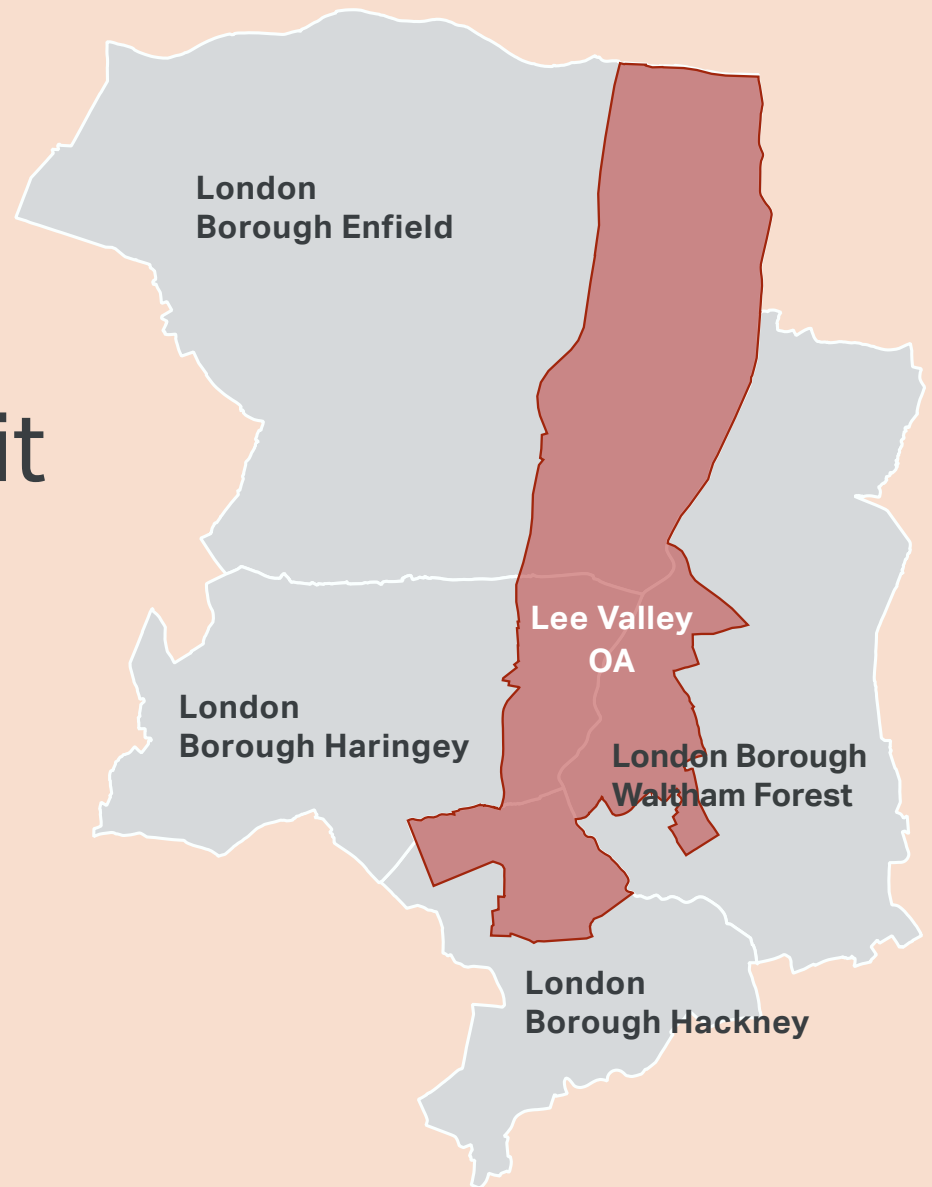


Opportunity Area Portrait

Lee Valley



Further reading: [Upper Lea Valley engagement summary](#)
(Planning for London Programme - Growth Corridor session)

Introduction

List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

Introduction

Purpose of this document and clarifications



What is a pen portrait:

- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.



How will this information be used?

- This evidence base supports the OA propositions in the Towards a new London Plan document.
- The OA propositions include:
 - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
 - highlight opportunities to review the OA boundary and/ or OA designation.



Data sources and clarifications

Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

Introduction

Purpose of this document and clarifications

Data sources and clarifications

Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London's additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs' performance in the OAs.

Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

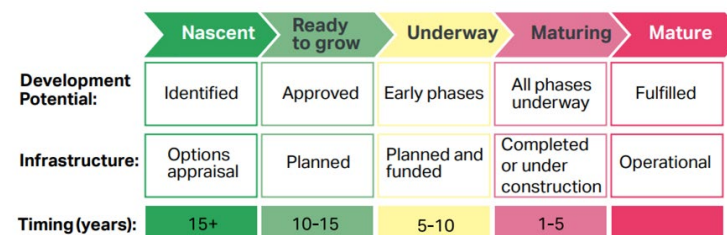
OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

Figure 2.2 - OAPF process diagram



Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).

Introduction

Contents

Context

Key info

Transport
and
connectivity

Delivery of
homes

SHLAA 2017

Site
allocations

Development
activity 2021
and 2024

Jobs

Town Centre
and High
Streets

Industrial
Land

Place
strategies*

Moving
forward

* This section refers to existing/ emerging strategies for the OA.

Lee Valley Context

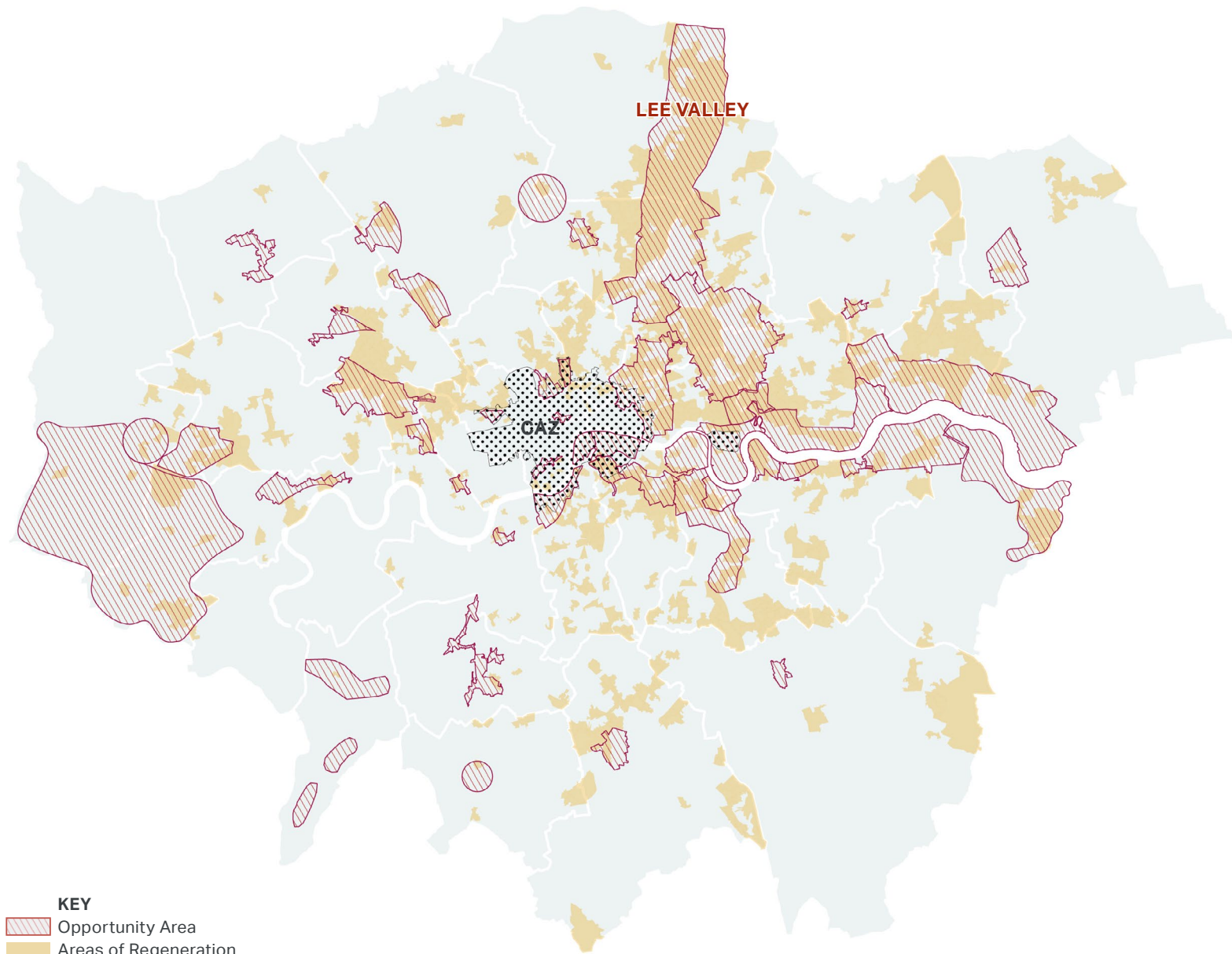
OAs in the CAZ

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- VNEB (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)
- Paddington (Underway)

The OA is not within the CAZ.

Areas of Regeneration

There are several areas of regeneration within the opportunity area, including areas in Enfield, Haringey, Waltham Forest and Hackney.

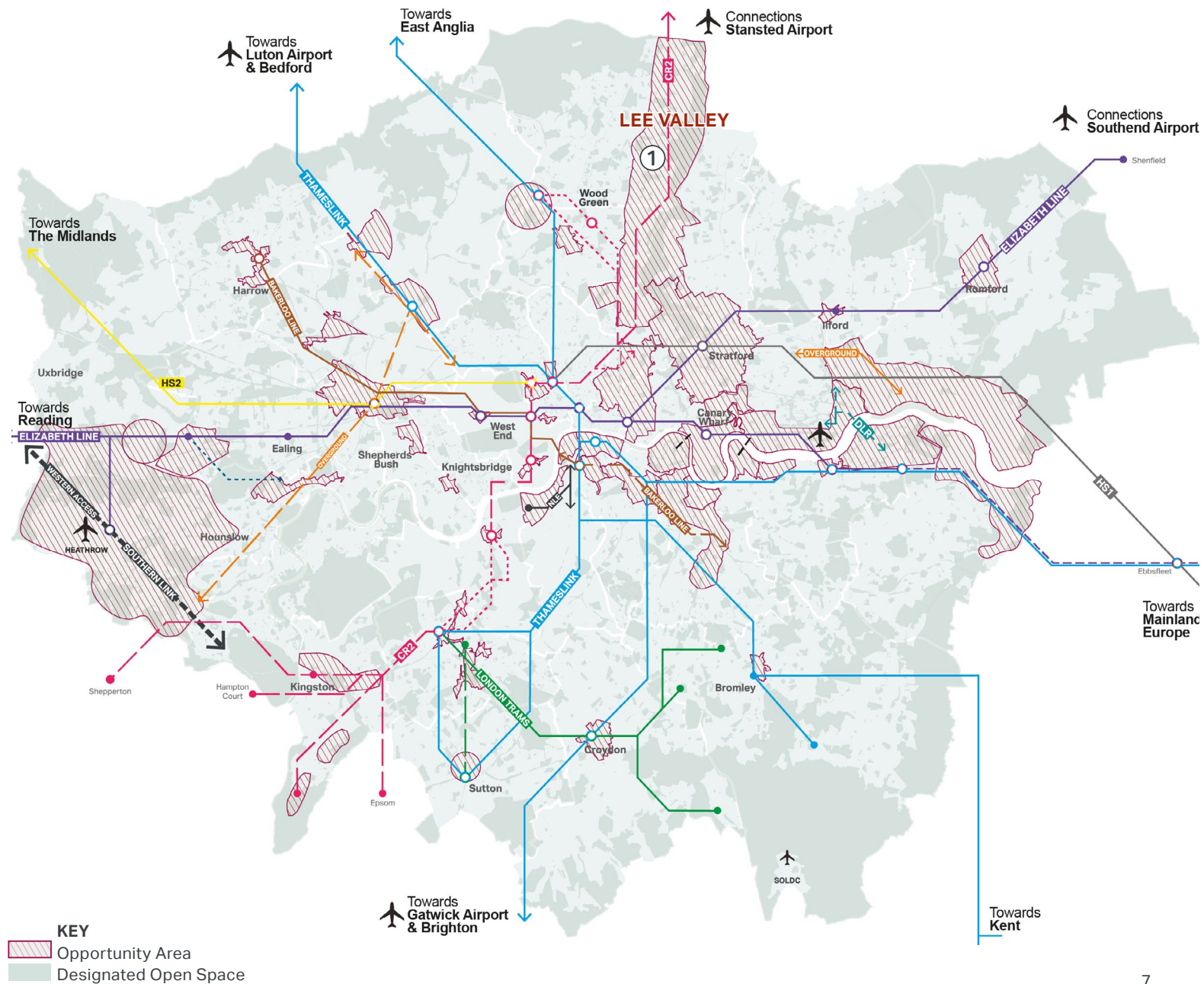


Source: Areas of Regeneration as per London Plan 2021

Lee Valley Context

Transport and Growth Corridors

- ① Potential delivery timescales for Crossrail 2 (a major new line connecting south west London to north east London) are now beyond 2040.



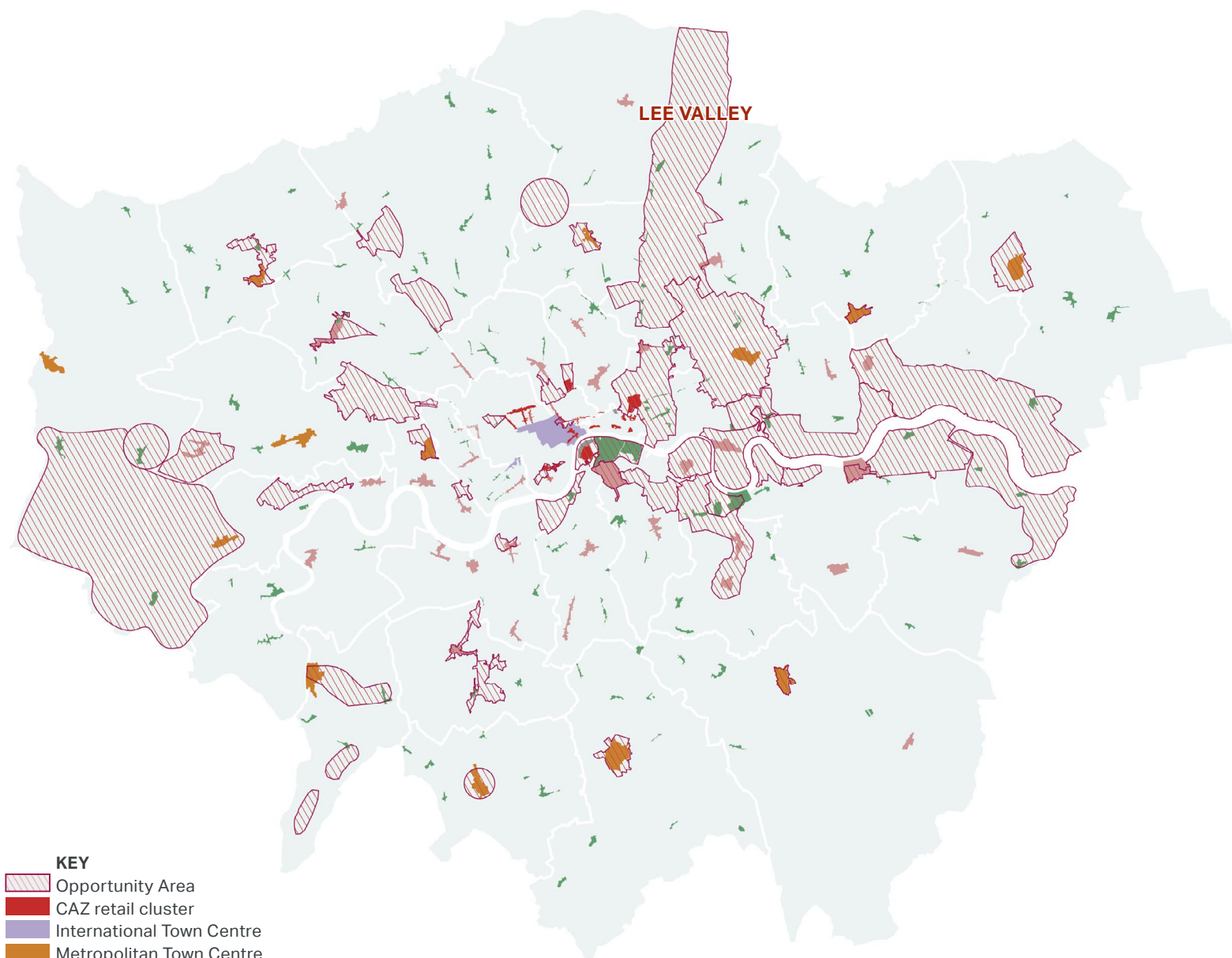
Source: [Planning Data Map](#)

Lee Valley Context

OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- Harrow & Wealdstone (Underway)
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- Wood Green (Nascent)
- Kingston (Nascent)
- Bromley (Nascent)
- Sutton (Nascent)

A series of **District Town Centres** located in the OA (several along the A10), including Tottenham Hale, Bruce Grove, Angel Edmonton.



