

**The London Borough of Enfield (Meridian Water Strategic Infrastructure Works) Compulsory
Purchase Order 2020 - Reference PCU/CPOP/Q5300/3258664**

Summary of the Proof of Evidence of

Stephen Armitage

26th March 2021

Experience

- 1.1 My name is Stephen Armitage, and I am a Director of Lambert Smith Hampton (LSH). In these proceedings I am giving evidence on behalf of the London Borough of Enfield (the Council). The purpose of my proof is to address the delivery prospects of the proposed regeneration of Meridian Water (the Scheme). My evidence is given in connection with the Council's promotion of the London Borough of Enfield (Meridian Water Strategic Infrastructure Works) Compulsory Purchase Order 2020, the purpose of which is to assemble the land interests necessary to deliver the strategic infrastructure works (SIW) required to enable the Scheme to come forward.
- 1.2 I have advised the Council regarding Meridian Water since February 2018 leading the LSH team, and in my proof, I list a selection of Meridian Water instructions that I have personally handled. Significantly, these include demonstrating the financial performance and viability of the master plan in support of the successful application for Housing Infrastructure Fund (HIF) grant funding in 2019. By virtue of my involvement over the last three years I believe I have a thorough understanding of the Scheme and issues which influence delivery of development.

Summary

- 1.3 In Section One of my proof, I reference other proofs of evidence in respect of the technical, delivery and town planning detail of the SIW and having summarised the scope of the SIW I note that *'Without these works I do not consider that the Scheme could come forward'* .
- 1.4 I conclude the first Section of my proof by explaining that property development is a process which requires separate but dependent activities to be successfully discharged and integrated to bring forward development. These activities include obtaining planning permission, site preparation, funding, developer and/or contractor procurement and viability assessment. In preparing my proof I have considered deliverability of the Scheme in the context of these activities together with relevant site-specific issues.
- 1.5 In Section Two I summarise the Scheme, which comprises a brownfield development which will deliver 5,000 new homes and create 1,500 jobs, together with social and physical infrastructure. The Council's objectives for the Scheme are explained fully in the proof of Peter George and include design, housing, social and economic considerations.

1.6 I also explain in this Section that delivery of the Scheme is expected to come forward in five development zones and relate detail as to the current position in respect of each zone.

1.7 The allocation of the 5,000 homes and non-residential accommodation across the zones is described by reference to the proposals of Vistry for Zone 1, and in respect of Zones 4 and 5 by reference to the Phase Two Planning Application which relates to these zones. I provisionally assess the allocation of units for Zones 2 and 3 by reference to the relevant ELAAP policies, since formal planning proposals for these zones have not yet come forward. The plan and table below show the zone designations and allocations.

Plan showing the boundary of the Scheme and the Development Zones



Table showing summary of housing units and non-residential area by Development Zone

Development Zone	Indicative number of homes per main DZ *	A1 Retail Total GEA	D1** social infr. Total GEA	D2 assembly and leisure Total GEA	B1a Office Total GEA	B1b/c light industrial Total GEA	Mixed B studio / maker space Total GEA	C1 Hotel Total GEA	Sui Genesis PBSA / LSPBSL Total GEA
1	1,353	1,250	600	750	0	0	0	0	0
2	586	2,925	1,350	0	8,000	11,055	1,000	0	0
3	981	1,391	0	0	7,200	0	0	0	0
4 & 5	2,080	2,000	500	5,000	15,000	7,000	4,500	16,000	18,000
	5,000	7,566	2,450	5,750	30,200	18,055	5,500	16,000	18,000

1.8 Section Three of my proof describes how the development of each zone is expected to come forward. In summary the position is as follows:

(i) Zone 1

The development of Meridian Water Station is completed and site remediation works have been undertaken by the Council. Vistry are procured as the housing developer and construction of Phase One is expected to commence later in 2021. There are two other smaller sites which form part of Zone 1 for which a developer will be procured following completion of Phase One.

(ii) Zone 2

This is a later phase of the Scheme mainly in the ownership of IKEA. The proof explains the engagement which the Council have had with IKEA, and the expectation that land which is surplus to retail requirements will come forward for development either directly by IKEA, in a partnership or by land sale.

(iii) Zone 3

This is a later phase of the Scheme in the ownership of Tesco. Again, the proof explains the engagement which the Council have had with Tesco and the expectation that land which is surplus to retail requirements will come forward for development probably in a partnership or by land sale.

(iv) Zones 4 and 5

This is land in the ownership of the Council which is the subject of the Phase Two Planning Application and the resolution to grant planning permission. In accordance with their role as Master Developer the Council propose to bring forward development by engaging private sector developers and following the Development Agreement structure used for Meridian One (Phase One in Zone 1). In the case of parts of the Phase which are designated for Build to Rent accommodation the Council are considering delivering these parts directly with the security of a forward funding agreement. The investor appetite for this option is the subject of a soft market testing exercise which is documented in the proof.

1.9 Section Four of the proof discusses the Scheme by reference to the various phases of development. It explains that Phase One and Phase Two are early phases of development, which are both in the control of the Council. It further explains that delivery of Phase One is already secured through the Development Agreement with Vistry. In connection with Phase Two I have considered deliverability having regard to critical factors of development including land ownership, Council governance,

planning permission, viability, infrastructure and market circumstances both generally and post Covid-19. I set out the current situation pertaining to each variable and confirm my view of market conditions with evidence of transactions, scheme specific market testing for Meridian Three and Four (which comprise elements of Phase Two) and 3rd party market commentaries from Savills and Hamptons.

- 1.10 The recent transactional evidence and market commentaries support continued occupier and developer demand post Covid-19. There are design implications as a result of potentially increased home working which will effect unit size and the requirement for good access to high quality green space and local amenity. These features are already adopted in the Scheme through the design code. I believe that the current circumstances for each of the ingredients necessary to bring forward development are positive for Phase Two and I see no reason why development should not be delivered as anticipated.
- 1.11 Zone 2 and Zone 3 are later phases of development and I have considered these same determinants for development in the context of the land owned by IKEA and Tesco. I see no reason to expect that these areas will not come forward for development in due course.
- 1.12 I close by considering the specific objections to the Order raised in connection with deliverability and set out in each case why I believe these objections are unfounded.

