

Lea Bridge Area Framework



Engagement Feedback Summary Report
Phase 1: Baseline Evidence
November 2021

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:

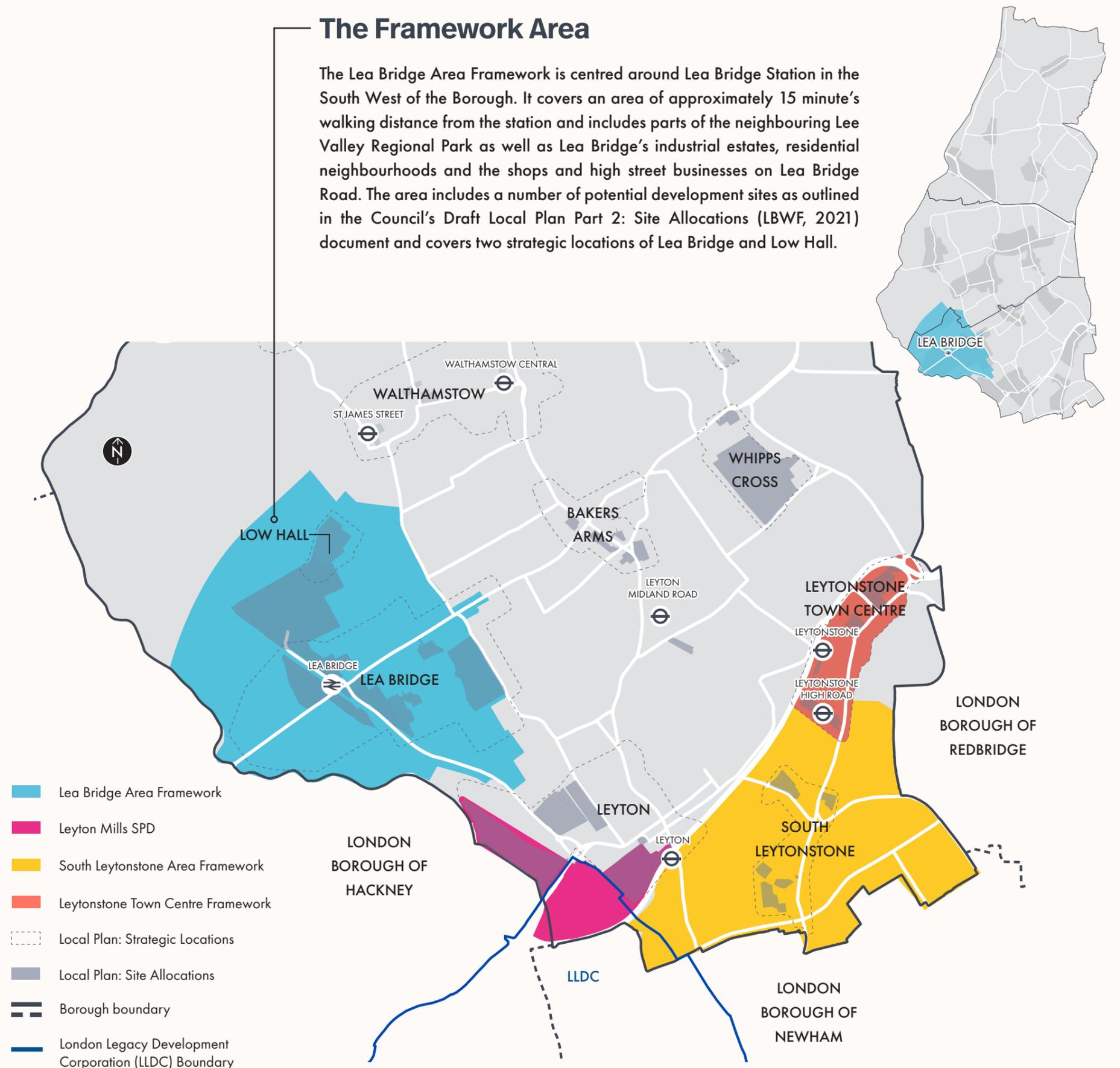
- **Developing a shared vision:** More opportunities to engage with local communities about the future of the area
- **Coordination of new development:** better coordinated investment opportunities locally
- **Prioritising and unlocking funding:** to provide an evidence base for identifying and securing 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 15-Minute 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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Phase 1 Engagement Approach

Waltham Forest Council undertook an initial public engagement for the Lea Bridge Area Framework for three weeks between Monday 5 July 2021 and Monday 26 July 2021.

The engagement was the first of three planned phases of public engagement for the Area Framework and focused on exploring priorities and collecting ideas for the area through conversations with the local community. The Council published engagement material online via a dedicated page on their website that included exhibition boards and a survey.

There were also three on-street drop in events held locally, where people could talk to Council officers in person about the intentions of the Area Framework and discuss the presented engagement material in more detail. The consultation was further promoted via the council's online newsletter as well as on the council's social media channels. Information on the consultation was also included as part of local MP Stella Creasy's 'Working For Walthamstow' July newsletter.

The first phase of engagement has been an invaluable tool in collecting and assessing local community ideas and opportunities for the framework area. This report summarises the responses that we received for Phase 1 of the public engagement. Draft proposals for the Area Framework will be consulted on in late Autumn 2021 as part of Phase 2 of the engagement.



Phase 1 Engagement Responses



Period of engagement

**Monday 5 July 2021
to
Monday 26 July 2021**



Online survey

269
Survey responses collected over 3 week period



3 x On-street drop in events

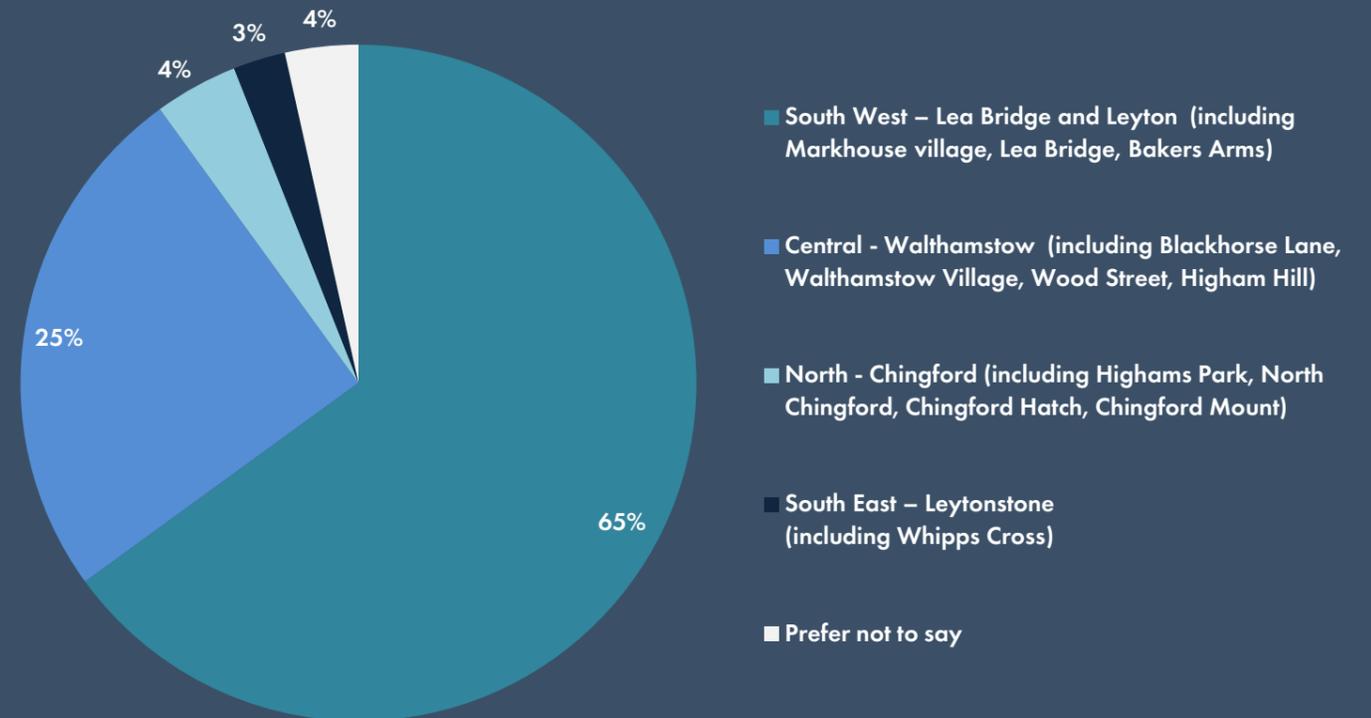
200+
Flyers distributed

Who Responded?

