

## **BRIEFING NOTE**

**FOR THE ATTENTION OF:**  
Environment Forum

**For Comment**

**Subject / Title:**

**Edmonton Green Shopping Centre**

**Date: 22/02/2023**

**Officer Contact Details:**

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### **1.0 Background**

- 1.1 Planning permission was granted on 22 November 2023 for the redevelopment of the Edmonton Green Shopping Centre and adjoining land. The adjoining land is bounded by Fore Street, The Broadway, Hertford Road, Monmouth Road and Plevna Road. The applicant is Crosstree (hereafter known as the 'Applicant')
- 1.2 The description of development on the decision notice is:

*HYBRID PLANNING APPLICATION for the following: DETAILED planning application for Phase 1, for the demolition of the existing car park, access road and parking ramp that serves the roof of 1 West Mall, Edmonton, London N9 0AL (Asda) building and structures for erection of mixed-use buildings providing ground floor flexible commercial use floorspace (use class E), residential units (use class C3), infrastructure landscaped amenity space, car parking, cycle parking and associated works; and A phased OUTLINE planning application (Phases 2-4) (all matters reserved) for the balance of the site for: 1. The proposed demolition of buildings and structures; 2. The erection of buildings, including tall buildings, and works of alteration to existing buildings for the following uses: a) Flexible Commercial Floorspace (Use Class E); b) Bars/drinking establishments, Hot Food Takeaways and Leisure Uses (Use Class Sui Generis); c) Covered Market (Use Class E); d) Community and Leisure (Use Classes F1, F2 and Sui Generis); e) Residential Floorspace and the remodelling of existing residential entrance space for Grampian, Mendip and Pennine Houses (Use Class C3); 3. Associated infrastructure; 4. Streets, open spaces, landscaping and public realm; 5. Car, motorcycle and bicycle*

*parking spaces and delivery/servicing spaces; 6. Utilities including electricity substations; and 7. Other works incidental to the proposed development. An Environmental Statement (and Addendum), including an updated non-technical summary, also accompanies the planning application in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).*

- 1.3 Phase 1 has detailed planning permission, whereas Phases 2, 3, and 4 have outline planning permission with all matters reserved.
- 1.4 There is currently a Judicial Review (JR) of the planning permission that has been brought by Asda. The outcome of this is likely to be known in spring or early summer 2023.

## **2.0 Timescales**

- 2.1 Development has yet to commence. Before development can commence the Applicant would need to discharge the relevant pre-commencement planning conditions and planning obligations within the Section 106, and pay the relevant Community Infrastructure Levy (CIL) liabilities. At this point Phase 1 could then come forward as detailed planning permission has been granted for it.
- 2.2 Before Phases 2, 3, and 4 could come forward the reserved matters would need to be submitted and approved. These would be subject to public consultation, and they would include details of layout, scale, appearance, access, and landscaping. Any approval would potentially also include further conditions that would need to be discharged. Planning obligations and CIL liabilities would also need to be paid before development could commence.
- 2.3 As part of the planning application the applicant provided details of an indicative timescale, which would be delivered over an approximate 12 year construction period, which is summarised below:
  - Phase 1A/B – Spring/summer 2023 to winter 2025
  - Phase 2A/B – Summer 2024 to spring 2027
  - Phase 3A/B – Spring 2028 to summer 2031
  - Phase 4A/B – Summer 2023 to spring 2035
- 2.4 The above timescale is not currently being met, and a condition on the planning permission requires the Applicant to submit a detailed and updated phasing plan to the Council for approval. This has not yet been received, but when it is it is expected to revise these dates.

- 2.5 Therefore, there is no current indication of when the planning permission will be implemented.

### **3.0 Community Benefit**

- 3.1 Acknowledging some of the community facilities currently on site, the planning permission makes provision for replacement floorspace to be provided, and in some instances new facilities that would benefit the local community. Most of this would affect the later phases of the proposed development and so there are not detailed designs as yet. However, they would come forward as part of the reserved matters applications and obligations in the Section 106 legal agreement commit the Applicant to providing certain facilities including specifying the floor areas.
- 3.2 Although part of the commercial offer, the proposal includes a Market Hall in Phase 3 which is intended to be the central hub of the town centre. Market stalls would be provided in a public square where cafes are intended to be located with outdoor seating. Events could also take place in the public square.
- 3.3 Detailed drawings of Phases 2, 3, and 4 are not yet available, but the Section 106 legal agreement to accompany the planning permission includes obligations on community facilities to ensure that what is currently on site is re-provided. This includes:
- Mendip House Community Arts Space (Plot 8)
  - Edmonton Green Library (Plots 5, 6 or 7)
  - Green Towers Community Centre, Plevna Road (Plots 5, 6 or 7)
  - Publicly Accessible Toilets (Phase 3)
  - Shopmobility Facility (Plot 4)
  - Community Theatre Floorspace (Plots 5, 6 or 7)
- 3.4 The complexities of delivering a phased development where some facilities need to be re-provided means that some interim facilities would need to be provided before a permanent facility is provided, but the Section 106 legal agreement anticipates this and includes appropriate provision.
- 3.5 Other improvements discussed in Section 4.0 below would also have some community benefit.

### **4.0 Environment**

- 4.1 The environmental impact of the development was carefully considered prior to planning permission being granted. The Mayor of London's Energy Hierarchy was used to measure the potential savings when compared to the Building Regulations 2013. Phase 1

would see a 75% saving, and Phases 2, 3 and 4 would collectively see a 62% saving.

- 4.2 There is currently a low amount of habitat on the site to support biodiversity and so the proposed development represents an opportunity to incorporate habitats through landscaping. As approved, there is an 861% increase in habitats and a 96% increase in hedgerows.
- 4.3 Salmons Brook is currently culverted beneath the site and beyond. The proposed development makes provision in Phase 3 for part of Salmons Brook to be de-culverted. In order to alleviate potential flood risk on the site a scheme to create a 'floodable landscape' on Edmonton Green has been agreed to be provided. This would include flood storage, swales, and an enhanced riparian environment. This would also contribute towards a more natural environment for residents to enjoy, including a fitness trail and outdoor equipment and a new natural play area.