

## DEVELOPMENT MANAGEMENT POLICY

# E10: FOSTERING A SUCCESSFUL EVENING AND NIGHT-TIME ECONOMY

1. The Council will support development that contributes to the vitality and viability of Enfield's Major and District centres and Meridian Water, and supports a balanced and socially inclusive evening and night-time economy, subject to the following considerations:
  - a. **Cumulative impact** – in areas where a concentration of night-time uses may be detrimental to the character or vitality and viability of the centre, there will be a presumption against the expansion of existing facilities and the development of new facilities.
  - b. **Residential amenity** – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance taking account of the type and characteristics of other uses, such as housing, shops and public houses; as well as any known unresolved amenity, traffic or safety issues arising from existing uses in the area.
  - c. **Balance** – new uses in centres should support both the day-time and evening and night-time economy whilst not undermining the role and function of town centres.
2. Evening and night-time activities will be supported outside Major and District centres (including in smaller centres and parks) subject to the agent of change principle.



Edmonton Green at night

## EXPLANATION

9.68 The evening economy plays an important role in driving economic development, fostering social interaction, promoting wellbeing and improving safety through increased activity and passive surveillance. Activities within the evening economy include a wide range of arts, cultural and entertainment venues, restaurants and pubs. Nonetheless, these activities can potentially have adverse effects on the health and well-being of local communities, the local environment and the amenity of neighbouring properties. Therefore, all development must include measures to safeguard established neighbouring uses, including mitigatory measures and management protocols, such as licensing.

9.69 Where appropriate, planning conditions will be used to control opening and closing hours of premises, ensuring careful and controlled approach to mitigating the impact of the amenity of the area. This measure will consider factors such as the type of use, hours of operation, means of access, level of car parking demand on surrounding streets and the cumulative impact of neighbouring uses and other factors. Measures to manage noise impacts should be controlled through various measures, such as the implementation of acoustic limits on extraction and

ventilation, the use of acoustic glazing, and the installation of acoustic insulation between floors and properties, where appropriate.

9.70 Depending on the circumstances, a mitigatory management plan may be required through conditions to secure the implementation of measures aimed to satisfactorily addressing community safety, litter collection and wayfinding. In situations where new residential properties are proposed within mixed-use schemes or in close proximity to established or planned late night licenced uses, the proposed use will need to demonstrate its capability to mitigate the impact of such late-night established or planned use so that the amenity of future residents is protected. Proposals should also clearly demonstrate how the inclusion of noise attenuation measures have been included and designed to the highest standards.



The White Building in Hackney Wick

## DEVELOPMENT MANAGEMENT POLICY

### **E11**: CREATING A SMART AND DIGITALLY CONNECTED BOROUGH

1. New development will be expected to provide access to high quality digital connectivity services from a range of providers (especially within areas of deficiency), enable smart tech use, reduce the need to travel and support smart city concepts.
2. Improved connectivity will be encouraged in major and district centres and designated employment locations including: Enfield Town, Southgate, Palmers Green, Angel Edmonton, Edmonton Green, Meridian Water, Strategic Industrial Locations and Locally Significant Industrial Locations to support a thriving and resilient economy.
3. Proposals will be expected to:
  - a. address digital connectivity from the outset and secure the provision of the most up-to-date communications infrastructure (including the fastest available broadband) in line with latest standards, preferably on site;
  - b. incorporate full-fibre connections, including sufficient open-access ducting capacity to accommodate different digital infrastructure providers;
  - c. not interfere with existing digital, communications and aviation infrastructure, unless adequate mitigation can be provided;
  - d. explore opportunities to co-locate or share facilities and digital innovations, especially on large, masterplanned sites; and
  - e. enable easy access for servicing and maintenance (including future upgrading as technology and standards improve).
4. Development involving the provision of telecommunications infrastructure (excluding permitted development) will be expected to:
  - a. demonstrate where new sites are proposed that co-location and/or site sharing on existing structures has been explored;
  - b. not create any unacceptable risks to the health and well-being of residents and users and the amenity of the surrounding area, having regard to the sensitivity of the location and its capacity to accommodate new equipment;
  - c. not result in the International Commission guidelines on non-ionising radiation protection being exceeded; and
  - d. not cause interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.
5. Telecommunications development will not be permitted within the Green Belt and areas designated as Metropolitan Open Land unless it can be demonstrated that there are no other suitable sites available and the proposed use will maintain the openness of the Green Belt or the objectives of Metropolitan Open Land in line with the London Plan.

