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05.08.22	1.1	Issued for approval by Development Plans Board
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27.11.23	2.0	For publication as part of emerging Local Plan evidence base

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Introduction

Site

The area of the former IKEA site covered by this brief is shown in figure 1. The site development brief covers the entire land within IKEA ownership, as well as considering land which has recently been acquired by LB Enfield through Compulsory Purchase Powers in order to deliver the Strategic Infrastructure Works. However, as the Strategic Infrastructure Works already has planning consent, the brief only considers the need for the remainder of the land to respond to this.

The site is approximately 8.5 hectares in area and is situated to the south and east of Tesco.

The most recent permanent land use comprised of a large Ikea store and a car park, accessed via Glover Drive and Argon Road. Temporary meanwhile uses have also been operating on the site. By 2024, Strategic Infrastructure Works currently being undertaken will provide enhanced road access to this site via Glover Drive.

The site is in a prominent location within the wider Meridian Water placeshaping area (within adopted the Core Strategy) and the north-western section is adjacent to the train station.

Ownership

The site is currently in a single ownership of IKEA.

In March 2022, IKEA announced its intention to leave and sell the site, and the store closed on 31 August 2022. Whilst the loss of this major and valued employer and occupier to Meridian Water and the Borough will be felt, in particular the loss of circa 450 jobs on site, it potentially brings with it the opportunity of redevelopment of the site sooner than if IKEA had pursued a redevelopment scheme itself.

A competitive bidding process to for the site is currently ongoing (November 2023) and is assumed it will remain in a single ownership.

Status of this Planning Brief

This document is an informal planning brief which has been prepared by the Local Planning Authority. It is not a development plan document and it does not currently have the status of an SPD, though it may evolve into one in the future. Therefore in its current form it will have minimal weight. The brief has been produced in parallel with the Meridian West SPD, to ensure the two are aligned.

The purpose of this informal site development brief is to:

- Minimise uncertainty for future bidders/purchasers of the site in terms of what can be deemed acceptable in planning terms,
- Provide informal guidance of the LPAs expectations of how this could be delivered.

In addition to these documents, a 'briefing document' on Meridian Water has been prepared by the Council's Meridian Water team setting out their aspirations for the site, but which holds no planning status.

Planning Policy Context

The adopted relevant planning policy for the Meridian Water area consists of:

- National Planning Policy Framework (NPPF) (2023)
- The London Plan (2021)
- Enfield Core Strategy (2010)
- Enfield Development Management Document (2014)
- Edmonton Leaside Area Action Plan (2020)
- North London Waste Plan (2022)

A summary of the relevant policies is contained in Appendix B.

Core Strategy (2010)

The Core Strategy (2010) identifies Meridian Water as a Place Shaping Priority Area. Core Policy 1, Core Policy 37 and Core Policy 38 are particularly relevant to the IKEA site.

Edmonton Leaside Area Action Plan (2020)

The below policies within ELAAP are particularly relevant to the IKEA site:

- EL1 Housing
- EL3 Town Centre
- EL5 Community facilities
- EL6 The Central Spine
- EL8 Managing Flood Risk
- EL9 Leisure Facilities and Open Space
- EL11 Building Form
- EL12 Public Realm
- EL13 Infrastructure

Emerging Policy

Draft Enfield Local Plan

Enfield is in the process of preparing a New Local Plan. The draft local plan contains a place-based policy and site allocation relevant to the entire Meridian Water area which are relevant to the site as well as thematic policies which will need to be considered.

The timetable for its production is set out in the Council's Local Development Scheme. Once adopted the new Local Plan will form the basis for assessing planning applications.

Meridian West SPD

The Council has prepared a SPD for the Western side of the Meridian Water area. The Meridian West SPD was formally adopted in June 2023 and is a material planning consideration with full weight.

The SPD will provide guidance to ensure a coordinated approach to sustainable development at Meridian Water with the aim of facilitating high quality placemaking. It includes a section focused on re-development at the IKEA site itself. It adds further clarification and guidance to the relevant policies in the current adopted plan - most notably the Edmonton Leaside Area Action Plan.

The LPA will consult on the draft SPD in due course. Once adopted the SPD will be a material consideration in assessing applications.

