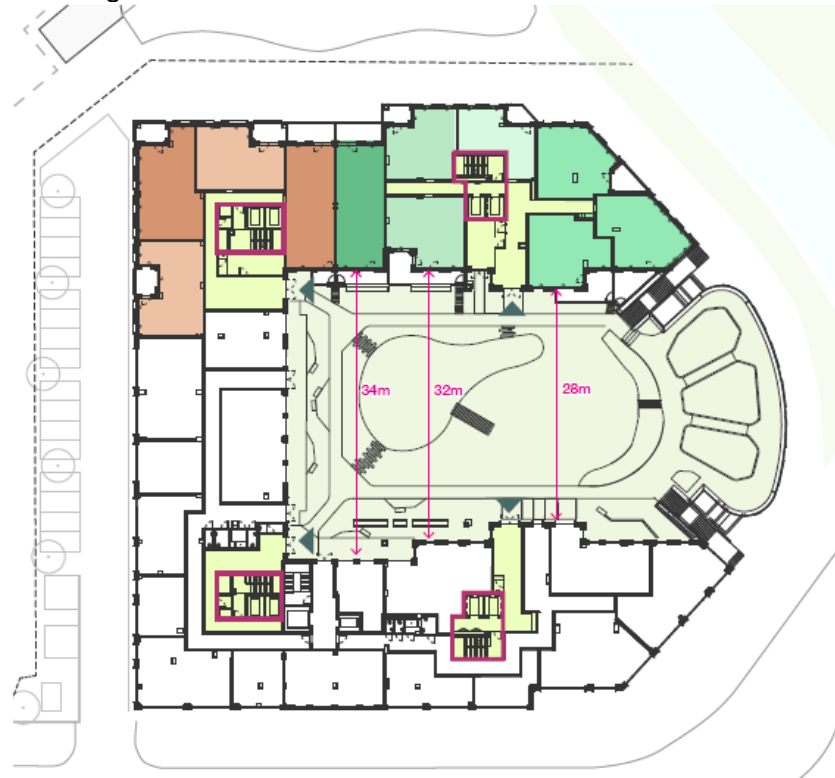
- 9.21. Within the scheme, 90% of the new homes are designed to Part M Category 2, 10% of the new homes are designed to Part M Category 3 in line London Plan Policy D7 (Accessible Housing) and consistent with the terms of the OPP.

#### *Daylight and Sunlight*

- 9.22. A Daylight and Sunlight Assessment has been submitted with the application which sets out daylight and sunlight levels within the proposed residential units and the podium communal amenity area. The report sets out that 95% of the rooms within the development meet the BRE guidance recommendations for Average Daylight Factor (ADF) this is inclusive of studio units, bedrooms and living/kitchen/dining areas. There are 19 bedrooms and 27 living rooms that fall below the BRE target levels for ADF, however, the deviations are marginal and considered less significant as their primary use is for sleeping. In terms of the living rooms, of the 27 that do not meet the criteria 13 of them are within 0.3% of the recommended ADF which officers consider to be a minor transgression. All of the 27 living rooms are located beneath or behind balconies or access decks and officers consider the benefits of having outdoor amenity space to outweigh the reduced ADF for these living rooms considering that it is a very small percentage (3%) of the total rooms in the development.
- 9.23. With respect to sunlight, the report advises that 126 (47%) of the main living rooms achieve the recommended levels of Annual Probable Sunlight Hours (ASPH) and Winter Probable Sunlight Hours (WPSH). However, officers note that 143 (53%) do not meet the recommended levels. The report outlines that this is due to overhanging balconies and the primary orientation of the unit. In the instances where the living areas are overhung by balcony it is considered that the provision of private amenity space is of high value to occupants and therefore outweighs the deficit in ASPH/WPSH. It should be noted that this level of compliance is common on multi-block schemes across London. Officers are satisfied that the proposal has explored all opportunities to maximise the level of daylight/sunlight received for each property, the proposal is therefore considered acceptable in this regard.
- 9.24. In terms of overshadowing, the assessment has reviewed the podium level private space for residents and the ground level public space to determine whether they will meet the 2 hour sun on ground test on 21<sup>st</sup> March. The results from the analysis demonstrate that both areas will receive at least 2 hours of sunlight to over 50% of the amenity space on 21<sup>st</sup> March.

#### *Overlooking*

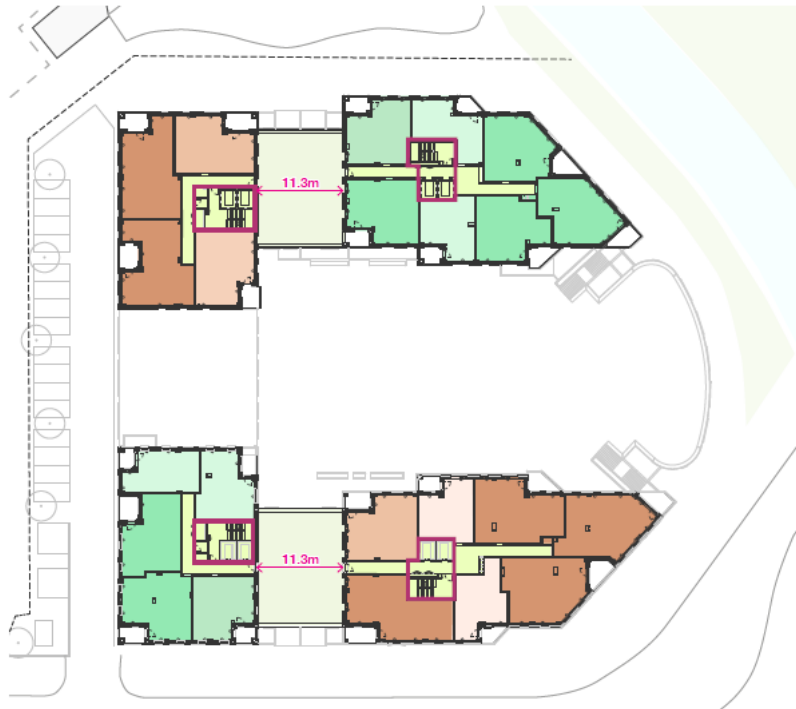
- 9.25. The proposed building is arranged into horseshoe shape with a central courtyard that has no built form along the southern edge. At first floor level there are residential properties on the north side of the building and commercial properties along the south and west. There is a separation distance between 28 – 34m across the podium which provides a generous distance between the residential and commercial units. Additionally, there are planters/planting and low level fences within the landscape design to improve privacy for residents. Furthermore, where balconies or terraces are close together perforated side privacy screens are proposed to enhance privacy and minimise overlooking.



