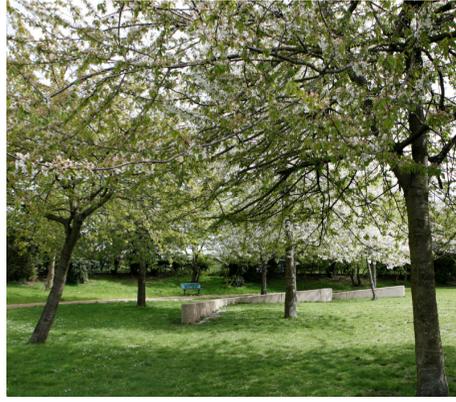


# Local Development Framework



## NORTHERN OLYMPIC FRINGE AREA ACTION PLAN

### Preferred Options

January 2011

our  
place  
in  
london



Waltham Forest  
It's happening here



Waltham Forest



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## 1 Introduction

### Capitalising on Regeneration in East London

**1.1** The Olympic and Paralympic Games and its Legacy, in parallel with extensive regeneration and development of the East of London, presents a significant opportunity for the Northern Olympic Fringe area. The purpose of this Area Action Plan (AAP) is to provide broad planning and development guidance to deliver positive, managed change that harnesses the potential of the Olympics and its Legacy and delivers ambitious, appropriate and sustainable development. This document will ensure that development benefits new and existing communities and reinforce the economic potential of the area.

### Olympic Investment In the Future of East London

**1.2** The decision to bid for the 2012 Olympic and Paralympic Games was predicated on what could be achieved in east London after the Games. The contract for the Games stated that 'The most enduring Legacy of the Olympics will be the regeneration of an entire community for the direct benefit of everyone who lives there'.

**1.3** The decision to bid for the 2012 Olympic and Paralympic Games was predicated on what could be achieved in east London after the Games. The contract for the Games stated that 'The most enduring Legacy of the Olympics will be the regeneration of an entire community for the direct benefit of everyone who lives there'.

**1.4** The Olympic Park and the Stratford City development are currently ringed by some of the most deprived and diverse communities in England, including the communities around Leyton and Lea Bridge on which this Area Action Plan is focused. As such, the London 2012 Olympic and Paralympic Games will not only be an exceptional sporting event but also a unique opportunity to bring about fundamental and lasting change in east London.

**1.5** The immediate Games 'inheritance' will be five new major world-class sports venues, the conversion of the Athletes Village into new homes, world-class utilities and communications infrastructure, and dramatically improved bridge, cycle, pedestrian and road connections into and through newly created parklands. This huge investment being made in the Park must act as a catalyst to the regeneration of neighbouring areas.



## Convergence

Convergence - (kuhn-ver-juhns) n: Within 20 years the communities who host the 2012 Games will have the same social and economic chances as their neighbours across London.

*Strategic Regeneration Framework (Nov, 2009)*

**1.6** The Olympic host boroughs including Waltham Forest developed a Strategic Regeneration Framework (SRF) that links the physical investment brought about by the Olympics and its Legacy with socio-economic change in the surrounding areas.

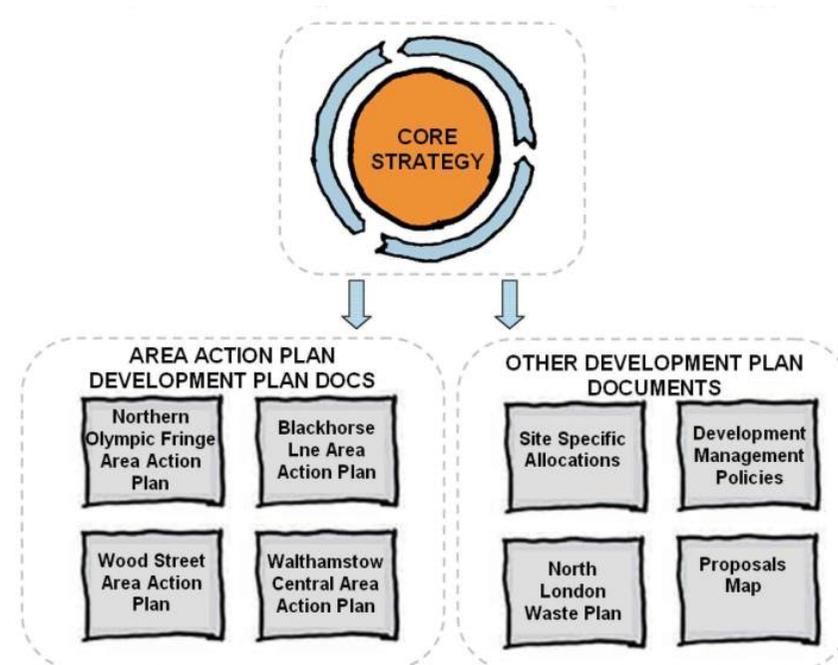
**1.7** The overall ambition within the SRF is that that in the next 20 years, residents in areas near the Olympic Park, such as Leyton and Lea Bridge, will achieve the London average in a range of life indicators expected in successful communities. Specifically, employment rates, average incomes, young people's GCSE results, educational attainment of 11 year olds, the number of families in receipt of benefits, rates of violent crime and life expectancy (particularly for men) will be improved to at least their respective London averages. For too long, the East of London has been deprived and been sub-standard on the above indicators.

**1.8** The concept of convergence is endorsed by the Mayor in the London Plan and is therefore the foundation for this AAP. **All aspects of policy and proposal development in the document seek to promote convergence. Through influencing a range of factors in the physical environment in the Northern Olympic Fringe area this AAP will ensure convergence is achieved.**

## Document Purpose

### Local Development Framework

**1.9** The Northern Olympic Fringe AAP forms part of the Local Development Framework (LDF). The LDF seeks to co-ordinate and plan the physical development of Waltham Forest for the range of activities likely to affect spaces, including transport, environment, education, housing, employment and health, also integrating the other policies and programmes of other government departments/agencies and other key players whose activities also contribute in 'place shaping' the borough. The LDF is made up of a number of different documents as shown below, of which the Northern Olympic Fringe is one.



### Northern Olympic Fringe Area Action Plan

**1.10** The Northern Olympic Fringe AAP will set out a comprehensive range of policies and proposals to guide future development in the Northern Olympic Fringe area. As a Development Plan Document (DPD), it provides planning and design guidance that will be used to:

- co-ordinate development in a holistic manner within the Northern Olympic Fringe;
- identify potential sites for enhancement;
- support and develop the creative, commercial and industrial sectors in the area;
- ensure an appropriate mix of activities by serving as the basis for land use allocation;
- assess developer proposals and be used as a material consideration in the determination of planning applications; and,
- identify future service and community infrastructure needs in relation to growth.

**1.11** The purpose of this document is to outline the framework for future development in this area, as part of the Olympic Legacy and wider regeneration aims of the London Borough of Waltham Forest. It aims to stimulate development interest and encourage regeneration projects whilst protecting those areas sensitive to change.

### Structure

**1.12** Following this introductory section, the remainder of the document is structured into the following sections

- Section 2 – the Policy Context, Key challenges and Opportunities provides an assessment of the issues affecting and the opportunities in the Northern Olympic Fringe area.
- Section 3 – the Vision and Objectives section establishes the long term vision for the area. These are further defined as Objectives to realise the vision, and the proposals plan. An

overview of the opportunity for 4 characters area is also provided in this section.

- Section 4 - the Draft Policies section outlines the future plans and accompanying policies for the area.
- Section 5 – Implementation Framework outlines how the proposals will be delivered, who has responsibility for taking them forward, and what are the next steps required for implementation.

### Background

#### Issues and Options

**1.13** Two separate studies undertaken by Consultants have been brought together to form the basis for this AAP. The Northern Olympic Fringe Masterplan examined options for future development in the Leyton and Stratford New Town areas, in which future inward investment would enable a whole range of improvements to travel routes, open spaces and shopping areas in light of the Olympics and its Legacy. The Lea Bridge Planning Framework sought to establish a long-term vision for the Lea Bridge area that would underpin major changes and development proposals affecting residents, transport corridors and the Lea Valley Regional Park.

**1.14** Local residents, businesses and other stakeholders were consulted on these two documents as part of the Issues and Options stage of the Development Plan Document in July and August 2009. Reports on these exercises were taken to the Council's Cabinet in November 2009.

#### Issues and Options Findings

**1.15** Community consultation was carried out in accordance with the Council's Statement of Community Involvement, the Commission for Architecture and the Built Environment's best practice outlined in 'Creating Successful Masterplans' 2004 and 2008 and English Partnership's principles for community engagement. Statutory and

non-statutory consultation involved a number of events including workshops, open days and exhibitions. The following key issues were raised by the various respondents.

- Flood risk: flood zones should be considered and reference relevant Strategic Flood Risk Assessments, indicating the importance of sequential testing for development in areas with potential flood risk.
- Water and waste issues: the plan should seek to emphasise the need to minimise water consumption and waste generation, and promote sustainable urban drainage.
- Contaminated land issues should be recognised and considered at a later stage in a separate study.
- Employment land: the document should refer to the need for compliance with London Plan policy and justification.
- Traffic impacts: the plan should provide an assessment of traffic impacts from the proposals using high level modelling. Any necessary mitigation measures will then need to be proposed. Congestion along Leyton and Leytonstone High Roads is a particular issue in this regard.
- The plan should assess the need and appropriate location for social infrastructure facilities in light of residential development.
- There should be greater reference to Legacy Masterplan Framework throughout the document.
- The plans should seek to be clearer as to where demolition or enhancement is needed.
- Implementation/Delivery Strategy: this should provide more detail in support of proposals which may not be obviously viable, and

to be clearer on phasing. This will provide greater certainty among delivery agencies and greater awareness of the strategic relationship between Northern Olympic Fringe projects, the Olympic sites and Stratford City.

- There was concern from local residents as to the scale of development in the proposals and what impact this would have on the community.

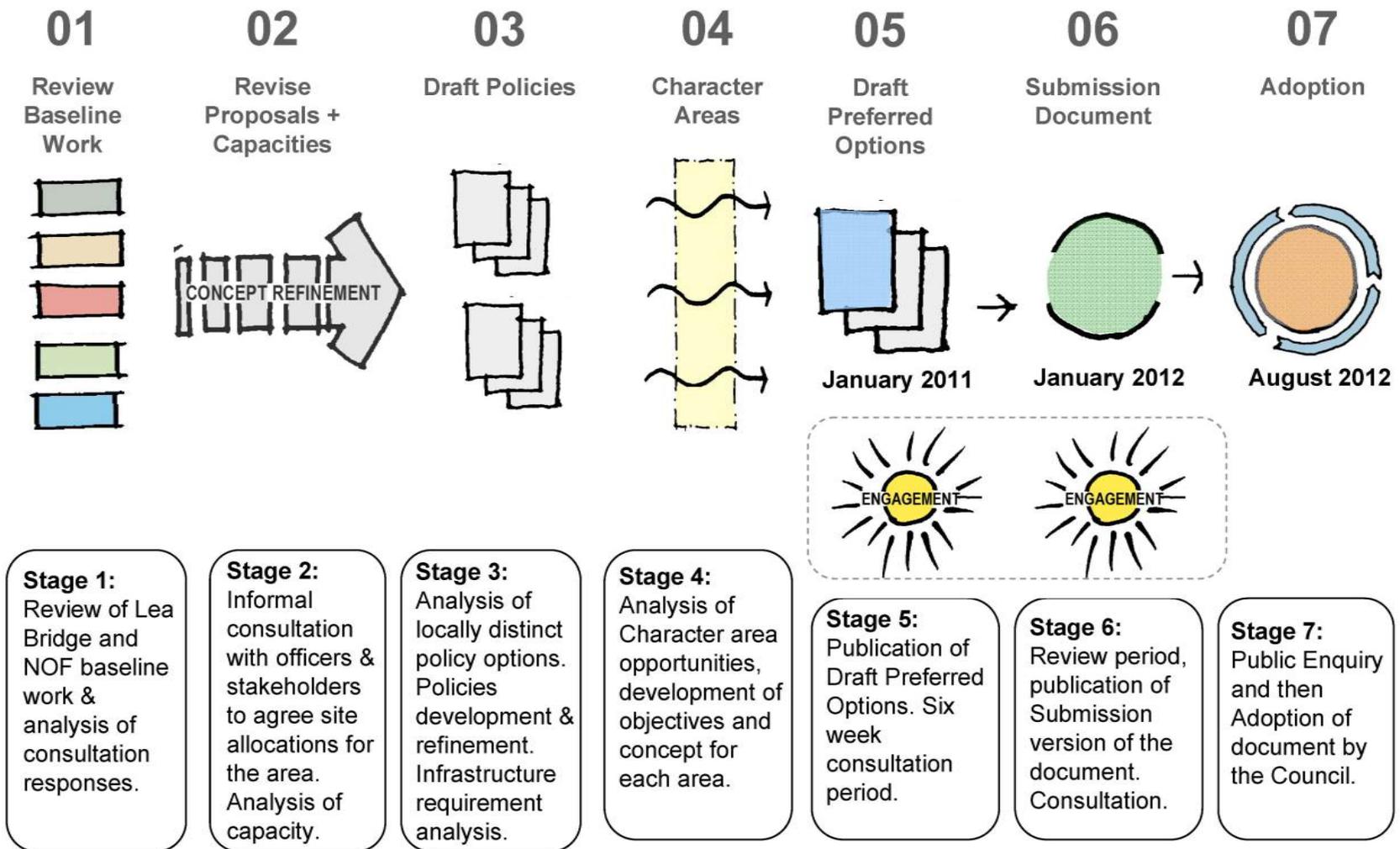
### Changes Since the Issues and Options

**1.16** The draft proposals outlined in this Preferred Options document may differ slightly, and in some cases even significantly, than what was laid out by the Consultants documents in the Issues and Options stage. The Council has used the responses from the community during the consultation, as well as informal discussions with stakeholders, businesses and land owners to held shape and alter the proposals. The overall vision for the Northern Olympic Fringe and its relationship with the Legacy of the Olympic Park remains unchanged, however in some places specific proposals have been altered.

### Preferred Options Methodology

#### Preferred Options Methodology

**1.17** The Council has been working to further develop the plans laid out by the Consultants in the Issues and Options stage, so that it reflects the community's views and any changes in the aspirations for the area. The following diagram outlines the methodology for this AAP document.



## Stakeholder Consultation

### Consultation Strategy

**1.18** The development of this Preferred Options document has involved significant consultation with landowners, the community and various other stakeholders. The Council worked with in-house stakeholder engagement experts to develop the Consultation Strategy for this Preferred Options document. The strategy has two parts, informal consultation and statutory consultation, and was designed to reach a large number of stakeholders from locations across the Northern Olympic Fringe and London.

### Informal Consultation

- Stakeholder and land owner discussions - the Council informally consulted a range of stakeholders including relevant authorities, land owners and interested community groups as a means of understanding the issues, opportunities and potential in the area.
- Young Advisors - The Council undertook a youth engagement exercise to reach out to the youth of the Northern Olympic Fringe, to understand more about their perceptions of the area and what they think could be improved. The Young Advisors developed and delivered a youth-led consultation exercise with a group of young people. They recruited peers and carried out an extended focus group consultation. They sought to pinpoint the things young people like in the area, the issues they feel need to be addressed as well as offering their views as to how we can make the area better. The participants were taken on a tour of the NOF area, stopping at key locations where they filmed short 'snippets' of footage on what they thought of each site. They then went to the E10 Legacy Business Centre where the Young Advisors facilitated a discussion group with the young people. The findings

of these study were very interesting and highlighted a lack of access to safe leisure and sporting opportunities in the area.

- Open Sessions - the Council held an open session at the end of October, consulting with a range of stakeholders, including community groups, land owners, previously involved parties and relevant authorities.

### Statutory Preferred Options Consultation

**1.19** The current consultation stage is supported by the following activities:

- Notification to statutory consultees, and a link to the Northern Olympic Fringe webpages within the London Borough of Waltham Forest's website for where they could review the document and make formal comment.
- An exhibition and questionnaires in local libraries and at local festivals to reach a wide range of members of the public and local residents.
- Electronic copies of the AAP available at Waltham Forest's webpages, accompanied by an online questionnaire.
- One to one meetings with land owners, authorities and community groups.



FOR YOU

RED

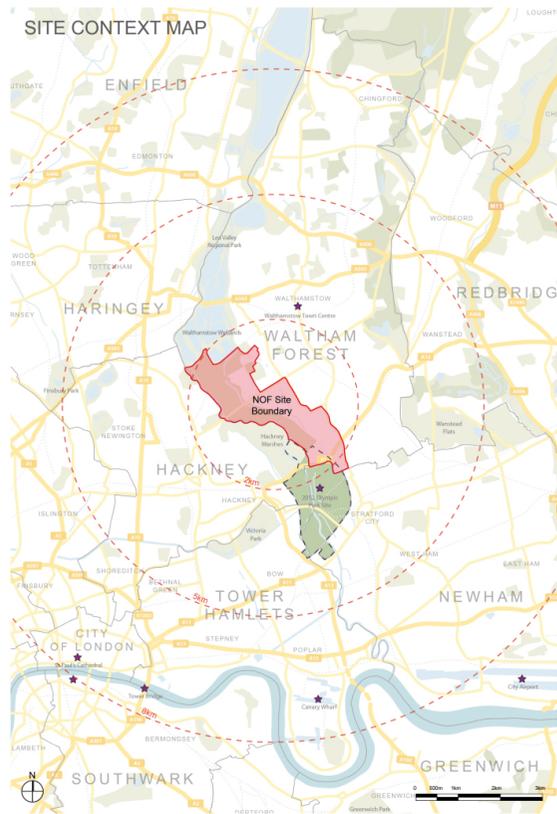
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## 2 Context

### Planning Area

**2.1** The Northern Olympic Fringe site occupies a key location at the heart of the Lower Lea Valley and adjoins east London's important green network. The neighbourhoods included within this AAP are Lea Bridge and Leyton.