Figure 1: Site red line boundary



Figure 2: Extract of Adopted Policies Map

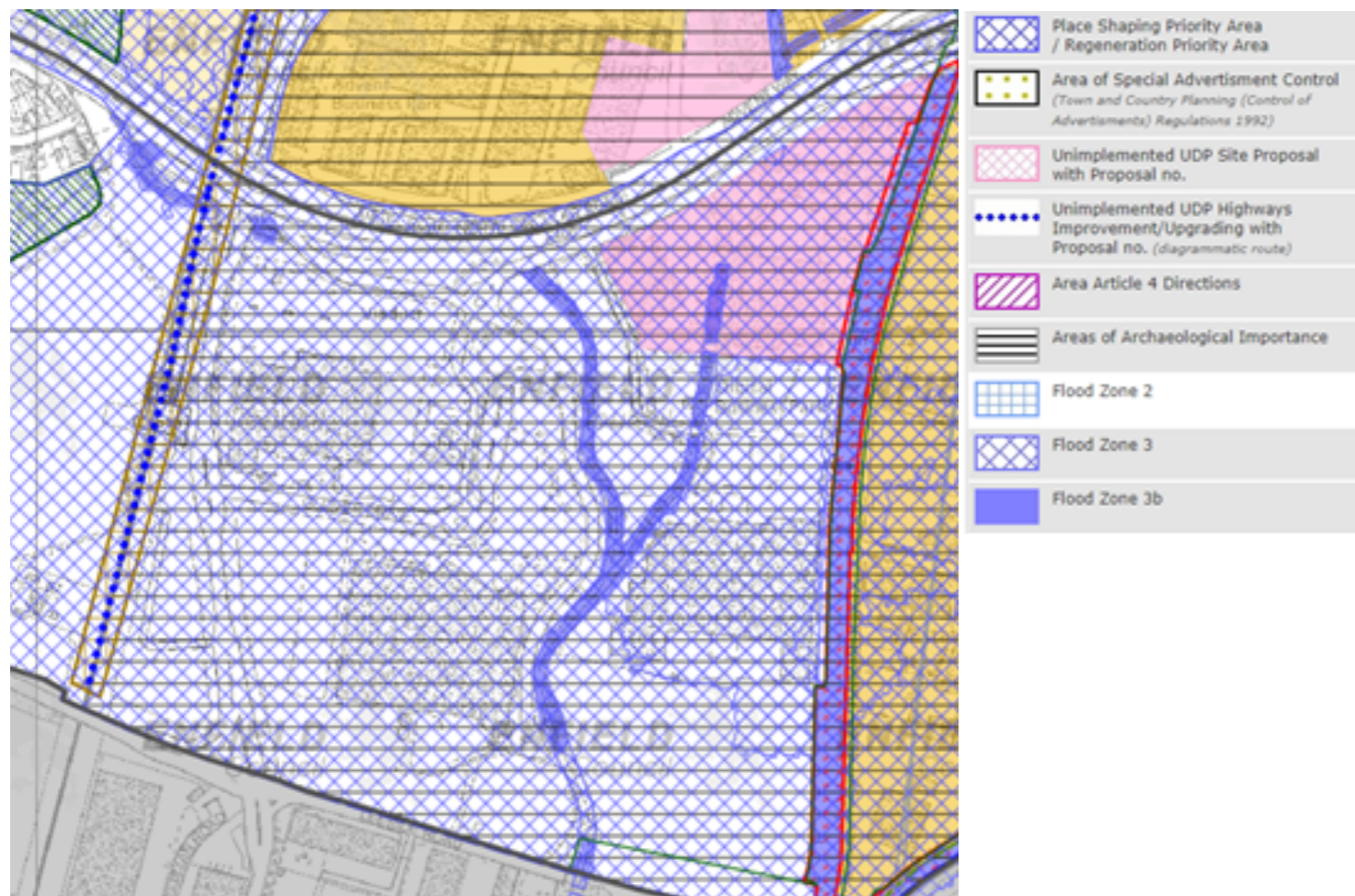


Figure 3: Map illustrating Adopted North London Waste Plan Sites

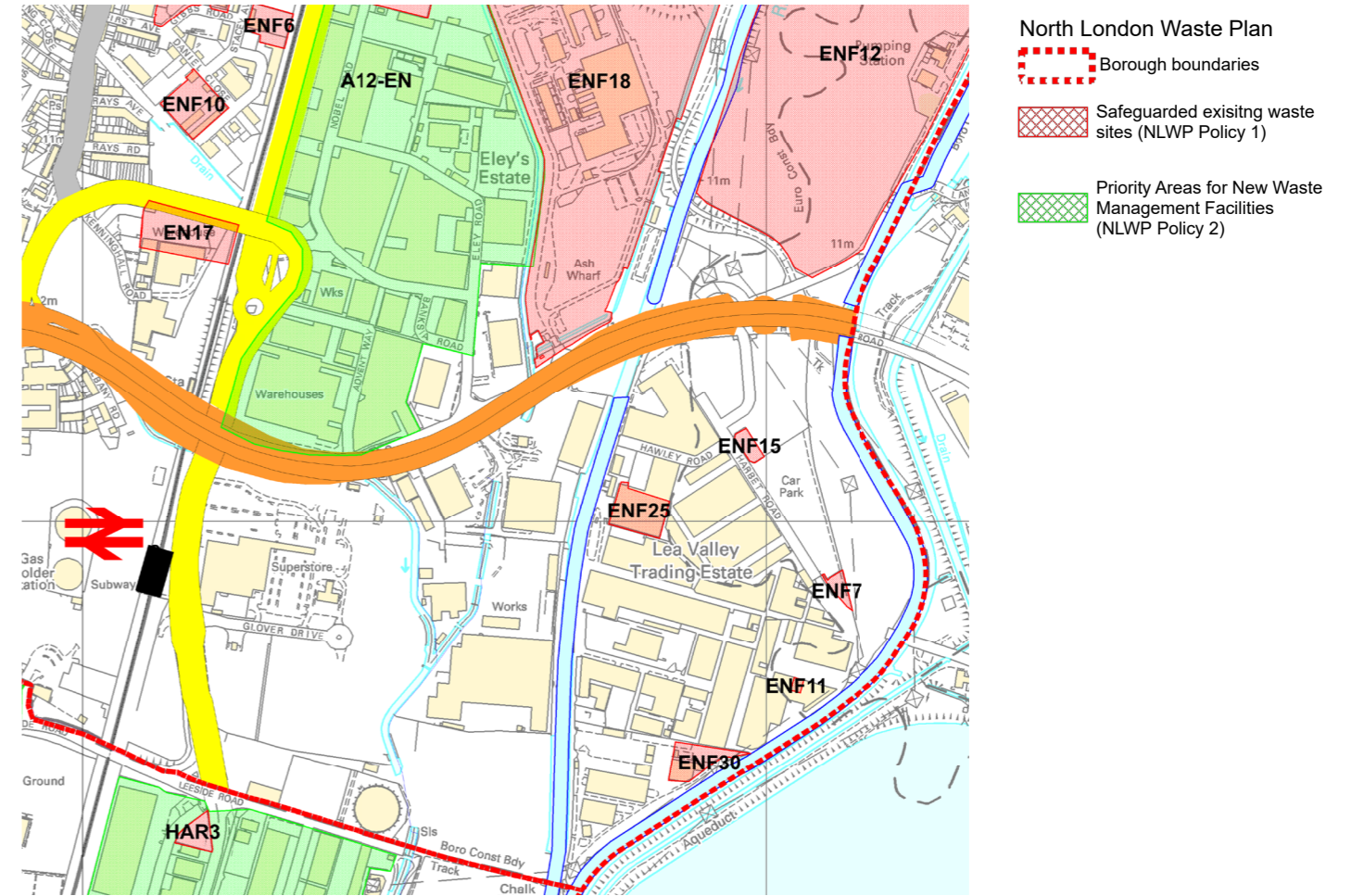


Figure 4: Extract of Vision Map from adopted Edmonton Leaside AAP



Constraints and Opportunities

The site is bounded by a number of constraints that development will have to respond to, as well as capitalising on the opportunities the site benefits from. Proposals will also need to respond to existing consents around the site.