- 9.26. The building is then split on levels 2 to 4 along the western boundary of the site between blocks B and C. The separation distance between the blocks is 18.3m which is considered to minimise overlooking between the apartments and it allows for the provision of a blue/green roof which will serve as visual amenity.



9.27. From level 5 upwards the building is split into 4 blocks (A, B, C and D) with blue/green roofs provided between Blocks A and B and Blocks C and D. The distance between these blocks is 11.3m which is less than the proposed distances on the lower levels. To mitigate overlooking the living spaces located on opposing facades are dual aspect with at least one window that has clear views out, this provides occupants with the option to screen one of the windows to minimise overlooking should they choose.



- 9.28. Overall, officers are satisfied that the separation distances provide adequate privacy and sufficiently prevent overlooking between residential units and commercial properties.

#### Residential Amenity – Future Occupiers

##### *Air Quality*

- 9.29. The applicant submitted an Air Quality Assessment with the application and is seeking to discharge Condition 23 (air quality) of the OPP. The Air Quality Assessment considers the effects that the proposed development will have on existing residential receptors and advises that the overall effect from the traffic generated at the operational phase will not be significant. With respect to future occupiers of the proposed development, the reassessed exposures demonstrate that no exceedances were predicted at the receptor locations for NO<sub>2</sub>, PM<sub>10</sub> or PM<sub>2.5</sub>. Environmental Health have been consulted with respect to this Reserved Matters and are satisfied that the information provided within the Air Quality Assessment is sufficient to discharge Condition 23.

##### *Noise*

- 9.30. A Noise Assessment has been submitted with the planning application to ensure that there is sufficient sound insulation within the development to protect future residents from noise pollution required by Condition 63 of the OPP. The report identifies the dominant noise sources in the sites surroundings as plant equipment from IKEA, the builder's merchants and HGV's on Leaside Road and Angel Edmonton Road. The assessment suggests that despite the external noise levels the proposed development can achieve the required internal noise level standards through the use of suitable glazing configurations with the windows closed. When the windows are open, the noise level limits will be exceeded. As such mechanical ventilation is proposed as mitigation, this allows residents the option to close their windows whilst allowing fresh air into the property and preventing overheating.
- 9.31. In terms of overheating, the assessment concluded that opening windows as a primary means of mitigating overheating at the north, west and south facades would be likely to have a negative impact on residents resulting in sleep disturbance during the night due to noise. For proposed facades facing into the central area of the site noise levels are expected to be significantly lower due to screening from surrounding noise sources provided by the building itself. For dwellings located at these facades, the use of opening windows as a primary means of mitigation for overheating is not likely to result in adverse effect. As noted above, for residents who are unable to open their windows due to noise disturbance the proposed mitigation is to have mechanical ventilation. 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.
- 9.32. In summary, the proposed development would not result in harm to the amenity of future residents within the Phase 2 site and the OPP conditions with respect to air quality and noise can be discharged. Overall, the proposed development is considered to be in accordance with the OPP and the development plan.

##### Fire Safety

- 9.33. Policy D12 of the London Plan states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest

standards of fire safety and ensure that they follow the required criteria. The applicant has submitted a Fire Statement which sets out the main fire safety principles that have been designed into the development.

- 9.34. The Health and Safety Executive (H&SE) is the statutory consultee on matters of fire safety for buildings of 18m or 7 storeys in height, whichever is reached first. The H&SE initially identified issues relating to the single staircase escape route connecting to a covered car park by way of the lobbies. This raised concerns as the adopted fire standard states that only staircases which do not form part of the only escape route from a flat may also serve ancillary accommodation if it is separated from the ancillary accommodation by a protected lobby or protected corridor. As a result, the applicant made amendments to ground floor plans to separate uses in line with fire regulations. The H&SE reviewed these changes and removed objection from its consideration.
- 9.35. Due to the changes to the ground floor layout to ensure fire safety compliance, residents will have to exit the building in order to enter the refuse and cycle stores. As a result, officers consider it necessary to ensure safe well-lit access routes for future occupants of the site. A condition will therefore be attached to the permission requiring details of external lighting.
- 9.36. Having regard to the above, officers are therefore satisfied that the submitted Fire Strategy is in accordance with London Plan Policy D12.

