



London Borough of Enfield

Title:	Meridian West Supplementary Planning Document (SPD)
Report to:	Cabinet
Date of Report briefing:	Leader's briefing 19 th April 2023
Cabinet Member:	Cabinet decision
Directors:	Brett Leahy, Director of Planning and Growth Sarah Cary, Executive Director of Place
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Ward(s) affected:	Upper Edmonton
Key Decision Number	KD5600
Implementation date, if not called in:	19 th June 2023
Classification:	Part I Public
Reason for exemption	

Purpose of Report

1. This report recommends Cabinet to approve the Meridian West Bank Supplementary Planning Document (MW SPD) for adoption in accordance with Regulation 14 of the Town & Country Planning (Local Planning) (England) Regulations 2012 as amended. The MW SPD will help to coordinate development across the Meridian West area, providing more detail to supplement the policies and proposals contained in the development plan. Once adopted, MW SPD will be a material consideration in the determination of planning applications.

Recommendations

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| <ol style="list-style-type: none">I. Cabinet is recommended to approve the Meridian West Supplementary Planning Document for adoption set out in Appendix 1. |
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Background and Options

2. A Supplementary Planning Document (SPD) is needed for Meridian West to ensure coordinated development, including the identification of infrastructure contributions to avoid poor quality fragmented development, facilitate the delivery of a comprehensively planned area and provide greater guidance and to facilitate high quality design, infrastructure provision and placemaking to secure maximum benefits for the wider community. The production of the MW SPD was envisaged by both the Core Strategy and Edmonton Leaside Area Action Plan (ELAAP).
3. SPDs are used as a material consideration in determining planning applications; however, they are not part of the Development Plan, but are linked to a specific policy in the Local Plan. The National Planning Policy Framework 2021 (NPPF) requires SPDs to only provide further detail to Local Plan policies to help applicants make successful applications or aid infrastructure delivery.
4. The MW SPD area is surrounded by land uses which present compatibility challenges with high density new homes. There are 19 safeguarded waste management sites in the vicinity, as well as three priority search areas for new waste management facilities, which have been designated as part of the recently adopted North London Waste Plan (NLWP 2022). Strategic Industrial Land lies to the north, south (in LB Haringey) and further east (in LB Waltham Forest). In order to realise ELAAP's ambition that industrial estates can continue to thrive, further guidance is required to manage interfaces and proactively overcome 'bad neighbour' conflicts.
5. The vicinity of the site is rich in natural assets – Salmons and Pymmes Brooks, the Lee Navigation and the Lee Valley Regional Park are close by. Providing further planning guidance will help development make the most of these assets, enhancing their biodiversity and recreation value and helping to link Edmonton to the Lee Valley Regional Park.
6. By providing further guidance on the creation of a new local centre at Meridian West, the MW SPD will ensure the creation of a multifunctional hub,

where existing and future residents can exploit future job opportunities in a range of economic sectors, helping to deliver on the ambitions set out in ELAAP.

7. As such, further planning guidance is required to manage this growth to ensure the provision of affordable housing and infrastructure is planned for and delivered to support existing and future residents while creating a liveable and vibrant place.
8. The role of the MW SPD is to optimise the delivery of new development and secure community benefits for the borough by:
 - Ensuring good quality placemaking, helping to deliver new homes and workspaces;
 - Managing interfaces to ensure that all land uses in the area can thrive;
 - Coordinating the provision of new public open spaces and improved links to the area's natural context;
 - Identifying, planning and delivering social and physical infrastructure including public transport, schools and health facilities; and
 - Coordinating planning contributions.
9. A draft Screening Report was produced in August 2021 to determine if significant environmental effects would be likely. The report concluded with the Council's preliminary view that the draft MW SPD would be unlikely to give rise to significant environmental effects. The Council consulted with the relevant bodies (namely the Environment Agency, Historic England and Natural England) on the preliminary screening assessment outcome. No responses were received contrary to this view.
10. On the basis of responses received, the Council has confirmed its view that the MW SPD is unlikely to give rise to significant environmental effects, and a Strategic Environmental Assessment is therefore not considered necessary. A formal statement of determination and a final screening report is attached as Appendix B.
11. The content of the MW SPD has been developed to supplement the current planning policies in place. It provides clear and concise guidance to aid the delivery of new development and capture community benefits. It consists of the following guiding sections:
 - 1.0 Introduction
 - 2.0 Context
 - 3.0 Vision
 - 4.0 Guiding principles
 - 5.0 Infrastructure delivery
12. SPDs undergo a much simpler preparation process than Development Plan Documents and are not subject to scrutiny by an independent inspector.

However, they are subject to statutory preparation procedures in accordance with Regulations 11-14 of the Town and Country Planning (Local Planning) (England) Regulations (2012) and statutory public consultation must be undertaken in accordance with the [Council's Statement of Community Involvement \(SCI\)](#).

13. At its meeting on 12 October 2022, Cabinet approved the draft MW SPD for public consultation for a period of six weeks, exceeding the statutory minimum of four weeks. The public consultation commenced on 9th November 2022 and ran until 14th December 2022.