KEY

- Opportunity Area
- CAZ retail cluster
- International Town Centre
- Metropolitan Town Centre
- Major Town Centre
- District Town Centre

Source: [Planning Data Map](#)

Lee Valley

Key info

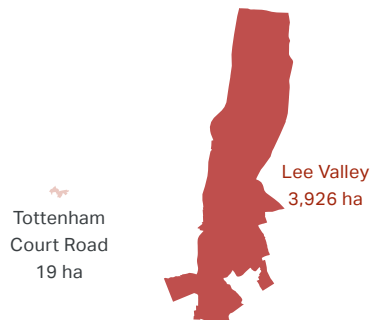
London Plan Designation Year

2004 2008 2011 2016 2021

Borough

LB Enfield, LB Haringey, LB Waltham Forest, LB Hackney

Area



Note: Lee Valley is the largest OA with adopted boundary. Heathrow covers a larger area (approximately 6,317 ha), however Heathrow does not have an adopted boundary.

OA specific plans

Upper Lee Valley Opportunity Area Planning Framework (OAPF), 2013

Local Plan status

LB Enfield (Examination in Public), LB Waltham Forest (Part 1 adopted), LB Hackney (early stages), LB Haringey (call for sites)

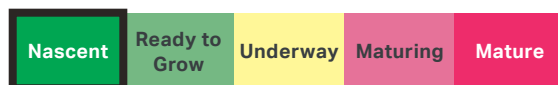
Growth Corridor

Crossrail 2 - North

Housing Delivery Test 2023

Enfield (Buffer), Waltham Forest (None), Hackney (Buffer), Haringey (None)

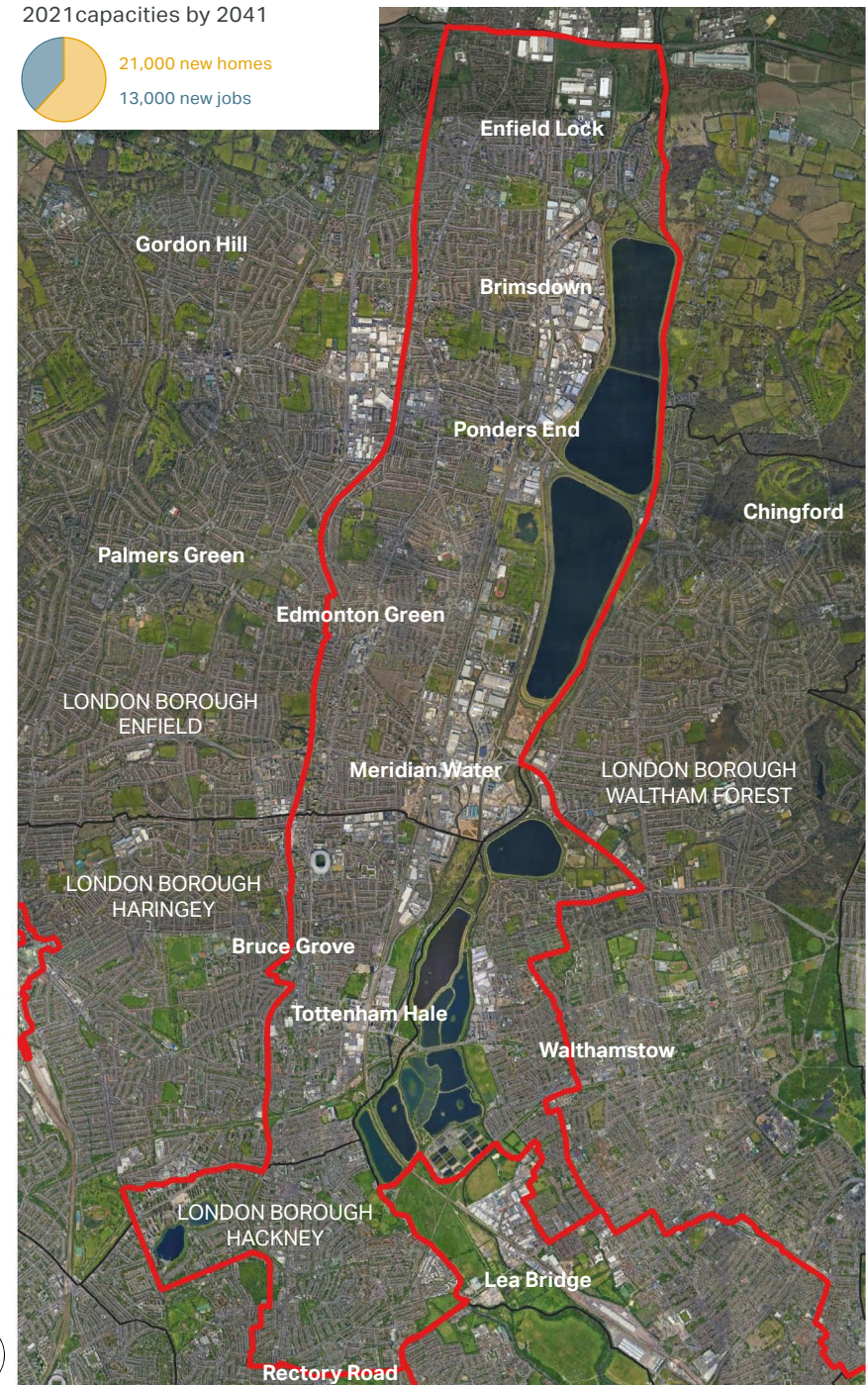
OA status (LP 2021)



KEY
Opportunity Area



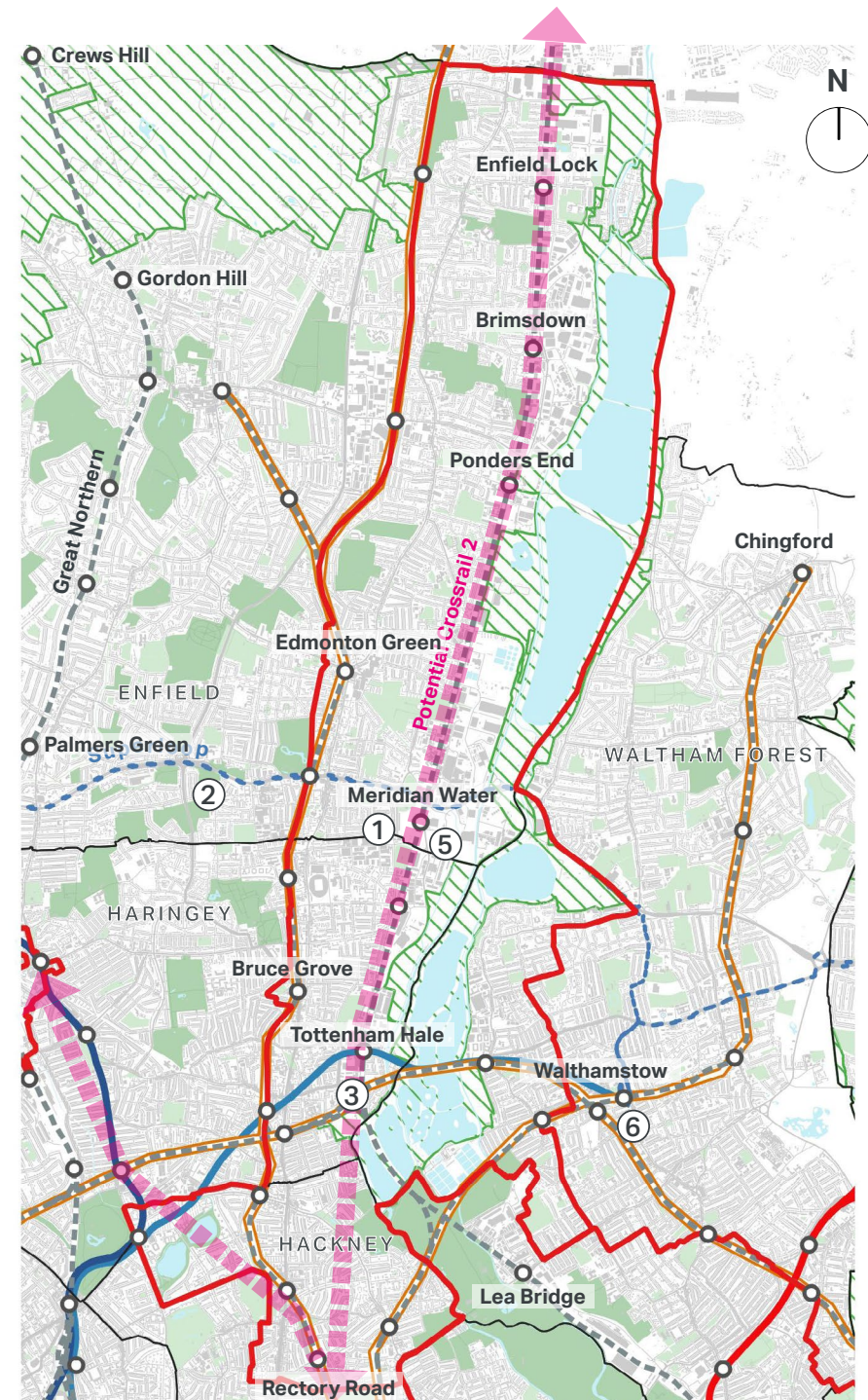
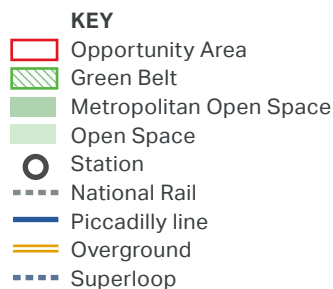
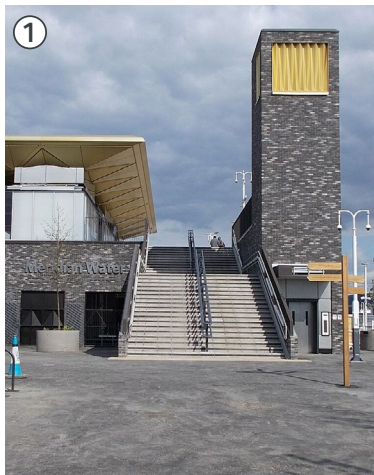
London Plan
2021 capacities by 2041



Lee Valley

Transport and connectivity

- ① Potential delivery timescales for Crossrail 2 (a major new line connecting south west London to north east London) are now beyond 2040.
- ② Superloop introduced along the North Circular.
- ③ Tottenham Hale station work - public realm (interchange).
- ④ Key challenges identified as transport capacity and funding.
- ⑤ Strategic infrastructure works at Meridian Water: support is needed to increase train capacity and frequency along the Lee Valley Line (West Anglia mainline improvement).
- ⑥ Proposals and phased delivery of improvements at Walthamstow Central transport interchange.



Lee Valley

Transport and connectivity: [Walthamstow Central Interchange Regeneration](#)

- LBWF currently investing **to increase future station capacity** to support new housing and are seeking critical match funding.
- Planning permission secured by the Council, TfL and Capital & Regional, first phase of delivery underway delivering 538 new homes.
- In the last five years over 1,000 mixed-tenure homes have been delivered, alongside a 950-seat theatre, commercial uses, community infrastructure and the opening of University of Portsmouth's London Campus.
- To sustain this growth, **investment is required to address capacity and accessibility challenges** at Walthamstow's transport interchange, supporting shift to low carbon transport.
- **Delivery of a new step-free entrance** is critical to ensuring the station's continued operation into the 2030s and unlocking c. 4000 new homes (including on public land), c. 47,300 sqft additional retail, business and community floorspace expanding the 17&Central shopping centre and improving the Town Square.
- This investment will unlock c.£750m+ GDV through phased mixed-use regeneration in the vicinity of the transport interchange and across the town centre.