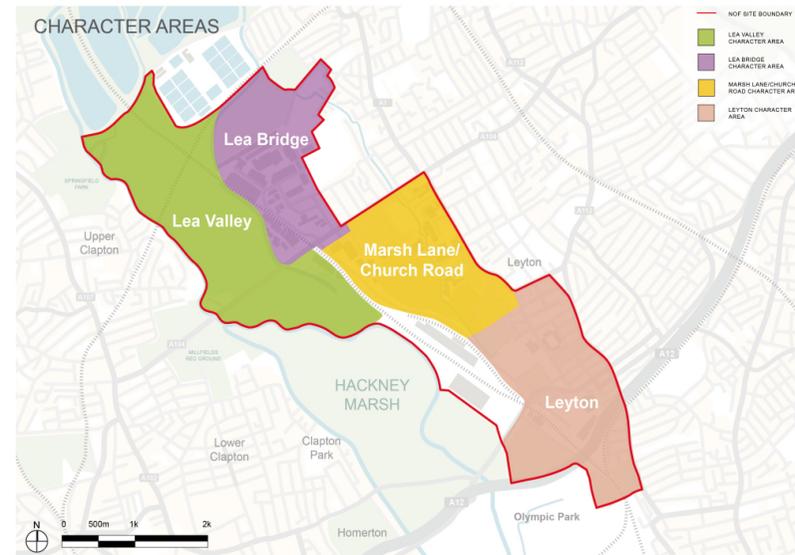
**2.2** Parts of the study area suffer from significant deprivation and include a number of pockets of very poor quality environments with high levels of crime. The communities themselves have a quite diverse with a number of different ethnic minority groups. These communities exhibit many qualities which are strong assets to be preserved. However, there is transience in some areas, with a high proportion of housing stock in the rental market. The network of streets and the quality of the built environment are particularly important.

**2.3** The study area is a diverse landscape of communities and land uses which have developed over many years. The area is an interesting mix of light industry, open spaces and residential buildings. In many parts, there is an industrial legacy with a combination of historic features, a diverse range of light industrial and employment premises. The history and character of the Lea Valley has created a sequence of green spaces and as industry has moved out, a number of development sites have become available. The site's proximity to Stratford City and Olympic Park presents many exciting opportunities for this area.



2.4 The study area can be seen to consist of four character areas:

- **Leyton** - the tightly knit urban fabric of **Leyton**, centred around Leyton High Road and the Leyton Mills site, with a typical pattern of long narrow streets and terraced housing. Key locations exist in this character area for development to improve the quality of the environment and establish landmark gateway sites into the Borough. This area is also very important because of it providing the interface between the Olympic Park, with Eton Manor a key location, and the rest of Waltham Forest.
- **Marsh Lane/Church Road** - In the centre, this area is characterised by a small amount of traditional Victorian housing, with clusters of playing fields and other open space uses at Marsh Lane and a number of light industrial and employment uses adjacent to Dagenham Brook.
- **Lea Bridge** - In the north east, this area is characterised by a number of strategically important industrial sites, such as Argall Way and Rigg Approach, as well as the small town centre around Lea Bridge Road.
- **Lea Valley** - In the north west, this area provides a gateway from Lea Bridge Road into the Lee Valley Regional Park and Walthamstow Wetlands, and is characterised by a section of Lea Bridge Road, and number of recreational facilities such as the Ice Rink and Riding School.



### Policy Context

**2.5** There is a range of planning and regeneration policy which is of relevance to the Northern Olympic Fringe study area. The key policies are summarised below.

### National Context

**2.6** The AAP has been prepared in compliance with a range of Government planning and design policy statements and guidance documents including Planning Policy Statement 12: Local Spatial Planning.

### Regional context

#### ***Greater London Authority - The London Plan***

**2.7** This document is in general conformity with the regional planning guidance of the the London Plan and the London Plan Review. The plans emphasise the regeneration of East London. Regeneration and intensification is focused in defined Opportunity Areas and Areas for Intensification. The Northern Olympic Fringe site is situated in the Lower Lea Valley Opportunity Area. As such, this AAP seeks to support and bring forward development as envisioned by the London Plan. The AAP has been developed with the requirements of the London Plan and the London Plan Review in mind, with particular attention being paid to the Olympic Legacy Supplementary Planning Guidance.

**2.8** The Olympic Legacy Supplementary Planning Guidance (OLSPG) covers the period 2011 to 2031 and sets out how the Mayor of London envisages the areas within and around the Olympic site at Stratford should change to help achieve the lasting transformation of east London that was at the core of London's successful bid to host the 2012 Games. This AAP has been developed through a collaborative process with the Greater London Authority who are developing the OLSPG.

**2.9** The OLSPG is a tool to visualise and help implement the London Plan and is designed to assist negotiations on planning applications that will come forward in the Legacy area and to inform and shape funding decisions and local policy thinking. Specifically, it sets out a strategic planning context for land-use change in the Legacy area so as to maximise the regeneration potential of the Games and its investment. For the Northern Olympic Fringe area, the OLSPG support the objectives of this AAP, and seek to ensure that the goal of convergence is met.

#### ***Legacy Masterplan Framework***

**2.10** The Legacy Masterplan Framework (LMF) is focusing on the post-Olympic delivery of residential, commercial and community facilities in the park. The LMF involves the preparation of a spatial masterplan for the core Olympic site to articulate the vision shared by partners and to create a deliverable framework for regeneration. This will be supported by delivery strategies for specific land uses and elements that successfully integrates new development proposals with the emerging Olympic facilities and developments and existing and planned new uses in the wider area.

**2.11** Key points of overlap with this AAP include opportunities to establish Eton Manor as a key node in linkages – both existing and new routes, the development of Chobham Farm Academy providing key community playing fields, and the future of Drapers Fields.

#### ***The Lower Lea Valley Opportunity Area Planning Framework***

**2.12** The Lower Lea Valley Opportunity Area Planning Framework was agreed by the Mayor of London in January 2007 and sets out his strategic planning vision for the Lower Lea Valley. It identifies the potential for The Valley to accommodate up to 40,000 new homes and provide 50,000 new jobs. The Framework builds on the planning policies set out in the London Plan for an area of nearly 1450 hectares, extending from the Thames in the south to Leyton in the north,

straddling the borders of Newham, Tower Hamlets, Hackney and Waltham Forest. What is the key proposals for the PDF? How can these be integrated.

### Lee Valley Regional Park Development Framework

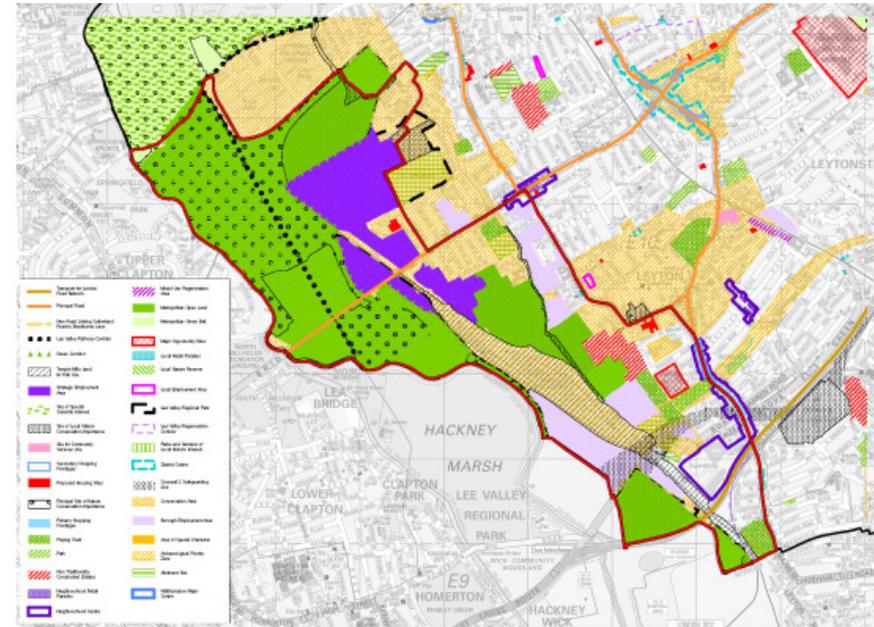
**2.13** The Park Development Framework (PDF) sets out the preferred options for the future development of the Lea Valley Regional Park. It outlines the Authority’s emerging vision with a clear statement of proposals and policies to inform the development of the Regional Park for the next 5-10 years. It will essential that the Northern Olympic Fringe AAP connects into this framework and supports its objectives.

### Waltham Forest Policy

#### Our Place in London - Waltham Forest Sustainable Community Strategy

**2.14** The Sustainable Community Strategy has been developed by the Council and its partner organisations on the Local Strategic Partnership (LSP). It is about unlocking the potential of Waltham Forest – the borough, its residents and their neighbourhoods. It sets out aims for the borough over the next 20 years with particular reference to:

- Managing population, growth and change;
- Creating wealth and opportunity for residents;
- Retaining more wealth in the borough;



### Waltham Forest Local Development Framework

**2.15** The Council's Local Development Framework (LDF) guides the implementation and delivery of the community strategy. The Core Strategy is the primary and strategic Development Plan Document that guides the content of other Local Development Documents within the LDF including this AAP. The Core Strategy policies form the strategic policy basis for this document and recognise the Northern Olympic Fringe as a significant retail, commercial and housing growth area in its proximity to the Olympic Park and its Legacy. The AAP has been prepared in parallel with the emerging Core Strategy, and adopted Core Strategy policies will apply across the Northern Olympic Fringe area. Strategic issues, such as any changes to Metropolitan Open Land or Strategic Employment Land will need to be identified in the Core Strategy. These AAP policies need to read in conjunction with the Core Strategy and emerging Development Management policies.

### Key Opportunities

There are a significant number of opportunities in the Northern Olympic Fringe area that make it an important place for regeneration and redevelopment. Some of these opportunities are outlined below.

#### 2012 Olympic Games

**2.16** The Olympic Park, including the Athletes' Village and the myriad of new sporting venues provide a completely new offer in this part of East London. The focus on this area in 2012 will be intense and the stimulus this brings will be felt widely.

**2.17** There is a significant programme of 'Games Time' improvements planned for the Northern Olympic Fringe Area, particularly parts of Leyton that will be used by people to access the Olympics. Whilst not technically to be planned as part of this Area Action Plan, these represent significant opportunities, the result of which need to be taken into account when planning the long term future of the area. Public realm improvements to Leyton High Road and the Leyton Mills site, as well as a new pedestrian and cycle bridge next to Ruckholt Road bridge are such planned games time improvements.

**2.18** Once the Games are over, the translation of the venues and the development in the wider area will be to maximise the integration with local areas and support ongoing regeneration. The role of the Legacy Masterplan Framework will be to set the scene for the legacy development of the site. It will ensure the regeneration benefits are maximised for the existing and future communities of the Lower Lea Valley, and as such there is a significant opportunity to connect into these plans.

#### Convergence

**2.19** Despite being in some instances only a matter of metres from the Olympic Park, the existing deprivation in the Northern Olympic Fringe does not reflect the inherent opportunity. Regeneration of East London as part of the Legacy will be based on the principle of convergence. This will mean halting a century of social decline and instituting a pace of change that, in many cases, is two to three times the average London improvement rate. If the host boroughs are successful, significant numbers of families will see dramatic improvements to their lives and the country as whole will benefit. There is a clear need to utilise the proximity to the Olympics as a positive driver to both enhance access for local residents to the Park and encourage investment in the adjacent centres.

#### Dagenham Brook and other local waterways

**2.20** Dagenham Brook, the Lea Navigation and the River Lea are important features in the Northern Olympic Fringe. In many places this inherent waterside opportunity is underutilised, and as such this AAP will be seeking to support and enhance the connection to and use of the area's waterways.

**2.21** In particular, the AAP supports landscape improvements to the banks of Dagenham Brook, including opening it up for the benefit of the public. Designs for this should also be taken as an opportunity to implement flood risk alleviation measures. Residential blocks along the banks of Dagenham Brook are set back from the Brook itself to sit outside of its fluvial floodrisk area.

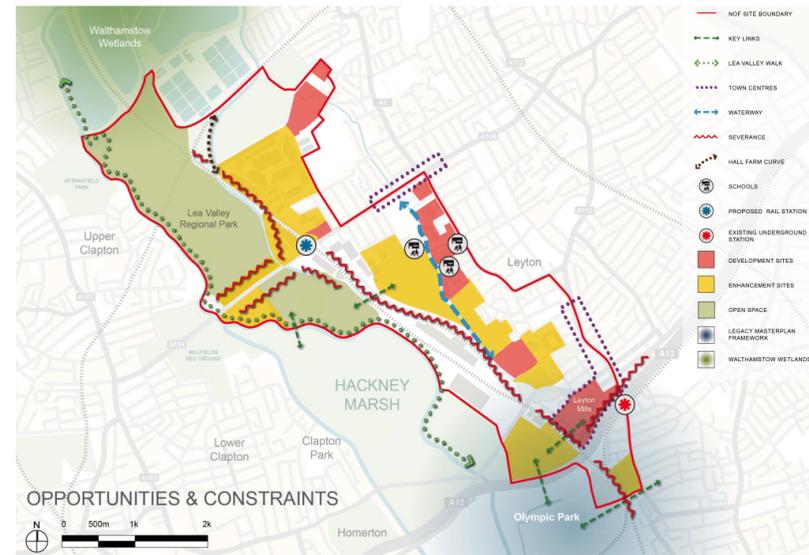
#### Job Creation and Creative Industries

**2.22** There is significant potential for job creation and the creative industries in the Northern Olympic Fringe area. The Council's recent Local Economic Assessment shows that smaller scale and IT related workplaces are in demand in that area, which supports the growth of clean, modern and creative enterprise. Furthermore, the area's location in proximity to Stratford City and Canary Wharf also means that there

will be ample employment opportunities for residents in the East of London if an appropriate public transport connection can be established.

### Chingford to Stratford Rail Link

**2.23** The Hall Farm Curve is a currently unused rail link that could provide Chingford to Stratford connections from the north of the Borough down to Stratford if it was reinstated, with stops along the way opening the whole of London up to . Current connections to Stratford from the middle and north of the Borough are slow, and a rail link with be very important to the regeneration of the Norther Olympic Fringe area and the Borough as a whole. A journey that current takes an hour by bus could to reduced to approximately 15 minutes. Furthermore, this link would also offer access for people who live in Stratford, the Olympic Park and the rest of East London to the Lea Valley Park and Epping Forest. An outline business case for this link showed that the project was viable, and as such this is seen as a major opportunity for Waltham Forest.





## Key Challenges

There are a number of challenges for the Northern Olympic Fringe area that this AAP seeks to overcome through coordinated development.

### Severance and Poor Connections

**2.24** The band of land occupied by the rail line, the canyon effect of the A12 road and industrial uses form a major barrier between the Lea Valley and the Northern Olympic Fringe area. This 'Severance Valley' poses a major physical barrier between the communities of the Northern Olympic Fringe and the Olympic Park and Stratford City. This could be bridged by making existing connections more useable and friendly and by establishing visual connections with Olympic park and other side. This AAP seeks to put in place a number of new and upgraded connections so that residents in the area can fully access the significant opportunities available to them.

### Poor Quality Public Realm

**2.25** The quality of public space in the Northern Olympic Fringe is varied, but in general needs enhancement. The landscape character and quality of the network of green spaces could be enhanced through design enhancements, new links and increased street tree planting. Existing shopping streets and centres such as Leyton High Road and Lea Bridge Road need upgrading. The character and quality of shop fronts currently degrade the local centres, and the dominance of vehicular traffic detracts from their experience as places. Higher quality public spaces, street trees and street furniture would improve the experience and perceptions.

### Flood Risk

**2.26** Given the AAP's location in proximity to the Lea Valley, there are flooding issues that exist within the area. A Level 2 Strategic Flood Risk assessment has been undertaken as part of this AAP which has

show that in terms of site proposals, there are issue that will need to be mitigated in regards to redevelopment. Sequential and Exception testing has been undertaken as part of the preferred options on the proposals outline in this document. ADD information in regards to the sequential testing of the NOF.

### Crime and Deprivation

**2.27** The Strategic Regeneration Framework area accounts for the greatest cluster of deprivation in England and Wales. On almost every indicator available, the fate of families and communities living in the host boroughs is on average worse than other communities in London. For example:

- 64.2% of the population are employed in the host boroughs area compared with 70.4% in London. This means 77,000 fewer people are in employment in the host boroughs.
- The percentage of households who live in overcrowded conditions is between 18% and 38% in the five host boroughs. The London average is under 7%.
- 17% of adults in the host boroughs have no qualifications, compared to 11.6% in London. This gap means 67,000 more people than the London average have no qualifications.

**2.28** As such, there is obviously an overwhelming need for the AAP to tackle deprivation in the Northern Olympic Fringe area. Furthermore, the Council is aware that there are issues in the area in regards to antisocial behaviour and gang culture that needs to be tackled through this AAP. Add small section from Alistair Mc about what programmes they have for tackling asb.

### Areas Suffering from Isolation

**2.29** The western side of Leyton High Road and Church Road includes some unused and inactive spaces. Many of these sites are used for light industry, and whilst important as employment generators, the sense of isolation means that neighbouring open spaces are often

unsafe and prone to anti-social behaviour. As such, these areas require enhancement and this could be achieved either through landscape work or high quality redevelopment.

