

Lea Bridge Area Framework



Engagement Feedback Summary Report
Phase 2
July 2022

Introduction

This document provides a summary of responses and activities as a part of the second phase of public engagement on the Lea Bridge Area Framework which ran from November 2021 to January 2022.

The aims of this engagement were to:

- Continue to work with the community to shape the Framework together
- Get feedback on 5 early guiding principles which aim to reflect the key priorities for the area. These were inspired by the responses from Phase 1 of engagement
- Get local people to prioritise a range of potential projects which aim to deliver some of the key priorities for the area. These were inspired by the responses from Phase 1 of engagement
- Involve as many local people as possible
- Offer a range of ways for people to get involved
- Ensure feedback is representative of the local area



What is the Lea Bridge Area Framework?

The London Borough of Waltham Forest’s Draft Local Plan identifies Lea Bridge as a Strategic Location, where a significant increase in housing, including affordable homes, local jobs and community infrastructure is expected over the next 15 years.

The aim of the Lea Bridge Area Framework is to help create a fairer and more equal 15-minute neighbourhood and realise local benefits of potential development and investment. This includes new play space and open space improvements, climate adaptation initiatives, health facilities, community spaces and social infrastructure.

Key aims of the framework:

Developing a shared vision:

- More opportunities to engage with local communities about the future of the area

Coordination of new development:

- Better coordinated investment opportunities locally

Prioritising and unlocking funding:

- To provide an evidence base for identifying and securing funding to support more equal investment in the local area

The Framework aligns with the Council’s emerging Local Plan and Site Allocations as well as wider Economic Recovery work responding to the impact of Covid-19, the Council’s ongoing preparation of an action plan to address the recommendations of the Climate Emergency Commission, and the Council’s “Public Service Strategy” with its four key themes:

- 1 Connecting People with Jobs**
- 2 Confidence in Our Future**
- 3 Safe and Healthy Lives**
- 4 Our 15min Neighbourhood**

The Framework Area

The Lea Bridge Area Framework is centred around Lea Bridge Station in the South West of the Borough. It covers an area of approximately 15 minute’s walking distance from the station and includes parts of the neighbouring Lee Valley Regional Park as well as Lea Bridge’s industrial estates, residential neighbourhoods and the shops and high street businesses on Lea Bridge Road. The area includes a number of potential development sites as outlined in the Council’s Draft Local Plan Part 2: Site Allocations (LBWF, 2021) document and covers two strategic locations of Lea Bridge and Low Hall.



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What has happened so far?

Phase 1 Engagement

Before the first phase of engagement on the Area Framework in Summer 2021, the Council went through a process of summarising feedback from previous engagement events in the area over the last 5 years. This formed a useful starting point for discussions on the Framework and was built upon to form an evidence base for the first phase of engagement.

We held our first phase of public engagement on the Lea Bridge Area Framework in July 2021 where we asked people to tell us their priorities for future investment, development and regeneration in Lea Bridge.

This included three in-person drop in engagement events and an online survey to help gather feedback. We asked people to share their knowledge about the area and tell us their priorities for future investment in Lea Bridge based on five different themes.

Five themes:

- 1** Community Facilities and Social Infrastructure
- 2** Industry, High Street Businesses and Shops
- 3** Transport, Walking and Cycling
- 4** Open Space and Environment
- 5** Heritage, Character and Culture

The feedback from this phase, along with our own baseline research and analysis of previous consultation informed the early ideas for the framework and the Phase 2 engagement.

Read the Phase 1 Engagement Summary report to find out more:
talk.walthamforest.gov.uk/leabridgeframework



What did we do?

Phase 2 Engagement in Stats

We have provided an overview of some of the activities and responses received as part of this engagement below.



November 2021 - January 2022

Period of engagement



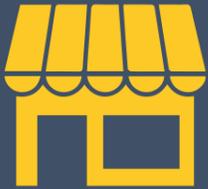
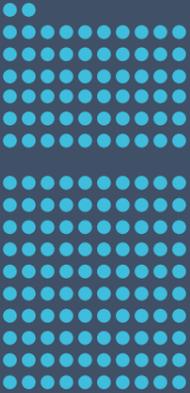
1
Resident drop-in event



4
One to one meetings with local community groups



267
Online survey responses



1
Business drop-in event (Markhouse Corner businesses)



19,956
People reached within a 1 mile radius of Lea Bridge Station with online adverts



2
Digital Council newsletters sent to subscribers



2
Workshops with local young people



200+
Flyers distributed



How did we engage?

Focused outreach

Communications were sent out through the Council's communications channels to make residents, businesses and other stakeholders aware of the project and invite them to participate.

We contacted a number of local community groups to spread the word among their networks and set up focused meetings with some of these organisations. It was very important that we sought to include a diverse range of voices as part of this process.

This included reaching out to local schools, youth groups, faith centres, cultural groups as well as other organisations.

We held meetings with representatives from:

- Potter's House Church
- Nigerian Community in Waltham Forest
- Argall BID
- East London Waterworks Park

Workshops with young people

We held two workshops with local secondary school students to gather some initial feedback on the types of places they spend time in and their ideas on other spaces and activities they would like to see in Lea Bridge for young people.

This feedback is helping to shape our early thinking around outdoor spaces for young people in the area.

Drop-in events

A public drop-in exhibition was held on Saturday 4 December at Lea Bridge Library. Copies of the Phase 2 engagement boards were displayed at the event and council officers were on hand to chat through the early key principles and project ideas. A feedback form was provided for people to complete at the event or take away and email back to us.

A drop-in event was also held for Markhouse Corner businesses on Wednesday 1 December at Patchworks. This included a photography exhibition of local business owners as a part of the Council's Choose Local Lea Bridge campaign. Copies of the Phase 2 engagement boards were also displayed at the event and council officers were on hand to chat through early key principles and project ideas.

Online engagement

A dedicated Lea Bridge Area Framework page was developed on the council's website along with an online survey. The survey was promoted widely via:

- Paid for and organic social media posts
- Council digital newsletters
- Flyers
- Emails to local community groups



Who did we speak to?

Online survey responses

267 people who answered the online survey chose to share demographic data with us. We monitor this data in order to make sure we are speaking to people who represent the local area. The results of the online demographic data shown on this page highlights some potential limitations in outreach. In comparison to ward averages there were fewer respondents in the younger age categories and the number of Asian/Asian British and Black/Black British respondents were also lower than the borough average.

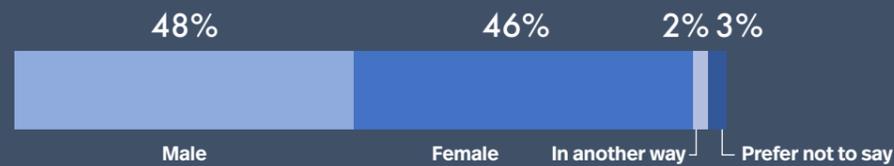
Focused outreach

As a result, we have also been in contact with local people to arrange in-person feedback sessions. It was very important that we sought to include a diverse range of voices in this process. We contacted a considerable number of local community groups to spread the word among their networks and set up focused meetings with some of these organisations. This included reaching out to local schools, youth groups, faith centres and cultural groups.

