The Enfield ribbon is a new branding element used to bring a distinctive look and feel across all Enfield Council communications. It represents positivity, growth and forward thinking. The ribbon does not replace the logo but works in harmony with it, creating a clear space to ensure the logo is always prominent.

On all colour documents the ribbon is always red (Pantone 485). The web address is a part of the new branding and should always be shown in red below the ribbon. It can be used alone, as in this example or as part of your supporting text/contact details.

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“Discover Central Leeside Towards a draft Area Action Plan”

Planning a better Enfield with you
May 2012
## Executive Summary

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### Bringing it all Together

### What happens next?
This document marks an important step towards building a formal planning framework for the Central Leeside area to guide public and private investment, and stimulate development and regeneration.

The area is finally starting to see some real momentum for change, both on the ground and in planning proposals for the future. Bringing forward the Central Leeside Area Action Plan (AAP) is now, more than ever a priority. However, delivering on the Council’s commitment for fairness for all, growth and sustainability and strong communities by providing new homes, community and employment opportunities will not come without finding a balance to the difficult issues facing the local area.

The issues raised throughout this document seek to deliver change in the area holistically. We have had a four-year gap since we last consulted the community on the Central Leeside AAP, and it is now time to work towards a formal framework that we can sign up to and deliver by establishing a planning framework for the area that develops in ways to meet needs and aspirations. We want Central Leeside to be somewhere people and businesses want to locate.

This “towards a draft AAP” stage document is not the Area Action Plan, but should be viewed as an interim engagement document with the intention to re-engage the community and stakeholders and update on the significant progress being made within the Central Leeside area since the AAP went on hold. It also provides an outline of the emerging Central Leeside AAP content and its wider framework by introducing the scale of opportunity at: Deephams, Pickett’s Lock, Edmonton Eco Park, Meridian Water and Angel Road Retail Park.

This document raises a number of important issues and includes some critical questions we are seeking your views on. We may have missed some issues too, so if we have, please let us know. A series of questions in orange boxes like this:

Q1: are asked throughout the document to help you provide your thoughts and comments.

We are making this document available for 12 weeks of public consultation from 8th May 2012, which reflects our commitment to encourage active citizenship. We hope that residents, local organisations, workers, landowners and business owners and everyone else interested in the Central Leeside area will tell us what you think about the approach. Comments are welcomed by 3rd August 2012.

At the same time, the Council is also consulting on two other Local Plan documents: Meridian Water masterplan and the draft Development Management Document.

You can comment on all of the documents by:

- Visiting our website;
- Using the objective online portal to comment and view comments made by other people, by visiting: http://consult.enfield.gov.uk/portal
- Emailing the Planning Policy Team: ldf@enfield.gov.uk
- Writing to:
  Planning Policy Team
  Regeneration, Leisure and Culture
  London Borough of Enfield
  Civic Centre
  Silver Street
  Middlesex
  EN1 3XA
- Attending one (or all) of the public workshops or exhibitions being held between May through to August (full details on our website or on posters displayed locally).
Chapter 1

SETTING THE SCENE

i. Overview
ii. What is an Area Action Plan?
iii. How is the draft AAP being prepared?
iv. Previous consultation
v. Significant changes since 2008
vi. The importance of having a planning framework for Central Leeside
Central Leeside is one of the most significant regeneration opportunities in Enfield. It occupies a strategic position in the London and wider Stansted corridor and lives in the core of London-Anglia Growth Partnership sub region. This is a functional economic area stretching from Tech City in the south northwards to Stansted with a number of opportunity sites to support housing, employment and mixed use opportunities. It is within the core of the Mayor’s Upper Lee Valley Opportunity Area stretching from the fringes of the Olympic Park to beyond the M25 and is one of the UK’s largest opportunity areas. The Upper Lee Valley has space for 15,900 new homes and new employment space to support 15,000 new jobs.

**Figure 1: London and wider Stansted corridor**

Key:
- Growth corridors
- London Borough of Enfield
- Upper Lee Valley Opportunity Area
- Central Leeside
Central Leeside within the London Anglia Growth Partnership

Source: NLSA
Significant resources are being invested to redevelop the underutilised industrial sites to the south of the North Circular A406, known as “Meridian Water” to welcome a new sustainable urban quarter with around 5,000 new homes and at least 3,000 new jobs along with new schools, health centre and associated uses in the next 10 years.

Redevelopment opportunities in Central Leeside are not just at Meridian Water. Significant regeneration and redevelopment opportunities include:

- Upgrade works to the existing Deephams Sewage Treatment Works (STW);
- Future development of the Edmonton Eco Park to provide the next generation of waste services and generate additional community benefits through the provision of heat for a decentralised energy network in the Upper Lee Valley;
- Redevelopment opportunities for a better mix of uses at Angel Road Retail Park; and
- Opportunities for high quality sport and recreation and considerable further provision of facilities for a world class leisure destination at Pickett’s Lock.

It is important to look beyond Central Leeside to consider potential developments in the wider Upper Lee Valley area where they clearly fall within the interlinked economic geography of the area and where significant growth is planned at the key growth areas of:

- Edmonton Green – for further housing, shops and employment to enhance the identity of the area and its role as a district centre, promoting better connections to nearby centres including Angel Edmonton, Enfield Town and the new community at Meridian Water;
- Ponders End – where mixed use development of the Middlesex University campus will be complemented by a new Academy on South Street, a regenerated park and improvements to the public realm, better land use around the existing Tescos superstore, regeneration of the Alma Estate, improvements to transport gateways, including rail station and redevelopment of industrial land adjacent to the waterways;
- A1010/Tottenham High Road/ Fore Street/Hertford Road – this area runs from the north of Enfield, through Edmonton and Tottenham where there is capacity to accommodate around 1,600 jobs and 2,600 homes;
- Northumberland Park which includes the redevelopment of Tottenham Hotspurs Football stadium comprising of 1,370 jobs and 200 homes;
- Tottenham Hale – 5,000 jobs and 5,000 homes; and
- Blackhorse Lane – 1,200 jobs and 2,000 homes.

Furthermore, Central Leeside also sits within the North London sub-region, where significant growth is planned at:

- Haringey Heartlands/Wood Green – 1,000 homes and 2,000 jobs;
- Finsbury Park – 500-700 homes, employment, retail and leisure uses;
- Hackney Wick – 87,000 sq m of employment space and 620 homes; and
- Northern Olympic Fringe – 20,000 sq m of employment floorspace and 3,200 homes.