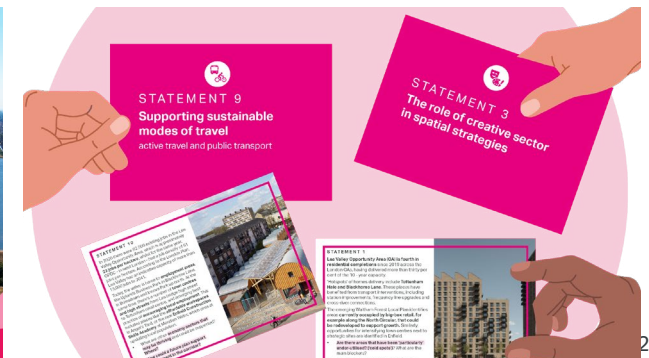
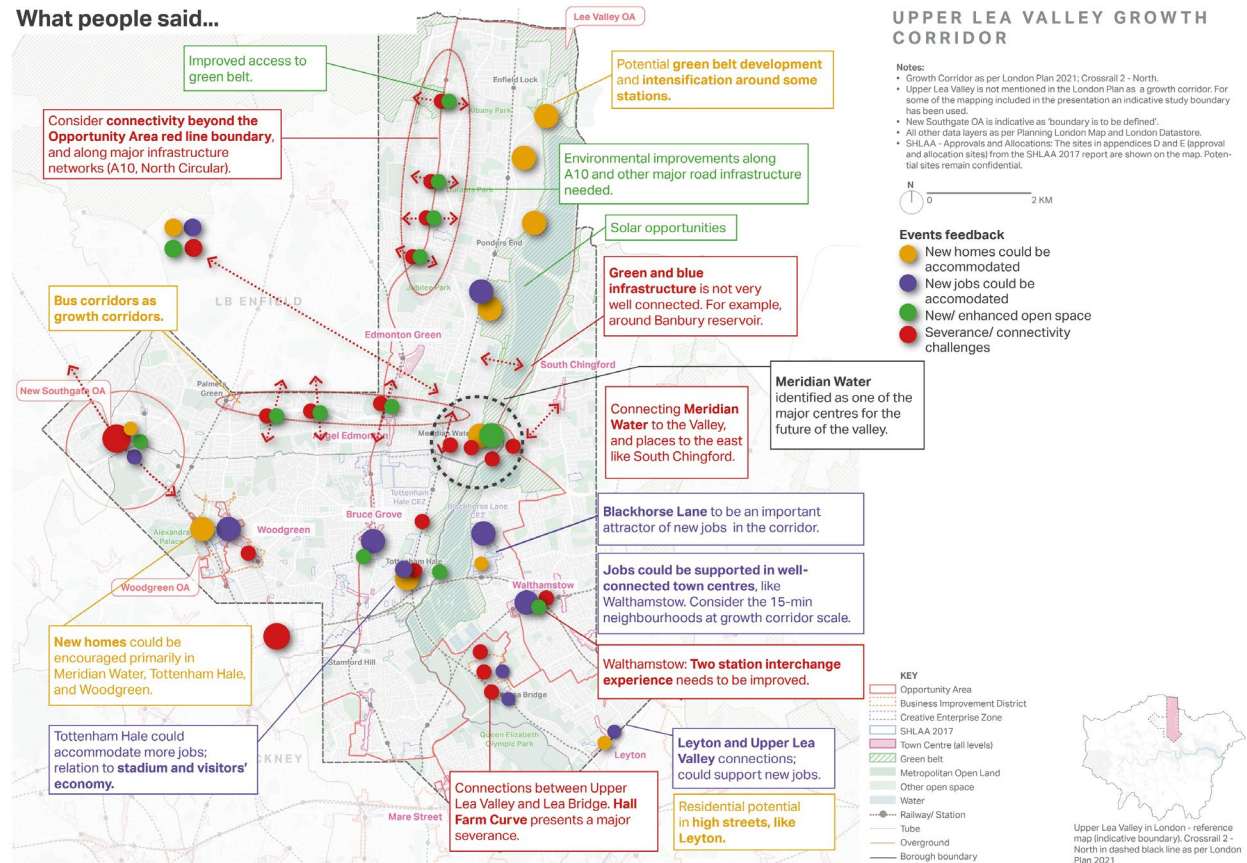


Lee Valley

Transport and connectivity: Growth Corridors Engagement

- Stakeholder engagement for the Upper Lea Valley Line Growth Corridor was carried out as part of the Planning for London Programme.
- A need for a strategic refresh for the vision for Upper Lea Valley was discussed.
- Key points included:
 - A new narrative for employment;** bringing together the different assets in the corridor, including town centres, industrial land, visitor economy.
 - Some participants would like to see **industrial uses move away from waterside** unless its operation is linked to water. This can improve local connections and access to green and blue networks.
 - Beyond freeing up sites for homes, some participants highlighted that encouraging stacked industrial could improve **strategic opportunities for greening in industrial sites** (amenity, biodiversity corridors).
 - There needs to be **a stronger link between skills, training and industry.** The local benefits of industries moving to the Valley is not always visible to existing communities.

What people said...

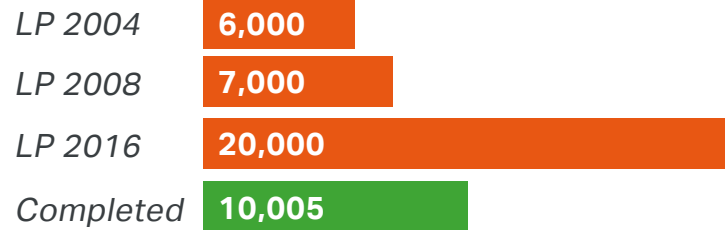


Lee Valley

Delivery of homes

Delivery pre-2019

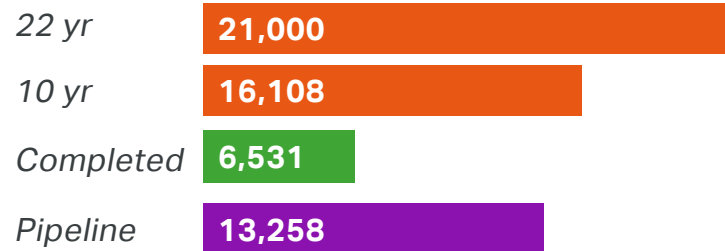
Completions since designation against capacity



Note that the boundary has changed significantly since 2004. The OA delivered 10,005 since designation, exceeding the London Plan 2008 indicative capacity.

Delivery post - 2019 (London Plan 2021)

Progress against 22yr, 10 yr capacity



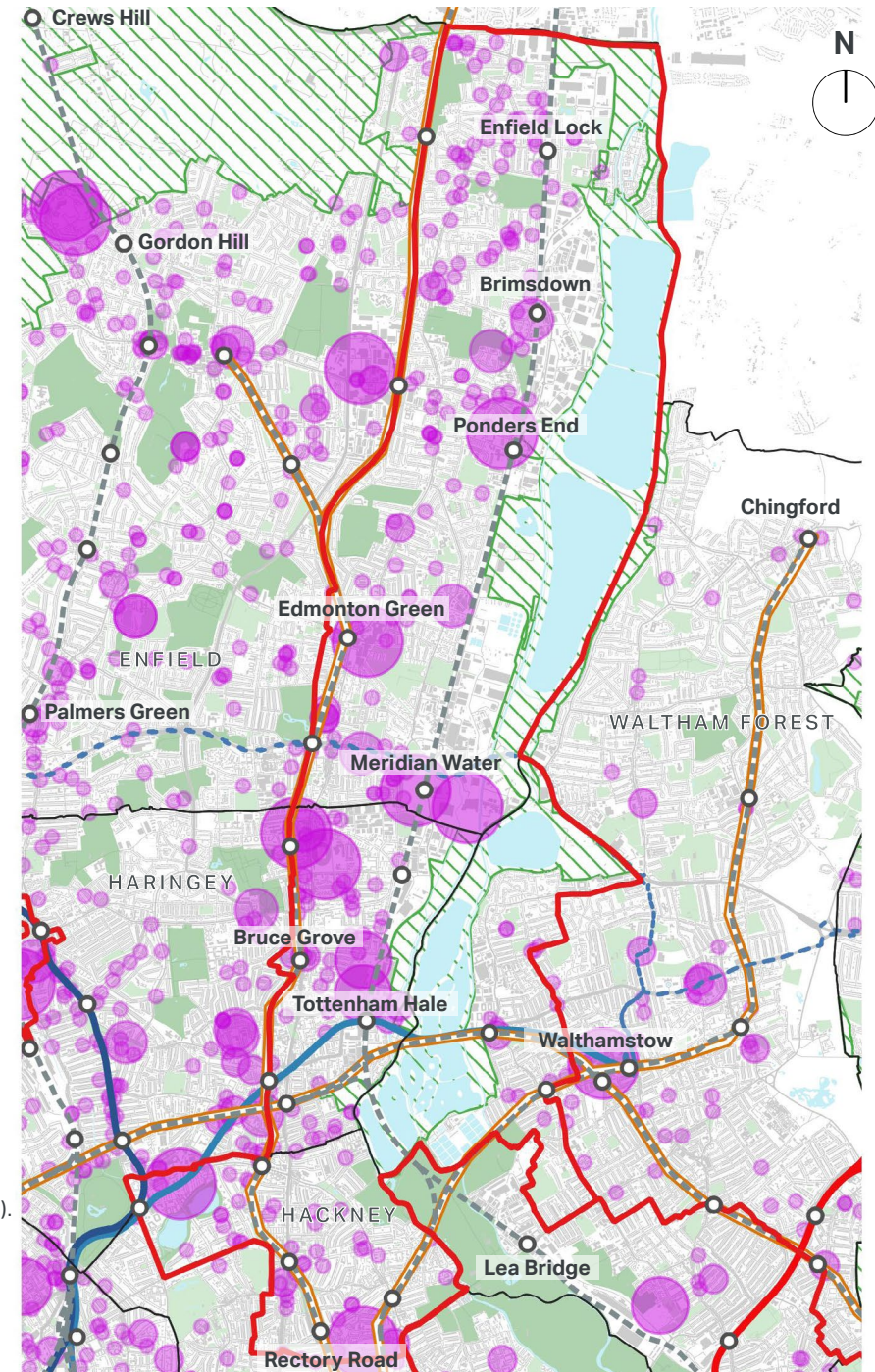
The OA is delivering at a rate of 1,300 homes/year, against the indicative rate of 954 homes/year. The completions and the current pipeline account for 97% of the 22 year homes capacity.

KEY

- Opportunity Area
- Pipeline (Planning Datahub, May 2023). Size of circle is proportionate to the number of homes.

*[Completions](#) account for all types of supply between 2019/2020 to 2023/2024.

** [Residential Pipeline in 2023/2024](#)



Lee Valley

SHLAA 2017: Approvals and allocations

- Major sites allocated in SHLAA 2017, including:

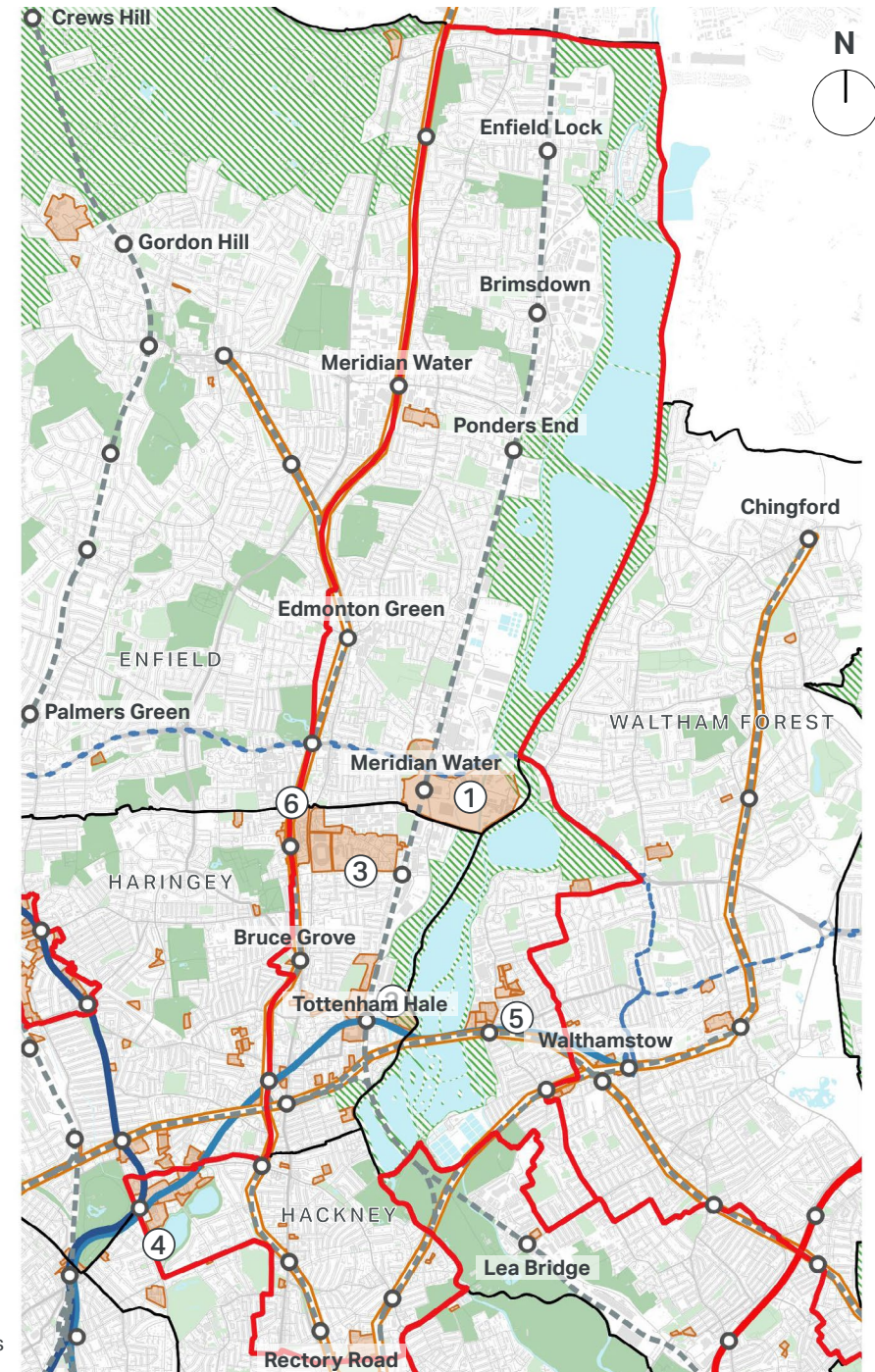
- ① Meridian Water,
- ② Sites around Tottenham Hale station,
- ③ Northumberland Park Estate,
- ④ Woodberry Down,
- ⑤ Blackhorse Lane sites (i.e. Equinox Works).
- ⑥ High Road West



Blackhorse Road Station Car Park TfL, LB Waltham Forest. Source: [RMA](#)

KEY

- Opportunity Area
- Approvals and Allocations (SHLAA, 2017)