We will continue our outreach to ensure that local people of different ethnicities, ages, abilities and genders are represented as the Framework projects progress.

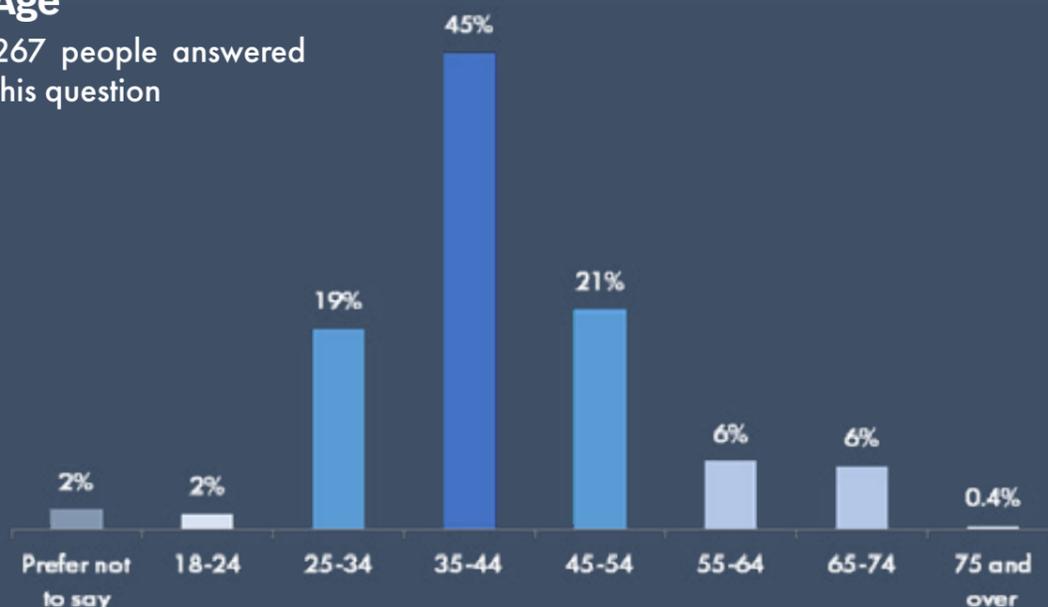
Gender Identity

265 people answered this question



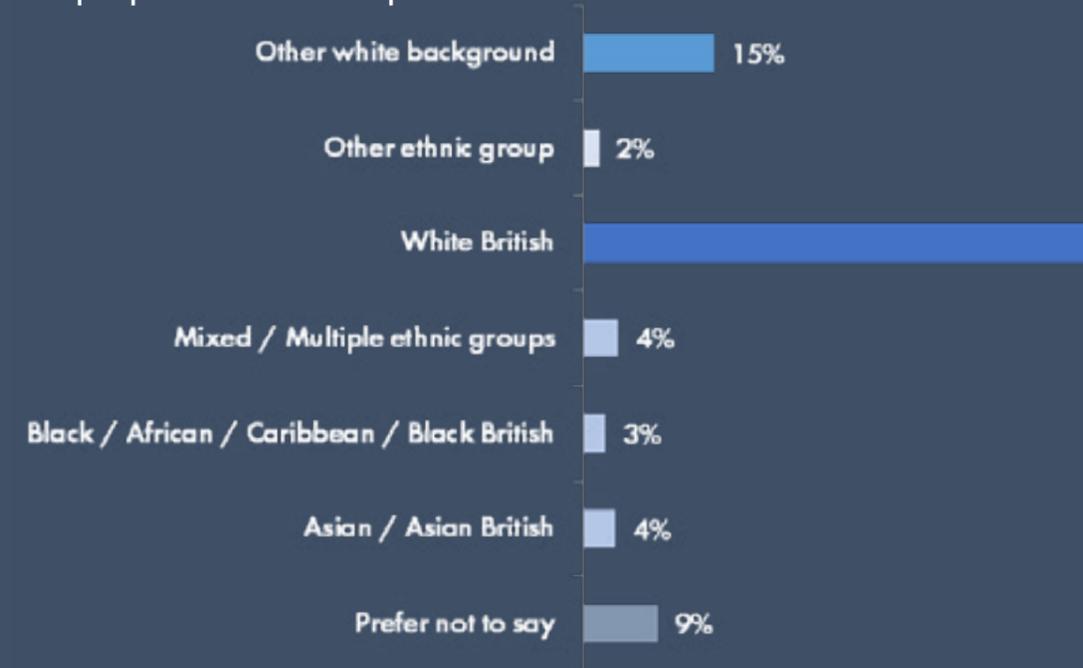
Age

267 people answered this question



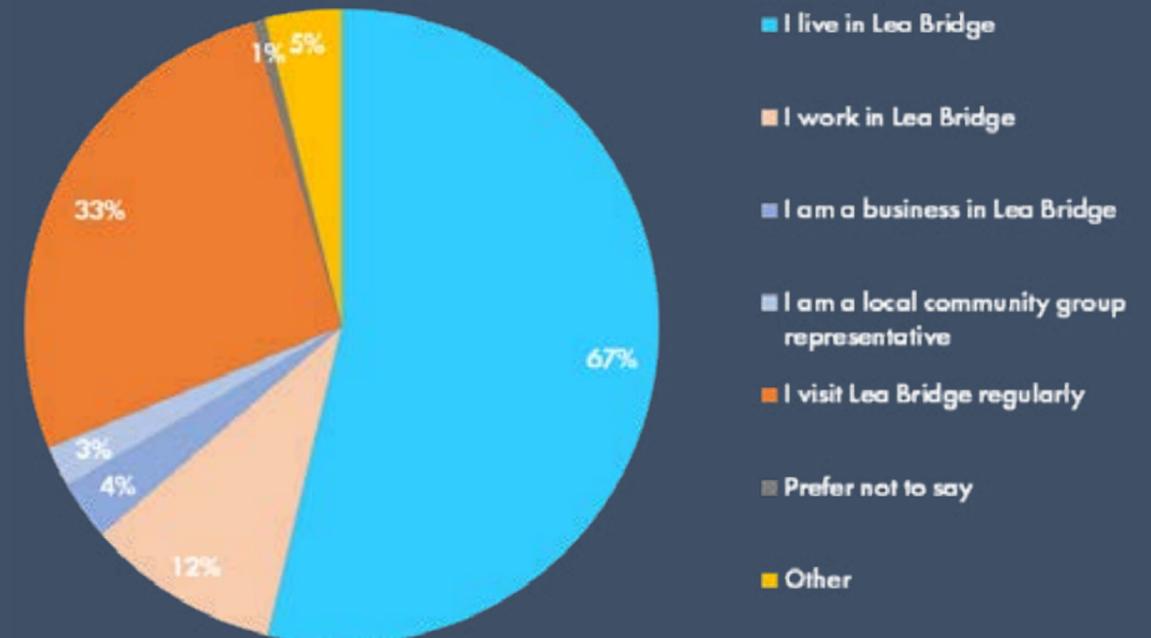
Ethnic Background

267 people answered this question



Relationship with Lea Bridge?

