

TOWN CENTRE STRATEGY & DELIVERY PLANS – 2016–2020

LEYTON



LEYTON TOWN CENTRE



Waltham Forest

THE OPPORTUNITY

Leyton is a major focus for growth and development in the borough, with a whole new community planned to the west and south of the established town centre. Development between the existing centre, Leyton Mills and the new residential development needs to be integrated to ensure the High Road continues to thrive, offering a range of independent retail, food and drink for the area's diverse communities.

Leyton is an important district centre, with a traditional high street and Leyton Mills, an out-of-town designed retail park directly opposite its underground station. Leyton sits on the edge of an area that has undergone considerable change, with the development of Westfield, Stratford International Station and the Queen Elizabeth Olympic Park.

Leyton High Road and Francis Road have recently benefited from a Council-led programme of investment in the public realm and shop front improvements, alongside enhancements to Coronation Gardens, Leyton Jubilee Park and other public spaces close to the town centre. This has lifted the area's appearance and improved its desirability as a place to live and establish a business.

The Council is completing a masterplan for the west of Leyton and Lea Bridge, which plans for significant new housing within ten minutes' walk of the town centre. 1,500 new homes are in the pipeline and the potential for this figure to increase to over 2,500 new homes west of Leyton with the redevelopment of the Leyton Mills retail park. This will change the town centre and needs



to be carefully planned, to ensure the necessary improvements to transport and community infrastructure are delivered and Leyton town centre continues to thrive and support its diverse communities. The Council is taking a lead on this through the delivery of new sport, health and community facilities alongside 550 new homes proposed for the Score Centre site.

WHAT LOCAL PEOPLE HAVE TOLD US ABOUT LEYTON

86% of Leyton residents said that they were happy with the regeneration that has taken place to date. However, 61% of Leyton residents consulted said that they were concerned about the affordability of housing, both to rent and to buy. This figure was significantly higher than in other areas in the borough. (*Shaping Growth research, January 2016*).



CASE STUDY

LEYTON

In 2013, Leyton won the Best Town Centre Project in the London Planning Awards for a programme of road surfacing, new pavements, better lighting and more greenery in the run up to the Olympics. A £950,000 shopfront scheme to give 43 businesses a new lease of life as funded through the Working Neighbourhoods Fund was also developed. This provided new signage, new shopfront facades, new shutters, painting and specialist conservation work: the scheme revived Leyton high street. Alongside this, residents were also able to access a home grant scheme that helped 157 residents improve the front of their homes.

DELIVERY PLAN: LEYTON TOWN CENTRE

ACTIVITY	PURPOSE	TIMINGS	COUNCIL RESOURCE	PARTNERS
1 Develop proposals and delivery plans for key sites, including : - Score Centre (Coronation Square)/Ive Farm - Bywaters - Leyton Mills Retail Park	To enable a coherent and comprehensive plan for short, medium and long-term housing, community infrastructure, leisure and sports developments to the west and south of the town centre	2017-2018	Regeneration, Housing, Leisure, Property	Landowners and developers
2 Take forward a masterplan for linking the different areas of Leyton (High Street, Leyton Mills and Coronation Square) together more clearly	To ensure that Leyton as a whole retains a distinct identity as a town centre and the different areas are linked through clear and attractive connections and good quality wayfinding	2017-2019	Regeneration, Highways	Landowners, developers, Transport for London
3 Promote Leyton town centre as part of a wider narrative for growth and investment in 'Lea Valley Eastside'	To raise the profile and attract further investment in the town centre	2016-2018	Regeneration, Communications	GLA, Developers, Landowners
4 Further improvements to shops and business support via town centre grants	To continue improvements to the high street and support existing businesses	2016-2020	Regeneration, Business Support	Local businesses
5 Develop Leyton outdoor market	To support the continued success of the newly-established outdoor market	2016-2018	Regeneration, Business Support, Culture	Leyton market operator and traders
6 Improve links to the south and west (to Hackney Marshes, Eton Manor, QE Olympic Park and Stratford Olympicopolis development)	To make it easier and safer to access new facilities particularly for walking and cycling, maximising the benefits of local developments for local residents and businesses	2018-2022	Regeneration, Highways	Transport for London Key landowners e.g. Leyton Mills, LVRPA
7 Deliver a long-term, sustainable use for Leyton Cricket Ground	To provide new sports, health, business and community facilities as part of a sustainable future for a local important asset	2017-2020	Leisure, Culture, Property Regeneration, Business Support	Local sports and community groups, funding bodies
8 Leyton underground station redevelopment and creation of new public space	To improve access and capacity of the underground station and create better public space	2018-2021	Highways, Regeneration	Transport for London Leyton Mills landowners
9 Work with TfL on wider programme of transport improvements, including to bus network, Leyton Overground Station and potential new rail station at Ruckholt Road	To further enhance public transport access to/from Leyton town centre, supporting business growth, visitor access and resident journeys	2017-2025	Highways, Regeneration	Network Rail, Transport for London