Figure 5: Constraints Diagram

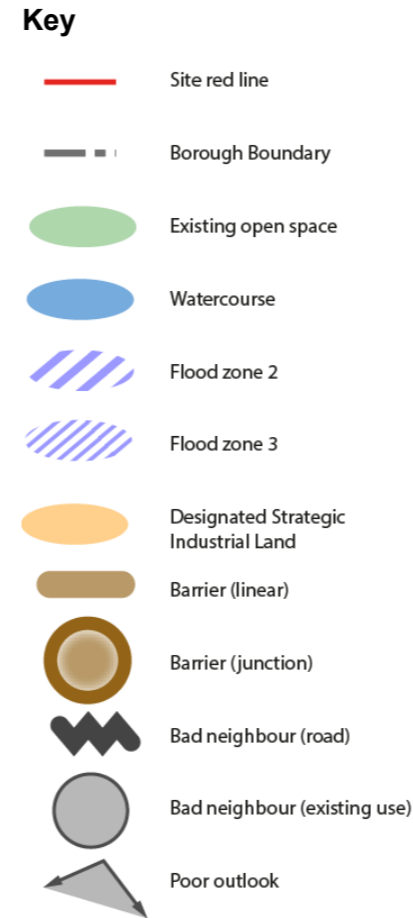
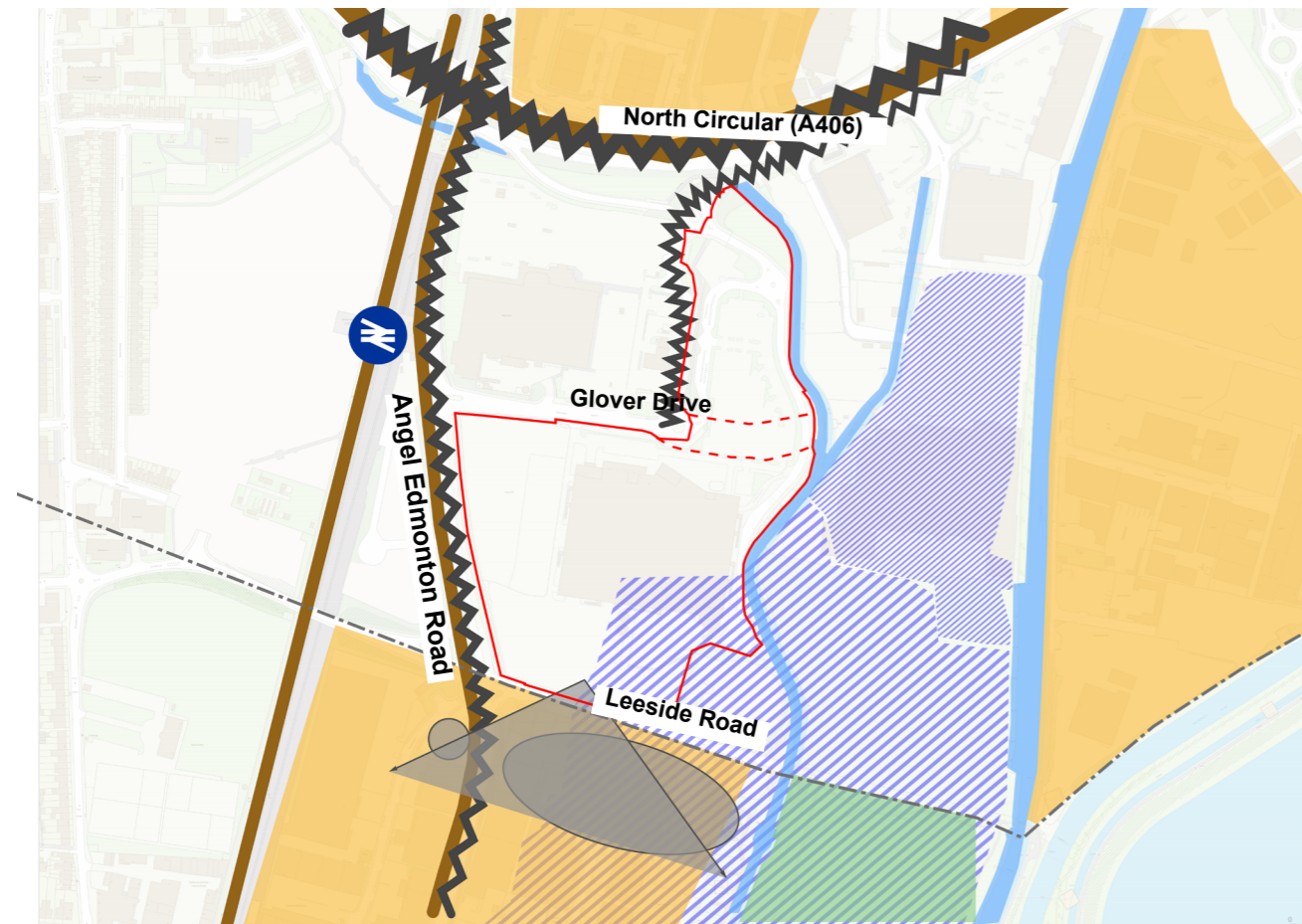
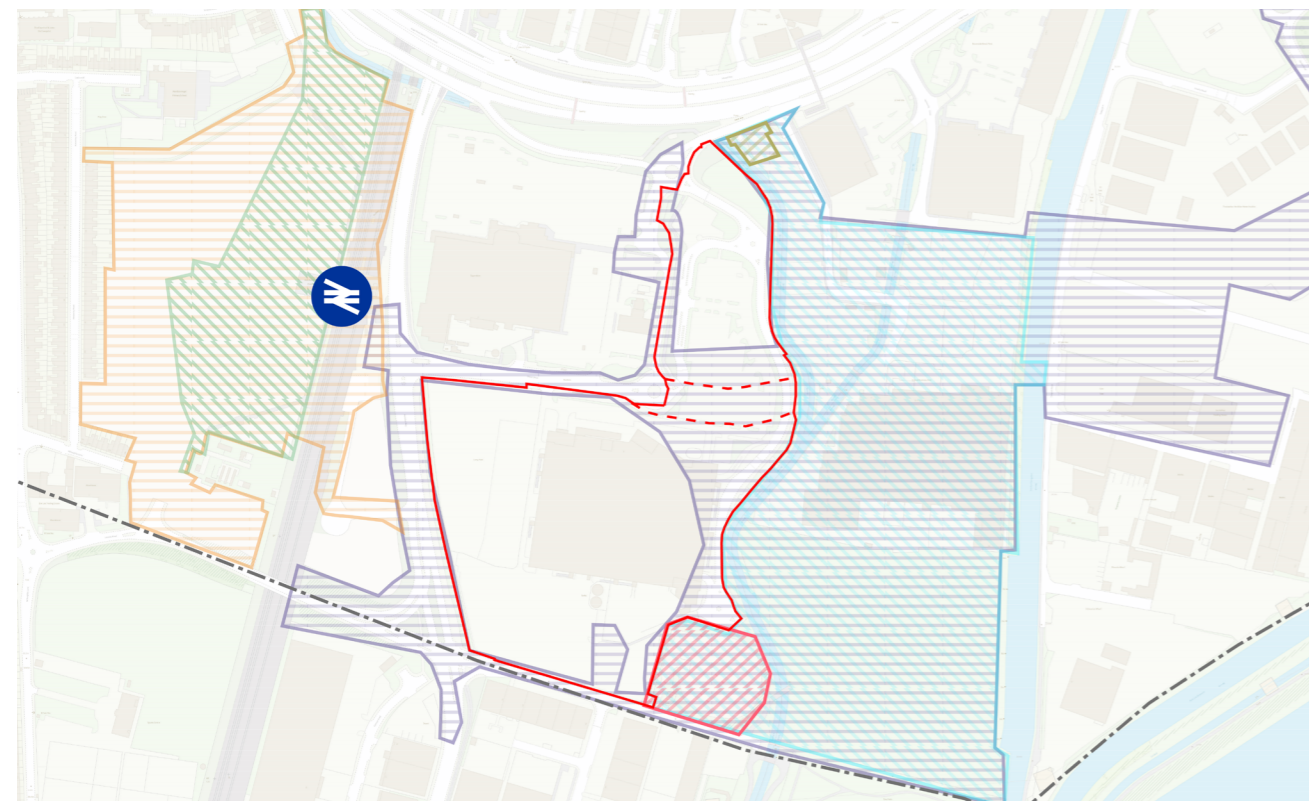


Figure 6: Relevant nearby planning applications



Acceptable Land Uses

Redevelopment of the site must provide a mix of land uses that integrate with the wider regeneration area. This should include employment, commercial and residential uses.