267 people answered this question and were allowed to select more than one answer



Survey findings

Survey methodology

The results presented in this section summarise the 267 individual responses received as part of the online survey.

The survey included ranking, rating and open ended questions. No questions were compulsory, allowing users to skip any questions they did not wish to respond to.

Ranking questions

We asked respondents to rank in order of importance which potential projects they thought should be prioritised. To enable a clear understanding of the most important projects, they could not be ranked at the same level of importance.

The results of the ranking questions presented in this report are illustrated graphically and show the percentage of people who ranked each project from the most important (1) to the least important (4, 5 or 6 based on the number of projects proposed).

Multiple/rating questions

Other questions asked respondents to rate the draft guiding principles. This style of question allows for an easier interpretation of data and gives a clearer understanding of how much each principle could be supported in comparison to others. The results of multiple choice and rating questions presented in this report are illustrated graphically and show the average rating of the total responses received.

Open ended responses

A potential limitation of ranking/rating questions is that it gives the respondent less chance to express more complex opinions or provide alternative feedback. Pre-determined options can also include potential bias from the person or persons who designed the survey. Therefore, multiple choice or ranking questions were designed to be followed by open ended responses. This gave respondents a chance to expand on their answer or provide additional ideas beyond those presented within the engagement

material.

Although open-ended responses often contain more meaningful insight, they are harder to interpret and the responses can be difficult to summarise, particularly for a larger data-set. A representative selection of open-ended responses has been included within this report, which attempts to summarise the answers received for each question. The presented comments represent direct quotes from respondents, but in some cases the responses have been reduced to save space and certain grammar or spelling corrections have been made to aid clarity.

Whilst not every comment could be represented in this summary report, all have been considered as part of producing the Area Framework.



Guiding Principles

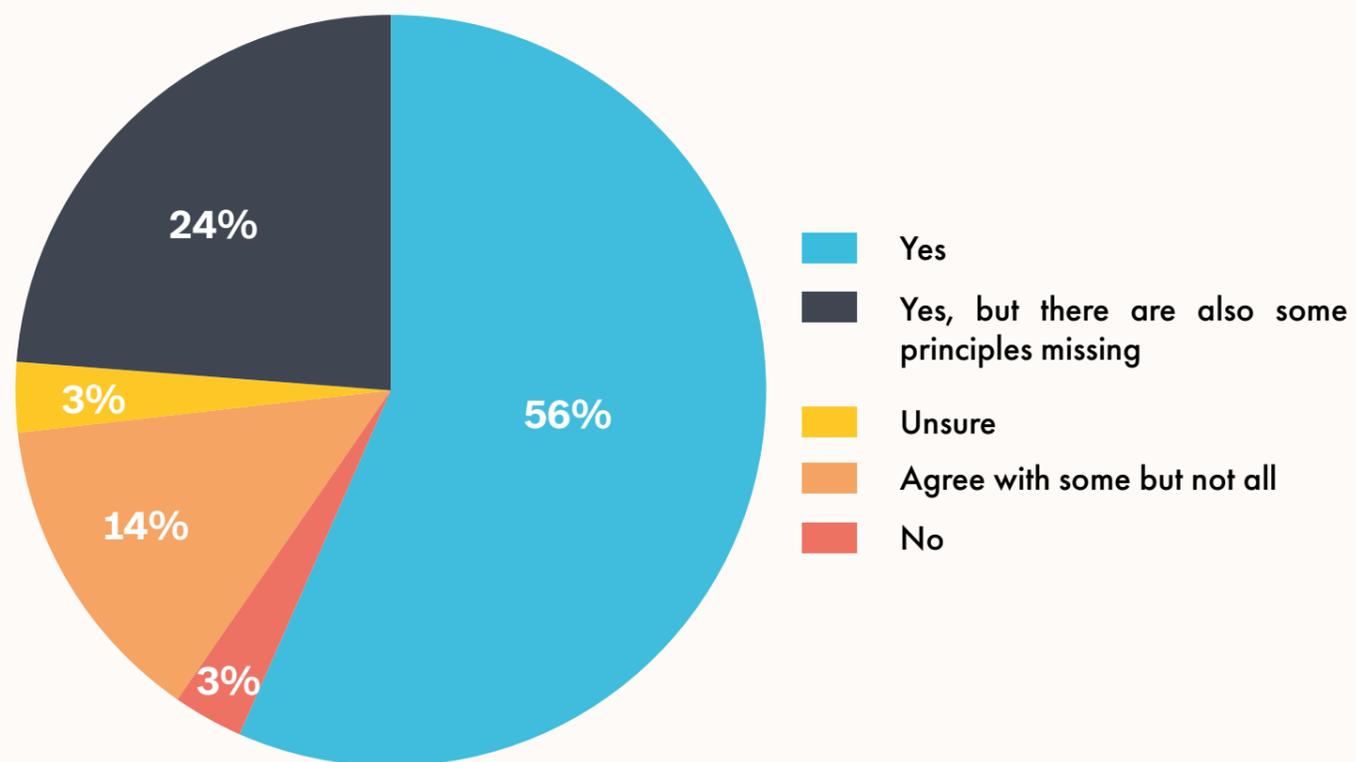
The first section of the survey questions asked respondents for feedback on a set of 5 guiding principles which aim to reflect the key priorities for the area.

80% of respondents agreed overall with the five guiding principles or agreed but had suggestions for other important themes that might be missing.

Respondents were asked how far they agree or disagree with each of the individual guiding principles. All principles scored highly, with 80%+ of respondents agreeing or some what agreeing with each.

Do you agree overall with the five initial guiding principles we have suggested as a part of the draft framework?

265 people answered this question



24% of people answered 'Yes but there are also important guiding principles missing'

Respondents were asked to suggest any other important guiding principles we may have missed if they answered this way. The key themes that came out of respondents suggestions have been summarised below:

Key themes:

Transport

Thinking about public transport, motorised transport and congestion

Stewardship

Maintaining and looking after new & existing spaces and making the most of the area's existing assets

Inclusion

Projects that are inspired by and representative of the whole local community

Sustainability

More reflection on sustainability in the proposed projects

Safety

Improving feelings of safety in Lea Bridge

Play

Thinking about spaces for young people in the area



'Yes but there are also important guiding principles missing'

A selection of responses from those who provided suggestions

It's important that local businesses and community projects and spaces are kept local and predominately led by members of the community

