



LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION AND PLANNING
COMMITTEE**

19 09 2019 AT 12:30

Agenda Item No:

6

Report No:

RP/33/19

**PLANNING CONSULTATION BY THE BOROUGH OF ENFIELD
ON TWO APPLICATIONS, A FULL APPLICATION FOR
STRATEGIC INFRASTRUCTURE WORKS AND AN OUTLINE
APPLICATION FOR A MIXED USE RESIDENTIAL LED
DEVELOPMENT BOTH RELATING TO MERIDIAN WATER**

Presented by Policy Officer

SUMMARY

These linked applications seek to bring forward the next phase of major development within the Meridian Water master plan area. Strategic infrastructure works are required across the site to enable new development to progress, to provide for site remediation, flood alleviation, green infrastructure and the construction of new roads, bridges, and services. The outline application for Meridian Water Phase 2 is for a mixed-use residential scheme including 2,300 dwellings, a hotel, offices, shops a primary school and areas of open space and play areas.

The Authority has been involved with and supported the Meridian Water regeneration planning process for a number of years. The Park Development Framework Area proposals are clear in terms of the improvements this scale of regeneration could achieve for the Regional Park. The proposals are considered in detail in the body of the report below. The creation of Edmonton Marshes- a new publically accessible park, is the most significant element of the proposed development. It would open up a new section of the Regional Park for recreation and leisure whilst also creating new habitats and areas of ecological interest and is to be supported.

The new access links, east west into the Regional Park, and to the south with Tottenham Marshes are also supported and will enhance connectivity for pedestrians and cyclists.

The Parameter Plans and Design Code provide a good level of guidance for the reserved matters applications that will need to come forward for the detail of development within Phase 2. The Authority will need to be consulted on those areas and development plots that lie in close proximity to the Park at Tottenham Marshes and along the western side of the River Lee Navigation in order to protect the amenity, ecology and enjoyment of the Regional Park.

RECOMMENDATIONS

Members Approve:

- (1) the Authority welcomes the application for Meridian Water Strategic Infrastructure Works (MWSIW), and supports the creation of Edmonton Marshes within the Regional Park. Reassurances are sought that:

 - a) the Lee Valley Biodiversity Action Plan will be taken into account in the detailed design and the choice and creation of habitats within Edmonton Marshes;
 - b) options to improve access connections between Edmonton Marshes and land within the Park to the north of the North Circular, are included at this stage as part of the Design and Access statement even if delivery forms part of a later phase of development; and
 - c) the Authority is involved in further detailed planning and delivery of the proposed link between the southern end of Brooks Park and Tottenham Marshes to ensure an appropriate and attractive treatment of the access between the two areas.

- (2) the Authority would wish to be involved with and consulted on:

 - a) any bespoke lighting solution for the River Lee Navigation and River Lee Navigation Bridge to ensure the design and use of lighting takes account of the need to mitigate impacts on habitats, and the foraging and commuting routes used by wildlife, in particular along the Lee Navigation corridor;
 - b) details for the provision of access along the waterways within the Park, particularly where this is on both sides of the watercourse;
 - c) provision for Water Voles and Otter along the waterways within the development site, for example development of a few protected otter holts, consideration to Otter movement given during the construction of any new river crossings and the linking marginal vegetation for Water Voles. Further discussion between

the Authority and the Council would be welcome on these matters;

- d) clarification is also sought as to the management of the waterways within the new park Edmonton Marshes and the wider Meridian Water development so as to ensure water quality is maintained and enhanced; and
- (3) in respect of the Meridian Water Phase 2 outline application the Authority wishes to be consulted on the Reserved Matters Applications for:
- a) the development plots that lie adjacent or close to the Park boundary on the western side of the River Lee Navigation including provision of a 'riverside' path; and
 - b) development plots to the north of Tottenham Marshes in order to safeguard the amenity, ecology and enjoyment of the Park.

Informative: Officers would welcome further discussion on the matters raised above.

BACKGROUND

1 Introduction

Meridian Water is a major mixed use regeneration scheme comprising 85 ha of land in Upper Edmonton, Enfield. It lies close to the A406 North Circular and the IKEA and Tesco stores and is currently a mix of commercial and industrial uses although much of the site is now vacant. Previous land uses such as gas works, chemical and engineering works have resulted in widespread ground contamination.