## EXPLANATION

- 9.71 Enfield is committed to becoming a leading smart Borough with world-class digital infrastructure, services and connections, including high-speed broadband and storage capabilities. This policy sets out how this digital network will be safeguarded, maintained and expanded serving as a key part of the Borough's wider digital strategy to support its long-term prosperity and growth.
- 9.72 Digital connectivity depends on the availability of fibre and the speeds it can deliver. Enfield has some of the fastest broadband connections in the UK, but the overall situation is varied: broadband speeds tend to be faster in more urban locations, like town centres and suburban residential areas, but slower in remote locations, including parts of the Lee Valley and Green Belt.
- 9.73 This policy aims to secure the implementation of full-fibre broadband connections within both existing and new developments. This includes the installation of appropriate cabling within residential or business units as well as the establishment of fully enabled connections for developed areas to the main telecommunications network. New residential developments should ensure good levels of connectivity to support home working needs.
- 9.74 Some forms of telecommunications infrastructure such as small-scale mobile masts, may be covered by permitted development rights. Where planning permission or prior approval is required, applicants will need to demonstrate that the new equipment will not have a detrimental impact on the amenity and public safety of the surrounding area. All planning applications should consider how they will address the current and future needs of the occupiers taking into account of increasing connectivity demands. Consideration of sensitive and innovative design and integration/ dual use will be required to reduce impact, reduce street and skyline clutter, and prevent the proliferation of infrastructure on or attached to buildings or structures. New equipment like boxes enabling the deployment of the latest wireless networks, should be situated away from listed buildings, scheduled monuments and other important heritage assets, wherever possible.
- 9.75 Developers will need to have special regard to the sensitivity of the Green Belt, Metropolitan Open Land and other locations where the quality of the landscape and townscape may be particularly sensitive to the intrusion of communication infrastructure. This includes conservation areas and listed buildings. Proposals involving new telecommunications equipment

need to demonstrate that exceptional circumstances exist to justify inappropriate development in the Green Belt and Metropolitan Open Land. It will also be important to ensure that new buildings do not prevent residents from accessing strong and uninterrupted television reception.

Economy

**MERIDIAN WATER HINTERLANDS**

9.76 As set out in Policy PL5, the ELP envisages the improvement of economic opportunities within Meridian Water, aiming to accommodate a diverse range of businesses.

9.77 Meridian Water’s economic offer is divided between the land west of the River Lee Navigation known as Meridian West, and land east referred to as Meridian East:

- Meridian West serves as the heart of the regeneration area and will accommodate a new town centre. This area is suitable for office and other E-class uses, exploiting on its good public transport connectivity and the advantages of a town centre location. Additionally, opportunities for industrial activities are available in the ‘northern band’ next to the North Circular Road.
- Meridian East on the other hand, will be the focus of industrial-led regeneration. This area gives priority to industrial and logistics uses, exploiting its excellent links to the strategic road network. Furthermore, this area has the potential to accommodate lighter industrial uses that may be difficult to accommodate within a town centre location.

9.78 The ‘Meridian Hinterlands’ comprise several strategic sites situated outside Meridian Water town centre. These sites are Kenninghall, Ravenside, and Meridian East, which comprises: Parcel A: Hawley Yard, Parcel B: Park Link Route, Parcel C: Hinterlands East and Parcel D: Hinterland South; see Figure 9.2.