### **Underutilised Land**

**2.30** Land uses in many areas of the Northern Olympic Fringe are of low quality and intensity. The land use mix should be upgraded and intensified with respect to new developments and public green space. A substantial number of additional residential units could be considered along this stretch to enable enhancements and positively address the need for activity and identity in many places.

### **2.31 Climate Change**

**2.32** The climate change challenges which the Northern Olympic Fringe AAP must consider are:

- Mitigating climate change by reducing greenhouse gas emissions emitted through the construction and operation of the built environment and transport patterns.
- Adapting to new climates by improving the ability of the area to provide comfortable environments and to be robust in the context of an increase in extreme weather events.
- Ensuring that those who are particularly vulnerable to climate change are appropriately provided for.
- Ensuring competitiveness – making sustainable growth and successful economies mutually supportive.

**2.33** Any future growth within the AAP area must consider its environmental impact and energy efficiency from the outset.







### 3 Area Action Plan Vision and Objectives

**3.1** The Vision for this Area Action Plan has been developed through the Issues and Options stages, and seeks to identify how the area will grow and positively change over the plan period to 2026.

***“The Northern Olympic Fringe area will be a successful urban neighborhood of exceptional quality, whose residents thrive on easy access to the Olympic Park and its Legacy. The area will benefit from skills and job growth, sustainable new residential communities, the enhancement of green spaces and local waterways and the improvement of public transport - to create an attractive environment where people aspire to live.”***

**3.2** The vision for the Northern Olympic Fringe will be achieved through coordinated and integrated new development in appropriate areas, the protection of elements of the area that are viewed as important by the local community, and the realisation of the physical connection with the Lea Valley, Olympic Park and Stratford City.



## Area Action Plan Objectives

**3.3** The following objectives have been developed to reflect the vision and what the Council wants the Northern Olympic Fringe to be like in the future.

**NOF Objective 1 - A Town Centre Place:** To support the town and neighbourhood centres in the area to ensure their long term viability so the Northern Olympic Fringe is an attractive, convenient interesting place to live and visit.

**NOF Objective 2 - A Place to Live:** To ensure the provision of high quality housing in Northern Olympic Fringe Area, offering an appropriate range of unit size, mix and tenure type; and deliver an appropriate level of affordable housing, implementing sustainable development with higher densities focused at accessible public transport interchanges.

**NOF Objective 3 - A Green Place:** To maintain, protect and improve the supply of open green spaces and waterways within the Northern Olympic Fringe, to ensure better access to existing open spaces and to incorporate recreational and open space within new developments.

**NOF Objective 4 - A Well Designed Place:** To support and improve the vitality and viability of the Northern Olympic Fringe Area, through public realm improvements and safer neighbourhoods and the implementation of high quality sustainable design.

**NOF Objective 5 - A Place to do Business:** To ensure that the Northern Olympic Fringe protects and enhances its important and well-functioning employment land, while promoting mixed use and employment led regeneration of redundant local sites.

**NOF Objective 6 - A Sustainable Place:** To ensure that development within the Northern Olympic Fringe displays the highest levels of sustainable design and reduces the impact of climate change.

**NOF Objective 7 - A Connected Place:** To encourage sustainable transport development, reduce the need for private car travel and provide high levels of accessibility within and outside of the Northern Olympic Fringe.

**NOF Objective 8 - A Community Place:** To support the Northern Olympic Fringe in creating healthy communities through the adequate provision of educational, community and leisure facilities and services that are accessible to everyone.





## 4 Key Proposals Plan

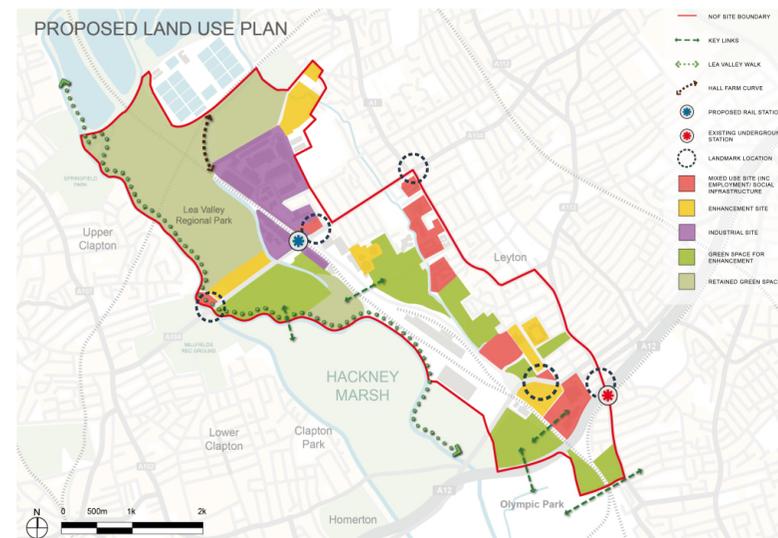
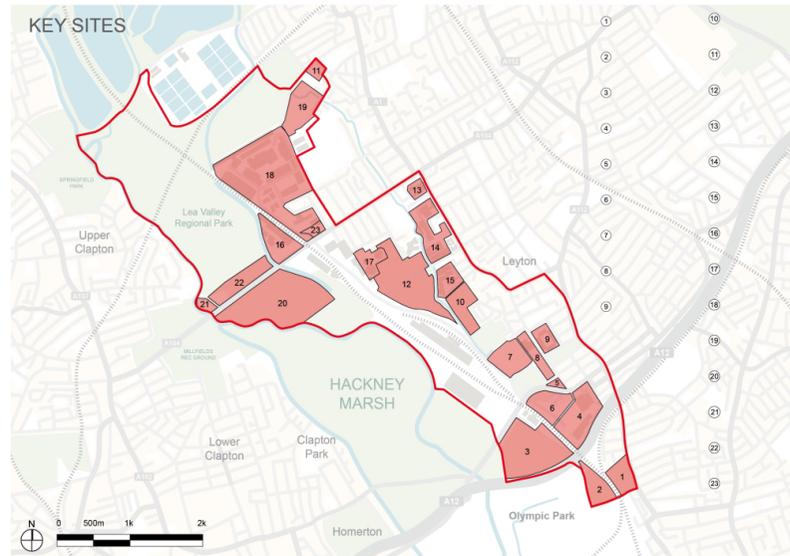
### Key Opportunity Sites

**4.1** This AAP lists a number of opportunity sites that constitute the principal areas of change within the Northern Olympic Fringe. Some of these sites present opportunities for new development and others are more suited for refurbishment, general enhancement or other site improvements. The opportunity sites listed are not exhaustive and over the plan period further opportunity sites may come forward. The opportunity sites are not necessarily confined to individual areas of land ownership but represent areas that the Council would like to come forward as a single development. In certain locations it is suggested that they are grouped to ensure comprehensive solutions are delivered.

Site Reference	Site Name/Address	Description of Opportunity
1	Drapers Fields	Enhancement of Open Space for outdoor recreational use.
2	Chobham Academy Playing Fields	New playing fields with community use as part of Chobham Academy
3	Eton Manor	Olympic Legacy upgrades including hockey, football and tennis areas and possible re-located allotments
4	Leyton Mills / Asda Site	Higher density mixed use site including retail / residential / social infrastructure. Potential pedestrian and cycle bridge link to Eton Manor.
5	Ruckholt Road	Mixed use/ residential. Art studios

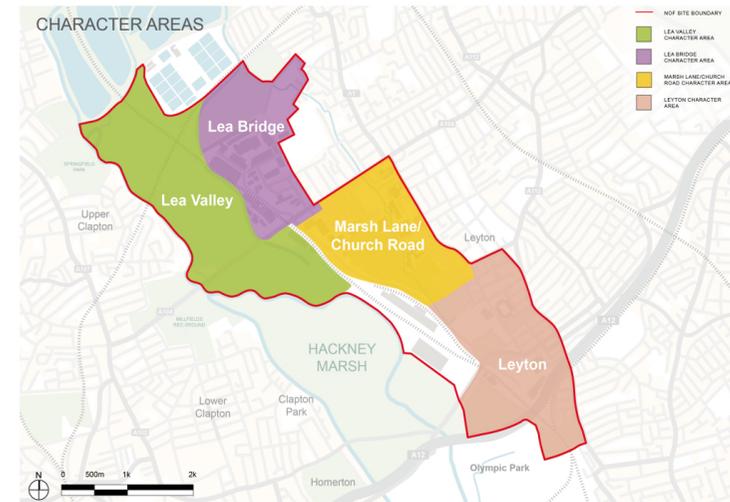
Site Reference	Site Name/Address	Description of Opportunity
6	Ruckholt Close and Oliver Road Allotments	Sites for enhancement as key gateway sites to the Borough
7	Bywaters Site - Auckland Road	Redevelopment for mixed use/ residential / social infrastructure / waste facility.
8	SCORE Centre	Opportunity for enhancement
9	Leyton Orient Football Club	Opportunity for enhancement/ intensification
10	Ive Farm Sports Ground	Green space enhancement
11	Pump House Markhouse Avenue	Opportunity for enhancement
12	Marsh Lane Playing Fields	Opportunity for enhancement and increase in access, use and safety.
13	Church Road - Warley Close	Mixed use/ employment /residential/social infrastructure
14	Church Road - Estate Way	Mixed use/ employment /residential/social infrastructure
15	Church Road - Etloe Road	Mixed use/ employment /residential/social infrastructure
16	Rigg Approach	Intensification of employment generating land uses

Site Reference	Site Name/Address	Description of Opportunity
17	Gas Cylinders	Mixed use/ employment / residential redevelopment in the event of de-commissioning by National Grid
18	Argall Avenue	Intensification of employment generating land uses
19	Low Hall Depot	Potential redevelopment to include mixed use / employment/ social infrastructure / residential uses
20	Lea Bridge Road - Thames Water	Enhancement of open space and improved access to Metropolitan Open Land and Lea Valley Regional Park
21	Lea Valley Ice Rink	Opportunity for enhancement to increase access and views into the Lea Valley Park
22	Essex Wharf	Residential
23	97 Lea Bridge Road	Mixed use/ employment /residential/social infrastructure



## Character Areas

**4.2** This section outlines aspirational proposals for each of the character areas, starting from the premise of appreciating and strengthening the character and unique identity that already exists.



## Leyton

**4.3** The Leyton character area represents the heart of the Area Action Plan, and the proximity to the Olympic Park and its Legacy means that development and connectivity promoted in this area will be key to ensuring convergence. This is where a majority of development and change will happen, with activity promoted seeking to reflect the major changes happening in the Olympic Park. The area is made up by a number of Victorian terraced streets that will be protected and enhanced, Leyton High Road, the Leyton Mills site, Eton Manor, and south of the A12, Drapers Fields and the future Chobham Academy playing fields. The following policy will apply to the Leyton character area.

### NOF character area - Leyton

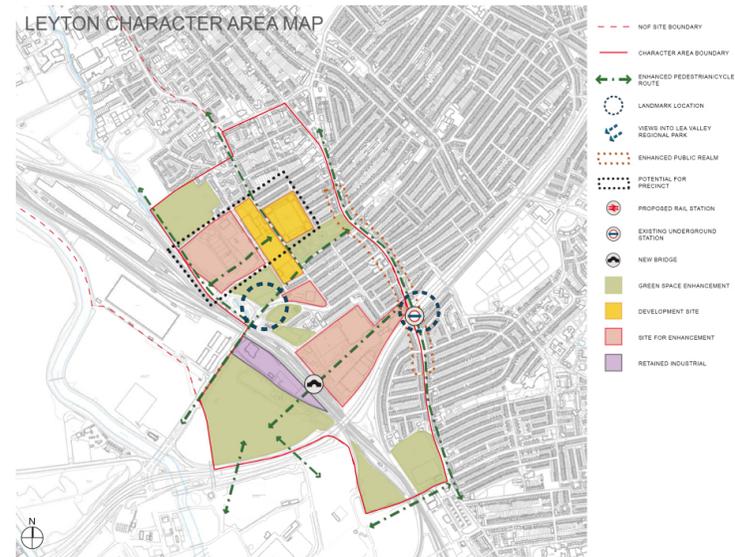
Co-ordinated development of the opportunity sites within the Leyton will be for predominantly for mixed use developments that promote the quality of the public realm and local connection. Development proposals should include:

- a. Promotion of the diverse and mixed retail character of the area;
- b. Improvements to the public realm;
- c. Integration of Leyton with the Olympic Park;
- d. New social infrastructure where it is necessary; and
- e. Consideration of potential for taller landmark buildings at highly accessible sites.

### Key Issues

**4.4** The following are a list of broad challenges that exist in the Leyton character area:

- Severance from the Lea Valley and Olympic Park caused by the A12 and the train lines;
- Leyton Station is overcrowded at peak times;
- Antisocial behaviour issues around Leyton Mills;
- Poor interface between the Leyton high Road and Leyton mills;
- Complicated and confusing access to the Borough via Ruckholt Rd; and
- Poor public realm around the High street and in other places.



### Objectives

4.5 The local objectives for this character area are:

- The creation of a dynamic stepping stone between the Legacy area and the rest of Waltham Forest;
- Facilitating easy and efficient access into the Olympic Park
- Promoting the quality of the high street and its interface with Leyton Station and Leyton Mills.
- Promoting landmark, high quality development, particularly at key gateway sites.

### Concept

4.6 The connection of the Leyton character area to the Olympic Park and Stratford City is fundamental to its future vitality and viability. The emergence of a much stronger and metropolitan scale retail centre at Stratford in some senses poses a potential threat to Leyton centre, but more importantly opens up significant opportunities. Direct pedestrian and cycling connections into the Olympic Park will be essential to reducing the existing severance in the area.

### *Unique Town Centre Offer*

4.7 The role of Leyton High Road as the centre for the local community is important and needs reinforcing. The Council's High Street Life Study (2010) found that Leyton High Road as a centre is viable, based on the low vacancy rates present. The tube station itself has been identified for improvement in both the Northern Olympic Fringe Masterplan (2009) and the Olympic Legacy SPG (expected 2011) to deal with current capacity issues and support better access to the station. For the centre of Leyton to be revitalised, its role will need to be clearly defined based on it serving its surrounding neighbourhoods as a high quality local centre and attracting other users through a unique and characterful offer. The diversity of Leyton's residents provides a context for an eclectic mix of retail activities, with particular focus on local food shops and cafés specialising in produce

from a variety of cultures. This will be essential to the town centre attracting business once Stratford City opens. It is expected that people will still use Leyton for local shopping trips, and the area should capitalise on this by further developing the unique offer available. It should build on its asset as an historic local centre which has been a trading place for over 100 years, in stark contrast to the very modern regional offer at Stratford City.

### *Connections*

4.8 The connections to the adjacent Lea Valley and Stratford City need to be significantly enhanced. As mentioned in the key issues section, severance caused by the A12 and the train lines creates a void between the Olympic Park and the Leyton area. The future image of Leyton should be as a neighbourhood connected into the Olympic Park and the Lea Valley. To establish both these connections, much stronger links east-west across to the Eton Manor area are required and it is suggested that these should focus on being quality pedestrian and cycle environments which provide genuine green routes from the Lea Valley out into the Leyton area – enhancing the green space network across the urban area eastwards from Leyton. Furthermore, the quality of the public realm, and thus the experience, along roads that connect into the Olympic Park and Lea Valley should be improved, particularly along Crownfield Road and Ruckholt Road. Investment in Leyton High Road as part of the Leyton Links pre-games project should help to improve the quality of Leyton High Road and its interface with Leyton Mills retail park, and new developments in the area should promote similar improvements to the public realm.



### ***Ruckholt Road***

**4.9** The existing entrance into the Borough via Ruckholt Road is poor quality, with a confusing road layout and a number of some underutilised neighbouring sites. The Council is aware that there is an opportunity for development around Ruckholt Road that could promote a community hub and rationalise the Ruckholt Road junction, and such proposals are encouraged, particularly if they integrate a range of community uses and provide an overall local community benefit. New development around this area should promote a landmark entrance to the Borough.

### ***Leyton Mills***

**4.10** There is an opportunity for the redevelopment of Leyton Mills Retail Park to provide a greater intensity of development on the site, with a mix of uses that could include retail, residential and social infrastructure where it is required. As part of any development that comes forward on this site, the Council would promote the development of a new green link, in the form of a bridge, between Leyton Mill and Eton Manor – an important piece of infrastructure to overcome severance by connecting the Leyton Mill communities with the new facilities at Eton Manor. Redevelopment at Leyton Mills would provide scope to introduce taller buildings into the area, particularly along the A12, so as to reflect future development in the Olympic Park and its Legacy.

### ***Promoting Olympic Legacy***

**4.11** There are a number of sites that are both within the Legacy Masterplan Framework and the Northern Olympic Fringe. The development on these sites will be very important to ensuring lasting Olympic Legacy. Eton Manor and the Chobham Academy playing fields are two of these sites, and the Council will take a steer from the Legacy Masterplan Framework as to what uses and facilities are provided on these sites. New facilities on these sites should be accessible to residents of the AAP area and the whole of the Borough of Waltham Forest. The Council promotes joint working with the Legacy development company (either the OPLC or the MDA) and the Lea Valley Regional Park Authority to determine land requirements for the potential bridge link between Leyton Mills and Eton Manor.

## Marsh Lane and Church Road

**4.12** The Marsh Lane / Church Road character area connects Leyton with the Lea Valley Park, and includes a number of green spaces, some small scale traditional residential areas and some local employment sites. The area has significant potential to provide accessible local green spaces, health and recreational uses, and forms a key green asset in the Borough.