There should be a separate principle dedicated to play and child-friendliness

More pedestrian spaces

A low carbon, low traffic neighbourhood

Equity and equal opportunity

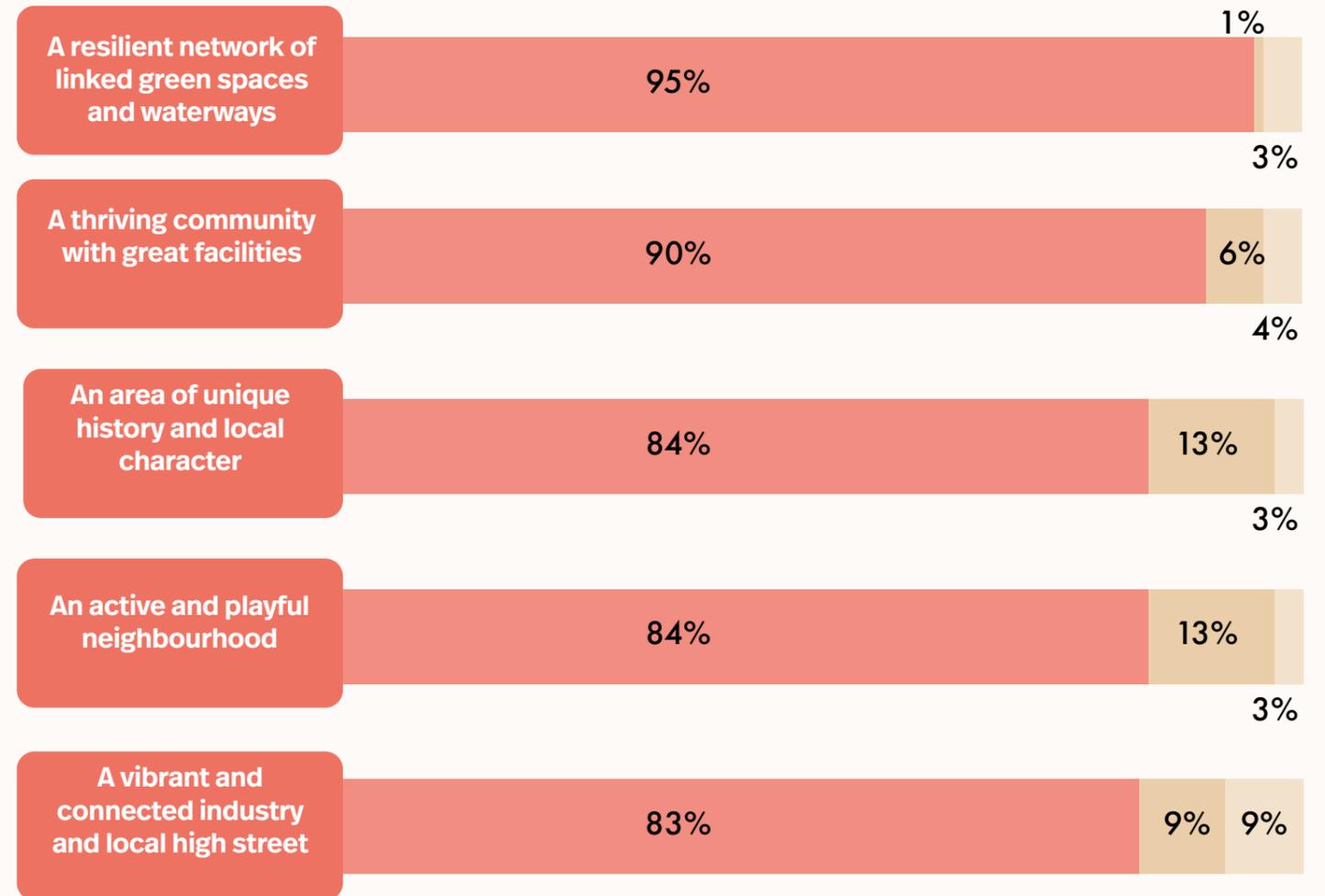
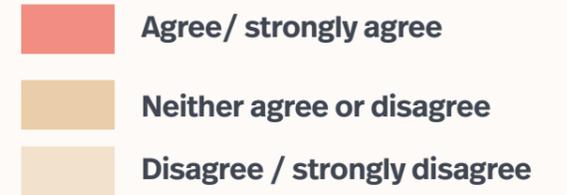
A clean, green community - where clean air and net zero choices are firmly supported

Crime free- reducing things such as fly-tipping, damage, litter, bike theft



Please let us know how far you agree or disagree with each of these principles

265 people answered this question



How has this informed the Framework?

We have used this feedback to refine the current guiding principles and objectives presented in the framework document. The guiding principles have been adjusted to include greater emphasis on transport and play and objectives have been adjusted to greater reflect themes of safety, inclusion, stewardship and sustainability.

We also held additional workshops with local schools, businesses and community groups to gain a wider understanding on these topics from a range of perspectives.



1

A Resilient Network of Linked Green Spaces and Waterways

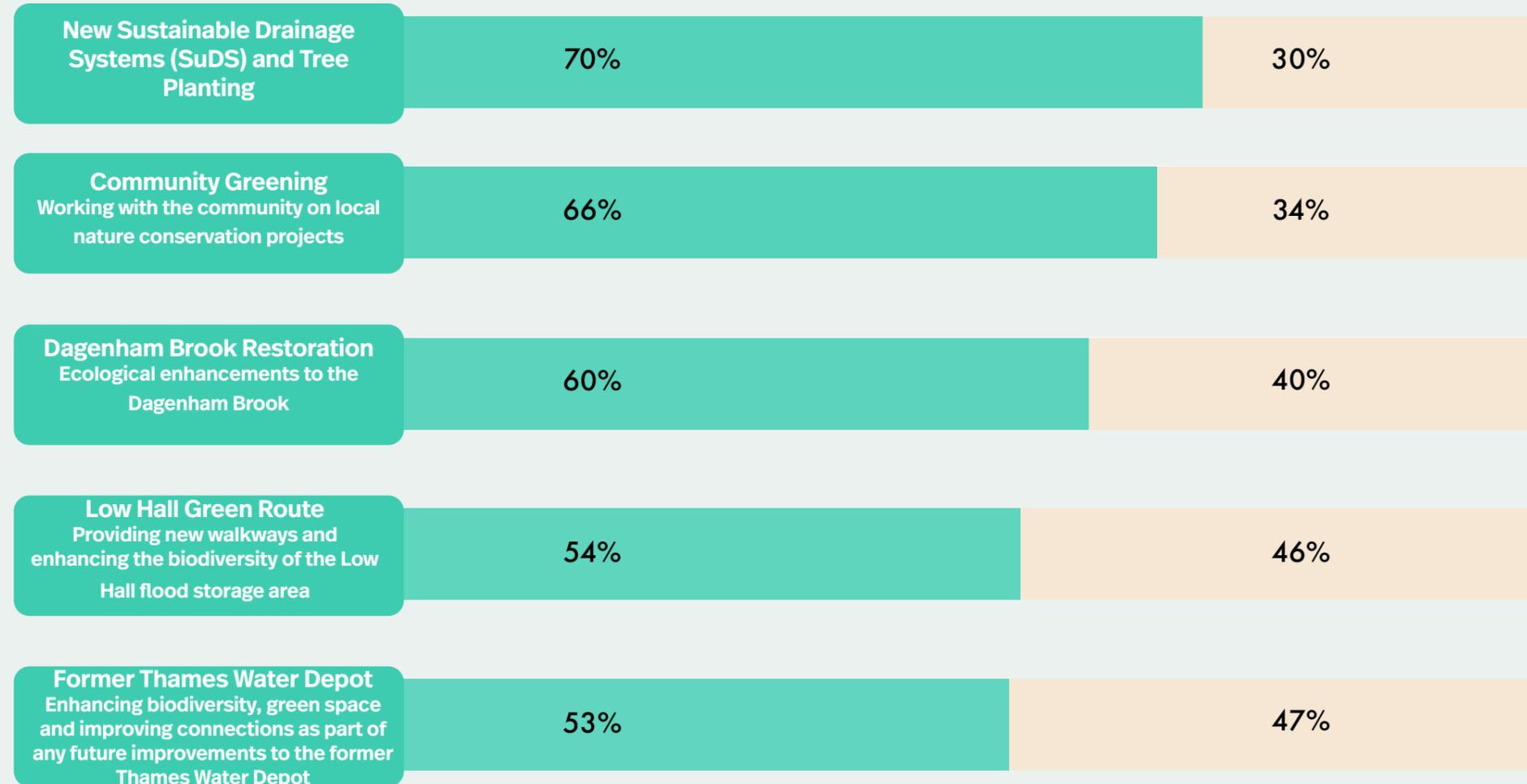
This section of the survey asked people to feedback on a range of projects which aim to enhance and protect Lea Bridge's green open spaces, waterways and natural habitats.



