

ENFIELD COUNCIL

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

Statement of Evidence of

Peter George

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1. INTRODUCTION

1.1. Qualifications and Experience

1.1.1. I, Peter George, am the Programme Director for Meridian Water, which means I am the senior officer at the Council responsible for the delivery of the Meridian Water programme. My professional qualifications include a degree in History and Politics obtained at Sheffield University, and an MSC in Urban Regeneration obtained at UCL.

1.1.2. I have led the Meridian Water programme for over six of the eleven years I have worked for the Council. Whilst working for Enfield Council I have also been responsible for leading a programme of housing development projects that are currently on site / have completed over 2,000 new dwellings. In addition to delivering homes elsewhere in the Borough I have also led the delivery of a health centre, retail and food and beverage premises, community centres and parks. The Council has won a number of design awards for projects that I have led. Prior to working at the Council, I spent five years working for Hackney Council on the 5,000 homes Woodberry Down project. Outside of work I have also sat on the board of housing association, Christian Action, for approximately three years.

1.1.3. Whilst leading Meridian Water I have successfully overseen:

- i. Delivery of the Meridian Water railway station (the Meridian Water Station) on time and on budget,
- ii. securing £170m grant funding from government's Housing Infrastructure Fund to pay for strategic infrastructure (HIF Funding),
- iii. acquisition of circa 74% of the developable land,
- iv. obtaining planning permission or a resolution to grant planning permission for 3,000 homes,
- v. the appointment of Vistry to deliver the first 1,000 homes,
- vi. the appointment of a Tier 1 contractor (Vinci Taylor Woodrow) to deliver infrastructure works,
- vii. the opening of the Drumsheds – a 10,000 capacity music and cultural centre,
- viii. delivery of film studios with our partners Troubadour Theatres,

- ix. the establishment of a strong placemaking vision and inspirational masterplan,
- x. the appointment of Building BloQs to deliver Europe's largest workshop for the maker economy,
- xi. the approval of strategies including environmental, employment, communications and a equalities and diversity action plan.

1.2. Scope and Structure of Evidence

1.2.1. My proof of evidence describes Meridian Water, the Scheme and the Strategic Infrastructure Works (SIW). I also provide justification for the Order and the associated application under section 19 and Schedule 3 of the Acquisition of Land Act 1981 (the 1981 Act Act) (the Open Space Application). The proof of evidence is structured as follows:

- i. Section 2: Description of Meridian Water and the Order Land
- ii. Section 3: Description of the Scheme and how it relates to the Order Land; a description of the SIW that are necessary to deliver the Scheme; and an explanation of the need for the Scheme and the need for the SIW
- iii. Section 4: Presentation of the purpose of the Order and the process followed for making the Order
- iv. Section 5: Justification for the Order
- v. Section 6: Explanation of funding of the SIW and the Scheme
- vi. Section 7: Description of the delivery of the Scheme to date, and overview of the delivery of the SIW and the remainder of the Scheme
- vii. Section 8: Consideration of equalities and human rights in respect of the Order
- viii. Section 9: Description of the open space land that relates to the Open Space Application and summary of the case for certification
- ix. Section 10: Conclusion

1.2.2. My evidence does not include a discussion of the objections received, as this is comprehensively dealt with the evidence of Matt Bodley. My team and I have sought to resolve all issues raised and reach agreement with those parties who have objected to the Order, and have sought to conclude acquisition deals on the basis of private treaty agreements. At the time of writing this proof of evidence, it is my understanding that agreement has been reached with eight of the nine objectors, and solicitors have been

instructed to document those agreements. No acquisition contracts have yet been exchanged and as such the objections remain outstanding. However, I am confident that voluntary agreement will be reached for the acquisition of all required land interests. Nevertheless it will still be necessary to proceed with the confirmation of the Order so as to ensure assembly all the land required for the works and delivery of the Scheme.

2. MERIDIAN WATER AND THE ORDER LAND

2.1. Introduction

2.1.1. This section describes the location, condition and features of the area of land known as Meridian Water. It then describes the Order Land, how it relates to Meridian Water and its current land use and character.

2.2. Description of Meridian Water

2.2.1. Geographically, Meridian Water is located in the far south east corner of the London Borough of Enfield, adjacent to the neighbouring boroughs of Haringey and Waltham Forest. Meridian Water covers the western end of the ward of Upper Edmonton and is adjacent to the ward of Edmonton Green. Appendix 1 shows the location of Meridian Water in context.

2.2.2. Meridian Water covers some 202 acres and comprises a mix of former and existing commercial and industrial uses together with some areas of open scrub land. Notable existing features include industrial uses at Harbet Road and Orbital Business Park, two large retail units (the Tesco Store and IKEA Store), the former National Grid gasholder sites (now redundant and vacant) and an area of derelict scrub land within the Lee Valley Regional Park (LVRP).

2.2.3. Large areas of Meridian Water are currently vacant open land, including the three decommissioned National Grid gasholder sites referred to above, land south of Orbital Business Park (this was also a former National Grid site known as “Site E” and used as former chemical works); and the former industrial land known as Stonehill Industrial Estate, which was demolished by its former owner. The aerial view at Appendix 2, taken in May 2019 shows the current condition of the land and its uses.

2.2.4. The existing industrial uses are of varying ages and quality. The key areas of industrial land are Orbital Business Park and the Strategic Industrial Location (SIL), which is the land east of the River Lee Navigation (the Canal) and west of Harbet Road.

2.2.5. Orbital Business Park was previously owned and occupied by the British Oxygen Company but is now owned and operated by the Council. The site comprises hardstanding in use for open storage and warehousing. The main existing site uses include: warehouse storage for removals companies; open vehicle storage for a vehicle auctioneer and a vehicle pound operator; indoor vehicle and food storage; a construction training company specialising in

scaffolding, a martial arts gymnasium, and a musical and cultural venue that occupies some of the large warehouses known as “The Drumsheds”.

- 2.2.6. The SIL comprises a large area of cleared hardstanding, which was formerly occupied by the Stonehill Business Park. This site currently accommodates ‘meanwhile uses’ of a Drive In Cinema and Film Studios. Further south ongoing industrial and workshop uses including the former Vehicle and Operator Services Agency (VOSA) building, Hastingwood Business Park and the Arriva bus depot. Appendix 2 also shows the location of the SIL and identifies the key buildings and uses across the site.
- 2.2.7. The existing green belt areas to the east of Harbet Road (which fall within the LVRP) comprise an area of unmanaged and derelict scrub with uncontrolled vegetation growth, and an area of hardstanding off Harbet Road. The area is bounded by Harbet Road and the western retaining wall of the River Lee. The area is currently of poor environmental quality with extensive areas of overgrown vegetation, fly-tipping, a waste mound and areas of former landfill use.
- 2.2.8. The Tesco Store and IKEA Store are purpose-built retail units and, along with Orbital Business Park, are the dominant features of the centre of Meridian Water. The Tesco Store also has a connected petrol filling station. Both the Tesco Store and IKEA Store have large areas of hardstanding, mainly used for car parking although some is current unused.

2.3. Description of the Order Land

- 2.3.1. The Order Land (see Core Document 2) does not include the whole of Meridian Water; it is restricted to those areas of land required for the SIW for the Scheme. The SIW comprise the Central Spine Road, the Leaside Link Road, Brooks Park and river naturalisation, Edmonton Marshes and flood alleviation works, access works, earthworks, remediation, utilities and other ancillary works. These works are described in John Reid’s evidence.
- 2.3.2. The Order Land comprises 68 acres out of the total Meridian Water area of 202 acres. Working from west to east, it includes narrow stretches of land alongside Meridian Way and Leaside Road, the road corridor of Glover Drive and an extension east ward up to the Pymmes Brook, and a north-south corridor of land between the Glover Drive roundabout and the Argon roundabout; the former National Grid site at Leaside Road, all the land between Pymmes Brook and the Canal (the Orbital Business Park and cleared former National Grid “Site E”); a narrow strip of land crossing the Canal; a stretch of the Towpath and Towpath Road adjacent to the Canal; a

large part of the cleared Stonehill Industrial Estate site as well as the VOSA site east of the Canal; Anthony Way and the forecourts of Anthony Way properties; a strip of land crossing Harbet Road; and all of the land east of Harbet Road up to the River Lee.

- 2.3.3. A large part of the Order Land is cleared open land, either brownfield industrial land (the National Grid sites), or unused or underused hardstanding (Stonehill, Harbet Road and the sites at Orbital Business Park), or overgrown derelict green belt land (land east of Harbet Road). The Order Land contains the six large sheds and ancillary buildings of Orbital Business Park (which will be demolished as part of the SIW) and the VOSA building (which will not be demolished as part of the SIW). The Order land contains roads and adjacent verges: a mixture of publicly adopted roads e.g. Glover Drive, Meridian Way, and private estate roads e.g. part of the Tesco Store and IKEA Store estate roads, Towpath Road, Anthony Way and the estate roads giving access to the Orbital Business Park. Finally it includes the watercourses of the Pymmes and Salmons Brooks and part of the Canal. The only parts of the Order Land with active uses are the Leaside Road former Gasholder site, the Orbital Business Park, hard standing sites on Harbet Road and the Drive In Cinema on Stonehill. All these uses are under short term contracted out tenancies, where vacant possession can be secured on three or six months' notice.

3. THE SCHEME

3.1. Introduction

3.1.1. This section of my proof of evidence describes the proposed Scheme at Meridian Water as well as the relationship between the Scheme and the SIW that will be delivered pursuant to the Order. The section then sets out why the Scheme is necessary in terms of the social, economic and environmental need to which it is responding and the benefits it will generate.

3.2. Description of the Scheme

3.2.1. The Scheme is the overall regeneration proposal that the Council is currently promoting at Meridian Water. At the heart of the proposal is the creation of a new neighbourhood in Edmonton, redeveloping brownfield, redundant and underused land into a modern, well-connected, high quality and sustainable new part of the city. Meridian Water will be characterised by the place-making pillars of 'Mixing uses and animating streets', 'Park life on your doorstep', and 'Your place to make and create', (see Appendix 3 the Meridian Water Vision Document that contains a description of the Placemaking Pillars).