### NOF character area - Marsh Lane/Church Road

In the Marsh Lane/Church Road area the Council will encourage mixed use (including residential, employment and social infrastructure uses), high quality development. Co-ordinated development in this area will achieve:

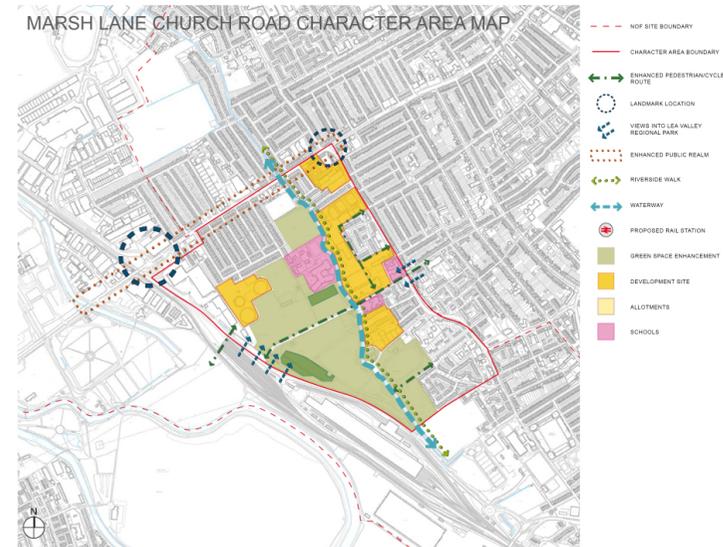
- a. The promotion of Dagenham Brook as a key green link and ecological spine with a high quality riparian area;
- b. Intensification through mixed use development of the Borough employment sites in proximity to Dagenham Brook, namely those around Etloe Way, Warley Close and Estate Way;
- c. Improvements to Ive Farm and Marsh Lane playing fields to promote their use and safety; and
- d. Appropriate social infrastructure to meet the needs of the local residents.

### Key Issues

**4.13** The following issues are present in the area:

- Industrial uses on Church Road currently turn their back on and isolate Marsh Lane Playing fields, which are unsafe and a hotspot for antisocial behaviour;
- Dagenham Brook is polluted and overgrown;

- There is a lack of connections into Hackney Marshes which are over the train lines; and
- There is a lack of activity around the parks and playing fields.



### Objectives

**4.14** The objectives for this character area are:

- Revitalise Dagenham Brook and make it a feature within the park;
- Maximise the potential of the Marsh Lane park and make it a safe place to be
- Redevelop any underutilised Borough Employment Land at Church Road for mixed use development;
- Improve the public realm and way finding along Church Road

## Concept

### *Mixed Use Park Edge*

**4.15** New residential and mixed uses will be developed on underutilised Borough employment sites around the Church Road area to promote casual surveillance of the playing fields. This will help to reduce the existing sense of isolation in the area. New development should contribute to an increase in activity around the Marsh Lane playing fields and Dagenham Brook. Within the local employment sites, there will be a focus on the development of pleasant waterside environment on the Eastern side of Dagenham Brook.



### *Dagenham Brook*

**4.16** The highly undervalued asset of Dagenham Brook should be fully revitalised with the addition of a pedestrian throughway to help improve local character and act as a recreational link to encourage movement through the area. As part of new development on Borough employment sites, the riparian edges of will be enhanced as a key asset in the area with an attractive pedestrian and cycle path established along its length, thereby providing a connection south to Leyton and north to Lea Bridge Road. Opening this asset up as a route will encourage movement through the area and further support its use by local people.

### *Marsh Lane Playing Fields*

**4.17** In order to revitalise this area, better surveillance around the edge of the playing fields is proposed through new development and the reduction in isolation of the area. It is envisaged that this space

should be promoted as a community space incorporating community gardens, playing fields and access to nature. The redevelopment of existing sites around the edge to more positively address the space in the middle is therefore proposed. The existing allotments alongside Orient Way would be retained and opportunities to enhance their role and setting as community gardens explored.

### ***Orient Way***

**4.18** The role of Orient Way should not be just as a distributor, but it should be enhanced to provide an active edge of park of the park that ensures surveillance and also promotes interest and

acknowledgement of the Marsh Lane area. Introducing small scale activities along the edge of the route will play an instrumental role in starting this transition. In addition, the improvement of the footbridge link across Orient Way into the Lea Valley will further cement this zones important place in the wider public space network. The expansive yards and security fencing along Orient Way, that create a hostile environment for pedestrians and cyclists, should be improved.



## Lea Valley

**4.19** The Lea Valley Regional Park is a unique feature of this character area, and is a valuable natural resource for tourists as well as local people. The purpose of the park is defined in the Park Act (1966) as "...a place for the occupation of leisure, recreation, sport, games or amusements of a similar activity, for the provision and enjoyment of entertainments of any kind". This proviso from the act sums up what this character area should be about, a place that local and regional visitors can come for recreation in a natural, valley side location. The Northern Olympic Fringe contains a section of the Park, from Walthamstow Marshes to the Waterworks Nature Reserve and Golf Course, including the Lee Valley Riding School, the Lee Valley Ice Rink. Lea Bridge Road dissects this section of the park through the middle. The aims for this character area is to promote a range of recreational uses as part of the park's offer, and integrate it with the surrounding area, reducing severance and poor permeability of along Lea Bridge Road.

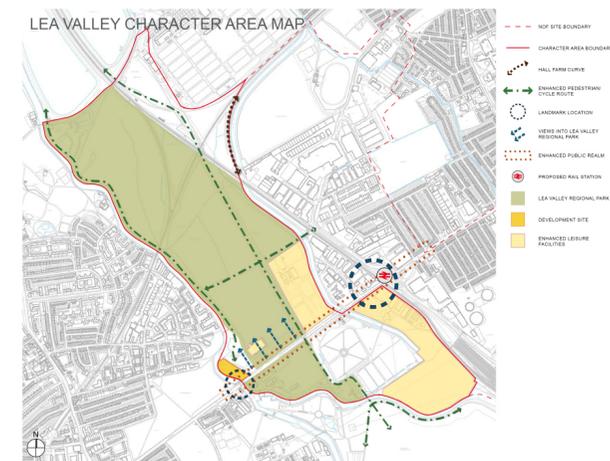
### NOF character area - Lea Valley

Coordinated development and enhancement will see the Lea Valley character area further develop integrated and nature based leisure uses, with safe and easy access from local neighbourhoods and an attractive regional offer in the form of the Lea Valley Regional Park. Development and enhancement along Lea Bridge road in this character area will promote access and visibility into the Park.

### Key issues

**4.20** Currently the relationship between Lea Bridge Road and the Lea Valley Park, in terms of connectivity and views, is disjointed. Other key issues include:

- There is a lack of a focal point in the area to draw visitors and users to, there should be a main heart or hub.
- There is a dominance of Lea Bridge Road which creates a barrier to movement and reduces the important green link.
- There is a lack of connectivity in the area, a very low Public Transport Accessibility Level rating is not good for visitors and tourists to access.



### Objectives

**4.21** The Objectives for the Lea Bridge character area are as follows:

- Activation of Lea Bridge Road through small scale development and public realm improvements;
- Promoting the connection with the Lea Valley Park through visibility and permeability improvements;
- Integrating the different Leisure uses located near the Lea Valley Park such as the Ice Rink, the Riding School, the Gold Course;
- Re-opening of the Chingford to Stratford Link; and
- Enhancement of Metropolitan Open Land sites that currently have no access to the public.



## Concept

### **Recreational Zone**

**4.22** This AAP seeks to promote the Lea Valley area as a regional recreational zone, where visitors and locals can come to interact with the natural setting that is the Lea Valley Regional Park. The park currently provides a range of recreational activities, however the environment around the Lea Bridge Road in this character area is disjointed and there is a lack of integration around the ice rink, riding centre and other uses. The leisure facilities at Lea Bridge should complement and support one another so that visitors are drawn to the area by the range of complementary and integrated uses and are compelled to stay in the area for longer. These could include both formal activities such as boat hire, ice skating, riding, and informal activities such as walking or cycling. Access from Lea Bridge Road into the proposed Walthamstow Wetlands area is an important recreational opportunity.

**4.23** An integrated recreational zone could potentially be organised from a central hub area in the vicinity of the Ice Rink. This would encourage visitors to spend more time in the area and support greater interaction between existing activities to achieve multi-activity visits.

### **Accessing the Park**

**4.24** Access to and through the park should be improved to encourage informal use of Lea Bridge. Improved pedestrian connections would encourage local community use of the park. Entrance points into the park should also be strengthened, with consideration to both how local communities and regional visitors will access the park.

**4.25** Strengthening the quality of routes and connections would encourage the use of the park for cyclists. Improved horse trails will also encourage the use of the park for recreational purposes.

**4.26** Currently, the area suffers from low public transport accessibility, and investment in this would very much boost the use of the area. Connections between the character area and public transport nodes (e.g. Clapton Station, local bus stops) should also be strengthened. Links between Lea Bridge and Stratford should also be considered, particularly in terms of issues relating to re-opening Lea Bridge Station.

### **Lea Bridge Road**

**4.27** Lea Bridge Road dissects the green nature of the Lea Valley Park, and in its current state as a busy arterial road does not promote the park as a place to visit, or its natural character. This AAP therefore seeks to promote enhancements to Lea Bridge Road to create a more natural and friendly setting, with open views to the north and south up and down the Lea Valley, creating a nature focused pedestrian and cycling experience along the valley crossing. Appropriate new development and public realm improvements would create a more positive frontage onto the road and strengthen the entrance into the park from the east, creating a gateway into the park.

### **Underutilised Metropolitan Open Land**

**4.28** This AAP supports the opening up of any Metropolitan Open Land sites that are currently not for public use. Where it is appropriate, the Council supports the development of compatible uses to enable this.

### **Lea Bridge Station**

**4.29** The re-opening of Lea Bridge station, as part of the reinstatement of the Hall Farm Curve, will be important to the promotion of Lea Valley character area as an attraction for people. The reopening of the station would create the following regional and local benefits:

- Improving accessibility to public transport to and from Lea Bridge, creating a direct rail link between Chingford and Liverpool Street

via Walthamstow Central and Stratford. There may also be further connections to the Stratford and Broxbourne services via Tottenham Hale.

- Wider sub-regional benefits would include new links to Stansted Airport (via Chingford), which is an hour away from Lea Bridge.
- Strengthening rail connections would increase the catchment area for the park, making it more accessible for a greater population. It would encourage existing residents in Stratford and Newham to visit and use the park on a more regular basis.
- The station would also benefit the new communities housed in the mixed use development proposed as part of the planning framework and the additional 7,000 residents living in the Olympic Village.
- The re-opening of the station would create a sustainable destination for those looking to access new leisure activities and open spaces close to their homes. The station is within an eight minute walk of many of the leisure facilities along Lea Bridge Road, including the Lea Valley Park and Trail, Waterworks Centre, Golf Centre and Riding Centre. The Regional Ice Centre rink is also within walking distance of the station. Improving the rail links would widen the appeal of these attractions, and promote a modal shift from the use of the car onto rail.
- Re-opening the station would also have a positive impact upon the industrial areas clustered around the station. Improved accessibility of the area would encourage businesses to locate at Lea Bridge, and would support workers and visitors to the industrial areas.

## Lea Bridge

### NOF character area - Lea Bridge

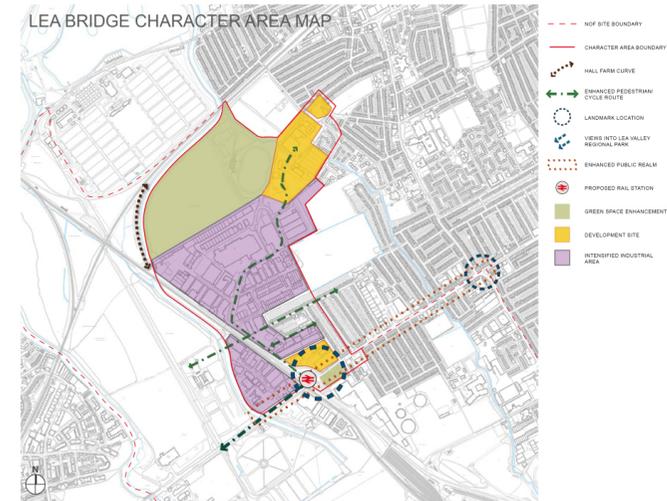
The Council recognises that the Lea Bridge character area provides an important function as an industrial area and will work to retain, intensify, support and enhance these uses. Furthermore, new development around the Lea Bridge neighbourhood centre should promote the area as a gateway into the Borough and improve the public realm.

### Introduction

**4.30** Lea Bridge character area covers the industrial estates of Argall Way and Rigg Approach, as well as the small neighbourhood centre of Lea Bridge on Lea Bridge Road. This character area is an important gateway into the Borough and acts as a key employment area.

### Key Challenges

- There is currently a low Public Transport Accessibility Level rating.
- In places, particularly within some of the Industrial sites, there is low land utilisation.
- As a gateway into the Borough, particularly around the old Lea Bridge Station, the gateway sites are of poor quality;
- The quality of the public realm along Lea Bridge is poor.



### Objectives

**4.31** The Objectives for the Lea Bridge neighbourhood are as follows:

- Activation of Lea Bridge Road through development and public realm improvements
- Promotion of the role of the Lea Bridge neighbourhood centre;
- Encouragement of the prominence of key landmark sites such as the Bingo Hall on the corner of Church Road and Lea Bridge Road, and 97 Lea Bridge Road.
- Rationalisation and intensification of industrial units around the Argall Estate and Rigg Approach to promote further industrial uses.



## Concept

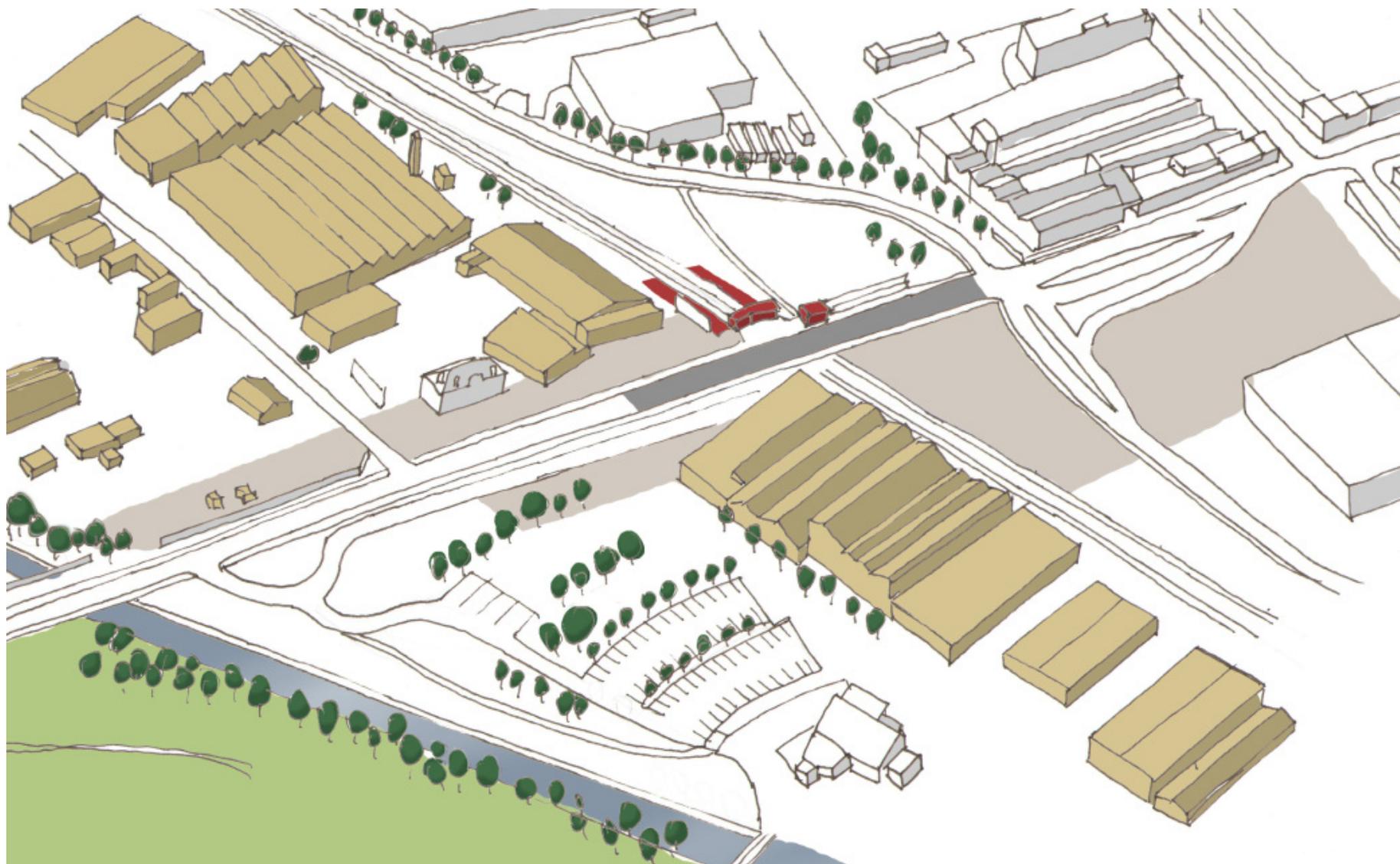
### *Strategic Employment Land*

**4.32** Waltham Forest's Employment Land Study (October 2009) supports the retention of the majority of industrial land uses in the Lea Bridge Road area, and the employment areas around Argall Way,

Rigg Approach and Lammas Road which are currently well occupied and offer a diverse range of employment uses should be improved and retained as Strategic Industrial Land. Unfortunately, the quality of many of the industrial areas is not high. The Argall area (the main industrial park) has a poor sense of legibility, with little street activity and provision for pedestrians. Given the size and accessibility of the land at Rigg Approach, it has been identified as Waltham Forest's only potential waste site within the North London Waste Strategy DPD (preferred option). However, the final approved DPD will determine the future use of this site. Strategic employment lands will be retained and enhanced to promote further employment uses, with the exception of 97 Lea Bridge Road which is being proposed for de-designation in line with the recommendations of the Council's Employment Land Study (2009).