Lee Valley

SHLAA 2017: Approvals and allocations

① Meridian Water

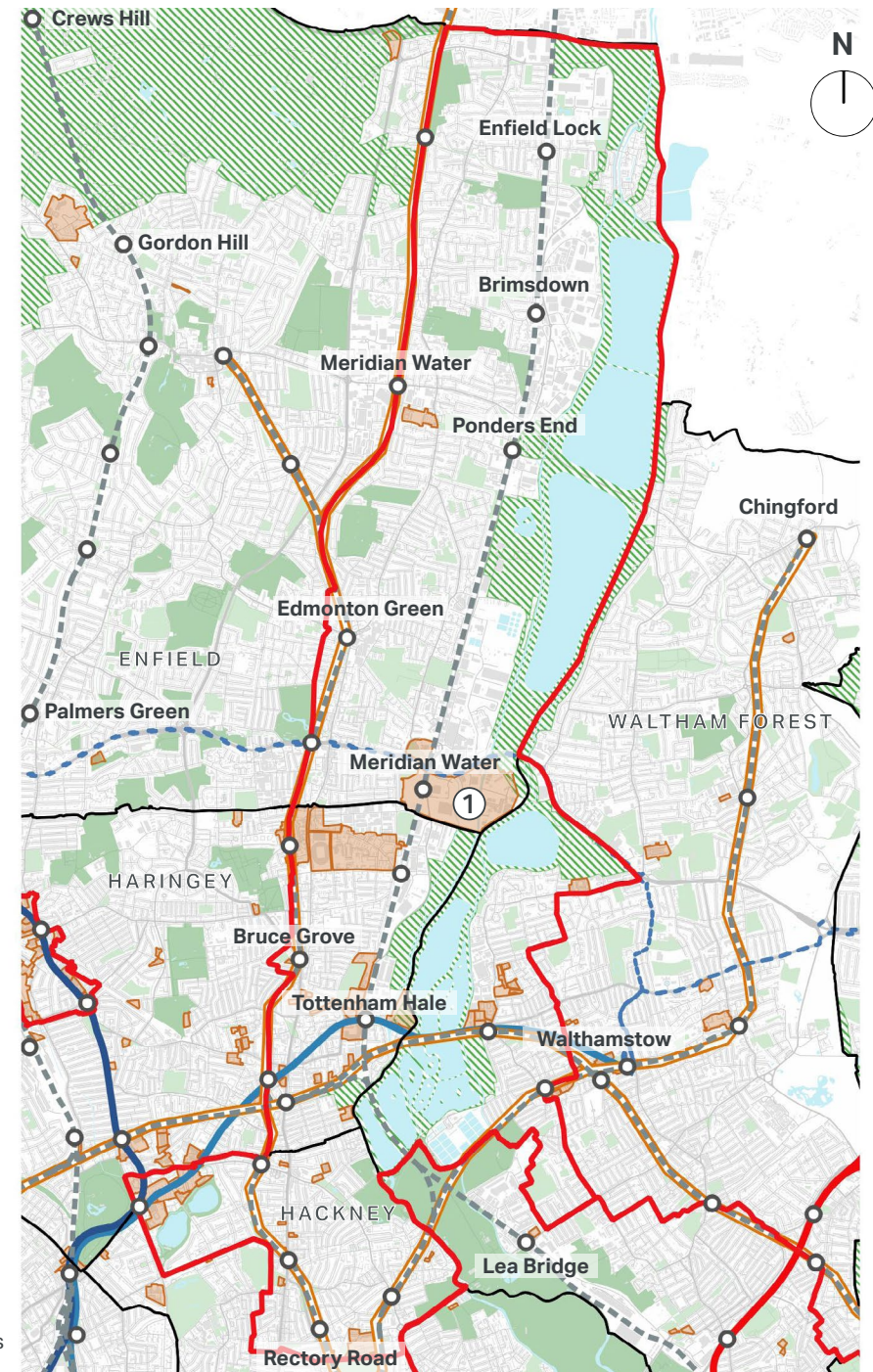
- Enfield Council's flagship regeneration project. The scheme aims to facilitate the establishment of **a new neighbourhood delivering up to 10,000 homes and 6,000 jobs**.
- Enfield Council has secured £195 million from the Housing Infrastructure Fund (HIF) provided by MHCLG for **extensive strategic infrastructure works**. This funding supports vital infrastructure, including roads, bridges, and transport links, as well as two new parks, Edmonton Marshes and Brooks Park, which contribute to placemaking and sustainable transport, unlocking Phase 2 of Meridian Water. Meridian Water Phase 1B: First homes completed in 2023.
- The Meridian project is **pressing ahead with good momentum, achieving positive milestones**. The first phase of Meridian One in Meridian Water is set to finish in 2025 completing 301 homes, the first of 10,000 homes coming to this landmark regeneration area. Works at Meridian two which will deliver 274 affordable homes are well underway. Significant progress has been made in infrastructure development.



Source: [LB Enfield](#)

KEY

- Opportunity Area
- Approvals and Allocations (SHLAA, 2017)



Lee Valley



SHLAA 2017: Approvals and allocations

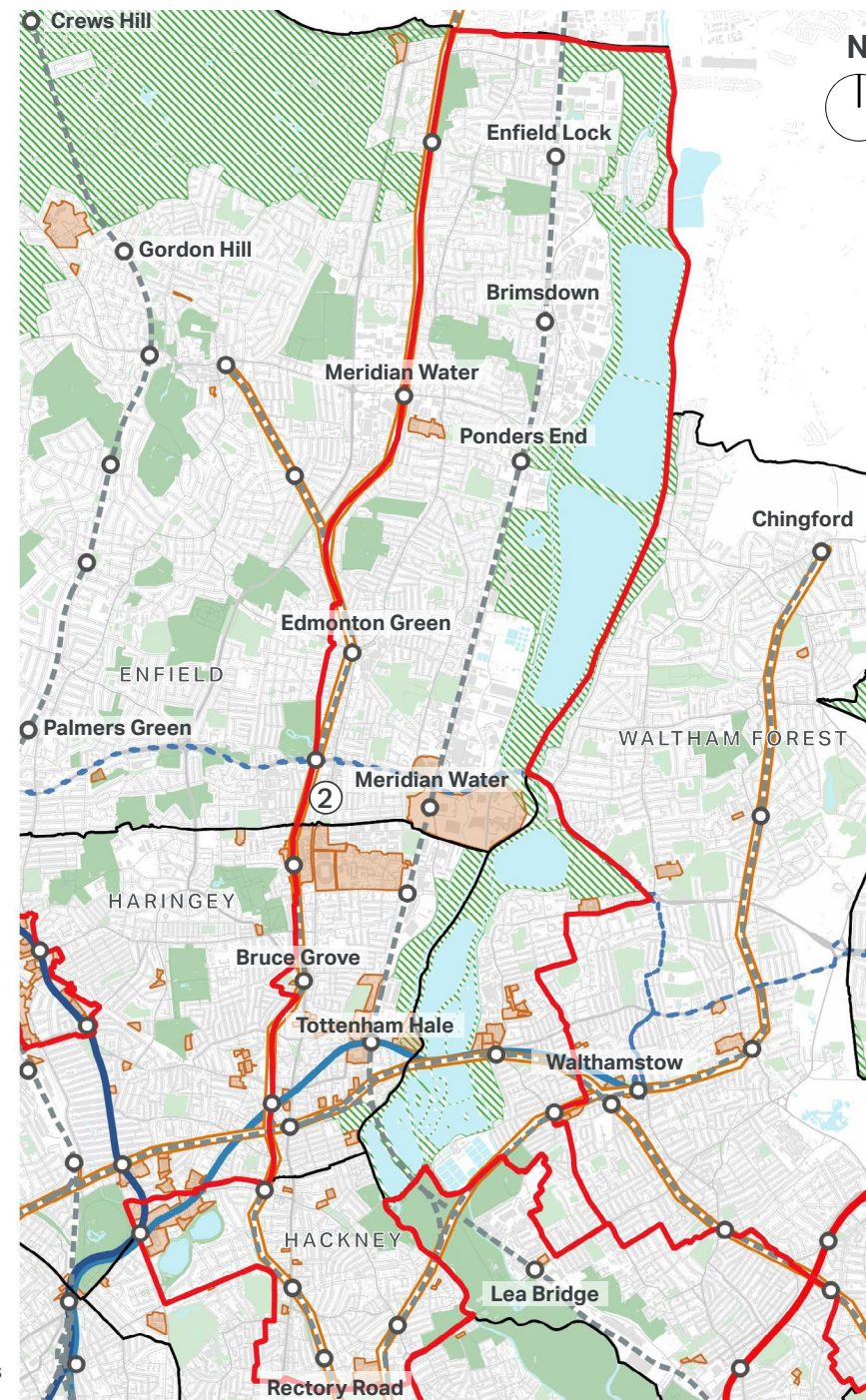
② Joyce Avenue and Snell's Park Estate

- Estate regeneration scheme.
- More than 2,000 new homes, over half of which will be affordable.
- The scheme includes: a community centre, nursery, energy centre, parks and landscaping, all accessible with improved pedestrian and cycle connections.
- It will also renew and revitalise the High Street on the Angel Edmonton.
- This flagship scheme led by Enfield Council was approved by the local authority's Planning Committee on 16 July 2024.



Source: [LB Enfield](#)

KEY
 Opportunity Area
 Approvals and Allocations (SHLAA, 2017)



Lee Valley

SHLAA 2017: Approvals and allocations

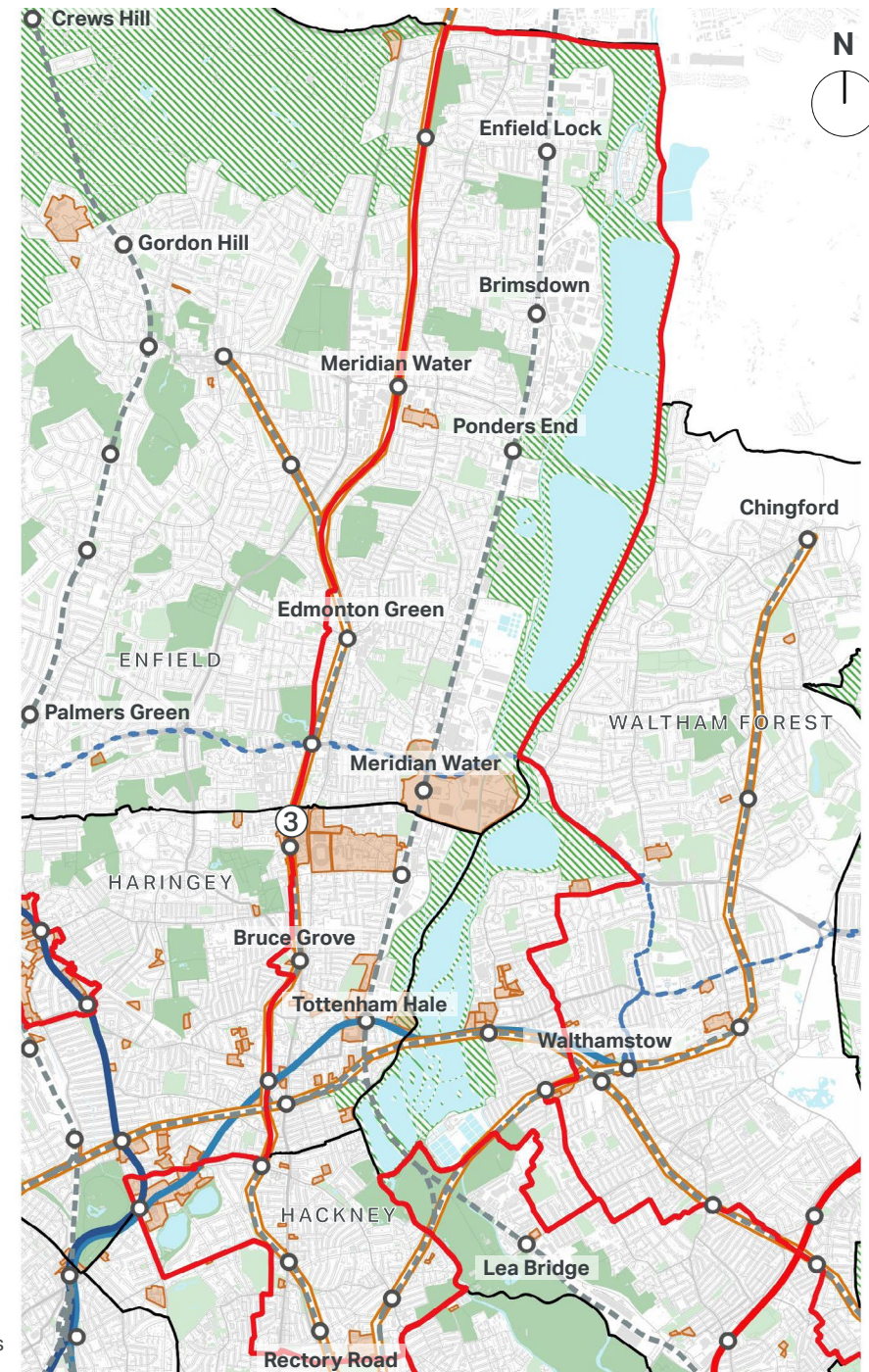
③ High Road West

- Over 2,600 new homes, with 40% affordable housing of which at least 500 will be council homes.
- Over 3,500 jobs created during development with more than 500 long-term jobs.
- New employment space, including light industrial and maker space opportunities for existing and new businesses, and leisure uses to complement the Tottenham Hotspur Stadium
- Hybrid planning permission was granted in August 2022. Construction hasn't commenced. Compulsory Purchase Order granted February 2024 for the first phase.



Source: [LB Haringey](#)

KEY
[Red outline] Opportunity Area
[Orange outline] Approvals and Allocations (SHLAA, 2017)



Lee Valley

SHLAA 2017: Approvals and allocations

④ Blackhorse Lane

- ① Some sites have been completed:
- Ferry Lane Industrial Estate,
 - Blackhorse Car Park,
 - Unity Works (Sutherland Road)
- ② Main Blackhorse Lane SIL site:
- 1,800 new homes 1,000 new jobs.
 - Masterplan approved in 2022 (agreed with the GLA).
 - The planning application has a resolution to grant. The masterplan sets out for between 2,500 and 3,500 new homes and c. 18,000 sqm of new industrial floorspace; the 1,800 new homes and 1,000 new jobs refers to the Uplands planning application only. The Waltham Forest Local Plan Part 1 re-designated some of the SIL as LSIS, reflected the approved industrial masterplan.



Source: [Levitt Bernstein](#)

Source: [Allies and Morisson](#)

KEY

- Opportunity Area
- Approvals and Allocations (SHLAA, 2017)



Lee Valley

SHLAA 2017: Approvals and allocations

⑤ Tottenham Hale

- Tottenham Hale was awarded Housing Zone status in 2015.
- High number of completions (Hale Village, Ashley Road)
- Major schemes are already on site around the station.
- Almost 3,000 homes with planning consent incl. 935 affordable (c.412 council homes)

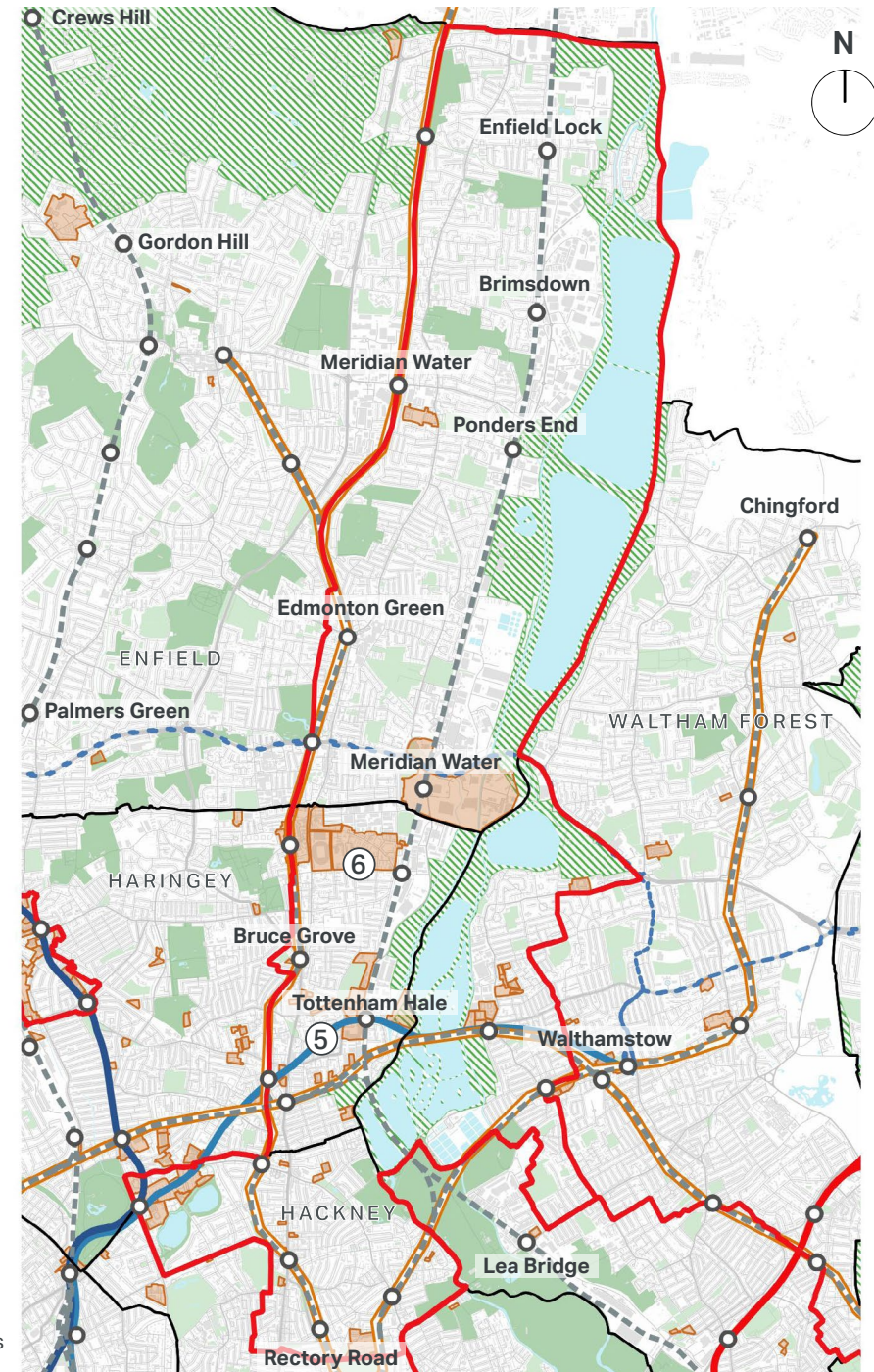
⑥ Northumberland Park Estate

- Tottenham Hale was awarded Housing Zone status in 2015.
- High number of completions (Hale Village, Ashley Road)
- Major schemes are already on site around the station.
- Haringey working on a plan to guide future change across the Northumberland Park estate, including testing different ideas and designs to build new council homes.



