

Shaping the Borough: South Waltham Forest

Including Bakers Arms,
Lea Bridge, Leyton,
Leytonstone and
Whipps Cross



Your chance to shape our borough

“There’s a lot of work taking place across the borough to make sure we have the homes, work places, transport network, schools, health and leisure facilities that our residents will need in the future.

“To help us make sure development happens in a coordinated way we have prepared a Draft Local Plan which will cover the period from 2020 to 2035.

“It sets out how the borough can achieve an appropriate balance between physical, social, economic development and environmental protection through growth and sustainable development.

“This Plan will shape developments and guide decisions on the location, amount and types of development the borough requires to meet local needs and accommodate good growth.

“When finally adopted, it will replace a number of other planning documents, so all our policies are in one place.

“We now want your views on the ideas we have brought together. The Draft

Local Plan recognises the different needs of different parts of the borough and has three sections covering the north, central and south.

“Until Monday 30 September we are asking you to share your views with us. You can do that online, at walthamforest.gov.uk/LocalPlan, or pop in to one of our meetings where council officers will be available to explain the details and answer any questions.

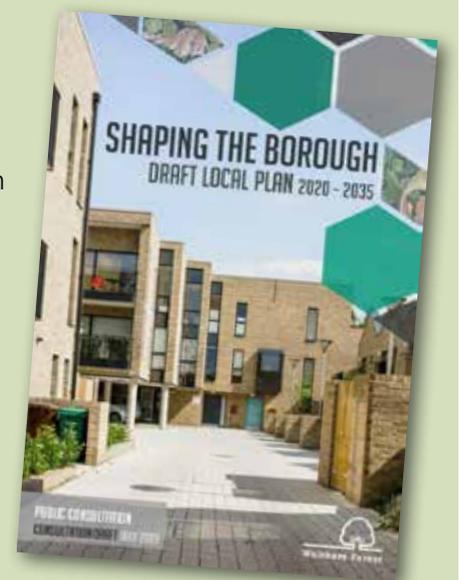
“Your views are very important to us as it is only by working together that we can make the borough a place where we, and future generations, want to live and work.”

Councillor Simon Miller, Cabinet Member for Economic Growth and Housing Delivery.

The South Area covers the following wards:

- Cann Hall
- Cathall
- Forest
- Grove Green
- Hoe Street (part)
- Lea Bridge
- Leyton
- Leytonstone
- Markhouse (part)

Throughout the Draft Local Plan, regeneration of sites will be delivered through further guidance, including Supplementary Planning Documents, Masterplans, development briefings and public realm guidance.



This Plan does not include detailed policies for individual sites. Individual sites can be found on the Brownfield Land Register which is published at walthamforest.gov.uk/LocalPlan Residents will be able to make their views known on each planning application received.

Meetings

- Sunday 4 August, 2 to 9pm, Waltham Forest Mela, Leyton Jubilee Park, Seymour Road, Leyton, E10 7BL
- Monday 12 August, 4 to 8.30pm, The Score Centre, 100 Oliver Road, Leyton, E10 5JY
- Saturday 21 September, 10am to 5pm, Leytonstone Library, Church Lane, Leytonstone, E11 1HG

See the full plan and comment online: walthamforest.gov.uk/LocalPlan

Shaping the Borough: South Waltham Forest

Bakers Arms



Bakers Arms is a crossroads between Walthamstow Town Centre, Leyton, Whipps Cross and Lea Bridge. The public areas should be improved for those walking and cycling. The Bakers Arms area will be supported by the building of new quality homes. Existing employment land will be intensified, and new workspace and offices will be encouraged, including expanding the creative industries in the area and

a opening of the Fashion School. The District Centre needs to be revitalised outside of the primary shopping areas, including more food and beverage, cultural, community and social offers. Revitalisation will also be supported by encouraging shop front improvements. Leyton Midland Overground Station is a gateway into the borough, but the sense of arrival is lacking. New development should seek to address this. New development will build on the existing character, including heritage, cultural and green assets, listed buildings and the conservation area status.

The Draft Local Plan:

- Supports the building of new homes including higher densities and taller buildings around Leyton Midland Road Overground Station.
- Promotes the intensification of existing employment land and providing new workspace and offices.
- Expands the creative industry in the area.
- Supports improvements to the Bakers Arms District Centre.
- Improves the design quality of existing shop fronts at the junction of Lea Bridge Road, Hoe Street and High Road Leyton, along with other identified areas.

- Ensures that new developments take advantage of the area's heritage, cultural and green assets.
- Strengthens existing links to the nearby town centres of Leytonstone and Walthamstow.
- Improves walking and cycling access to Leyton Midland Road Station, Walthamstow Town Centre, as well as other identified routes.
- Supports the relocation of Stagecoach London Leyton Bus Garage.
- Enables comprehensive redevelopment of sites identified in the Brownfield Land Register.