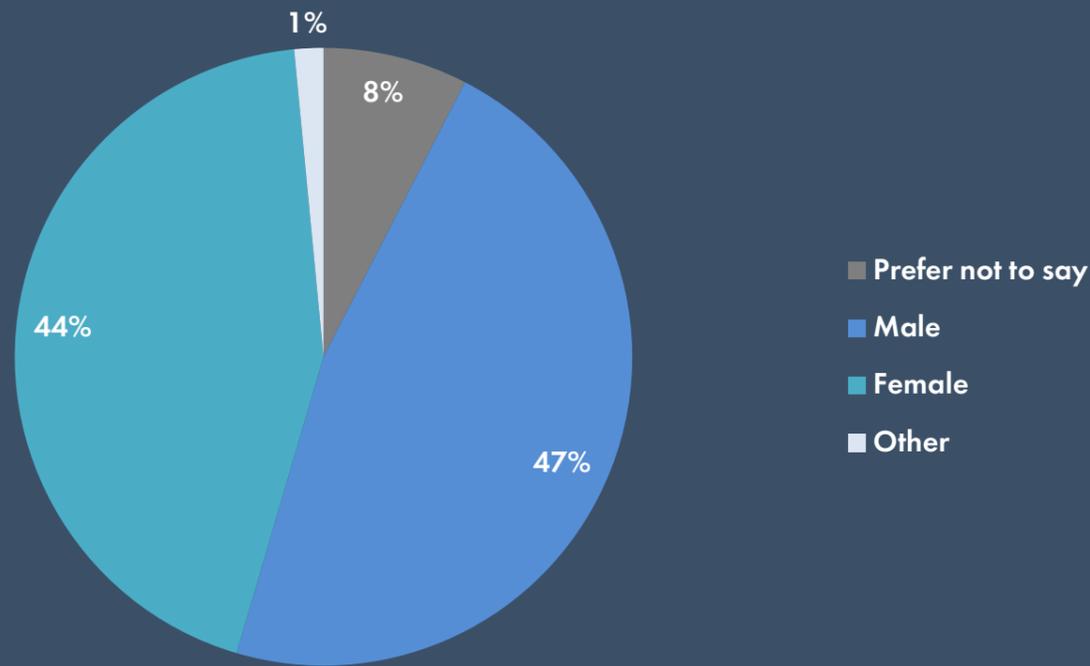
269 individual online survey responses were collected in the three weeks from Monday 5 July 2021 to Monday 26 July 2021. Respondents were asked to provide anonymous diversity data, in order to understand which areas of the community the survey was reaching and to see if there were any shortcomings in representing the diversity of the local area.

In comparison to ward averages there were fewer respondents in the younger age categories with only 3% of the recorded responses being 18-24. Similarly 67% of respondents identified as White British or from Other White backgrounds, which is higher than the Borough average of 36%. Only 4% of respondents identified as Asian / Asian British compared to the Borough proportion of 20%.

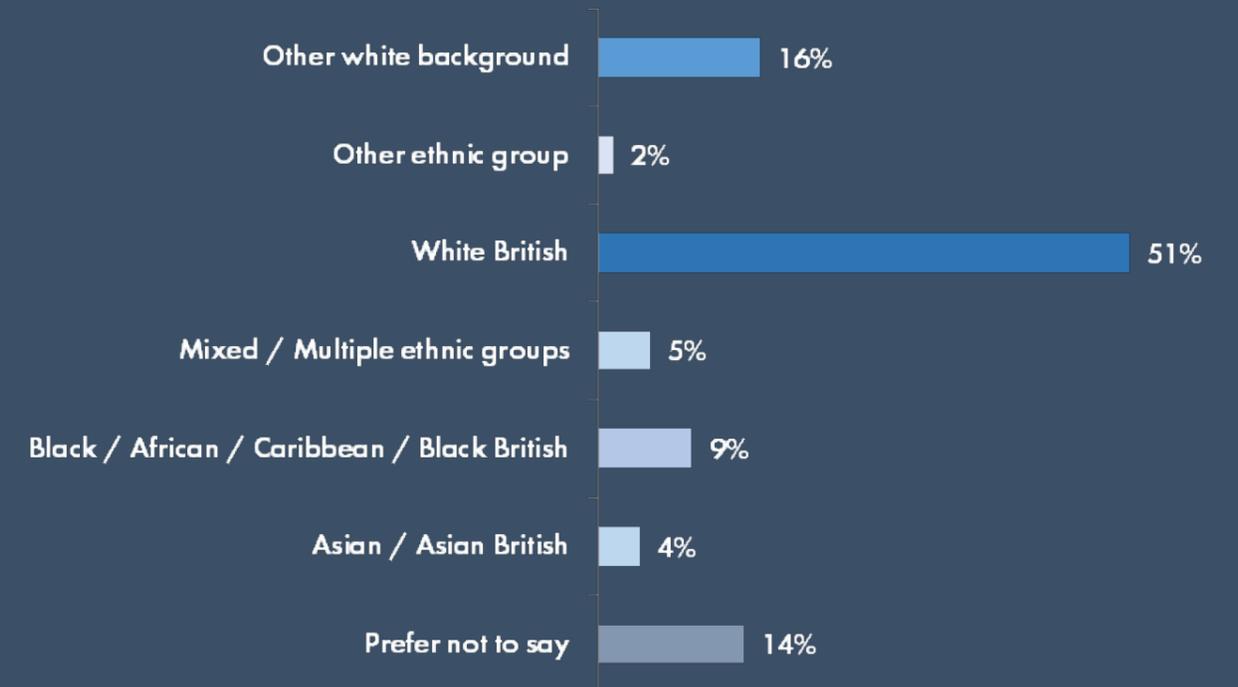
Location in Waltham Forest



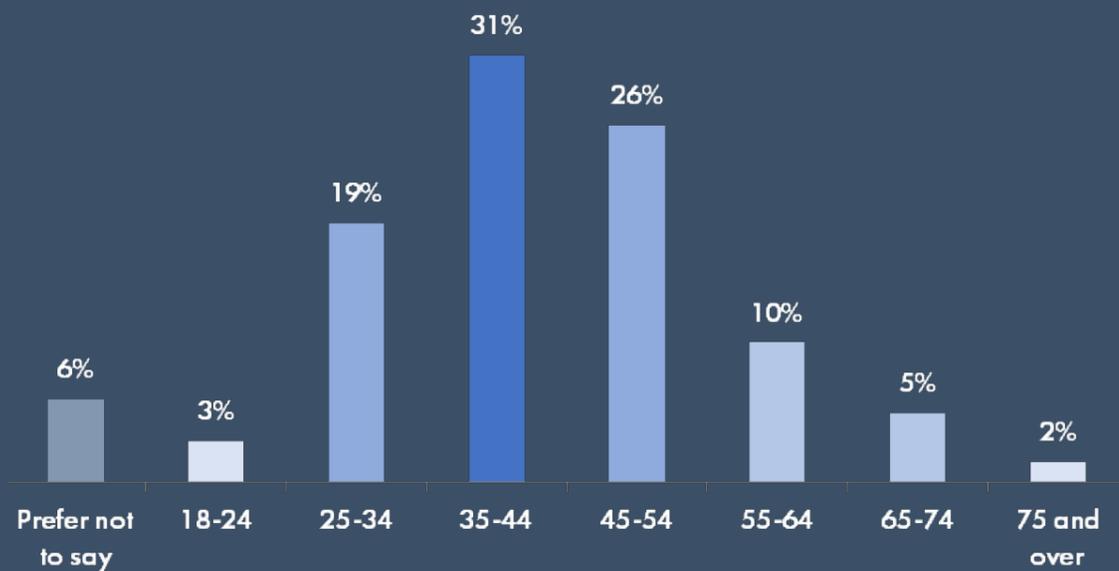
Gender Identity



Ethnic Background

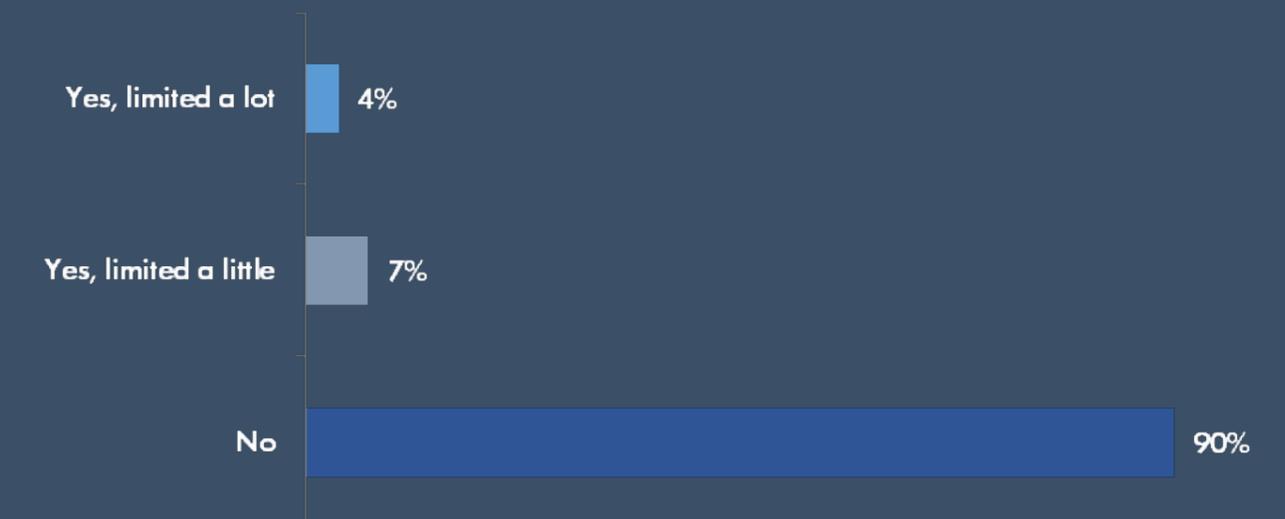


Age*



*The survey was limited to people aged over 18 for consent reasons. Additional engagement with young people will be conducted separately in Phase 2 of the engagement programme.

Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months? (Please include any problems related to old age)



A note on survey methodology

The results presented in this report summarise the 269 individual responses received as part of the online survey. The survey was designed to cover a wide range of topics in the local area and included both multiple choice, rating questions and open ended responses. No questions were compulsory, allowing users to skip any questions they did not wish to respond to.

Multiple choice / Rating questions

Many of the questions were multiple choice or allowed respondents to rate ideas from a list of pre-determined options. This style of question allows for an easier interpretation of data and gives a clearer understanding of how much each idea 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 multiple choice / rating questions is that it gives the respondent less chance to express more complex opinion 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 rating 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 are being considered as part of the next steps for preparing the Area Framework.