These areas of growth and development are intended to act as the catalyst for regeneration across the wider Upper Lee Valley and North London context.
Key Diagram for Central Leeside and within its immediate area

Fig. 3

Central Leeside Area Action Plan

01 Setting the Scene

Key

EXISTING FEATURES

- Open spaces
- A406 North Circular
- Rail
- Borough boundary

PROPOSALS

- A1010 Growth corridor
- Enfield improvement areas
- Haringey improvement areas
- Blackhorse Lane key growth area
- Key Improved Links
- Industrial areas
- Rail improvements
- Decentralised energy networks
Closer to Central Leeside is Edmonton Green, where the area is also expected to experience significant growth. The Council is preparing a masterplan for this area. You can view and comment on the masterplan until 16th June 2012.

The proposed growth opportunities make a strong case for public support, offering genuine long-term economic potential for the UK and offering the chance to coordinate a sustainable improvement in living standards across multiple local authority areas and they represent a once in a life time set of opportunities to really transform Central Leeside to a place to support housing, employment and mixed use development.

Redevelopment provides the opportunities to enhance physical connections not just within Central Leeside, but also to adjoining the area and beyond.

These opportunities will be more than just physical, regeneration could transform the area’s economy, raise productivity, attract investment, reduce transport congestion in London, and become a viable engine of long term economic growth for the UK.

There are strong and long established links between transport connectivity and economic development in and adjoining the area. Investment in regeneration can enjoy significant additional returns if strong connectivity is in place. It is recognised that transport improvements, notably the West Anglia Main Line, will be needed to fully exploit the economic benefits of regeneration and a third main line as part of the line that enables a robust and reliable service to all stations on the line will be a necessary investment.

To ensure the benefits and opportunities of regeneration are shared, it is essential that Central Leeside is integrated and connected with the existing and proposed communities in the wider Upper Lee Valley and the rest of the north London sub-region. Relatively modest investment in infrastructure will unlock significant development potential in the area to become a more viable place to live, work, visit and invest in.

The Council wants to maximise the redevelopment opportunities for everyone living, working, visiting and wanting to invest in Enfield. To help achieve this, we need to look closely at the future of Central Leeside to see how this area can respond to these unique set of opportunities.

This report will help by setting out clear local plan priorities and policies to shape the form of development and ensure they are properly integrated with other parts of the Upper Lee Valley.

Once finalised the AAP will guide the regeneration and future development of Central Leeside.

The report sets out a vision which describes the kind of place that Central Leeside could be in the future. Once finalised the AAP will aim to strike a balance between regeneration that delivers 5,000 new homes, alongside space for business and innovation to create at least 3,000 new jobs, with new schools, open space and health facilities.

ii) What is an Area Action Plan?

The AAP forms part of the Council’s Local Plan1 – this is the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In statutory terms, this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Development plan documents which form part of the Local Plan include the Core Strategy, Development Management Document and Area Action Plans.

The AAP will be a statutory development plan document setting out detailed planning policies for a specific area including those that will determine how the area will develop in the future. The AAP will be used to achieve a number of things, including:

- Stimulate regeneration or enhancement;
- Guide public and private investment within an area;
- Protect areas particularly sensitive to change;
- Resolve conflicting objectives in an area subject to development pressures; and
- Provide robust policies determined at a local level to ensure that future development reflects local needs and issues.

Figure 4 illustrates how the AAP fits within the context of the Council’s Local Plan. These include: Development Plan Documents and Supporting Documents, Figure 5 illustrates how the Central Leeside AAP will be prepared.

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1 Formerly known as Local Development Framework (LDF)
Central Leeside Area Action Plan

Figure 4: Enfield’s Local Plan

Core Strategy
Adopted November 2010

Sites Schedule
- Development Management Document Consultation between 8th May to 3rd August 2012
- Enfield Design Guide
- North London Joint Waste Plan
- Community Infrastructure Levy
- Statement of Community Involvement
- S106 Supplementary Planning Document (SPD) Adopted November 2011

Policies Map
- North Circular Road Area Action Plan
- North East Enfield Area Action Plan
- New Southgate Masterplan Adopted December 2010
- Southgate Town Hall Planning Brief Adopted October 2011
- Ponders End Planning Briefs
- Meridian Water Masterplan Consultation from 8th May to 3rd August 2012
- Edmonton Eco-Park Planning Brief (SPD)
- Picketts Lock masterplan (SPD)
- A10 Area Based (SPD)
- Hertford Road Corridor Urban Design (SPD)

Key
- Development Plan Documents
- Supplementary Planning Documents
- Other Local Plan Documents
How Central Leeside AAP is being prepared

### Setting the Scene

### Pre Production
- Central Leeside Issues and Options Report. 2008

### Production
- Central Leeside Towards a Pre-Submission Document. Spring 2012
- Central Leeside Pre-Submission Document. Winter 2012

### Examination
- Submission of Central Leeside to Secretary of State. Spring 2013
- Independent Examination. Summer 2013

### Adoption
- Monitoring and Review. On-going following adoption
The AAP sits beneath the Core Strategy and provides the specific planning allocations and designations for the Central Leeside area. The Core Strategy sets out the strategic direction of development and growth for the borough up to 2026.

This document is called “Discover Central Leeside – Towards a Draft Area Action Plan”. It is intended to bridge the gap between where the Council left the AAP back in 2008 and all the changes on the ground, as well as those planned in the future. Feedback received on the content of this document will be used to produce a “pre-submission” version of the AAP, which the Council will consult on later in 2012, prior to the document being finalised and submitted to the Planning Inspectorate for Independent Examination.

Once finalised, it will provide a spatial policy framework for the regeneration of the Central Leeside area by identifying opportunities for a range of employment, residential, leisure, community, transport and environmental improvements. It builds on the policies adopted in the Council’s Core Strategy and also seeks to provide detail to complement the draft Development Management Document (DMD) and Policies Map.

It will show how Central Leeside could become a joined up part of Enfield that will be a great place to live, work or visit. Central Leeside will develop in a way that meets the needs and aspirations of Enfield’s communities and maximises the opportunities of growth in the Upper Lee Valley.

The AAP will provide clear objectives, thematic policies and guidance, and land allocations to help the community, landowners and developers work with the Council and its partners to deliver the vision. It may take many years for the vision of Central Leeside to be fully realised so the AAP focuses on change and growth that could take place in Central Leeside over the Core Strategy period to 2025.