### *Lea Bridge Neighbourhood Centre*

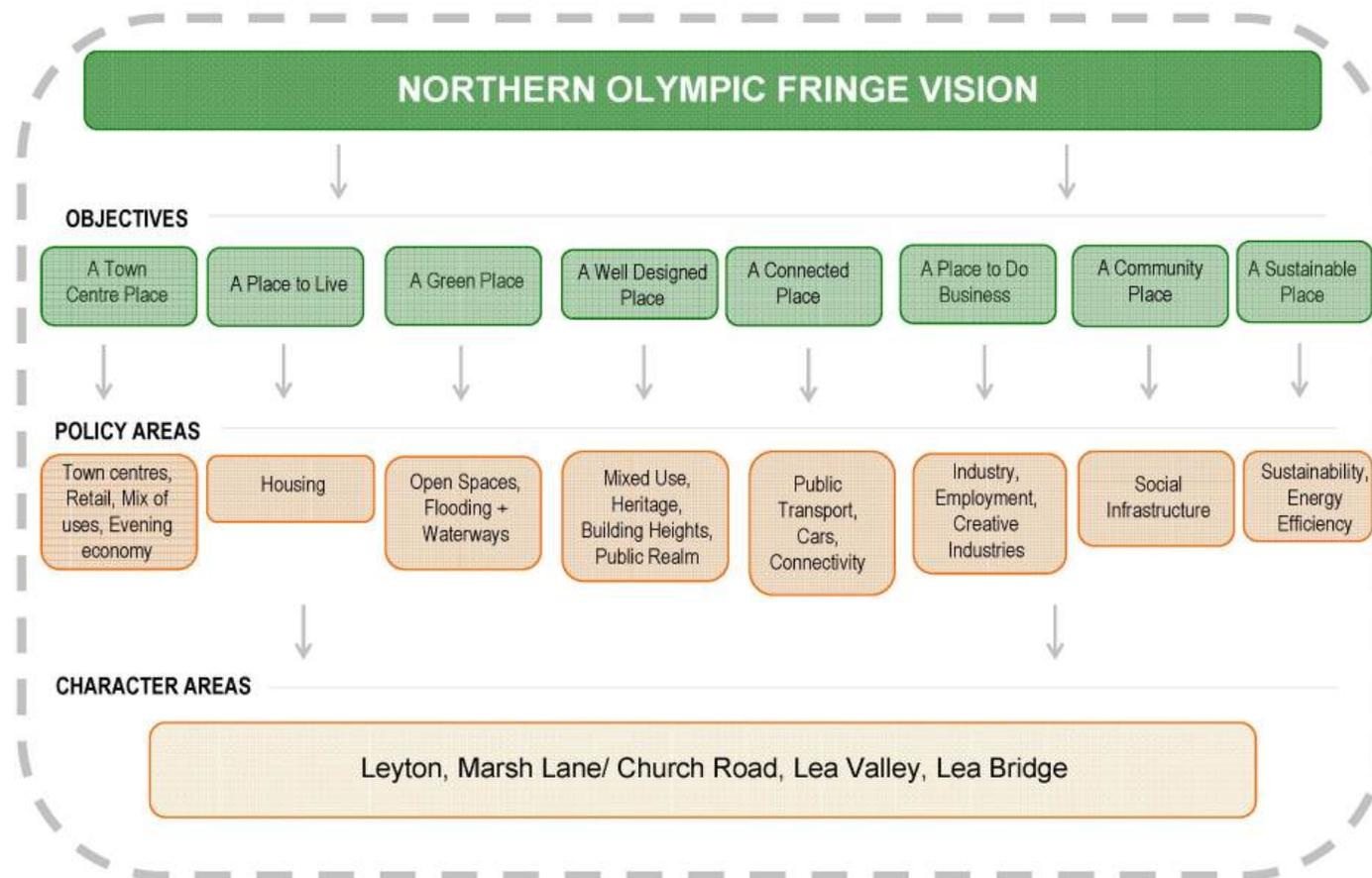
**4.33** The Council will promote the local functions of the Lea Bridge Neighbourhood Centre, with improvements to the public realm and an improvement of the key landmarks such as the Bingo Hall. Proposals for retail development are unlikely to make purely retail development a commercially viable prospect at present - a mixed-use development is more realistic. Stimulating retail demand in the area is more likely to rest on improvements to existing centres rather than expansion, which could include shopfront and streetscape improvements, as well as possibly creating larger units to attract operators who often favour smaller centres.





## 5 Introduction

**5.1** This section establishes the over-arching policy framework for the whole of the Area Action Plan and the development principles that underpin the proposed approach to developing the Northern Olympic Fringe AAP area. This section also sets out the core elements of the AAP in terms of a public realm strategy, proposed land use, proposed maximum building heights, movement and access and community infrastructure. Draft Policies in this section should be read in conjunction with the Council's Core Strategy and Development Management Policies.





## 6 A Town Centre Place

### **NOF Objective 1 - A Town Centre Place**

To support the town and neighbourhood centres in the area to ensure their long term viability so the Northern Olympic Fringe is an attractive, convenient interesting place to live and visit.

### **Introduction**

**6.1** Successful neighbourhoods require a clearly defined centre which acts as the location for public buildings, retail and commercial activity and public space. The centre should provide a focus for community activity, contributing to the identity of the neighbourhood. Centres are normally best located in the geographic centre of the area and can be shared between smaller, surrounding neighbourhoods.

### **Consultation Feedback**

**6.2** Consultation undertaken by Urban Practitioner on the Issues and Options, and further informal consultation has highlighted the following concerns in relation to town centre uses in the area:

- There was concerns about the safety of Leyton, particularly at night;
- It was thought that the town centre could benefit from a great mix of uses;
- Appropriate parking in the Town Centre was seen as an essential tool for promoting local shopping by local business owners.
- There was a feeling that night time entertainment uses should be promoted in Leyton.

## Policy NOF1 - Leyton and Lea Bridge Centres

### **Policy NOF1**

#### **Leyton and Lea Bridge Centres**

#### **Retail**

Leyton's retail offer will be strengthened to provide a distinctive, attractive and unique local shopping experience through the promotion of small and diverse local businesses. Developers are encouraged to work with the Council in formulating any large retail-led development proposals in the town centre.

A programme of ongoing improvements will be undertaken to the shop fronts along Leyton High Road as part of the Council's High Street Life project.

The Council will resist the proliferation of uses that reduce people's ability to be healthy, within town centres and in other retail uses.

A stronger retail offer is promoted within the Lea Bridge Neighbourhood centre to service potential new development and population in the area with a focus on the promotion of daytime activities.

#### **Cultural Development**

The Council will support and develop the creative and cultural sectors throughout the Northern Olympic Fringe. Specifically, new development should make a positive contribution to the Northern Olympic Fringe's varied cultural character.

The area around Leyton High Road is identified as a core community and creative quarter where the community, cultural/creative and third sectors will be supported and developed to build an exciting area consisting of a range of community and creative industry and facilities, such as in the Leyton Municipal Office complex, as long as they do not impact upon the primary retail function of the centre.

### Entertainment Spaces

In order to contribute to the vitality of Leyton, the Council is supportive of the provision of entertainment uses on appropriate sites. Major leisure uses will be directed towards Leyton town centre.

The redevelopment of existing leisure and entertainment spaces will only be permitted if it can be demonstrated that:

- a. the facility is no longer needed or an equivalent facility can be replaced at an alternative site with an equal or improved level of accessibility;
- a. the locational requirements for the facility are not met;
- b. the facilities need updating which cannot be achieved at a reasonable cost; and/or
- c. alternative provision of equivalent benefit to the community is made.

### Night Time Economy

Development of well-managed night-time economy uses should be encouraged to help increase activity and safety in Leyton, and the area as a place to live.

### Retail

**6.3** Leyton town centre is one of the Borough's largest retail centres and primary shopping areas and is currently classified as a District town centre in the London Plan, providing a range of retail, leisure and other services accessible to the local community.

**6.4** Leyton Town Centre benefits areas of discrete retail character which, individually and collectively contribute positively to the vitality and viability of the centre. There are also areas where major retail led developments are anticipated and the retail character that they create will be an important consideration. This document seeks to reinforce the role of Leyton Town Centre by promoting redevelopment of some sites and the improvement of the environment of the High Street.

**6.5** There is currently a disjointed character between the Leyton High Road which is mainly occupied by small individually owned businesses, whilst the Leyton Mills site draws users away from it with a number of national stores.

**6.6** The existing retail park at Leyton Mills has the potential for an extended range of uses including residential, and improvements to its layout should allow better linkages to Leyton Station, Leyton High Street and the surrounding areas.

### Hot Food Takeaways and Betting shops

**6.7** The Council will seek to manage the proliferation of Hot Food Takeaway's and Betting Shops. Such uses can have a number of detrimental effects which include increased incidences of crime and anti-social behaviour, noise, and general disturbance. High concentrations of such uses can adversely impact on the vitality and viability of town centres and undermine their role in terms of providing convenience shopping. With particular reference to hot food takeaways, these can reduce the opportunities for residents have to

make healthy choices, thus undermining the Councils aspiration that residents are provided with greater choice in terms of accessing healthy food options.

### Office Uses

**6.8** Promoting the vitality and viability of small and medium sized retail and service businesses is essential for the health of the town centres, high streets and wider community. The Northern Olympic Fringe, like the rest of Waltham Forest, has a large number of individually owned establishments that are small scale, often occupying shop front premises for uses such as solicitors, estate agents and take away food shops. These uses employ a significant proportion of the population, and as such should be promoted.

**6.9** As mentioned in the 'A Place to Do Business' section, there is concern in the business community about the impacts that the Stratford City development will have on the viability of the businesses in the area. As such, this AAP seeks to integrate Leyton High Road and the Leyton Mills through new development and public realm improvements, and promote the local small to medium sized businesses in both Leyton and Lea Bridge to ensure local shopping demand and a point of difference from the new Stratford City Shopping Centre.

**6.10** The opening of Stratford City as a major retail destination on the doorstep of this Area Action Plan area presents a potential issue in terms of business and retail development. There is concern, particularly in the local business community, that there will be reduced demand for small businesses and retail in Leyton due to the provision of such services at Stratford. While this is acknowledged, there is an opportunity to further promote the small scale, local shopping present at Leyton and in other parts of the Northern Olympic Fringe area as a unique point of difference.

**6.11** Office use in the borough has risen from a low base in 1986 by 81% by 2004, with demand largely for cheap units, rather than specific locations. URS Employment Land Study 2009 However,

there is still a low supply that needs to expand to meet the needs of local businesses. Indeed the URS study forecast an increase in net demand between 3.1 and 3.7 hectares by 2026; largely through small and medium sized enterprises (SMEs).

**6.12** The inclusion of these locations as appropriate for office development reflects the fact that office demand in the borough will largely be for small, cheap units to support the growth of start-up companies and office based SMEs/ creative industries rather than premium office space for the financial sector that will continue to be attracted to Tower Hamlets and Central London.

**6.13** Lea Bridge centre at the northern edge of the study area is set around the junction with Church Road and attracts good levels of activity from the populations north and south of the main road. This centre is classified as a neighbourhood centre and as such provides a more limited level of retail and services than Leyton.

### Evening Economy Uses

**6.14** The evening and night economy refers to bars and pubs (A4 uses), night clubs and casinos (sui-generis uses), restaurants and cafes (A3 uses) and take-aways (A5 uses) that are open outside normal shopping hours, in some cases up to 24 hours a day. It also includes theatres (sui generis), cinemas, concert halls and live music venues (D2 uses), and arts and cultural venues (D1 uses) that are open in the evening. It is a particular facet of the economy which poses both major opportunities and challenges. It generates jobs and has the potential to add vitality to the city and make it safer by increasing activity, patterns of movement and opportunities for natural surveillance. However, the Council recognises that anti-social behaviour must be managed correctly when allowing night time uses.

**6.15** As such, the Council will encourage proposals for new uses that would positively contribute to the evening economy of the town centre where the following criteria are met:

- a. The retail character of the area is not harmed;
- b. The proposal would contribute positively to the character of the particular area;
- c. The cumulative impact of the proposal does not unreasonably harm the living conditions of nearby residents, including that created by noise and disturbance from users and their vehicles, smell, litter and unneighbourly opening hours.

**6.16** It is considered that the Leyton Mills and Leyton High Road areas would be suitable locations for evening economy uses, as part of a wider mix of uses.





## 7 A Place to Live

### **NOF Objective 2 - A Place to Live**

To ensure the provision of high quality housing in Northern Olympic Fringe Area, offering of an appropriate range of unit size, mix and tenure type; and deliver an appropriate level of affordable housing.

### **Introduction**

**7.1** The Core Strategy has highlighted the Northern Olympic Fringe as a key location for regeneration and housing growth. This is due to the area's strategic location in a regional context, being at the heart of East London regeneration, in proximity to the Olympic Park, Stratford City and Canary Wharf and with good quality transport links. As such, this AAP aims to maximise the provision of high quality housing, with a focus on family housing. Such housing will be of a range of sizes and tenures in order to meet housing need and to promote sustainable patterns of development.

### **Consultation Feedback**

**7.2** Consultation undertaken by consultants on the Issues and Options stage, and further informal consultation, has highlighted the following issues in relation to housing and residential development the area:

- Residential development was welcomed in view of a perceived shortage of housing;
- Family homes were viewed as important for the long term sustainability of the area, as currently the local area is felt to be highly transient;

- There was support for the transition of scale from built up areas of the Olympic Park to that of the surrounding residential areas; and
- Adequate community and social facilities need to be provided to support new housing development.



## Policy NOF2 - Providing High Quality Homes

### Policy NOF2

#### Providing High Quality Homes

Through the development of the opportunity sites identified in figure x, and other windfall sites that may come forward for development, up to 2400 new homes will be provided over the Plan period to 2026. To ensure that sustainable communities are created the following is required:

- a. a 50% affordable housing target is to be met across the AAP area on all housing developments of, or capable of providing, 10 units or above, subject to site characteristics, location and overall scheme viability;
- b. balanced provision of dwelling sizes will be required, with particular emphasis on the need to provide for larger homes (3 bedrooms and above);
- c. high architectural, urban design and environmental standards will be sought across all developments, particularly at landmark locations;
- d. applicants will be required to demonstrate that adequate consideration and funding contributions have been made towards social and physical infrastructure provision;
- e. homes of different tenures in the same development will be both integrated and visually indistinguishable from one another.

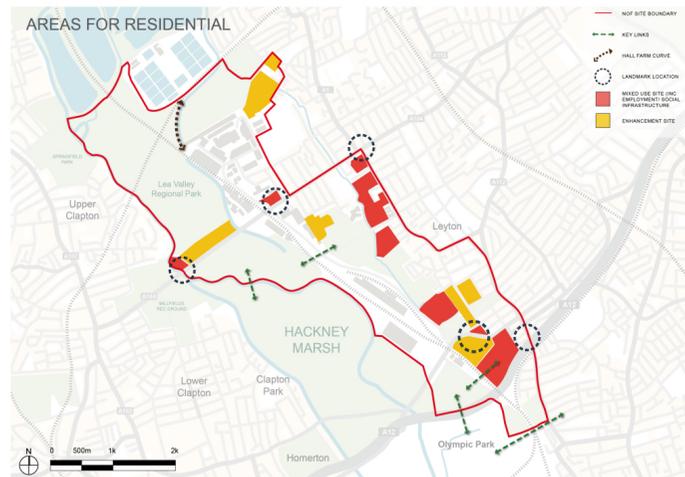
## Reasons for Preferred Policy Options

### *Justification*

**7.3** A key purpose of the AAP is to coordinate the development of high quality homes with a range of other factors to ensure sustainable communities are developed.

**7.4** The Council's emerging Core Strategy identified the south of the Borough as a location for significant housing growth, due to its proximity to the Olympic Park and strategic connections to the City of London, Stratford and Canary Wharf. The indicative new housing accommodation that may be provided in the NOF area is outlined in the Implementation section of this AAP.

**7.5** Generally, major new mixed use and housing developments will be located in Leyton, around Leyton Town Centre and on redundant employment sites along Church Road. Given Leyton's present and future public transport links, proximity to open spaces and that it is a town centre providing a range of services, there is scope to provide housing mainly through mixed-use development.



**7.6** The following list of sites represent those major sites proposed to be developed with a portion of housing, over the lifetime of the plan:

- Leyton Mills / Asda Site (site x on plan)
- Ruckholt Road(site x on plan)
- Bywaters Site (site x on plan)
- Leyton Orient Football Club (site x on plan)
- Church Roadsites (sites x, x and x on plan)
- 97 Lea Bridge Road(site x on plan)

### Mixed Use

**7.7** Policy NOFx Mixed Use, seeks to ensure that wherever possible, development sites incorporate a compatible range of uses that are mixed vertically to ensure greater access to services and an active public realm. Due to the currently industrial nature of many of the sites in the Northern Olympic Fringe, the Council will be promoting the

mixing of employment uses, such as small scale industrial units or offices, with residential uses, so that levels of employment can be maintained whilst regeneration and housing deliver takes place.