Introduction / Framework

Benefits

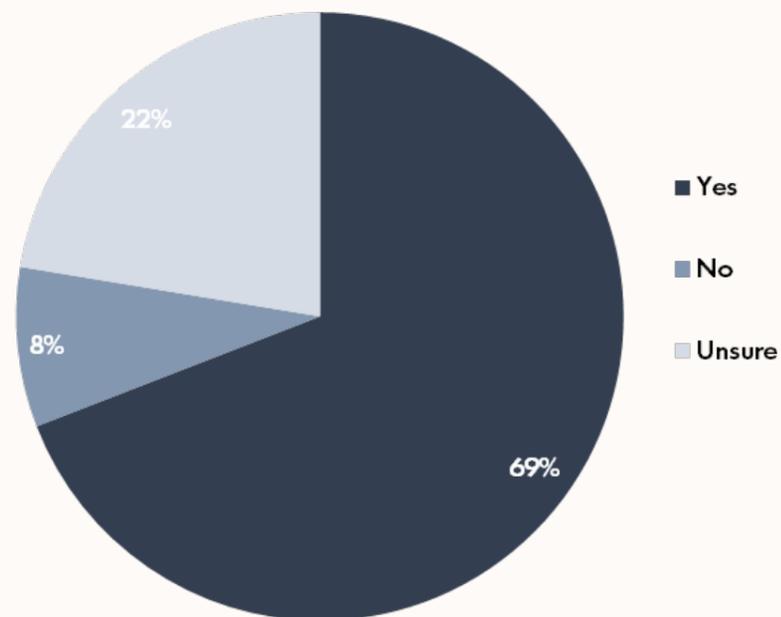
The first section of the survey introduced respondents to the Area Framework explaining some of the emerging objectives as well as potential benefits and considerations in the development of the framework.

Almost 70% of respondents were in favour of producing an Area Framework for Lea Bridge with many suggesting the area has a lot of potential and that it would be important to work with the community to ensure this potential is realised. Some respondents felt a framework would be a useful tool to provide better coordination to planned development and could help deliver new facilities and enhance existing assets.

8% of respondents said they did not think an Area Framework is needed for Lea Bridge. Of these, some questioned how effective a framework would be at involving the community in decision making. Others were concerned over the scale of new development and that new buildings would take up too much land, damage ecology or be too tall.

The remaining 22% of respondents who were 'Unsure' mentioned not knowing enough about what an Area Framework could deliver or what the potential benefits could be. Some suggested they may support the framework if it were to provide a greater influence for local people over decision making.

Question 1: Do you think an 'Area Framework' is needed for Lea Bridge?



Question 2: Please explain your answer - Yes

A selection of responses from those who selected 'Yes' for Question 1

- Community development is important.
- Valuable natural spaces could be lost unless development is carefully controlled
- I think it would be good in terms of developing facilities in the area.
- This is vibrant area full of creative new businesses, but is often overlooked. We're good. We could be great.
- I think it's important to consider everyone's views when looking at developing our area
- There is huge potential for a real community
- The area has a lot of potential.
- There is a lot of development going on, and it needs to be guided (or, better regulated)
- It's so needed as the area is falling behind others like Leyton and Walthamstow
- There needs to be coordination between the various schemes which are planned in order to minimise the stress on the community.
- The area lacks identity and feels unsafe compared to neighbouring areas

Question 2: Please explain your answer - No

A selection of responses from those who selected 'No' for Question 1

The framework does not allow for the community to be involved from the start. It is based on policy decisions already made by the Council.

It will allow a forum for companies and agendas outside of us local people who actually live here and have been living here for a long time

The changes may not be good for the residents

Not if it will directly result in excessive building at height.

There's no land for it to be developed on.

This Council needs to stop developing every square meter of green space. Save Pocket Park. Stop the destruction of 91 mature trees.

What is an Area Framework and how does it benefit Lea bridge?



Question 2: Please explain your answer - Unsure

A selection of responses from those who selected 'Unsure' for Question 1

I don't know what an Area Framework actually does

If the local residents truly had a voice and influence I would say it is a good thing to lay out a framework. I am afraid I believe this is not actually the case.

The area is changing too much and losing the old feel

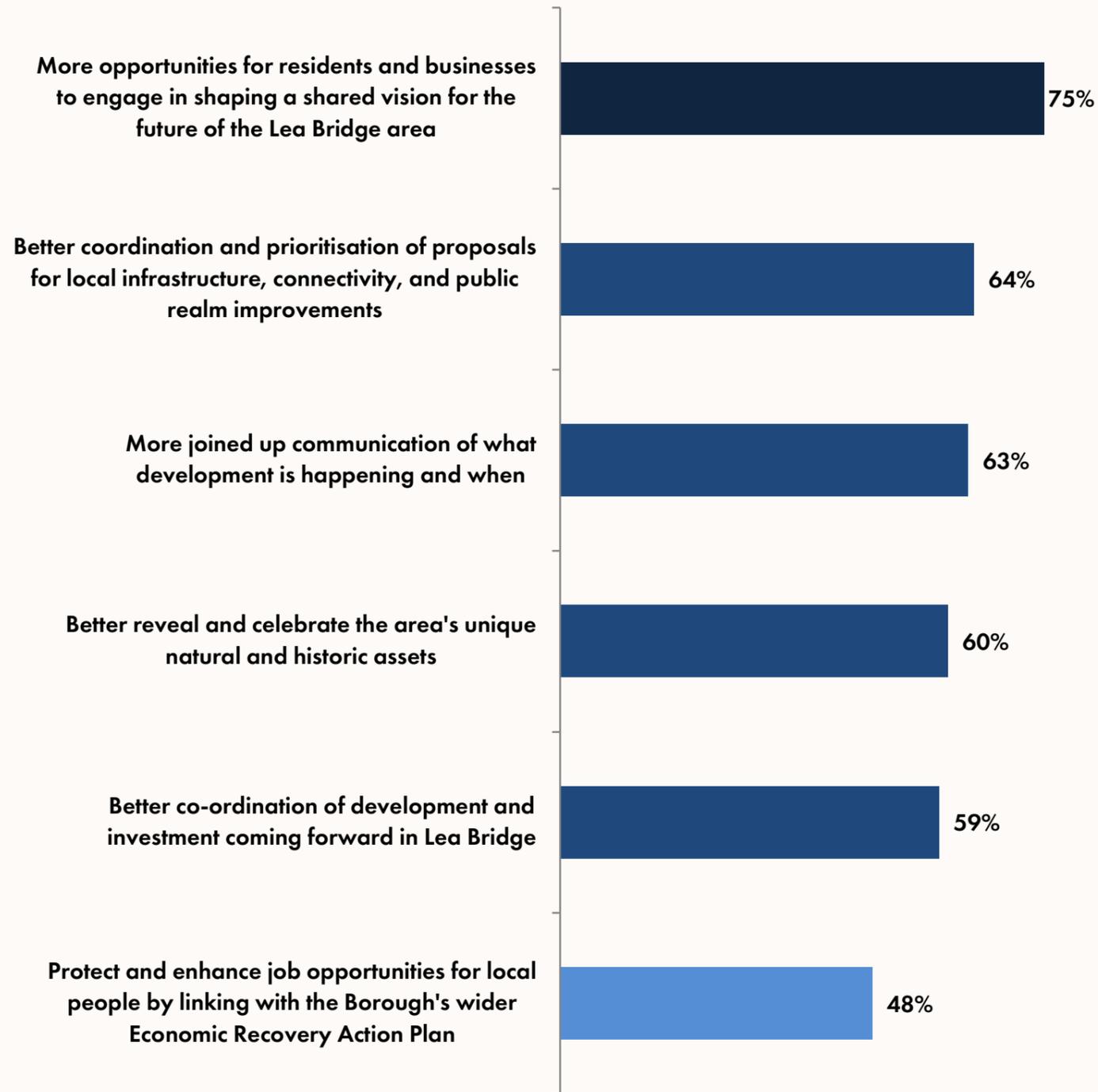
I don't fully understand what the Area Framework is for. What would happen without one?

Depends on the integrity of the process and whether the framework has sufficient influence to affect decision making.

I need more detailed information as to what is proposed

You need to prove to me that you will actually listen to the public and this is not just an exercise because you have to go through the process

Question 3: What do you think the potential benefits of having an Area Framework for Lea Bridge could be? (select all that apply)



This question was multiple choice and allowed for one or more responses. (The chart shows the percentage of respondents that selected each option)

Question 4: Are there any other potential benefits of having an Area Framework for Lea Bridge?

- Consideration regarding preventing potential flooding of area
- Finding ways to connect natural space - corridors for animals as well as people
- Protecting open spaces that shape the identity and value of the area
- Reduce traffic, improve sports facilities, engage with schools and communities early to ensure actual joined up policy.
- Focus and attention on needs of new and existing residents
- Contributing to raising the profile of an historically deprived area of the borough.
- Having local people involved is one of the best ways to actually know what an area needs
- Ensuring a key industrial area is fit for purpose for the next 25-50 years is crucial.

1

Community and Play Facilities

This section of the survey asked respondents about community facilities and play in the Lea Bridge framework area. It drew attention to a map of the local area and asked if any existing community and play facilities people currently use are missing from it.

Page 11 includes an updated version of the map with additional suggestions added.

Question 6 asked what other community and play facilities respondents would like to see in the Lea Bridge area. Of the presented options, GPs and Health facilities were the most strongly supported as well as Youth facilities / Spaces for teenagers (13-18 year olds).

Question 7 asked for open ended suggestions for additional community and play facilities in the Lea Bridge area. Popular responses included a skatepark, outdoor swimming and soft play facilities. Respondents also reiterated the need for dedicated spaces for young people and teenagers as well as spaces for community organisations.