3.2.2. Meridian Water will be vibrant and green, alive with activity and full of opportunity: opportunities for moving into a new home, developing a new skill or securing a new job.

3.2.3. The Scheme will deliver 5,000 homes and 1,500 new jobs together with associated educational, health, social and leisure facilities and open space. It will result in major changes to the local economy, with leisure, recreation and creative industry uses replacing waste processing, open storage and car scrappage. Transformation is already happening on the ground with the delivery of the Drive In Cinema, Film Studios and Building Bloqs (for more details see Section 7.2.11). The Scheme will also deliver huge changes in terms of connectivity with the construction of the Meridian Water Station, the expansion of bus networks, the creation of pedestrian and cycling routes and delivery of extensive public realm. Finally, the Scheme will deliver a comprehensive 'clean-up', together with landscaping and tree planting across the site, and the provision of two major new parks, ecologically rich landscapes and green corridors accessible to existing and new residents.

3.2.4. The indicative scheme at Appendix 4 is an illustration of the overall Masterplan. It shows the 2 hectare Brooks Park at the heart of the development, the 7 hectare Edmonton Marshes park to the east and the site as a whole benefiting from a network of waterways and brooks. The 5,000

homes will be delivered east of the Canal, but the green links and road connections will extend across Meridian Water.

- 3.2.5. The Plan at Core Document 7 gives more geographic detail and shows the Development Zones; the SIW will be delivered in the blue shaded area. The delivery of 5,000 homes will take place on Zones 1, 2, 3, 4 and 5. The plan shows the outlines of Phases One and Two – the location of early housing delivery. Employment will be delivered across Meridian Water but particularly in the western part of Zones 2 (the “Teardrop site”), the northern part of Zone 5, and on Zones 6 & 7, (the current Strategic Industrial Location).
- 3.2.6. In the longer term, the Council has a broader ambition to deliver housing and mixed-use regeneration to all remaining areas of Meridian Water, that will deliver a further 5,000 homes as well as thousands of additional jobs.
- 3.2.7. Given the particular challenges faced in Edmonton and the acute need for housing in the Borough, both of which are set out in more detail below under the sub-section on need, Enfield Council requires a far-reaching, ambitious and transformational scheme that will be able both to deliver housing in sufficient numbers to make a meaningful dent in the current undersupply, and be able to change for good an area that has been blighted by underinvestment and wasted as a consequence of having been overlooked. My evidence and the evidence of other witnesses explains the technical detail of the case for the SIW, the Scheme and its delivery. However, it is important not to lose sight of the overall vision of a creating a brand new, sustainable part of London, a fantastic place to live, work and play embedded in the extensive green and blue networks of the LVRP.

3.3. The Order Land

- 3.3.1. The Order Land covers part of Meridian Water, but not all of it. This is because the Order Land covers only the land required for the SIW. The area required to deliver the SIW is shown on the Order Map (Core Document 2). It includes all of Zones 4 & 5 (the Phase Two area), and part of Zone 2 (the former Gasholder site on Leaside Road). It also includes all of the area of land east of Harbet Road required for the flood mitigation works. Finally it includes those areas of land and corridors of land in Zones 2, 3, 6 and 7 needed to connect the strategic roads with the existing public highway network and the flood alleviation networks needed to convey flood waters to the flood storage land in the east. This strategic infrastructure is further described in the Proofs of Evidence of John Reid, Joe Nunan and Mike Savage.

3.4. The Need for The Scheme

Introduction

- 3.4.1. This sub-section sets out the need for the Scheme. The exposition of the need is organised around five themes: (1) the Council planning policy and Cabinet-approved strategies that provide the policy and strategic foundation for the Scheme, (2) the deprivation and employment data for this part of the borough that illustrates the pressing need for public investment and comprehensive regeneration to redress inequalities and boost the local economy, (3) the acute housing need that provides the justification for the ambitious housing scheme to meet very high housing targets, (4) the placemaking and environmental need to transform a brownfield, contaminated and underused part of the Borough into a sustainable and productive part of the city integrated into the adjacent LVRP and (5) the specific need for the SIW as a collection of interventions that will unlock the Scheme.

Council Planning Policy and Corporate Strategy

- 3.4.2. This sub-section gives an overview of the policy and strategy context for Meridian Water. Note, it does not deal with housing strategy, which is covered under the sub-section on housing need below. Further detail on the planning policy context introduced here is provided in Paul Jarvis's evidence. Further detail on the content of Meridian Water strategies are given in a dedicated summary document (Appendix 5) and other relevant references to policy and strategy documents are given later in my evidence as appropriate.
- 3.4.3. The need for a regeneration scheme at Meridian Water is well established in the Council's policies and corporate strategies.
- 3.4.4. Meridian Water has long been identified as an opportunity area for comprehensive regeneration. This vision was enshrined in the adopted Core Strategy in November 2010 (Core Document 16), which forms part of the Council's statutory development plan. Meridian Water is the largest priority area identified for residential-led mixed-use development in the Core Strategy.
- 3.4.5. The most recently published stage of the Draft Local Plan 2036 (Issues and Options) published in 2018 for Regulation 18 public consultation (Core

Document 18) re-affirms the objective to deliver Meridian Water as one of its key regeneration schemes.

- 3.4.6. The Edmonton Leaside Area Action Plan (**ELAAP**) adopted in 2020 provided the detailed policy basis for the Scheme, building on the Core Strategy to provide the planning framework for redevelopment at Meridian Water and setting out how the policy ambitions for how the comprehensive regeneration plans should be delivered.
- 3.4.7. Paul Jarvis' evidence provides a more detailed description of the Council's planning policy and an explanation of how it supports the Council's proposals for the Scheme at Meridian Water.
- 3.4.8. In addition to planning policy, the vision has also been reinforced through corporate and strategic plans adopted by the Council. The overarching strategic basis for the Scheme is set out in the Council's corporate plan: Enfield Council Corporate Plan 2018-2022 (Appendix 6), and the subsequent publication, A Lifetime of Opportunities: Enfield Council Plan 2020-2022 (Appendix 7).
- 3.4.9. The Enfield Council Corporate Plan 2018-2022 defines three strategic corporate objectives: Good homes in well-connected neighbourhoods, Sustain strong and healthy communities and Build our local economy to create a thriving place. Meridian Water is identified as a project that can advance the achievement of all three of these corporate objectives. Meridian Water is the largest single regeneration scheme in the Borough and is presented as a case study of pioneering regeneration in the Corporate Plan. The 2020-2022 document looks back and reviews the achievements in the first two years of the Corporate Plan (2018-2020), many of which relate to Meridian Water including the Field Day Festival, Meridian Water Station, Meridian One Developer Agreement and HIF Funding, and looks ahead for the next two years listing objectives and goals for this period including a range of targets where Meridian Water is cited including delivering housebuilding and regeneration programmes, driving investment to deliver good growth and creating high-quality employment (including the creation of a London Living Wage Zone).
- 3.4.10. In January 2021 The Council published its **Economic Development Strategy: An Economy that Works for Everyone** (Appendix 8) which sets out the objectives for economic development across the Borough including transformation of the business base, upskilling of residents and diversification and activation of town centres. Meridian Water is cited as a major future location of employment and education (skills training) and provides leading case studies with respect to the realisation and delivery of

maker, craft and workspace; and the skills academy that will build partnerships and promote training and construction improving access to high quality employment.

- 3.4.11. Since 2016, the Council has also approved a series of strategic documents specific to the Meridian Water Scheme:
- 3.4.12. February 2016 – The Council endorsed **the Meridian Water Regeneration Framework and Action Plan** (Core Document 38), setting out the strategic approach to achieving sustainable development and long-term growth at Meridian Water.
- 3.4.13. March 2020 – The Council approved the **Meridian Water Employment Strategy** (Core Document 39) setting the targets for employment and the framework for delivering high quality jobs and employment opportunities across the regeneration project
- 3.4.14. October 2020 – The Council approved the **Meridian Water Environmental Sustainability Strategy** (Core Document 40), which sets out the vision and framework for how Meridian Water can achieve its ambitious to become an exemplar sustainable development.
- 3.4.15. There are also a number of strategies in development including the Social Value Strategy, Commercial Space Vision and Estate Management Strategy.
- 3.4.16. A more detailed summary of these strategies (both produced and in production) can be found at Appendix 5.
- 3.4.17. I have demonstrated the planning policy basis for Meridian Water and its alignment with corporate strategy and how the strategic case has been made for the regeneration scheme.
- 3.4.18. The next sub-sections of this section consider certain aspects of need in more detail: deprivation and employment; housing need; and placemaking and environmental sustainability.

Deprivation and Employment

- 3.4.19. There is a fundamental need for the Scheme, and in particular the investment and improvements that the Scheme will bring, in order to address long standing deprivation in Edmonton.
- 3.4.20. Upper Edmonton and Edmonton Green are among the 10% most deprived wards in England. Upper Edmonton ward is the second most deprived in the Borough of Enfield; Edmonton Green is the most deprived in the Borough.

As of the 2011 Census, 58% of the population of the ward was Black, Asian and Minority Ethnic Group (BAME). The Upper Edmonton ward has the third lowest median household income of the 21 wards in the Borough and below the London average. Nearly 11% of local residents are unemployed as compared to a Borough average of 9%. A much higher proportion of the population had no qualifications in 2011 (28.3%) compared to Enfield (23%), London (18%) and England (23%). The proportion of people in London holding a National Vocational Qualification (NVQ) Level 4 qualification (degree level) was nearly double that of the Upper Edmonton (21.5%).