14. A total of 20 representations were received from a range of 19 organisations and one individual. Responses have been collated and a full account of the consultation is provided in the Consultation Statement (see Appendix C).

15. In summary, the main changes made to the MW SPD following the above consultation are as follows:

- Further material on the mitigation of transport impacts (in response to LB Haringey comments).
- Refinement of blue-green infrastructure section (in response to comments from several statutory stakeholders).
- Removal of the tall buildings definition, clarification that the guiding principle interprets existing policy, and added policy references in relation to proposed tall building locations (in response to GLA comments).

16. The full range of changes made to the MW SPD in response to representations received are set out in full in the Consultation Statement (Appendix C).

17. Consideration was given to the following options:

Table 1: Options considered

Options	Comments
<p>Option A: Adopt the draft MW SPD in June 2023.</p> <p>This is the recommended option</p>	<p>Policy EL6 of ELAAP and paragraph 9.17 of the Core Strategy indicates that an SPD will be produced.</p> <p>The SPD provides the opportunity to ensure that development in the area comes forward in a strategic and comprehensive manner. It will set design principles to ensure coordinated and high-quality development across the Meridian West, outline other requirements and principles for development and set out the infrastructure requirements for development of the area and how they can be delivered in a timely manner.</p>
<p>To not adopt the draft MW</p>	<p>This approach would result in an</p>

Options	Comments
<p>SPD.</p> <p>This is not a recommended option</p>	<p>uncoordinated approach to development across the area. It is likely to result in a lack of coordination of key infrastructure provision with the risk that not all infrastructure is provided, or it is not provided for in a timely manner. It also risks the lack of joined up thinking in relation to key design principles across the area.</p>
<p>To delay the adoption of the SPD.</p> <p>This is not a recommended option.</p>	<p>This option was not pursued as it would not help the council address the pressing housing crisis or adequately deal with the risk of piecemeal poor-quality planning applications. The Government have also advised Local Planning authorities (through a Chief Planner's letter) not to delay and to carry on with plan-making despite wider uncertainties raised by potential changes to the planning system.</p>

Preferred Option and Reasons for Preferred Option

18. Adoption of the MW SPD will enable the Council to set a clear direction of travel, indicating the Council's ambitions for the type and quality of development it expects in the Meridian West area and how it expects the interfaces between various land uses to be managed. The MW SPD adds detailed specific guidance to the policy framework for Meridian West and will help ensure development:

- Aligns with the principles of positive placemaking;
- Reduces the risk associated with uncoordinated speculative ad-hoc planning applications;
- Is properly integrated with its surroundings, minimising the risk of 'bad neighbour' impacts;
- Plans for and delivers infrastructure to support existing and future residents; and
- Creates a liveable and vibrant place.

Relevance to Council Plans and Strategies

19. The MW SPD will contribute to the delivery of the following Enfield Council Plan 2023-26 priorities:

- **'Clean and green places'**

Provide the guidance for improved blue-green connections, effectively knitting in MW to surrounding habitats through the provision of new and restored blue-green spaces, delivering an uplift in biodiversity. Support

active and low-carbon travel through the provision of walkable streets, better bus and train connectivity and facilities and services close to home. Encourage the sustainable use of materials and responsible construction management.

- **‘More and better homes’**

Provide the guidance to help create a sustainable extension of Edmonton, delivering thousands of new homes to the high standards set by the adopted development plan. Ensure new homes are set within a high-quality public realm and well-integrated into a sustainable mixed-use community.

- **‘Strong, healthy and safe communities’**

Provide the guidance to plan for and help secure new schools, health facilities, street greening, sport, leisure, recreational and cultural facilities close to where people live, including new parks and open spaces and better access to the Lee Valley Regional Park.

- **‘Thriving children and young people’**

Provide the guidance to plan for increased education, leisure and play provision, including new schools, nurseries, a community hub, and sports and leisure facilities. Support the provision of a multi-use youth facility and multifunctional parks and green spaces designed to accommodate play areas and provide opportunities for informal recreation.

- **‘An economy that work for everyone’**

Provide the guidance to support a diverse mix of employment opportunities, through transforming a former industrial area, delivering a range of workspaces to attract jobs and investment. The SPD provides the guidance for a new local centre that will serve as a multifunctional community hub, offering shops, places to eat and drink, and community facilities.

Financial Implications

20. There are no direct financial implications arising from this report. The MW SPD will be published electronically on the Council’s website and only limited hard copies will be produced.

Legal Implications

21. Pursuant to Section 19(2) of the Planning and Compulsory Purchase Act 2004, when preparing an SPD, the Council must have regard to:

- National policies and advice contained in guidance issued by the Secretary of State;

- The spatial development strategy if the authority is a London borough;
 - Any other local development document which has been adopted by the authority;
 - The resources likely to be available for implementing the proposals in the document; and
 - Other matters as the Secretary of State prescribes.
22. Furthermore, the Council must comply with their Statement of Community Involvement which sets out how the local planning authority will consult and engage with individuals, communities and other stakeholders as set out in section 19(3) of the Planning and Compulsory Purchase Act 2004.
23. The MW SPD does not form part of the statutory development plan but will be an important material consideration in the making of the planning decisions.
24. There is a statutory process for preparing an SPD and the requirement is set out in Regulations 11 to 16 of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) for the production and adoption of planning documents.
25. The Environmental Assessment of Plans and Programmes Regulations 2004 and the Conservation of Habitats and Species Regulations 2017 also require the Council to consider whether or not a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) of the SPD should be undertaken. Following consultation with the Environment Agency, Historic England and Natural England it has been concluded that neither a SEA or HRA will be required.
26. It is considered that the above-mentioned legislation has been complied with and there are no direct legal implications as a result of this report.