### Larger Housing

**7.8** Evidence from the Council’s Housing Needs Survey and demographic projections underpin the case for a mix of homes that provide for larger families, especially for those unable to afford market prices. Incorporating significant numbers of homes with 3 bedrooms or more will be a requirement on sites on the fringe of the Leyton town centre, where proximity to open spaces promote the provision of medium rise larger townhouses, such as around Marsh Lane and Church Road.

### Affordable Housing

**7.9** The development of affordable housing will be promoted on appropriate sites in the Northern Olympic Fringe. Policy CS2 of the Council’s Core Strategy Proposed Submission Document (January, 2011) sets out the Council’s full current position as regards policy on affordable housing. All major housing development proposals, apart from those consisting entirely or mostly of affordable housing, should be subject to an individual detailed financial appraisal to determine what the maximum reasonable of affordable housing would be. The developer will be required to fund the independent assessment of such appraisals. The Mayor’s draft London Plan promotes an affordable housing split of 60% social rented and 40% intermediate, reflecting the 2008-11 investment programme outlined in the Mayor’s London Housing Strategy<sup>5</sup>. A 60/40 tenure split should be the norm for new housing within the Legacy area, with the split on individual sites taking into account the factors set out in existing and emerging London Plan policy to achieve mixed and balanced communities.

## Housing design

**7.10** All new housing in the Legacy area should adopt the highest possible standards of inclusive design and quality. All new housing should employ the principles of the London Housing Design Guide, which will apply to all housing tenures. Recognising the home ‘as a place of retreat’, is a particularly important for the Legacy area given the mix of uses and activities that the area will contain. The Guide emphasises the importance in designing for privacy, separation from noise, good floor-to-ceiling heights, appropriate levels of daylight and sunlight and cross-ventilation and the value of dual aspect development particularly in larger flats of three bedrooms and above. The Mayor intends to apply these standards to all new homes in London, both publicly subsidised and private.

**7.11** All residential units should meet the dwelling space standards in draft London Plan and ‘Lifetime homes’ standards should be adopted for all new housing developments within the Legacy area. At least 10% of new housing should be wheelchair accessible, or easily adaptable for wheelchair users.

## Housing Density

**7.12** The Council will expect that in most cases, the density of housing development to be in accordance with the housing density matrix specified in the London Plan. In order to make the most effective and efficient use of land in the borough, higher density sustainable development will be encouraged in areas which are highly accessible to public transport, shops and services such town centres.



## 8 A Green Place

### **NOF Objective 3 - A Green Place**

To maintain, protect and improve the supply of open green spaces within the Northern Olympic Fringe, to ensure better access to existing open spaces and to incorporate recreational and open space within new developments.

### **Introduction**

**8.1** Improving the state of open spaces, as well as blue and green ways, is vital to delivering convergence in the Northern Olympic Fringe, increasing the attractiveness of the area as a place to live and visit and strengthening pride and association in the area's neighbourhoods. Green spaces provide for a large variety of uses, including amenity value, recreation, health sport and access to nature.

### **Consultation Feedback**

**8.2** Consultation undertaken by Urban Practitioner on the Issues and Options, and further informal consultation since that stage has highlighted the following issues in relation to green spaces and the environment:

- The development of new parks in areas of deficiency was supported;
- The naturalisation of Dagenham Brook and other waterways such as the River Lea and the Lea Navigation;
- It was recognised that Ive Farm and Marsh Lane were currently underutilised; and

- The connection with the Lea Valley Regional Park should be enhanced and opened up;
- Flood risk is an issue for the area. This should be identified through a Strategic Flood Risk Assessment. Development sites should be sequentially tested;



## Policy NOF3 - Open Spaces

### Policy NOF3

#### Open Spaces

The Council will protect and enhance the quality and accessibility of existing and new open spaces in the Northern Olympic Fringe area by:

- a. Protecting existing areas of Green Belt and Metropolitan Open Land from inappropriate development and where appropriate encouraging wider public access on sites that are currently not publicly accessible;
- b. Protecting and enhancing the Lee Valley Regional Park in accordance with its statutory purpose as detailed in the Park Act of 1966;
- c. Ensuring local use of open spaces and formal sports facilities within the Olympic Park and its Legacy use, such as at Chobham Academy and Eton Manor;
- d. Seeking to promote the usability of existing underutilised open spaces such as those at Marsh Lane and Ive Farm, through new pedestrian connections and increased casual surveillance from any proposed neighbouring developments;
- e. Promoting access and views into the Lea Valley Regional Park so as to connect it to the whole area;
- f. Enhancing allotments and ensuring no net loss across the area, while allowing flexibility in where these sites are located;
- g. Promoting the continued use for open area recreation for existing playing fields such as Drapers Fields and those at Marsh Lane;

- h. Improving the quality of local parks; and
- i. Resisting development in Sites of Nature Conservation Importance if it is likely to destroy, damage or adversely affect the protected environment.

**8.3** Well-designed and well-managed open spaces bring communities together, by providing a safe outdoor place for social interaction, recreation and physical exercise. Well planned and maintained open spaces can also play a major part in improving people's sense of well being in the place that they live and have a vital role to play in promoting healthy living. Poor maintenance and management of such spaces can deter people from visiting, using and appreciating these spaces. Barriers to access can include fear of crime, traffic, lack of facilities and lack of access for disabled people.

#### Olympic Legacy

**8.4** The Northern Olympic Fringe area will connect into the new open spaces in the Olympic Park as a means of providing access to important and new facilities. Plans for Eton Manor and Chobham Farm open spaces as part of the Olympic Legacy will be key to this. The future Olympic Park will form part of the Regional Park, and as such this regional parkland is a major asset for the area within walking/cycling distance.



## Local Open Spaces

**8.5** Within the study area itself a number of significant green spaces provide recreational opportunities including Coronation Gardens and Drapers Field in Leyton, Marsh Lane and Ive Farm playing fields near on Church Road, and the Lea Valley Regional Park that passes through and immediately to the west of the area action plan area.

**8.6** It is understood that some of these open spaces areas are currently underutilised, due to isolation, perceptions of crime and lack of associated facilities. This policy seeks to increase their usage and prominence in the minds of residents and visitors. Feedback from the youth engagement session highlighted the fact that many young people who lived in proximity to Marsh Lane playing fields had never used them and didn't even know they were there. In the case of many open spaces in the area, poor visual and physical connections restrict their use. As housing densities rise, the provision of high quality open space

provision will become more important, and increasing access and use of existing sites will be a key element of providing infrastructure essential to wellbeing.

**8.7** Furthermore, some areas within the Northern Olympic Fringe experience a deficiency of open space provision particularly the northern and eastern parts of the study areas and in key pockets around Leyton Mills. There are further areas of deficiency around Leyton station. There is also poor quality provision of play and recreation facilities around Marsh Lane Playing Field. Areas with local park deficiency could be reduced if Marsh Lane playing fields improved to provide broader range of facilities including a park.

**8.8** There is good provision of playing fields on the western side of the study area – Seymour Road Playing Field, Marsh Lane Playing Fields, Drapers Fields, Leyton Orient Football Club plus extensive area of pitches in Hackney Marshes Recreation Ground. These are key sporting resources but in many cases of limited value for other recreational activities. There is significant potential to increase their ecological value.

## Metropolitan Open Land

**8.9** Although most development will not normally be acceptable in the Green Belt and MOL, there may be exceptions where development is necessary. This may be to enhance and safeguard the character of Green Belt or MOL, or where the proposal is ancillary to the purpose of MOL. It is crucial to recognise that the Northern Olympic Fringe's designated Green Belt and MOL provides some of London's most valued natural resources, including sites recognised at the national and European levels for nature conservation importance. These designations are also valuable for their contribution to the Borough and London-wide green infrastructure network and improvements to its quality and accessibility are encouraged. However, where such sites are not publicly accessible or constitute green space, the Council will consider how these sites can be sensitively developed to better serve the function of MOL.

## Policy NOF4 - Flooding and Waterways

### Policy NOF4

#### Flooding and Waterways

To reduce the risk of flooding the Council will:

- a. Protect and enhance the water environments of the Dagenham Brook, the River Lea and the Lee Flood Relief Channel.
- b. Support the de-culverting of rivers and programmes of naturalisation of riparian environments to provide flood mitigation through regeneration; and
- c. As per Planning Policy Statement 25 : Flood Risk, apply a risk based approach to development in flood zones and require a flood risk assessment, including adequate flood protection and mitigating measures where necessary.

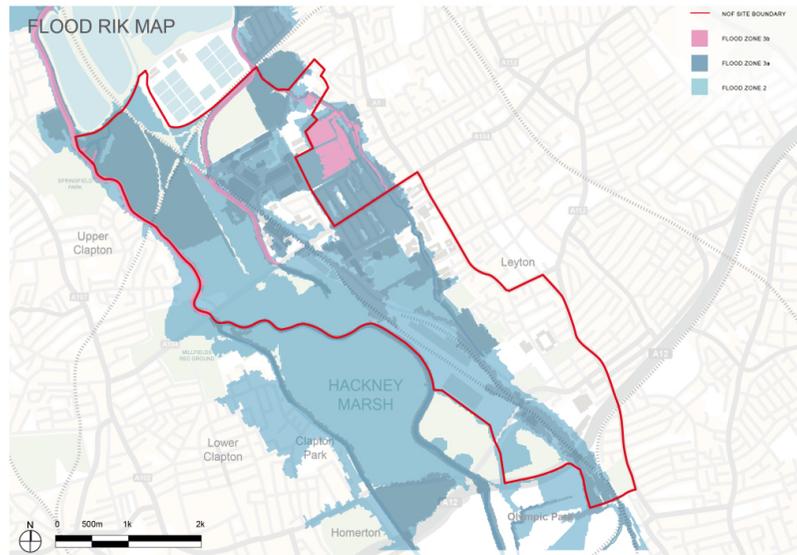
In close liaison with the Environment Agency, new development in proximity to the waterways should:

- a. Be designed to address the waterway positively;
- b. create attractive waterfront environments;
- c. respect and enhance natural habitats;
- d. accommodate appropriate flood defences; and
- e. should contribute to the physical environmental improvement of the river corridors.

In particular, the Council will seek to promote the revitalisation of the Dagenham Brook waterway through:

- a. The identification opportunities to improve its water quality, riparian environment and continuity of the route through the Northern Olympic Fringe area;

- b. Promotion of agreements from adjacent landowners as to a holistic strategy for the waterway's improvement;
- c. Encouraging proposals for mixed use development around the Church Road area that promote the naturalisation of Dagenham Brook , particularly those that seek to develop a pocket park at x and support a pedestrian link along the waterway from Lea Bridge Road to Ive Farm; and
- d. Promoting the development of relevant river crossing to improve accessibility.



### Reason for Preferred Option

#### The Exception Test Needs to be applied - get from the SFRA.

**8.10** The River Lee and its associated tributaries flow through the Northern Olympic Fringe area and approximately 50% of the AAP lies within Flood Zones 3b, 3a and 2.

**8.11** The extent of Flood Zone 3b is typically limited to the river channels which make up the River Lee, Lee Navigation, Flood Relief Channel and Dagenham Brook within the AAP extent. However just to the east of the AAP there is a significant area of functional floodplain (Flood Zone 3b) associated with the Dagenham Brook, which covers the allotment gardens adjacent to Roxwell Trading Park.

**8.12** The Walthamstow Marsh area, located in the north west of the AAP is designated as Flood Zone 3a associated with the Lee Navigation. The raised railway embankments on the marshes affect

the Flood Zone extents and prevent them extending further north-east. Further south along the Lee Navigation, areas of Flood Zone 2 are present in the vicinity of Lea Bridge.

**8.13** There are significant areas of Flood Zone 3a associated with the River Lee Flood Relief Channel and the Dagenham Brook. These cover extensive industrial areas such as Leyton Industrial Village and Cromwell Village, in addition to residential areas in the vicinity of Lea Bridge Road.

**8.14** The railway lines which run south towards Stratford Station are situated in a topographic depression therefore they create a flow pathway to the south. As shown in x the Northern Olympic Fringe AAP contains extensive areas of Flood Zone 3a therefore it is likely that development within these areas will be required to meet the specified wider regeneration aims. The flood depth and hazard maps can therefore be used to further delineate Flood Zone 3a into areas based on flood depth bands and/or flood hazard categories.

**8.15** The Environment Agency is completing a two-dimensional modelling study of the Lower Lee catchment, which will provide further information with respect to localised depths and velocities when this becomes available. It is recommended that the outputs from this study are obtained when available and used to refine the flood risk mapping produced during this study.

**8.16** The depth and hazard mapping for the Northern Olympic Fringe area has been produced from two dimensional model outputs and therefore provides an improved overland flow representation. However the model results were not available for the 1 in 20 year flood event therefore it is recommended that the model should be run for this scenario, and the results used to update the mapping produced for the 1 in 20 year event.





## 9 A Well Designed Place

### NOF Objective 4 - A Well Designed Place

To support and improve the vitality and viability of the Northern Olympic Fringe area, through public realm improvements and safer neighbourhoods.

#### Introduction

**9.1** Good design of both the buildings and the streets is essential to the success of any urban area. This is particularly important in the Northern Olympic Fringe area where the quality of design and the environment has not been exception in the past. High quality design of new development will be very essential for a sustainable and attractive future in the Northern Olympic Fringe area. In addition to the following preferred option policies, applications should also refer to the Council's Urban Design Supplementary Planning Guidance.

#### Consultation Feedback

**9.2** Consultation undertaken by Urban Practitioner on the Issues and Options, and further informal consultation has highlighted the following concerns in relation to design in the area:

- The quality of High Road Leyton and other major streets in the AAP area is low;
- There is a significant issue with street clutter in the area;
- Heritage and landmark buildings are important icons for local people; and
- There is a need for a greater mix of uses within the area.

## Policy NOF5 - High Quality and Mixed Use Development

### Policy NOF5

#### High Quality and Mixed Use Development

The Council will require high quality and mixed use development in the Northern Olympic Fringe area and encourages schemes that:

- a. Include a mix of uses in accordance with the land use designations identified in [plan x](#) to ensure a balanced approach to residential, retail, cultural/creative, community, third sector, employment and leisure uses;
- b. Support the high quality mixed used vision for the key sites, particularly Leyton Mills and those sites along Church Road, and the role these play in the regeneration of the Northern Olympic Fringe Area; and
- c. Encouraging developers to work with the highest quality architects and urban designers to ensure that the aspirations for the key sites are realised.

**9.3** The Council recognises that sustainable and successful neighbourhoods are created through a good mix of uses. This will involve mixing uses both laterally across an area and vertically within new buildings. As a rule, the greatest mix of uses should occur in centres and along key routes.

**9.4** The Council therefore encourages a mix of uses in the locations shown on the proposals map and on other large windfall sites. In particular, where sites are currently being used as industrial locations or employment sites and there are proposals for redevelopment, the Council will support a mix of residential, employment uses, social infrastructure and where appropriate retail.

**9.5** Developing a mix of uses on individual sites and across an area is important for a number of reasons such as:

- reducing the need to travel between homes, jobs and services;
- providing a range of activities through the day, and so increasing community safety and security;
- contributing to the creation of areas that are diverse, distinctive and successful;
- allowing an efficient use of land, with other uses developed above those uses which need direct ground floor access or a street-level frontage, such as shops;
- providing more opportunities for the development of housing and employment.

**9.6** The Council will work individually with developers to determine an appropriate mix of uses for sites, looking at the sites location, its current use, the social infrastructure needs of the immediate area and other factors.

### Policy NOF6 - Heritage

#### Policy NOF6

##### Heritage

Development proposals which affect built heritage assets in the Northern Olympic Fringe (both designated and undesignated) or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.

#### **Conservation Areas**

For any proposal coming forward that will affect the Thornhill Road Conservation Area, the Council will refuse permission for any proposed development which does not preserve or enhance the character or appearance of the area, demolishes a building, or removes trees that are important to the character of the area.

#### **Listed Buildings**

The Council will not agree to proposals involving the demolition of any building which is on the statutory list of buildings of special architectural and/or historic interest.

The Council will not permit uses, alterations or extensions that would be detrimental to the fabric, appearance, historic interest or setting of these buildings and it will encourage proposals which seek their rehabilitation, maintenance and repair.

#### **Archaeological Heritage**

The Council will ensure the preservation, protection and where possible the enhancement of the archaeological heritage of the Northern Olympic Fringe. Where proposals affect archaeological sites, preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

**9.7** The importance of the historic environment is confirmed in PPS5 - Planning for the Historic Environment, which is material to all applications affecting the historic environment. PPS5 aims to:

- recognise the contribution that the historic environment makes in the delivery of sustainable development and reinforce local distinctiveness;

- conserve all heritage assets in a manner appropriate to their significance and promote the enjoyment of the historic environment;
- contribute to our knowledge and understanding of the past through appropriate evidence gathering and public access to records of heritage assets;
- recognise the contribution of the historic environment to be a catalyst for regeneration in an area, in particular through leisure, tourism and economic development.

**9.8** The Council has a duty to conserve and enhance the significance, character and appearance of the Northern Olympic Fringe's historic environment whilst promoting regeneration and redevelopment. The protection of heritage buildings and townscapes is essential to retaining a unique sense of identity.

**9.9** Normally, planning applications affecting a heritage asset or its setting will be granted where it:

- is in accordance with PPS 5, the London Plan and relevant English Heritage guidance;
- takes full account of the Council's Conservation Area Appraisals and Management Strategies;
- is accompanied by a satisfactory Heritage Statement produced by a heritage specialist where appropriate.