- 3.4.21. There is also emerging evidence that the Covid 19 Pandemic has hit the Edmonton area harder than other parts of London. According to data on claims up to July 2020, 37% of Edmonton residents have taken up the government furlough scheme, compared to 35% in Enfield and 32% in London and England¹.
- 3.4.22. There is a very strong case for investment into this part of the Borough to address profound inequalities and some of the worst deprivation in the country.
- 3.4.23. The response to this identified need is set out in detail in the Employment Strategy. Having analysed the specific metrics within the deprivation of the Edmonton area that relate to unemployment, skills, wage levels and access to opportunities, the Employment Strategy identifies employment programme priorities. The Employment Strategy sets ambitious targets for the wider Meridian Water regeneration programme. These include:
- i. 6,000 permanent new jobs paying the London Living Wage
 - ii. 1,000 new high-quality jobs through meanwhile employment uses on land intended for redevelopment;
 - iii. Enabling local Enfield employers to supply Meridian Water, starting with construction, with no less than 10% of all investment benefitting local employers, with an estimated £3.9 billion of construction spending providing opportunities for Enfield employers to supply Meridian Water, benefiting from this investment; and
 - iv. 1,000 construction jobs sustained over 25 years of which no less than 25% will be from local labour.

¹ HMRC *Coronavirus Job Retention Scheme (CJRS) Statistics: August 2020*

- 3.4.24. These are strategic targets for the whole of the Meridian Water project to be delivered over 25 years. However the Scheme, which will be delivered as a result of this Order, will start by delivering the first tranche of 1,500 permanent jobs as well as hundreds of meanwhile and construction employment opportunities. The SIW will not only ensure the delivery of these first tranche of jobs but will unlock future employment areas in the east bank and around the station by providing the strategic road network and upgrades to transport and connectivity needed to unlock thousands of jobs in the future. The purpose of the employment strategy is then to ensure that these opportunities are targeted to the local population and that residents in the deprived neighbouring wards benefit most from the opportunities created at Meridian Water.
- 3.4.25. In order to address the broader structural issues underpinning deprivation in this part of the Borough, the Council is also developing a Social Value Strategy, that will be presented to the Council for approval in autumn 2021. This strategy will set out how the investment and regeneration activity at Meridian Water will be harnessed in order to deliver tangible benefits for the families and communities that live in Edmonton and the wider Borough. It is about locking in benefits and changes for people to make sure that as a result of the regeneration outputs at Meridian Water, their lives change for the better.

Housing Need

- 3.4.26. The delivery of Meridian Water is also critical for the Council to meet its housing targets (and in turn contribute to London-wide targets). From 2014-2018, an annual average of 573² completions were achieved in Enfield, which is below the average annual plan target of 798 in the previous London Plan (2016). Further, the new London Plan increases that target significantly to 1,246. The need figure is potentially even higher if assessed in line with the latest national policy developments removing a cap on growth, and, according to AECOM, can vary up to 2,213 homes per annum³. Accommodating this growth at the right scale and pace will not be possible without a step-change in housing delivery in the Borough and, given that much of the Borough is designated as Metropolitan Green Belt, it is imperative to maximise delivery on brownfield sites such as Meridian Water. It is also an opportunity to provide affordable housing and new jobs, and to address high levels of deprivation and pressure on temporary accommodation in the Borough.

² Enfield Local Housing Need Assessment 2020, Table 3.11

³ Enfield Local Housing Need Assessment 2020, Table 5.4

- 3.4.27. Enfield's Local Housing Need Assessment (Appendix 9) serves as part of evidence base for the emerging Local Plan to 2036, and takes into account the new London Plan (2021) and evolving policy requirements for methodology to calculate housing need. The Assessment stresses the criticality of Meridian Water development to housing supply, and the Council's ability to control output and the mix of homes. The report contains valuable evidence and projections on housing needs in Edmonton in particular, which are presented below in paragraph 3.4.31.
- 3.4.28. The Council's Strategic Housing Land Availability Assessment (Appendix 10) identifies land with potential for housing development as required by National Planning Policy Framework (NPPF), underpinning housing policies, land allocations and the emerging Local Plan, to test whether a continuous supply of housing land can be provided to meet housing needs. The Assessment demonstrates a shortfall of deliverable and developable supply against the annual requirement figure identified in the new London Plan (2021) over the next 15 years and stresses the importance of strategic sites such as Meridian Water in increasing developable supply⁴.
- 3.4.29. The Council's Housing & Growth Strategy 2020 – 2030 (Appendix 11) seeks to re-balance the market by setting and supporting delivery of good standards, delivering a wider variety of housing products and creating sustainable communities with mixed income levels, to address pressing housing needs it has identified in the Borough. The Strategy identifies a serious housing issue in terms of how the Local Housing Allowance freeze has adversely impacted tenants. The Level of Housing Allowance is fixed despite considerable rent increases, which causes affordability challenges to any renter who is reliant on Housing Benefit for all or part of their rent. Enfield also has a growing homelessness problem with eviction from the Private Rented Sector as the biggest cause of homelessness in Enfield. The increasing numbers of people becoming homeless in Enfield means too many people are living in temporary accommodation. Enfield is the second highest temporary accommodation provider in England. There is therefore an urgent need to build affordable housing, especially housing available for affordable rent, which Meridian Water will deliver.
- 3.4.30. Enfield's Housing Action Plan (2019) (Appendix 12) sets out a range of measures to address housing delivery rates. It recognises that, apart from Meridian Water there are relatively few areas suitable for large scale growth, and identifies this lack of such 'large scale growth sites' to be among the key factors causing slower housing delivery rates⁵. This serves to demonstrate

⁴ Enfield Strategic Housing Land Availability Assessment 2020, Table 14

⁵ Enfield's Housing Action Plan 2019, Table 1

that the Meridian Water development is essential to meeting the Borough's housing needs.

3.4.31. Housing needs pressure is particularly strong in the Edmonton area (Upper, Lower Edmonton and Edmonton Green wards):

- i. Its current population of 57,000 has increased by almost 6% over the last 5 years⁶, and GLA housing-led projections anticipate growth of over 18,000 people by 2033⁷ (over 30%).
- ii. Edmonton Green and Upper Edmonton are two of the three most overcrowded wards in the Borough⁸.
- iii. The highest proportion of non-decent homes was found in Edmonton Green and Lower Edmonton. A large number of homeless people are placed in Edmonton.⁹
- iv. The highest proportions of households living in affordable housing are found in Edmonton Green (45.4%), Upper Edmonton (30.3%) and Lower Edmonton (29.3%)¹⁰.
- v. There are a large number of housing benefit claimants in Edmonton. 48% of households claim housing benefit or Council Tax support, as opposed to 33% average in Enfield.¹¹
- vi. Edmonton households make up for almost a quarter (24%) of all households on the waiting list, while representing just 17% of Enfield population. This translates into 1,047 households in Edmonton on the register.¹²
- vii. 59% of households on the waiting list are homeless and living in temporary accommodation. Edmonton is a key location for providing temporary accommodation in the private rented sector to homeless households in the Borough.¹³

3.6.7 AECOM have found evidence of substantial numbers of placements of homeless people from other London Boroughs into Enfield, particularly from Boroughs with higher rental values, leading to a 'dysfunctional' rental market,

⁶ ONS Mid-year population Estimates 2018

⁷ London Datastore

⁸ Enfield Housing and Growth Strategy 2020-2030, page 8

⁹ London Borough of Enfield, Strategic Housing Market Assessment Update 2015

¹⁰ Enfield Local Housing Need Assessment 2020, Paragraph 4.29

¹¹ Enfield Council

¹² Enfield Council

¹³ Enfield Council

particularly in Edmonton, driven by housing benefits, homelessness, and reliance on private sector landlords to house homeless households. This stresses the need of rebalancing the market with a bigger and more diverse stock of high-quality housing.¹⁴

- 3.6.8 There is a total backlog of affordable housing need in Edmonton of 342 homes, with gross and net annual imbalance of 226 and 114 homes respectively¹⁵. The Council is committed to maximising affordable housing provision at Meridian Water.
- 3.6.9 Enfield's Local Plan and the ELAAP provide further detailed assessment of the housing need at borough and local level and describe how Meridian Water is required in order to meet this need. Paul Jarvis's evidence provides further information in this regard.
- 3.6.10 In order to meet these significant housing requirements, it is essential that large, unused brownfield sites such as Meridian Water are brought forward for dense housing development. While the SIW will unlock Phase Two as an immediate impact, they are also critical to unlocking the remainder of the 5,000 homes for which the Scheme provides, as well as providing infrastructure which it is anticipated will ultimately enable delivery a further tranche of 5,000 homes at Meridian Water.

Placemaking and Environmental Sustainability

- 3.4.32. The paragraphs above have explained the urgent and vital need to address poverty, inequality and lack of housing. However there is also the fundamental need to improve the environment, quality of place and accessibility of this part of the Borough. Section 2 of this document describes the current condition of the land at Meridian Water as well as the physical challenges. The detailed needs of this area in respect of placemaking; connectivity and transport; social, educational and health infrastructure; leisure, amenity and open space, are set out in detail in the ELAAP, and other planning policy documents, and described in Paul Jarvis' evidence.
- 3.4.33. There is a need to provide connectivity within Meridian Water as well as connecting it to other parts of the borough. In this regard, and by way of example, the Central Spine Road is necessary to provide connectivity within and beyond Meridian Water. This is directly stipulated by the ELAAP, and responds to the need for improved connectivity identified in the Core Strategy, in the Upper Valley Opportunity Area Planning Framework (ULVOAPF), as designated by London Plan 2016. It also responds to the

¹⁴ Enfield Local Housing Need Assessment 2020, Paragraph 22

¹⁵ Enfield Local Housing Need Assessment 2020, Table B2

need to facilitate public transport and maximise the catchment area for public transport services as identified in the NPPF. The Central Spine Road will need to be supported by a network of streets to enable legibility and connectivity across the site, both east-west and north-south, and to provide greater access to the surrounding communities and the LVRP.