Employment uses

Development should provide:

- a greater number of jobs than the current 450 jobs;
- a greater variety of jobs;
- sufficient flexibility to offer a range of floorspaces and rents for a range of different sizes of business, such as start-ups, small and medium sized enterprises and larger businesses.

Non-residential uses

- Development should offer a vibrant mix of uses, with commercial uses at ground floor in appropriate locations.
- Ground floor uses across the site could include retail, leisure, recreation, hospitality, food and beverage, office, floorspace for other commercial activities including creative and cultural industries, and supporting social and community infrastructure including sport and leisure.
- The site could present a good location for a 'strategic commercial occupier' – i.e. a large commercial or other organisation to act as a key anchor within Meridian Water – particularly within the western section adjacent to the train station. This could include provision of a multi-storey non-residential building.

Residential uses

- The Council's most up to date Housing and Economic Land Availability Assessment suggests that the site could have capacity for approximately 1,500 homes.
- Development should provide a mix of affordable, intermediate and private homes.
- The proposed dwelling size mix should demonstrate how it will help achieve the objective of attracting families to the area, with reference to the evidence of need contained within the Council's Local Housing Needs Assessment (2020), whilst recognising that higher density accommodation with a varied mix of dwelling sizes may be appropriate nearest the station.
- A mix of different forms of residential accommodation could be suitable in this location (e.g. including Build to Rent).

Supporting Social Infrastructure

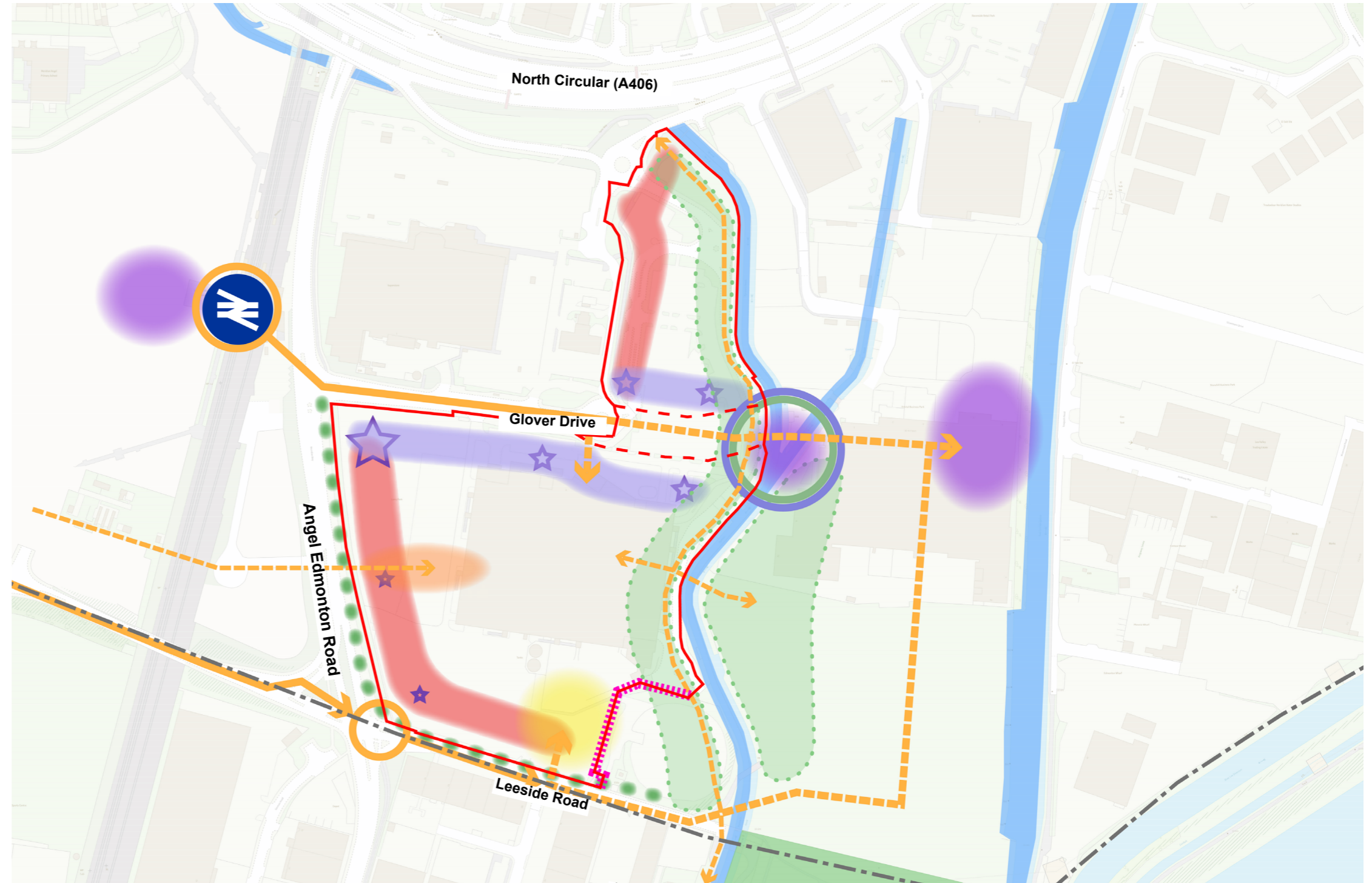
- Supporting social infrastructure such as a school and open space will also be required on the site. The Core Strategy identified the need for two primary schools and a secondary school at Meridian Water, one school has already been delivered with a second secured via an existing consent. The quantum of development on this site is likely to mean development would be required to deliver a third school.

Site Vision

The site is a key location within the wider Meridian Water placeshaping area. As such development will be expected to play a pivotal role towards delivering exemplary placemaking within this new neighbourhood.

The vision for the broader Meridian Water area is already well established within the adopted development plan. The Edmonton Leaside AAP sets out an overall vision and objectives for the Plan area, with a dedicated section to Meridian Water. This site development brief builds on the vision and objectives for the wider area, drawing out the parts which are specifically relevant to the IKEA site.