- 2 The regeneration scheme will bring forward land for redevelopment in phases over the next 20 years. Meridian Water Station which sits on the West Anglia Main Line, opened in June 2019 and the first phase of housing for 725 dwellings next to the station known as 'Meridian One' has been granted planning permission. The current applications; the Meridian Water Strategic Infrastructure Works (MWSIW) and the Meridian Water Phase 2 (MWP2) mixed-use residential led development represent the next phases of development.

3 Location

The applications cover an area of Meridian Water broadly bounded by the A406 North Circular to the north, River Lee Diversion/Flood Relief Channel to the east, Leaside Road and Tottenham Marshes to the south and A1055 Angel Edmonton Road (Meridian Way) to the west. The MWSIW application is approximately 30.4 ha and includes land within the Regional Park to the east, which lies south of the A406 North Circular. The Plan at Appendix A to this report shows the location of the two applications.

- 4 The linear route of the River Lee Navigation and towpath that pass through the middle of this site are also part of the Regional Park creating a link between Tottenham Marshes in the south and the rest of the Park north of the A406. The Lee Navigation forms the eastern boundary of proposed residential scheme MWP2, which is bounded to the west by the Salmons and Pymmes Brooks.
- 5 To the south east of the application sites lies Banbury Reservoir also within the Park and approximately 1km away are the Walthamstow Wetlands, a designated Site of Special Scientific Interest (SSSI) and part of the Lee Valley SPA and Ramsar site. Located to the north, beyond the A406 are the Eley Industrial Estate, Edmonton Eco Park and land within the Park south of Pickett's Lock.
- 6 The Authority owns a small area of land, situated between Harbet Road and the North Circular that lies within the application site for the Strategic Infrastructure Works. Please refer to the Plan at Appendix B to this report. The freehold interest of this land was acquired from the Greater London Council (GLC) in August 1975 for the cost of £5,000. It was acquired with a restrictive covenant placed on the title by the GLC for it to be laid out and used as open space. It is also burdened by easements for overhead electricity cables in favour of National Grid. Parts of the Authority's title have been affected by a Compulsory Purchase Order for junction improvements to the A406 carried out in the 1980s with land removed from the original title by the acquiring Highways Authority for this purpose.

Earlier on in the year, agents acting on behalf of London Borough of Enfield (LBE) approached the Authority to discuss this area of land as the LBE had confirmed at Cabinet level and externally to key stakeholders including the Greater London Authority its intention to deliver key elements of infrastructure early in the delivery programme for Meridian Water. This land owned by the Authority on the South Side of the North Circular Road has been confirmed as required for infrastructure works. Specifically, the land is required for flood alleviation, earthworks, utilities infrastructure and landscaping. Whilst an initial offer has been put forward for officers of the Authority to consider, discussions are still in the very early stages.

- 7 The London Borough of Enfield is leading on the regeneration of Meridian Water and is the applicant for these proposals. It has invested significant resources in land assembly, remediation and infrastructure and recently selected a development partner Galliford Try Partnerships, to take forward the first phase of development 'Meridian One'.

DESCRIPTION OF THE PROPOSED SCHEMES

- 8 The Meridian Water Strategic Infrastructure Works and Phase 2 development are linked applications. They have been submitted in tandem and have a number of interrelationships. As such they share a number of planning documents, including an Environmental Statement, Design and Access statement, Flood Risk Assessment, Habitats Regulation Assessment, and Remediation Baseline and Framework (relating to ground contamination).
- 9 **Strategic Infrastructure Works (MWSIW) Application**
Strategic Infrastructure Works are required to enable future residential led development of Meridian Water. Full permission is sought for the following elements:

- the Central Spine Road, described as a new tree-lined boulevard that will connect Glover Drive and Meridian Station in the west to Harbet Rd in the east. It will cross the Pymmes and Salmon Brooks and the River Lee Navigation.
- Leaside Link Rd – which will link through to the Central Spine Road.
- Bridges (x4) needed to enable the two new roads above to span Pymmes and Salmon Brooks and the River Lee Navigation.
- Pymmes Brook naturalisation to include creation of a riverside parkland; 'Brooks Park'.
- Edmonton Marshes and Flood Alleviation Works - including re-levelling and remediation of land to the east of Harbet Rd, and creation of new high quality public open space within the Regional Park.
- Access works, earth works, remediation, utilities and other ancillary works.