### **Conservation Areas**

**9.10** Conservation areas have been identified by the Council to preserve areas of distinct historic character. Within the study area only one Conservation Area exists and this is Thornhill Road in Leyton. This street was designated a Conservation Area in 1988. All buildings within the Conservation Area date from the second half of the 19th century and are typical products of the period. They exhibit a limited range of materials, including yellow London stock bricks, natural Welsh slates, clay chimney pots, painted timber box sash and casement windows, and painted timber doors. The special interest of the area

derives from the diversity of Victorian building types in evidence, itself a product of the piecemeal way in which the street was developed. Cottages, houses and villas, semi detached or in terraces are all combined in one short street as a cross section of late Victorian speculative development. This Council will ensure that this area is protected and where appropriate be sensitively integrated into development proposals.

### **Listed Buildings**

**9.11** The study area includes a small number of listed and locally listed buildings. The most prominent are listed below.

- St. Mary the Virgin Church, Church Road, Leyton
- Leyton Town Hall and Public Library, High Road, Leyton
- Etloe House, Church Road
- Leyton Municipal Offices

**9.12** The character of these buildings and how they interact with their surroundings and new development is important to the look and feel of the place. The Council would like to ensure that any new development is sensitive to existing heritage buildings, and where possible sensitively integrates and includes them in redevelopment plans.

**9.13** Not all of Waltham Forest's heritage is designated. It is therefore important to recognise the value of the undesignated historic environment in planning for the future. Many buildings are of significance, particularly to the local environment, even though they may not be protected by law. In addition to historic buildings forming landmarks in the local area, a number of more recent buildings have a degree of landmark status frequently as a product of their size and role. They include:

- Leyton Orient Football Club
- Lea Bridge gas holders
- Lea Bridge Bingo Hall

## Archaeological Priority Zones

**9.14** The River Lee Valley and its tributaries are characterised by alluvial deposits, which have been shown to preserve important archaeological remains dating from the prehistoric period and later. The alluvial deposits also preserve palaeo-environmental remains, which indicate changing environmental conditions during prehistoric and historic periods. These areas need to be planned and managed in line with the relevant Core Strategy and Development Management policies.

## Policy NOF7 - Building Heights

### Policy NOF7

#### Building Heights

Planning applications for taller buildings and landmark high buildings will be considered on appropriate locations in the Northern Olympic Fringe subject to assessment of the following factors:

- Design of taller buildings should be of the highest architectural quality and provide a landmark;
- The degree to which the proposal contributes to the amenities and community facilities of the area;
- The building helps create attractive form to Leyton town centre and key landmark locations;
- Transport accessibility and impact of the proposal on the existing transport network;
- Impact on Metropolitan Open Land and other open spaces;
- Relationship with the topography of the local area; and
- Impact on microclimate and overshadowing.



**9.15** Linking transport, services, jobs and people through higher density development can help create sustainable communities. People can easily access the services they need by public transport, along with eradicating the need for trips across town to access other services.

**9.16** There is an opportunity for the development of higher buildings around the Northern Olympic Fringe, as means of providing greater levels of housing and mix of uses. As per the Development Management Policies DPD, taller buildings are defined as being approximately 5 to 6 storeys, and these will be encouraged across the development sites in the Northern Olympic Fringe. Furthermore, landmark high buildings, which are taller than 5 to 6 storeys will be considered on a small number of gateway sites in the area. The Council has a preference for the locating of taller or landmark high buildings near good quality public transport links.

**9.17** The proximity of many of the sites in the Northern Olympic Area to Stratford City and the Olympics developments, and the plans for the Legacy of the Park, show that a number of high buildings are planned for the area. The development of higher buildings in the around Leyton will be important as a means of reflecting and supporting the level of development occurring across the A12.

new development facilitates better quality public realm Improvements to the public realm through pre-Olympic Games programmes will be investing in the public realm along Leyton High Road.

Leyton Links and High Street Life plans to be inserted.

### Policy NOF8 - Public Realm

#### Policy NOF8

##### Public Realm

The public realm in the Northern Olympic Fringe should be designed to be attractive, safe and robust through consideration of the following factors:

- a. Unnecessary street clutter should be avoided particularly along Leyton High Road;
- b. The provision of public art should be considered particularly in association with major developments;
- c. New development and public space improvements around the Northern Olympic Fringe should improve connections;
- d. Encouraging active ground floor uses and permeability where appropriate, particularly along High Road Leyton and in proximity to Marsh lane .
- e. Ensuring existing street patterns are extended in areas of new development, particularly where large sites come forward and in areas with existing permeability issues, such as around the Bywaters site.

**9.18** The existing quality of the public realm in many parts of the Northern Olympic Fringe is of low quality, and results in an unattractive and sometimes unsafe place. This policy is seeking to ensure that







## 10 A Place to do Business

### NOF Objective 5 - A Place to do Business

To ensure that the Northern Olympic Fringe protects and enhances its important and well-functioning employment land, while promoting mixed use and employment led regeneration of redundant local sites.

#### Introduction

**10.1** The Northern Olympic Fringe area has historically been a location for small scale industrial and manufacturing employment uses. This Area Action Plan seeks to revitalise the area by promoting and redeveloping any redundant and underutilised employment spaces, so that significant numbers of new jobs can be created in mixed use developments, reflecting the evolution of the area's employment and skill demands.

#### Consultation Feedback

**10.2** Consultation undertaken by Urban Practitioner on the Issues and Options, and further informal consultation has highlighted the following concerns in relation to employment land in the area:

- Loss of employment land proposed in the masterplan should comply with London Plan policy and should be supported with a specific justification.
- There was concern about a reduction in the number of jobs if employment locations were turned into housing sites.
- There were concerned about the opening of Stratford City and the impact this would have on local businesses.
- There were concerns with the parking regulations on major high streets being too constrictive to promote local shopping.

## Policy NOF9 - Employment Land

### Policy NOF9

#### Employment Land

##### *Protecting Strategic Industrial Land*

The Council will continue to protect and enhance Strategic Employment Land in all cases except, the de-designation of 97 Lea Bridge Road subject to the following requirements:

- a. Any forthcoming proposal on this site enhances Lea Bridge Road as a gateway to the Borough;
- b. A mix of uses is integrated into the new development;
- c. There is no net loss of employment;
- d. Clean and cultural industries are investigated for the site;
- e. Redundant employment sites are first considered for the location of social infrastructure; and
- f. No adverse impact on neighbouring residents.

##### *Promoting Modernisation of Borough Employment Uses in the Northern Olympic Fringe*

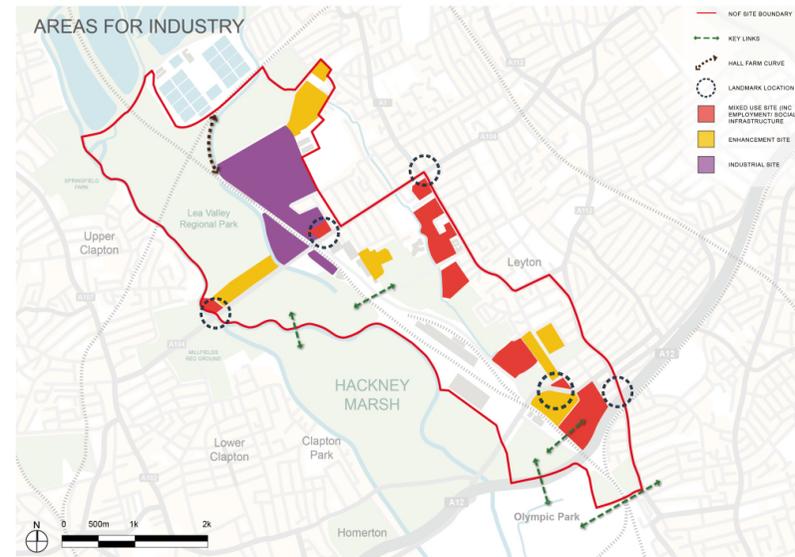
The Council will support new development that increases the number of employees or employment-generating floor space on existing employment uses, with mixed use schemes that include local training for local residents, being promoted at the following locations:

- Warley Close, Church Road
- Etloe Road, Church Road
- Estate Way, Church Road
- Bywaters site.

## Protecting Strategic Employment Land

**10.3** Historically, large parts of the Northern Olympic Fringe have been industrial and warehouse spaces. There is a concentration of manufacturing, distribution and transport businesses located on large brown field sites in the Lea Bridge Gateway area, including Rigg Approach and Argall Way. These sites are recognised in the Borough's Employment Land Study (URS, 2009) as well functioning industrial estates with good strategic road access and sufficiently detached from existing neighbourhoods. Such characteristics make them the logical destination for heavier industrial developments falling within Use Class B2. The Employment Land Study found that major sites such as these are of regional significance and should therefore be retained, improved and made more efficient if possible. As such, compatible employment uses are promoted in SILs.

**10.4** One exception to the general protection of Strategic Industrial Land is the proposed de-designation of a parcel of land at 97 Lea Bridge Road (see figure x). The borough's Employment Land Study<sup>10</sup>, found scope for the release of this parcel of land due to its strategic location as a gateway site, the potentially poor access for large service vehicles and the close proximity of residential uses. The Lea Bridge Planning Framework, also promoted the release of this site as a means of developing and improving the quality of the environment and public realm along Lea Bridge Road. The development of residential and office uses is proposed as this would promote activity on the street and provide a user-base for the proposed re-opening of the Lea Bridge Station.



**10.5** Retaining SIL will be important in terms of providing opportunities for green industries and waste management facilities. Whilst these have a huge role to play in addressing the climate change agenda, their sometimes unsightly nature means they will not sit comfortably close to existing and proposed neighbourhoods, however the Council understands that the North London Waste Plan has ear-marked Rigg Approach as a potential waste site.

## Borough Employment Land

**10.6** Beyond SILs there is a need to provide and safeguard smaller industrial estates that fulfil an important role in terms of local employment and business opportunities. As traditional employment practices decline new businesses will need to be provided for in the interests of sustainable economic growth. From the period 1998-2008

the Lea Valley Property Market experienced a 32.5% reduction in B2 employment floorspace<sup>0</sup>. As emerging businesses are envisaged to be less 'land hungry' an approach of intensifying and upgrading existing employment areas to make them fit for modern practices can justify the release of poorer quality stock to more productive uses.

**10.7** The decline of the manufacturing sector of the economy, as well as the growth of the green and cultural industries sectors will mean that in the future some Borough Employment Land sites may have potential for development for employment-led mixed use schemes. The approach of using land more efficiently, as set out in the Council's Core Strategy, is founded on the overall projected further decline in manufacturing and other 'bad neighbour' industrial uses. In this context the development of mixed use schemes that include non-employment uses in Borough Employment Land sites will be considered. Sites in the Church Road area as outlined in the above policy fall within this category.

**10.8** Regeneration plans to create a more pleasant and safe environment around Dagenham Brook and the Marsh Lane Playing fields supports the mixed use redevelopment of the adjacent Church Road Borough Employment Sites.

**10.9** Borough employment land that comes forward for mixed use development should be investigated in terms of the level of employment alternative uses provide, whether there is a need for social infrastructure at that sites, and to what extent alternative proposals can contribute to housing need in the Borough.



### Policy NOF10 - Promoting Creative Industries

#### Promoting Creative Industries

The Council will promote the locating and growth of the creative sector in the Northern Olympic Fringe, particularly in the Town Centre and in underutilised Borough Employment Sites, though not resulting in a loss of any primary retail function.

**10.10** Creative industries are a growing sector of the economy and are highly established in areas of East London. They are defined by the Department of Culture Media and Sport as '*those industries which*

*have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property.*<sup>4)</sup> Sectors include: advertising, architecture, designer fashion, music, computer software development, film and photography.

**10.11** There is the potential for Northern Olympic Fringe to attract industries of this kind, especially those which are attracted by lower rents away from the city fringe. Growth in this sector is predicted to occur in the Lower Lea Valley, with proximity to the Olympics as a key element of this growth. Therefore, the Northern Olympic Fringe, particularly around Leyton, is well placed to be able provide for this key growth industry. It is therefore important to facilitate the Northern Olympic Fringe's potential to play a role in this continued eastern migration and become a desirable location for creative/ cultural industries by providing attractive, high quality, affordable sites and premises with high speed internet connections, that are flexible to expansion to ensure thriving businesses are retained in the area.







## 11 A Sustainable Place

### **NOF Objective 6 - A Sustainable Place**

To ensure that development within the Northern Olympic Fringe displays the highest levels of sustainable design and reduces the impact of climate change.

#### **Introduction**

**11.1** Minimising climate change and its environmental impacts is a particular challenge in the light of the anticipated growth in the Northern Olympic Fringe, but the scale of the regeneration envisaged in the area in the borough also offers the opportunity to develop holistic sustainability design solutions that showcase high environmental quality.

#### **Consultation Feedback**

**11.2** Consultation undertaken by Urban Practitioner on the Issues and Options, and further informal consultation has highlighted the following concerns in relation to design in the area: ???

### **Policy NOF11 - Reduction of Carbon Emission through Energy Efficiency**

#### **Policy NOF11**

##### **Reduction of Carbon Emission through Energy Efficiency**

Development proposals should follow the Energy Hierarchy of the London Plan with the aim to decrease the overall CO<sub>2</sub> emissions in the following order:

- Using less energy by adopting sustainable design and construction measures;
- Supplying energy efficiently in particular by prioritising decentralised energy generation and Combined Heat and Power technology; and
- Using renewable energy.

The following criteria will apply to the Northern Olympic Fringe:

- a. All new major developments, refurbishments and conversions will be required to provide a Sustainability Assessment;
- b. All new major developments must implement decentralised heat and energy networks, including the potential to link into and expand existing networks; as a minimum requiring developments to be designed to connect to a district heat and energy network in the future;
- c. In line with Mayor's Olympic Legacy Supplementary Planning Guidance, all new major developments are encouraged to achieve a minimum of BREEAM or EcoHomes 'Outstanding' ratings and Code for Sustainable Homes level 6.
- d. Retrofitting of existing buildings for energy efficiency will be encouraged.

#### **Energy Hierarchy**

**11.3** The Council will seek to minimise and mitigate climate change by requiring development to incorporate the three aspects of the energy hierarchy of the London Plan: Firstly reducing the demand for energy (lean option), secondly supplying energy in the most efficient way (clean option) and thirdly using renewable energy sources (green option).

**11.4** The majority of the buildings in Northern Olympic Fringe were built between the mid to late Victorian period to the 1980s, with the addition of some large new developments in recent years. The ageing building stock is a high energy consumer for space heating, and is below compliance with the current Part L of the Building regulations on airtightness and insulation standards. The majority of CO2 emissions in Waltham Forest are emitted from existing residential and commercial buildings. Improving energy efficiency is hence a way by which carbon emissions savings can be made most sustainably, cost effectively and with least amount of visual intrusion.

### Decentralised Energy

**11.5** Decentralised energy, or district heating systems, refers to one or more small power generators that produce and use energy locally and hence run at a greater efficiency rate than centralised power stations. The Waltham Forest Climate Change Strategy has identified decentralised energy as being key to the delivery of carbon reduction in the Borough, and in the Northern Olympic Fringe.

**11.6** Waltham Forest has been working with the London Development Agency (LDA) to investigate opportunities of establishing decentralised energy as part of the London Heat Map tool and is keen to liaise with stakeholders, developers and land owners inside and outside the borough to facilitate the delivery of decentralised energy networks.

**11.7** The density of Waltham Forest's built environment and the lack of large scale renewable energy opportunities together make decentralised energy and Combined Heat and Power (CHP) particularly important for delivering carbon reduction targets in Waltham Forest. CHP combines electricity generation with heat production processes and is therefore a highly efficient way of generating energy.

**11.8** Northern Olympic Fringe has been identified by the Core Strategy as having one of the highest development densities, existing energy demands, and future growth; and as such has been identified as most likely to support the creation of a viable decentralised energy network.

**11.9** There are two major energy centres planned for the Olympic area, one in Kings Yard in the west of the Olympic Park and the other within Stratford City. Both of these systems are confirmed by the operators to have the capacity to expand into the surrounding neighbourhoods, including the Northern Olympic Fringe. Developers will be encouraged to look at how their proposed development integrates, with existing sustainable infrastructure.

**11.10** Given this significant opportunity, new developments will be required to either connect into this energy infrastructure, or at least ensure that the development is constructed to allow future networking opportunities. Decentralised energy infrastructure should also be implemented to enable adaptation to more sustainable fuel sources as they become available in the future. In particular the Council welcomes opportunities to generate heat from waste and encourages developers to explore this opportunity.

**11.11** The Council will work closely with developers and other key stakeholders such as the LDA to determine the optimum energy strategy for the Northern Olympic Fringe.

**11.12** Whilst recognising the benefits that CHP systems provide in terms of achieving carbon emissions and fuel savings, the Council is also aware of the impact that CHP systems have on air quality. These pollutants are of local concern and are controlled under the European Air Quality Directive and the Air Quality Standards (England) Regulations 2007.

### **Code for Sustainable Homes/BREEAM**

**11.13** New developments in the Northern Olympic Fringe will be required to achieve a Code for Sustainable Homes rating or BREEAM or equivalent rating in line with the standards set in the Mayor's Olympic Legacy Supplementary Planning Guidance.

### **Low- and Zero-Carbon Energy Generation**

**11.14** Once a development has been designed to minimise energy demand, a development needs to demonstrate how it can meet its remaining energy needs in a low or zero-carbon way. The draft London Plan requires 25% of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025 and about 5% from renewable energy sources.

**11.15** New developments will also be expected to contribute towards adaptation objectives and provide new open spaces and incorporate design elements such as sustainable urban drainage systems (SUDS), and vegetation. Vegetated surfaces provide local climatic benefits by providing shade, while helping to prevent erosion, ameliorate ambient noise and absorb some pollutants. Living roofs and/or walls will provide important opportunities for improving thermal efficiency and reducing the urban heat island effect, while benefiting biodiversity. Vegetation also helps to slow water runoff and therefore can contribute to reduced flooding.



