

**LONDON BOROUGH OF
ENFIELD (MERIDIAN WATER
STRATEGIC
INFRASTRUCTURE WORKS)
COMPULSORY PURCHASE
ORDER 2020**

**Town Planning Summary Proof of
Evidence of Paul Jarvis BSC (Hons)
M.R.T.P.I.**

PINS Ref. PCU/CPOP/Q5300/3258664

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 274852-00

Ove Arup & Partners Ltd
13 Fitzroy Street
London
W1T 4BQ
United Kingdom
www.arup.com

ARUP

Contents

	Page	
1	Introduction	1
1.1	Paul Jarvis	1
2	Summary	2
2.1	Background	2
2.2	The Planning Position	2
2.3	The Development Plan	3
2.4	The Statutory Power	5
2.5	Conclusion	6

1 Introduction

1.1 Paul Jarvis

- 1.1.1 My name is Paul Jarvis. I am a Chartered Town Planner with a degree BSC (Hons) in Town and Regional Planning. I have worked as a town planner for twenty-six years and have been a member of the Royal Town Planning Institute (M.R.T.P.I.) for over twenty-three years.
- 1.1.2 I am an Associate Director within Arup's Integrated City Planning team and responsible for leading a range of Town Planning projects. I regularly lead large teams of specialists, including town planners, masterplanners, architects, engineers, transportation planners and environmentalists.
- 1.1.3 I have wide experience in managing the submission of applications for major projects on behalf of public and private sector clients as well as preparing planning policy and guidance.
- 1.1.4 I provide leadership to the team of specialists at Arup who prepared the planning application for the Meridian Water Strategic Infrastructure Works ('SIW'), which have been granted planning permission. I also led the planning process for the 'Meridian Water Phase Two' planning application ('Phase Two'), in respect of which the Local Planning Authority has resolved to grant planning permission. Both the SIW and Phase Two comprise part of the wider regeneration proposal in respect of Meridian Water ('the Scheme').
- 1.1.5 I am familiar with the site and surrounding area and I have visited the site on numerous occasions during the course of preparing the SIW and Phase Two applications and for the purposes of this Inquiry.
- 1.1.6 I provide this proof of evidence in support of the promotion of the Meridian Water (Strategic Infrastructure Works) Compulsory Purchase Order 2020 (the 'Order') ('the Order') which the London Borough of Enfield ('the Council') is promoting in order to assemble the land necessary to deliver the SIW ('the Order Land').
- 1.1.7 I confirm the opinions expressed in this proof are my true and professional opinions.

2 Summary

2.1 Background

- 2.1.1 My evidence covers town planning matters insofar as they are relevant to the Order. The Scheme and the SIW (forming an essential element of the Scheme) are described in the Council's Statement of Reasons and Statement of Case and discussed in the detail in the proofs of evidence submitted by the Council's witnesses.
- 2.1.2 The Order Land comprises a total of 124 plots over which the Council is seeking powers of compulsory acquisition and the compulsory creation of new rights in land. In order to deliver the SIW, in connection with the wider Scheme, it is essential that all of the remaining third-party land interests, including any unknown interests, are brought into single ownership and all necessary rights are secured.

2.2 The Planning Position

- 2.2.1 Planning permission has been granted for the SIW, which works provide the infrastructure necessary to enable the regeneration of Meridian Water to deliver the substantial mixed-use development identified in planning policy. The permission was issued on 22 July 2020 (the 'SIW Planning Permission'). The SIW Planning Permission having been granted, the requirement to obtain planning consent does not represent a procedural impediment to the delivery of the SIW that are subject to the Order.
- 2.2.2 The SIW are intended to facilitate the delivery of the Scheme more generally. In this regard planning permission has also already been granted for Phase One of the Scheme (ref: 16/01197/RE3) which extends to approximately 8 hectares of land and comprises the former gas holder site on Willoughby Lane. Phase One includes up to 725 residential units, new station building, platforms, associated interchange and retail, community and leisure space. Further, the Council has already resolved to grant planning permission (on 24 March 2020 and again on 11 March 2021) in respect of Phase Two of the Scheme, comprising a residential led mixed-use development. I see no reason why planning permission will not be forthcoming for Phase Two, given the existence of the resolution to grant and also the

relevant planning policy framework, which is extremely supportive of the proposals.