#### Commercial Use

- 9.37. The proposal is seeking to provide 3,017.78sq.m (GIA) of commercial floor space on the ground and first floor levels along the eastern, north western and south western portions of the building. The parameter plans from the outline planning permission set out the suitable uses for this plot as B1(a)(b) and (c). The commercial spaces have therefore been designed to be flexible in order to meet the needs of a wide range of potential operators including office space and workspace. Internally, the commercial units on the ground floor have heights of 4m which will be more suited to workspace operators and the units on the first floor with a lower ceiling height are considered to be more suitable for office space.
- 9.38. The Commercial Marketing Strategy submitted as part of the shadow s106 obligations for the OPP sets out the approach for assessing the demand for workspace and office space in this location. The proposed approach within the strategy is to undertake soft market testing 12 months prior to completion of the RMA phase to promote the opportunity and review market responses. The strategy advises that current research evidence suggests that the provision of light industrial floor space is required in London and it remains crucial to London's economy and culture.
- 9.39. Overall, officers consider the floor space provided and configuration of individual units to provide sufficient flexibility in order to attract a wide range of operators. The proposal is therefore considered acceptable in this regard.

#### Design

- 9.40. London Plan Policy D3 outlines 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 encouraged.



- 9.41. 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.
- 9.42. Policy EL11 of the Edmonton Leaside Area Action Plan requires justification for buildings taller than 10 storeys in height in accordance with Policy DMD 43. The tall buildings assessment must demonstrate the appropriateness of the site for a taller building in terms of its role and contribution to Meridian Water, connectivity, its impact on local communities and the quality of accommodation it will provide.
- 9.43. The design code for the OPP sets out the parameters for plot Z02\_01 within the gasholder plot section. The reserved matters application is broadly in accordance with the urban design principles established within the design code in terms of layout, function and legibility.

#### *Layout*

- 9.44. The building comprises 4 blocks with a central podium that has views out towards the east of the site. The ground floor comprises commercial floorspace along the entire eastern frontage, the majority of the southern façade and the north west corner. The commercial units are considered to successfully create active frontages on the plot and activate the corners of the building. The ground floor also comprises residential entrances for each of the 4 blocks, refuse and cycle stores and parking.

#### *Scale, Height and Massing*

- 9.45. The immediate site surroundings comprise commercial and industrial uses in quite low level buildings. The proposal seeks to provide a building with a maximum height of 16 storeys which officers acknowledged will be larger than the surrounding buildings. However, the proposal should be viewed in the context of the OPP and the overall vision for Meridian Water. The parameter plans for the outline allow heights in excess of 20 storeys as such on the Phase 2 site, the proposal will align with the future context of the area.
- 9.46. The proposal is in excess of 10 storeys and therefore justification is required as to whether the site is suitable to provide a tall building. In terms of visual context, as noted above the current site surroundings comprise low level buildings. However, the OPP has approved heights in excess of 20 storeys within the heart of the development adjacent the Central Spine Road. The sites future context will therefore provide a range of medium to tall buildings. The sites visual impact is therefore considered to have a low impact on the townscape in the context of the approved Phase 2 OPP.
- 9.47. In terms of site connectivity, the location has a PTAL of 2 which is expected to improve due to increase bus connections within the Phase 2 site. Furthermore, new constructed Meridian Water Train Station is in close proximity to the site, with a 5 minute walk time, and there are existing bus stops located on Willoughby Lane and Watermead Way. Additionally, new cycle routes will be provided as part of the OPP and SIW which will provide more access to sustainable methods of transportation. With the proposed improvements, the site connectivity is considered appropriate for a tall building.

- 9.48. Due to the sites location within a former gasholder and wider industrial estate, there are no residential properties within 200m of the site. Noting this, the proposal will not have a negative impact on the amenity of residential properties with respect to daylight/sunlight, overshadowing and loss of privacy. In terms of visual amenity, the proposal provides high quality architecture and public realm enhancements through soft landscaping.
- 9.49. With respect to quality, 95% of the homes are dual aspect and 95% of the rooms within the development meet the BRE guidance recommendations for Average Daylight Factor. The compliance for Annual Probable Sunlight Hours (APSH) is lower at 47% however, this is balanced against the need to provide outdoor amenity space. It is considered that the proposal would provide high quality homes in accordance with the tall buildings policy.
- 9.50. The proposed mass of the building is broken down into 4 distinct elements, allowing visual separation of elements as well as views, light and air to move through the gaps in between. This strategy is supported as it creates more elegant forms and also allows the provision of a high percentage of dual aspect homes. Smaller linking elements provide enclosure to the podium deck on 3 sides which help provide screening as well as providing additional residential accommodation. Their architectural treatment and setbacks make these visually recessive, which is supported. Below is a view of the proposal from the east:



- 9.51. As shown in the image above, the architects have skilfully incorporated variations in the building lines, inset balconies and changes in material pallets to further break down the mass of each of the 4 main building forms.
- 9.52. Overall, the proposal provides a confident, efficient use of land that has created a skilfully crafted and attractive group of buildings. It is officers view that the applicant

has struck the right balance between the provision of homes and responding to the planned context of the development. Officers therefore support the proposed height and massing.

#### *Materials*

- 9.53. The submitted plans show high quality details including window surrounds and the division of the facades into a series of hierarchical grids. Officers consider the success of the scheme depends on these being carried through to construction and the applicant should note that going forward any amendments that seek to reduce the quality of the scheme would not be supported.
- 9.54. Meridian Water is seeking to build a unique character that incorporates its historically industrial nature. The gasholder plot is a part of that history and as such the proposed development has sought to incorporate design features that reference the sites former use. Officers consider that whilst the proposal is of high quality further details are required via condition for the bricks, fenestration and balcony balustrades to ensure that features that will reference the sites historic use as gasholder are captured in the design.
- 9.55. The overall signage strategy is supported however, further details are required with respect to materials, lighting solutions, levels of projection and fixing mechanisms which will be secured via a condition to ensure a common language across the site and to protect the visual appearance of the buildings and public realm.
- 9.56. Overall, the proposal is considered to be in general accordance with the parameter plans in terms of the block heights, massing and the proposed materiality. The proposal provides high quality urban design which is considered to be important given that the proposal is 100% affordable housing and due to it being the first residential phase of the Meridian 2 OPP.