- 3.4.34. The area needs to establish a strong sense of place, and to be an attractive and distinctive destination to visit, work and live in. This responds to development requirements of the NPPF, the London Plan 2016 objective of securing a more attractive, well designed green city, and the need in distinctive place making across Upper Lee Valley in general, but especially in Meridian Water, identified in the ELAAP. Therefore, there is a need for infrastructure to lay a foundation for a place with appropriate density of housing, diversity of built form, attractive and inclusive public realm, and sustainable use of waterways. These and other placemaking needs are carefully considered in our three pillars: 'Mixing uses and animating streets', 'Park life on your doorstep', and 'Your place to make and create'. See Appendix 3,
- 3.4.35. There is also a need to reduce flood risk, and to clean up contaminated land and restore the watercourses and open spaces to healthy and attractive blue and green infrastructure. Flood mitigation and creation of a linked network of green and blue spaces to improve habitat in the Upper Lee Valley is directly stipulated in the ELAAP. Improvement of health and lifestyles through improved green links is identified as an objective in the ULVOAPF. The London Plan seeks to mitigate and adapt to climate change. The NPPF requires planning decisions to enhance natural local environment, including remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 3.4.36. In addition, the Meridian Water Environment Sustainability Strategy describes local, national and global need in respect of tackling climate change. The strategy provides a framework for how Meridian Water, as a major regeneration project, can address and respond to this need through a series of interventions in how the project is delivered and the newly created neighbourhood of Meridian Water operates into the future. Specifically it sets three goals for the scheme: first, to be carbon neutral by 2030, and striving for carbon positive over the life of the development; second, to restore the natural environmental and promote biodiversity through green and blue networks; third to eliminate waste and embed a circular economy that maximises the reuse and recycling of materials. A full summary of the strategy is given at Appendix 5.

The Need for the Strategic Infrastructure Works

3.4.37. The SIW are the prerequisite for addressing all the areas of need set out above and for unlocking the benefits and improvements described. Currently Meridian Water lacks the highway and utility infrastructure, the ground levels and ground condition to come forward as a residential development. The transformation from a contaminated, brownfield, floodable, underused site to a vibrant, successful, high quality residential and mixed-use development is dependent on major civil engineering works and the construction of major transport and highway improvements. The evidence of John Reid identifies the SIW and why they are needed. Further detail is also provided in the evidence of Joe Nunan and Mike Savage.

4. THE ORDER

4.1. Introduction

4.1.1. This Section explains what powers the Council has used in making the Order and what the Order is intended to achieve. It then explains the steps and process followed to make the Order.

4.2. Purpose of the Order

4.2.1. On 13 August 2020 the Council made the Order which was submitted along with supporting documents (including the Council's Statement of Reasons) to the Secretary of State for Housing Communities and Local Government for consideration and confirmation. Authorisation to make the Order was given by the Council's Cabinet on 22 January 2020 (Core Document 13) and delegated authority exercised on 4 August 2020 (Core Document 14).

4.2.2. The Council made the Order pursuant to sections 226(1)(a) and 226(3)(a) of the Town and Country Planning Act 1990 (the 1990 Act) and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 (the 1976 Act). The Council is the local planning authority and local highway authority for the Order Land.

4.2.3. If confirmed by the Secretary of State, the Order will enable the Council to acquire interests in and rights over the Order Land compulsorily in order to undertake the SIW which together will unlock the regeneration described in Section 3.

4.3. The Making of the Order

4.3.1. The formal approval process for making the Order began in September 2016 when the Council's Cabinet resolved in principle to use compulsory purchase powers to support and facilitate the regeneration of Meridian Water. In advance of that resolution and since, the Council has followed a rigorous process of engaging with all landowners, interested parties and stakeholders at Meridian Water. Further details of this are set out in the evidence of Matthew Bodley.

4.3.2. Following submission of the SIW and Phase Two planning applications in July 2019 and notification from MHCLG that the Council's bid for HIF Funding had been successful, Council officers considered the need to use compulsory purchase powers in order to assemble all the land required for

the SIW. Despite significant progress in negotiating agreements to acquire the land necessary for the SIW, given the amount of land still in fragmented third-party ownership it was felt compulsory purchase powers were necessary to deliver the SIW (and in turn the Scheme) within a reasonable period. A report was presented to the Council's Cabinet on 22 January 2020 and a resolution to make the Order was made. The Cabinet resolution delegated authority to me to make the Order, in consultation with the Acting Executive Director of Resources, Financial Management Services and Director of Law and Governance. On 4 August 2020 a report was presented to me seeking authority to make the Order. In deciding to make the Order I considered the overall justification for the Order, as well as progress since the Cabinet resolution (such as land acquisition, funding and planning) and the impact of matters such as the Covid-19 pandemic.

- 4.3.3. The Council has followed a detailed and rigorous process in its preparations for making the Order. The Council's team conducted a detailed land referencing exercise to ensure that all land interests affected by the Order were taken into account. A detailed plot review process was undertaken to ascertain the necessity for acquiring the land or rights over each plot, ensuring that each proposed acquisition was fully justified.
- 4.3.4. Prior to making the Order, the Council took legal advice and took advice from the National Planning Casework Unit with regard to measures that should be put in place when making the Order during the Covid-19 pandemic. Accordingly, the Council put in place a significant number of additional measures (over and above the requirements of the legislation) to ensure that in making and publicising the Order, no parties were prejudiced. This included giving an extended objection period, contacting all objectors in advance to seek additional/alternative methods of service; providing a website; and providing all qualifying interests with a copy of the Order and the Council's Statement of Reasons. The procedures put in place meant the Council went further than suggested by MHCLG's Coronavirus (COVID-19): CPO Guidance
- 4.3.5. The Order was made on 13 August 2020 and notice of making the order was first published on 19 August 2020 as follows:
 - i. Notice published in the Enfield Independent on 19 and 26 August 2020;
 - ii. Copies of the order deposited at Edmonton library on 18 August 2020 and copies of the Order, map and notice posted on a notice board outside the Council's Civic Centre;

- iii. Notices (along with a copy of the Order and Statement of Reasons) sent by recorded delivery or hand delivered to all qualifying interests on 17 August 2020;
 - iv. The Order and Statement of Reasons published on the Council's website on 18 August 2020;
 - v. The notice provided contact details (by phone, email and post) for a person to contact the Council to request hard copy documents.
- 4.3.6. Negotiations with affected parties have continued since making of the Order and good progress has been made in this regard. Details on this are set out in the evidence of Matthew Bodley. On receipt of the objections to the Order the Council has considered each of the points raised by the various parties in detail and these points have been taken into account in negotiations with those objectors, where appropriate.
- 4.3.7. The Council has published all documents related to the Order on a dedicated webpage www.enfield.gov.uk/MeridianWaterCPO (including the Statement of Case). This webpage will act as a document library and will be maintained throughout the inquiry process.

5. JUSTIFICATION FOR THE ORDER

5.1. Introduction

5.1.1. This Section references the Council's case as to how the tests in Section 226 (1A) of the 1990 Act have been met, and summarises how the guidance relating to the promotion of compulsory purchase orders has been satisfied,...

5.2. The Section 226(1A) Tests

5.2.1. This Proof of Evidence has set out the need for the Scheme, its benefits and how it fits national, regional and local planning policy as well as corporate strategy. The evidence of Paul Jarvis explains in detail the basis on which these considerations mean that the SIW – and the wider Scheme that they facilitate – meet the tests as set out in Section 226 (1) of the 1990 Act.

5.3. The Guidance

5.3.1. Guidance to acquiring authorities on the use of compulsory purchase powers is provided by the MHCLG Guidance on Compulsory Purchase and the Crichel Down Rules (the Guidance). Paragraph 106 of the CPO Guidance sets out four matters that the Secretary of State is likely to have regard to in deciding whether to confirm a CPO. The four matters and the way the Council has had regard to each of them, are as follows:

5.3.2. *Whether the purpose for which the land is being acquired fits in with the adopted Local Plan for the area or, where no such up to date Local Plan exists, with the draft Local Plan and the National Planning Policy Framework.*

5.3.3. The compatibility of the SIW and the Scheme with the planning framework for the area is set out in the evidence of Mr Paul Jarvis.

5.3.4. *The extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social or environmental wellbeing of the area.*

5.3.5. Meridian Water will deliver considerable economic, social and environmental wellbeing for the area and beyond, as has been set out in detail in Section 3 above and in Paul Jarvis' evidence.

5.3.6. *Whether the purpose for which the acquiring authority is proposing to acquire the land could be achieved by any other means. This may include considering the appropriateness of any alternative proposals put forward by the owners of the land, or any other persons, for its reuse. It may also*

involve examining the suitability of any alternative locations for the purpose for which the land is being acquired.

- 5.3.7. The comprehensive redevelopment of Meridian Water to create a new neighbourhood delivering approximately 5,000 homes and many other benefits could not be achieved without the SIW. Those works are location-specific and there is no practicable alternative to achieving this end. The use of compulsory purchase powers is the only practicable way of securing all of the land required to deliver the SIW within a reasonable timeframe. The detailed engineering justification for this is provided in the evidence of Joe Nunan and Mike Savage, whilst the general position as to the need for the SIW is addressed by John Reid.
- 5.3.8. *The potential financial viability of the scheme for which the land is being acquired. A general indication of funding intentions, and of any commitment from third parties, will usually suffice to reassure the Secretary of State that there is a reasonable prospect that the scheme will proceed. The greater the uncertainty about the financial viability of the scheme, however, the more compelling the other grounds for undertaking the compulsory purchase will need to be. The timing of any available funding may also be important. For example, a strict time limit on the availability of the necessary funding may be an argument put forward by the acquiring authority to justify proceeding with the order before finalising the details of the replacement scheme and/or the statutory planning position.*
- 5.3.9. The Council has satisfied itself that it has sufficient funds to acquire all of the land and rights within the Order Land and deliver the SIW. The construction of the SIW will be funded by the £170m of HIF Funding which has been secured from MHCLG. More detail on Funding is set out in Section 6 below, while further comment on HIF Funding is contained in the evidence of John Reid.
- 5.3.10. The Council has further satisfied itself with regard to the financial viability and deliverability of the Scheme which the SIW will enable. Further detail on the deliverability of the scheme is set out in the evidence of Stephen Armitage.
- 5.3.11. In my opinion the Council is justified in making the Order and has followed the Guidance. In particular, the Council has a clear purpose for the acquisition and is satisfied that the necessary resources are likely to be available to achieve that purpose in an appropriate timescale. There are no impediments to implementation that will not be overcome by the confirmation of the Order.

6. FUNDING

6.1. Introduction

6.1.1. This section sets out how the SIW will be funded and delivered, as well as confirming the funding that has been approved for the Scheme. It confirms that grant funding is in place for the delivery of the SIW and that expenditure has been allocated from the Council's budget for the delivery of the Scheme which will be funded via borrowing to the general fund.