Figure 7: Vision and development principles for IKEA site



Key

- | | | | |
|--|--|--|---|
| | Site red line | | Existing open space |
| | Borough Boundary | | Proposed open space |
| | Gateway/Arrival | | Green buffer required |
| | Existing Access route (all modes) | | Watercourse |
| | Planned Access Route (allmodes) | | Blue/Green node |
| | Planned Access Route (ped/cycle) | | Buffer/transition zone (resi problematic) |
| | Cycle bridge Landing | | Preferred location for new school |
| | Approximate local centre location | | Create permeable boundary (remove fence) |
| | Activity Hubs | | |
| | Potential for tall building (size indicative of hierarchy) | | |

The site will deliver a mixed-use development that forms part of the wider sustainable urban neighbourhood at Meridian Water. It will act as a key arrival gateway from the station along the 'central spine' setting the character for the new local centre and neighbourhood. Pymmes Brook will be opened up and celebrated and other blue and green assets running through the site will be interconnected with the wider network. Major employers, start-ups and meanwhile uses will occupy the site, potentially including a strategic occupier. Mixed tenure and size housing will be supported by excellent physical and social infrastructure – such as a new school.

Key Development Principles

Proposals for the IKEA site should adhere to the following development principles to help achieve the vision.

Masterplanned approach

Proposals must take into consideration existing planning consents, masterplans and guidance for the wider Meridian Water area. Proposals for the site must demonstrate how they will complement wider proposals.

Current planning applications relevant to the site which proposals should have regard to are:

- Strategic Infrastructure Works (19/02717/RE3);
- Phase 1B consent (21/04742/FUL)
- Reserved Matters for Phase 1 (20/03821/RM)
- Phase 2 consent (19/02718/RE3)
- Phase 1 consent (16/01197/RE3)
- Reserved Matters consent for Gasholder (22/02098/RM)
- Full consent for primary sub-station (21/04218/RE4)

See Appendix C for full details.

Layout

- Development should facilitate delivery of the central spine route, with generous widths allowing for a multi-modal green corridor. Landscape design should minimise noise/air pollution impacts from Angel Edmonton Road.
- The site must contribute to the creation of a new local centre as set out within ELAAP, with town centre uses focused along Glover Drive.
- Non-residential active frontages should be focused along the Central Spine, Angel Edmonton Road, Leaside Road and around key places such as any new public squares and around Meridian Water station.
- Buffering non-residential uses will be required along Angel Edmonton Road, Leaside Road and Argon Road at lower levels, given the hostile vehicle dominated environment and 'bad neighbour' uses. Any residential accommodation at upper floors will require dual aspect.
- The northern edge of the site close to the A406 should provide pure multi-level commercial uses to act as a buffer from the noise and air pollution from the A406.

Urban Form and Grain

- Development here should mark a key arrival point from Meridian Water station.
- Development at the junction of Meridian Way and Glover Drive should be set back to create an 'open' entrance onto the central spine to reflect its gateway position, with sufficient space to accommodate anticipated pedestrian movements to and from the station.
- The site could accommodate a range of heights from 21m (i.e. 6 storeys) to potentially taller buildings of up to 51m (i.e. 16 storeys).
- The area of the site opposite the station is highly connected and therefore could support the higher densities/taller buildings.
- Subject to design testing and taking into account existing consented developments, a datum of 6 storeys rising to accents of up to 10 storeys will be considered appropriate.

Improving Connectivity and Permeability

- Development should facilitate the central spine to improve connections to the Lee Valley Regional Park.
- Green buffers should be provided along Angel Edmonton Road and Leaside Road to minimise the impacts of the harsh vehicle dominated environments here.
- Development should ensure that the street network prioritises pedestrian and cyclist movement thereby promoting active travel and use in the first instance, followed by the public transport user, subject to ensuring that sufficient servicing and emergency vehicle access can be provided. Reliance on private vehicle and car parking provision should be minimised.
- Leaside Road should be widened for improved cycle infrastructure provision with planting and an enhanced footway.
- The site should make provision for direct pedestrian and cycle access from/to it, connecting to the Meridian Water Phase 1 Development through the 'Teardrop site'.
- Development should facilitate delivery of a connection across Pymmes Brook.
- Development should contribute to crossing improvements from Meridian Water station across Meridian Way.
- Public realm improvements will be required to

be delivered along all thoroughfares.

Location of local centre and non-residential uses

- The central spine (Glover Drive) should form the basis for a new, pedestrian friendly, high street, with town centre uses concentrated here.
- Development should support the successful creation and evolution of a new local centre at Meridian Water through provision of active frontage commercial uses and associated high quality public realm and facilities.
- Development should include variety in ground floor unit sizes, to support a variety of retail, leisure and civic occupiers.

Green and Blue Networks

- Development must offer a generous open space along Pymmes Brook to celebrate the green and blue network and naturalise the western bank of the Brook, acting as an expansion to the consented Brooks Park to the west within Phase 2. This must include attenuation measures to address surface water run-off.
- The site must integrate a special and unique landscaped area at the blue-green node located at the confluence of the rivers.
- Pymmes Brook and the extension of Brooks park within the site should be key open spaces and provide walking routes, and proposals should provide for pedestrian and cycle connections along the eastern edge of the site.
- Development here should contribute to provision of high quality open space as part of a comprehensive approach to open space provision across the wider Meridian Water area. Street widths should make adequate allowance for green corridors.
- Development should support delivery of the green network. The green network should reflect the local Lee Valley Regional Park landscape character which is defined by its water and wetlands nature.
- Development will be expected to deliver, contribute to and maintain its contribution to the green network such as the Enfield Green Loop.

Children's Play

- Public realm provision at Meridian Water should encourage play and interaction, providing different activities for children and young people.
- Development will be expected to provide policy compliant levels of play provision, to help create a desirable and liveable neighbourhood for families.

Microclimate

- Development proposals should deliver a comfortable microclimate (including wind, sunlight, daylight and overshadowing of the public realm) surrounding tall buildings by proposing design measures to mitigate adverse impacts.
- Public spaces should be located, designed and orientated to achieve excellent levels of daylight and sunlight throughout whilst offering sufficient shading for summer months.
- Proposals should be designed to encourage outdoor activity and the occupation of public spaces throughout the seasons to benefit the physical, social and mental health of all users.

Flood Risk Mitigation and Water Management

- Development proposals should demonstrate how the location of proposed land uses informs the flood risk mitigation strategy. This could include siting open space and/or school playing fields on areas with highest flood risk.
- Engineered waterways and banks should be naturalised.
- Proposals should maximise and improve the water environment for ecological, bio-diversity, leisure, and visual amenity purpose.
- Building frontages adjacent to waterways should be set back to accommodate a continuous public greenspace and to support ecological connections along their length.
- The opportunity for the site to address groundwater recharge should be explored.
- The interrelationship between contamination and flood risk through changes to site levels should be carefully considered through design development.

Phasing and Delivery

Phasing

Essential infrastructure will be expected be delivered on site at the earliest stages prior to delivery of residential accommodation.

Transitional Arrangements

Development proposals will need to demonstrate how they will acceptably interact with other sites in relation to both current and future uses.

Meanwhile uses

The Council will encourage productive meanwhile uses that activate the site and integrate with the surrounding uses. This could include creative and cultural uses, temporary retail and food and beverage uses, in particular along Glover Drive.

