



STATEMENT OF COMMON GROUND
between
LONDON BOROUGH OF ENFIELD
Enfield Council as Local Planning Authority
and
Enfield Council as Promoter/Developer

January 2025

1. Introduction

- 1.1 The purpose of this Statement of Common Ground (SoCG) is to set out areas of agreement and outstanding matters between the London Borough of Enfield (LBE) in its role as the Local Planning Authority (LPA) and the Meridian Water team acting as the promoter and developer of Meridian Water. Meridian Water is an 80-hectare site in the southeastern corner of the borough.
- 1.2 This SoCG reflects the dual role of LBE, ensuring the responsibilities of the LPA and the Meridian Water team are clearly delineated. Decisions by the LPA are made independently based on planning policy, evidence and public consultation and are not influenced by LBE's interest as a landowner and developer.
- 1.3 Paragraph 35 of the National Planning Policy Framework seeks to ensure that the Local Plan is deliverable over the plan period and based on effective joint working on strategic matters that have been addressed, as evidenced by this SoCG.
- 1.4 The London borough of Enfield as Landowner supports the emerging Enfield Local Plan (ELP) and has been working proactively and constructively with the Local Planning Authority to ensure that the place-based policies and site allocations reflect wider Council aspirations and strategy and are deliverable.
- 1.5 This SoCG outlines agreed matters and recommended modifications in relation to Meridian Water to ensure the following policies and site allocations are deliverable:
 - Policy E12: Meridian Hinterlands
 - Policy PL5: Meridian Water
 - Policy DE6: Tall Buildings
 - Site Allocation SA5.2: Meridian Water Phase 2
 - Site Allocation SA5.5: Meridian 13
 - Site Allocation SA5.6: Meridian East (Harbet Road)
- 1.6 This SoCG has been prepared to provide clarity and transparency during the examination of the Enfield Local Plan. It demonstrates that policies and site allocations for Meridian Water are evidence-based, align with national and regional planning objectives, and may be updated as necessary during the examination process.

2. Background to Meridian Water

- 2.1 Meridian Water is a strategic development site spanning approximately 85 hectares (210 acres) and is among the largest areas for regeneration opportunities in London. It is situated in the Edmonton Leaside growth area,

part of the Mayor of London's Upper Lee Valley Opportunity Area. The site holds significant potential for mixed use redevelopment.

2.2 The key objectives for Meridian Water are to create a new mixed-use neighbourhood:

- Delivery of up to 10,000 new homes
- Creation of modern business premises, local retail and food and beverage facilities
- Development of new schools, community facilities, and open spaces
- Provision of transport improvements and other supporting infrastructure
- Generation of thousands of full-time jobs, temporary construction roles, and apprenticeships for the local community.

Roles and Achievements

2.3 This SoCG highlights the distinct roles of LBE as landowner/developer and as LPA to ensure transparency and adherence to planning policy. Key milestones achieved to date:

- **Progress in Housing Delivery:** Advancement of Phase 1 and Phase 2 housing developments, laying the groundwork for future regeneration phases.
- **Securing Strategic Infrastructure Works (SIW) Funding:** Investment in enabling infrastructure critical to the delivery of new homes, jobs, and community facilities.
- **Delivery of Interim Uses:** Successful implementation of meanwhile projects, fostering community engagement and economic activity while preparing for long-term redevelopment.

Delivery Trajectory

2.4 Meridian Water's regeneration is planned to align with the policies and site allocations of the Enfield Local Plan (2019–2041). This trajectory demonstrates how housing, employment, and supporting infrastructure will be phased and delivered within the plan period. The development's ongoing coordination with stakeholders ensures that site-specific constraints and strategic objectives are effectively addressed.

Evidence base supporting the strategy

2.5 The following evidence base underpins the modifications and ensures the policies and site allocations for Meridian Water are robust and deliverable:

- **Housing and Economic Land Availability Assessment (HELAA, 2023) [HOU1-10]:** Provides a detailed analysis of land availability and capacity to meet housing and employment needs.