The AAP will be used by:

- Local people and businesses to influence sustainable development in Central Leeside;
- Landowners and businesses to help them contribute to delivering new jobs and homes to meet local needs;
- Local government and public sector organisations to attract public investment to support sustainable development; and
- The Council for making decisions on planning applications for developments within Central Leeside.

 iii) How is the draft AAP being prepared?

The Council is not starting from scratch. The extensive evidence base (i.e. information sources) has helped to build the foundations of the document. The evidence base include the work carried out at an earlier “Issues and Options” stage of the AAP and its feedback from consultations, the Meridian Water masterplan, and technical studies that support the Core Strategy.
iv) Previous Consultation

Issues and Options

The organisation Urban Initiatives was originally engaged by the Council to prepare the AAP. This process included the following stages:

- Baseline and evidence gathering – 2006;
- Joint Issues and Option Public Consultation – 2008; and
- Preparation of preferred options AAP.

The Issues and Options report published in 2008 was based upon extensive baseline research and options testing and subject to a Sustainability Appraisal but did not contain specific development policies.

Strategic Growth Areas Report Consultation

A Strategic Growth Areas Report was published for intermediate consultation in March 2009. The Report did not contain specific development policies but provided a summary of the work undertaken on the preparation of the Area Action Plans, which justifies why the areas identified are a priority for the Council.

The responses received informed the preparation of the final version of the Core Strategy as well as providing a kick-start to the preparation of the Area Action Plans and related masterplanning work for the priority areas.

v) Significant Changes Since 2008

Despite the recession and the pause in preparing the AAP, the Council has made significant progress on other aspects of work helping to make a stronger case for Central Leeside, of particular importance:

- Edmonton Green masterplan – the Council commenced its first rounds of consultation in April 2012;
- Progress on the Meridian Water masterplan and some of the changes are reflected on the ground. These include the new St Matthews Primary School annex opened in January 2012, highway improvements and initial designs for footpaths in the area;
- Partnership working with the London boroughs of Haringey and Waltham Forest, supported by North London Strategic Alliance, the GLA and North London Waste Authority in establishing the potential of a decentralised energy network using the assets in Central Leeside to kick start a network with potential expansion into other parts of Enfield, neighbouring authorities and potential connection into the Olympic Park;
- Capacity on the West Anglia Main Line which runs through the area and beyond is being enhanced by the Abellio Greater Anglia rail franchise. This will increase capacity, upgrade the stations and extend the Oyster card system beyond London;
- The 3-tracking of the West Anglia Main Line is gaining support from the Mayor of London, Network Rail, TfL and a range of public sector organisations along the rail line. Investment in the line is fundamental to opening up the redevelopment potential of the Upper Lee Valley and Meridian Water in particular. This would require investment in a series of upgrades to unlock innovative public funding mechanisms to ensure upfront investment is needed. The Council is working hard to realise this potential; and
- Oxford Economics have made a very strong case for investment to support regeneration. Their report recognised that the area offers very good potential for future business growth with the right support and infrastructure investment. Despite the poor performance in the local labour markets in the UK, it concluded that there is an upside, with better export performance, the Upper Lee Valley could become one of the brighter prospects for future growth, helping the UK to recover from its economic downturn; an additional £2.1 billion of GVA in Enfield could be generated for the UK economy.
There have also been significant changes in the context within which the AAP is prepared, in particular:

- The publication of the Government’s National Planning Policy Framework (NPPF) in March 2012. The NPPF provides guidance for local planning authorities in preparing local plans and is a material consideration in determining planning applications. It takes immediate effect and replaces the national planning policy set in the previous topic based Planning Policy Statements and Planning Policy Guidance Notes. The NPPF is a key part of the Government’s reforms that seek to make the planning system less complex and more accessible, to protect the environment and promote sustainable growth;

- The publication of the new London Plan – 2011 and an Opportunity Area Planning Framework (OAPF) for the Upper Lee Valley area (for consultation in November 2011). The Council in partnership with the ULV boroughs, GLA, North London Strategic Alliance, the Park Authority and Transport for London (TfL) embarked on an Opportunity Area Planning Framework for the Upper Lee Valley to ensure Central Leeside, along with Edmonton Green and Ponders End in Enfield could harness the benefits of the improved connectivity, community and employment opportunities arising from adjoining areas and those arising from the London 2012 Olympic Games and its Legacy Transformation. Through this process, detailed work was undertaken to explore key principles to ensure that the vision and aspirations for the Upper Lee Valley are aligned;

- The Council’s Core Strategy was adopted in November 2010 following independent examination; and

- Changes to joint working arrangements with Haringey Council in 2009. A revised study area for the Central Leeside area lying within Enfield was taken forward as part of the Council’s Core Strategy.
Further evidence base work has been prepared to underpin the regeneration of the area:

Employment Land Review – 2012

- A borough-wide Employment Land Review (ELR) was published in 2012 to provide an up to date and informed understanding of the employment land characteristics of the borough, identifying existing and any further areas which warrant additional protection and areas where improvements or future changes are desirable. The review builds upon and updates the studies that were undertaken in 2006 and 2009;

Potential for a Decentralised Energy Network in the Upper Lee Valley area

- A pre-feasibility study was completed in March 2011 to consider the viability of a decentralised energy network in the context of the Upper Lee Valley and its contribution to improving the area’s offer to potential inward investors, most notably across the green industries sector. In addition it examined how decentralised energy can provide a route to reducing fuel poverty, a reduction in carbon emissions and a return on investment. It made a strong case for decentralised energy in establishing North London’s role in realising the London Plan targets for 25% of homes in London to utilise decentralised energy by 2025; and

- Linked to the pre-feasibility study is a full feasibility study into the viability of a decentralised energy network. Work is underway to develop further a number of options identified at pre-feasibility. This work will lead to the point where a preferred option can be taken forward through an outline business case preparation and procurement.

It will form the basis for discussion with the GLA in regard to support from the ELENA facility to develop the results of the feasibility study into a business plan and progress to implementation. The Feasibility Study is nearing completion and will be available as part of the Council’s evidence base shortly.

Characterisation Study

- A borough-wide Characterisation Study was completed in February 2011 to principally support Enfield’s Heritage Strategy. It provides an informed understanding of the general characteristics of the borough, identifying areas which warrant protection and areas where improvements or future change is desirable.

In light of the above changes and the significant progress made on a number of significant initiatives the time is therefore right to re-commence work on the AAP by re-engaging the local community and stakeholders to ensure the right spatial strategy and policy framework for the area is put in place.