KEY

- Opportunity Area
- Approvals and Allocations (SHLAA, 2017)



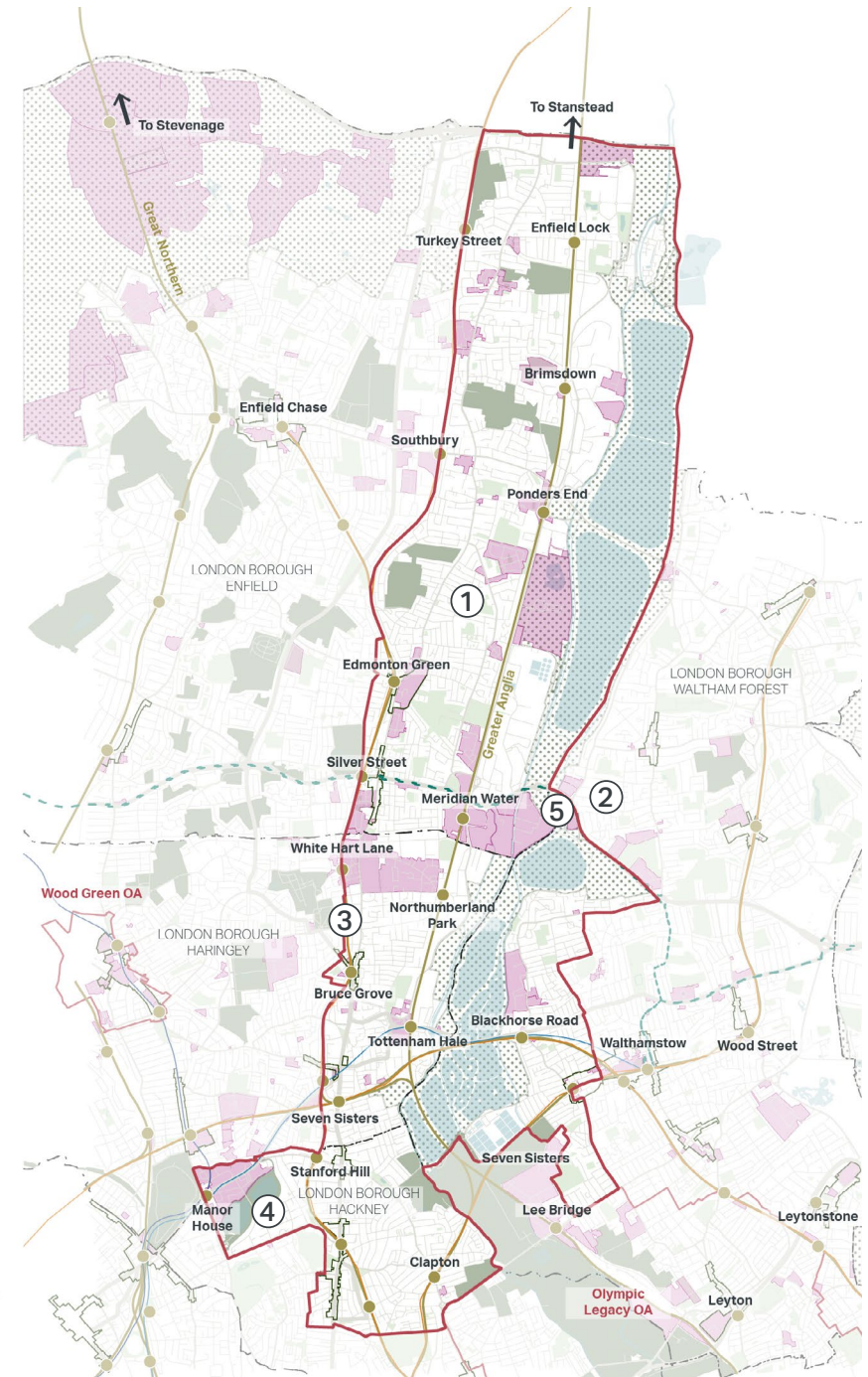
Lee Valley Site Allocations

- Since SHLAA 2017 many boroughs have been reviewing their local plans resulting in new site allocations. The image to the right brings together:

- ① The site allocations from Enfield Reg.19 local plan,
- ② the draft site allocations for Waltham Forest (consultation to end in October 2024),
- ③ the site allocations as per SHLAA 2017 for Haringey (currently calling for sites so no updated data is available),
- ④ the site Allocations from Hackney local plan that pre-dates the London Plan 2021 (refresh is at early stage so there are no updated sites)
- ⑤ Cross-borough synergy re:industrial sites.

KEY

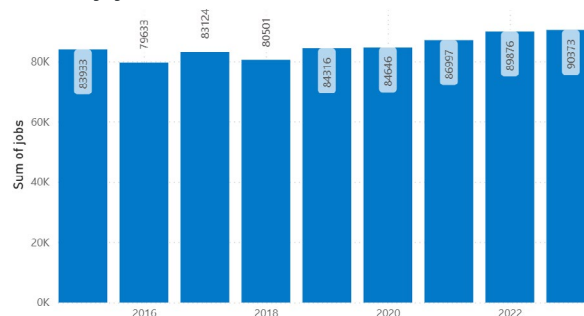
- OA boundary
- Borough boundary
- Green Belt
- Metropolitan Open Land
- Other Open Space
- Site allocations (emerging)
- Town Centres
- Station



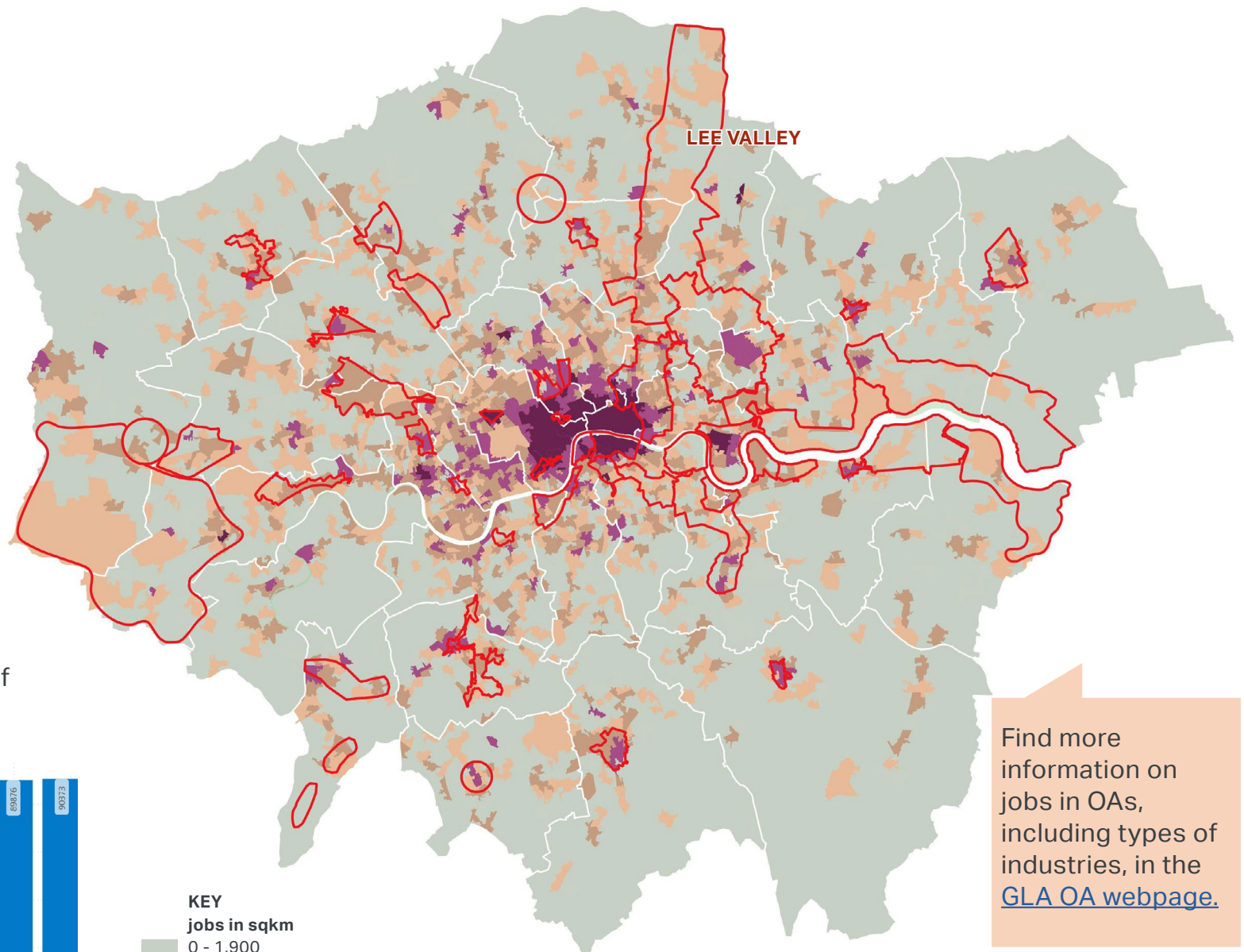
Lee Valley Jobs

- The Lee Valley Boroughs have come together with The Productivity Institute (TPI) to take part in a place-based investment strategy project.
- This national project, led by TPI is designed to help develop a better understanding of how places work, how they can improve productivity along with their economic and social outcomes of the place.
- The end result will support the boroughs Tri-Borough Partnership to develop a broad place-based investment strategy to improve the productive use of our resources.

Jobs by year in the OA



Source: Census, Business Register



Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).

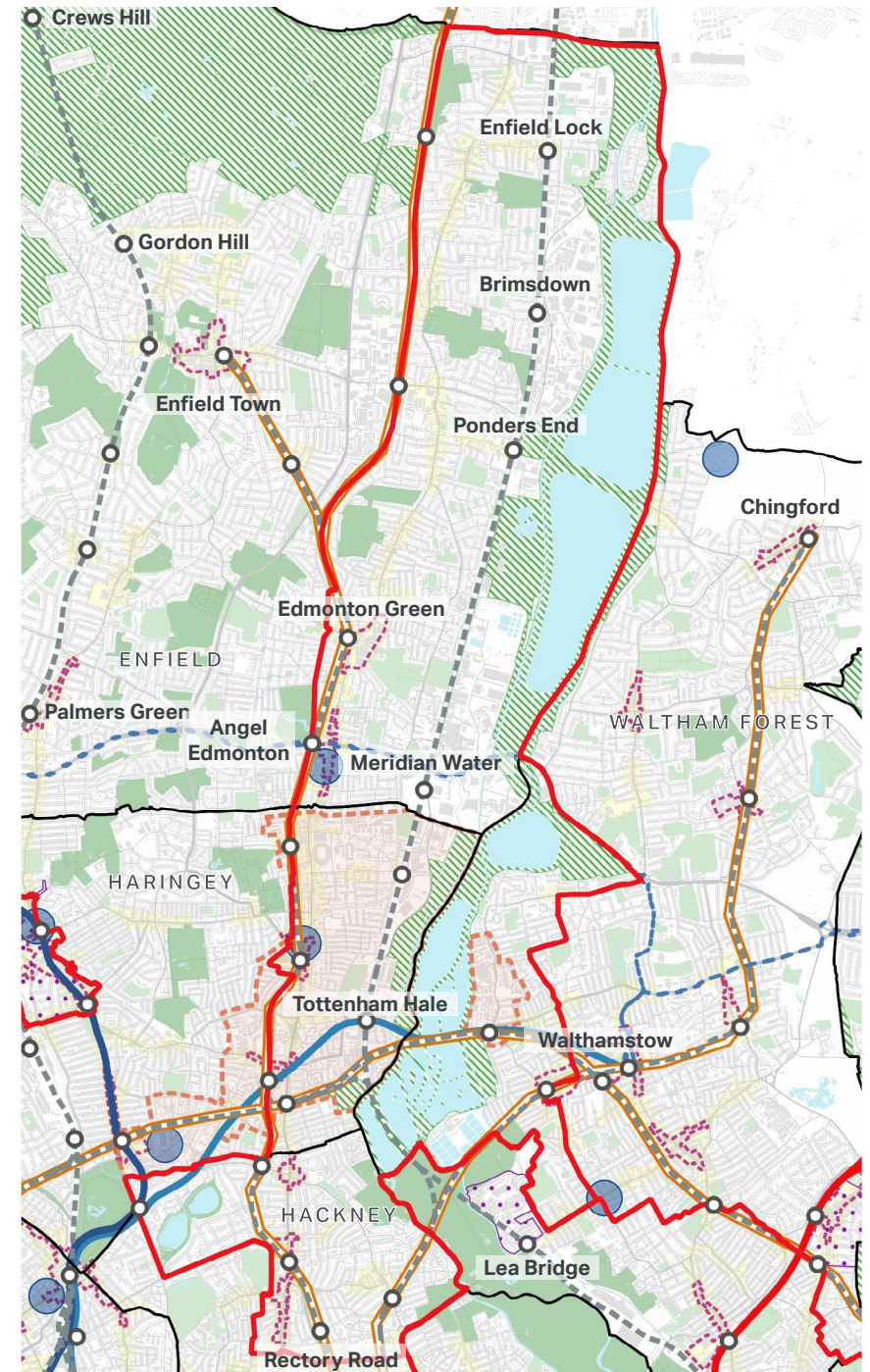
Lee Valley

Town Centres and High Streets

- A series of **District Town Centres** located in the OA (several along the A10), including Tottenham Hale, Bruce Grove, Angel Edmonton.
- Sustainable locations for higher density.
- There is potential to explore a **coordinated approach to town centres across the OA**, building on unique assets, i.e. Seven Sisters/West Green Road and its role as a food and beverage hub and emerging evening economy, Tottenham Green as an emerging Culture Quarter, Meridian Water as an emerging town centre.