- **Employment Land Review (ELR, 2023) [EMP1]:** Identifies the need for 306,000 sqm of additional industrial and warehousing floorspace by 2041.
- **Strategic Transport Assessment (STA, 2023) [TRA1]:** Evaluates transport infrastructure needs to support growth at Meridian Water and across the Borough.
- **Integrated Impact Assessment (IIA) [SUB8]:** Assesses the social, economic, and environmental impacts of the Local Plan's policies and site allocations.
- **Infrastructure Delivery Plan (IDP, December 2024):** Outlines the critical infrastructure required to support development, including utilities, transport, and green infrastructure.

2.6 This evidence base ensures that the Local Plan is aligned with the principles of sustainable development as outlined in the NPPF (2023) and the London Plan. It provides the foundation for a strategy that balances growth with infrastructure delivery, environmental preservation, and social inclusivity.

3. Matters

3.1 This SoCG identifies confirmed areas of agreement and points requiring further discussion between the London borough of Enfield as LPA and LBE in its capacity as the promoter/developer of Meridian Water. The aim is to ensure clarity and alignment on strategic planning matters for Meridian Water.

3.2 As the landowner and developer, LBE supports the proposals in the emerging Local Plan (2019 -2041) as part of its broader commitment to sustainable development at Meridian Water. The Local Plan leverages LBE landholdings to achieve the Council's long-term vision and strategic objectives, balancing housing delivery, employment growth and environmental sustainability.

3.3 The emerging Local Plan has been positively prepared, incorporating evidence-based decisions and aligning with national and regional policy requirements. LBE, as landowner and developer, has actively contributed to the plan-making process, including during the Regulation 18 and Regulation 19 consultation stages, ensuring the Local Plan reflects borough wide objectives. This includes:

- **Transparency in Modifications:** Proposed amendments to open space delivery targets (from 30% per phase to cumulative delivery), housing numbers, and Class E requirements are based on up-to-date evidence to ensure clarity and feasibility.
- **Alignment with Evidence Base:** Policies for Meridian Water are supported by the HELAA, ELR, STA, and IDP, which collectively justify site allocations, phasing strategies, and infrastructure planning.
- **Addressing Constraints:** Site-specific challenges, including land ownership fragmentation and infrastructure dependencies, are

acknowledged and addressed to ensure policies are adaptable and responsive.

- **Engagement and Collaboration:** The Local Plan's policies and allocations have been shaped by input from key stakeholders, including the GLA and local communities, ensuring alignment with broader strategic goals.

4. Matters Agreed

Meridian Hinterlands

- 4.1 It is agreed that Policy E12 (Meridian Hinterlands) establishes a robust framework for the delivery of industrial-led regeneration in the northern and eastern parts of the Meridian Water area, aligned with the strategic objectives.
- 4.2 The proposed amendment to Policy E1 Part 2, as outlined in the SoCG between the LPA and the GLA on 1 and subsequently on 29 November 2024, is agreed. This amendment requires that existing industrial land in Enfield to be broadly maintained in line with Policy E12, compensating for identified industrial loss of 2.54 ha, through additional provision at the former Ikea site (SA5.3). This provision is subject to ongoing discussions with landowners and the outcome of future masterplanning.
- 4.3 Future masterplanning, including planning briefs or Supplementary Planning Documents (SPDs) as set out under Policy SS2, will be developed in collaboration with the GLA in accordance with the requirements of London Plan Policy E7. The masterplanning process will refine the indicative floorspace estimates for the LSIS and SIL areas provided in the Enfield Local Plan, with the final quantum and mix determined through this ongoing work.
- 4.4 It is agreed that the masterplan will include detailed consideration of SIL arrangements, industrial typologies, and logistics use, informed by market agency advice. This will incorporate design guidance for the provision of light industrial areas (Class E space), ensuring compliance with London Plan Policies E4 and E5, while supporting flexibility and adaptability.
- 4.5 Interim and permanent development of Parcel D as LSIS will be considered through this masterplanning process. The potential for a bespoke mixed-use policy to manage this area will also be explored as part of a future Plan Review process, offering flexibility to respond to market demands.

Policy PL5: Meridian Water

- 4.6 The following amendments to the Meridian Water Place Making Vision are agreed:

Meridian Water placemaking Vision

Meridian Water will be transformed into a highly sustainable mixed-use within the Edmonton community. It will set new ~~the~~ standards for sustainable

neighbourhoods boasting exceptional environmental credentials and embodying a commitment to ~~carbon positivity~~, environmental excellence and zero waste principles.