Delivery

The Council would like to work closely with the landowner/occupier and future landowner/ developer to enable and deliver development in accordance with the guidance in this brief.

Development would be appropriate once the Strategic Infrastructure Works that are necessary to facilitate development on the IKEA site have been completed (currently expected in Q4 2023) and in tandem with development to the east in Phase 2 Development Area to establish the key structural components of the Central Spine, Park and Green Loop. Developers will be required to work collaboratively to ensure a pragmatic and coordinated approach to delivery of environmental enhancements along Leaside Road and other components necessary to support development proposed at IKEA. Other necessary components could include access route to the park if the development is reliant on this new open space to meet its open space requirements.

Applicants should demonstrate they have explored the opportunity to capitalise on the potential mutual benefit of undertaking works collaboratively with the Strategic Infrastructure Works.

Infrastructure Requirements

Development proposals will be expected to deliver or contribute to a range of infrastructure including transport, public realm, green & blue infrastructure, community, health, education, utilities etc. to help achieve the site vision.

The table below sets out the infrastructure

contributions/requirements that will be expected from development on the site. It is based on evidence available at the time of production and may not be exhaustive as further evidence is produced.

The Council will welcome working positive and collaborative working with the landowner/

occupier to ensure a co-ordinated approach to development and delivery of infrastructure.

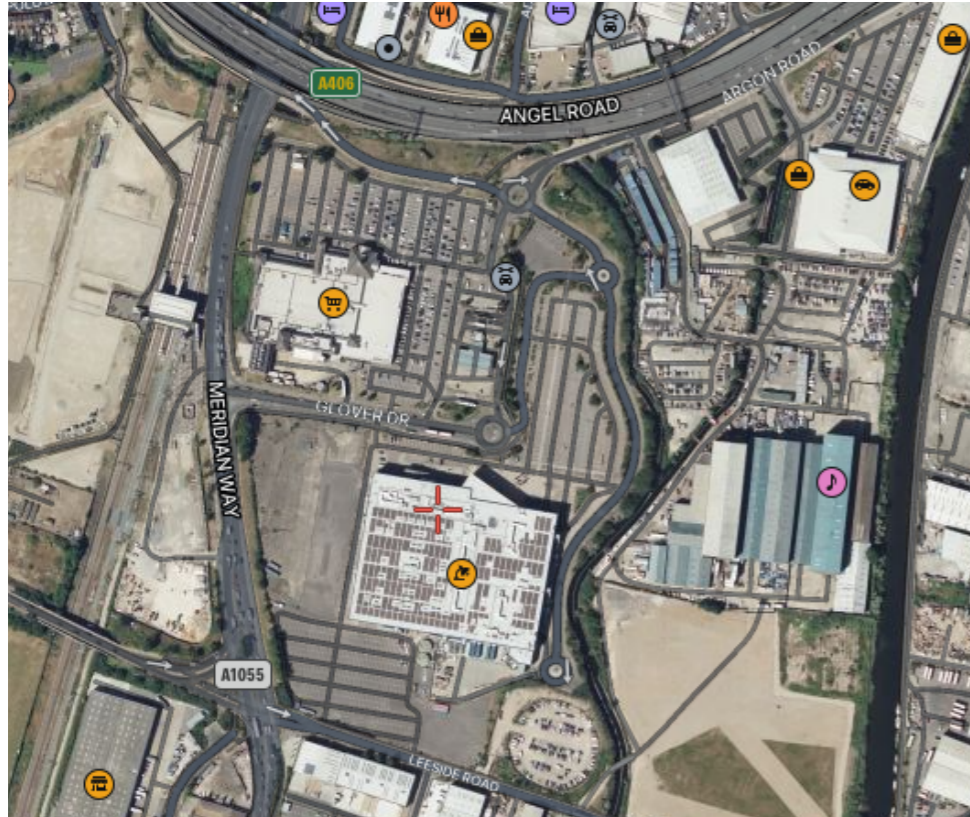
A number of funding streams will be utilised to help deliver infrastructure, including Government and GLA funding bids, Community Infrastructure Levy (CIL) and S106 Planning Obligations.

Infrastructure Contributions/Requirement	S106 full / apportioned?	Delivery lead	Partners & stakeholders
Transport			
Contribution to bus stops / diversions Contribution towards enhancements including, for example, new bus stops, including on Glover Drive and Leaside Road route diversions or enhanced capacity/frequency to be agreed with TfL.	S106 Apportioned contribution	TfL	TfL, LBE, London Bus services.
Road and junction improvements Deliver/contribute to key road and junction improvements along Angel Edmonton Road, at the junction of Angel Edmonton Road and Glover Drive/Main Street, and at the junction of Angel Edmonton Road and Leaside Road, and deliver/contribute to road improvements along Leaside Road and Glover Drive to support creation of a pedestrian and cyclist friendly place.	S106 Apportioned contribution	TfL, LBE & developer	TfL, LBE & developer
Pedestrian/cyclist bridge across Lee Navigation Development on the site should contribute towards delivery a new pedestrian and cycle bridge across the Lee Navigation, to enhance connectivity and permeability and thus support creation of a pedestrian and cyclist friendly place.	S106 Apportioned contribution	TFL, LBE Developers / landowners	LBE, Canal and River Trust, Natural England, Environment Agency, Lee Valley Regional Park Authority
Pedestrian/cyclist bridge across Pymmes Brook Development on the site should facilitate delivery of a bridge across Pymmes Brook connecting the site to the eastern side of Pymmes Brook where Phase 2 proposals have been consented. This is to enhance connectivity and permeability and thus support creation of a pedestrian and cyclist friendly place.	S106 Delivered on site	TFL, LBE Developers/ landowners	LBE, Canal and River Trust, Natural England, Environment Agency, Sustrans
Pedestrian/cyclist bridge across Angel Edmonton Road and West Anglia Main Line Development on the site should make provision for direct pedestrian and cycle access from/to it, connecting to the Meridian Water Phase 1 Development Area through the Teardrop Development Area. This is to enhance connectivity and permeability and thus support creation of a pedestrian and cyclist friendly place.	S106 Apportioned contribution	Developers / landowners	Network Rail, LBE, Sustrans
Blue and Green Infrastructure			
Engineered waterways and banks should be naturalised including naturalisation of the Pymmes Brook along the section within the site. This will help contribute to the area wide flood risk mitigation strategy.	S106 Delivered on site	Developer	LBE, Natural England, Environment Agency, CRT
Improvements to existing canal towpaths to support increased use given residential uplift. This is to enhance connectivity and permeability and thus support creation of a pedestrian and cyclist friendly place.	S106 Delivered on site	Developer	LBE, Natural England, Environment Agency, CRT
Expansion of Brooks Park Proposals must offer a generous open space along Pymmes Brook to celebrate the green and blue network and expand Brooks Park within consented Phase 2 proposals.	S106 Delivered on site	Developer	LBE