6.1.2. To date the Council has spent £338m on the Scheme, notably on land acquisition, construction of a new station, remediation as well as master-planning work, thereby demonstrating its commitment to the delivery of the Scheme.

6.2. Funding of the Order and SIW

6.2.1. The costs associated with the order and delivery of the SIW are as follows:

- i. Land acquisition costs, and costs associated with land assembly including for the compulsory purchase order;
- ii. Design fees, enabling works and other expenditure required to progress the SIW;
- iii. The cost of the SIW themselves.

6.2.2. The first cost (i) will be met by the Council. The second cost (ii) will be met both by the Council and from grant, as the Council has been able to recover a substantial proportion of historic expenditure through the HIF Grant Determination Agreement (GDA) (see below). The third item (iii) will be met by the HIF Funding. Further details of the funding for each of these sources of Council and HIF funding is set out below.

6.2.3. Payment of (i) and upfront commitment of (ii) is met from Meridian Water's capital budget. This is contained within the Council's Ten-Year Capital Programme that was presented to Cabinet on 12 February 2020 and to Full Council on 26 February 2020 (Core Document 12). The Capital Programme includes a total budget allocation of £519.95m to Meridian Water funded by the General Fund over the next ten years. The purpose of the ten-year Capital Programme is to improve the Council's ability to take a strategic view of planned capital investment, which supports the delivery of the Council's corporate objectives.

- 6.2.4. The detailed Meridian Water capital budget for the period up to the end of financial year 2021/22 was approved by Cabinet on 16 October 2019 and by full Council on 20 November 2019 (Core Document 11). This budget of £286m, which is for all Meridian Water costs in this period, includes approval for all required expenditure for the first two years in support of delivering the SIW including land acquisition costs, CPO fees and expenses, design and engineering professional fees, staff costs and enabling works in advance of SIW delivery.
- 6.2.5. For the remaining two year period covering the delivery of the SIW (the period 2022/23 – 2023/24) there is already a budget allocation within the Council's Ten-Year Capital Programme of £90.2m for the Meridian Water scheme, which includes an allocation for all SIW-associated costs for this period, predominantly staff costs and professional fees. The detailed budget covering this period will be presented to Cabinet and Council for approval later in 2021.
- 6.2.6. The Meridian Water capital budget was reviewed in Autumn 2020. This review took into account the confirmation of HIF grant funding, latest expenditure projections across workstreams and the changed national economic landscape in the context of Brexit and Covid-19. No changes were made to the overall approval envelope for Meridian Water and no changes affected the allocation of budget to SIW-related workstreams. For more information on the HIF Funding see John Reid's evidence.
- 6.2.7. The compensation payable as a result of the Order, principally land acquisition costs, will be met by the Council from its general fund. The Council having considered advice about the estimated liability for the compensation, is satisfied it has the resources to pay all compensation arising out of the Order. A Property Cost Estimate has been prepared and is reviewed on a quarterly basis to ensure that sufficient budget has been allocated for land acquisition and compensation costs.
- 6.2.8. The cost of the SIW (iii) will be met by HIF Funding. On 30 October 2020 the Council entered into the GDA with the MHCLG for a total funding amount of circa £170m. The total funding amount includes rail enhancement works (Rail Works) amounting to a value of circa £54m and strategic road and flood alleviation works (Street Works) for a value amounting to circa £116m. The GDA allows for a claim to be submitted against historic expenditure for planning, design and preparation of the funding bid. This expenditure totals c. £10m and has been paid, so that this has already been recouped against item (ii). Further details are given in the evidence of John Reid.

6.3. Funding of the Remainder of the Scheme

- 6.3.1. The expenditure required to progress and deliver the rest of the Scheme, outside the SIW, will be met by the Council and developers.
- 6.3.2. The Council will fund all workstreams leading up to the disposal of land for development, including masterplanning, procurement of developer partners, and planning, in addition to expenditure related to land in the Council's ownership such as security, management and delivery of meanwhile uses. All costs are contained within a ringfenced Meridian Water budget, which is funded from the general fund. The budgetary allocation for this has been explained above and is contained within the Council's Ten-Year Capital Programme.
- 6.3.3. The allocated ten-year budget (covering the period up to 2029/30), of which detailed expenditure for 2020/21 and 2021/22 has been approved, cover the package of expenditure including everything from staff to design costs, and covers the cost of all the workstreams needed to progress scheme delivery up to the point of disposal to developers or hand-over to contractors. Developers, forward sale investors, or other delivery bodies would then fund the build-out of the scheme on a phase by phase basis. As is discussed in Stephen Armitage's Proof, the developer market is ready and willing to deliver residential and associated development at Meridian Water.

7. DELIVERY

7.1. Introduction

7.1.1. This section demonstrates that the scheme is deliverable and shows that the Council has already committed to its delivery through investment made to date and that parts of the Scheme delivery are well progressed. It is divided into three sub-sections: delivery of the Scheme to date; delivery of the SIW; and delivery of the rest of the Scheme.

7.1.2. I have built up a well-qualified team with broad experience and knowledge. My team is supported by a number of external experts and companies providing advice and expertise on everything from sustainability to estate management. The team – both internal and external - is committed to the success of the project and works to champion the project in the sector. It is delivery-focussed, and committed to transforming the ambitious regeneration plans at Meridian Water into reality that will benefit Londoners.

7.2. Delivery of the Scheme to Date

7.2.1. The Council has acquired 36 hectares of Land in Meridian Water including 72% of the land within the Order Land, and 74% of the developable land in Meridian Water. In recent months, the Council has focussed on acquiring the remaining land required to deliver the SIW. Matt Bodley's evidence has a detailed breakdown of land acquisitions at Meridian Water to date, and land left outstanding to be acquired in order to deliver the SIW.

Infrastructure Delivery

7.2.2. Early in the scheme, the Council prioritised the building of a brand-new train station for Meridian Water. The closest network rail station in 2015 was Angel Road, which was the least used station in the London network. Angel Road was difficult to access, reached via a walkway alongside an elevated stretch of busy road, inconveniently located being 10-15 minutes' walk from local amenities and residential areas; and poorly served by stopping services, with several hours in the middle of the day without any service at all. In short, Angel Road station was not fit for purpose.

7.2.3. The Council therefore negotiated with Network Rail the provision of a new station at Meridian Water at the heart of the new regeneration scheme, properly connected to existing and future bus, cycle and pedestrian networks and at a scale and architectural importance that would resonate with the large-scale regeneration scheme. The design objectives were:

- i. the essential connectivity of a 24/7 publicly accessible stairs and lifts over the railway line, and ensuring that the station is accessible for all users;
- ii. clearly raising the design quality of the station to align with the ambition of Meridian Water; and
- iii. compliance with the requirements of a Crossrail 2 station to ensure the development will be ready for future rail ambition avoiding expensive changes to the station in the future.

7.2.4. The Meridian Water Station was completed in May 2019 and has successfully achieved these design objectives. The overall station structure is included in the £46.6m station budget cost, which received grant contributions £12.7m, a Community Infrastructure Levy contribution of £5.1m and developer contributions (to be phased over the course of scheme delivery) of £17m. The Meridian Water Station is deemed to be of such strategic importance to the existing community and future success of the project that the Council agreed to fund the remaining £11.6m cost. The Meridian Water Station already has significantly higher usage than Angel Road, with 137,000 entries and exits in 2019/20 compared with 35,000 at Angel Road.

Residential Led Delivery

7.2.5. A Cabinet Report of July 2018, set out options for the development of Meridian Water, and recommended that a procurement process be undertaken to procure a developer to deliver Phase One at Willoughby Lane, and for former Leaside Road Gas Holder Site.

7.2.6. For Phase One (also known as 'Meridian One'), the Council selected Vistry Partnerships (formerly Galliford Try Partnerships prior to its merger with Bovis Homes) as its development partner in April 2019 following a complete procurement process. Following Cabinet approval, the Council then entered into a Development Agreement with Vistry Partnerships in December 2019 to deliver a residential led mixed use scheme of circa 900-1000 homes, including 50% affordable housing (of which 50% of are to be for London Affordable Rent retained by the Council, and 50% for intermediate homes) and high quality new public realm and open spaces. Phase One will also deliver at least 2235m² GEA of non-residential space including retail, employment, leisure and community uses also to be retained by the Council.

7.2.7. Phase One is subject to a number of separate planning applications. Outline permission for 725 dwellings has already been granted. In addition a reserved matters application in line with that existing outline planning

permission, for 300 homes, known as Phase One A, is being determined and set to be referred to planning committee shortly. A new full planning application is then due to be submitted by Vistry later in 2021 with respect to Phase One B for circa 600-700 homes and all of the non-residential uses.

- 7.2.8. The Council has invested heavily in the remediation of the site and services diversions to enable development at the site and subject to satisfactory planning permission for Phase 1A, construction at Meridian One is expected to commence by summer 2021, with first completions in summer 2022 and phased completions until late 2026.
- 7.2.9. Procurement of a developer partner for the second site at Leaside Road Gasholder (part of Phase Two and also know as Meridian Two) has also been progressed through the stages of expressions of interest, shortlisting and negotiations with the preferred bidder. More details are given in the evidence of Stephen Armitage.
- 7.2.10. The Council has also undertaken extensive soft market testing on the two next development projects forming part of the Scheme (part of Phase Two knows as Meridian Three and Meridian Four). The Council considers that the output from that testing demonstrates a keen appetite in the market to bring forward later phases of Meridian Water. Specifically, when soft market testing was undertaken for Meridian Three, which will be a student housing or co-living scheme, there was strong interest expressed by the co-living sector in particular, attracted by the transport links that will be delivered as part of SIW and the wider cultural and placemaking activity in Meridian Water. With respect to the Meridian Four development, which will be a Build to Rent and affordable housing scheme, the Council received positive feedback from eleven investors selected for soft market testing and has recently received approaches from several uninvited parties wishing to express interest in the development. Further discussion is provided in Stephen Armitage's evidence.