The key components of the MWSIW as regards the Regional Park are described in more detail below. Appendix D to this report is an illustration of the key components extracted from the Environmental Statement.

- 10 **The Central Spine Rd** will form a new junction with Glover Drive in the west and then extend eastwards over the Pymmes and Salmons brooks between Zones 4 and 5 to cross the River Lee Navigation Bridge. East of the Navigation access will be limited to bus only. The road will continue to link with Harbet Rd and enable access for pedestrians and cyclists to Edmonton Marshes.
- 11 **The River Lee Navigation Bridge B1** carries the Central Spine Rd over the River Lee Navigation and has a span of 33m. Its abutments are set back on each side to allow for an 8m wide towpath on the east bank (the current towpath) which accommodates both a footway and cycle track and a 5m towpath on the west bank (just footway) with adequate headroom (3.1m minimum) for pedestrians and mounted cyclists. Access to the existing towpath will be maintained and will be a via a staircase on the northern edge of the bridge and a ramp on the southern edge. A staircase will be formed on the south-west edge of the bridge providing access to a future canal side path on the western side.
- 12 The structure is proposed to be a steel composite box girder bridge and has been designed to tie in with the design of the newly opened Meridian Water station. As such the underside of the bridge will have striking bronze faceted beams that are inspired by the gold station ceiling soffit, with abutments of smoked grey brick, using a similar palette to the new station building. Street lighting over the bridge is to be provided by a series of floor mounted lighting columns positioned between the cycle path and carriageway and wall mounted lighting will be used below the bridge.
- 13 **Edmonton Marshes and Flood Alleviation Works** - Land within the Regional Park is to be excavated to provide necessary flood compensation and material for use elsewhere within the site. The modified landscape of the flood compensation 'area' will create a new public 'park' Edmonton Marshes. This will provide an area of 6.4ha laid out as a series of different sunken spaces and habitat; woodland, grasslands and seasonal wet meadows, and incorporate a network of public footpaths, boardwalks, seating and areas of hardstanding. Park entrances will be formed on Harbet Road. It is not proposed to light the park at night.

14. As part of the drainage strategy for the development a Flood Conveyance Channel will be required to transport flood waters from the River Lee Navigation to Edmonton Marshes. Floodwater from Edmonton Marshes will then be drained into the River Lee Flood Relief Channel. The storage on Edmonton Marshes will compensate for the reduction in flood storage lost through the raising of development plots within development zones 4 and 5 above flood levels and remediate contaminated land.
15. Other flood attenuation works include the part naturalisation of Pymmes Brook, immediately north of the Regional Park boundary at Tottenham Marshes, to create Brooks Park. The design for this park includes pedestrian and cycle links into the path network at Tottenham Marshes.
16. Phasing of works will depend on the varying availability of vacant possession of land parcels to enable works to commence. A start date of May 2020 is proposed with earth works and remediation in the Regional Park planned for a 2021 start. The phasing programme indicates that works will continue until mid-2023.
17. **Meridian Water Phase 2 (MWP2) Application**
 The Meridian Water Phase 2 outline application seeks comprehensive redevelopment of zones 4 and 5 (see Appendix C to this report) and part of Zone 2 for the following:
- Up to 2,300 new homes with 40% affordable.
 - A hotel circa 250 rooms.
 - Option for purpose built student accommodation and/or large scale purpose built shared living.
 - 26,500sqm of commercial development and up to 2,000sq m of retail.
 - Up to 5,500sq m of social infrastructure, e.g. gym, nurseries, library, education and training facilities, community floor space, art galleries.
 - A three form entry primary school (up to 630 pupils) with associated outdoor recreational space.
 - Associated works and landscaping to create new public open spaces (2.43 ha), SUDs, car parking and new pedestrian and vehicular access, including a new towpath along the western bank of the Lee Navigation connected to Tottenham Marshes.
18. The outline application is submitted with all matters reserved, this allows for the principle of the proposed development to be established and the necessary flexibility for the development of detailed design as part of a phased delivery. This means that access, appearance, landscaping, layout and scale are all for future determination. A set of Parameter Plans and a comprehensive Design Code are included as part of the outline application. These documents will control the future reserved matters applications and the quality of the development. They show the spatial organisation of the site and predominant distribution of different land uses at ground and upper floor levels.
19. Development plots are laid out between the newly formed Brooks Park and Salmon's brook in the west and the Lee Navigation on the eastern boundary. The Central Spine road crosses from east to west in the northern portion of the site and the Leaside Link road enters the site from the south before heading north. Plots located between this road and the Navigation are described as the 'Eastern' plots overlooking the 'Riverside' and range in height from 9 to 15 storeys along the canal frontage, to between 5 and 16 storeys at the southern