Infrastructure Requirements cont'd

Infrastructure Contributions/Requirement	S106 full / apportioned?	Delivery lead	Partners & stakeholders
Blue and Green Infrastructure (continued)			
Enfield Green Loop Development on the site should facilitate delivery of a green loop around the borough as set out in the borough's Green and Blue Infrastructure Strategy.	S106 Delivered on site	Developer	LBE
Meridian Water Public Realm works Public realm improvements including a new public square in proximity to the station, and enhanced crossing from the station across Angel Edmonton Road.	S106 Delivered on site	Developer	LBE
Education			
Early years facilities should be provided as a mix of nursery classes at local schools, children's centres and privately-run pre-schools and nursery groups.	CIL	LBE	Early Years providers
New school The Core Strategy identified the need for two primary schools and a secondary school at Meridian Water. Provision of two schools has already been secured through existing consents (the existing Meridian Angel Primary School and the consented school in the Phase 2 Development Area). The IKEA site has been identified as an optimal location to deliver the remaining school required to support new homes at Meridian Water due to the strategic location and size of this site. Innovative school typologies that maximise efficiency of space will be encouraged due to the high density of development. A suitable location for a school is considered to be at the heart of the site, in close proximity to the central spine and the Green Loop, which provides high levels of sustainable accessibility.	S106 Delivered on site	LBE	Early years providers; Department for Education
Health Care and Emergency Services			
Further stakeholder engagement will be required with Enfield Clinical Commissioning Group and external parties, such as NHS England and the Barnet, Enfield and Haringey Mental Health NHS Trust, to establish the most appropriate type of provision. Funding will be required from developers to facilitate delivery of improved services.	S106 Apportioned contribution	NCL ICB – North Central London Integrated Care Board	LBE
Community and cultural facilities			
A community hall or flexible space may be required, in order to meet the needs of the population in relation to culture, art, performance, youth groups, community groups, and religion/spirituality.	S106 Delivered on site / apportioned contributions	Developer	LBE
Utilities			
Connection to District Heat Network Developers will be obliged to collaborate and ensure schemes are connected to the district heating network, agreeing to a nil on-site heat generation policy.	n/a - to be secured via S106	Energetik	Developer; LBE
Non-potable water solution Contribution to any future area wide network	S106 Apportioned contribution	Thames Water	LBE
Installation of on-site solutions including rainwater harvesting and greywater recycling	S106 Delivered on site	Developer	LBE
Primary sub-station Contribution to new sub-station where development on the site benefits from the use of this.	S106 Apportioned contribution	UKPN	LBE

Appendix A: Key Views of Site



Aerial Image of site



Crossing to site across Meridian Way from station



A406 and Argon Road act as severe barriers at northern tip of site



Approach along Leeside Road



Vehicle dominated access road from IKEA site towards A406



Eastern site boundary adjacent to Pymmes Brook

Appendix B: Summary of Relevant Planning Policy

National Planning Policy Framework

National planning policies are set out in the NPPF, which are based around a presumption in favour of sustainable development. The NPPF provides strategic direction on a wide range of planning matters and is supplemented by Planning Practice Guidance which contains additional guidance on the interpretation of policies.

London Plan

The adopted London Plan identifies the Upper Lee Valley as an Opportunity Area and provides indicative estimates of employment capacity (15,000) and minimum guidelines for new homes to 2031 (20,100), informed by the Upper Lee Valley Opportunity Area Planning Framework which was adopted by the Mayor in July 2013. It highlights the importance of the potential four tracking of the London Stansted Line for unlocking development capacity, including at Meridian Water.

Meridian Water, in which the IKEA site is located, is a priority area for regeneration, jobs and housing within the Upper Lee Valley Opportunity Area Planning Framework (2013). The broader Meridian Water area is identified as being an area suitable for higher density development, supported by transport interventions such as the provision of a four-trains-per-hour service to Meridian Water Station and development of Crossrail 2 in the longer term.

A range of London Plan policies are relevant for the IKEA site. Policy GG2 states that decision makers should enable the development of brownfield land, particularly in Opportunity Areas, in order to make best use of land. Policy SD1 requires that boroughs should support development in Opportunity Areas which create employment opportunities and housing choice.

Local Plan

The London Borough of Enfield's Local Plan currently comprises:

- Core Strategy (2010)
- Development Management Document (2014)
- Edmonton Leaside Area Action Plan (2020)
- North London Waste Plan (2022)

Core Strategy (2010)

The Core Strategy sets out policy expectations for Meridian Water. The fundamental objective of delivering a new community with the necessary infrastructure to support it and attract families and new employers to the area remains unchanged.

The Core Strategy (2010) identified Meridian Water as a Place Shaping Priority Area within the Central Leaside Strategic Growth Area. Core Policy 1 states that improvements in the social and physical infrastructure will be prioritised in the strategic growth areas, and that area actions plans will be provided for each to provide the context for more detailed masterplans. Core Policy 37 Central Leaside sets the overall objectives for the plan area highlighting the potential of Meridian Water to deliver a new urban mixed use community with improved accessibility.

Core Policy 38 sets out policy for Meridian Water confirming the objective of delivering a new community of 5,000 homes and 1,500 new jobs, and the necessary infrastructure to support this community and attract families and new employers to the area.

Development Management Document (2014)

The Development Management Document (2014) provides detailed criteria and standard based policies by which planning applications will be determined (alongside the other development plan documents) and is a key vehicle in delivering the vision and objectives for Enfield as set out in the Core Strategy.

Other material considerations include:

- Enfield Decentralised Energy Network Technical Specification SPD (2015)
- Enfield Section 106 SPD (2016)

Edmonton Leaside AAP (2020)

The Edmonton Leaside Area Action Plan (2020) confirms the vision for Meridian Water to become a sustainable urban neighbourhood, including a new town centre and associated community infrastructure and public open space, to help meet existing and future housing needs and support the development and growth of new industrial high value added sectors of the economy. Improving transport connections (particularly rail, bus and cycling) and green infrastructure are also strategic priorities across Edmonton Leaside. The Area Action Plan articulates in greater detail how the Local Plan policies will be implemented and provides a detailed policy framework to guide new development up to 2032.

The following sets out a summary of the policies that are particularly relevant.