Which potential projects linked to this guiding principle do you think should be prioritised? Please rank in order of importance with 1 being the most important to you.

259 people answered this question

The graph compares the percentage of respondents who ranked each project as 1, 2 or 3 (the top ranked projects)



Legend:
■ % of people who ranked project as 1, 2 or 3 (more important)
■ % of people who ranked project a 4 or 5 (less important)



Do you have any other comments or project ideas you would like to suggest that are linked to this guiding principle?

96 people answered this question

Key themes:

The key themes and comments that came out of respondents suggestions have been summarised below:

- References to East London Waterworks Park and wild swimming
- Improving safety in green spaces
- Improving air quality and pollution levels
- Improved/ safer cycling links
- Prioritising green space over development
- Protecting existing green spaces
- Sensitivity to the wetlands and marshes
- The care and maintenance of trees
- The need for a greater focus on climate change
- Increased planting and greening
- The importance of managing flood risk

A selection of responses from those who provided comments or suggestions

There is no indication here of which project would have the greatest carbon-footprint

The Pavilion in the park is very under used and would be a great space to link the community together with workshops and free classes

Better, greener links from Markhouse Road to the marshes through the industrial estate

Along with drainage systems, improved flood defences would be helpful for the future in this high flood risk area

All the existing green spaces need to be protected as a priority

Let's get the Dagenham Brook sorted out!

The East London Waterworks Park project is a perfect fit for nature conservation, improving biodiversity, and building a vibrant, inclusive space for the community

While it's very important to improve the listed spaces, it's just as important to protect other green spaces that are at risk

We need to ensure the community are involved along the way, opportunities for local people to lead and volunteer will give them a sense of ownership

2

A Thriving Community With Great Facilities

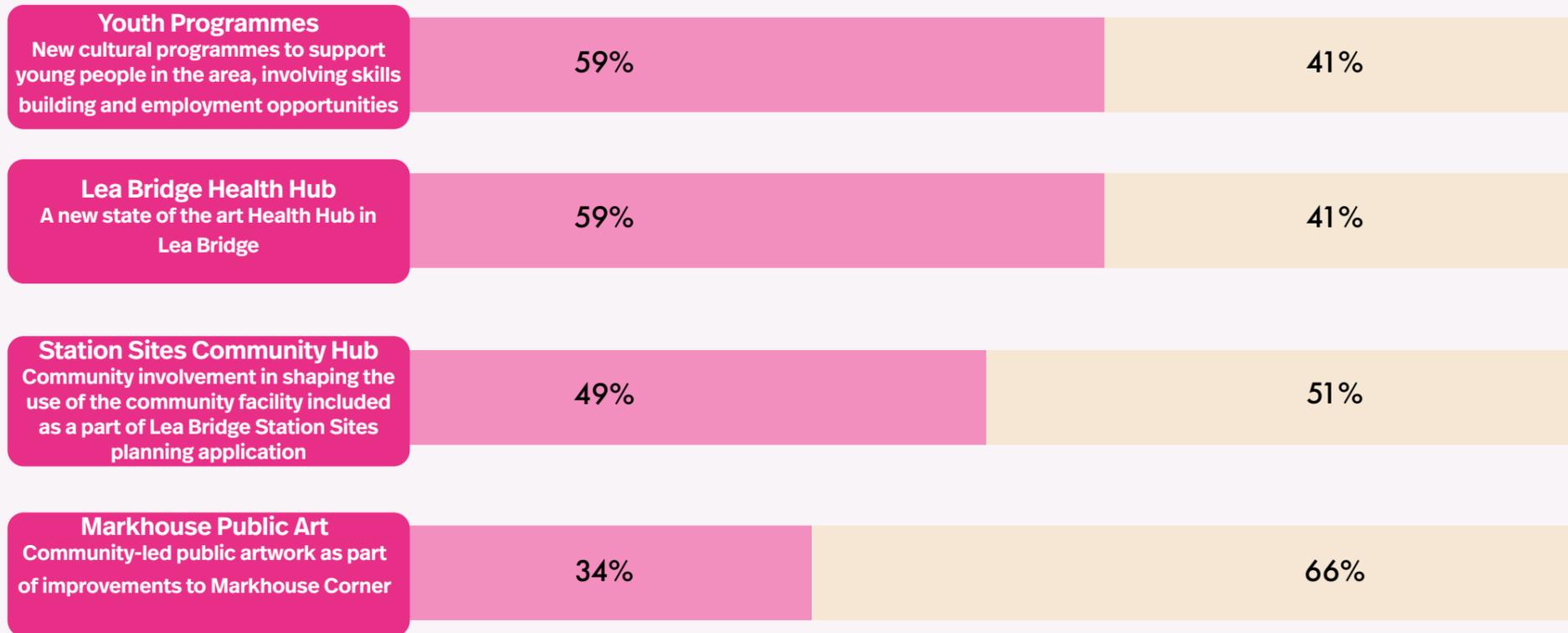
This section of the survey asked people to feedback on a range of projects which aim to provide new and enhanced community spaces and facilities to meet the needs of existing and new communities in Lea Bridge.



Which potential projects linked to this guiding principle do you think should be prioritised? Please rank in order of importance with 1 being the most important to you.

259 people answered this question

The graph compares the percentage of respondents who ranked each project as 1 or 2 (the top ranked projects)



■ % of people who ranked project as 1 or 2 (more important)

■ % of people who ranked project as 3 or 4 (less important)



Do you have any other comments or project ideas you would like to suggest that are linked to this guiding principle?