Community Facilities Map of Lea Bridge

Sports and Leisure

- 1a Lee Valley Ice Centre
- 1b Lee Valley Riding Centre
- 1c Low Hall Sports Ground
- 1d Feel Good Too
- 1e Walthamstow Leisure Centre
- 1f WaterWorks Centre Nature Reserve and Middlesex Filter Beds

Education

- 2a Barn Croft Primary School
- 2b St. Saviour's C of E Primary School
- 2c Sybourn Primary School
- 2d Lammas School and Sixth Form
- 2e St Joseph's Catholic Infant School
- 2f Willow Brook Primary School Academy
- 2g Kelmscott Secondary School

Places of Worship

- 3a Deliverance Outreach Ministries
- 3b Grace Arena Ministries
- 3c Living World
- 3d Emmanuel Parish Church
- 3e St Saviour's Church
- 3f The Lighthouse Methodist Church
- 3g The Potters House Christian Centre
- 3h Jamia Masjid Ghosia (WFIA)

Play

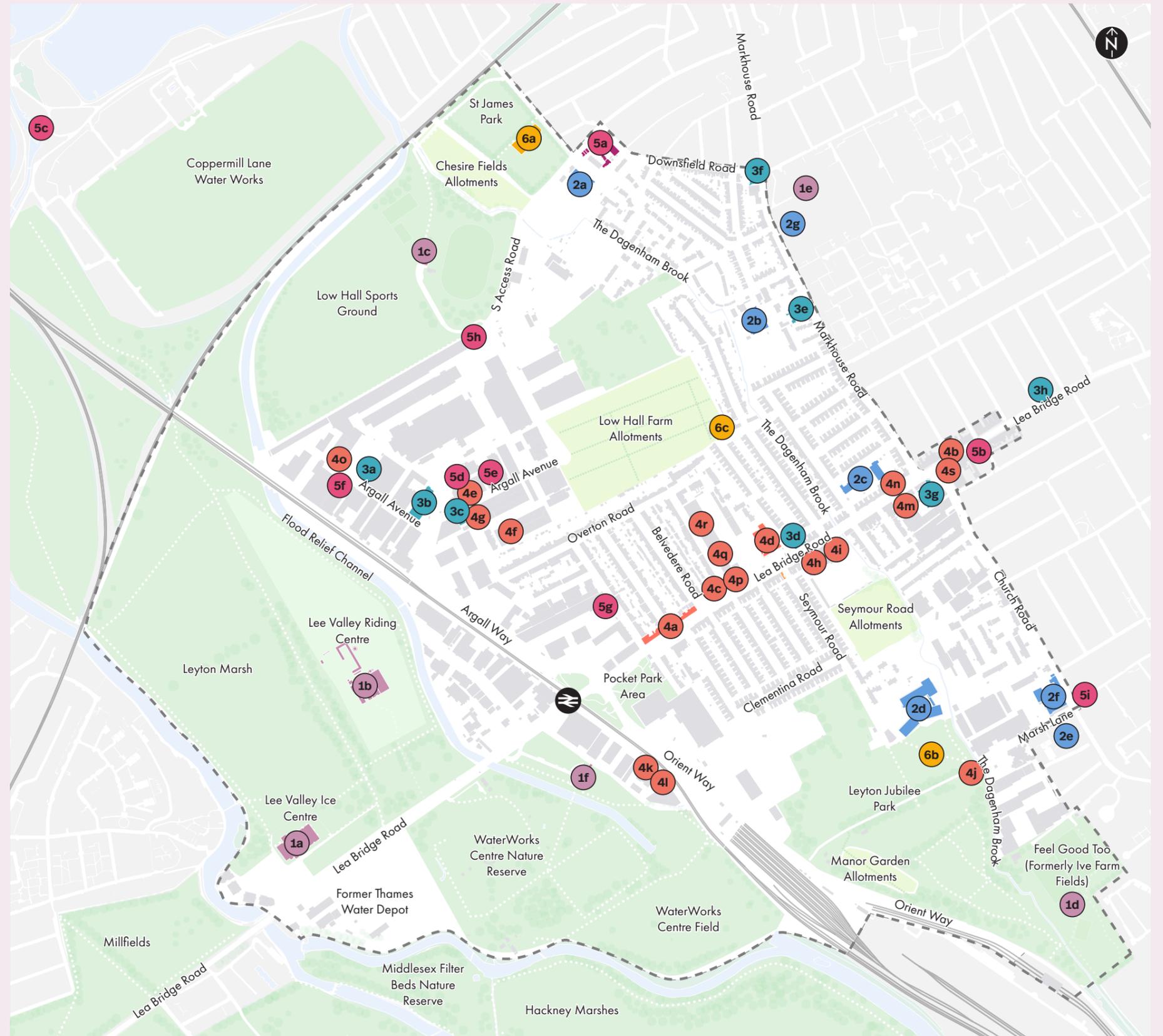
- 6a St James Park Play Area
- 6b Leyton Jubilee Park Play Area
- 6c Bridge Road Playground

Shopping, Food and Drink

- 4a Lea Bridge local retail parade
- 4b Markhouse Corner neighbourhood retail parade
- 4c Morrisons Daily
- 4d Aldi
- 4e Light Haus Cafe
- 4f Neck Stamper Brewery
- 4g Sky Cafe
- 4h Hare & Hounds Pub
- 4i Saffron Kitchen
- 4j Kukoolala Cafe
- 4k East London Brewing Co.
- 4l Fairways Cafe
- 4m Italianslice
- 4n Bodrum Kitchen
- 4o Baker's Kitchen
- 4p Beydagi
- 4q Screwfix
- 4r Toolstation
- 4s The Clock Cafe

Community, Arts and Culture

- 5a Pumphouse Museum
- 5b Lea Bridge Library
- 5c Coppermill Tower & Walthamstow Wetlands
- 5d Turning Earth Leyton
- 5e Mainyard Studios
- 5f Capital Studios
- 5g Arbeit Studios
- 5h Cell Studios
- 5i The Antelope



Question 5: Are there any existing community and play facilities that you currently use in the Lea Bridge area that are missing from our map?

Turning Earth
pottery on Argall
Way

The Pocket Park on
Lea Bridge Road

Baker's Kitchen

Walthamstow
Marshes Nature
Reserve

Allotments

Arbeit

WaterWorks
Nature Reserve

Beydagi: The only
local shop that
stocks organic
groceries

Toolstation /
Screwfix

Low Hall Nature
Reserve

Turning Earth

The Clock Cafe

Bodrum Restaurant
Lea Bridge Rd

KuKooLaLa Cafe

Cell Project
Space

Mainyard Studios

Italian Slice cafe
Lea Bridge

The Antelope Pub
Church Road

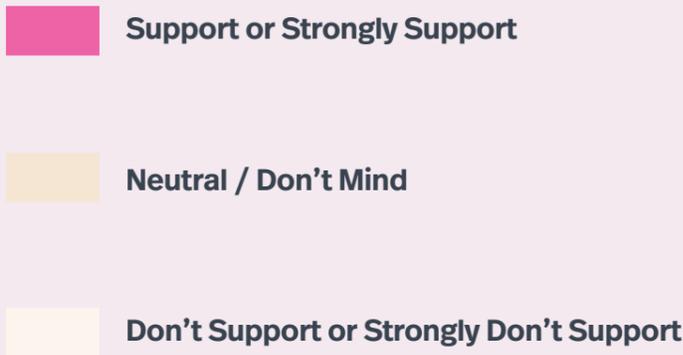
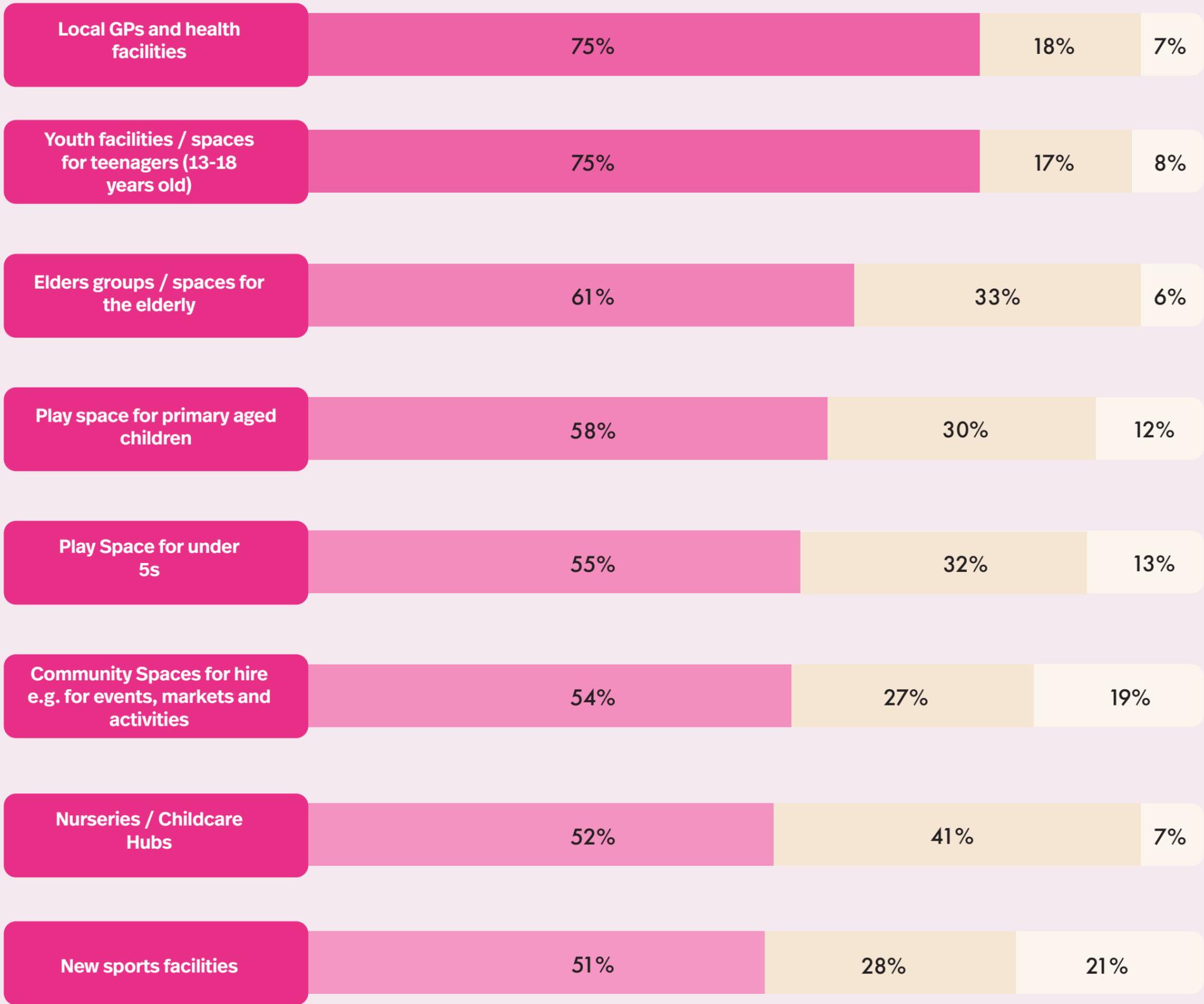
Matchbench