#### Secure by Design

- 9.57. London Plan Policy D11 and Core Policy 9 promote the integration of design measures that create safe and secure environments for the community. This is seen as integral to good design.
- 9.58. The Metropolitan Police were consulted on the application and have raised no objection to the proposals. However, they have requested that a condition be attached to the permission requiring the applicant to achieve Certificate of Compliance to the relevant Secure by Design Guide(s) or alternatively achieve Crime Prevention Standards. A condition is included above.

#### Archaeology and Heritage

- 9.59. The site falls within an Area of Archaeological Importance, as such a condition was attached to the OPP requiring the submission of a written scheme of investigation (WSI) for geoarchaeological borehole sampling. The applicant has submitted a WSI in accordance with condition 35 and it sets out the evaluation strategy and methodology to be used in investigating the site. Historic England have been consulted on the application for discharge of this condition and confirm that the information provided within the WSI is sufficient to discharge the condition.

#### Open Space

- 9.60. London Plan Policy G4, Core Strategy Policy 34 and DMD Policy 71 support the creation of new open space a high-quality public realm to ensure satisfactory levels of provision and address areas of deficiency. The design code for the outline planning permission requires 30% of the site to be open space.
- 9.61. The proposed development is providing 2,179sq.m of open space at ground floor level and 1,693sq.m at first floor level which meets the 30% requirement within the design code. The general design and layout of the podium is also supported. There is a rich mix of play, planting and relaxation areas. Sunlight and daylight penetration meets BRE standards which is a significant achievement for a high density development. Furthermore, there are several views out of the podium which will contribute to creating a pleasant and comfortable space to be in, as well as allowing abundant air movement to help combat overheating and help air quality in the surrounding apartments.
- 9.62. In addition to the above, the provision of the protruding curved space in the east will give all residents the opportunity to enjoy views of the park and Tottenham Marshes in a secure and well-maintained environment. Sections confirm that access is provided near the raised planters in this area to make the most of opportunities for the views and this is supported.
- 9.63. With respect to playspace, the proposed approach is to provide door step play on site for ages 0 – 4. A playable area of 994sq.m has provided within the podium with details of the play equipment including but not limited to a slide, a spinner and chimes provided and supported by officers. The remaining play provision for ages 5-17 will be provided off plot and within the adjacent Brooks Park to be delivered through the Strategic Infrastructure Works. The shadow S106 Agreement requires the submission of a playspace delivery plan to demonstrate how off plot requirements are to be planned and delivered to ensure quality accessible playspaces for future residents across the whole Phase 2 development. The playspace delivery plan identifies an area within Brooks Park to accommodate the required amount of playspace to meet the policy requirements for ages 5-11- and a condition is recommended to require this be provided and details of the equipment to be included shall first be submitted for approval. Off plot provision for 12 and over will be provided by the master developer with the parks to be delivered through the SIW.
- 9.64. Overall, officers are supportive of the provision of high quality outdoor communal amenity and the play provision for under 5's on plot, with the balance being met within the larger areas of parkland approved through the SIW and being delivered across the Phase 2 development. The details submitted with respect to the on plot playspace are also considered sufficient to discharge Condition 40 (Details of laying out/planting of open spaces/ layout and type of play equipment) of the OPP.

#### Meanwhile Security

- 9.65. A Security Statement has been submitted with this Reserved Matters application to comply with Condition 43 (Meanwhile security and condition) of the OPP which requires details of a strategy to deal with the enclosure and treatment of building plots until development commences. The Security Statement sets out the security measures for the site which comprises a double gate with access only from Leaside Road and a strategy to ensure maintenance of the gate should it be required. Officers are satisfied that the information supplied is sufficient to discharge Condition 43.

#### Highways Impacts

- 9.66. 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. Having regard to this, the OPP has accepted a car-lite position for the proposal with a maximum car ratio of 0.25 across the Phase 2 development area.

### Public Transport Capacity

#### *Bus Services*

- 9.67. The site has a PTAL rating of 2 which suggests poor access to sustainable methods of transportation. However, the Transport Assessment prepared 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:

**Table 3.2 Summary of Bus Services Serving Glover Road**

Service	Route	Frequency		
		Mon-Fri (Thurs*)	Sat	Sun
192	Enfield – Edmonton Green – Glover Drive – Tottenham Hale	8	7	4-5
341	Glover Drive – Northumberland Park – Tottenham – Manor House – Angel – Holborn Circus – Waterloo – County Hall	5 – 7 (7*)	5 - 7	5 - 6
34	Barnet – Arnos Grove – Silver Street – A406 -Walthamstow	8 -10	6 - 8	5 - 6
444	Chingford – A406 – Silver Street – Turmpike Lane	5 - 6	5 - 6	4

#### *Rail Services*

- 9.68. 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 Leaside Road and Angel Edmonton Road and is approximately 480m from the site which equates to a 5-6 minute walk. Northumberland Park station is also in close proximity to the site and can be accessed via Willoughby Lane and Park Avenue and is approximately 1.4km from the site which is roughly a 14 minute walk or 5 minute cycle.

