

**London Borough of Enfield (Meridian Water Strategic Infrastructure Works) Compulsory
Purchase Order 2020**

PINS Refs: PCU/CPOP/Q5300/3258664 and PCU/S19/Q5300/3258665

Glossary of Terms use in the Acquiring Authority Evidence

1976 Act: Local Government (Miscellaneous Provisions) Act 1976

1981 Act: Acquisition of Land Act 1981

1990 Act: Town & Country Planning Act 1990 (as amended)

A&A Skips: A&A Skips Limited, an objector to the Order

Arriva Bus Depot: the depot serving Arriva, a London bus operator located at the south of the SIL currently accessed via Towpath Road

Brooks Park: a new public park to be created through part of the SIW consisting of the 'naturalisation' of Pymmes Brook which will involve removing the existing concrete channel that it runs within and its replacement with natural riverbank and vegetation

BSPF: BS Pension Fund Trustee Limited, long leasehold owner of the Tesco Store and objector to the Order

Canal: the River Lee Navigation Canal and its adjacent towpath on the east bank

Central Spine Road: the proposed new tree-lined east-west boulevard to be developed as part of the SIW connecting to Glover Drive and new Meridian Water Station in the west, crossing the Pymmes Brook and Salmons Brook and Canal to Harbet Road in the east that sits within the Central Spine Corridor that is identified in the ELAAP

Core Strategy: the Council's Core Strategy (November 2010) which forms part of the Council's statutory development plan

Coronavirus (COVID-19): CPO Guidance: guidance published by the MHCLG on 13 May 2020 and last updated on 27 May 2020

Covid-19: the pandemic relating to the coronavirus known as severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2) and COVID-19 the official designation of the disease which can be caused by coronavirus

Council: the London Borough of Enfield

CRT: The Canal and River Trust, a charity responsible for operating and maintaining waterways, owner of the Canal and Towpath and an objector to the Order

EA: Environment Agency

ECHR: the European Convention on Human Rights

Edmonton Marshes: the proposed country park to be created as part of the SIW Planning Permission on land within Meridian Water to the east of Harbet Road

ELAAP: the Edmonton Leaside Area Action Plan

Flood Barrier Permission: planning permission for a low level flood restraint barrier adjacent to the canal towpath (forming part of the SIW) dated 23 July 2020 under reference 20/00112/RE4

GDA: the grant determination agreement entered into between the Council and MHCLG dated 30 October 2020 which secures HIF Funding

GLA: the Greater London Authority

Guidance: Guidance on Compulsory Purchase and the Criche Down Rules published in February 2018 by the MHCLG (updated July 2019)

Hastingwood: Hastingwood Securities Limited, an objector to the Order

HIF: The Housing Infrastructure Fund, a £4 billion fund administered by MHCLG Infrastructure providing funding local authorities for infrastructure to unlock housing

HIF Funding: funding awarded to local authorities by MHCLG from the Housing Infrastructure Fund to be used towards for infrastructure to unlock housing, of which the Council was awarded of £170m for the SIW

IKEA: IKEA Properties Investments Ltd, IKEA Ltd and IKEA Leasing Ltd, owner/operator of the IKEA Store and an objector to the Order

IKEA Store: the IKEA store along with associated car parking located within Meridian Water

IKEA West Car Park: the proposed IKEA car park consisting of 393 parking spaces relocated from the existing northern car park and store front to the existing hard standing areas to the west and south of the IKEA Store granted planning permission dated 18 July 2020 with reference 20/000111/RE4

Leaside Link Road: a new link road forming part of the SIW providing access for cars, pedestrians and cyclists from Leaside Road through to the Central Spine Road

LBH: the London Borough of Haringey

London Plan: the Mayor of London's London Plan (adopted in March 2021) which provides a strategic spatial strategy within Greater London and forms part of the Council's statutory development plan

LVRP: Lee Valley Regional Park

LVRPA: The Lee Valley Regional Park Authority, the body responsible for managing and developing to the LVRP created by the Lee Valley Regional Park Act 1966 and an objector to the Order

Meridian Water: the area shown outlined red on the plan at Document 4

Meridian Water Station: the Meridian Water railway station constructed as part of Phase 1

MHCLG: Ministry of Housing, Communities and Local Government

NGET: National Grid electricity Transmission Limited, a statutory undertaker pursuant to the Electricity Act 1989 and an objector to the Order