end of the site, where two development plots are shown set back from but overlooking Tottenham Marshes. A riverside path or towpath is to be included along the western bank of the River Lee Navigation connected to Tottenham Marshes in the south of the site. Indicative phasing of development across the site is set out starting late 2021 through to 2031

- 20 A strategy to reduce the risk from previous land contamination across the site has been prepared as part of the Environmental Statement. This includes the approach to and options for ground contamination investigation, assessment and remediation works, including the removal of contaminated material and the placement of covers or barriers over contaminated areas. It also sets out an approach to dealing with non-native invasive plant species.
- 21 The Ecology chapter of the Environmental Statement submitted with the applications takes account of existing habitats and potential ecological effects of the proposed developments, assessing the schemes against baseline conditions. It concludes that the proposals will cause no likely significant adverse effects relating to ecology, including statutory designated sites such as Lee Valley SPA and Ramsar and also non-statutory sites such as the Lee Valley Site of Metropolitan Importance for Nature Conservation (SMINC). The assessment finds that the proposed developments will result in significant biodiversity net gain reflecting the multiple benefits of the natural approach to flood management and the associated habitat creation.
- 22 **Section 106 Agreements**
The Planning Statement submitted with this application explains the position in respect of any section 106 agreement. The Council as the landowner and applicant cannot enter into a section 106 agreement or obligation with itself in relation to the MWP2 development. A Grampian condition is therefore proposed requiring the completion of the S106 Agreement by developers appointed at a future date. It is also the case that the infrastructure works will provide enabling development for the MWP2 proposals. As some of these works will be a pre-requisite for the delivery of the MWP2 proposals it is proposed that the delivery of these works is also bound by a Grampian condition or planning obligation.

POLICY CONTEXT

- 23 **London Plan**
Meridian Water sits within the Upper Lee Valley Opportunity Area (ULVOA) identified in Policy 2.13 of the adopted London Plan 2016. The ULVOA Planning Framework was adopted by the Mayor in July 2013 as Supplementary Planning Guidance and this identifies growth at Meridian Water as one of eight key objectives of the OAPF. It sets out guiding principles for development of Meridian Water and highlights objectives of improving transport connectivity, delivering sustainability across the area and improving health and lifestyles particularly through improved green space. In particular, it highlights the need to open up connectivity east-west within and beyond the application sites to provide greater access to surrounding communities and the nearby Lee Valley Regional Park.
- 24 **Local Plan**
The Meridian Water concept is well established and supported by the London Borough of Enfield's local planning policy documents (Core Strategy 2010 and DMD 2014), the Meridian Water Masterplan 2013 and the Edmonton Leaside Area Action Plan (post Examination modification stage May 2019) which sets

out the Council's aspirations to deliver over 5,000 homes and 1,500 jobs.

25 The Authority has engaged with the London Borough of Enfield on the various stages of the Meridian Water planning process over a number of years and has generally been supportive. It is recognised that development and regeneration at this scale has the potential to unlock and enhance inaccessible areas of the Park and enable them to contribute to the leisure, recreational and ecological remit of the Park.