#### *Car Parking*

- 9.69. The proposal provides parking along the service road on the western boundary and undercroft parking beneath the podium. There are 43 spaces including 9 DDA compliant spaces and 6 commercial spaces which provides a parking ratio of 0.14 spaces per dwelling. The proposal is encouraged to be car-lite by the current London Plan and the outline planning permission which sets a maximum ratio of 0.25 across Phase 2. The London Plan does not set a minimum standard for car-lite developments and neither does the outline planning permission for Phase 2. The Transport Assessment states that parking has declined since 2011 and current data suggests that the average car ownership is 0.59% per household. Whilst these figures are in excess of the proposed provision, the Phase 2 development and Strategic Infrastructure Works are seeking to improve connectivity across the wider

site and improve access to sustainable methods of transportation. Officers therefore consider the parking ratio appropriate for this phase of the development.

- 9.70. In terms of the commercial parking, the proposal seeks to provide 1 space per 600sqm of floorspace in accordance with London Plan policy. The total floorspace proposed for the commercial aspect is 3,017.78sqm which requires 5 parking spaces, the provision of 6 spaces is therefore considered acceptable.

#### *Disabled Parking*

- 9.71. London Plan Policy T6.1 outlines that where a proposal has 10 or more units the developer should ensure that for three per cent of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset. The policy further states that the applicant should demonstrate as part of the Parking Design and Management Plan, how an additional seven per cent of dwellings could be provided with one designated disabled persons parking space per dwelling in future upon request as soon as existing provision is insufficient. This should be secured at the planning stage.
- 9.72. The proposal is providing 9 DDA compliant spaces within the under-croft parking which equates 3% of the total provision and is therefore policy compliant. In terms of the additional 7% there is insufficient space on the site to provide additional DDA compliant parking without comprising the overall level of general parking spaces provided. The applicant has been asked to test what maximum number of disabled spaces could be provided and an update will be provided.

#### *Cycling*

- 9.73. Residential and commercial cycle parking spaces are located on the ground floor and distributed in 5 cycle stores adjacent to the residential cores. Cycle parking has been provided for both short and long term uses. Short stay cycle parking and visitor parking has been located close to attractors such as the central public realm at the southern end of the site, whilst long stay cycle parking for residents has been identified within bike storage areas placed within the building.
- 9.74. In terms of quantum, the proposal includes 521 spaces for the residential units, 513 of these are long stay and 8 are short stay spaces. The commercial floorspace is provided with 16 cycle spaces in total, 13 of these are long stay spaces whilst 3 are short stay spaces. The provision complies with the London Plan requirements and Condition 57 OPP and is therefore considered acceptable.

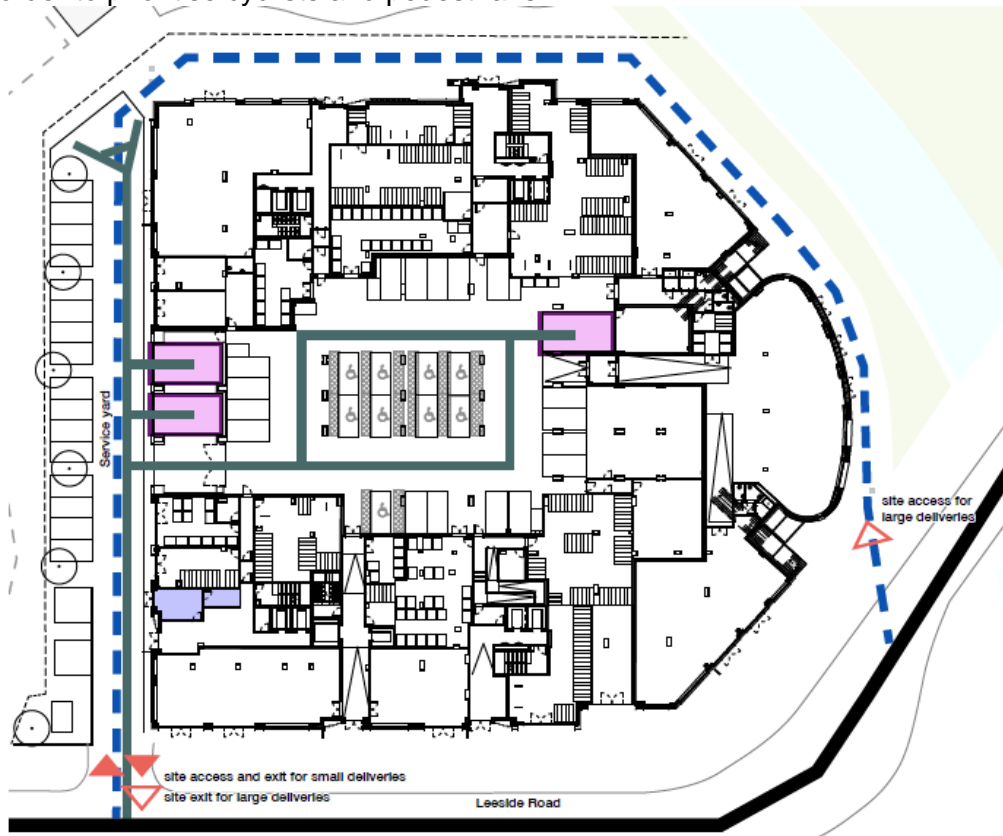
#### Access

- 9.75. In terms of access, as part of the Strategic Infrastructure Works a cycle route will be provided along Leaside Road to the south of the site. The cycle route is also shown on the parameter plans for the OPP. Leaside Road will also incorporate a main pedestrian route which will enable residents to approach the building entrances from Leaside Road. Each of the 4 residential blocks has its own entrance with additional separate entrance for the commercial units.