~~The is vibrant~~ neighbourhood will ~~offer~~ feature diverse new homes, including affordable housing and employment opportunities, ~~that are supported by well served by~~ community infrastructure. Its distinctive character will ~~reflect be drawn from~~ its rich industrial and ecological heritage, integrated with blue and green infrastructure networks.

Pymmes Brook and the River Lee Navigation ~~waterways~~ will form the backbone of the new neighbourhood, ~~establishing~~ the heart of an active travel network of ~~public walkways~~ that connects with newly created parklands, ~~and~~ existing open spaces such as ~~Kenninghall Open Space~~ and a high quality public realm. These interconnected spaces will seamlessly integrate into the rich surrounding blue and green networks enhancing access to and providing striking views towards the Lee Valley Regional Park.

Meridian Water will enable opportunities to lead active, healthy lifestyles through the development of pedestrian friendly streets and cycle routes. Enhanced public transport, including improved bus services and more frequent trains serving ~~the introduction of a new~~ train station, will offer residents seamless mobility and accessibility.

Furthermore, Meridian Water is committed to fostering a culture of innovation and industry, adapting to contemporary demands by providing significant job opportunities on a transformative scale. The area will attract a diverse range of major employers, start-ups and meanwhile uses therefore cultivating a thriving economy that works for everyone ~~for innovators and creators alike~~.

4.7 Supporting text paragraph 3.72 on Tall Buildings recognises that the strategic placement of tall buildings and indicates that the suitability of particular sites for additional height will be determined through detailed masterplanning work and subsequent Local Plan review. Proposals for tall buildings will be assessed against the adopted development plan including policies PL5 and DE6 as well as relevant material considerations.

4.8 Minor updates to Policy PL5 are agreed to ensure its effectiveness and deliverability, including:

Office provision

4.9 The distribution and quantum of office uses as part of the mix of uses at Meridian Water will reflect phased town centre development. This supports the growth of the town centre and market-making while addressing market constraints identified in the Employment Land Review (2023).

This approach recognises the need to plan positively for 40,000 sqm of office floorspace, as identified in the Employment Land Review, while accounting for borough-wide trends such as a downward trend in office floorspace supply and lack of an established office market.

In line with Policy TC2 and London Plan Policy E4, the focus will remain on ensuring vibrant, resilient town centres, mitigating voids that may arise from limited office take-up.

Open space delivery

- 4.10 The term "green network" will replace "green loop" to better reflect the diversity of green infrastructure typologies envisioned for Meridian Water and their connections to the wider regeneration area. This aligns with the updated Meridian Water Placemaking Plan (Figure 3.6) and emphasises multi-functional, high-quality green spaces.
- 4.11 The requirement to provide 30% open space per phase will transition to a cumulative site-wide target to enhance flexibility and viability. This cumulative figure ensures that the Strategic Infrastructure Works (SIW) and broader regeneration ambitions are delivered while maintaining viability at the planning application stage.
- 4.12 This updated open space strategy aligns with the Infrastructure Delivery Plan (2024) and guarantees adherence to quality standards for green infrastructure, supporting both community and ecological objectives.

Phasing and Evidence Base Deliverability

The phasing of green and office spaces will be strategically aligned with funding availability and infrastructure delivery, ensuring that all phases remain viable and consistent with Local Plan policies.

Site allocations (Appendix C) [SUB4]

- 4.13 To ensure site allocations are based on up-to-date evidence and remain justified and deliverable, the following modifications are proposed:
SA5.2 Meridian Water Phase 2:
- 4.14 The following modifications to Site Allocation SA5.2: Meridian Water Phase 2 are proposed to align with the evidence base and ensure the policy is deliverable within the Local Plan period:
 - **Class E Floorspace Requirements:** Amend the total Class E requirement from 27,200 sqm (comprising 14,000 sqm of office and 13,200 sqm of general Class E) to up to 26,500 sqm of Class E, including up to 13,200 sqm of office floorspace. This amendment reflects the granted planning permission for Phase 2 (19/02718/RE3) and provides flexibility based on viability and market evidence.
 - **Alignment with Policy PL5:** This adjustment ensures consistency with Policy PL5: Meridian Water, supporting phased delivery strategies and

flexible uses to adapt to market conditions. It is underpinned by findings from the Employment Land Review (2023) [EMP1], which identified the need to balance growth targets with the borough's current lack of an established office market.