Lea Bridge



There is an opportunity to create a safe, sustainable neighbourhood centred around the reopened Lea Bridge Station. New and existing homes will sit side-by-side with dynamic and thriving employment uses at the Lea Bridge Gateway sites within the area. These developments will include new workspace, retail, food and beverage outlets, places for cultural uses and social

infrastructure. Markhouse Corner will still be the main neighbourhood in the centre. Lea Bridge is an important gateway into the borough, but it lacks a sense of arrival. The sense of place and identity of the area needs to build on the existing character, including heritage, cultural and green assets. Taller buildings will be considered in the area. Access to the area has improved since the reopening of Lea Bridge Station and improvements to the cycle infrastructure. The area is near the River Lea and Dagenham Brooks. Any development coming forward will require appropriate flood mitigation.

The Draft Local Plan:

- Capitalises on the area's unique position in the Southern Growth Zone;
- Contributes to building a substantial mix of new quality homes, including genuinely affordable homes, while supporting higher density housing around the station.
- Delivers dynamic and thriving employment uses through retaining and intensifying existing employment land to increase jobs alongside new quality homes.
- Establishes Lea Bridge as a new neighbourhood including new workspace, retail, food and beverage

outlets, social infrastructure, and space for cultural uses.

- Encourages active frontages on new and existing developments, including employment land and new residential development.
- Supports the revitalisation of the Markhouse Corner Neighbourhood Centre with retail uses. Other areas will be allowed to diversify to include food and beverage outlets, cultural uses and social infrastructure.
- Contributes to a sense of arrival in Lea Bridge at the junction of Lea Bridge Station, Lea Bridge Road (West) and Orient Way as an important gateway into the borough.

Leyton



Leyton forms part of the Southern Growth Zone and presents the largest opportunity for growth, regeneration and inward investment. New quality homes, including genuinely affordable homes, will be

built alongside employment land. The growth in this area will be supported by building a new station at Ruckholt Road, which will unlock opportunities to deliver sites at New Spitalfields and Leyton Mills Retail Park. The Coronation Neighbourhood will create a new neighbourhood with improved routes for both cyclist and pedestrians, as well as social and community infrastructure.

The Draft Local Plan:

- Capitalises on the area's unique position in the Southern Growth Zone.
- Contributes to the delivery of a substantial mix of new quality homes, including genuinely affordable homes, and supporting higher density housing around the station.
- Capitalises on the opportunity for, and supports the building of, new rail station at

Ruckholt Road.

- Enables intensified development at Leyton Mills Retail Centre and New Spitalfields, including new quality homes, employment and workspace, appropriate retail provision, cultural uses and supporting social and community infrastructure.

Whipps Cross



Whipps Cross is the borough's only hospital and it needs replacing and upgrading. There is a desire to deliver a state-of-the-art hospital with a health and well-being centre including a General Practitioner centre, community and

social infrastructure and leisure facilities. Replacing and upgrading of Whipps Cross Hospital presents an opportunity to also build new homes, alongside retail, food and beverage, cultural uses and public open space. Accessibility to and from Whipps Cross Hospital is a challenge and should be improved for those walking and cycling. There is also a need to improve public transport in the area.

The Draft Local Plan:

- Supports the creation of a state-of-the-art hospital and health and well-being centre including a General Practitioner centre, community and social infrastructure and leisure facilities.
- Enables the building of quality new homes, including genuinely affordable homes for workers.
- Promotes mixed-use development including new homes, employment, public

open space, retail, food and beverage outlets, cultural uses, social and community infrastructure.

- Improves public realm across the area and public transport, walking and cycling access to and from Whipps Cross Hospital.
- Protects the significance of Epping Forest, while improving access and capitalising on it as a visitor attraction.

Leytonstone



Leytonstone is the borough's second largest town centre and requires investment to reinforce this role. There is a need to diversify the uses within the town centre, particularly along High Road Leytonstone to allow for a mix of uses, including new quality homes. The town centre benefits from London Underground access to central London, and

appropriate employment uses, including new workspace and offices, will be encouraged. Leytonstone Underground Station is a gateway into the borough and new development should address this. Leytonstone has a strong identity and new development should build on the existing character, including heritage, cultural and green assets. The public realm should provide improved access for those walking and cycling, with emphasis on routes to Elizabeth Line stations at Maryland, Wanstead Flats and strengthens existing connections to these areas.