East London
Brewing Company

Leyton Village
Studios

Question 6: What other community and play facilities would you like to see more of in the Lea Bridge area?

The graph compares the sum total percentage of respondents who either Supported or Strongly Supported each option



Question 7: Do you have any other suggestions for community facilities and play in Lea Bridge area?



2

Industry, High Street Business and Shops

The next section of the survey asked respondents about industry, high street businesses and shops in the Lea Bridge framework area.

Question 8 asked what industry and business space people would like to see as part of new development in the area. Using the arches near the station to accommodate business space was the most strongly supported idea, as well as new affordable workspace, artist's studios and creative spaces. Fewer respondents indicated new industrial, warehouse, storage and distribution spaces as a priority.

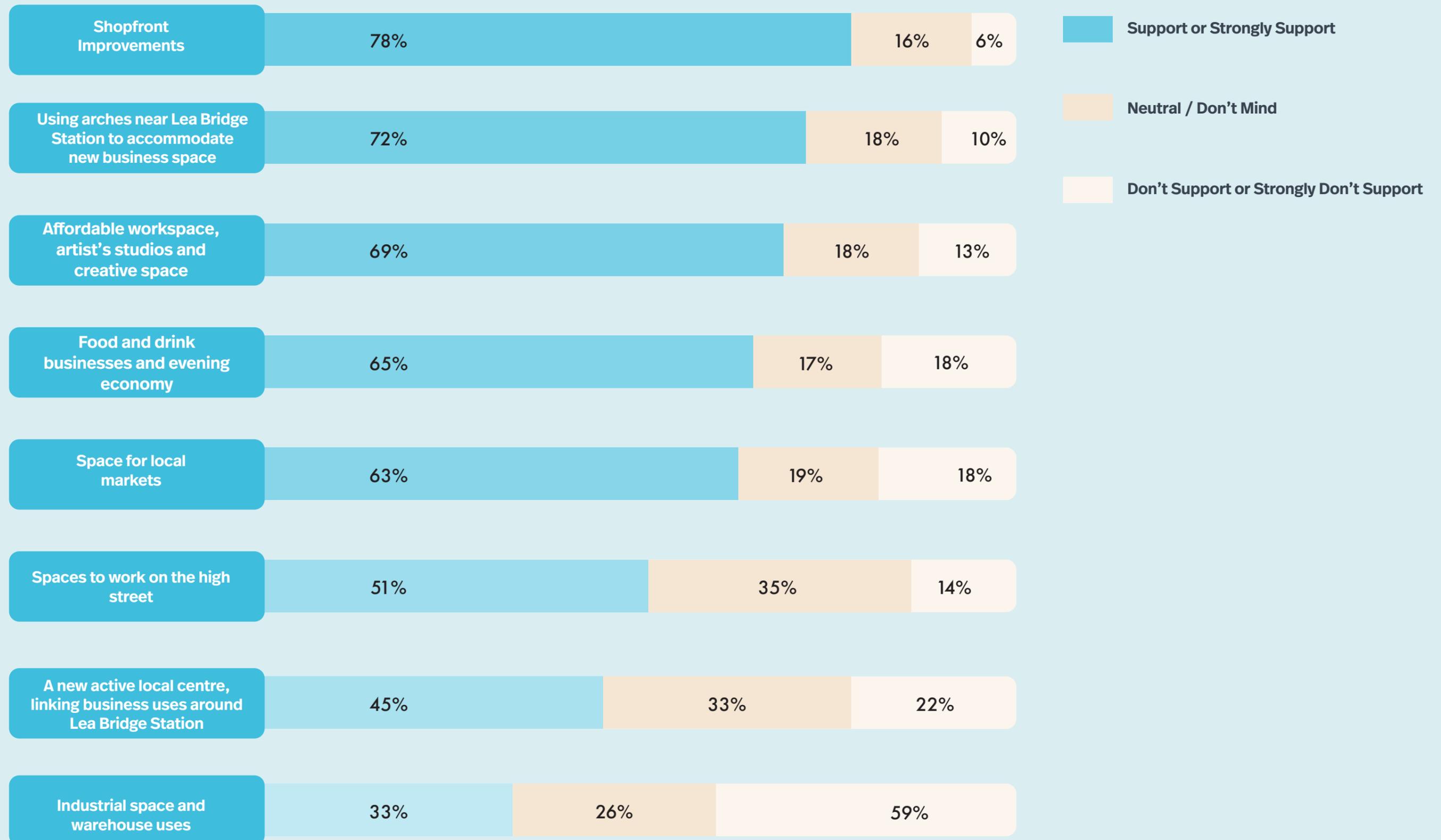
Question 9 asked how businesses and industry could be further supported in the Lea Bridge area. The most popular selections from the presented options were better performing buildings in terms of energy and CO2 and more access to employment and training locally.

The open ended responses in question 10 appeared to support the notion of more sustainable business solutions, with suggestions for green business areas / agendas and reducing environmental pollution and the carbon footprint from existing businesses. Other responses included celebrating and making people aware of existing businesses in the area as well as practical concerns around utilities, broadband and parking. Others wanted to see enhancements to the High Street e.g. support for existing businesses, improving evening economy/food drink offer and identifying space where local markets could be held.

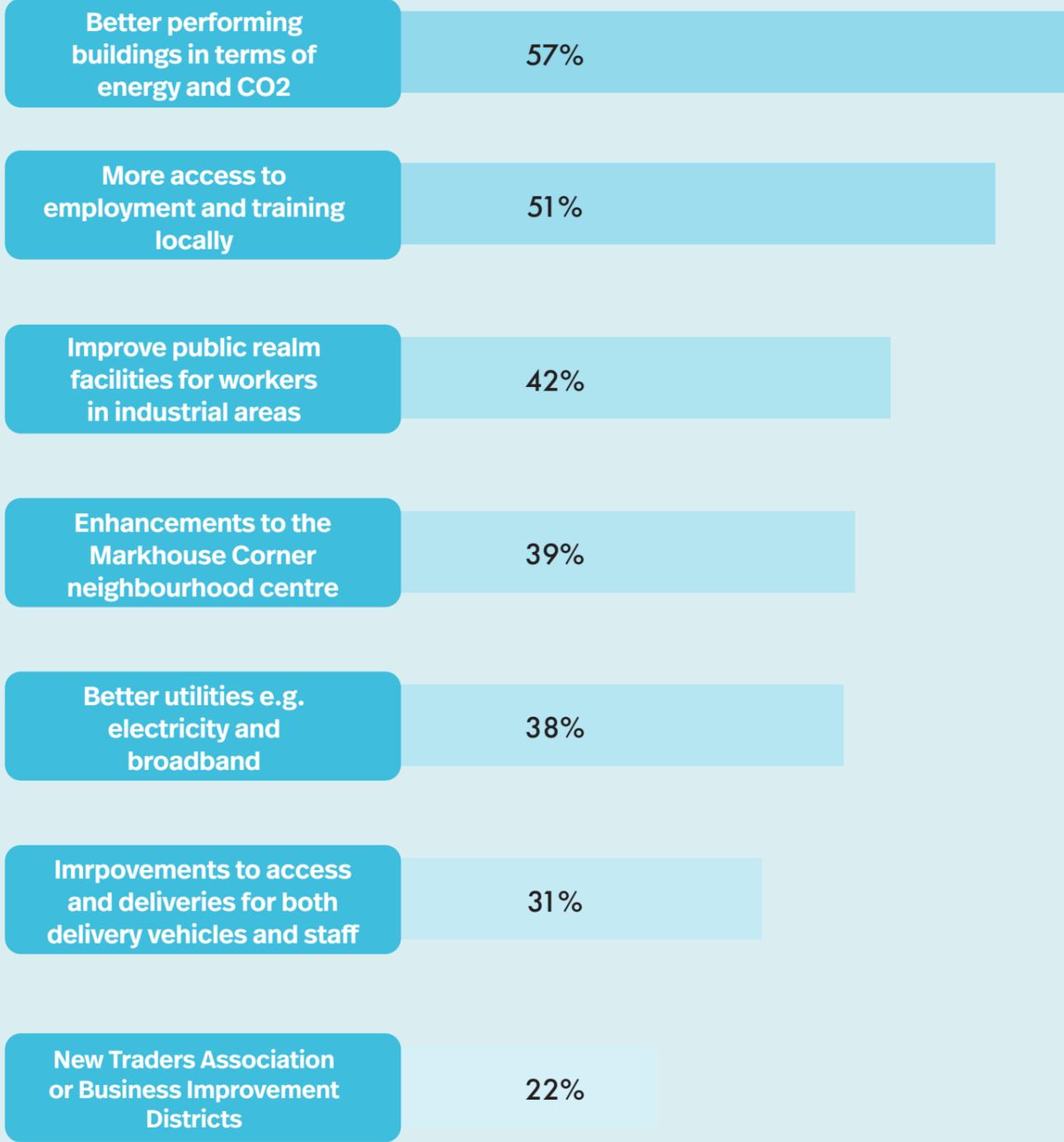


Question 8: What type of industry and business space would you like to see as part of new development in the Lea Bridge area?