North South Link Road: the north-south link road forming part of the SIW between Argon Road roundabout and Glover Drive to accommodate revised access arrangements to Tesco and IKEA

NPPF: the National Planning Policy Framework published 24 July 2018 and updated 19 June 2019

Open Space Application: the application made to the Secretary of State by the Council for a certificate under section 19 and Schedule 3 of the 1981 Act relating to open space within Meridian Water consisting of the Canal and Towpath

Orbital Business Park: a business park comprising large buildings and open storage uses within Zones 4 and 5, owned by the Council and proposed for redevelopment as part of Phase 2

Order: the London Borough of Enfield (Meridian Water Strategic Infrastructure Works) Compulsory Purchase Order 2020

Order Land: the land included within the Order and is shown on the Order Map (Document 2)

Order Map: the map attached to the Order (Document 2)

Park Plan the LVRP Park Development Framework which comprises the Strategic Policies and (insofar as relevant to Meridian Water) Area 4 Proposals: The Waterlands: Banbury Reservoir to Pickett's Lock

Phase One: the first development phase of the Scheme (forming part of Zone 1) for which planning permission was granted on 10 July 2017 under reference 16/01197/RE3 within the area shown labelled 1 on Document 5

Phase Two: the second development phase of the Scheme (comprising Zone 4, 5 and part of Zone 2) within the area shown labelled 4 and 5 on the plan at Document 5 and the details of the redevelopment shown on Document 7

Phase Two Planning Application: the application for outline planning permission for the comprehensive redevelopment of Phase 2 made under reference: 19/02718/RE3

Plot: a plot of land shown on the Order map that is the subject to compulsory acquisition of land or rights pursuant to the Order

Pymmes Brook: the waterway known as Pymmes Brook that flows through Meridian Water owned and managed by the Environment Agency

Salmons Brook: the waterway known as Salmons Brook that flows through Meridian Water owned and managed by the Environment Agency

Secretary of State: the Secretary of State for Housing, Communities and Local Government

Scheme: the Council's proposals for the regeneration of Meridian Water

SIL: the part of the designated Central Leaside Strategic Industrial Location within Meridian Water located in Zones 6 and 7

SIW: the strategic infrastructure works subject to the Order required to enable delivery of the Scheme to be carried out pursuant to the SIW Planning Permission comprising:

- (a) The Central Spine Road;
- (b) Leaside Link Road;
- (c) Bridges (x4) – erection of bridges and associated works to enable the Central Spine Road and Leaside Link Road to span the Pymmes and Salmons Brook and Canal;
- (d) Brooks Park and River Naturalisation – naturalising the channelised Pymmes Brook to introduce an ecological river landscape, as well as providing riverside parkland;
- (e) Edmonton Marshes and Flood Alleviation Works – re-levelling and remediation of land to the east of Harbet Road, providing comprehensive flood alleviation works and a new high quality public open space within the LVRPA
- (f) Access Works – third party access works to provide new and altered accesses to the IKEA store, a new north-south link between Argon Road and Glover Drive, the creation of a link between the Central Spine Road and Anthony Way and other improvements to maintain access, along with other ancillary highway works to Glover Drive, Leaside Road and Meridian Way.
- (g) Earthworks, Remediation, Utilities and other ancillary works – earthworks, retaining structures and remediation within Zones 4 and 5, installation of main utility networks and ancillary works including the demolition of existing buildings and structures.

SIW Planning Application: the application for full planning permission for the SIW under reference: 19/02717/RE3

SIW Planning Permission: the planning permission granted pursuant to the SIW Planning Application dated 22 July 2020 shown on Document 6

Statement of Case: the Council's Statement of Case dated 13 January 2021 relating to the Order submitted pursuant to Rule 7 of the Compulsory Purchase (Inquiries Procedure) Rules 2007

Statement of Reasons: The Council's Statement of Reasons dated August 2020 in support of the Order

Tesco: Tesco Stores Limited, owner and operator of the Tesco Store and an objector to the Order

Tesco Store: the Tesco superstore along with its associated petrol station and car parking within Meridian Water

TfL: Transport for London

Towpath: the towpath adjacent to the eastern bank of the Canal

Transport Assessment: the Transport Assessment dated June 2019 submitted in support of the SIW Planning Application and the Phase 2 Planning Application

TWUL: Thames Water Utilities Limited, a statutory undertaker under the Water Industry Act 1991 and an objector to the Order

Zone(s): means the designated development zones within Meridian Water development phases of the Scheme comprising Zones 1 to 8