

EMAIL TO THE CHAIR (CLLR MARGARET GREER)

Dear Margret,

I've reviewed the minutes of the previous meeting and there were some issues discussed, and detail provided by officers, that I think needs to be captured in the minutes.

Green = more detail needed

Yellow = missing

10. INTRODUCTION - PURPOSE OF THE MEETING

1. Members asked whether they were allowed to submit questions as Governance had said this was not allowed. The Chair confirmed that if there were gaps in the presentation then other meetings could be called and that written questions asked should be added to the correspondence for the meeting.

12. MERIDIAN WATER MASTER PLAN

1. The new masterplan will be a "corporate document" not a 'planning document' because it would take too much work and evidence to create a planning document.
2. Approved plans for Meridian One and Phase 2 cannot be changed in new masterplan.
3. A retail site had been purchased Prologis to use for employment space and this needs to be recognised in the new masterplan.
4. The assumptions about the Tesco, Ikea sites and SIL will be the same as the existing masterplan, in that 3,000 homes would be built across the Tesco and Ikea sites (with the stores integrated into the buildings) and that SIL land would be de-designated over the 20-year time period of Meridian Water.
5. Officers reiterated that the most important aim was that local people should be the priority to benefit from the development.
6. The financial model is also being reviewed and would also go to Cabinet with the new masterplan in the summer of 2022.

7. The financial model and new masterplan will need to consider changes needed due to pandemic (what this means for the design of homes, workplaces, and greenspaces), the Council's Climate Emergency targets, increased construction costs, as well as the new London Plan and emerging Local Plan.
8. The masterplan will go out to the local community for consultation after it is approved by Cabinet.
9. Talks are ongoing with Tesco and Ikea. There are risks with the Tesco and Ikea sites as these could be developed in a way the council did not like but it was noted that the Council did have some controls over this as a planning authority.
10. A Supplementary Planning Document was being created for everything west of the River Lee if and when it is adopted it will enable the Council to have more control about what gets built at the Ikea and Tesco sites. Tesco and Ikea will have to make suitable contributions to community and social infrastructure.
11. Both Tesco and Ikea present a risk and a challenge in terms of car parking as they both see their stores as serving customers arriving by car, so there is a potential conflict between what they want to do and what we would like them to do in terms of congestion and sustainability objectives.
12. Talks are ongoing with the GLA about the Local Plan which included the de-designation of SIL at Meridian Water. There is no Plan B if SIL does not get de-designated.
13. Members raised concern about the risks associated with the Tesco, Ikea and SIL land, and thought it was important to fully understand what the risks are associated with these sites not being developed.
14. Members said that the level of retail space may need to be cut back due to the pandemic and changing shopping habits. Officers said the retail and food and beverage offer needed to be designed so as not to detracts from other areas like Fore Street.
15. Businesses at Median Water will need to reflect the objectives of creating well paid jobs so that people can afford to rent or buy a home and this area can be brought out of a low wage economy.

16. Members wanted to see a more structured plan about how existing local residents would progress to these jobs. Work has started on skills academy, which is part funded by the Housing Revenue Account, but there is a lot more to do to ensure there is a viable pathway for people living in Edmonton into employment at Meridian Water.
17. Members asked when the Retail Strategy would be ready for them to review.
18. The current plan is to try and stick to the 10,000 homes and 6,000 jobs but this is an evolving process.
19. Members suggested space could be saved by including a primary school and secondary school on same site and that this should be looked at
20. Council Tax will be used to support the two new parks at Meridian Water
21. Members expressed concerns about the accessibility of the parks, particularly during the long construction period and because of the retail and industrial estates between the homes and parks. Officers accepted that this was an issue and something they are trying to find ways to resolve, as this was also a problem for people walking from the station to their homes, particularly at night.

13. PLANNING IMPROVEMENT PLAN

1. Residents are concerned about the direction of the planning service and do not feel that it is serving their purposes of interests. Members asked how the Planning Service is going to tackle the level of negativity was unprecedented.
2. Officers accepted that this needed to be managed very carefully.
3. Members said that unsatisfactory and poor schemes were being recommended and wanted this issue recognised and considered very carefully

4. Vincent Lacovara said he recognised the point the Cllr was making. Sarah Cary said the planning service are all Chartered Planners and very well trained and cannot put forward schemes that are not compliant with our adopted planning policies. Sarah Cary confirmed that the test the planning officers need to make is whether or not the scheme accords with planning policy not whether residents want new homes built or not, as none would be built if that was the case. Sarah Cary said that planning officers would not push something forward just to meet a target.
5. Members said were concerned that full weight is not being given to existing policies and that the policies being out of date is given as an excuse.
6. Officers confirmed that the Local Plan is out of date, but that the policies still have merit.
7. Members suggested that councillors and the planning committee be given greater visibility of the planning performance on key indicators so people can see more clearly what is happening in the borough, such as the net number of affordable homes being delivered and approved each year and the net number of 3+ bed properties that are delivered and approved. Members felt this information was needed to understand long term strategic needs and that these figures are very important as when the committee looks at big applications there needs to be a context for the decision making.
8. Officers said some housing delivery indicators are captured in the AMR.
9. There has been a head count increase in the planning department over the last few years as the additional capacity was needed to deliver the number of applications and Local Plan. Cost saving were coming through efficiency savings.