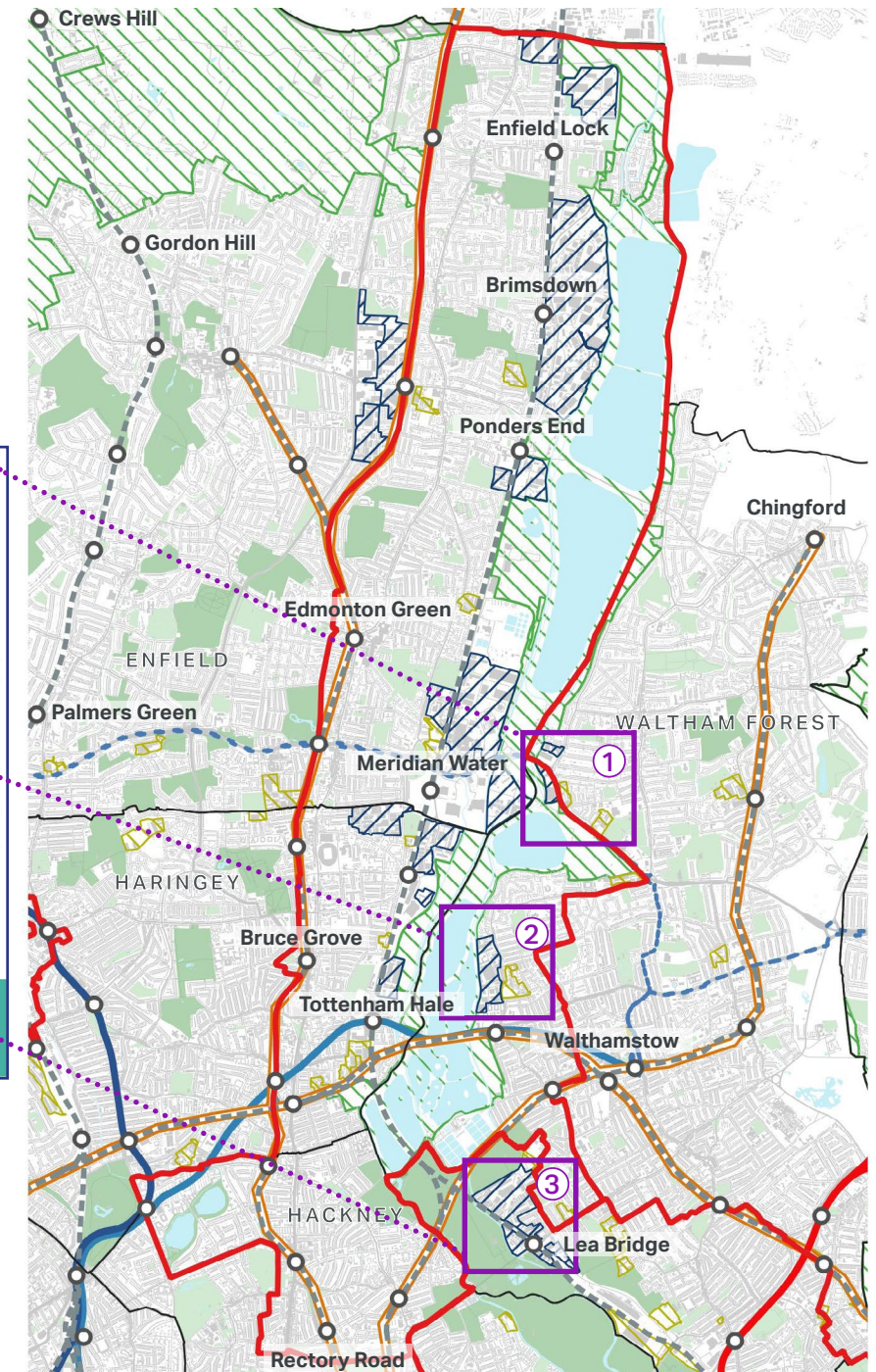
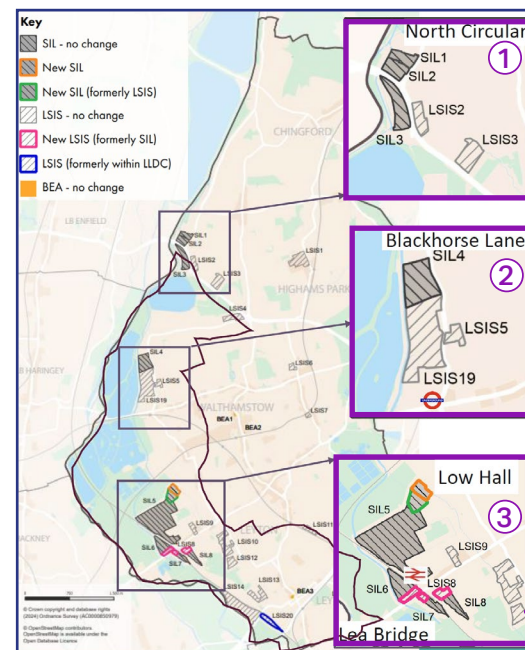
School streets in Enfield



Lee Valley

Industrial land: Designations

- 20 per cent of the area is industrial land (total area excluding water).
- 9 per cent of the land in the OA is SIL.
- 2nd OA when considering total industrial land (SIL, LSIS and non designated) (541 ha), 1st is London Riverside (778 ha).
- Since the London Industrial Supply Study was published boroughs have progressed their plan making:
 - LB Enfield: Local Plan in examination (changes to industrial designations are not shown in the diagram).
 - LB Waltham Forest adopted their Local Plan which includes changes to industrial designations. WF has progressed industrial masterplans in Blackhorse Lane and Lea Bridge to enable areas within these locations to come forward as potential development sites. These have been allocated within the submitted Waltham Forest Local Plan Part 2 (Site Allocations).



Source: London Industrial Supply Study

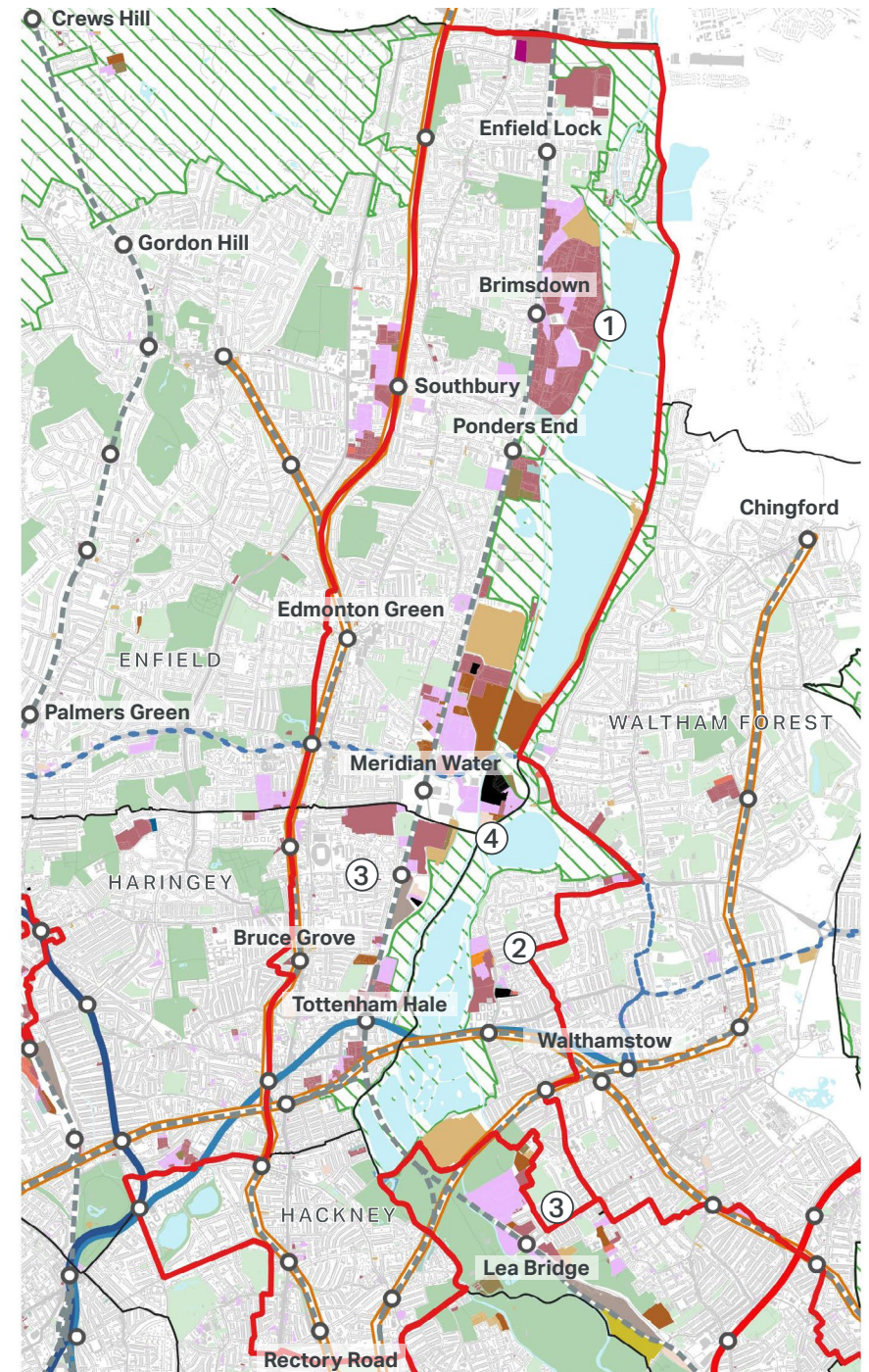
Lee Valley

Industrial land: Types of industry

- ① Brimsdown; a diverse employment centre.
- ② Smaller lighter industrial uses appear to be limited and are mostly in Upper Clapton, Blackhorse Lane, and close to Ponders End station - to the east.
- ③ A mix of wider industrial uses, general industry and warehouses characterises Edmonton Leaside Area boundary, including Eleys Industrial Estate, Montagu Industrial Estates, Eco Park, and Angel Retail Park
- ④ Potential for East - West improved permeability and connections with Meridian Water, Edmonton Green and Lee Valley Park.



Source: London Industrial Supply Study



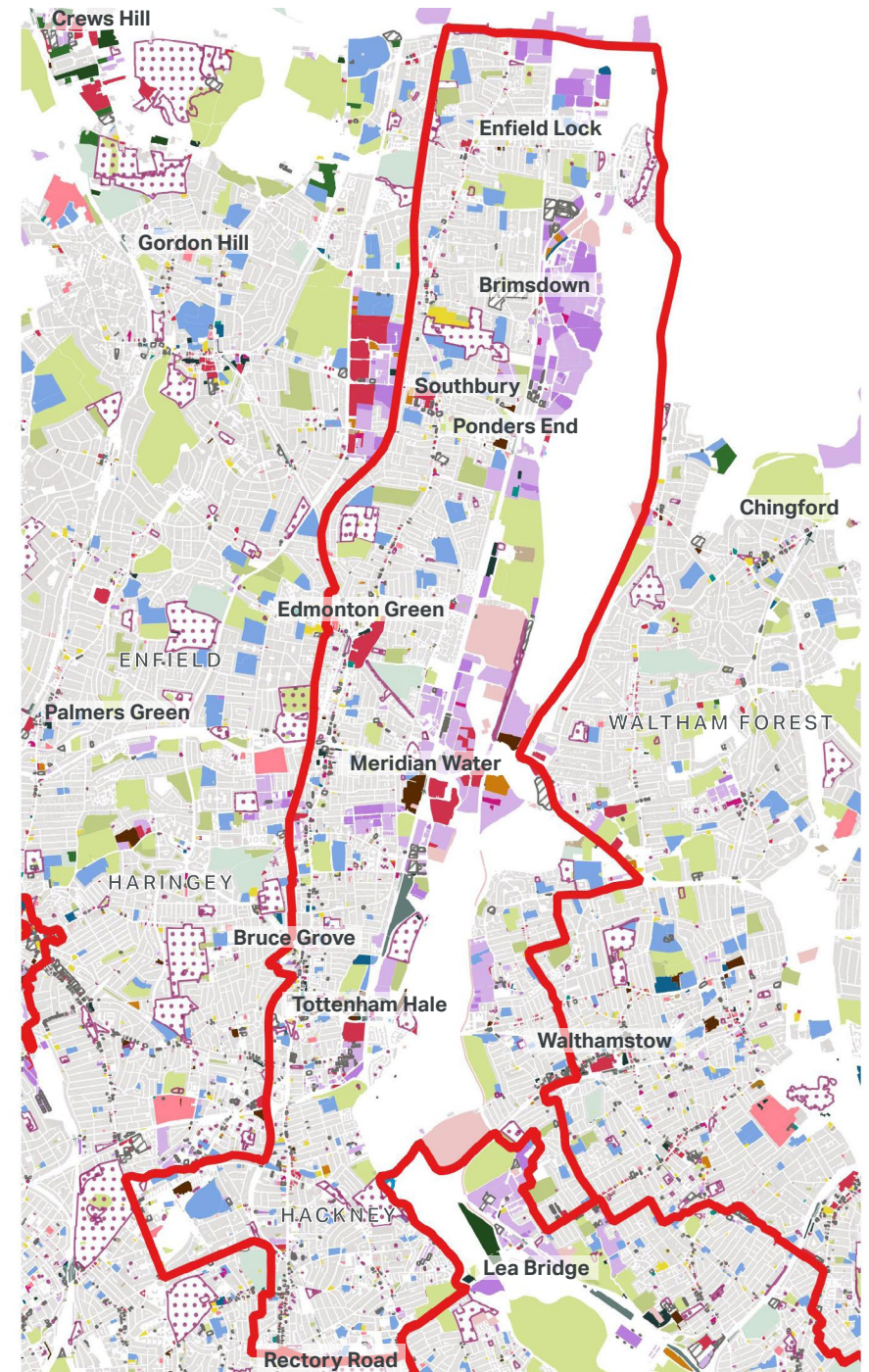
Lee Valley Land uses



KEY

-  Opportunity Area
-  Attraction or Activity
-  Commercial Activity: Distribution or Storage
-  Commercial Activity: Industry/ Business site
-  Commercial Activity: Other
-  Commercial Activity: Retail
-  Community Services: Funerary
-  Community Services: Emergency Services
-  Community Services: Other
-  Community Services: Religious Worship
-  Construction
-  Defence
-  Education & Culture
-  Government Services
-  Medical or Health Care
-  Mixed Use
-  Residential Accommodation
-  Sports Attraction or Facility
-  Temporary or Holiday Accommodation
-  Transport: Rail
-  Transport: Road, Track or Path
-  Unknown Use
-  Utility or Environmental Protection

Source: OSNGB, City Intelligence Unit (GLA)



Lee Valley

Place strategies: Overview

- ① Upper Lea Valley OAPF (2013)
- ② Meridian Water West SPD (2023)
- ③ Blackhorse Lane masterplan (2023)
- ④ Lea Bridge Area Framework (2022)
- ⑤ Edmonton Leaside - Area Action Plan (2020)
- ⑥ North East Enfield AAP (2016)
- ⑦ Edmonton Vision (2023)
- ⑧ Stamford Hill AAP draft (2022)
- ⑨ High Road West masterplan
- ⑩ Shaping Tottenham (2024)
- ⑪ Enfield Place Shaping Framework A vision
- ⑫ Tottenham Hale district framework
- ⑬ Tottenham High Road 2019 - 2029
- ⑭ Tottenham AAP (2017)
- ⑮ Banbury Area Vision (2023)
- ⑯ Northumberland Park Community Placemaking Plan
- ⑰ Leyton Mills SPD
- ⑱ Lea Bridge Gateway: masterplanning strategy and placemaking vision (2022, draft)