96 people answered this question

Key themes:

The key themes and suggestions that came out of respondents comments have been summarised below:

- The existing limited offer for local young people
- Supporting disadvantaged families and communities
- The importance of the health hub
- Space/facilities/ projects to improve physical and mental health
- Publicising opportunities for local people
- The need for spaces and projects that are inclusive
- Patchworks as an important community space
- The need for more imaginative & community focused art projects
- Improving the public realm to encourage people to spend more time in the local area

A selection of responses from those who provided comments or suggestions

Using existing buildings as community hubs for activities

I think there could be more imaginative & community focused art projects than a public artwork at Markhouse Corner

Projects to support disadvantaged families/ communities

The teenagers need a centre with proper facilities as well as a skate park they are overlooked

A health hub is urgent

Facilities for children and young people

It's really important the young people who grew up in the area have the opportunity to bond and play with children and young people who are new to the area

Patchworks on church road is already a thriving community hub

Street art like in other areas of the borough to make shop fronts/ other areas look more attractive. In particular around the junction of Markhouse & Lea Bridge

3

A Vibrant Industry and Local High Street

This section of the survey asked people to feedback on a range of projects which aim to:

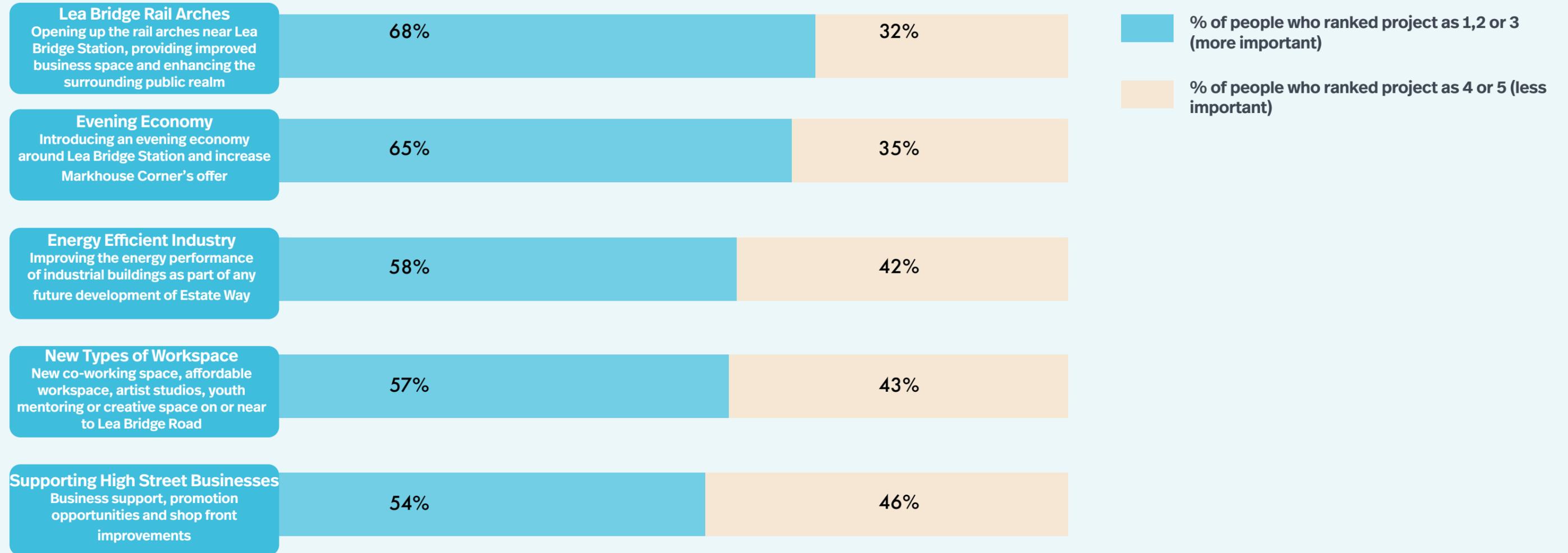
- Encourage the creation of a vibrant and connected centre around Lea Bridge Station
- Complement the existing high street on Lea Bridge Road, Markhouse Corner and the industrial areas
- Support existing businesses
- Deliver additional jobs



Which potential projects linked to this guiding principle do you think should be prioritised? Please rank in order of importance with 1 being the most important to you.

259 people answered this question

The graph compares the percentage of respondents who ranked each project as 1, 2 or 3 (the top ranked projects)



Do you have any other comments or project ideas you would like to suggest that are linked to this guiding principle?

51 people answered this question

Key themes:

The key themes and comments that came out of respondents suggestions have been summarised below:

- The type and variety of shops available
- A strategy for empty retail units
- Considering safety and being sensitive to residents as a part of introducing an evening economy
- The need for inclusive businesses, jobs and opportunities
- Affordability
- Better support for businesses

A selection of responses from those who provided comments or suggestions

Ensure the evening economy is safe

Guidance on making things affordable for many local people who feel left out of new businesses due to cost and atmosphere

Youth programs should be at the heart

Better support and advice for long-term plans for high street businesses as a few close within a few months of opening

Evening economy will take 'care of itself' if safety and lighting are considered

Ensure that businesses/ opportunities/ retail/ workshops and initiatives are inclusive - for all ages and abilities not just younger/ fitter/ wealthier

Upgrading and improving workspaces should be a priority, I think, though the evening economy idea will also make the area feel more lived in and safe

More useful shops, no more expensive convenience shops. Rent out the many existing empty units

4

An Active and Playful Neighbourhood

This section of the survey asked people to feedback on a range of projects which aim to:

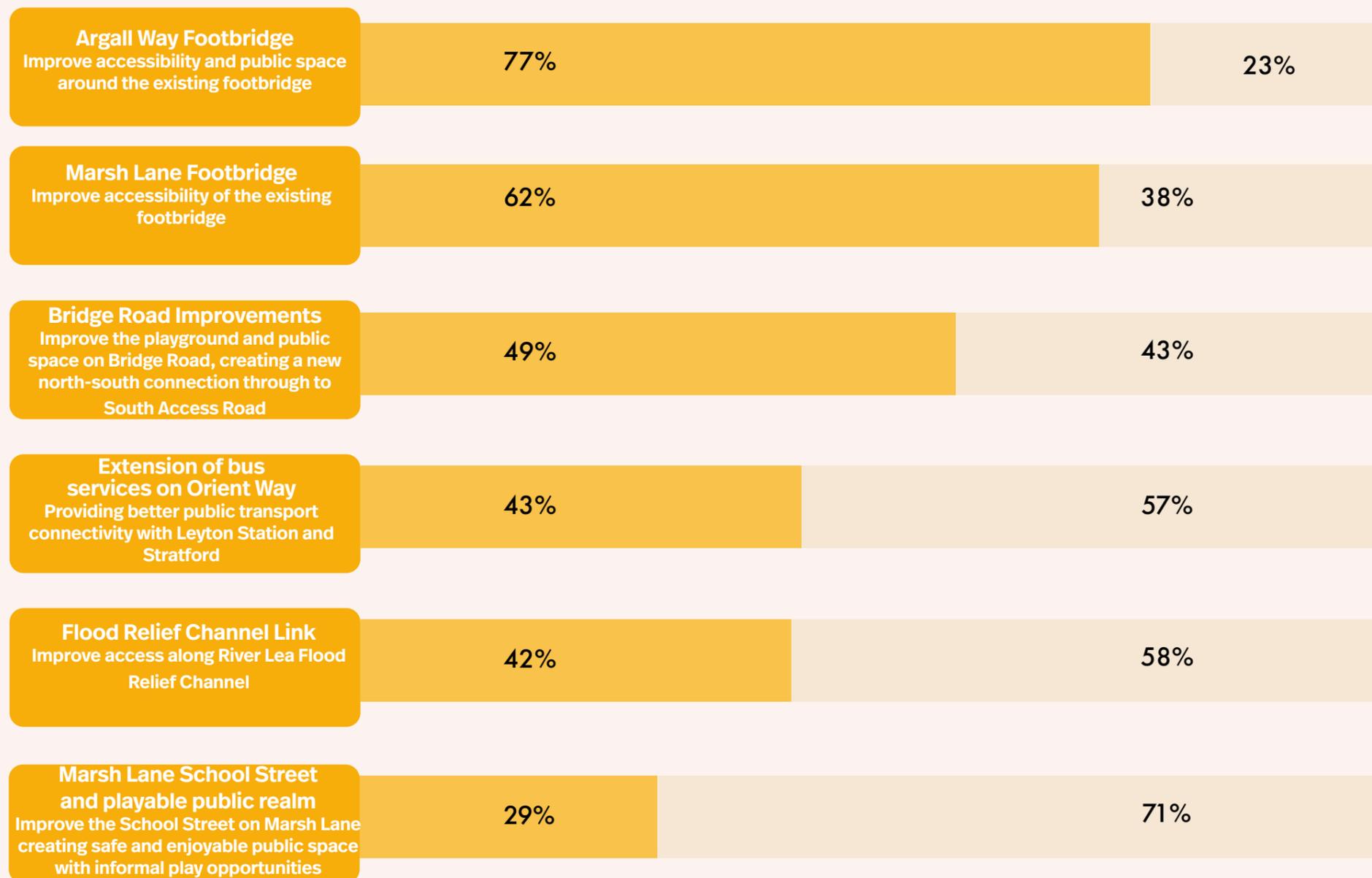
- Create safe and accessible routes and connections
- Encourage walking and cycling for local journeys linking up with new multi-generational play spaces
- Provide better access to local sports and leisure facilities



Which potential projects linked to this guiding principle do you think should be prioritised? Please rank in order of importance with 1 being the most important to you.

251 people answered this question

The graph compares the percentage of respondents who ranked each project as 1, 2 or 3 (the top ranked projects)



77% % of people who ranked project as 1, 2 or 3 (more important)

23% % of people who ranked project as 4, 5 or 6 (less important)



Do you have any other comments or project ideas you would like to suggest that are linked to this guiding principle?

41 people answered this question

Key themes:

The key themes and comments that came out of respondents suggestions have been summarised below:

- Barriers to accessing green space on people's door steps
- Congestion/traffic improvements
- Orient Way public realm improvements
- Issues with accessibility to the marshes and improving connections
- The need for more play spaces in Lea Bridge

A selection of responses from those who provided comments or suggestions

Where is the play strategy? Please get some play experts involved

Quite simply- make everything nicer and more attractive!

Improvements to Marsh Lane footbridge is vital

Commitment to the road both for cyclists and drivers

Look at ways to improve connections and feelings of safety

Prioritise cycling and footways and creating more pedestrian areas to reduce noise and air pollution caused by cars

There needs to be more play spaces for under 5s, primary school age children and teenagers

Orient way is unpleasant to walk along so improvements to public realm & traffic calming measures could help

5

An Area of Unique History and Local Character

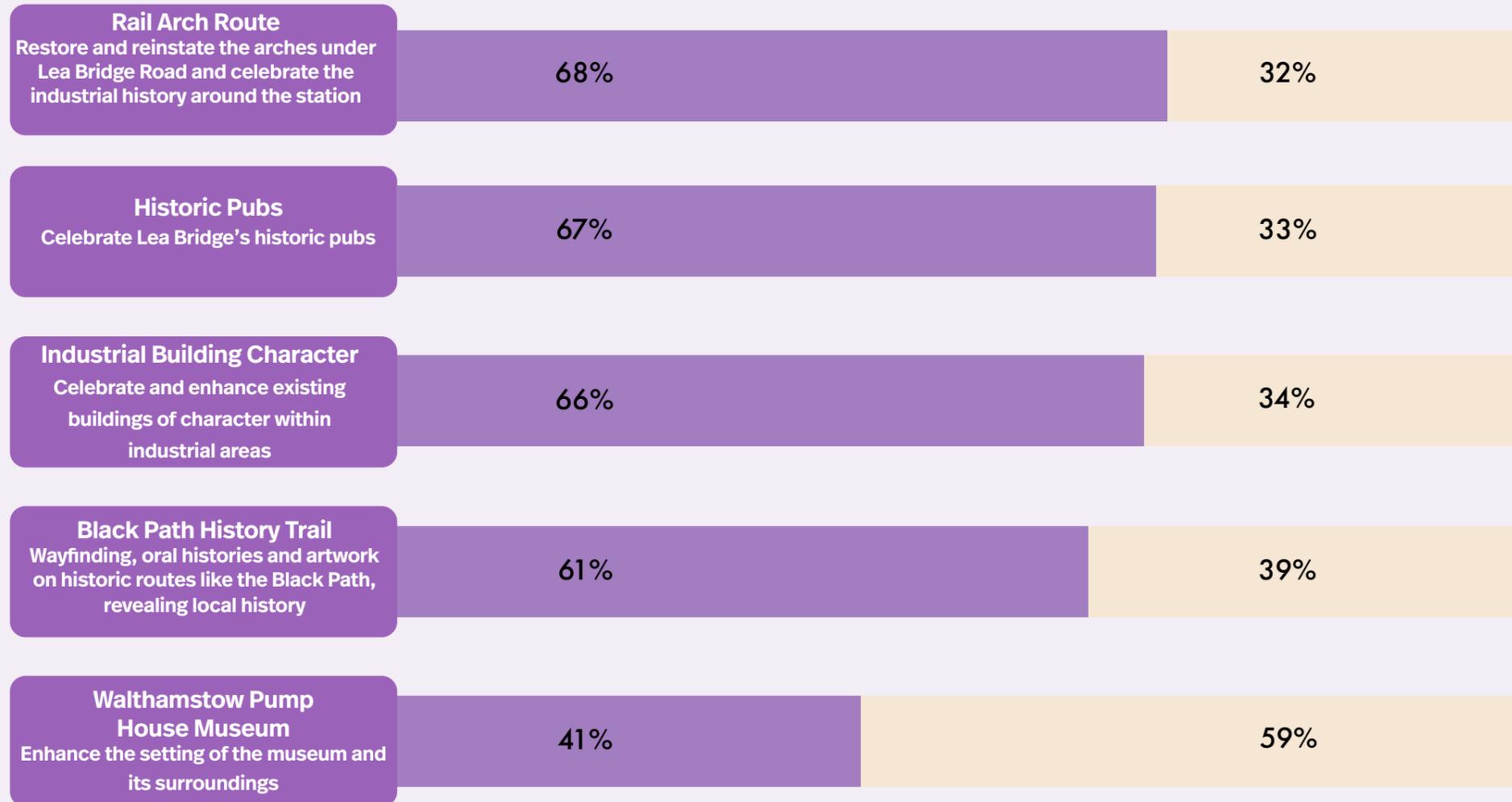
This section of the survey asked people to feedback on a range of projects which aim to celebrate and protect Lea Bridge's unique history and character and ensure that future change in the area sensitively builds upon the area's past.