#### *Deliveries & Servicing*

- 9.76. In terms of deliveries to residential properties once the development is occupied, the Transport Assessment sets out that it expects these deliveries to be carried out by Light Goods Vehicles (LGVs) similar to Amazon and Tesco vans. The proposals

provide 3 loading bays and access into the site is proposed via the Pymmes Brook entrance for large vehicles who will follow an anti-clockwise route and exit via the service yard onto Leaside Road; small to medium vans will enter and exit the site via the service yard along the south western boundary of the site. There will be an onsite management office to monitor vehicle access into the site and vehicle access beyond the northern end of the service yard will be limited by the use of automatic bollards in order to prioritise cyclists and pedestrians.



9.77. Refuse stores are located on the ground floor and are separated for the commercial and residential uses. The residential bin stores comprise general waste bins at 1,100L, recycling bins at 1,280L and shared food waste bins which the Waste Team have recommended are 140L containers. With respect to the quantum of residential bins, the Waste Team are satisfied that the provision will meet the needs of future occupiers. The refuse strategy for the site involves a managed solution whereby bin stores are emptied into collection areas on collection days by a private contractor. The refuse truck will enter the site from the Pymmes Brook access point and exit via the service road on the western boundary of the site onto Leaside Road. Some concerns have been raised with respect to the managed solution, with Waste Officers noting that it will take a significant amount of time to collect the waste and this could result in the podium access being blocked during this time. As such a site waste management strategy will be resubmitted prior to the commencement of the development to ensure the managed solution is effective and that the waste strategy accords with the waste hierarchy in the London Plan and the Local Plan.

#### *Trip Generation*

9.78. 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 62 vehicular trips per day during peak hours. The assessment notes that the trip generation is based on existing sites from TRICS and therefore may vary



slightly to the actual site. In order to mitigate this, car ownership data and onsite parking provision was included to provide a more realistic calculation which suggested that on average the site would produce 72 movements per day or 2 movements per day per space between 7am – 7pm. Officers consider the level of vehicle trips generated to be commensurate with the scale of the development and level of parking provided.

### Flood Risk and Drainage

- 9.79. 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.
- 9.80. 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).
- 9.81. A Flood Risk Assessment (FRA) and Drainage Strategy were submitted with the planning application. The gasholder site falls within Flood Zone 2 which is defined by the Environment Agency as land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding. Notwithstanding this, the updated modelling conducted by ARUP for the OPP confirms the site is not within the fluvial flood plain for the 1 in 100-year storm event plus 35% climate change. The FRA has been submitted with the view to discharge conditions 15, 20 and 32 of the OPP which relate to flood storage area, SuDS/infiltration and surface water and drainage. In terms of flood risk, the Environment Agency (EA) have reviewed the FRA and are satisfied that the proposal will not result in the loss of flood storage area, the condition can therefore be discharged.
- 9.82. With respect to SuDS the Water Management team have recommended that condition 32 (Surface water/infiltration and drainage management plan) of the OPP is not discharged until further information relating to when certain SuDS features will become activated is provided. The discussions are still on-going, and the outcome will determine whether or not the condition can be discharged.

### Ecology

- 9.83. The proposals seek to maintain and provide new opportunities for wildlife within the site in accordance with national and local planning policy and guidance. The OPP sought to secure ecological enhancements to the whole of the Phase 2 site and as such attached conditions to the permission requiring each phase to ensure improvements to biodiversity and to demonstrate how existing habitats would be preserved and how new habitats would be created. An Ecological Assessment has been submitted with this application to ensure compliance with conditions 47 (Details of biodiverse/green roofs per phase in compliance with Design Code/ongoing maintenance and management) and 48 (Biodiversity enhancements per phase).
- 9.84. The proposal includes green/blue biodiverse roofing systems on the main roofs for Blocks A, C and D and the podium area. The podium area has depths of 500mm which is sufficient to provide bio-retention areas in the form of rain gardens and swales. The rain gardens will collect flows from the surrounding hard paved areas



and adjacent buildings and will help to significantly reduce runoff during small storm events. The rain gardens will be allowed to infiltrate down and connect to the blue roof and surface water drainage systems below, which will in turn be connected to the high-level surface water drainage system.

- 9.85. In terms of Condition 48, the Ecological Assessment states that the landscaping strategy has incorporated native and fruit-bearing species to provide further opportunities for wildlife. The assessment also states that the landscape design incorporates new habitats into the site including rain gardens, green roofs, wetland planting and wildflower meadow planting which has great benefits for pollinators. The new planting consists of native and non-native species which will also provide increased opportunities for foraging and nestling wildlife. Officers consider the proposed development to provide the necessary ecological enhancements required by the OPP, the information submitted is therefore considered sufficient to discharge Condition 48.

*Impact to Epping Forest Special Area of Conservation (SAC)*

- 9.86. Natural England informed Councils on 20th September 2018 about the establishment of the Epping Forest Special Area of Conservation (SAC) Strategic Mitigation Strategy. Natural England have established a recreational 'Zone of Influence'. Any residential development (proposing 100 plus units) within 6.2km of the SAC is required to deliver a package of avoidance and mitigation measures as well as make a financial contribution to strategic measures as set out within the costed Strategic Access Management Measures. This is to adequately mitigate, on a site by site basis, any recreational impact on the SAC that is located within the Zone of Influence.
- 9.87. Natural England were consulted on the OPP and a number of measures were subsequently required as obligations for future plots within the shadow S106 agreement. The agreed measures included a SAMM contribution of £14 per residential unit, and a SANG Management Plan which sets out suitable alternative green space to Epping Forest.
- 9.88. Natural England were consulted on this application and advised that although mitigations measures had been agreed with the outline the proposal is required to submit an appropriate assessment. In line with this, the Applicant has submitted a Shadow Habitats Regulation Assessment which Natural England have confirmed they are satisfied with. This is being reviewed by an independent ecologist on behalf of the Council and an update will be provided at the meeting.