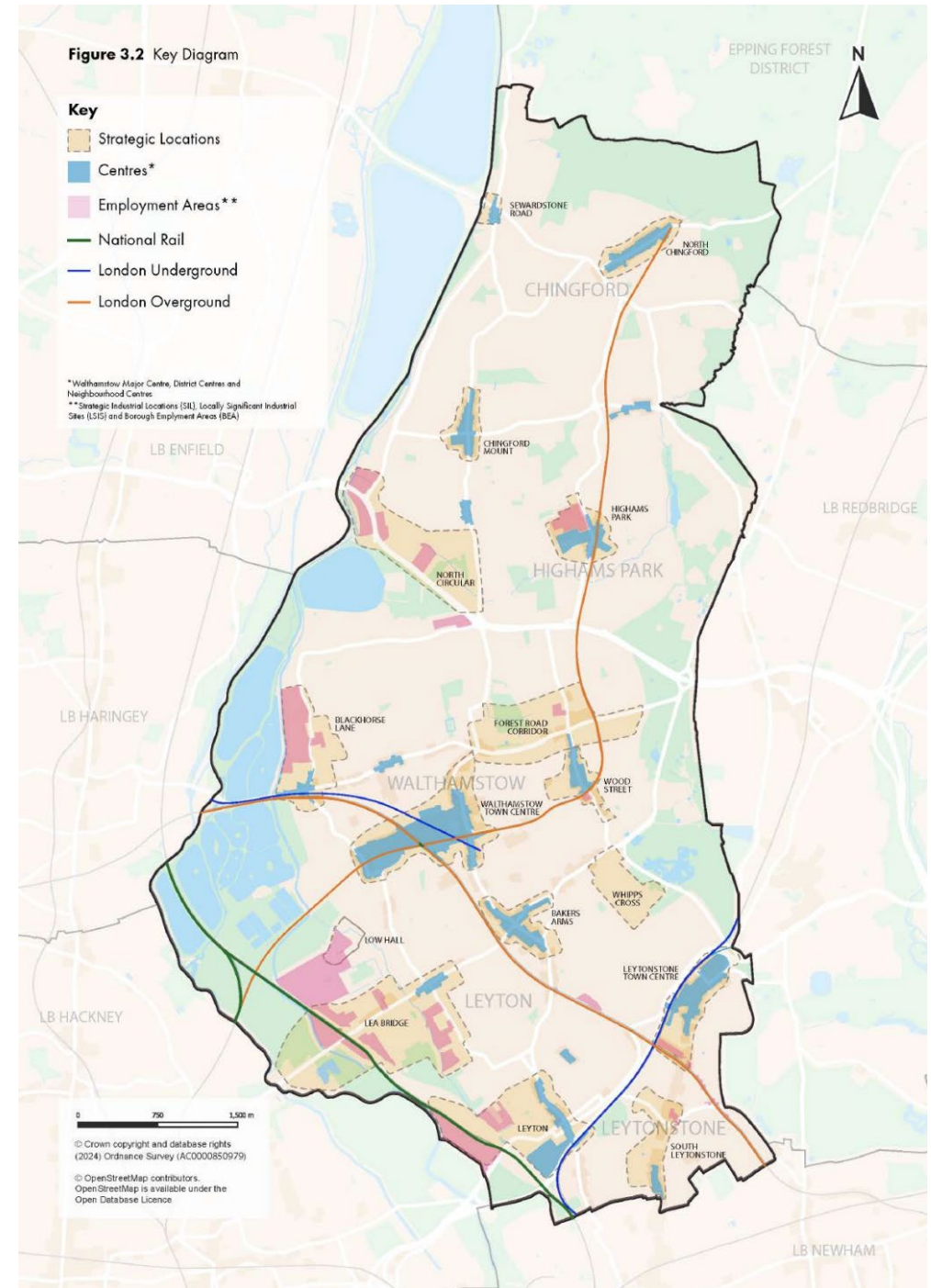


Indicative examples of place strategies are summarised in the following pages, including the development plans (local plans) for the three boroughs.

Lee Valley

Place strategies: Waltham Forest Local Plan

- Local plan adopted in February 2024, [part 2 site allocations](#) currently submitted with aim to complete by end of 2025.
- Housing delivery is key;
 - Approx 15,000 new homes planned across the site allocations, mainly in OA's. There are 12 sites allocated for development in the Lee Valley OA.
 - One of the six Borough Missions is to 'tackle the housing crisis head on'.
- WF approach seeks to deliver inclusive growth that achieves exemplar design with environmental, social and economic outcomes.
- There are policies that support growth in various parts of the OA.
- It is noted that the Local Plan does not show any boundary for the OA.



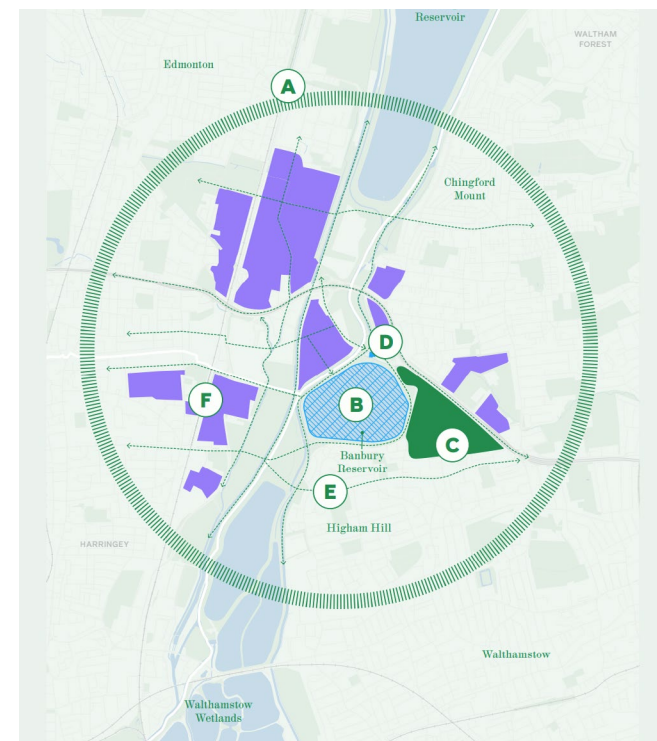
Lee Valley

Place strategies: Banbury Area Vision

- This document sets out a vision for Banbury Reservoir Area as a key area between the boroughs of Enfield and Waltham Forest, where considerable change is on the horizon.
- The vision was Produced by We Made That in collaboration with London Boroughs of Enfield and Waltham Forest, Social Life and Useful Projects in June 2023.
- Area vision and key projects:

- Ⓐ Community Equity Framework, to understand the needs of local community and facilitate community stewardship
- Ⓑ Unlock Banbury Reservoir, to plug the gap of outdoor leisure and activity and turning a barrier into a connecting element

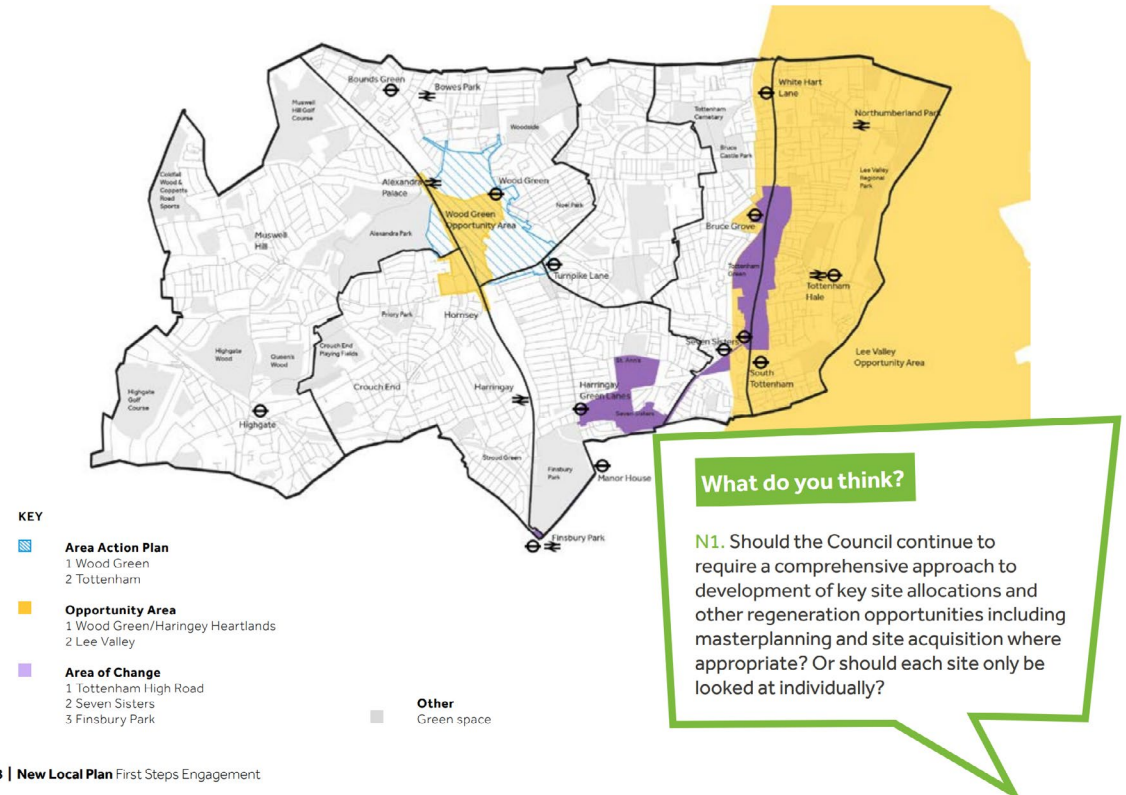
- Ⓒ Stitch Folly Lane Triangle Together, to create safe, comfortable and legible routes
- Ⓓ Activate Greaves Pumping Station, to create a new community and leisure hub
- Ⓔ Enhance Connectivity and Access to deliver on the 15 Min. Neighbourhood agenda and increase access to existing and future facilities.
- Ⓕ Evolve Industrial Estates



Lee Valley

Place strategies: Haringey Local Plan

- The Council will be consulting on a full draft Local Plan in Spring 2025.
- [First steps of engagement](#) took place in 2020.
- This will set out comprehensive placemaking proposals for four Tottenham neighbourhoods including major proposals at High Road West and Tottenham Hale Retail Park.
- The Council will be referencing the Lee Valley Opportunity Area status and recognising the potential that the area provides for both enhancement and transformation.
- The Council's New Local Plan will be a consolidated Local Plan and upon adoption will replace the Tottenham Area Action Plan
- Council vision for the Lee Valley OA is set out in Shaping Tottenham, a public engagement-led strategy (see following pages).



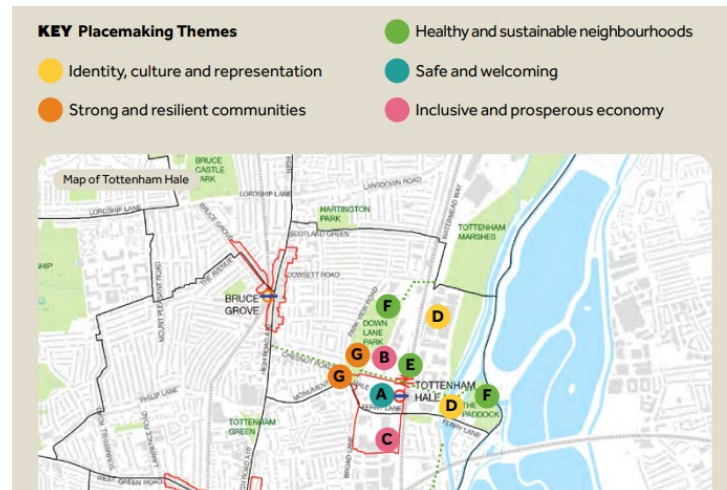
Lee Valley

Place strategies: Shaping Tottenham (2024)

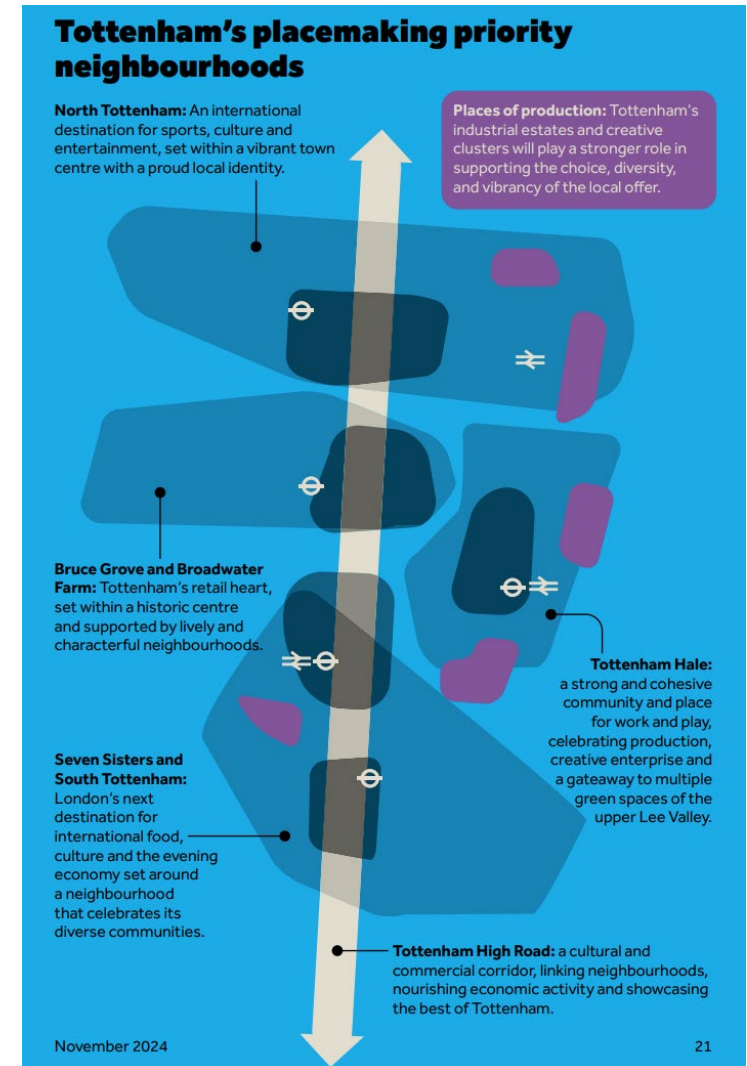
- Building on the insights from Tottenham Voices, Shaping Tottenham is structured around 5 key themes that reflect the community's priorities.
 1. Identity, culture, and representation
 2. Strong and resilient communities
 3. Healthy and sustainable neighbourhoods
 4. Safe and welcoming
 5. Inclusive and prosperous economy.
- The plan identifies a culture and leisure/events focus across areas:
 - North Tottenham** – major development at High Road West and Spurs Stadium are key features with the event and cultural economy a focus
 - Bruce Grove** – historic and retail focus
 - Seven Sisters** – Cultural gateway focus
 - Tottenham Hale** – Enterprise and innovation focus with large-scale development underway and retail park site in pipeline, improving access to Lea Valley is critical
 - East-west links are critical** to enabling better connectivity for new and existing neighbourhoods and to benefit from access to Lea Valley Park.