Which potential projects linked to this guiding principle do you think should be prioritised? Please rank in order of importance with 1 being the most important to you.

253 people answered this question

The graph compares the percentage of respondents who ranked each project as 1, 2 or 3 (the top ranked projects)



Legend:
 % of people who ranked project as 1, 2 or 3 (more important)
 % of people who ranked project as 4 or 5 (less important)



Do you have any other comments or project ideas you would like to suggest that are linked to this guiding principle?

44 people answered this question

Key themes:

The key themes and comments that came out of respondents suggestions have been summarised below:

- Celebrating the history of the buildings on the Former Thames Waterworks site
- More detail on delivery of celebrating historic pubs
- Markets
- Emphasis on the importance of protecting being sensitive to existing buildings
- A balance between more consumer facing businesses in industrial estates and nurturing existing industrial businesses
- Improvements to industrial areas which benefit the local community
- Museums/ spaces to learn about the area's history

A selection of responses from those who provided comments or suggestions

Restoration of more museums for schools and community to use for local study

LOTS! History of Lammas Lands, History of Walthamstow Slip

All of these should be prioritised

Enhance everything that already has a cultural and interesting aspect to it

A local guidebook exploring local history so people are more likely to engage with history projects

Helping the Antelope or Greyhound re-open as proper community pubs (not gastro-pubs) would be of great benefit to local residents

I think a Black history trail would be an excellent idea. We need to show the rich history of each corner of Walthamstow and Lea Bridge feels like the forgotten part of the town

Be careful not to drive out industrial work spaces; we cannot survive on yoga rooms and wall climbing alone

Responding to feedback and next steps

The feedback from Phases 1 and 2 of engagement has shaped the Lea Bridge Area Framework document.

The Lea Bridge Area Framework will be published online in Summer 2022 and begin to deliver projects in the area inspired by the priorities it sets out.

We hope to provide people with an opportunity to have their say and influence some of these local projects as they progress.

Feedback from this engagement should shape how these projects are delivered including the following recommendations:

A community first approach

To be successful, the implementation of the framework projects need to involve the community from an early stage. Respondents told us about the value of Lea Bridge's diverse communities and how they should be represented in the approach to delivering projects for public good.

Opportunities should be identified for community involvement in all stages of the project life-cycle from inception, through to design, delivery, and maintenance.

This could involve:

- Idea creation and work-shopping to inform a potential brief
- Co-creating elements of the design
- Providing input on decision making
- Assisting with creation or delivery
- Building in stewardship capacity for projects to be developed further or maintained by community members

It is recommended that such activities involve as diverse an audience as possible and that where appropriate, contributing participants are reimbursed with incentives for their time. Respondents told us

about Lea Bridge's rich local history, knowledge, and character. This is a strong part of its identity that people do not want to see lost. It is important that Lea Bridge's existing assets are celebrated and protected and that projects seek to draw on their value. Involving as diverse a range of perspectives as possible will help bring additional value and understanding to this approach.

Include the Voice of Future Generations

Engagement on the Framework has highlighted the value of younger audiences who are sometimes overlooked by the planning system. Projects within the Framework area should be developed with young people in mind and engagement activities should focus on understanding their unique perspective. While well-designed youth participation should be considered on all projects, it will be particularly important for projects which are directly aimed at young people such as the Youth Engagement Programme and 11+ Play Space. Additional engagement with younger audiences could be achieved by:

- Creative engagement sessions and targeted workshops with local schools, youth groups, sports clubs and other organisations
- Communication campaigns and digital outreach specifically aimed at younger audiences
- Using digital tools and innovation to expand participation

Embedding Sustainability

The guiding principles outlined in this framework must be designed with sustainability and climate resilience objectives at their heart. Projects should be underpinned by best practice in guidance and policy, considering sustainability at all stages in project design, construction, delivery and maintenance.

Improving what Lea Bridge already has

A common comment was about the need for existing community assets to be supported and maintained. Future projects should sensitively strike the balance between preserving spaces and services that provide for parts of the existing community and broadening their appeal in order to help them to thrive.



Summary of feedback

Top three supported projects for each principle:

Principle 1: A Resilient Network of Linked Green Spaces and Waterways

New Sustainable Drainage Systems (SuDS) and Tree Planting

Community Greening
Working with the community on local nature conservation projects

Dagenham Brook River Restoration
Ecological enhancements to the Dagenham Brook

Additional Comments:

- Support for Sustainability and Climate Emergency initiatives
- Support for community projects and enhancing biodiversity
- Improve safety in green spaces
- Improve air quality and pollution levels

Principle 2: A Thriving Community with Great Facilities

Lea Bridge Health Hub

A new state of the art Health Hub in Lea Bridge

Youth Programmes

New cultural programmes to support young people in the area, involving skills building and employment opportunities

Community Hub

Community involvement in shaping the use of the community facility included as a part of Lea Bridge Station Sites planning application

- Improve facilities for local young people and provide more spaces for teenagers to hang out
- Support disadvantaged families and communities
- Publicise opportunities for local people to get involved

Principle 3: A Vibrant and Connected Industry and Local High Street

Evening Economy

Introducing an evening economy around Lea Bridge Station and increase Markhouse Corner's offer

Lea Bridge Rail Arches

Opening up the rail arches near Lea Bridge Station, providing improved business space and enhancing the surrounding public realm

Energy Efficient Industry

Improving the energy performance of industrial buildings as part of any future development of industrial areas

- Improve the type and variety of shops available
- Create a strategy for empty retail units
- Consider safety as a part of introducing an evening economy
- Create inclusive opportunities for businesses

Principle 4: An Active and Playful Neighbourhood

Argall Way Footbridge

Improve accessibility and public space around the existing footbridge

Marsh Lane Footbridge

Improve accessibility of the existing footbridge

Bridge Road Improvements

Improve the playground and public space on Bridge Road

- Improve connectivity with the marshes and the area's green spaces
- Reduce congestion/ traffic on busy roads
- Open the café by the nature reserve

Principle 5: An Area of Unique History and Local Character

Rail Arch Route

Restore and reinstate the arches under Lea Bridge Road and celebrate the industrial history around the station

Historic Pubs

Celebrate Lea Bridge's historic pubs

Industrial Building Character

Celebrate and enhance existing buildings of character within industrial areas

- Support for re-opening of historic pubs
- Establish local street markets in public spaces
- Protect and be sensitive to existing buildings