Equalities Implications

27. The Equality Act 2010 places a statutory duty on the Council to ensure that when considering any new or reviewed strategy, policy, plan, project, service or procedure the impacts on particular groups have been considered. A full Equalities Impact Assessment (EqIA) has been completed and is available in Appendix D. It identifies a general positive impact (in terms of facilitating the delivery of new homes, workspaces, community facilities, green spaces, and safe active streets) which will help address issues of homelessness, unemployment, poor health, exposure to pollution and safety, which disproportionately affect some groups more than others. No negative impacts from an equality perspective were identified for any of the protected groups.
28. The MW SPD provides guidance for building typologies and public spaces that seek to deliver clear, legible and active open spaces and movement routes to create safe environments. New developments will also have to satisfy the relevant policies in the Council's Local Plan relating to 'Secured by Design' principles. Development will be required to ensure crime prevention

measures are considered to assist with reducing the opportunity for crime and the fear of crime, by creating a safer and more secure environment.

Environmental and Climate Change Implications

29. The allocation of major development in the Meridian West area of Meridian Water has been the subject of a full sustainability appraisal process as part of the preparation of the ELAAP and the allocation of Meridian Water as a development site was found to be 'sound' by an independent planning inspector, having regard to the sustainability appraisal.
30. As mentioned in paragraphs 19 and 20 of this report, it is necessary under the Environmental Assessment of Plans and Programmes Regulations 2004 and the Conservation of Habitats and Species Regulations 2017 to assess the need to undertake a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA). An SPD screening report was prepared to identify if a SEA and HRA would be required. The responses from the statutory consultees are set out in the final screening report. Based on our assessment and the comments from national statutory bodies, the Council will not be required to undertake a full SEA or HRA.
31. The SPD provides the guidance to support opportunities on how more sustainable development of the area can be brought forward:
- Securing biodiversity net gain;
 - Delivery of a green infrastructure network i.e. the green network;
 - New tree planting;
 - Delivering new public open spaces and amenity spaces;
 - Setting out requirements for more sustainable forms of building and public realm areas, helping to address the climate emergency and mitigate impacts of a changing climate;
 - Provision of new and enhanced walking, cycling and public transport links to provide good alternatives to car travel; and
 - Provision of schools and local facilities on site to reduce the need for new residents to travel and enhance their ability to reach those facilities by non-car modes.
32. Any development within the SPD area would also be required to meet the sustainability standards set out in the adopted development plan (comprising the London Plan 2021, Core Strategy 2010, and Development Management Document 2014).

Public Health Implications

33. The built and natural environments are major determinants of health and wellbeing of the population, and development within Meridian West will

provide opportunities for a healthy living environment which will promote and enable healthy behaviours.

34. Secure housing is a basic human need and is essential to maintaining and improving health. Enfield's Joint Health and Wellbeing Strategy both references and links to the Council's Housing and Growth Strategy accordingly. Increasing capacity within the housing sector in Enfield will therefore further help to meet housing needs.
35. Promoting active travel (walking and cycling) with new healthy streets and parks can be a very effective means of integrating physical activity into everyday life. Other benefits to individuals could include greater access to employment, education, shops, services, recreation, health facilities and the countryside.
36. Currently, 4.3% of Enfield adults cycle once a month and 40.5% walk once a month as a means of transport. Best practice for cycling is 46.9% and 65.7% for walking. Therefore, any means of directly supporting the take up of walking or cycling is to be encouraged.
37. The MW SPD should have a positive impact on general health and well-being in terms of improving the environment and promoting health and wellbeing by facilitating better housing, employment and increased physical activity. However, implementation of the MW SPD will need to be monitored to ensure that there are no significant negative health impacts such as from noise/dust pollution during demolition and construction works.
38. In addition, it is noted that many Enfield residents live in close proximity to the North Circular Road (A406) meaning that this noise/air pollution is likely to be an ongoing issue that needs to be addressed to ensure good health. Particular attention to good ventilation as well as acoustic insulation is paramount.

Other Implications

39. The MW SPD will enable the Council to ensure that housing delivery is optimised and that securing the benefits for the wider community is maximised. The development of Meridian West will release further financial contributions from forthcoming development sites, which in turn will deliver new affordable housing, local enterprise and employment opportunities, public realm enhancements, and community infrastructure.

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Appendices

- A. Meridian West SPD
- B. Final SA/ SEA Screening Statement

- C. Consultation statement
- D. EqlA

Background Papers

- Edmonton Leaside AAP (2020)
- Sustainability Appraisal to accompany Edmonton Leaside AAP

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