9.79 Table 9.3 sets out the changes in hectares across key Meridian Hinterland sites as part of the industrial-led regeneration approach.

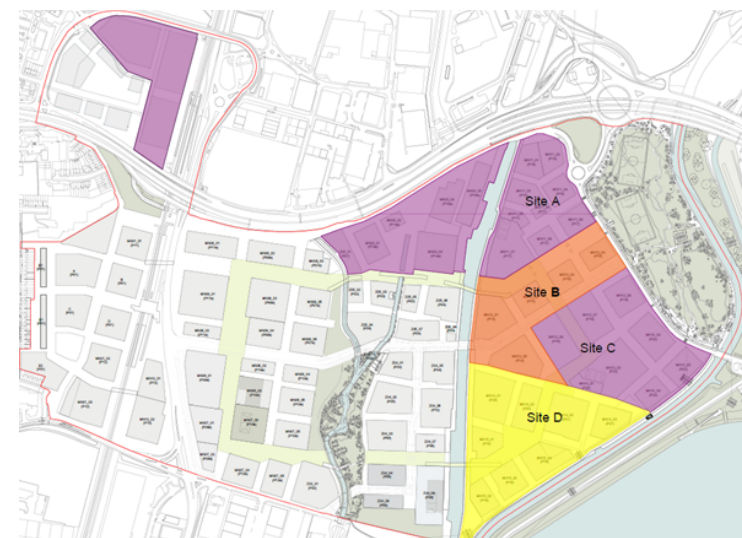


Figure 9.2: Parcels A, B, C and D

Table 9.3: Changes across key sites

Parcel	Baseline ha			Short term ha			Long term ha		
	SIL	LSIS	Undesignated	SIL	LSIS	Undesignated	SIL	LSIS	Undesignated
Kenninghall	0	3.4	0	3.4	0	0	3.4	0	0
Ravenside	0	0	3.52	3.52	0	0	3.52	0	0
Meridian 7	0	0	0.44	0.44	0	0	0.44	0	0
Parcel A	3.5	0	0	3.5	0	0	3.5	0	0
Parcel B	4.1	0	0	0	0	4.1	0	0	4.1
Parcel C	4.8	0	0	4.8	0	0	4.8	0	0
Parcel D	5.8	0	0	5.8	0	0	0	5.8	0
Total	18.2	3.4	3.96	21.46	0	4.1	15.66	5.8	4.1

9.80 Table 9.4 below sets out the gains in employment floorspace both in SIL and LSIS, and new homes industrial-led regeneration will bring.

9.81 The ELP seeks to effectively manage the reservoir of Strategic Industrial Location (SIL) in this area, with the goal to deliver an ambitious increase in employment floorspace through intensification and consolidation. This approach will also facilitate the creation of new homes, including as part of the industrial-led new Locally Significant Industrial Sites (LSIS). The strategy set out in this policy involves the intensification of some parcels, reconfiguration of others, the designation of new SIL and the release of some areas from their current SIL designation. The ultimate goal is to optimise the potential for industrial-led regeneration, ensuring the development of intensified industrial activities at key sites before releasing parts of the Meridian Hinterlands from SIL designation to support employment-led mixed use redevelopment.

9.82 Specifically, the plan proposes the designation of 6.92 hectares of new SIL at Kenninghall and Ravenside. It also includes the release of 4.1 hectares at Meridian Water Hinterlands specifically Parcel B: Park Link Route and the future re-classification of SIL into 5.8 hectares as LSIS at Parcel D: Hinterlands South.

9.83 Where new residential development is proposed, the intensified industrial floorspace should be completed in advance of any residential occupation, in line with London Plan policy E7 Part D).

9.84 Kenninghall Holdings Limited, the owners of the Kenninghall site (commonly known as Montagu Industrial Estate South) have indicated their support for the SIL designation of their site. Similarly, Prologis Ltd have promoted Ravenside Retail Park for intensified logistics development and has expressed approval of the proposed SIL designation.