## 12 A Connected Place

### NOF Objective 7 - A Connected Place

To encourage sustainable transport development, reduce the need for private car travel and provide high levels of accessibility within and outside of the Northern Olympic Fringe.

#### Introduction

**12.1** The ability of Waltham Forest's residents to access employment, leisure and open space opportunities associated with the development of the Olympic Park and the on-going regeneration of the Lea Valley is of crucial importance. Connecting Chingford to the Stratford growth and employment area would not only provide opportunities to carry on the Olympic Legacy but also provide additional journey possibilities to destinations such as Canary Wharf on the DLR and a strategic link to the orbital Overground network via the north London line. Equally, the Hall Farm Curve would make it easier for people to access the Lea Valley Regional Park and Epping Forest.

**12.2** Furthermore, reducing existing issues in terms of accessibility and connectivity in the area will be very important to improving the attractiveness of the Northern Olympic Fringe as a place to live.

#### Consultation Feedback

**12.3** Consultation undertaken by Urban Practitioner on the Issues and Options, and further informal consultation has highlighted the following concerns in relation to transport and connections in the area:

- Severance caused by the A12 and the train lines is an issue and it causes a barrier between the study area and the regeneration happening as part of the Olympics.

- There is a need to maintain links to centres in surrounding boroughs.
- There was explicit support for improvements to linkages and for public realm improvements.
- There was general concern about traffic impacts from the scale of the proposed development.
- There was support for physically linking into the Olympic Park and the Legacy area.

### Policy NOF12 - Chingford to Stratford Line

#### Policy NOF12

##### Chingford to Stratford Line

The Council, working with TfL, Network Rail and other partners, will facilitate the delivery of the reinstatement of the Chingford – Stratford line and the re-opening of Lea Bridge Station.

##### Leyton as a Key Movement Hub

New developments in Leyton should:

- a. Provide reduced levels of car parking spaces in areas of high transport accessibility;
- b. Contribute to car club parking spaces throughout the town centre;
- c. Consider opportunities for creating better access to the Olympic Park and its Legacy, such as the development of a direct pedestrian and cycle footbridge, further south of Ruckholt Road, from Leyton Mills to Eton Manor;
- d. Improve pedestrian connections and minimise the risk of conflicts between various road users;

- e. Where appropriate contribute to the potential redevelopment of Leyton Station to better integrate it with the local area;
- f. Require cycle parking in all developments.

### Improving Local Connectivity

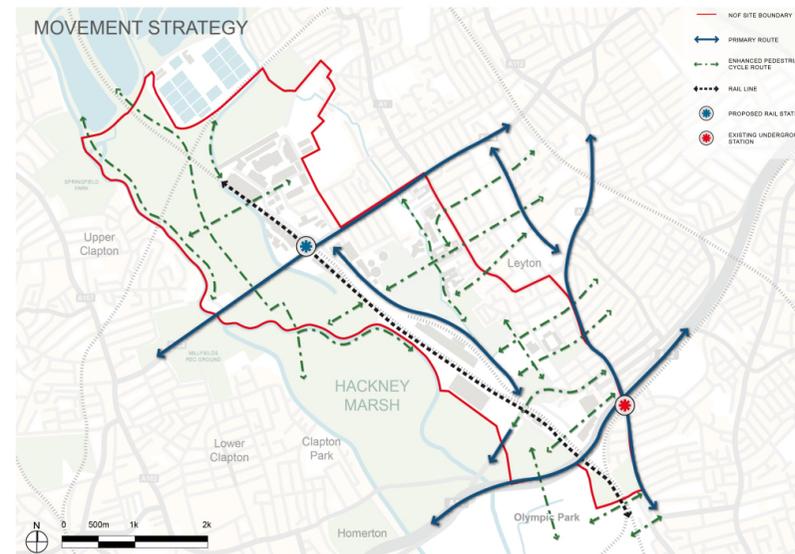
12.4 The Council will support proposals that:

- a. Promote a reduction in existing levels of severance in the Northern Olympic Fringe by connecting into the Olympic Park and the existing street network;
- b. Improve the street network, particularly in areas with poor permeability and movement including around the Ruckholt Road Junction;
- c. Improve visual and physical access to the Lea Valley Walk and the Lee Valley Park;
- d. Recognise the value of the waterways in the area as key movement links through new pedestrian and cycle connections;
- e. Improve accessibility to low PTAL areas such as Lea Bridge; and
- f. Promote a mix of uses to reduce the need to travel.

### Chingford to Stratford Rail Link

12.5 The ability of the area's residents to access employment, leisure and open space opportunities associated with the development of the Olympic Park and the on-going regeneration of Stratford is of crucial importance. Connecting Chingford to the Stratford growth and employment area would not only provide opportunities to carry on the Olympic Legacy but also provide additional journey possibilities to destinations such as Canary Wharf on the DLR and a strategic link to the orbital Overground network via the north London line. Equally, the reinstated Chingford – Stratford line would make it easier for people to access the Lea Valley Regional Park and Epping Forest. The

re-introduction of the Hall Farm Curve, a short stretch of tracks linking the Chingford to Liverpool Street route to the Coppermill Junction to Stratford Line, and re-opening of Lea Bridge Station are key transport infrastructure schemes, which will stimulate and facilitate growth in the borough and the sub-region. Network Rail is considering the proposal, which would see all London to Chingford trains diverted via Stratford. The operator, National Express East Anglia has expressed no objection to the proposal.



12.6 The re-opening of Lea Bridge station would allow the residents of the Lea Bridge area to tap into the opportunities inherent in the Olympic Park and Stratford city developments.

### Leyton as a Key Movement Hub

12.7 Leyton station is currently constrained in terms of access and already operates at full and sometimes over capacity. Access from Leyton High Road requires more space to provide a safer and higher

quality entrance. Improvements are planned at Leyton Midland Road station and this could substantially improve the quality and role of the associated retail centre.

**12.8** The primary objective of Leyton Mills and Leyton High Road projects is to radically improve linkages between the station interchange and the town centre including the high street. Proposals coming forward as part of the Leyton Links work will see the widening of parts of Leyton High Road to improve conditions for walking and cycling in Leyton Town Centre.

**12.9** The Northern Olympic Fringe area is well located strategically, with Leyton Tube station providing a high level of accessibility into central London. The proximity to Stratford Regional and International Stations provides strategic transport interchanges with a wide range of rail connections regionally and to a few destinations in Europe.

**12.10** The area is also well connected into the road network with the A12 providing access to Greenwich and up to Essex and beyond. The area is also well served by bus routes, and new bus links and upgrades, particularly of the number 97 bus, will be provided as part of the Olympic Park development. In terms of walking and cycling, the Lea Valley Walk runs down along the edge of the study area and provides connections both north and south. The Northern Olympic Fringe area also has cycle lanes on most road.



### **12.11 Improving Local Connectivity**

**12.12** While strategically well connected, there are some areas in the Northern Olympic Fringe that experience very poor connections to surrounding neighbourhoods and communities. In particular, a number of physical barriers, such as railway lines, roads, and waterways reduce connectivity into the Olympic Park.

**12.13** Furthermore, the Lea Bridge area has poor accessibility to public transport. New developments should seek opportunities to improve accessibility through the implementation of walking and cycling measures and improvements to public transport. The lack of operation at Lea Bridge station is a concern, and opportunities to re-open this should be promoted.

**12.14** Modelling of current London Plan growth assumptions as part of the Olympic Legacy Supplementary Planning Guidance, suggests that highway congestion along the A12 and other local roads is expected to increase. Given that this document promotes a higher level of growth than that which is outlined in the London Plan, there is significant cause for concern. As such, new developments should comply with the requirements of the LDF Core Strategy and Development Management Policies to reduce car dependence, and well connected sites within the Northern Olympic Fringe should be car free.

**12.15** Throughout the Northern Olympic Fringe area there are problems with the walking environment often associated with narrow streets. A particular problem has been identified outside Leyton tube station where the footway is extremely narrow. Scope for widening the path is limited due to the fact that the access is on a road bridge over the Tube line and A12. General 'streetscape' issues have been identified as problematic in the area. Problems include graffiti, litter and poorly maintained frontages. A poor streetscape can have a negative impact on the walking environment.

**12.16** The area has a significant amounts of potentially walkable and cycleable trips – trips that are currently made by other means but could reasonably be walked or cycled all the way. This is another indication of the existing poor local connectivity and how the built environment discourages these sustainable forms of transport.



**12.17** The Council recognises that land use patterns, including the location, type, mix, and intensity of use, strongly influences the travel patterns of the people living, working, or visiting a development. It therefore determines how many trips a development attracts and by what mode. The Council will therefore promote mixed use developments, which reduce the need to travel, and it will encourage developments at locations that either minimise distances or are highly accessible by sustainable modes. Careful consideration of the location of new development combined with a 'town centre' emphasis to land use planning can have positive impacts on attempts to make travel more sustainable.

**12.18** The availability of parking spaces is a key determinant of mode choice and car usage. In order to minimize travel by car and encourage the use of sustainable transport modes instead, the Council anticipates to manage parking carefully and effectively throughout the borough.



## 13 A Community Place

### NOF Objective 8 - A Community Place

To support the Northern Olympic Fringe in creating healthy communities through the adequate provision of educational, community and leisure facilities and services that are accessible to everyone.

#### Introduction

**13.1** The provision of social infrastructure is essential to the health and wellbeing of a community, particularly one that is projected to grow in population and density significantly.

**13.2** The Council defines social infrastructure as the following services and facilities:

- Educational facilities including early years education, primary education, secondary education, further education, adult learning (refer also to DM20)
- Health services including primary health and secondary health;
- Sports and Leisure facilities including swimming pools, sports halls and outdoor sports spaces;
- Libraries;
- Community Space and Faith Facilities;
- Meeting rooms and halls;
- Pubs.

#### Consultation Feedback

**13.3** Consultation undertaken by Urban Practitioner on the Issues and Options, and further informal consultation has highlighted the following concerns in relation to infrastructure and community facilities in the area:

- The impact of additional residential development on local infrastructure and facilities was a worry for many.
- It was hoped that the proposals could bring forward investment into community facilities, particularly sports and social activities, and help meet the needs of younger and older age groups.
- Pubs and other 'soft' community gathering places are being lost in the stud area.

#### Policy NOF13 - Social Infrastructure

##### Social Infrastructure

Where a new development creates unmet demand, the Council will require contributions for the delivery of such infrastructure, as outlined in the Council's Section 106 Supplementary Planning Document.

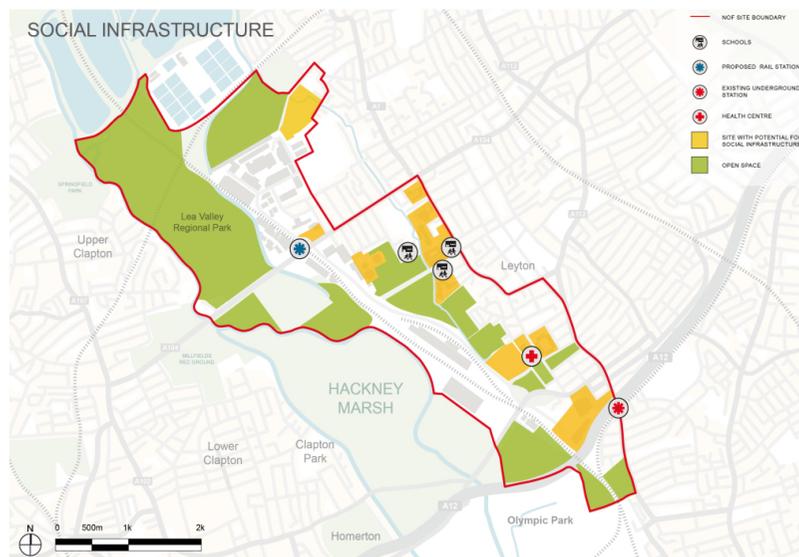
The redevelopment of existing community, facilities will only be permitted if it can be demonstrated that:

- a. The use is no longer needed or an equivalent use can be replaced at an alternative site with an equal or improved level of accessibility;
- b. The locational requirements for the facility are not met;
- c. The facilities need updating which cannot be achieved at a reasonable cost; and/or
- d. Alternative provision of equivalent benefit to the community is made.

## Secondary School

The Council will work with its partners to consider the provision of a new secondary school in the Northern Olympic Fringe area. Should such a facility be proposed, it should:

- Be provided in a site well served by public transport;
- appropriate to meet local needs;
- Provide the scope for the provision of shared community facilities of wider public benefit; and
- Be a high quality, well designed, modern and energy efficient building.



**13.4** Provision of the necessary social infrastructure in tandem with population growth is a key requirement of successful place shaping and place making. The scale of development sites coming forward as part of this AAP will put pressure on the existing social infrastructure within the area.

**13.5** While significant new provision will be coming forward as part of this growth associated with the LMF and Stratford City, at this time this new provision will meet the requirements of the new population within that area and will not provide extra capacity Waltham Forest. It is noted that regional open space and sport facilities will be equally accessible for residents of Waltham Forest as residents living within the LMF area, and as such these are seen as a resource that residents of the Northern Olympic Fringe will be able to utilise. Furthermore, the Stratford Academy all form entry school will be an important facility for both Stratford City residents and Leyton residents given its location on the boundary between the two areas.

**13.6** This document sets out the infrastructure that needs to be provided to meet the needs of growth and change in population. The following list of infrastructure has been highlighted as key given the phased growth projected over the lifetime of the plan by the Council's Strategic Infrastructure Plan (URS, 2009).

### 2011 - 2016

- Primary School - 3FE
- Child Play Areas - 3
- Health - provided through the polyclinics programme or other health programme.

### 2016 -2021

- Primary School - 3FE
- Secondary School - 4FE
- Sports Hall - 1

- Child Play Areas - 20
- Community Facility - 1

2021 - 2026

- Child Play Areas - 14

**13.7** Furthermore, provision of open spaces is seen as adequate given the new parks and facilities available through the Legacy Masterplan Framework, however new developments should contribute to the enhancement of the Northern Olympic Fringe's local spaces.

**13.8** To ensure that land is made available for this purpose and funding can be planned, this Area Action Plan has sought to highlight sites that could be appropriate for the location of social infrastructure. These are shown in figure x. The location and design of new facilities should also help integrate existing and new communities.

**13.9** Community infrastructure that relies on good access for the community should be focused on accessible centres such as around Leyton High Road and in the centre of Lea Bridge.

**13.10** Other community facilities would be expected to come on stream as proposals are built out and delivered through a tariff system, section 106 agreements (in line with regulation 122 of the Act) to ensure a balanced approach. Careful consideration of detailed phasing issues will be important as development proposals come forward.

**13.11** New development that creates unmet demand will be required to make provision for improved or additional social infrastructure provision to support population growth. In particular, the educational and health needs of the local area will be in increasing concern as the population grows. It is expected that proposals for new development will be accompanied by a Social Infrastructure audit providing an assessment of the existing capacity in the system and how any demand created by the new development will be catered for.

**13.12** There has been concern from residents about the loss of informal gathering places that provide a community function such as pubs. A prime example of this is the corner pubs that occur throughout the study area. The communities of Leyton and Lea Bridge are all populated by corner pubs, many of which have continued to trade successfully over many years. These pubs were established as part of the planned urban fabric as the Victorian terraced streets were built. Many provide an attractive decoration to the street scene and support local activity. Therefore, the Council will also resist the loss of local pubs that serve a community role (for example by providing space for evening classes, clubs, meetings or performances) unless alternative provision is available nearby or it can be demonstrated to the Council's satisfaction that the premises are no longer economically viable for pub use.

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## 14 Implementation Framework

**14.1** This Implementation and Delivery Section outlines how the Northern Olympic Fringe Area Action Plan will be delivered over the lifetime of the plan. It is recognised that the plan is only as beneficial as it is achievable. As such, deliverability is one of the key aspects of a sound Area Action Plan. The policies set out in the previous sections provide the enabling mechanisms to implement the strategic objectives, and the Council is committed to a successful and continued plan for implementation and delivery.

### Tariff

**14.2** The Government believes there is a need for developers to contribute further to the provision of infrastructure and that the current means of doing so through planning obligations (under Section 106 of the Town & Country Planning Act) provides only a partial means of claiming the necessary contributions required for infrastructure growth. It is understood that a tariff mechanism will be required by the Government as a means of charging on most forms of development. The Council will be doing work before the Submission version of this document to develop a tariff charging mechanism specific to the Northern Olympic Fringe area. In setting these rates, Waltham Forest will be considering various factors, including the potential effect of the tariff upon the economic viability of development in the area.

### Mayoral Development Corporation

**14.3** In June 2010 the Mayor announced proposals to reform the Olympic Park Legacy Company as a Mayoral Development Corporation (MDC) that would report directly to him, and thereby be democratically accountable to Londoners. GLA and Government are currently working to assess and define the detail of these proposals. Any such change would require primary legislation and in the interim current administrative arrangements will continue.

### Delivery Partners

**14.4** In the spirit the principles of Totalplace, the Council will be working closely with its partners to deliver essential infrastructure, and will be looking to combine and co-locate infrastructure where it allows for cost savings. The list below identifies some of the other agents that will help bring forward proposed development and infrastructure in the Northern Olympic Fringe area:

- Greater London Authority Group
- Highways Agency
- Network Rail
- The Environment Agency
- English Heritage
- British Waterways
- Natural England
- Waltham Forest Primary Care Trust
- Metropolitan Police Authority
- Private landowners
- Developers



## 15 Monitoring