Information received from previous consultations has been used to shape the draft AAP. A full picture of the feedback received will be available in a Consultation Report to accompany the next stage of the AAP. Some of the important feedback we received from local people in relation to Central Leeside included:

- Providing better public transport links to Central Leeside;
- Addressing the internal connections; within Central Leeside to other areas;
- Making more use of and activating the river and waterways; and
- Taking a balanced approach to businesses and employment.

This area performs an important function for Enfield’s residents and businesses, being the focus of significant growth opportunities. It has its own unique characteristics and positive attributes which need to be conserved, but at the same time there are also significant opportunities for improvements and it must be recognised that this area will evolve and adapt to change.

The AAP will help strengthen the area and make it more attractive to residents, businesses, investors and visitors through the creation of new housing, better transport connections, community facilities and improving the public realm, encouraging economic growth whilst protecting and enhancing the industrial characteristics the area has to offer.

The AAP will create the right conditions to bring about real transformation in this area over the next few years. It is much better to prepare a blueprint for this area, so all issues can be comprehensively addressed.

This is not the final AAP, but more like a “direction of travel” or “a towards submission AAP document”. It serves as an interim engagement document for the Central Leeside AAP and is the first of Enfield’s Local Plan documents to set out specific guidance to promote the regeneration of Central Leeside.

The Central Leeside AAP does not start from a blank canvas. The Core Strategy, adopted by the Council in November 2010 following independent examination, provides strategic spatial guidance for Enfield and Central Leeside.
The Core Strategy contains a strategic vision that says in the future Enfield will be:

In 2026 Enfield will be a prosperous and sustainable borough with a strong sense of place and identity. It will be a place that people are proud to call home and want to invest in. Both the resident and working population will grow, due to Enfield’s strategic position relative to two of the Government’s growth areas and the UK’s main economic driver, Central London.

The Core Strategy provides the high level vision for the future of Central Leeside. It acknowledges that because of the many complex issues that would have to be addressed an Area Action Plan should be prepared to provide a greater level of detail, to sit alongside other Development Plan Documents and deliver an agreed, managed approach to regeneration.

The Area Action Plan will explain how the vision for Central Leeside could be delivered by providing an extra level of detail to sit alongside the Core Strategy, other Local Plan planning documents, and other strategies. It will focus on managing change over the next few years by providing a mix of detailed guidance, policies and priorities for investment. The AAP will show how the local community businesses, the Council, its partners, landowners, future developers and other public and private organisations can play a part in creating a sustainable future for Central Leeside that links to the wider regeneration and transformation being delivered not only in the Upper Lee Valley and north London but also through the Olympics and Stratford City.

In light of the Government’s approach to reform the planning system to local communities with greater rights and powers to influence shaping the places where they live and work, this document provides you with the opportunity to get involved in planning for the future of the area. It is important that the Council gets this right to encourage investment and plan for population growth. We want to hear your thoughts.

**TELL US WHAT YOU WANT...**

The Council welcomes your thoughts and views on the content of this document and what you like and dislike about the area and how you would like to see things change for the better. A series of questions in orange boxes are asked throughout the document to help you provide your thoughts and comments.
Chapter 2

ENFIELD’S LOCAL PLAN
(FORMERLY LOCAL DEVELOPMENT FRAMEWORK)

i. Overview
ii. Core Strategy
iii. How will the AAP relate to other plans and projects?
i) Overview

Linked to the publication of the NPPF, revised regulations for plan making came into force on 6th April 2012 (Town and Country Planning (Local Planning) (England) Regulations 2012). It should be noted that the NPPF and 2012 Regulations refer to Local Plans (comprising of Development Plan Documents and saved Unitary Development Plan policies) and Supplementary Planning Documents rather than the previously used term: “Local Development Framework”. In light of these changes, from this point onwards the Council’s suite of planning documents will be referred to Enfield’s Local Plan.

ii) Core Strategy

The Council’s Core Strategy was adopted in November 2010 and provides the borough-wide spatial strategy as to where new development and infrastructure will be accommodated over the next 15 to 20 years, and sets out strategic policies that new development will have to conform to. The Core Strategy identifies key areas of change, one of which is Central Leeside.

Broadly speaking, the regeneration objectives for Central Leeside are articulated in Core Policies 37 and 38 of the Core Strategy – set out below, which provides the spatial approach towards the delivery of a mixed use development, within the context of consolidated industrial land safeguarded as Strategic Industrial Locations (SIL) primarily on the south eastern corner of the area.

Core Policy 1 sets out the strategic direction of growth for the area:

**CORE POLICY 1: STRATEGIC GROWTH AREAS**

The Council will plan to focus growth and development in the borough in four specific areas, which offer the greatest opportunities for change to improve the quality of life for Enfield’s residents. These areas are:

- Central Leeside;
- North East Enfield;
- Enfield Town; and
- The area around the North Circular Road and New Southgate area.

Core Policy 37: Central Leeside sets out the objectives for the Central Leeside area, it broadly states:

**CORE POLICY 37: CENTRAL LEESIDE**

- The majority of the Central Leeside area will retain its industrial and employment character and intensified;
- Where opportunities arise, the commercial stock will be renewed and modernised and transport accessibility improved;
- The aim is to strengthen the role of those industrial estates in active and beneficial employment use and extend their employment offer to support new and emerging businesses in sectors that are projected to expand in the future;
- At Meridian Water, the potential of a new sustainable urban mixed use community has been identified to play an important role in the delivery of planning and regeneration objectives, bringing forward in the region of 5,000 new homes and 1,500 new jobs;
- Central to the wider transformation of the area is improved accessibility, through public transport provision and greater ease of vehicular movements along the existing road networks, including greater access for pedestrians and cyclists, with better routes and connections to surrounding areas;
- New development in Meridian Water will need to progress in tandem with phased improvements to public transport provision. In early phases, an emphasis will be placed on improving bus services and frequencies. In the medium to long term, the Council will work with Network Rail to deliver improvements to the setting of and access to Angel Road station, in conjunction with the planned upgrade to the West Anglia Route through the Upper Lee Valley;
- New development in the area will be required to improve vehicular, pedestrian and cycle connections, including a public realm and landscape strategy for the North Circular, facilitating better and north-south connections as well as east-west links to the Lee Valley Regional Park; and
- Opportunities will be taken to improve, restore and open up access to the Lee Valley Regional Park and waterfront through promoting opportunity areas along the borough’s eastern boundary.
The objectives of new development will be to create a new community by 2026 with up to 5,000 new homes, 1,500 new jobs and all the necessary infrastructure to support the community and attract families and new employers to the area, including:

- Two new 2-form entry primary schools, a new secondary school (including sixth form), a new local centre offering a new health facility, a library, community rooms, a police presence and local shops;
- Approximately 80% of the area should comprise a mix of residential, retail, community uses and open spaces, with 20% of the area as revitalised employment uses, integrated into the wider development;
- High quality public realm and development of an exemplar quality at a human scale with buildings that are flexible, adaptable and responsive to the environment in which they sit;
- A reduction in flood risk through the appropriate location, layout and design of new development and mix of land uses;
- A development that pioneers new environmental technologies. New housing will aspire to achieve the greatest levels of energy efficiency, incorporating renewable power and using locally produced energy;
- Higher density development close to Angel Road station and in waterfront locations;
- New development will maximise the opportunities offered by the waterfront location, with routes and spaces along the water edge;
- A new spine running through the area, connecting all parts of the Meridian Water, linking new and existing communities, the station and the Lee Valley Regional Park;
- Improved connectivity, both north-south and east-west;
- Integration with immediately adjacent employment areas, in particular Harbet Road Industrial Estate, where there is an opportunity to upgrade employment uses on the western fringe to complete transformation in the Meridian Water area;
- A mix of housing types, sizes and tenures and affordable homes to support a new sustainable community, which will enable residents to remain in the community throughout their lifetimes;
- New open space at the heart of the new community, designed to connect the currently disjointed part of the Lee Valley Regional Park either side of the North Circular Road; and
- A coordinated strategy to managing flood risk in accordance.

In the Edmonton area existing and new socio-economic programmes will be complemented by visible physical and public realm enhancements aimed to improve the function and reputation of the area. Physical change is likely to focus on reorganising the existing urban fabric of the Edmonton Green town centre to improve its function and appearance and create a more liveable environment. Further housing, shops and employment will also be needed to reinforce and enhance the identity of the area, its role as a district centre and to help implement socio-economic change through the provision of training facilities, employment opportunities and to create a better mix of tenures. In the wider context, interventions will promote better connections to nearby centres including Angel Edmonton and Enfield Town, and the new community at Meridian Water, and to create safer, more accessible streets for walking and cycling.
These policies provide the broad basis for the AAP. The primary purpose of the AAP is to articulate in greater detail how this policy will be implemented, and to provide a more detailed policy framework to guide the development process.

The Area Action Plan will be prepared in general conformity with the Core Strategy and will seek to give effect to its directions by interpreting the policies and objectives of the Core Strategy and applying them to Central Leeside.

The Core Strategy is supported by a series of Development Management Policies that are used to make decisions on planning applications and applies borough-wide including Central Leeside, and these should be used alongside the detailed policies contained in the emerging Area Action Plan to inform the assessment of planning applications relating to Central Leeside.

The emerging policies and objectives in the Area Action Plan will be material planning considerations with increasing weight as the plan progresses through its statutory stages.

The Core Strategy and other Development Plan Documents will eventually replace the Unitary Development Plan.

All documents prepared as part of the Local Plan process are subject to a Sustainability Appraisal. Preparation of the Area Action Plan will be informed and improved as a result of a Sustainability Appraisal – particularly in relation to flood risk, sustainable design and construction, habitats and green spaces as well as the clarifying the intention of the policies. Mitigation measures will be used to create an appropriate balance in ensuring the development of sustainable communities.
Planning Policy Context

Central Leeside Area Action Plan

Fig 7: Towards Cheshunt
Towards Enfield Town
Towards Stansted

Key
- Central Leeside Area Action Plan
- Rail
- A Roads
- Meridian Water Regeneration Area
- Strategic Industrial Locations
- Locally Significant Industrial Sites
- Open Space
- Waterways
- Green Belt
- Lee Valley Regional Park
iii) How will the AAP relate to other plans and projects?

A number of other public sector organisations are working in partnership with the Local Authority to coordinate regeneration and investment.

The London Anglia Growth Partnership (LAGP)

This is a private sector led partnership bringing together key business representatives and local authorities along the M11 and Lee Valley corridor with a shared vision of “Growing Together” and is a fertile environment for investment and enterprise. Its sectoral strengths include agriculture, food and drink, a low carbon economy, health care, manufacturing and precision engineering, media and logistics. The AAP will be closely linked to the LAGP.

The London Plan and the Opportunity Area Planning Framework

The London Plan was published in July 2011. It includes many of the principles of the existing London Plan carried through to the new plan. Strategic policy directions for the Upper Lee Valley area is identified and the Mayor of London and the ULV boroughs and partners are leading on the production of an OAPF for the Upper Lee Valley. The AAP will be in general conformity with the London Plan.

The Mayor of London in partnership with ULV boroughs published an Opportunity Area Planning Framework for the Upper Lee Valley, which includes a significant proportion in Enfield. The draft OAPF was published for consultation in November 2011 and sets out a strategic vision across the Upper Lee Valley, crossing 4 borough boundaries and is therefore a shared vision between these parties.

Whilst the OAPF does not form part of the statutory development plan, it sets the framework for the entire Upper Lee Valley and will therefore help to inform the more detailed guidance in the AAP.
Chapter 3

WHAT WILL CENTRAL LEESIDE LOOK LIKE?

i. Historical context
ii. Central Leeside today
iii. Opportunities and challenges
iv. Vision
v. Linking Central Leeside with other areas
vi. Central Leeside’s role in Enfield
vii. Central Leeside’s role in the wider Upper Lee Valley area and North London context
viii. How will the AAP deliver the vision?
What will Central Leeside look like?

i) Historical Context

In the early 1800s the area was largely undeveloped, although there were a number of mills operating the length of the River Lee. Older village settlements were located along the alignment of the old Roman Ermine Street, Hertford Road (now A1010) including Lower Edmonton and Upper Edmonton.

During the mid 19th Century railway and canal development made the area more accessible for both residential and industrial uses. Accessibility to coal supply from railways and canals and the water supply from the Lee Valley consolidated the area’s attractiveness as an industrial location. The majority of the residential development around Ordnance Road, Angel, Edmonton Green and Bounces Road and the A1010 high street development dates from this time.

By the 1920s Enfield was part of the Greater London conurbation with residential development consolidating between Hertford Road and the railway line. From the late 19th Century industrial uses that had previously been located in Central London began to relocate to more suburban locations in search of large and less constrained sites. Small pockets of industry were emerging around the stations at Brimsdown, Ponders End and in Central Leeside.

Urban expansion in the interwar period led to significant sub-urban house building and additional reservoirs. Post war expansion of the area’s industrial estates was seen in Central Leeside. The Victoria line (constructed in 1968-1971), linked the area to the tube network. The post war period also saw the completion of major road networks along the North Circular and the introduction of the Tottenham Hale gyratory outside of Central Leeside.