2.2.3 Other relevant planning permissions that have been granted include:

- i) Ikea West Car Park - 20/00111/RE4 - Granted 18 June 2020 for the relocation of 393 parking spaces from the existing northern car park and store front to the existing hard standing areas to the west and south of the store together with hard and soft landscaping and associated works;
- ii) Land Opposite 1A and 1 B Towpath Road - 20/00112/RE4 - Granted 23 July 2020 with conditions for a flood barrier (to mitigate flood risk) extending approximately 170m south of the central spine road; and
- iii) Leaside Road improvement works - Section 8 and Section 278 Agreement with London Borough of Haringey for works on the public highway, including junction and streetscape improvements will be required to deliver the SIW.

2.3 The Development Plan

2.3.1 National guidance directs that the matters to which the Secretary of State will have regard when determining whether to confirm a compulsory purchase order, include the extent to which the purpose for which the land is to be acquired is in compliance with Development Plan.

2.3.2 In the present instance, the current adopted Development Plan for the Council's area comprises:

- i) The New London Plan adopted 02 March 2021 (the 'London Plan');
- ii) LB Enfield Core Strategy adopted November 2010 ('Core Strategy')
- iii) Edmonton Leaside Area Action Plan ('ELAAP') – adopted January 2020

iv) LB Enfield Development Management Document Development Plan Document adopted Nov 2014 ('Development Management Document' or 'DMD')

- 2.3.3 In making the Order, regard has been given to the provisions of the Core Strategy and to other planning policy material to the SIW such as the ELAAP.
- 2.3.4 The need for SIW is established in a hierarchy of planning policy and other documents. Both the SIW, Phase Two of the Scheme and indeed the Scheme in general are in accordance with policy in the Development Plan and also national policy in the NPPF. In particular, they will secure net gains across the economic, social and environmental objectives of sustainable development enshrined in the NPPF.
- 2.3.5 The SIW accord with London Plan and the Council's own planning policy and will support the strategic growth aspirations at Meridian Water. In this regard Phase Two, which development depends on the infrastructure delivered by the SIW, will make a significant contribution to increased housing supply within the Borough in accordance with London Plan policy.
- 2.3.6 The SIW and Phase Two are wholly consistent with the Core Strategy and objectives of the Upper Lee Valley Opportunity Area Planning Framework bringing forward housing, retail, leisure uses and provide new educational, health and community facilities in accordance with the ELAAP. The consented works would enable significant levels of regeneration in the area and will create development opportunities by enabling the site for development.
- 2.3.7 Current planning policy therefore identifies the need for significant regeneration in the area and demonstrates a clear and longstanding support for the creation of an integrated and coherent approach to infrastructure, housing and mixed-use development at Meridian Water. The regeneration proposals at Meridian Water are entirely in accordance with policy at national, regional and local level and fully meet national, regional and local policy imperatives. The detailed issues relating to the form and impact of development have been carefully tested and assessed through the planning process.

2.4 The Statutory Power

2.4.1 The Order is being promoted pursuant to Section 226 of the 1990 Act. With regards to the statutory requirements identified in Section 226 (1A) of the 1990 Act, the SIW, Phase Two and indeed the Scheme more broadly manifestly satisfies those requirements. Development on this scale represents a significant investment in a key strategic development site in the Borough of Enfield, the benefits of which will be considerable and include:

- i) Economic well-being – comprising:
 - a. a Scheme value of c.£6bn;
 - b. the aspiration to deliver around 10,000 homes (with housing provision seen as an enabler of economic growth);
 - c. the creation of approximately 1,500 net new full-time jobs and thousands of jobs during construction with opportunities for apprenticeships for local people; and
 - d. increased economic activity by reason of increased employment and expenditure during the construction and operational phases of the Scheme.
- ii) Social well-being – including:
 - a. the provision of around 5,000 new homes with the potential for a further 5,000;
 - b. target provision of around 43% affordable housing on a habitable rooms basis (in relation to the Phase Two development) and around 40% by dwelling number;
 - c. improved pedestrian, cycle and vehicular access links to improve permeability and to foster the creation of a healthy and safe community; and
 - d. the negotiation of contracts, development agreements and S106 agreements to lock in social value.

iii) Environmental well-being including:

- a. the redevelopment of a substantial brownfield site;
- b. increased housing density;
- c. creating new employment opportunities close to people's homes;
- d. visual and ecological improvements; and
- e. the provision of efficient layouts and high quality public open space, community and recreational facilities.

2.5 Conclusion

2.5.1 Current planning policy underpins the case in support of the Order.

2.5.2 Planning permission has already been granted in respect of the SIW which are the subject of the Order. There are no planning impediments to the implementation of the SIW, and no planning reasons why the Order should not be confirmed.