The Draft Local Plan:

- Promotes intensification along High Road Leytonstone to attract investment as the borough's second most important town centre.
- Supports investment in High Road Leytonstone.
- Supports the delivery of new quality homes.
- Encourages the delivery of new workspace, offices and employment.
- Supports appropriate new pedestrian routes to Epping Forest and Wanstead Flats and strengthens existing connections to these areas.

- Encourages the creation of more urban green spaces to improve air and public realm quality.
- Improves pedestrian and cycling networks.
- Enables the delivery of step-free access to Leytonstone underground station and improves its integration with surrounding areas.

South Leytonstone



South Leytonstone is between Leytonstone Town Centre and Leyton. It is well placed between several underground and overground stations with strong links to central London; reinforced with the forthcoming delivery of the Elizabeth line. The South Leytonstone Area Investment Plan supports mixed-use development at Avenue Road Estate, Cathall Road and Langthorne Park to create a series of vibrant neighbourhoods that provide new quality homes, as well

as leisure, community and health-related facilities. South Leytonstone contains valuable heritage assets that contribute to the character of the area. This plan will support the protection of these historic assets as attractive features for local residents and visitors. Development will also be promoted at Station Approach, where underutilised railway arches offer the potential to accommodate new workspaces, retail, industrial and distribution uses including bringing commercial and residential development. As a gateway to the borough, improvements to Thatched House will also be encouraged.

The Draft Local Plan:

- Delivers new homes in the area including more residences and taller buildings around Leytonstone High Road Overground Station.
- Encourages using existing employment land, including railway arches, to provide new workspace and offices.
- Enables investment in Avenue Road Estate including new quality homes and additional social and community infrastructure.
- Supports the provision of an Advance: Technical Engineering and Construction Centre.
- Ensures that new developments take advantage of the area's

heritage, cultural and green assets.

- Contributes to recognisable gateway to in South Leytonstone at Thatched House and Leytonstone High Road Overground Station.
- Expands the retail, food, beverage and cultural offer, as well as social and community infrastructure, at appropriate locations.
- Enables comprehensive redevelopment of sites identified in the Brownfield Land Register.



Some recently completed projects in your area



Advance: Technical Engineering and Construction Centre

When the Construction Industry Training Board (CITB) announced it was closing its training centre in South Leytonstone, the Council stepped in to keep it open and expand the number of courses available. Working with Centre Managers Dudley College, in partnership with Simian Risk, the

centre now offers opportunities for residents of all ages to gain new skills and qualifications, to help them find work in London's growing construction sector.



Feel Good Too

The Feel Good Too centre, which opened in October 2018. It provides first-class facilities for residents, schools and local sports clubs to use including two floodlit all-weather sports pitches, a 60-metre running track, a fitness trail, four beach volleyball courts, The Discovery Café, changing facilities. Flexible space for community use and an office, 40 growing beds and appropriate landscaping.



Lea Bridge Station

Lea Bridge Station reopened in May 2017 after being closed for 31 years.

More than £11 million was spent replacing the station, which is forecast eventually to serve 352,000 passengers a year. There are two platforms, a footbridge and lifts, station canopy, ticket vending

machines, Oyster readers, waiting shelters and help points.

The new Lea Bridge Station has opened up sites in the area to provide much needed housing for local people with the first homes now being available.

Leyton gets country's first Urban Cricket Hub



In June Waltham Forest Council and the England & Wales Cricket Board (ECB) celebrated the opening of Leyton Cricket Hub,

The £1.7m sports facility was created in conjunction with Essex County Cricket Club and will allow Waltham Forest to build on an already rich cricketing heritage in the borough.

The new facilities include indoor nets, upgraded changing facilities and improved outdoor facilities.

Subsequent phases will see the creation of a real food hub, to feature a food hall, café, demonstration kitchen, food market and community space.

Why are we producing this Plan?

Each Council produces a Local Plan against which any developments are judged.

The Local Plan has to take account of policies and targets set by central Government.

We also have to show our Local Plan meets the targets set by the Mayor of London and works alongside the London Plan.

Details of those targets can be found in the full plan online.

What will the Local Plan replace?

The new Local Plan will replace:

- Core Strategy (2012)
- Development Management Policies Document (2013)
- Walthamstow Town Centre Area Action Plan (2015)
- Blackhorse Lane Area Action Plan (2015)

What happens when?

Monday 30
September 2019
Consultation on Draft
Local Plan ends

Autumn/Winter 2019
Consideration of
the outcome of the
Draft Plan Local
Plan consultation
and preparation
of the 'Proposed
Submission' Plan

Spring 2020
Public consultation
on 'Proposed
Submission' Plan

Summer/Autumn
2020
Independent
examination period
(conducted by
independent
Planning Inspector)

Spring/Summer
2021
Local Plan is
adopted and comes
into force (subject to
receipt of the
Inspector's Report
by Winter 2020/21)