26 **Park Development Framework**

Park Development Framework (PDF) Area 4 Proposals 'The Waterlands: Banbury Reservoir to Pickett's Lock' recognise the opportunities for land restoration, creation of new habitats and improved public access on land south of the North Circular linked to the development proposed as part of the Meridian Water masterplan. Proposals under 4.A.2 seek the following:

- **Visitors** - new green and pedestrian and cycle links between the Park and Meridian Water, including provision of a new bridge over the River Lee Navigation;
- retention and enhancement of the River Lee Navigation as a key public waterside route and wildlife corridor linking Tottenham Marshes with the Park area south of William Girling Reservoir;
- activation of the water front with cafes restaurants and creation of waterside open space;
- under **Sport & Recreation** proposals seek to explore options for recreational and formal sports use of land to the north and south of the North Circular as a comprehensive scheme to open up these areas for public leisure complementary to the creation of new habitats;
- **Biodiversity** proposals seek – remediation of land both sides of the North Circular to include habitat creation to strengthen ecological connectivity between the reservoir Site of Special Scientific Interest, the waterway and open grassland habitat on Tottenham Marshes. New waterside space proposed alongside the River Lee Navigation in the Meridian Water Masterplan should include appropriate waterside habitat creation to aid establishment of an ecological corridor;
- South of the North Circular options to naturalise the western bank of the River Lee Diversion and create new habitats should be explored;
- **Community** proposal identify public recreational and leisure use of land south of the North Circular to complement and link into new community open space provision delivered through the Meridian Water development; and
- **Landscape** proposals seek the restoration of poor quality and fragmented landscape character, protecting and enhancing the openness of the valley floor to the north and south of the North Circular.

PLANNING APPRAISAL

27 Principle of Development

The principle of regeneration and development within the Meridian Water area is supported, in line with the existing local plan policy and the Authority's PDF Area Proposals. The majority of development proposed under the two applications will take place outside the main Park boundary, although the infrastructure works will impact upon the River Lee Navigation and a large area of inaccessible green belt land in the Park, south of the north circular, a small part of which is owned by the Authority. The proposed residential led mixed use development will border the northern edge of Tottenham Marsh and the western edge of the Navigation.

- 28 In this respect the Design Code and parameter plans are key documents. They provide the framework to enable detailed design to be undertaken in a consistent manner and address matters of relevance for the Authority in terms of how the proposed development will impact upon the Park across the phases of delivery. The Reserved Matters Applications (RMAs) will be expected to come forward in compliance with the design principles established in this Design Code and the spatial arrangement included in the parameter plans.

29 The Infrastructure Works

Provision of the **Central Spine Road**, also described as Bridge Street and the Lee Navigation Bridge accords with the PDF Area Proposals. They are key components in terms of opening up east-west access across the Meridian Water site and linking it into the Regional Park. These works will include cycle and pedestrian routes, separated from vehicular traffic and will link through to the Meridian Water station in the west and the Edmonton Marshes in the east. The new junction with Harbet Road will prioritise the connection to Edmonton Marshes for pedestrians and cyclists, acting as a gateway to the new park. The design details for the road show an attractive green streetscape incorporating soft landscaping, tree planting and street furniture.

- 30 The **Lee Navigation Bridge** is a substantial structure and has a bold high quality design that celebrates its position linking the new development with Edmonton Marshes and the Regional Park. The design incorporates ramped and stepped access between the towpath (within the Regional Park) and cycle Route NC1. It will also provide a seating area and views out across the Meridian Water site. At towpath level tree planting, landscaping and seating are also proposed. These measures will enhance pedestrian and cycle access into the Park and help to connect the north south towpath route into an east-west network that also links with public transport. These are measures the Authority has identified in the Area Proposals and are supported.

- 31 There is however an area of concern in relation to the interface with the canal side and the impacts on waterside ecological habitat. This arises in relation to lighting which is proposed both on and under the bridge. The Design Code includes guidance on lighting and identifies the River Lee Navigation as a sensitive habitat in this regard. In these cases, any Lighting Strategy must ensure that there is no direct lighting of watercourses and associated riparian habitat, and have particular regard to best practice standards including the Bat Conservation Trust Guidance Note on Bats and artificial lighting in the UK 2018. The Design Code also states however that lighting should illuminate routes adjacent to the River Lee Navigation.