**Table 9.4:** Gains in employment floorspace in both SIL and LSIS

Parcel	Baseline ha		Short term ha		Long term ha	
	Employment sqm	Residential units	Employment sqm	Residential units	Employment sqm	Residential units
Kenninghall	8,500	0	8,500	0	8,500	0
Ravenside	0	0	32,500	0	32,500	0
Meridian 7	0	0	8,500	0	8,500	0
Parcel A	7,530	0	58,100	0	58,100	0
Parcel B	3,180	0	0	925	0	925
Parcel C	16,358	0	38,838	0	38,838	0
Parcel D	14,440	0	14,440	1,170	29,000	1,170
Total	50,008	0	160,878	925	175,438	2,095

## DEVELOPMENT MANAGEMENT POLICY

# E12: MERIDIAN HINTERLANDS

Meridian Hinterlands will be promoted for employment-led redevelopment. To deliver this the Council will:

1. reconfigure sites designated as Strategic Industrial Location (SIL) across the entire Meridian Water area to broadly maintain the overall quantum of SIL designated land through ‘land swaps’ in line with the London Plan paragraph 6.7.3.
2. intensify the use of SIL land in Meridian Water Hinterlands through redevelopment of Parcel A: Hawley Yard and Parcel C: Hinterlands East for new formats that meet the needs of logistics occupiers in line with the London Plan. See guidance below.
3. Deliver a new mixed use access route or corridor to establish connectivity between Meridian Water and Edmonton Marshes, as well as the wider Lee Valley Regional Park. This connection is a key element of the overall placemaking strategy for Meridian Water and Enfield as a whole:
  - a. A total of 4.1 hectares of land at Parcel B: Park Link Road is to be redeveloped for mixed use. SIL designation will be extinguished.
4. Designate Ravenside and Kenninghall as SIL and manage them accordingly.
5. Deliver a significant uplift in locally oriented industrial floorspace at Parcel D: Hinterlands South:
  - a. A total of 5.8 hectares of land at Parcel D: Hinterlands South to be subject to a masterplan with the aim of facilitating a future designation as Locally Significant Industrial Site (LSIS).
6. Make the most efficient use of SIL land by directing heavier industrial uses, including B2 and B8 categories and those requiring 24-hour operation, into permanent SIL areas (Kenninghall, Ravenside, Parcel A: Hawley Yard and Parcel C: Hinterlands East) while directing lighter uses such as flexible spaces, workshops and E-class activities, into LSIS Parcel D: Hinterlands South.

### EXPLANATION

- 9.85 Reflecting the London wide shortage of land for Strategic Industrial Location (SIL) and Enfield’s role<sup>56</sup> as a strategic logistics location, SIL land should prioritise those uses which need round-the-clock operations, physical separation of uses or a format of property that are challenging to accommodate in mixed use developments.
- 9.86 In line with London Plan policy E7, development proposals adjacent to SILs should not compromise the integrity or effectiveness of these locations for industrial type activities and their ability to operate on a 24-hour basis. Residential development adjacent to SILs should be designed to ensure that existing or potential industrial activities in SIL are not compromised or curtailed.
- 9.87 Light industrial activities, flexible spaces, workshops and other economic uses that would be acceptable on industrial land should be directed to Locally Significant Industrial Sites (LSIS). These uses should contribute to any necessary ‘buffering’ to protect the functionality of SIL land.

<sup>56</sup> 2.1.32 of the London Plan

9.88 The plan provides only indicative floorspace estimates for the future LSIS and SIL, as the final quantum and mix will be determined through further masterplan work and planning applications. However, as a general principle, reflecting the current industrial designation of the land, economic uses should be prioritised on LSIS and deliver a new mixed use community that seeks to integrate economic uses where possible. The increase in LSIS floorspace should support the growth of lighter industrial uses, including workshops, maker spaces, last-mile logistics, and film and TV-related uses.