During the 1950s/60s there was extensive housing reconstruction with large council estates built, particularly on the west side of Central Leeside – the Shires Estate.

ii) Central Leeside Today

Central Leeside is located in the south eastern corner of Enfield in the Jubilee, Lower Edmonton, Edmonton Green and Upper Edmonton wards, bordering the boundaries of Haringey and Waltham Forest. The area covered by this AAP is bordered by the River Lee Navigation, the Lee Valley Regional Park, Angel Road station, the North Circular A406, Deephams Sewage Treatment Works and Edmonton Eco Park. Well established centres lie immediately to the west of Central Leeside – Angel Edmonton and Edmonton Green in Enfield, and Wood Green and Walthamstow in Haringey and Waltham Forest.

Shires Estate
Industrial activity defines much of the character of Central Leeside today. There is a mix of industrial buildings, ranging from 2 to 3 storey brick warehouses and factories dating from the 19th century to more recent post-war factories, and storage and distribution units.

Central Leeside suffers from extreme severance and is relatively cut off from by and North Circular and the railway line, with a few crossing points for pedestrians, cyclists and other vehicles.

The River Lee that runs north-south through Central Leeside along with its associated tributaries and William Girling Reservoir to the east, help to define the unique waterside character of the area. Recent improvements to the towpath network have helped to enhance connections along the waterways however, there are currently few bridges reducing connectivity within Central Leeside.

The Greenway is an important route for pedestrian and cyclists that connects the area to Edmonton Green.

Pickett’s Lock containing a broad mix of sport and recreation uses established over a number of years.

The Lee Valley Regional Park running the entire length of the Valley is a unique asset that is often not seen, access and views into the Park are often restricted.
iii) Opportunities and Challenges

Delivering a future vision for Central Leeside will depend on understanding the opportunities and challenges presented by the current context. In summary these include:

• The Upper Lee Valley Opportunity Area inheritance – the Upper Lee Valley Opportunity area provide a catalyst for regeneration by bringing investment in infrastructure and changing the perception of the area;

• Connections – overcoming the perception of severance caused by the existing infrastructure will be vital if Central Leeside is to become a more integrated place and connect with the rest of Enfield’s communities. Similarly direct connections across the River Lee will be needed to link Central Leeside with the Lee Valley Regional Park. Maximising the proximity to strategic connections such as Central London and international stations will help to improve connectivity and support future growth;

• Waterways – Central Leeside benefits from being crossed by the River Lee and its associated tributaries. These waterways and their towpaths provide significant opportunities for walking, cycling, boating, transportation of goods and waste, and improving ecology as well as providing a setting for future development;

• Parks and open space – Central Leeside is situated adjacent to the Lee Valley Regional Park. There are opportunities to make better connections to this unique asset for the benefit of new communities and establish smaller pockets of open space within Central Leeside;

• Development pressure – a balance and managed approach to the release of industrial land to ensure that mixed use and residential development does not come forward in a piecemeal way;

• Responding to the impacts of climate change – through growth in the environmental and green and low carbon sectors driven by a increasing shift to a low carbon economy with new knowledge based industries and technologies being applied to the challenges facing the planet. Additionally through adaptation: making sure buildings and the wider urban realm are designed with a changing climate in mind; and through mitigation by reducing our carbon emissions managed through designing buildings to be energy efficient, promoting decentralised energy and renewable energy patterns of development that reduces the need to travel by less environmentally friendly modes of transport;

• Responding to flood risk – the whole area is subject to tidal and fluvial flooding from the Thames and the River Lee. This will influence the nature and design of future development in the area;

• Responding to the growing and changing economy in the next 20 years are likely to see continued changes in the area, with new sectors and enterprises emerging building on the area’s resources;

• Responding to the changing demographics by ensuring that the area has the homes, jobs, services, infrastructure to support a growing and diverse population. Additionally, ensuring the area has the schools and the facilities needed by a growing number of younger people, while also addressing the needs of an ageing population, homes and neighbourhoods suitable for all stages of their lives; and

• Landownership – Central Leeside has a complex pattern of landownership, with very little public ownership. This means that landowners, business owners and developers may need to work collaboratively to implement the future vision.

TELL US WHAT YOU WANT...

Q: Are there any other opportunities and challenges you are aware of that are not listed above?
iv) Vision

In light of the potential for change and the Government’s vision for sustainable development in its NPPF, a “do-nothing approach” is not a realistic strategy for Central Leeside. Significant change is needed to revitalise the area to stimulate growth. The Core Strategy contains a strategic vision for Central Leeside. The AAP takes the vision to a new level of detail set out below.

### The Vision

All growth areas in Enfield are an important focus for regeneration and redevelopment. Central Leeside, with its significant growth potential, plays a crucial role as a driver and key focus for growth. The area’s population is likely to grow significantly over the next 20 years. This is not an organic rate of growth and the speed of development needed in Central Leeside demands a carefully planned approach, bringing together public and private sectors to deliver an integrated part of Enfield to become an exciting, attractive and welcoming place to live, work, visit and invest within its unique setting in the Lee Valley.

The following principles guide how the AAP will deliver sustainable development reflecting the area’s unique context, the opportunities this area presents and seeks to protect residents and businesses from exposure to economic and environmental risks.

As mentioned, the Council is not starting from scratch. These principles have been established in the Meridian Water masterplan. Consultation on the initial stages of the masterplan provided support for these principles. Since Meridian Water is part of the wider picture of Central Leeside the Council have also used these principles as part of the preparation of this stage of the AAP and adapted them for the wider Central Leeside area.
Your thoughts are welcomed on the following principles:

**Realising the scale of opportunity and the opportunity of scale**

The unparalleled combination of regeneration and redevelopment in Central Leeside has created the opportunity for Central Leeside to increasingly become a major focus for growth.

Proposed upgrade works at Deephams Sewage Treatment Works presents significant opportunities to improve the quality of the effluent discharged to Salmon’s Brook and the River Lee. The upgrade has the potential to increase treatment capacity to cater for population growth and replace parts of the plant supported by energy and ecological links that maximises the potential of its location in Central Leeside.

The Edmonton Eco Park will be a flagship facility for waste management. The use of the site will be optimised to provide enhanced and sustainable waste treatment facilities in order to extract the maximum benefit from the resources in waste through recycling in a way which minimised impact on the environment and supports wider regeneration opportunities and the initial kick start phase of a decentralised energy network in Central Leeside and the wider Upper Lee Valley area.