- 32 A later section in the Code Section 6.1.10 Biodiversity states that a bespoke solution will need to be developed *"where low level lighting of the public realm is required for safety such as on the River Lee Navigation edge or where public routes pass under bridges that require lighting such as the bridge over the River Lee Navigation"*.
- 33 The Authority would wish to be consulted on the bespoke solution for the River Lee Navigation in order to ensure the design and use of lighting takes account of the need to mitigate impacts on habitats, and the foraging and commuting routes used by wildlife, in particular along the Lee Navigation corridor. It will be important to provide dark areas for foraging and commuting wildlife.
- 34 There is also a more general point of concern about opening up access along both sides of the river unless there is a suitable buffer to the waters edge and work to naturalise and soften the hard edges included. This may apply to other waterways within the application sites. Officers would wish to be consulted on the details of access along the waterways within the Park.
- 35 Water Voles and Otter are known to be present both up and downstream of the Meridian Water development, so the proposals here will provide an important stepping stone for their passage. It is not clear from the various supporting documents whether any provision has been made for Water Voles and Otter along the waterways within the development site. Officers would like to see the development of a few protected otter holts as a part of the development plans. Consideration to Otter movement should also be given during the construction of any new river crossings and linking marginal vegetation will be particularly important for Water Voles. Further discussion between the Authority and the Council would be welcome on these matters.
- 36 **Edmonton Marshes** is the most significant element of the proposed development in terms of the Regional Park. The Design and Access Statement provides a detailed design strategy for the creation of this dual purpose open space – a new publically accessible park that also functions as flood alleviation for the wider development. The transformation of this area of the Park and the establishment of new parkland would be a major achievement resulting from the development.
- 37 It would open up a new section of the Regional Park for recreation and leisure whilst also creating new habitats and areas of ecological interest. The PDF Area proposals under Biodiversity seek remediation of land on both sides of the North Circular and Edmonton Marshes will achieve this for the land to the south. It is important in this respect, that the reference points for habitat creation within Edmonton Marshes include the Authority's recently adopted Biodiversity Action Plan. This would enable the new park to complement the wider biodiversity of the Regional Park and strengthen ecological connectivity with those areas of the Park to the north and south. Edmonton Marshes is to remain unlit at night and this should benefit wildlife and reduce disturbance. Officers of the Authority would be happy to meet with Council officers to discuss how best to integrate the development into the wider ecological landscape of the valley.
- 38 It should be noted that the Design & Access Statement provides for the park to be retained and managed by Meridian Water Estate Management entity or Enfield Council's Parks' department. It would be helpful if clarification as to the management of the waterways within the park and the wider Meridian Water

development could be provided so as to ensure water quality is maintained and enhanced.

- 39 The Design and Access statement knits the Edmonton Marshes into the wider site to the west with pedestrian, cycle and bus routes all connecting through. A series of access points are provided from Harbet Road and access within the park is also well provided for with a network of primary and secondary paths. North-south connections into the park for pedestrians and cyclists i.e. between the park and the Regional Park are not so clear.
- 40 A new path is shown alongside the River Lee Diversion which runs along the eastern boundary of the park from north to south. Importantly this incorporates a green vegetated buffer between the path and the water which will act as a wildlife corridor. It is hoped that future phases of the Meridian Water scheme will enable this path to be continued south following the River Lee Diversion alongside the northern boundary of Banbury Reservoir to link into Tottenham Marshes. PDF Visitor Proposals include a proposal for this connection.
- 41 Connections to the north will also need to be addressed, and should be considered within the Design and Access statement even if delivery might not be possible at this stage. It is understood that land north of the North Circular within the Regional Park is owned by Thames Water and currently part of the set down area for redevelopment of Edmonton Eco-park. Further to the north lies Pickett's Lock and the Lee Valley Athletic Centre. Connections through to these significant leisure and sporting community facilities should be considered as part of wider impact of Meridian Water. This falls within the scope of the Edmonton Leaside Area Action Plan (AAP).
- 42 **The Meridian Water Phase 2 outline application**
The Phase 2 development will lie adjacent to the western edge of the River Lee Navigation and border the Park along the northern boundary of Tottenham Marshes. Within the development scheme it is the 'eastern blocks' that will front and overlook the River Lee Navigation or 'riverside' as it is described.
- 43 PDF Area Proposals have identified the importance of activating the water front along the Navigation with visitor friendly uses such as cafes, restaurants and waterside open space. The Parameter Plans indicate the range of possible uses for the various plots and this allows for flexible ground floors with a mix of retail, commercial and social use with residential above. Importantly given the range in the height of each block the Design Code seeks to break up the massing of the riverside blocks and ensure a varied height between adjacent blocks. Detailed guidance on tall buildings is provided in recognition that these plots are addressing the Navigation and should therefore create an openness to the Riverside Path.
- 44 The Authority should be consulted on the reserved matters applications for these plots and the execution of the Riverside path. The concern is to ensure, in accordance with the PDF Area proposals, that the activation of waterside space allows sufficient room to accommodate appropriate waterside habitat creation to aid establishment of an ecological corridor. The towpath is already established along the eastern side of the Navigation so the balancing of the various uses with habitat creation will require careful planning and implementation. This is important given the proposed Riverside Path is to link into Tottenham Marshes.