Employment Led Delivery

- 7.2.11. In parallel to the delivery of housing the Council has been promoting employment and meanwhile uses on the land that it has acquired, but which is not imminently needed for development. These uses are aimed to promote the broader placemaking, perception changing and socio-economic regeneration objectives of the Scheme. Current projects include:
- i. Building Bloqs – a membership-based maker space where 300 members have access to large scale machinery to make and produce everything

from art and furniture to face masks. The Council are working with Bloqs to grow their business which will relocate into new premises, upgrading from a floor space of 1,000 sq. metres to 3,000 sq. metres. This will give access to more small businesses and individual makers and advance the economic regeneration of this part of the Upper Lee Valley, whilst also refurbishing and bringing a redundant former vehicle testing station back into productive use.

- ii. Broadwick Live – on the site of the Orbital Business Park, where there are huge industrial warehouses formerly used to manufacture cryogenic tanks, the Council has supported a cultural and entertainment business to convert these redundant industrial buildings into a temporary music venue. Three 10,000 sq. ft warehouses plus a 10 acre field was converted into the venue for Field Day, a two-day music festival, welcoming 30,000 people to Meridian Water and raising the profile of the borough.
 - iii. Troubadour Drive-In Cinema and Meridian Water Studios – the Council has been working with Troubadour, a theatre and entertainment company, to develop the creative industries sector of the Enfield economy. In the summer, it set up a Drive-In Cinema, providing local employment and free entertainment for NHS and Care working staff. It is now delivering film studios on Meridian Water, embedding the economic transformation of this part of the site. Planning permission for the first phase of the studios, comprising 65,000 sq ft of film production space, has been secured and construction is advanced, with the facility expected to open in late spring 2021. The studios will generate up to 50 jobs in the first phase and will deliver a specialist Skills Academy in media and film production with 100 training opportunities. Phase 2 of the film studios, which will be delivered after the completion of the SIW will bring a significant amount of private sector investment with three additional huge studios, bringing the total production space to 130,000 sq ft, a 1,000 – 2,000 seat theatre, and an expanded skills academy collectively generating up to 250 jobs for the local community and around 500 training positions per annum.
- 7.2.12 Through the Council's partnership with Vistry, three 'meanwhile' sites are being brought forward, including an Enfield Construction Skills Academy, which will provide training to enable local unemployed residents to apply for positions generated by the development. This includes classroom and practical workspace, initially focusing on Construction skills and the provision of English for Speakers of Foreign Languages and Digital Skills in partnership with Conel. A second meanwhile site will provide a community garden, which will be operated by an environmental charity, running a GP referral programme focused on resident health and wellbeing. A third site is intended to host a series of 'maker spaces' in partnership with a major IT

company. Whilst this partnership starts with Vistry on Phase One it is intended that the Construction Skills Academy will serve the entire development as the project progresses.

- 7.2.13 The Council has received a number of inward investment enquiries in sites unlocked by the SIW, these include three enquiries from providers of creative workspace studios, a brewery, two academic institutions and a film related sound studio. It is clear that there is significant demand for uses that generate higher density employment uses, and in growth sectors, particularly related to the creative maker sector, including strong demand for uses related to the film and music supply chain.

Delivery to Date Conclusion

- 7.2.14 This section demonstrates in respect of infrastructure, residential and employment objectives not only what is and has been delivered but also the Council's capabilities to deliver. In total the Council has spent £300million progressing the Scheme to where it is now; the scale of upfront investment as well as the quality of early output demonstrate the commitment that the Council has to the Scheme.

7.3 Delivery of the SIW

- 7.3.1 On confirmation of the CPO, the SIW can and will be delivered. The Council has mobilised resources and undertaken all necessary preparatory work to ensure delivery of the SIW within the timeframe of 2021-2024. These are taken in turn in the paragraphs below.
- 7.3.2 Land Assembly. Since 2015 the Council has been assembling the land necessary to deliver the SIW. It has been successful in acquiring 18 hectares out of a total 27.5 hectares (68 acres) needed for the works. In summer 2018 it assembled a team dedicated to assembling the remaining land needed including via the use of compulsory purchase powers. Since then five more agreements have been reached, and the Council is far advanced in progressing negotiations with the remaining landowners (see Matthew Bodley's evidence). However, due to the extent of the land required and number of plots from various land interests, it is not possible to guarantee voluntary acquisition of all the land required within the requisite timeframe and hence a compulsory purchase order is being progressed to assure delivery of the most basic element required for the SIW: the land.

- 7.3.3 Governance and Team. Meridian Water has well established governance structures and processes both for organising the effective delivery of projects and for reporting and democratic accountability. The SIW are overseen by a SIW board chaired by the Programme Director that reports to a Programme Board also chaired by the Programme Director that in turn reports to an Executive Board chaired by the Chief Executive of the Council. The CPO and land assembly workstream is overseen by a CPO board chaired by the Programme Director which also reports to the Programme Board.
- 7.3.4 Project Management and Contractor Procurement. The Council has appointed Turner & Townsend to project manage the delivery of the SIW. Through an extensive procurement exercise, the Council has put in place a framework agreement with Tier One contractors all capable of delivery complex civil engineering works. A preconstruction agreement (PCSA) has been signed with the first placed contractor, Vinci Taylor Woodrow for the production of a final contract for the delivery of all HIF non-rail works.
- 7.3.5 Planning Consent. Planning permission for the Strategic Infrastructure Works was granted on 22nd July 2020 (19/02717/RE3). The project manager is already working with the preferred contractor with support from the design team and engineers to work up the package of information to enable work to commence in autumn 2021.
- 7.3.6 Enabling works. Enabling works are underway including clearing waste and fly tipping and upgrading the estate road network on the east bank to ensure continued access for businesses and users during the works.
- 7.3.7 Funding. As set out above the HIF Funding for the delivery of the works is in place, and drawdown of historic expenditure has commenced, with drawdown of preliminary expenditure and works expenditure continuing throughout the delivery of the SIW.
- 7.3.8 Phasing. The project manager is liaising with the preferred contractor to secure the most efficient and economic delivery programme that can comfortably complete within the timescales. Works will be phased according to the critical path and to take advantage of areas of the site where work can commence on land already in the ownership of the Council ahead of the confirmation of the Order and vesting of that land. By way of a summary, the current estimate working programme for the delivery of SIW is:

Area of Works	Indicative Timeframe
Stonehill/Anthony Way	January 2022 – April 2023
Land East of Harbet Road	February 2022 – August 2023

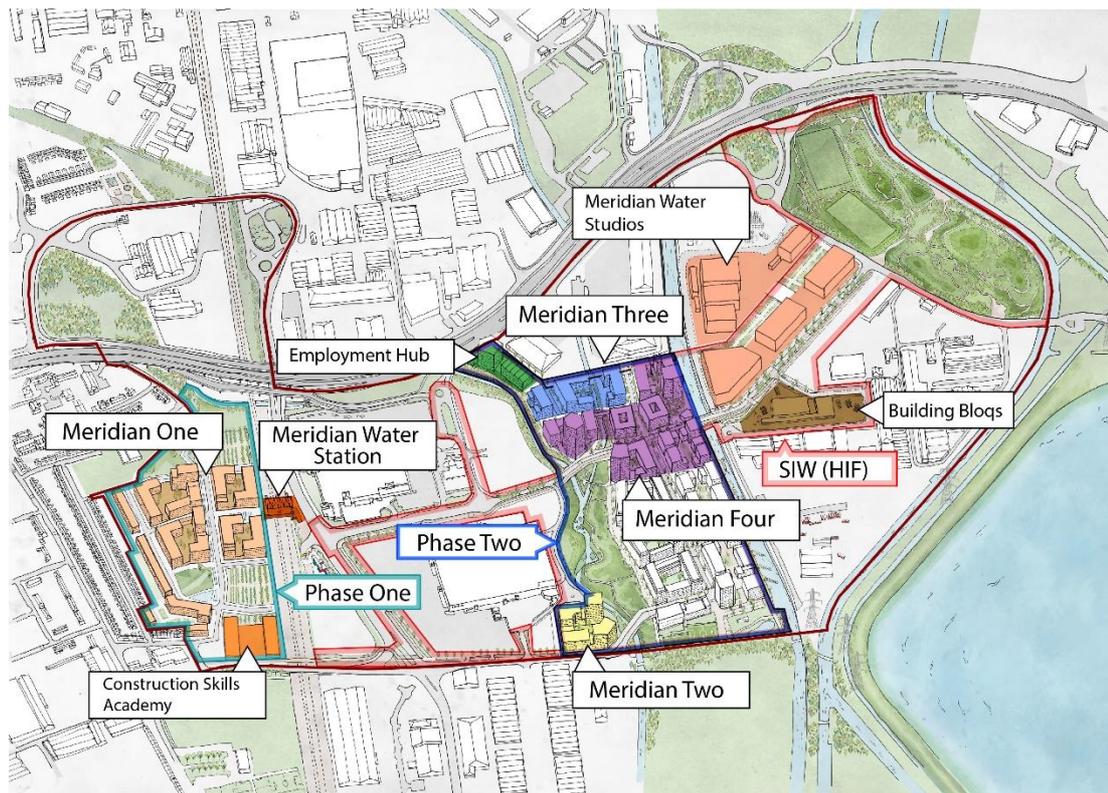
Orbital Business Park/Site E	March 2022 – November 2023
River Lea Navigation	March 2022 – May 2023
Tesco/Ikea Site	June 2022 – July 2023

7.3.9 This programme demonstrates that the SIW can be delivered within the agreed timescales in the HIF grant agreement, by affording early access to those parts of the site already in Council ownership and then, following the confirmation of the Order and assembly of remaining third party land interest, running the remaining work streams in parallel to complete by November 2023.

7.3.10 In summary, subject to the confirmation of the Order, plans are in place to undertake the SIW and all the necessary resources have been mobilised and preparatory work is being undertaken to ensure smooth and timely delivery.

7.4 Delivery of the Remainder of the Scheme

7.4.1 The rest of the Scheme is a combination of residential, mixed use and employment development. Delivery is at different stages on different parts of Meridian Water. The plan below shows the early phases of delivery (both residential and employment) of the scheme.