The graph compares the sum total percentage of respondents who either Supported or Strongly Supported each option



Question 9: How can businesses be further supported in the Lea Bridge area? (select all that apply)



This question was multiple choice and allowed for one or more responses. (The chart shows the percentage of respondents that selected each option)

Question 10: Do you have any other suggestions for supporting businesses in the Lea Bridge area?

Celebrate the area around Lea Bridge Road and its brilliant array of shops for builders/home renovators

Making people more aware of the various businesses that already exist

Rent subsidies for small business owners, linked to the type of business we currently lack.

There are too many low quality/ environmentally polluting business in a residential area.

High speed broadband

Buy back the cinema on Markhouse Corner. Al fresco dining areas around Markhouse Corner.

Helping improve the outlook of the Potters House Church building

It would be great to have a Green business area. Where green business can work in a green building or buildings

A better market in Leyton Jubilee Park

Small businesses not nightclubs, no more Tesco and other chains, no gambling venues

Connect the arches with the Lea Bridge station. Create a food market, micro brewery, artist residence and creative space

Invest in creative businesses and digital businesses needing clean workspace.

Given the nature of Lea Bridge Road, yards may be better format for amenities than a high street

Help the community create a cooperative

More reasons to visit the area. e.g. cinema, arts centre, market

More electric vehicle charging points for E.V. Vans and employee vehicles

You need a green agenda with priority going to businesses with a low carbon footprint.

Intelligent utilities placement to keep the roads free from future digging.

Allowing shops which have been empty for long periods (e.g. the commercial space on the ground floor of the Motion development) to be used at a discount rate to promote local businesses or host exhibitions or pop up shops

3

Transport, Walking and Cycling

This section of the survey asked respondents about transport, walking and cycling in the Lea Bridge framework area.

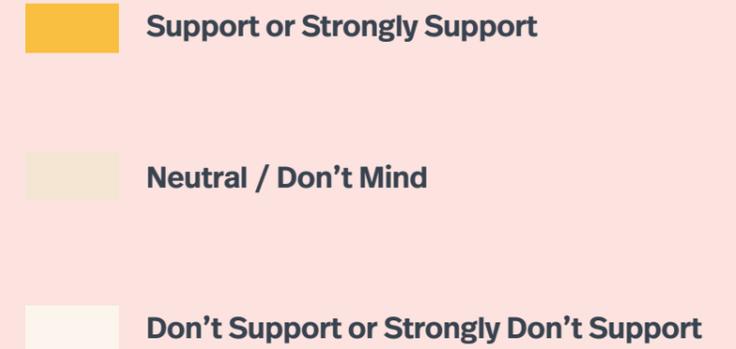
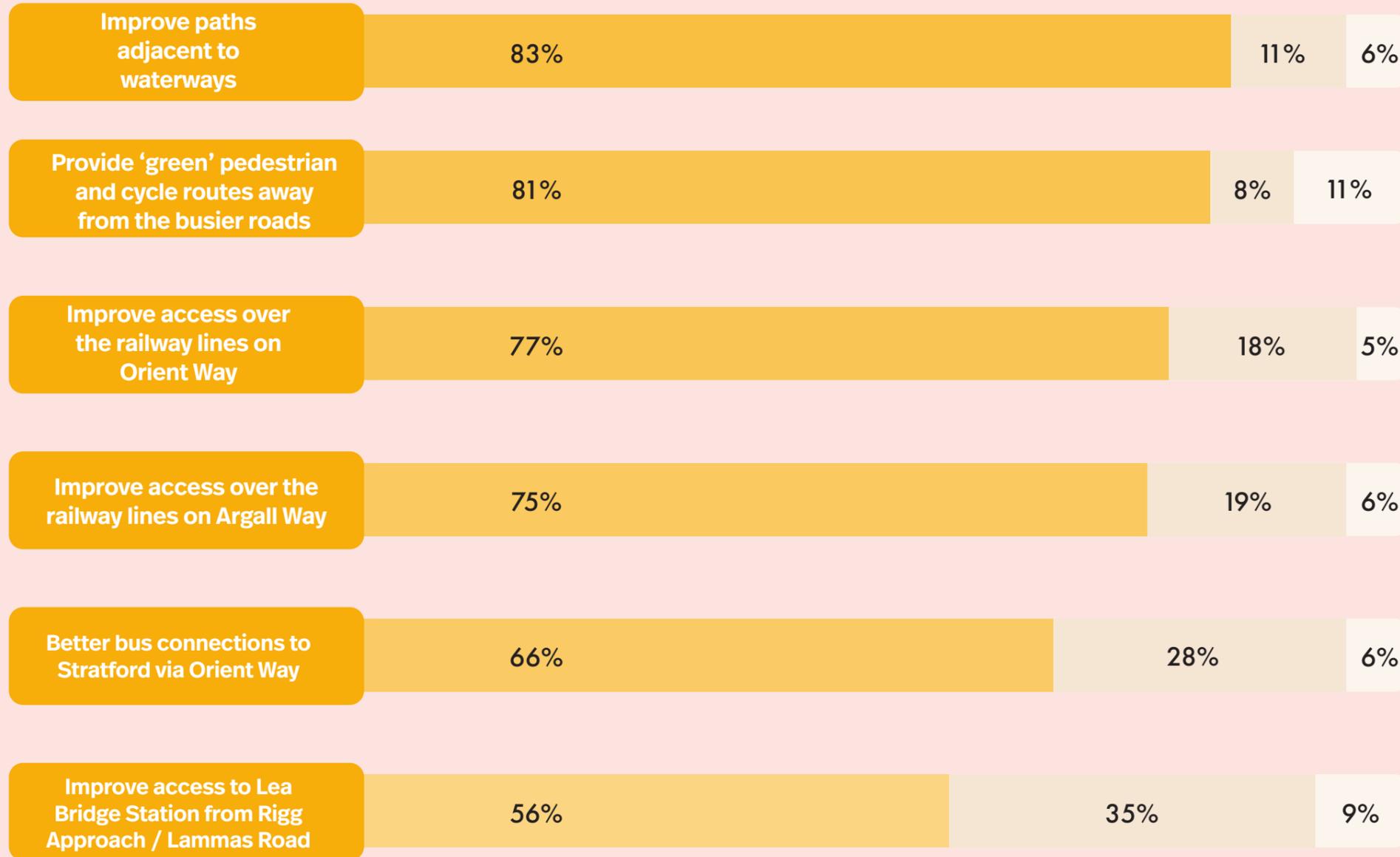
Question 11 asked how transport, walking and cycling could be improved in the Lea Bridge Area. The majority of suggestions were well supported. The most popular suggestions were to improve paths adjacent to waterways, improve access over the railway lines and provide 'green' walking and cycling routes away from the main roads.

The open ended responses in question 12 highlighted some concerns around pedestrian and cycle safety, with reference to potential conflicts between cyclist movement and pedestrian / bus activity on Lea Bridge Road. Others felt public transport services such as buses or trains should be improved to help manage future population growth. The need for accessible crossings at bridges / junctions was reiterated, with others mentioning that street trees, planting and greening of routes would improve the overall experience.



Question 11: How do you think transport, walking and cycling can be improved in the Lea Bridge area?

The graph compares the sum total percentage of respondents who either Supported or Strongly Supported each option



Question 12: Do you have any other suggestions for improving transport, walking and cycling in the area? (Please explain your answer by referring to specific locations and descriptions where possible.)

Continue the cycle path to Clapton!

Reinstate bus route 48 or create an alternative to support the proposed influx of population

Allow cycling in both directions where there are one-way streets eg Clementina Estate

Stop pandering to a small community of privileged cyclists

The cycle path alongside Orient way to Stratford is great but feels slightly dangerous and polluted.

Less hard surfacing and more surfaces that can cope with water.

Open up some of the side roads, to ease the traffic on LeaBridge

Please make the crossing at Orient Way/Lea Bridge safer

Ensure train services at Lea Bridge station are prepared for the large increase in passengers

Preserve and improve the access to Argall Way from the junction with Lea Bridge Road.

We need bike hoops at Lea Bridge station - there is a hangar, but that's not good for casual users

Info & signage to make pedestrians more aware of the cycle lanes throughout Waltham Forest

Make it safer. Bus lanes to go around bus stops. Training and education for cyclists. Cyclists to stop at lights. Pedestrians to have priority

Reinstatement of Hall Farm Curve via Lea Bridge

Ramps on the bridges so they are easier to cross with a bike.

More accessible crossing over Orient Way to the marshes

Ensure that motor vehicle traffic is minimised

A route from Bridge Road to the St James Park area.

Too many parked vehicles in the lanes along Lea Bridge Road

General greening of routes will make for much more enjoyable walking and cycling

4

Open Space and Environment

This section of the survey asked respondents about open space and environment in the Lea Bridge framework area.