9.89 The provision of affordable workspace and affordable housing will be required in line with development plan policies. Proposals involving affordable workspace will be supported in principle at Parcel B: Park Link Route and Parcel D: Hinterlands South, to make best use of limited SIL land and support industrial-led regeneration on non-SIL sites.

9.90 Industrial-led regeneration efforts will be supported at Meridian Hinterlands, concentrating on intensified industrial development focused on the North Circular Road corridor, alongside employment led mixed use development in accessible locations.

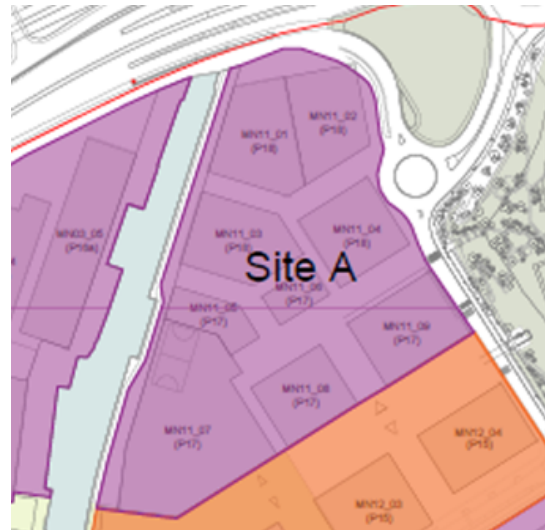


Figure 9.3: Specific guidance for Hawley Yard (Parcel A) for intensified SIL

9.91 Parcel A: Hawley Yard will be managed as SIL in line with London Plan policies E4 and E5, as well as ELP policies E2, E3 and E5.

9.92 New spaces within this area should address the needs of larger industrial and logistics firms, aligning with the Lee Valley's role as set out in the London Plan. Proposed uses should align with the SIL-compatible activities set out in London Plan policies E4 and E5.

9.93 To make the most efficient use of land, intensive formats will be encouraged and, subject to viability, decked access to upper floor industrial uses will be promoted.

9.94 In order to facilitate the release of SIL specifically at Parcel B: Park Link Route, Parcel A: Hawley Yard is required to deliver a total of 32,500 square metres of floorspace, which includes B8, B2 and related sui generis uses.

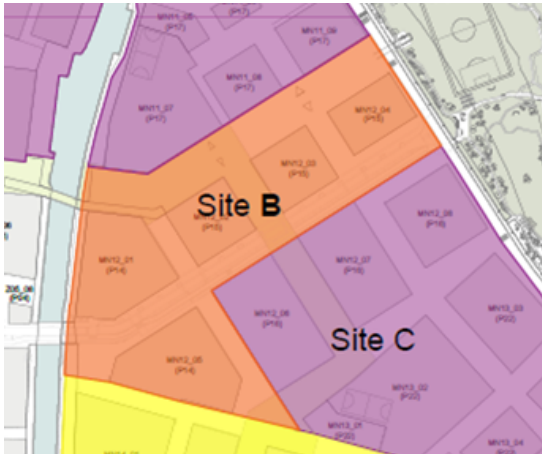
9.95 Incidental E-class floorspace may be appropriate but any significant E-class floorspace demand should, in the first instance, be directed to Parcel B: Park Link Route and Parcel D: Hinterlands South.

9.96 Access to the site should primarily be established from Towpath Road, Argon Road, and development proposals will need to mitigate any impacts on the highways network.

9.97 Early delivery of the floorspace in Parcel A: Hawley Yard is required to facilitate releases in other locations, particularly at Parcel B: Park Link Route.

<sup>57</sup> Paragraph 2.1.32 of the London Plan highlights the ideal location of the Lee Valley for freight and logistics, and states that the Lee Valley 'will continue to play an important strategic role in providing industrial and logistics functions to support the wider London economy and contribute to local employment.'