7.4.2 The plan shows the boundary of Phase One, on the west of the site, next to the Meridian Water station and Phase Two, in the centre of the site. The phases refer to the outline planning applications for the scheme (see Paul Jarvis’s Proof for more information). The plan also shows the boundary of the SIW, labelled “SIW (HIF)”. Within the Phases are the early development sites, called “Meridians”. Meridian One is within Phase One. Meridians Two, Three and Four are within the Phase Two boundary. Together these early development sites will deliver at least 2,000 homes. Procurement and design of these early sites is far advanced but the SIW are needed to unlock their delivery. The balance of the 5,000 homes will be delivered on other parts of the site, all of which require the SIW to unlock development. These later development areas include other parts of the Phase One area (which are shown as green landscaped land to the north and south of the orange-coloured blocks of Meridian One, the “Teardrop Site” (the wedge or teardrop shaped piece of land between the railway and Meridian Way), the land adjacent to the Tesco Store and Ikea Store in Zones 2 & 3 (that is *not* the retail functions themselves but the excess or developable land in their ownership) and the southern part of the Phase Two area, i.e. the land below Meridian Four. The Proof of Evidence of Stephen Armitage provides further discussion of the delivery progress of these residential development sites.

7.4.3 The plan also shows the early employment sites. In the west, at the bottom of Phase One is the Construction Skills Academy, due to be delivered in 2021/22 (see Section 7.2.12 for more details). On the east bank of the Canal

are two early employment projects: Building Bloqs, where the refurbishment and extension of the workspace building is far advanced and due to open in summer 2021, and the Meridian Water Studios. The first phase of these film studios is shown on the plan and is already being constructed with completion expected in April 2021. Following the delivery of the SIW, the studios will be expanded up to the Central Spine Road, doubling in size and delivering a Skills Academy and Theatre (see Section 7.2.11 for more information on these employment uses). Finally the employment hub in the north of the Phase Two, benefitting from ease of access to the North Circular will deliver 26,500 sq m of employment space (Class B1a, b & c). This commercial space will host office, research and development, and light industrial workshop use, thereby building on the history of industrial activity in the area, using innovative 'stacked building' to maximise productive floorspace and make the most efficient use of the site.

7.5 Delivery Conclusion

- 7.5.1 The delivery of the SIW will unlock development on Zones 2, 3, 4 & 5.
- 7.5.2 The planning policy framework in the form of the adopted ELAAP is already in place and is being supplemented by a supplementary planning document (the SPD) to provide further detail and guidance for development. There is one outline planning consent in place and a resolution to grant a second; together these provide for the delivery of over 3,000 homes. This together with projected development on the remaining land at the formal National Grid site at Willoughby Land and the land at Tesco and IKEA makes up the 5,000 homes of the Scheme. However, the increase in housing development enabled through the rail upgrade can allow denser development on the land within the Scheme. This means that the Phase One land, for example will be able to accommodate c. 950 homes rather than the initial 725 approved by the existing outline planning consent (subject to a revised planning application being submitted and accepted). The application of this principle means that there are different scenarios for delivering the 5,000 homes in the scheme, notably flexibility in the requirement for the amount of land that IKEA and Tesco would need to bring forward for development. However, currently there is no reason to believe that surplus land on their site will not

be brought forward for development, and indeed this has already being actively pursued.

7.5.3 Delivery for employment and skills training is far advanced, and the Scheme will deliver 1,500 high quality permanent jobs when built out. Two skills academies are being delivered at an early stage of the Scheme. In addition hundreds of jobs will be created on “meanwhile” sites, namely on the Film Studios and Building Bloqs sites. After the SIW have been completed, from the mid-2020s the permanent employment buildings will be constructed establishing Meridian water as a place to work and train.

7.5.4 In short, subject to the confirmation of the Order and the construction of the SIW, the planning, infrastructure and governance arrangements are in place to facilitate the delivery of the Scheme, and the market conditions and developer appetite has been sufficiently demonstrated to project the full delivery of the Scheme over a timescale of 10-15 years.

8 EQUALITIES AND HUMAN RIGHTS

8.1 Introduction

8.1.1 This Section covers matters related to Equalities and Human Rights and sets out how the Council has had regard to the Public Sector Equalities Duty (PSED), as well as its justification of the Order with respect to Human Rights legislation.

8.2 Equalities

The PSED

8.2.1 The PSED) is a duty on all public sector bodies to have due regard for advancing equal opportunities and eliminating discrimination in respect of people who have protected characteristics, and to exercise their functions in accordance with the Equality Act 2010. The Council has had due regard to the considerations listed in section 149 of the Equality Act 2010 and has taken these matters into account in the promotion of the Order.

EQIA

8.2.2 An Equalities Impact Assessment (EQIA) was undertaken by Ottaway Strategic Management Ltd in March 2020 to consider the impacts of the Order and assist with the discharge of the PSED (Core Document 37). In addition to extensive desk-based analysis, the consultant surveyed and conducted interviews with affected parties within the SIW boundary as to understand likely equalities impacts.

8.2.3 Its findings were that there were no direct negative equality impacts identified against persons with any of the protected characteristics in respect of the SIW CPO. Nonetheless it identified that there were persons with some protected characteristics who are likely to experience proportionately greater consequences as a result of the Council's regeneration proposals, and that an action plan needed to be put in place to address these.

Action Plan

8.2.4 On completion of the EqIA, an action plan was drawn up in response to matters raised by Ottaway. These are summarised in the table below.

Matter raised in EqIA	Response and Planned Action
Ottaway identified the need to maintain and intensify the	The Council and its agents continue to communicate with

<p>information flow to business impacted on by the SIW and the Order on the Meridian Water site</p>	<p>and engage with businesses on site; licensees, leaseholders and those in third party ownership re the forthcoming regeneration scheme.</p>
<p>Ottaway identified the need to ensure that businesses impacted by the SIW and Order are informed of when they need to vacate from the site with sufficient notice to aid business planning.</p>	<p>The Council and its agents provided advance notice to landowners and affected parties of the SIW and Order (see Matt Bodley's evidence). The Council and its agents have also given timely notice – and in many cases double the notice period specified in the leases.</p>
<p>Ottaway identified that some businesses may request support in identifying alternative sites for relocation.</p>	<p>The Council has instructed its agent Eddisons to maintain a line of contact with businesses as to support them with information on alternative locations available and suitable to their specific requirements.</p>
<p>Ottaway identified a possibility of a loss of business unit operating at the site which is in third party ownership. This is the A&A Skips site which is located on land east of Harbet Road.</p>	<p>The Council had already identified the affected business and is in private treaty negotiations to reach deals acceptable to both sides. It has assured the business that should these fail, the affected parties will be entitled to compensation in accordance with the relevant statutory provisions.</p>

<p>Ottaway identified the need to safeguard the council commitment to Equality and Diversity and to support the council's commitment to address its general duties under the Equality Act 2010.</p>	<p>The Council is ensuring primarily through its Employment Strategy that the SIW and subsequent developments have regard to effective equalities monitoring, local need in employment space, local take up of job opportunities, as well as ease of access and use of residential buildings, inclusive design standards of new infrastructure, and engagement with local communities as part of design and planning consultations.</p>
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- 8.2.5 In response to the outputs identified in the EQIA and on the basis of the action plan above the following actions have already been undertaken:
- 8.2.6 On 10 February 2021, the Council served notice on the existing businesses in Orbital Business Park to ensure that it obtains vacant possession of the site in order undertake the SIW within the requisite timeframe. All leases are outside the Landlord and Tenant Act and, notice has been duly served in accordance with break provisions in each lease. In the interest of providing additional time for tenants to vacate a fixed period of 6 months has been afforded to all tenants with remaining time on their leases, even though, in most cases, the leases only require 3 months' notice.
- 8.2.7 The Council has appointed Eddisons to offer a relocation assistance service which will be free to those who use it. It will be offered to all the tenants on Orbital Business Park and all the tenants on the hardstanding east of Harbet Road. The assistance provided by this service offering are:
- Assisting in defining new space and locational requirements;
 - Advise on availability, costs, process, and other market information.
- 8.2.8 The service will provide front-end support in relocation and as far as possible help ensure that businesses can continue to operate and continue to contribute to the local economy in Enfield and North London.
- 8.2.9 With respect to the wider commitment to equality and diversity:
- i. In order to improve socio-economic situation in the borough and thereby improving conditions for those who have protected characteristics, the Council is promoting the London Living Wage. It will enter into agreements with our tenants and partners to make Meridian Water a London Living Wage Zone, ensuring that the jobs created to pay the London Living Wage or above.

- ii. The Council is monitoring on a quarterly basis the jobs it is creating. This includes monitoring: the type of employment (contract condition and wages), equality and diversity (gender, age and backgrounds) and location of employees (if they are from Upper Edmonton ward, Enfield or adjoining boroughs).

8.3 Human Rights

8.3.1 Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Articles 6 and 8 and Article 1 of the First Protocol are potentially relevant to the compulsory purchase of land:

- i. Article 6 provides that everyone is entitled to a fair and public hearing in the determination of his civil rights and obligations.
- ii. Article 8 provides that everyone has the right to respect for his private and family life and that there shall be no interference by a public authority with the exercise of this right except in accordance with the law, where there is a legitimate aim and where it is fair and proportionate in the public interest.
- iii. Article 1 of the First Protocol provides for the peaceful enjoyment of possessions (including property) and that no one shall be deprived of possessions except in the public interest and subject to the conditions provided for by law.

8.3.2 It is well settled that the compulsory purchase of land is not contrary to the ECHR if it is undertaken in the public interest and in accordance with the law and procedures laid down by statute. The requirements of the ECHR are reflected in paragraphs 12 and 13 of Guidance:

- i. *"12. A compulsory purchase order should only be made where there is a compelling case in the public interest.*
- ii. *An acquiring authority should be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the land affected. Particular consideration should be given to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights and, in the case of a dwelling, Article 8 of the Convention".*
- iii. *"13. The minister confirming the order has to be able to take a balanced view between the intentions of the acquiring authority and the concerns of those with an interest in the land that it is proposing to acquire*

compulsorily and the wider public interest. The more comprehensive the justification which the acquiring authority can present, the stronger its case is likely to be.