Source: [LB Haringey](#)



Tottenham Hale priority neighbourhood plan.
Source: [LB Haringey](#)



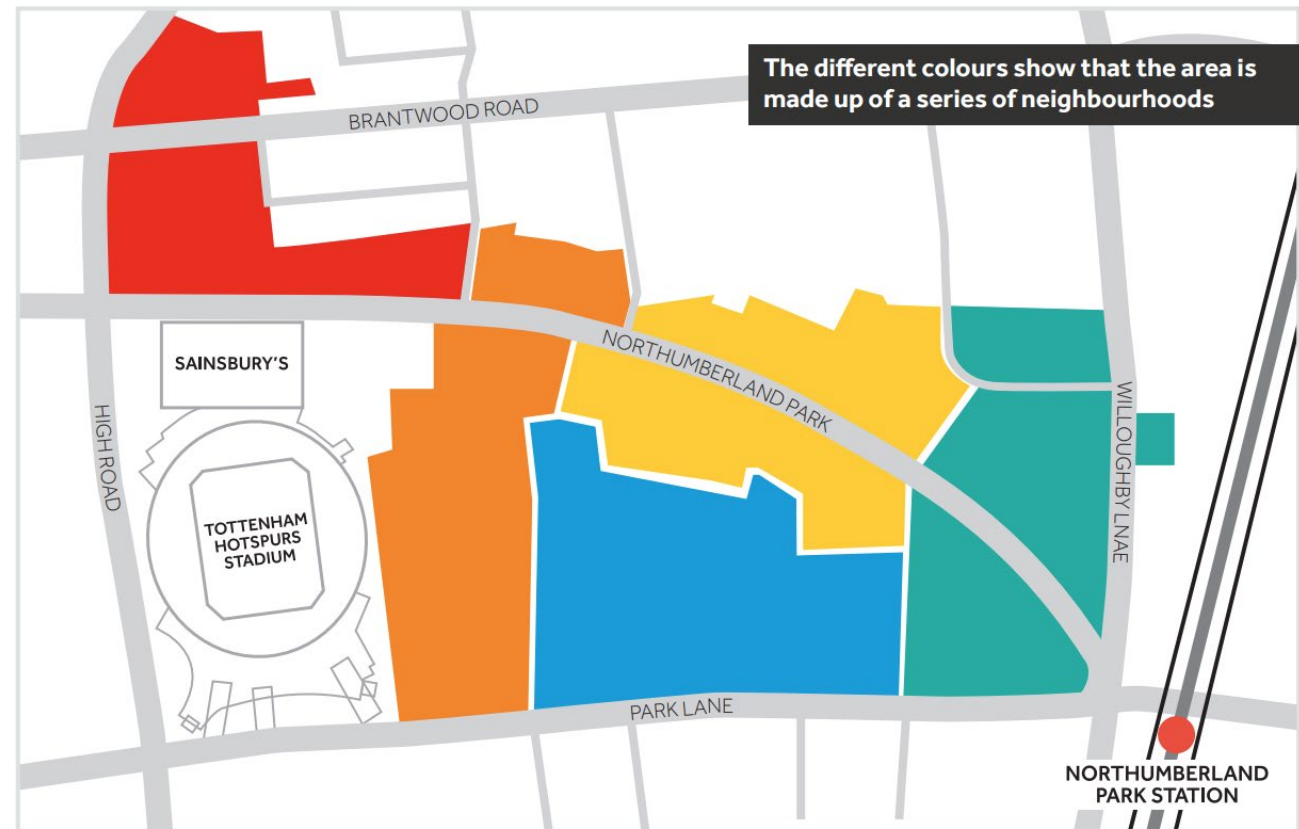
Priority neighbourhoods. Source: [LB Haringey](#)

Lee Valley

Place strategies: Northumberland Park Community Placemaking Plan

- LB Haringey is in the process of developing a placemaking plan.
- The Community Placemaking Plan aims to deliver the support and environment that communities need to live the best possible life, whilst celebrating the rich culture of the community
- Four areas of change have been identified through community engagement:
 - Safe and sound: Providing the best housing services for you.
 - Homes and places: Creating new and improved homes and public spaces for all.
 - Community space and services: Improving access to community buildings and the services you need.
 - Discover your future: Helping you reach your aspirations through opportunities, support and training.

NORTHUMBERLAND PARK PLACEMAKING PLAN AREA



Source: [LB Haringey](#)

Lee Valley

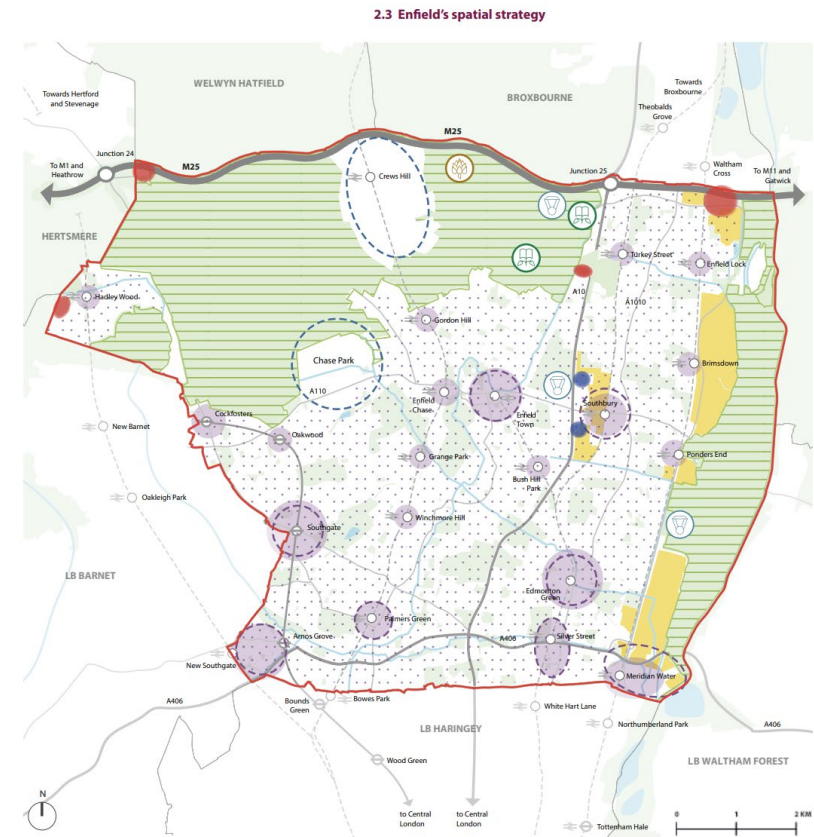
Place strategies: Enfield Local Plan

- Local plan currently in Stage 5 examination, due for adoption later in 2025.
- Large development sites, including Meridian Water, Joyce and Snells, The Wave, other major site allocations.
- Borough priorities:
 - Deliver family housing.
 - Release of greenbelt land for housing delivery
 - Improve east-west connectivity, which is currently poor in compared to north-south
- In parallel to the adoption of the local plan, the borough is working closely with the other two boroughs to amalgamate development sites across boroughs for housing delivery.

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Figure 2.4: Key diagram



Enfield Spatial Strategy. Source: [LB Enfield](#)

Lee Valley

Place strategies: [Meridian Water West SPD \(2023\)](#)

- The purpose of the SPD is to provide detailed guidance on how the existing policy framework should be used to deliver coordinated high-quality placemaking and sustainable development.
- There are four objectives:
 - Building a Sustainable Urban Neighbourhood
 - Facilitating economic growth
 - Connectivity
 - Deliver sustainable regeneration
 - Celebrating the Lee Valley Waterways and Open Spaces

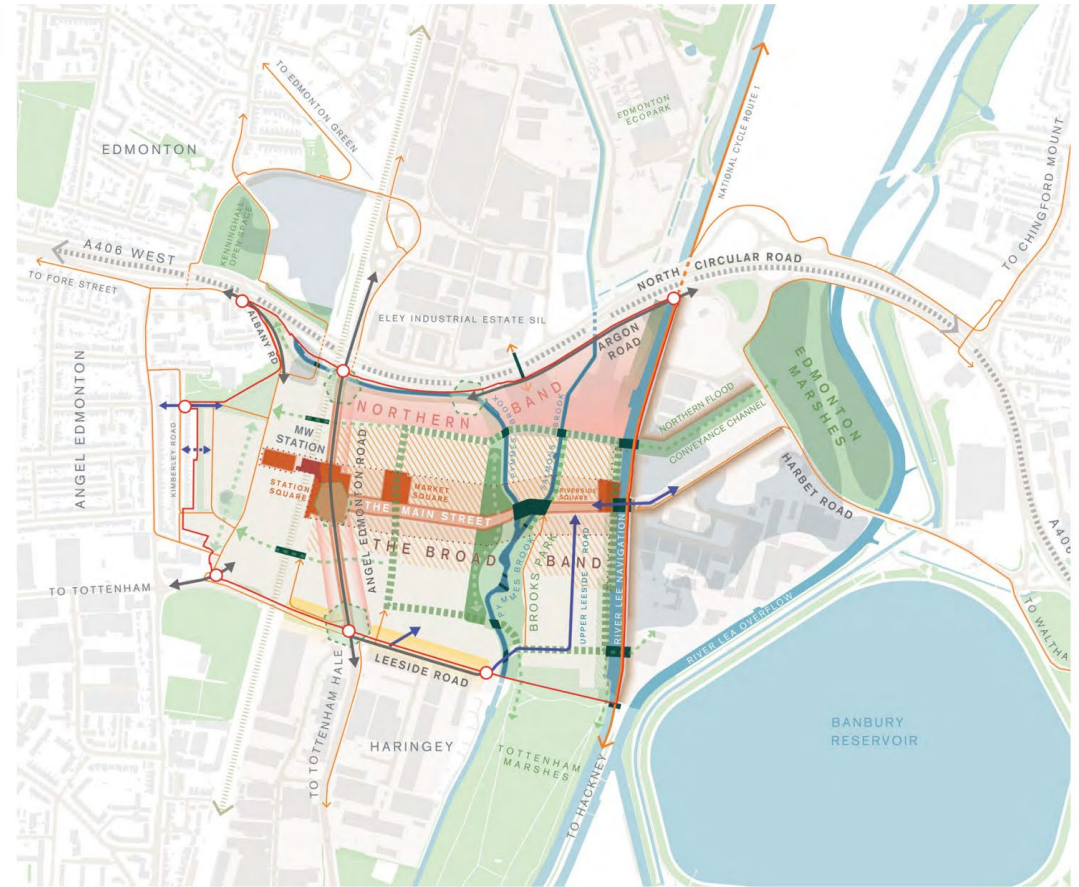


Figure 3.1: Meridian Water Vision

Place strategies: Edmonton Vision

- ## A Vision for Inclusive Growth



Lee Valley

Moving forward

- **Growth is underway in the OA**, Key site allocations include Tottenham Hotspur Stadium, High Road West, Northumberland Park Estate, Tottenham Retail Park, Meridian Water, Joyce and Snells, Walthamstow Town Centre, North Circular sites, and Lea Bridge.

Green and connectivity

- **East west links** across the area are needed to connect people across the OA from other places. Key severance challenges that would require investment. For example, east /west bus connectivity from Chingford to Meridian Water station, which would open-up a larger economic area for residents in Chingford.
- **The recent investment in stations, the Lee Valley Regional park and the Cycle superhighways** are significant opportunities in the OA.

Town Centres:

- Boroughs are developing visions/ framework/ strategies/ projects for **Town Centres across the OA**.
- New centres are emerging in **Blackhorse Lane and Meridian Water, and Tottenham Hale** (i.e. Tottenham Hale Retail Park could be major opportunity for expansion of the 'productive' uses from adjoining industrial estates).

Proposition

- OA to be moved from 'Nascent' to 'Ready to Grow', with boundary review, linked to industrial land and strategic site allocations. For example, North circular has a strategic importance on the OA and its inclusion in the boundary should be reviewed
- Capitalise on the Lea Valley Park.
- Improve east-west connectivity, which is currently poor in compared to north-south.



Meridian Water. Source: LB Enfield

Lee Valley

Moving forward 1/3

- With the mixed development coming forward, there are opportunities to improve and promote Lee Valley for **leisure**.

Industrial land

- Borough appetite to develop a comprehensive and coordinated approach for the Valley, and in particular in areas like **industrial land and jobs** (i.e. Productivity Institute working with Enfield, Haringey, Waltham Forest). Key emerging considerations from borough engagement are identified below:
 - Identification of key sector opportunities
 - Addressing challenge of disparate landownership
 - Connecting back to town centres
 - Co-location with housing
 - Strategic high level vision to be established before spatial planning work

Culture

- Several Creative Enterprise Zones (CEZ) within the OA.
- Haringey has been selected as the London Borough of Culture 2027 and will also host the Euros 2028.
- There is potential for the boroughs to set a clear and co-ordinated strategy and understand the culture and leisure needs and demands across the OA.

Other infrastructure

- Recently completed **infrastructure strategies (cross-borough/ regional scale)**. For example, integrated water management strategy, local energy plans.



Lea Bridge Gateway, 2022; masterplanning strategy and placemaking vision.
Source: Haworth Tompkins

Lee Valley

Moving forward 2/3

Tri-Borough Partnership

- The boroughs of Waltham Forest, Enfield and Haringey have established a shared Inward investment Resource coordinated by Waltham Forest; to deliver growth in the Lee Valley.
- The goal of the shared service is to nurture an environment for investment and economic growth, in conjunction with economies of scale and financial savings.

Boundary review

- As part of the OA review the GLA engaged with the boroughs to discuss the OA boundary.
- There was consensus that **the OA is rather large** (a growth corridor), and is made up of distinct places.
- There is potential for **the boundary to be reviewed to reflect growth opportunities and better support the vision for the OA.**
- It is noted that while the London Plan designates OA, their exact boundaries can be adopted through development plans and planning frameworks. There is an opportunity for a strategic definition of an OA boundary **through the tri-borough partnership working group.**
- Significant part of the OA is industrial land which is important for London. **Future direction for industrial land** could allow for an opportunity to review the OA boundary.



Hale Wharf. Source: Allies and Morrison

Lee Valley

Moving forward 3/3

- Furthermore, the boundary can be reviewed in the light of the impact of LLDC planning powers returning to boroughs, and Olympic Legacy boundary becoming obsolete as such, i.e. **Lea Bridge** which is currently within the Olympic Legacy OA.
- Lea Bridge – one of Waltham Forest's Key Strategic Locations for Growth in the Local Plan (opportunity for circa 2,000 new homes and 47,600sqm additional employment space) with a number of approved and active planning applications, including housing growth and employment floorspace.
- As the area includes a significant amount of industrial land within Waltham Forest, it would make sense to incorporate it within the Lee Valley OA, which features the second highest quantum of industrial land.
- Similarly, the current boundary cuts across the **Walthamstow Strategic Location** for growth (over 4,000 homes) (also an area designated by the London Plan as Strategic Area for Regeneration) and WF's Major Town Centre, where there is significant focus on culture-led regeneration, education institutions, investment in transport infrastructure, new homes and commercial space, creation of jobs, business and community floorspace.
- **Other locations where the boundary could be extended where identified by the boroughs. This stresses the importance of a joined - up approach to the purpose of the OA and the respective boundary that could promote it.**