**Figure 9.4:** Specific guidance for Park Link Route (Parcel B) for SIL release to non-designated status to deliver the Park Link

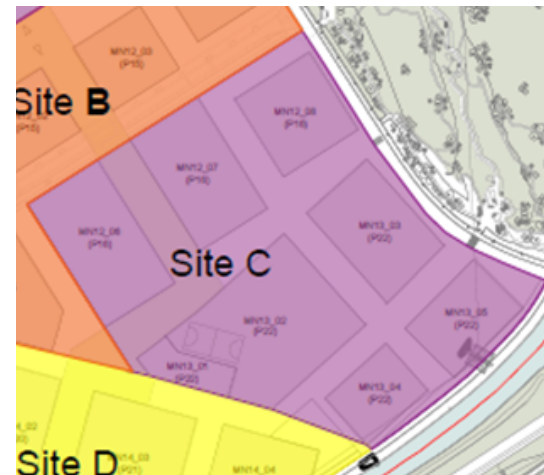
- 9.98 Parcel B: Park Link Route plays an important role placemaking and features a walking and cycling route connecting the new Meridian Water residential community with Edmonton Marshes and the Lee Valley Regional Park. Consent has been granted for the Northern Flood Conveyance Channel and its associated access route (planning ref 19/02717/RE3).
- 9.99 Given this background and the parcel's function in connecting the new park with Meridian Water as a whole, releasing this land from SIL designation is considered appropriate. However, in line with London Plan policy E7, any development will need to preserve the functionality of the adjacent SIL parcels. Any buffering of uses between

retained SIL and released SIL, must be accommodated within the released land, wholly within Parcel B: Park Link Route.

- 9.100 As a release site for SIL the delivery of development at Parcel A: Hawley Yard and Meridian 7 is required to ensure a supply of new SIL floorspace to help mitigate the loss of SIL land. Both of these sites are owned by the London Borough of Enfield, ensuring early implementation in the plan period.
- 9.101 Parcel B currently accommodates Troubadour Film studios (see planning ref 20/02475/FUL), with a temporary consent set to expire on 7th January 2036. Opportunities exist to re-provide this facility, which is compatible with both SIL and LSIS designations, to Parcel D: Hinterlands South.
- 9.102 The waste site ENF25, previously located within Parcel B operated as Environ Ltd, has received planning permission for an alternative non-waste use. Hence, there is no need to provide replacement capacity for this site.
- 9.103 Within Parcel B: Park Link Route a mix of uses will be encouraged emphasising:
- the incorporation of strong placemaking and design principles to establish strong connection between the Meridian Water community with

Edmonton Marshes and the Lee Valley Regional Park, and beyond;

- the provision of active frontages to the public realm to encourage activity, safety and pedestrian use;
- adopts the 'agent of change' principle that maintains the full functionality of neighbouring industrial areas, including intensified SIL at Parcel A to the north and Parcel C to the southeast; and
- the accommodation of lighter employment, including workshops and creative spaces, as part of the industrial led regeneration approach. These uses should predominately occupy ground floor uses in preference to non-employment uses.



**Figure 9.5:** Specific guidance for Hinterlands East (Parcel C) for intensified SIL

- 9.104 Parcel C: Hinterlands East will be designated as SIL in line with London Plan policies E4 and E5, and ELP policies E2, E3 and E5. This policy supports an ambitious uplift in SIL floorspace, which will be delivered through intensified formats.
- 9.105 The new space should address the needs of larger industrial and logistics firms, aligning with the role of the Lee Valley as set out in the London Plan. Intensive formats will be encouraged and, subject to viability, decked access to upper floor industrial uses is recommended.
- 9.106 Opportunities should be taken to introduce green infrastructure, linking to the adjacent Edmonton Marshes, to support improved biodiversity across the site. Frontages should be oriented to Park Access Route and Harbet Road, fostering an active public realm and taking advantages of views over green for the benefit of workers.
- 9.107 To facilitate the release of SIL elsewhere (Parcel D), Parcel C is required to deliver 38,383 square metres of floorspace across B8, B2 and related Sui Generis uses. The proposed uses should align with the activities compatible with SIL as set out in London Plan policies E4 and E5.