- **EL1 Housing:** Requires all residential development to achieve a minimum of 40% affordable housing;
- **EL3 Town Centre:** Requires development proposals leading to provision of greater than 2,500sqm of retail to demonstrate there would be no adverse impact on neighbouring centres, and requires all proposals for A class uses to front onto the central spine which runs through the site;
- **EL5 Community Facilities:** Sets out the expectations in relation to community facilities, ensuring they serve the local population, are easily accessible by bike/foot, support co-location and community groups to manage them. The expectation is for education needs to be met within the Meridian Water boundary and for development proposals to be supported by adequate school provision. For healthcare the Council will work with partners to ensure facilities are delivered in locations accessible to the relevant phase. Development may be expected to make financial contributions towards provision of primary healthcare facilities.
- **EL6 The Central Spine:** The route of the Central spine as identified in ELAAP runs through the centre of the IKEA site. The

ambitions of the spine will be delivered through the Strategic Infrastructure Works which dissect the site. Proposals on the site must contribute to the delivery of the spine through design, layout, orientation and facilitation;

- **EL8 Managing Flood Risk:** Requires adequate flood risk mitigation in place for all development, and must incorporate the principles of water sensitive design.
- **EL9 Leisure Facilities and Open Space:** Requires developments to provide sufficient children's play space and open space, avoid negative disturbance on nearby SSSIs, SPAs, RAMSAR and SAC sites and to demonstrate that use of open space for floor storage has been explored.
- **EL11 Building Form:** Sets out expectations that building forms must be appropriate, with adequate access to daylight and justification for tall buildings should be provided.
- **EL12 Public Realm:** Sets out the expectations including proposals to demonstrate how the industrial heritage and archaeology has informed the design, as well as a range of other expectations, and that development proposals must demonstrate how the potential of the water network has been optimised.
- **EL13 Infrastructure:** Sets out that development will be subject to financial contributions towards infrastructure requirements.
- **Delivery and Implementation:** Figure 14.1 within ELAAP sets out indicative delivery zones each of which supports the mix of uses necessary to ensure successful placemaking. In particular, the Central Spine is crucial for unlocking development at Meridian Water, including at the IKEA site. Table 14.1 sets out all the priority projects which are considered critical to unlocking development within the ELAAP area. Highways, public transport improvements and flood risk alleviation measures and public realm improvements across the whole area. It also notes infrastructure that is identified as necessary within phases that include the IKEA site, such as for utilities infrastructure, remodelling of

Appendix C: Relevant Planning History of Site & Surroundings

towpaths, and new schools, GP practice(s) and a new community hub.

North London Waste Plan (2022)

The NLWP aims to achieve net self-sufficiency in waste and to maximise recycling to achieve the recycling targets set out in the London Plan 2021. It sets out existing safeguarded waste sites and priority areas for new waste management - requiring developers to first seek sites in priority areas outside Enfield before considering Enfield's priority areas.

Planning Policy Designations

The site has the following planning policy designations:

- Upper Lee Valley Opportunity Area;
- Place shaping priority area / regeneration priority area
- Land covered by Area Action Plan (ELAAP)
- Flood Zone 2
- Areas of Archaeological Importance
- Air Quality Management Area

The following designations apply outside of the site:

- Lee Valley Site of Metropolitan Importance for Nature Conservation (SINC) 0.1km east of site;
- Lee Valley Special Protection Area and Ramsar 0.7km south of the site;
- Chingford Reservoirs SSSI 1.2km north east of the site;
- Epping Forest Special Area of Conservation (SAC) 3.3km east of the site.
- Pymmes Brook, the River Lee Navigation and River Lee form part of the Lee Valley SINC and have a Water Framework Directive status for poor (Pymmes Brook) or bad (River Lee Navigation and River Lea) status for biological conditions.

Development Description	Planning Application reference	Date determined (Decision)
Planning applications on or including site		
(Strategic Infrastructure Works) Full application for the redevelopment of the site to provide infrastructure works for the delivery of a mixed-use development comprising construction of an east-west link road between Glover Drive and Harbet Road (the Central Spine); alteration of access road between Argon Road and Glover Drive, construction of a link road between Leaside Road and the Central Spine, pedestrian and cycleway improvements to Glover Drive and Leaside Road, the construction of 4 no. bridges across the Pymmes and Salmon Brooks and River Lee Navigation; alteration to the Pymmes Brook channel, associated landscaping and formation of new public open space. Enabling works, comprising earthworks; remediation; flood conveyance channel, flood alleviation, outfall and new public open space works; utilities infrastructure; demolition of existing buildings, formation of new access's and associated works.	19/02717/RE3	22 Jul 2020 (Granted)
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.	20/00111/RE4	18 June 2020 (Granted)
Request under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for an EIA Scoping Opinion for a residential led scheme for up to 700 residential homes and commercial uses.	19/03069/SCOP	08 October 2019 (ES required)
Request under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for an EIA Scoping Opinion for Meridian Water Phase 2 for an outline planning application for a residential led mixed use development of approximately 2000 homes and Meridian Water Strategic Infrastructure Works including roads, bridges, remediation, earthworks, utilities and flood attenuation works	18/04932/SCOP	15 Feb 2019 (ES required)
Planning applications adjacent to the site		
Details of Reserved Matters (scale, layout, access, external appearance and landscaping) for 274 units in respect of Plot Z02-01 within buildings from 10 to 16 storeys in height pursuant to condition 4 of outline planning permission 19/02718/RE3	22/02098/RM	2 November 2022 (Granted)
Full planning application for development of Phase 1b of Meridian Water to provide new residential accommodation (Use Class C3), ground floor commercial floorspace (Use Class E(a, b, c, g)), leisure floorspace (Use Class E(d)) and medical centre (Use Class E(e)) across three buildings including ancillary areas to these uses, roads and footpaths, car and cycle parking provision, public open space including areas for play, landscaping and drainage; and areas of landscaping and open space for temporary and meanwhile uses; Submission of an Environmental Statement.	21/04742/FUL	24 August 2023 (Granted)
Details of Reserved Matters (scale, layout, external appearance and landscaping) for 300 units in respect Plots E and A (Phase 1a) arranged across buildings from 3 to 12 storeys in height pursuant to condition 5 of permission 16/01197/RE3	20/03821/RM	24 May 2021 (Granted)
Development of Phase 2 of Meridian Water comprising residential (Class C3), Purpose Built Student Accommodation and/or Large-Scale Purpose-Built Shared Living (Sui Generis); hotel (Class C1), commercial development (Class B1a,b,c); retail (Class A1 and/or A2 and/or A3 and/or A4), social infrastructure (Class D1 and/or D2), a primary school up to three forms of entry, hard and soft landscaping, new public open spaces including equipped areas for play, sustainable drainage systems, car parking provision, and formation of new pedestrian and vehicular access (all matters reserved), and a substation (Sui Generis).	19/02718/RE3	31 Mar 2022 (Granted)
Development of Phase 1 of Meridian Water comprising up to 725 residential units, new station building, platforms and associated interchange and drop-off facilities including a pedestrian link across the railway, a maximum of 950 sqm retail (A1/A2/A3), floorspace, a maximum of 600 sqm of community (D1) floorspace, a maximum of 750 sqm of leisure (D2) floorspace, associated site infrastructure works including ground and remediation works, roads, cycle-ways and footpaths, utility works above and below ground, surface water drainage works, energy centre and associated plant, public open space and children's play areas, and various temporary meantime uses without structures (landscaping and open space). OUT-LINE APPLICATION - ACCESS ONLY.	16/01197/RE3	10 Jul 2017 (Granted)