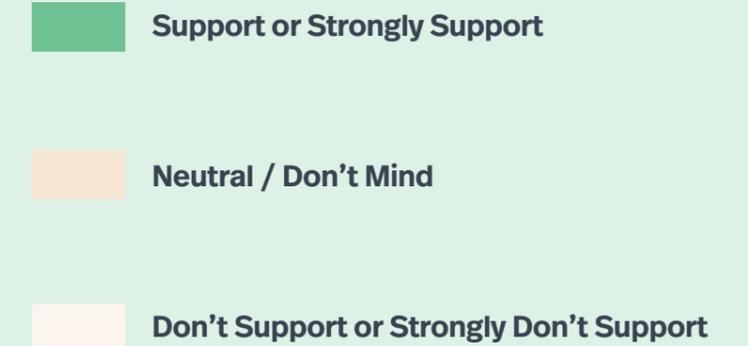
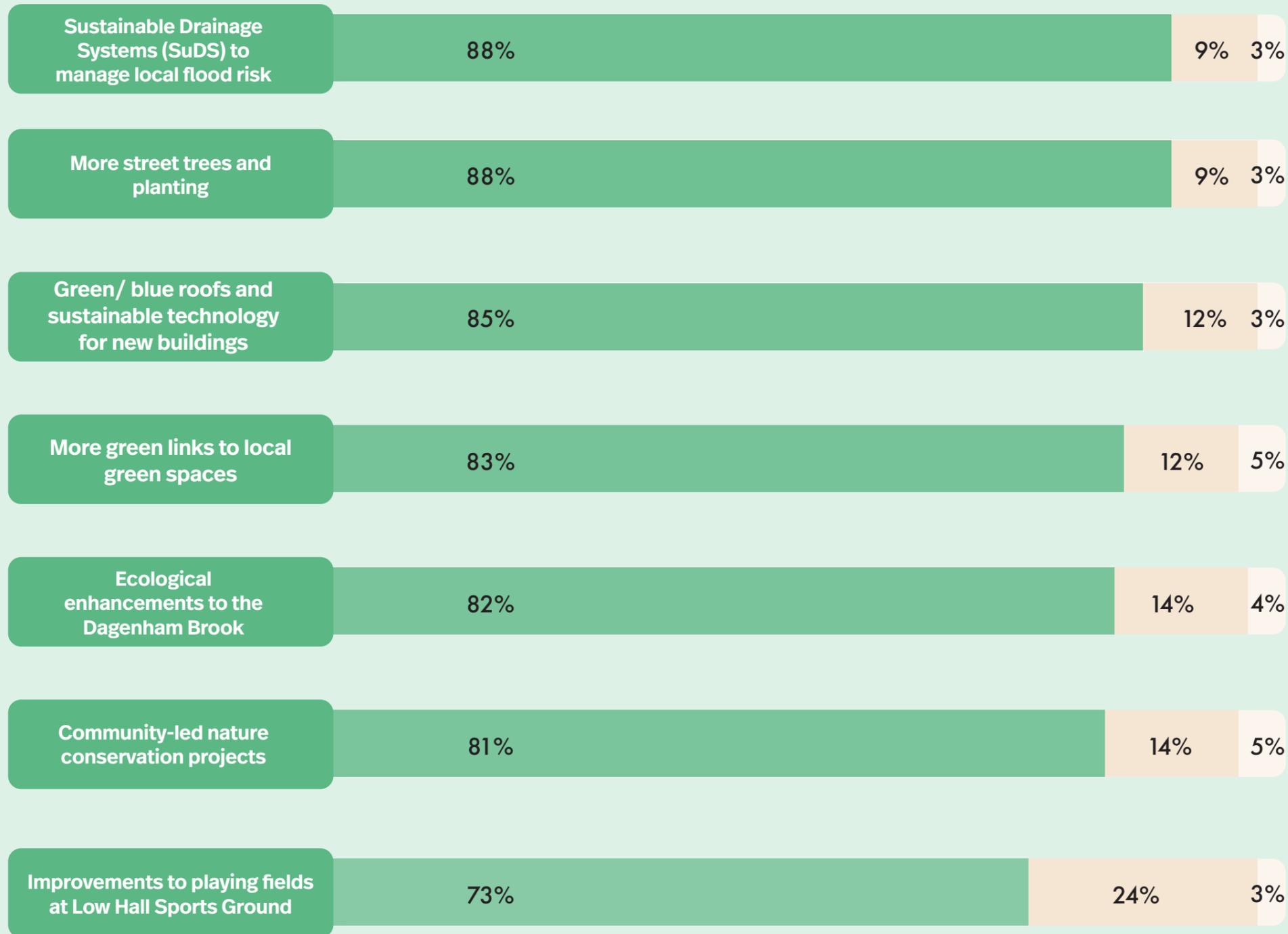
The suggestions for improvements in Question 13 were generally very well supported with all responses averaging 4 or more out of 5. The most popular suggestions were around Sustainable Drainage Systems (SuDS) to manage flood risk, more street trees and planting, more green / blue roofs and sustainable building technology.

The open ended responses in Question 14 suggested further support for open space and environment improvements in the area. Many respondents suggested protecting and preserving existing green spaces and trees was very important, and there were also suggestions to increase street planting and SuDS e.g. on Orient Way. Others suggested support for community planting / growing projects, as well as ecological improvements to waterways such as the Dagenham Brook.



Question 13: What type of open space and environment improvements would you like to see more of in the Lea Bridge area?

The graph compares the sum total percentage of respondents who either Supported or Strongly Supported each option



Question 14: Do you have any other suggestions for improvements to local open space and environment? (Please explain your answer by referring to specific locations and descriptions where possible.)

Roofs in the industrial area could be covered in solar panels and / or green roofs

The former Thames Water depot should be developed into a wild swimming/ conservation area.

Protect/ preserve existing wildlife and open spaces - this is one of the strongest and best features of the area and something to treasure.

Greening Orient Way

Dagenham Brook needs a lot of attention and improvement

Anytime there is heavy rain, it floods outside Conrad's Kitchen and at the end of Belvedere Road.

Add SUDs raised beds all along Orient Way to make the route more interesting

A footpath along the Dagenham Brook? It would link up Lea Bridge Road with South Access Road nicely

I love the wildflower planting on the bike route behind the bread factory

More information on the wildlife in the area

Invest in more mature trees reduce the cutting down (and removal of pocket parks!) twig type trees just are snapped off.

Better use of the Bridge Road playground - access to St James Park from there would be ideal.

Low Hall Fields could really benefit from more trees to provide shade , also leaving some of the field to wildflower and long grasses

Save Orient Way Pocket Park

There is a lack of joint up thinking between green spaces and organisations managing them. Creating opportunities for these organisations to collaborate could help bridge these gaps.

Street planters, increased green planting on our streets in general would be welcomed. Anything to assist with carbon offsetting etc

Community growing projects / biodiversity and ecological projects led by the community

The community would like support to improve the small green space at the top of Perth Rd

Easier access to the Marshes

5

Heritage, Culture and Character

The final section of the survey asked respondents about heritage, culture and character in the Lea Bridge framework area.

Responses to Question 15 showed that the area's waterways and rivers were important to Lea Bridge as well as listed buildings, historic architectural character, and allotments and food growing.

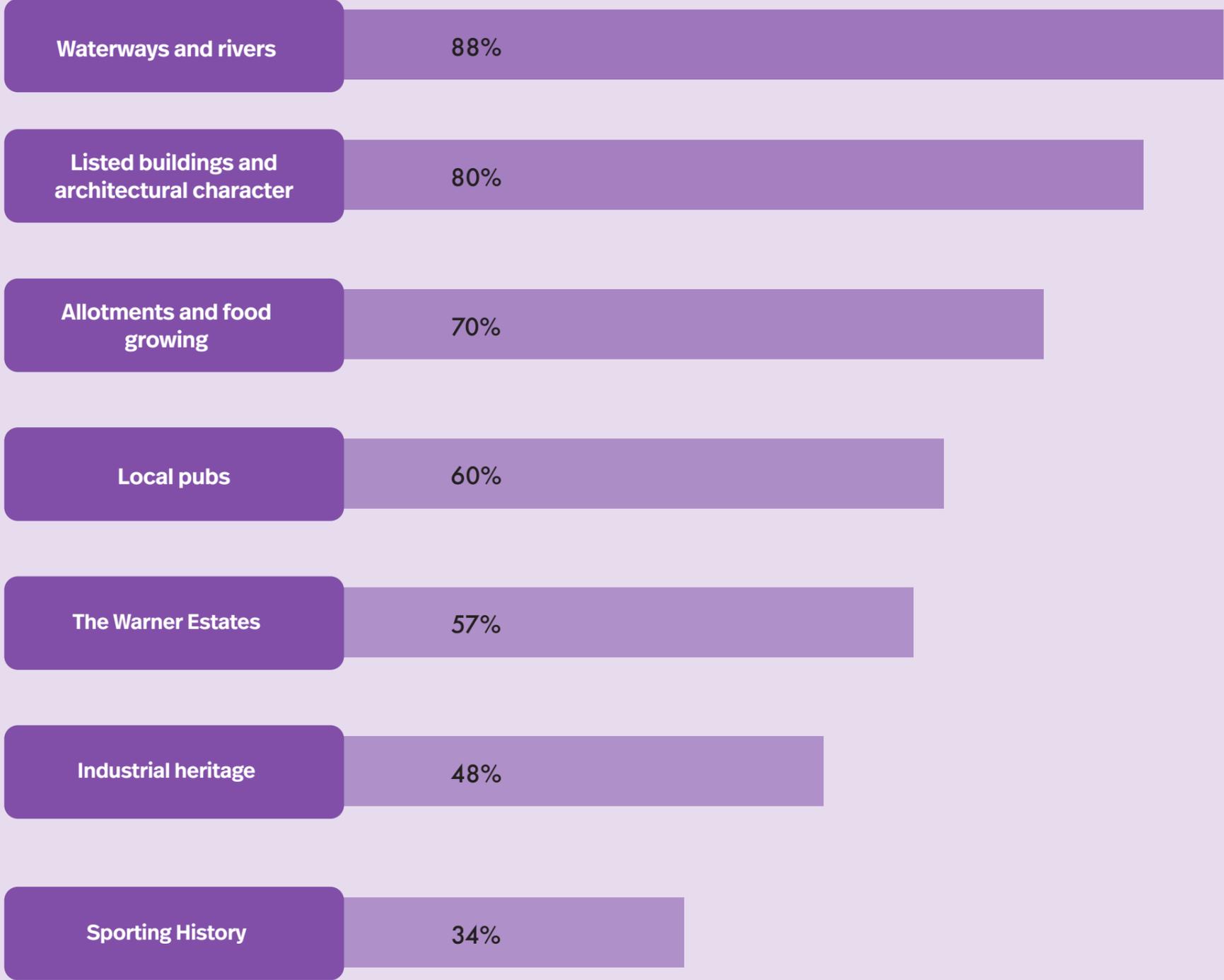
This was further reflected in Question 16's responses, which suggested that heritage, culture and character could be recognised in Lea Bridge by celebrating and protecting the area's existing buildings of quality and supporting heritage and history trails.