- 9.108 Incidental E class floorspace may be appropriate, but any significant E-class floorspace demand should, in the first instance, be directed to Parcels B and D.
- 9.109 Development at Parcel C: Hinterlands East should not compromise the delivery of the extant planning consent for industrial development at the Silvermere site (planning ref 17/02151/FUL).



**Figure 9.6:** Transition of Hinterlands South (Parcel D) to LSIS designation

- 9.110 This policy provides a strategy for transforming this area into a new, industrial led mixed use regeneration area. Reflecting the current industrial designation and demand for a wide range of industrial formats, this land continues to be crucial in fulfilling our economic needs. However, not all industrial uses need a SIL designation and there is scope to integrate economic uses into a new mixed-use context.
- 9.111 Parcel D should be focused to the creation of new light industrial spaces, which can include workshops and flexible areas. Certain light depot type and storage uses may be appropriate, provided that they do not need the flexibility offered by a SIL site. The prospect of accommodating Troubadour Film Studios at Parcel D should be explored, whether on a short term or longer-term proposition. Promoters are encouraged to explore opportunities for integrating film studio uses at Parcel D, given the opportunities to growing a creative cluster and exploiting potential for beneficial spillovers.
- 9.112 While the site operates as ‘temporary’ or ‘meanwhile’ SIL, the Council acting as a landlord will use its powers to ensure that any uses are compatible with longer-term LSIS aspirations.

- Meanwhile, SIL uses could include open storage.
- 9.113 The site currently accommodates two waste facilities: ENF11: Edmonton Bio Diesel Plant (Pure Fuels) and ENF30: Hudson Skip Hire . In line with the provisions of the North London Waste Plan (NLWP2022), compensatory capacity must be provided, prioritising the waste hierarchy and aiming to at least meet, and if possible exceed, the maximum achievable throughput of the site proposed to be lost.
- 9.114 The site also accommodates an Arriva bus garage. In line with London Plan Policy T3 this site should be safeguarded unless alternative facilities are provided to the satisfaction of TfL, the Council, and service providers, enabling existing transport operations to be maintained and potentially expanded.
- 9.115 Replacement SIL floorspace, for those unable to operate effectively in a mixed use environment, is proposed to be established at Parcel A: Hawley Yard, Parcel C: Hinterlands East, Ravenside, and Kenninghall.
- 9.116 The Council will bring forward a masterplan, in agreement with the GLA, to manage the introduction of non-employment uses while ensuring replacement space is available within Meridian Water for existing businesses.
- 9.117 The masterplan will address the following:
- A) Interim measures and phasing to manage Parcel D as future LSIS or bespoke guidance as appropriate;
- B) Guidance for the permanent development of Parcel D for LSIS type uses, setting out design parameters for industrial-led mixed use development. The guidance will offer practical assistance to ensure that development proposals create a thriving industrial district, with commercial uses concentrated at ground floor level, and residential units designed to facilitate the continued effective operation of adjoining and nearby industrial businesses; and
- C) A strategy for re-accommodating any existing economic activity on site, at the plan's base date, as part of the redevelopment.
- 9.118 Depending on market evidence and further masterplanning work, a future plan review may support a bespoke mixed use policy to manage this area, instead of an LSIS designation.
- 9.119 Until this masterplan is completed and agreed with the GLA, the Borough cannot immediately release the SIL designation. The London Plan requires that a strategy is in place, along with the delivery of alternative floorspace, before SIL can be released through a plan review. In the absence of an agreed strategy, the land must remain in SIL in this plan review.