**Creating new homes**

Meridian Water will make a substantial contribution to meeting London’s acute housing need by delivering around 5,000 new homes. Residents will live in the highest possible design quality. They will have a choice of a wider variety of housing types and sizes to suit diverse family and social structures. Homes will be flexible enough to allow residents to adapt to evolving needs, space demands and an ageing population. Residents will have a choice of a variety of homes ownership models, housing types and tenures to suit varying incomes. Market and affordable housing will be indistinguishable from each other.

Pickett’s Lock is a major development site in the green belt with significant potential for high quality leisure and recreation opportunities with considerable further provision of facilities. It has the potential to become a world class leisure destination supported by excellent transport, energy and ecological links that maximise the potential of its location in the Lee Valley Regional Park.

Meridian Water is one of the largest areas of developable land in North London and the most significant opportunity in the Upper Lee Valley area. It has the potential to serve as a pioneering hub for development and investment supported by excellent transport, energy and ecological links that maximise the potential of its location.

A pro-active approach to promote regeneration in the Angel Road Retail Park area will be encouraged supported by excellent transport provision, energy and ecological links that maximises the potential of its location in the wider industrial character of Central Leeside.
Facilitating economic growth

Central Leeside will be a major area for employment growth and has the potential to deliver at least 3,000 new jobs of varied employment possibilities. Existing businesses will benefit from the regeneration and redevelopment opportunities to intensify and redevelop existing sites for modern industries, including high-tech manufacturing, green and environmental industries and waste management.

Montagu, Eleys, Harbet Road, Edmonton Eco Park, Aztec 406 Industrial Park and Claverings industrial estates will provide opportunities for established industries to grow and to develop their role as a location for jobs and economic activity.

The ability to connect to a new decentralised energy network interlinked into the wider Upper Lee Valley energy network will offer existing and new users significantly reduced energy costs and help to maintain Central Leeside’s attractiveness to inward investors, particularly in the green industries sector.

Edmonton Eco Park will be the main site for dealing with waste in the Upper Lee Valley. Waste management operations and associated green industries will bring a number of economic benefits to the area including job creation and greater carbon savings.

The area undoubtedly has locational advantages, but these need to be coupled with a wider and compelling offer to potential investors and businesses to invest in Central Leeside. The sense of place is crucial. This needs to be more than just protecting the industrial and employment land, but a blend of new development is needed to create a better environment through improvements to the public realm and new buildings that are modern and sustainable, designed to improve access to the River Lee in high quality landscaped areas in a way that sets the context for continued quality growth to strengthen investor confidence.

Enabling movement and improving transport connections

Breaking down existing barriers, the Meridian Water masterplan creates the transport opportunities needed for a fully connected mixed use vision that is integrated with its surroundings.

The delivery of a comprehensive public transport strategy is crucial to the realisation of not just Meridian Water but for the wider Central Leeside area, the Upper Lee Valley and north London. Residents, businesses and visitors will benefit from integrated transport modes, improved accessibility, a raised PTAL rating that is attractive and easy to use.

Residents, businesses and visitors will benefit from a network of new streets and bridges, and improved re-routed bus services. A centrally located transport hub will incorporate an upgraded train station and integrated new bus station.

Opportunities for car clubbing and electric vehicles and secure car parking will further support sustainable modes of travel to and from the area.

Residents, businesses and visitors will benefit from a network of routes for cycling and walking. Connecting areas across North London and the rest of the Lee Valley.

The area will boast excellent connections and importance in strategic infrastructure, which will reinforce the area as an attractive investment and employment location.

North Circular Road

Along the River Lee

Celebrating the Lee Valley waterways

The potential of the Lee Valley waterways is unlocked to create identity and prominence, waterside spaces, and increased leisure and recreation uses. Communities along the paths that once divided the site are now united.

Residents, workers and visitors will be able to enjoy the new connections between the River Lee Navigation that stretches the entire Valley. A network of routes and waterside open spaces will bring waterside experiences into the daily lives of communities and improve resilience to climate change. The waterways will have unique paths of experience with a mix of activity and ecological benefits.
Delivering sustainable Regeneration

Each principle plays an important part in creating a socially, environmental and economically sustainable place. Supporting this, a range of approaches and technologies are employed across Central Leeside and beyond. These come together to reduce carbon emissions, supply low carbon heat and power, turn waste into energy and make innovative use of materials on-site.

The potential for a decentralised energy network in the Upper Lee Valley is viable. It will be the largest network in London. Residents and businesses will benefit from cheaper energy bills. The availability of cheap or low carbon energy via a decentralised energy network will help to generate inward investment and business advantage.

Meridian Water will deliver the ingredients of a strong community through social inclusion and an improved quality of life for all.

New and existing residents around Ordnance Road, Angel Edmonton, Edmonton Green, Bounces Road and along the A1010 corridor will benefit from a new sustainable urban neighbourhood at Meridian Water with an attractive range of shops and services coupled with an enticing mix of places to eat, drink and enjoy leisure time activities focused around a refurbished Angel Road station, community and health facilities and open space.

Meridian Water will be well integrated with the surrounding areas, helping to spread opportunities and regeneration benefits beyond.

Children in Meridian Water, Central Leeside and the adjoining areas will have access to brand new primary and secondary schools.

Regeneration and redevelopment opportunities will deliver a diverse range of locally accessible job opportunities. Local people will benefit from major improvements to the training and skills base in the area to help provide the workforce with the skills needed. They will be supported by a range of measures to encourage entrepreneurial and business start-up activities.

TELL US WHAT YOU WANT...

Q1: Should the area be developed in the way set out in this Vision?

Q2: Which parts do you like and which parts are you not so keen on?
What will Central Leeside look like

### The Vision for Central Leeside

![Map of Central Leeside](image)

**Key**
- Central Leeside Area Action Plan
- Rail
- A Roads
- Water

- **Proposed 3 tracking**
- **Main development opportunity areas**
- **Decentralised energy network**
- **Industrial estates for retention & improvement**
- **Olympic and Tottenham configuration**
- **Deephams STW, North Middlesex Hospital and adjoining housing estates acting as supply hub**

- **Potential new crossing points**
- London Strategic Walks - Lee Valley
- National Cycle Network
- Green industries/energy generation hubs
- Improved Angel Road Station
- Transport hub
v) Linking Central Leeside with Other Areas

The policies and interventions contained in the report will have relevance at different spatial scales. Central Leeside will therefore play a different role within the borough, within the Upper Lee Valley and north London.

vi) Central Leeside’s Role in Enfield

Central Leeside will be an important place within Enfield which connect residents to the jobs, leisure, shopping, sporting and visitor opportunities of the Lee Valley Regional Park and the new opportunities at the Olympic Park, its Legacy Transformation and the new Metropolitan Centre at Stratford. New and improved connections will make Central Leeside easier to get to and from places nearby especially to the Lee Valley Regional Park, Edmonton Green, Angel Edmonton, Wood Green, Northumberland Park, Tottenham Hale and Walthamstow, which have traditionally been disconnected from Central Leeside by poor connections.