- iv. *However, the confirming minister will consider each case on its own merits and this guidance is not intended to imply that the confirming minister will require any particular degree of justification for any specific order. It is not essential to show that land is required immediately to secure the purpose for which it is to be acquired, but a confirming minister will need to understand, and the acquiring authority must be able to demonstrate, that there are sufficiently compelling reasons for the powers to be sought at this time.”*

- 8.3.3 In making this Order, the Council considers that there is a compelling case in the public interest to justify the confirmation and exercise by the Council of powers of compulsory acquisition over the Order Land so as to secure the social, economic and environmental public benefits.
- 8.3.4 No plots within the Order Land contain residential properties and only one business with a protected tenancy needs to be compulsorily acquired as a result of the Order or the SIW. The Council is in discussions with the occupying business.
- 8.3.5 Impacts on existing businesses will be mitigated by the Council. Measures to minimise detrimental impact upon access for IKEA and the Arriva Bus depot are explained above in section 3. The Council has also engaged in a significant programme of dialogue with existing businesses to understand and appropriately mitigate any effects during construction.
- 8.3.6 Those whose interests are acquired under the Order will be entitled to compensation in accordance with relevant statutory provisions.
- 8.3.7 The Council is of the view, therefore, that the need to acquire the Order Land in the public interest outweighs any detrimental impact upon persons having interest in any of the Order Land, and consequently that the Order is compatible with the ECHR.

9 SECTION 19 CERTIFICATE APPLICATION

9.1 Introduction

9.1.1 This Section describes the open space land that is subject to an application for a certificate under section 19 and Schedule 3 of the 1981 Act (the Open Space Application). The section then explains why the Council believes the certificate should be granted.

9.2 The Land Subject of the Application

9.2.1 Parts of the Order Land are 'open space' within the meaning of the 1981 Act. That land comprises parts of the Canal and its Towpath. An Open Space Certification Application was submitted to the Secretary of State alongside the Order.

9.2.2 Six Plots within the Order are considered to be open space, all of which are owned by the Canal and River Trust (CRT). The land included in the application comprises plots 102, 104 and 105, which constitute a strip of across the canal of 430 square metres area, and plots 106, 109 and 112 that together amount to 465 square metres of the Towpath (See Core Document 5 - the Open Space Application and Plan). The first three plots are required for the creation of the new bridge over the Canal (part of the Central Spine Road). The second set of three plots are required for flood alleviation works. The technical justification for these elements of the SIW is set out the Statement of Case, as well as the evidence of Joe Nunan and Mike Savage.

9.3 The Case for the Grant of a Certificate

9.3.1 In summary the Works are necessary for the development of the Scheme and will facilitate significant public benefit. The SIW generally and in particular the impact on the Canal and Towpath has been the subject of detailed design consideration. The Council has engaged with CRT as part of the design and planning processes. Further I have been involved with meetings with CRT on working in partnership with CRT and the wider benefits the scheme will have for improvement to waterways in and around Meridian Water (including the Canal and Towpath).

9.3.2 The SIW will not impact the ability of the public (including canal users) to use and enjoy the Canal and Towpath. Continued access along the canal for boats and along the towpath for pedestrians and cyclists will be maintained during the works, and after the works the Canal and Towpath will remain open and benefit from a number of accessibility improvements. The design

of the bridge and flood mitigation measures mean that the rights sought by the Council over the Canal and Towpath will not interfere with the ability of CRT to maintain and manage the area in accordance with its functions. Further, as specified in the evidence of Paul Jarvis there are planning conditions attached to the SIW planning permission which mitigate the impact on the Canal and Towpath, in turn ensuring that CRT's infrastructure is not harmed.

- 9.3.3 In making the Order the Council has sought to minimise the impact on CRT by acquiring rights where possible. This was not possible in relation to Plot 106 (which is the only area of open space to be acquired by the Council and comprises 58 square metres of the Towpath) where ownership is required due to the need for the Council to be able to control ground levels to ensure the flood relief channel operates effectively (see Joe Nunan's evidence). However this will not impact public use of the Towpath in any way. The Council will also provide all necessary rights required by CRT to access and use Plot 106 for their statutory functions, by unilateral undertaking insofar as bilateral agreement does not prove possible.
- 9.3.4 The Towpath is a public right of way and is designated as a national cycle route. No stopping up order has been sought and these public rights will not be affected by the Order. Due to the new roads and bridges created by the order the public at large will have far greater opportunity to use and enjoy the Canal.
- 9.3.5 Providing greater access to the waterways (and open space generally) is one of the key regeneration aspirations of the Council in bringing forward the regeneration of Meridian Water. As part of the SIW and Phase Two there will be significant improvement to the waterways within Meridian Water. Access to the Towpath will be significantly improved by the Central Spine Road and bridge. There will also be connectivity from the Canal to new publicly accessible open spaces to be created at Pymmes and Salmons Brook (Brooks Park) and the new country park at Edmonton Marshes, as well as the wider Lee Valley Regional Park.
- 9.3.6 Overall the Order will benefit the Canal and Towpath by increasing accessibility and all existing uses will be maintained. The Order also facilitates significant open space improvements to Meridian Water, which in turn benefit users of the Canal. The ability of CRT to carry out its duties will be unaffected. The Council therefore considers that the Canal and Towpath when burdened with the new rights will be no less advantageous to the persons in who it is vested and to the public than it was before. In relation to Plot 106, the giving of exchange land is unnecessary for the same reasons.

- 9.3.7 CRT's objections to the Open Space Application repeat the objections CRT made to the Order – these have been addressed in the evidence of Joe Nunan and Matthew Bodley.
- 9.3.8 The Council view the Canal as of integral importance to the regeneration proposals at Meridian Water. The Towpath currently constitutes a strategic route crossing the whole site from north to south connecting Meridian Water to places along the Lee Valley Corridor including Enfield Lock, Tottenham Hale and the Olympic Park. The Council's strategic objective is to safeguard, enhance and improve the role of the Towpath especially as a pedestrian and cycle route. It also wants to promote and develop opportunities for the activation of the Canal itself making the most of this valuable asset. To this end, the Meridian Water team has held a series of meetings since April 2020 with the Canals and Rivers Trust to discuss Canal and Towpath improvements. The construction of the SIW unlock an opportunity for improving and widening the pedestrian and cycle environment along the Towpath by allowing the removal of some vehicular traffic. Development of meanwhile projects along the Canal side encourage activity and oversight, helping to discourage antisocial uses along this stretch of canal that have blighted it with fly tipping and abandoned vehicles. The overall objective for the canal towpath is to improve public access and circulation and to work alongside CRT to enhance the quality and amenity of this open space.

10 CONCLUSION

- 10.1** Having worked at Enfield Council for eleven years and led the Meridian Water programme for six years, I have developed an in-depth knowledge of the London Borough of Enfield and Edmonton in particular, its needs and challenges as well as strengths and opportunities. My evidence has set out the case for the local authority in respect of the Scheme and the Strategic Infrastructure Works that are required to unlock the Scheme. I have demonstrated that there is an overriding case in the public interest to confirm the Order because the land is required to deliver the essential civil engineering and highway works that are necessarily required to unlock a vast brownfield and underused 202 acre site thereby providing accessible, remediated, well-connected and developable land to deliver urgently-needed homes and jobs.
- 10.2** The Council recognises that there are a number of landowners and other parties with an interest in land affected by the Order, in particular: the British Steel Pension Fund, Tesco, IKEA, the Environment Agency, Cadent, the Canals and Rivers Trust, TfL, the North London Waste Authority, Lee Valley Regional Park Authority, Thames Water, A & A Skips, National Grid and Hastingwood Estate. My team and I have sought to build strong relationships with these parties. Throughout the development of Meridian Water, we have continually engaged with them and will continue to work with them in the delivery of the Scheme. The fact that the Council has reached agreement with so many of these parties demonstrates the Council's genuine intent to negotiate effectively and agree mutually reasonable terms. The evidence of Matt Bodley sets out in full detail the history of communication and the specificities and status of the agreements negotiated.
- 10.3** Confirmation of the Order will enable delivery of the SIW, which in turn will allow enable the regeneration of Meridian Water. The benefits of this regeneration are such that there is unquestionably a compelling case in the public interest in favour of confirmation of the Order.

11 STATEMENT OF TRUTH AND DECLARATION

11.1 Statement of Truth

11.1.1 I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

11.2 Declaration

11.2.1 I confirm that my report has drawn attention to all material facts which are relevant and have affected my professional opinion.

11.2.2 I confirm that I understand and have complied with my duty to the inquiry as an expert witness which overrides any duty to those instructing or paying me, that I have given my evidence impartially and objectively, and that I will continue to comply with that duty as required.

11.2.3 I confirm that I am not instructed under any conditional or other success-based fee arrangement.

11.2.4 I confirm that I have no conflicts of interest.

11.2.5 I confirm that I am aware of and have complied with the requirements of the rules, protocols and directions of the inquiry.

12 APPENDICES

- Appendix 1** Location of Meridian Water in the London Borough of Enfield
- Appendix 2** Annotated Aerial View of Meridian Water
- Appendix 3** Meridian Water Vision Document: Placemaking Pillars
- Appendix 4** Masterplan Illustration of the Scheme
- Appendix 5** Summary of Meridian Water Strategies
- Appendix 6** Enfield Council *Enfield Council Corporate Plan 2018-2022*
- Appendix 7** Enfield Council *A Lifetime of Opportunities: Enfield Council Plan 2020-2022*
- Appendix 8** Enfield Council (2021) *Economic Development Strategy: An Economy that Works for Everyone*
- Appendix 9** Enfield Council (2020) *Enfield Local Housing Need Assessment*
- Appendix 10** Enfield Council (2020) *Strategic Housing Land Availability Assessment (SHLAA)*
- Appendix 11** Enfield Council *Housing & Growth Strategy 2020 – 2030: More and Better Homes for Enfield*
- Appendix 12** Enfield Council (2019) *Housing Action Plan 2019*