Open-ended suggestions in Question 17 included support for sensitive repairs and protection of characterful buildings such as the Potters House Christian Centre on Markhouse Corner, Lea Bridge Library and the area's old industrial buildings. Some made suggestions for public displays, exhibitions or information boards celebrating the area's heritage. Others mentioned that it would be important for all aspects of Lea Bridge's diverse local community to be celebrated.



Question 15: What do you think are important aspects of Lea Bridge's heritage and character that should be reflected in the Area Framework?

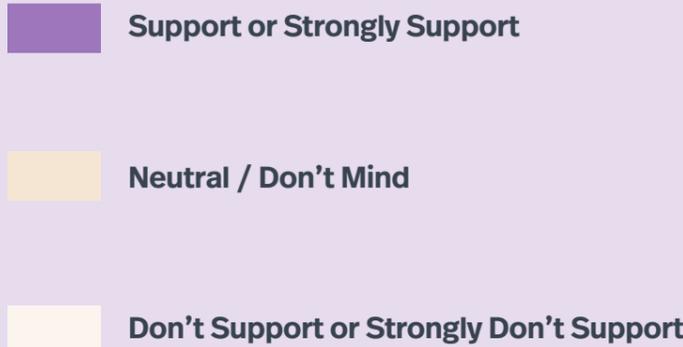
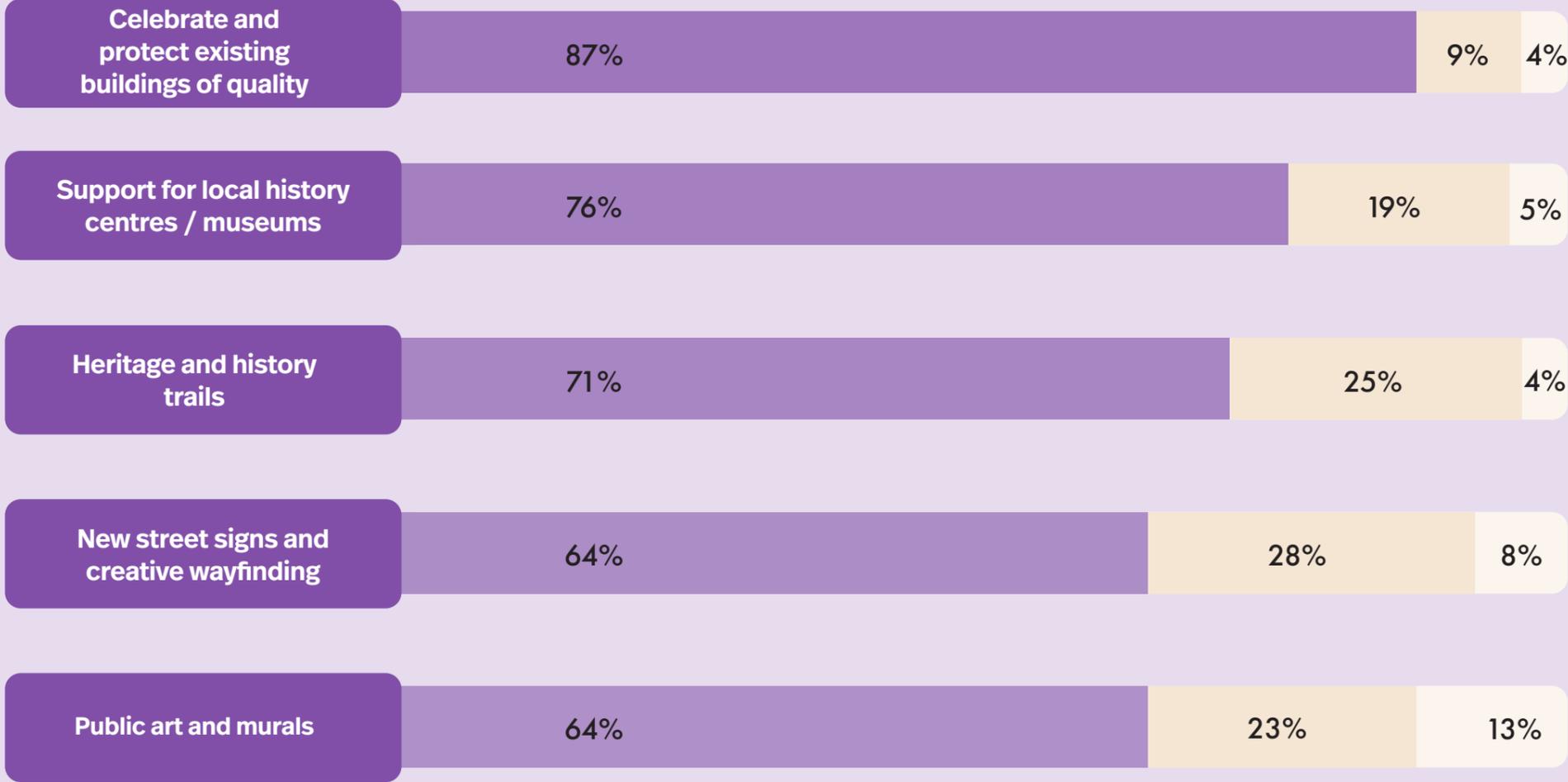
(Select all that apply)



This question was multiple choice and allowed for one or more responses. (The chart shows the percentage of respondents that selected each option)

Question 16: How could heritage and character be better celebrated in the Lea Bridge area?

The graph compares the sum total percentage of respondents who either Supported or Strongly Supported each option



Question 17: Do you have any other suggestions for how to celebrate heritage and character in the Lea Bridge area?

The historical contributions made by minority groups in the area

Shopfronts are appalling on Lea Bridge road and definitely need to be improved

Financial support to local charities & community groups (youth, environment, cultural etc)

More colour! This really helped improve Leyton high street when all the shop fronts were done

Proper and lasting responsibility for historic buildings

The Antelope Pub

Look closely at the special community we have here and don't turn this real, living place into a tourist destination

Renovation and preservation of buildings such as the Library and Church at the junction of Markhouse Road and Leabridge Road

Murals are not helpful or authentic to the history of this area

Restore Markhouse Corner theatre/ cinema and renovate side buildings

Create a market association to work with local food growers

Wall art to remind passers-by of historic places

Cultural festivals to encourage diversity and acknowledgment. Local musicians having open air concerts, music festivals

Ensure the buildings are preserved where possible including old warehouses.

Perhaps compile photos explaining the local heritage and display on a board in a public space

The development of the former Thames Water depot as a community asset

Yearly cultural events

Ensure all communities / minorities are adequately represented, as the local history is extremely rich in such contribution

Historical walks of the area

Create community space that can show history of the area

Summary / Key recommendations

- The survey received 269 individual responses
- There were certain limitations identified in the survey's outreach, particularly with the area's younger population and certain ethnic groups. Additional targeted engagement projects could help improve exposure to these groups
- The majority of respondents (69%) supported the need for a new Area Framework in the Lea Bridge Area.
- Meaningful community involvement and the need for more clarity over the benefits of an Area Framework, will be important aspects in continuing or improving support.
- The initial ideas and opportunities of the framework were well supported, with the majority of suggestions scoring above average support (greater than 3/5).
- Respondents provided many additional suggestions for priorities in the area, which will help underpin the draft proposals for the Area Framework



Phase 1 Engagement Responses



Period of engagement

**Monday 5 July 2021
to
Monday 26 July 2021**



Online survey

.....

269
Survey responses collected over 3 week period



3 x On-street drop in events

.....

200+
Flyers distributed

Phase 1 Engagement Summary

Below are the most supported priorities for each theme. The scores show the combined total percentage of respondent's who either 'Strongly Supported' or 'Supported' each priority.

Top four most supported ideas from each category:

Community and Play Facilities



Industry, High Street Businesses and Shops



Transport, Walking and Cycling



Open Space and Environment



Heritage, Character and Culture



A selection of additional suggestions:

- Outdoor / wild swimming
- Youth facilities
- Community spaces
- Improving existing play areas

- Improvements to Potters House Church and shops at Markhouse Corner
- Better performing / green buildings
- Support for existing businesses

- Improve pedestrian safety and reduce risk of conflicts on busy roads
- Improve accessibility on key infrastructure
- Adequate public transport

- Protect existing green spaces and trees
- Support community greening projects
- Ecological improvements to the Dagenham Brook

- Celebrate diverse community and local history
- Public display boards / information