REGENERATION AND GROWTH DELIVERY IN WALTHAM FOREST

“Culturally led – Creatively driven”

Our Ambition - to be first London Borough to Culture
ECONOMIC GROWTH STRATEGY 2016-2020

Our framework for:

• Delivering 12,000 new homes by 2020 with maximum levels of affordable housing

• Ensuring our town centres thrive and support our local communities

• Ensuring we keep, seed and grow our business base

• Ensuring our residents have the skills to get into work and access higher paid jobs

• Ensuring the supporting infrastructure is in place to deliver sustainable growth

12,000 new homes

Thriving town centres

New and existing businesses

More and better quality jobs

Supporting infrastructure and increased financial benefits - CIL/s106 etc
THE BOROUGH’S MAJOR GROWTH AREAS

Walthamstow Town Centre
• 2,000 new homes over ten years, to meet AAP target
• Major growth in retail, leisure and evening economy offer planned

Blackhorse Lane Housing Zone
• 2,500 new homes and 1,000 new jobs in Housing Zone and Creative Enterprise Zone by 2025
• Regionally significant Walthamstow Wetlands opened in Oct 2017

Lea Valley Eastside
• Potential for over 4,000 new homes over 15 years
• Lea Bridge, Church Road and Leyton
• Lea Bridge Station opened May 2016
• Protection of employment areas with intensification and investment
DELIVERING OUR PLACE-SHAPING AGENDA

Ensuring quality is designed in through:
• Our Design Charter
• Our CABE Design Review Panel
• Careful planning of public realm and shared spaces

Ensuring place-making is delivered through:
• Oversight from the Infrastructure and Investment Board chaired by the Leader
• Spatial Programme Boards engaging landowners, GLA/TfL and other stakeholders

Ensuring supporting infrastructure is provided for through:
• Working closely with TfL on transport improvements
• Incorporating social infrastructure in our own schemes
• Working with partners to deliver community and leisure facilities
**WALTHAMSTOW TOWN CENTRE**

**Application for The Mall:**
500 new homes and 8,000 sq ft extension to the shopping centre, plus revamped town square. Planning Cttee 13 Dec 2017

**Council owned sites:**
Housing led redevelopment of Juniper House - Hill procured as Design and Build Contractor. Central Parade now listed - alternative options for part redevt/refurb to be considered

**Former EMD Cinema:**
Potential for new 1000 seat comedy venue in former Grade 2* listed cinema

**South Grove:**
Over 700 new homes on site including L&Q scheme on former Council Car Park with 52% affordable. New health centre with housing above planned on remaining council owned land. Additional opportunities around St James being reviewed
Legal and General – Ferry Lane
440 unit PRS scheme now on site – flagship development for L&G and the borough adjacent to the Wetlands

GLA Webbs Site - Blackhorse Lane
First site acquired by GLA for 100% affordable housing scheme – Catalyst Housing appointed as partner to deliver 330 new homes

TfL Car Park – Forest Road
Barratts/L&Q procured as Devt Partner for potential 350+ new homes on current station car park

Former Standard Pub – Forest Road
Scheme approved after 4 year process working with TFC for housing, supermarket and new 500 capacity music venue. Devt Partner now likely to be required to bring this forward
97 Leabridge Road
First site to come forward around new station – Hill Residential developing 300 new homes with Peabody as RP

Leabridge Station sites
3 parcels of council owned land around the station to create a new station entrance, town centre and 300+ homes. Following issues of PIN in Aug 17 likely to be out to formal procurement in Jan 2018

Score Centre/Coronation Square
Council procuring development partner for 550+ homes, indoor and outdoor sports facilities, health centre and new town square. Final evaluation of bids underway

Bywaters
Waste site with outline approval for 730 homes including relocation of Thames Water storm water tanks to enable delivery. Site likely to be sold on.