Central Leeside will be important to the borough as potential location for infrastructure such as improvements to the West Anglia Rail and a new energy from waste facility at Edmonton Eco Park to kick-start a decentralised energy network in the Upper Lee Valley.

Meridian Water in Central Leeside will provide around 5,000 new homes, including significant affordable housing, contributing to the borough’s housing targets and providing much needed family housing.

Central Leeside will develop its role as a location for jobs and economic activity, which will improve the diversity and competitiveness of Enfield’s economy, providing economic opportunities to Enfield’s residents and businesses. Central Leeside will also continue to be an important industrial location, providing space for essential economic activities such as light and heavier industry, which will continue to be part of a diverse economy in Enfield providing jobs for local people.

vii) Central Leeside’s Role in the wider Upper Lee Valley area and North London Context

Central Leeside sits between the established communities in Ponders End to the north and Edmonton Green and Angel Edmonton to the west and the emerging growth opportunities at Wood Green, White Hart Lane and Tottenham Hale in Haringey and Blackhorse Lane in Waltham Forest. A key part of the role of Central Leeside will be to establish the connections through the area and on towards Ponders End, Edmonton Green, Angel Edmonton and beyond.

Meridian Water will grow to be a neighbourhood centre not just for Meridian Water and Central Leeside but also serving the wider catchment across the Upper Lee Valley area such as those working and living in Wood Green, White Hart Lane, Tottenham Hale and Blackhorse Lane.

Central Leeside’s industrial heritage will complement other employment locations in the Upper Lee Valley as part of a varied economic offer and investment opportunity for new businesses. Additionally, the industrial land in Central Leeside contains activities which are important in keeping the economy of London moving, as a location for economic activities supporting economic drivers.

Central Leeside will provide the essential infrastructure to serve the Upper Lee Valley area including new and improved rail links, a new energy from waste facility at Edmonton Eco Park, new local open spaces, a primary and secondary school, health facilities and places to work.

Central Leeside is part of a visitor destination for north London which includes the Lee Valley Regional Park, Pickett’s Lock and the extensive waterways.

TELL US WHAT YOU WANT...

Q3: Do you agree with the above relating to Central Leeside’s role in Enfield, the Upper Lee Valley and the North London Context?

Q4: Are there any other issues or opportunities you feel should be included?
What will Central Leeside look like in the wider Upper Lee Valley Context?
viii) How will the AAP deliver the Vision?

Through effective consultation and engagement with the community, land owners, the Council’s partners and external agencies, this draft report to the AAP will build consensus on the vision for the future of Central Leeside and the scale and pace of change.

Once finalised, the AAP will set out a mix of planning policies, design guidance and priorities for infrastructure projects that will deliver the vision. The AAP will be used to target public and private sector investment and will be the basis for determining planning applications for sites within Central Leeside.

In realising the vision the guiding principles identified above are used to guide development in the area:

- **Enabling movement and improving transport connections** – this section sets out the strategic connections needed to make Central Leeside work as a joined up part of Enfield and the wider Upper Lee Valley area and sets out the opportunities to improve pedestrian, cycle and public transport connections;

- **Facilitating economic growth** – this section deals with the importance of industrial land in the area and sets out an approach on how we improve the base recognising the importance of retaining the land available for industrial uses. It also sets out an approach for managing the release of land currently designated as either Strategic Industrial Locations (SIL) or Locally Significant Industrial Sites (LSIS);

- **Building a strong and sustainable neighbourhood** – this section covers the Council’s aspirations on creating a sustainable neighbourhood, including the introduction of retail and other town centre uses;

- **Delivering sustainable regeneration** – sets out the approach to managing flood risk, kick-starting a decentralised energy network by securing a site for a new energy from waste facility at the Edmonton Eco Park; and

- **Celebrating the Lee Valley waterways** – sets out the opportunities to realise this important and unique asset.

Development of a number of strategic sites in the area is critical in realising the regeneration and revitalisation of the area. Chapter 5 of this report realises the scale of opportunity and the opportunity of scale through key sites in Central Leeside, including:

- The upgrade of the existing Deephams Sewage Treatment (STW) facility – requiring the consideration of good design to minimise visual impacts and also designed in such a way to encourage and promote the UK’s leading role in the green industry field;

- A flagship facility at the Edmonton Eco Park – for waste management and to kick start a decentralised energy network in Central Leeside with potential to connect to the wider Upper Lee Valley area and into the Olympic Park;

- Meridian Water – at the heart of Central Leeside where there is an opportunity to provide around 5,000 new homes and at least 1,500 new jobs with complementary infrastructure;

- Pickett’s Lock – where there is a lasting opportunity to rediscover the park for the benefit of new and existing communities as well as enhancing the visitor experience; and

- Angel Road Retail Park – where there is an opportunity to work with the landowners in this area to encourage a better mix of uses and the creation of more jobs.

**TELL US WHAT YOU WANT...**

Q5: Do you agree with the cross cutting themes we have identified?

Q6: Are there any themes you feel should be included?
Central Leeside Area Action Plan

Vision and Objectives

Area-wide Policies

Enabling Movement and improving Transport Connections
Facilitating Economic Growth
Building Strong and Sustainable Neighbourhoods
Delivering Sustainable Regeneration
Celebrating the Lee Valley Waterways

Realising the Scale of Opportunity and the Opportunity of Scale

Upgrade of Deephams Sewage Treatment Works
A flagship facility at Edmonton Eco Park
A new Sustainable Urban Community at Meridian Water
A new leisure destination at Picketts Lock
A better mix of uses at Angel Road Retail Park

Delivery and Implementation

TELL US WHAT YOU WANT...
Q7: Are there any other opportunity sites you are aware of that you feel should be included?
Central Leeside Area Action Plan

Figures

1. Realising the Scale of Opportunity and the Opportunity of Scale

Figure 12: Realising the Scale of Opportunity and the Opportunity of Scale

What will Central Leeside look like...