- 45 The Authority would also wish to be consulted on further detail for the treatment of land immediately north of Tottenham Marshes and along the boundary between the two areas. The two development plots within Phase 2 are set well back from the Park boundary and the illustrative public realm plan indicates a mix of open space use including sports pitches potentially associated with the new school. Other plans indicate 'meanwhile uses'. It will be important to secure a use and design that complements the Park and the openness of the Marshes.
- 46 This would need to be considered in association with the design for the southern end of Brooks Park, which indicates direct pedestrian and cycle links with Tottenham Marshes. The Authority will need to be involved in the further detailed planning and delivery of this proposed link to ensure an attractive access treatment between the two areas.
- 47 **Section 106 Obligations**
The proposed development will secure major improvements to the Regional Park potentially at no cost to the Authority, most notably the creation of Edmonton Marshes and the provision of new pedestrian and cycle routes and links into the Park. There will also be a biodiversity net gain due to the approach to flood management and habitat creation.
- 48 The consultation process for the Reserved Matters applications in relation to MWP2 will enable the Authority to seek S106 monies from the developer appointed at a future date, for any necessary improvements within Tottenham Marshes in order to secure an appropriate boundary treatment with the development immediately adjoining. Access from Brooks Park into Tottenham Marshes will need to be agreed with the Authority. Future development phases may unlock the opportunity to create other links into the Park to north and south, for example along the River Lee Diversion north of Banbury Reservoir.

ENVIRONMENTAL IMPLICATIONS

- 49 These are addressed in the body of the report.

FINANCIAL IMPLICATIONS

- 50 There are no financial implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 51 Planning applications referred to this Authority are submitted under the consultative arrangements of Section 14 (4-7) of the Lee Valley Regional Park Act 1966. The Act requires a local planning authority to consult with the Authority on any planning application for development, whether within the designated area of the Park or not, which might affect any part of the Park.
- 52 The Park Act enables the Authority to make representations to the local planning authority which they shall take into account when determining the planning application.

RISK MANAGEMENT IMPLICATIONS

- 53 There are no risk management implications arising directly from the

recommendations in this report.

EQUALITY IMPLICATIONS

- 54 There are no equality implications arising directly from the recommendations in this report.

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BACKGROUND REPORTS

Application Papers 19.077 and 19.078

August 2019

APPENDICES ATTACHED

Appendix A	Plan of the application sites
Appendix B	Land in Authority ownership adjacent to Harbet Road
Appendix C	Meridian Water Development Zones
Appendix D	Illustrative layout of key components subject of the applications

LIST OF ABBREVIATIONS

SSSI	Site of Special Scientific Interest
MWSIW	Meridian Water Strategic Infrastructure Works
MWP2	Meridian Water Phase 2
GLC	Greater London Council
LBE	London Borough of Enfield
ULVOA	Upper Lee Valley Opportunity Area
SMINC	Site Metropolitan Importance for Nature Conservation
PDF	Park Development Framework
RMA	Reserved Matters Applications
AAP	Area Action Plan