- **Support for Town Centre Objectives:** The proposed approach prioritises the phased establishment of office uses to stimulate demand and gradually establish a thriving mixed-use town centre. This aligns with Policy TC2, which promotes vibrant and resilient town centres, and ensures that office growth is concentrated in key locations to reduce void risks.
- **Viability and Flexibility:** Testing the proposed office quantum with the Local Planning Authority (LPA) ensures that the site allocation remains responsive to viability constraints and aligns with market capacity. This adaptive approach supports the long-term success of office and Class E uses at Meridian Water while contributing to the Borough's employment objectives.

SA5.5 Meridian 13:

4.15 The following modifications to Site Allocation SA5.5: Meridian 13 are proposed to ensure alignment with the policies and evidence base in the Enfield Local Plan:

- **Housing Provision:** Update the site allocation to specify 356 homes, ensuring consistency with Policy H1 and providing clarity on the anticipated residential delivery for this site.
- **Class E Floorspace:** Revise the Class E floorspace requirement to specify a minimum of 1,400 sqm and a maximum of 6,800 sqm, subject to further testing with the Local Planning Authority (LPA) to account for viability and market evidence. This adjustment ensures the early delivery of active ground-floor uses while reflecting the market's need to mature over time.
- **Balancing Office Growth and Market Realities:** This balanced approach recognises the Local Plan's target of delivering 40,000 sqm of office floorspace as identified in the Employment Land Review (ELP, 2023). However, it acknowledges borough-wide trends, including losses in office supply, a downward trend in demand, and the lack of an established office market in the area (as detailed in Paragraphs 8.13 and 5.5 of the ELP, 2023) [SUB1].
- **Consistency with Policy TC2 and E4:** The approach is consistent with Policy TC2, which promotes vibrant and resilient town centres, and Policy E4, which directs new office provision to key locations like Meridian Water. The plan aims to mitigate potential voids in office space through a phased delivery strategy that adapts to market dynamics.
- **Active Ground Floor and Mixed Uses:** Ensuring active ground-floor uses across the site is a priority. This aligns with the principles of creating

dynamic mixed-use environments while fostering opportunities for local employment and community engagement.

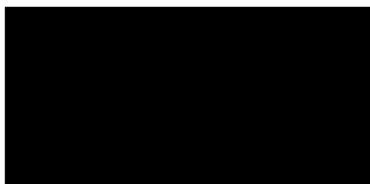
SA5.6 Meridian East (Harbet Road):

4.16 The following modifications to Site Allocation SA5.6: Meridian East (Harbet Road) ensure alignment with evidence-based policies, deliverability, and the Local Plan's strategic objectives:

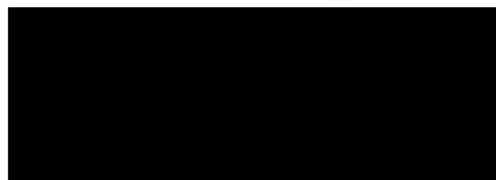
- **Housing Capacity:** Update the implementation of the estimated total housing capacity to approximately 2,095 homes, with 815 homes delivered within the Local Plan period. This adjustment ensures consistency with Policy H1 and reflects a phased approach to housing delivery, maintaining clarity and alignment with the Local Plan's objectives.
- **Masterplanning and Flexibility:** Recognise that the estimated housing capacities are approximate figures to be refined through future masterplanning. This approach ensures adaptability to evolving market conditions and constraints, consistent with Paragraph 9.116 of Policy E12: Meridian Hinterlands.
- **Alignment with Strategic Objectives:** This modification ensures that the estimated housing capacity for SA5.6 aligns with broader objectives for sustainable and mixed-use development at Meridian Water, contributing to the borough-wide housing delivery targets while maintaining compliance with the National Planning Policy Framework (NPPF) Paragraph 16(b).
- **Supporting Infrastructure and Constraints:** The masterplanning process for SA5.6 will address site-specific constraints, including infrastructure dependencies, transport improvements, and open space connectivity, ensuring the site is deliverable and integrated into the broader regeneration framework.

Signed on behalf of Enfield Council as
Landowner by:

Signed on behalf of Enfield Council as
Local Planning authority by:



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