*Urban Greening Factor (UGF)*

- 9.89. Policy G5 of the London Plan sets an Urban Greening Factor target score of 0.4. Condition 76 (Urban Greening Factor) of the OPP also requires a minimum UGF score of 0.4. The applicant has provided an Urban Greening Factor calculation included in the Landscape Design Statement submitted with the application which provides a score of 0.48. Officers are satisfied with this figure given that it exceeds the London Plan target for residential development. Additionally, the information is sufficiently clear in demonstrating how the UGF will be achieved for this phase of development, officers are therefore satisfied that Condition 76 can be discharged.
- 9.90. Overall, the proposal is considered to respect the natural environment and enhance the ecological value and biodiversity of the site through the provision of soft landscaped areas which provide new habitats for wildlife, the proposal is therefore supported in this regard.

### Landscaping

- 9.91. The western boundary of the site is relatively constrained by the need to provide parking and servicing functions. The use of a shared surface is supported by officers as this reduces the amount of hard standing required and frees up space for planting. Additionally, the introduction of small planters along the edge of the building provides more greening and softens the appearance of the building.
- 9.92. The western boundary of the site has views over the IKEA service yard which is quite a harsh environment with predominantly hard standing. The proposal provides trees between the parking areas which is supported however, more greening is required to mitigate the dominance of hard standing and parked cars within the site and the IKEA service area. The DAS indicates that a green wall could be provided however, there are currently no details of this, and the opacity of the boundary treatment is unclear. As such, a condition will be added to the decision requiring further details of this area to ensure that sufficient screening is achieved.
- 9.93. In terms of the northern access, officers have encouraged engagement with IKEA to provide an access through the IKEA service road to the north. Officers consider this route to provide a less polluted, better surveilled and more convenient route to the station and retail facilities. It will also set up the conditions for the provision of a street network should the IKEA site come forward for development. Officers acknowledged that removal of the fence and securing access to this street is not within the applicant's gift. Notwithstanding this, the Council are in discussions with IKEA in order to try and secure the access route for pedestrian use in the future. The proposed interim solution - to provide a fence at this stage but anticipate future connections which have been safeguarded by providing access along desire lines to residential cores- is therefore supported.
- 9.94. The eastern boundary has several competing uses, it must accommodate the refuse vehicle, employment spill out and pedestrian movements. However, the proposals strike a good balance between these requirements and the space should be viewed in the context of strong visual connections to the park opposite. Furthermore, the placement of the totems, following the curve of the podium, are strongly supported. These are a key element in reinforcing the character and identity of the site, referencing the historic use as a gas holder. Overall, officers are supportive of the landscaping approach subject to the details requested via condition.

### Sustainability and Climate Change

- 9.95. 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.
- 9.96. London Plan Policy SI 2 states that the Mayor of London is committed to London becoming a zero-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.

- 9.97. 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.
- 9.98. 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 national 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 CO<sub>2</sub> emissions and outlines the energy hierarchy that should be followed.
- 9.99. In addition to adhering to the policies outlined above the proposal is seeking to discharge Conditions 49 (Energy statement per phase, to include overheating and cooling) Condition 50 (Renewable Energy Technologies-provision/maintenance/noise assessment per phase) and Condition 53 (Agent of Change) from the OPP with the Reserved Matters.

#### *Minimising Greenhouse Emissions*

- 9.100. An Energy Statement was submitted with the Reserved Matters 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.
- 9.101. With respect to Be Lean, the proposed development has been designed to have a highly efficient envelope and passive strategies have been included in the design where possible. The passive strategies include optimising the orientation and form of the building and using building fabric with high thermal performance. Following the passive measures, the next stage in the hierarchy is to use ‘active design’ use energy efficient building services systems, low energy lighting and controls throughout the scheme to reduce fuel consumption. The measures proposed include space heating which involves connecting the development to the Meridian Water Heat Network to supply space heating and hot water to all residential and commercial units with low carbon heat. Additional measures include providing fresh air via mechanical ventilation units with heat recovery and low energy light fittings.
- 9.102. In terms of Be Clean, the proposal as been designed to allow for a future connection to the proposed Meridian Water Heat Network. The statement advises the connection provides potential to take very low carbon waste heat from new Energy Recovery Facility at Edmonton EcoPark. The Be Green stage seeks to further reduce emissions from the development through the use of renewable energy systems. A number of renewable technologies were assessed for use at the site and photovoltaics (PV panels) were identified as being the most appropriate for the development and have been placed on the top floor roof areas for each of the blocks.
- Overheating*
- 9.103. The proposal has been designed to follow the cooling hierarchy as required by the London Plan Policy SI4 on managing heat risk. The following measures have been incorporated into the development to maintain thermal comfort; openable windows are included to allow natural ventilation, additional flow rates can be also be provided via the mechanical ventilation and for bedrooms/studios that have windows on noise affected elevations additional mechanical air supply and extract is provided to remove

excessive heat gains. Officers consider the measures proposed appropriate to address the issue of overheating on the site.

- 9.104. In summary, the Energy Statement provides an appropriate sustainability strategy that outlines the developments response to climate change and reducing carbon emissions. The Council's Sustainability Team have also been consulted with respect to the proposals and are satisfied that the information submitted is sufficient to discharge the relevant conditions.