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Meridian Water Development Applications, Enfield

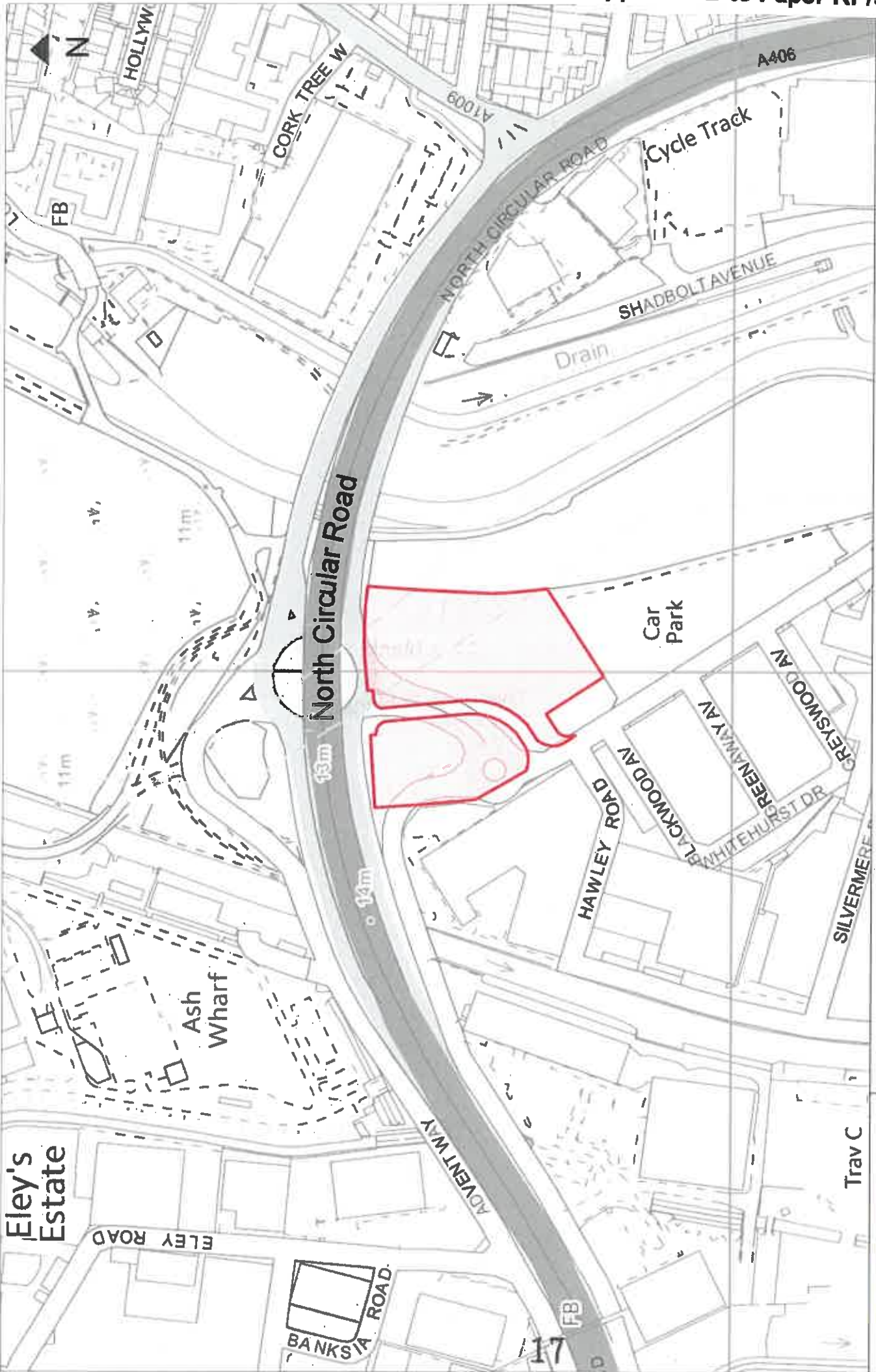
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Site Boundary

Harbet Road, North Circular Road

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Meridian Water Development Zones



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