#### Detailed Phasing Plan

- 9.105. Condition 11 of the Outline Planning Permission requires the submission of a detailed phasing plan with each reserved matters application which sets out the timescales for delivery and construction. The Applicant has provided a plan which clearly sets out the timescales for delivery of the public realm, access routes and construction. Officers are satisfied that the information provided is sufficient to discharge the condition.

#### Green Procurement Plan

- 9.106. The Green Procurement Plan submitted with this Reserved Matters application outlines that there is a commitment to minimising waste during construction and the use of renewable and recycled materials will be promoted. It is considered that the strategy accords with the objective of Condition 31 (Green Procurement Plan) of the OPP and can be discharged.

#### Wind

- 9.107. An Environmental Impact Assessment was submitted with the OPP and in response to the wind section the requirement of the OPP is that a wind tunnel model or Computational Fluid Dynamics (CFD) modelling should be submitted with the detailed stage of design along with details of any mitigation needed to achieve an acceptable microclimate within the development. The applicant has submitted a CFD report which sets out the microclimatic conditions across the development. The report outlines that mitigation measures will be required in the form of screens, planting and canopies in certain locations. Further tests are required to be undertaken and it is confirmed that these will likely result in further mitigation measures to provide an acceptable microclimate within the site. The wind consultant and the architects have been working together to provide suitably designed solutions that compliment the proposed development. Notwithstanding this, a condition will be attached to the permission requiring details of the proposed further mitigation to ensure they accord with the design principles for the site and address the microclimatic conditions identified to ensure a suitable environment for future residents.

#### Environmental Statement

- 9.108. A Statement of Compliance has been submitted with this Reserved Matter application which reviews the significance of the effects within the Environmental Statement (ES) submitted with the OPP in 2019 to identify whether they provide a sound basis to understand the likely significant effects of the proposed development. The Statement of Compliance concludes that the proposals are within the parameters of the 2019 ES and no further ES or ES Addendum is required to understand the likely significant effects of the Reserved Matter proposals.

#### Discharge of conditions

9.109. As this is a reserved matters application, the relevant conditions imposed at the outlined stage remain applicable.

9.110. This application proposes the discharge of the following planning conditions that formed part of original outline application (19/02718/RE3):

- Condition 9 (design code compliance)
- Condition 11 (detailed phasing plan)
- Condition 15 (Flooding)
- Condition 23 (Air Quality)
- Condition 27 (Architectural Detail)
- Condition 29 (Shopfront/signage strategy for retail/leisure/community space)
- Condition 31 (Green Procurement Plan)
- Condition 32 (Surface water/infiltration and drainage management plan)
- Condition 35 (Archaeology) – Approved by Glass
- Condition 36 (Schedule of tenure/mix per phase)
- Condition 37 (Compliance with inclusive access requirements M4(2) (90%) and M4(3) (10%))
- Condition 39 (Public realm strategy - hard and soft landscaping/traffic calming/ street furniture etc)
- Condition 40 (Details of laying out/planting of open spaces/ layout and type of play equipment)
- Condition 43 (Meanwhile security and condition)
- Condition 47 (Details of biodiverse/green roofs per phase in compliance with Design Code/ongoing maintenance and management)
- Condition 48 (Biodiversity enhancements per phase)
- Condition 49 (Energy statement per phase, to include overheating and cooling)
- Condition 50 (Renewable Energy Technologies-provision/maintenance/noise assessment per phase)
- Condition 52 (detailed assessment of wind effects and related mitigation)
- Condition 53 (Agent of Change)
- Condition 54 (Daylight/Sunlight)
- Condition 57 (Cycle parking)
- Condition 58 (Car parking)
- Condition 60 (Details of all access points to the site - materials/detailing)
- Condition 61 (Refuse Facilities)
- Condition 63 (Sound Insulation)
- Condition 76 (Urban Greening Factor)
- Condition 77 (Fire Statement)
- Condition 80 (EIA compliance)

9.111. The issues around the discharge of each of these conditions have been discussed in the appropriate section of this report and officers have concluded that sufficient information has been submitted to approve the discharge of these conditions.

## **10. Community Infrastructure Levy**

10.1 Both Enfield CIL and Mayor of London CIL (MCIL) would be payable on this scheme. The Meridian Water Masterplan area is charged at a nil rate for residential development, therefore the residential floorspace incurs £0 in Enfield CIL. Non-residential and commercial floorspace is charged at the standard borough-wide rate.

A formal determination of the CIL liability would be made when a Liability Notice is issued should this application be approved.

## **11. Conclusion**

- 11.1. The principle of development has been established on the site by the OPP. The Reserved Matters application has provided the details for Plot Z02-01 which is a mixed use residential-led development. The proposed use of the site for residential and commercial workspace is supported and in accordance with the outline permission parameter plans.
- 11.2. The proposal is providing high quality design that makes references to the former industrial nature of the site which is supported. The proposal also offers public realm improvements through planting, new seating areas and viewing platforms to the east across Pymmes Brook.
- 11.3. The provision of 100% affordable housing and 30% family housing is supported as it provides homes that address the Borough's greatest need. The homes are also of high quality with 95% of them being dual aspect and all of them benefiting from private amenity space in the form of balcony/terrace and communal amenity space on the first floor podium.
- 11.4. Further to the above the proposal is improving the biodiversity and ecology of the site through the planting of new trees, rain gardens and climbing plants. The proposed soft landscaping features also provide sustainable drainage which is supported.
- 11.5. Overall, the proposal are considered to be compliant with both the strategic and local planning policy frameworks and are supported by officers with significant weight attributed to the provision of high quality affordable housing.