



# **UPPER LEE VALLEY**

**Opportunity Area Planning Framework**

**July 2013**

**MAYOR OF LONDON**

## Project team

Kim Tagliarini  
Martin Scholar  
Colin Wilson

Far more people than it is possible to thank individually have contributed to the production of the Upper Lee Valley Opportunity Area Planning Framework. They include officers from the Lee Valley Regional Park Authority, North London Strategic Alliance, Environment Agency, landowners, consultants and many others.

Special thanks go to past and present officers and members of Enfield, Haringey, Waltham Forest and Hackney Councils and Transport for London for their continuing hard work and commitment to the project.

Additional acknowledgement is made to Urban Graphics for the initial formatting of this report and to Urban Beings who developed and finalised it.



## Photos

Unless otherwise indicated, photos in this report were taken by Urban Beings and Colin Wilson.

## Published by

Greater London Authority  
City Hall  
The Queen's Walk  
More London  
London SE1 2AA

## Enquiries

020 7983 4100

## Minicom

020 7983 4458

Copies of this report are available:

[www.london.gov.uk](http://www.london.gov.uk)

## ISBN: 978 1 84781 558 3

© Crown Copyright and database right 2013.  
Ordnance Survey 100032216  
Greater London Authority

## Cover photograph

© Colin Wilson

This report includes data sourced from:

- Cities Revealed® Copyright by The GeoInformation Group®, 2010. All Rights Reserved
- © Landmark Information Group Limited and/or its Data Suppliers. All rights reserved 2008
- Copyright © and Database rights Environment Agency 2013. All rights reserved

This report is printed on fully certified FSC paper made of 100% recycled waste. Revive 100 white offset (FSC SGS-COC-0912)



# UPPER LEE VALLEY

## Opportunity Area Planning Framework

July 2013

MAYOR OF LONDON



## Mayor's foreword

In 2012, the Lower Lea Valley played host to the most successful Olympic and Paralympic Games ever. The legacy of that fantastic Summer is now taking shape.

Just up the road, the Upper Lee Valley has the potential to offer similar change. It is in many ways a hidden gem. Firstly, an illuminating history full of interest. As an example, Sir Jules Thorne, the founder of the Electric Lamp Services Company Limited bought his first lighting company, the Atlas Lamp Works in Edmonton in 1932. This company became known as Thorn and quickly became one of the largest lighting and electrical companies in the World. All from a base in the Upper Lee.

Secondly, its existing assets such as the wonderful Lee Valley Regional Park. And finally, its bright future which includes major investment in the West Anglia Main Line and the multi-million new stadium to be built by Tottenham Hotspur.

Of course, the Upper Lee is not without its challenges which includes pockets of deprivation and I am determined to address these issues. This framework will be used as a basis to direct public sector investment in rebuilding and regenerating communities. This is a joint statement of intent between myself and the Upper Lee Valley boroughs to create jobs and housing opportunities.

I want to see a busy, thriving community of residents and workers in places that are beautiful, that will capitalise on their industrial heritage, that are fully integrated with their surroundings and which create accessible links to the Park.

I am therefore delighted to introduce this Upper Lee Valley Opportunity Area Planning Framework. I look forward to working in partnership with all those who can help deliver this vision, in particular the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney, Transport for London, the Lee Valley Regional Park Authority and the North London Strategic Alliance.



**Boris Johnson** Mayor of London

July 2013





# Contents

00	Executive Summary	vi
01	Introduction	01
02	Land use	19
03	Transport	33
04	Urban design	69
05	Heat, waste and water	91
06	Tottenham Hale & Blackhorse Lane	103
07	Meridian Water in Central Leaside	121
08	Ponders End	139
09	A10/A1010 corridor	151
10	Infrastructure, implementation and delivery	171

<b>Appendices</b>		<b>179</b>
A1	Bibliography	180
TA1	Industrial uses	184
TA2	New jobs and homes	188
TA3	Summary of the Transport Study result	190
TA4	Strategic landscape projects	198
TA5	Flood risk management	206

## Executive summary

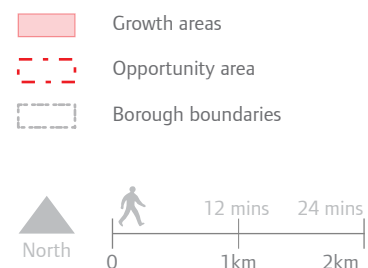
The Upper Lee Valley Opportunity Area covers 3,884 hectares shared between the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney.

This Opportunity Area Planning Framework (OAPF) has been produced by the Greater London Authority working with the four boroughs referred to above together with wider stakeholders including Transport for London, the Lee Valley Regional Park Authority and the North London Strategic Alliance.

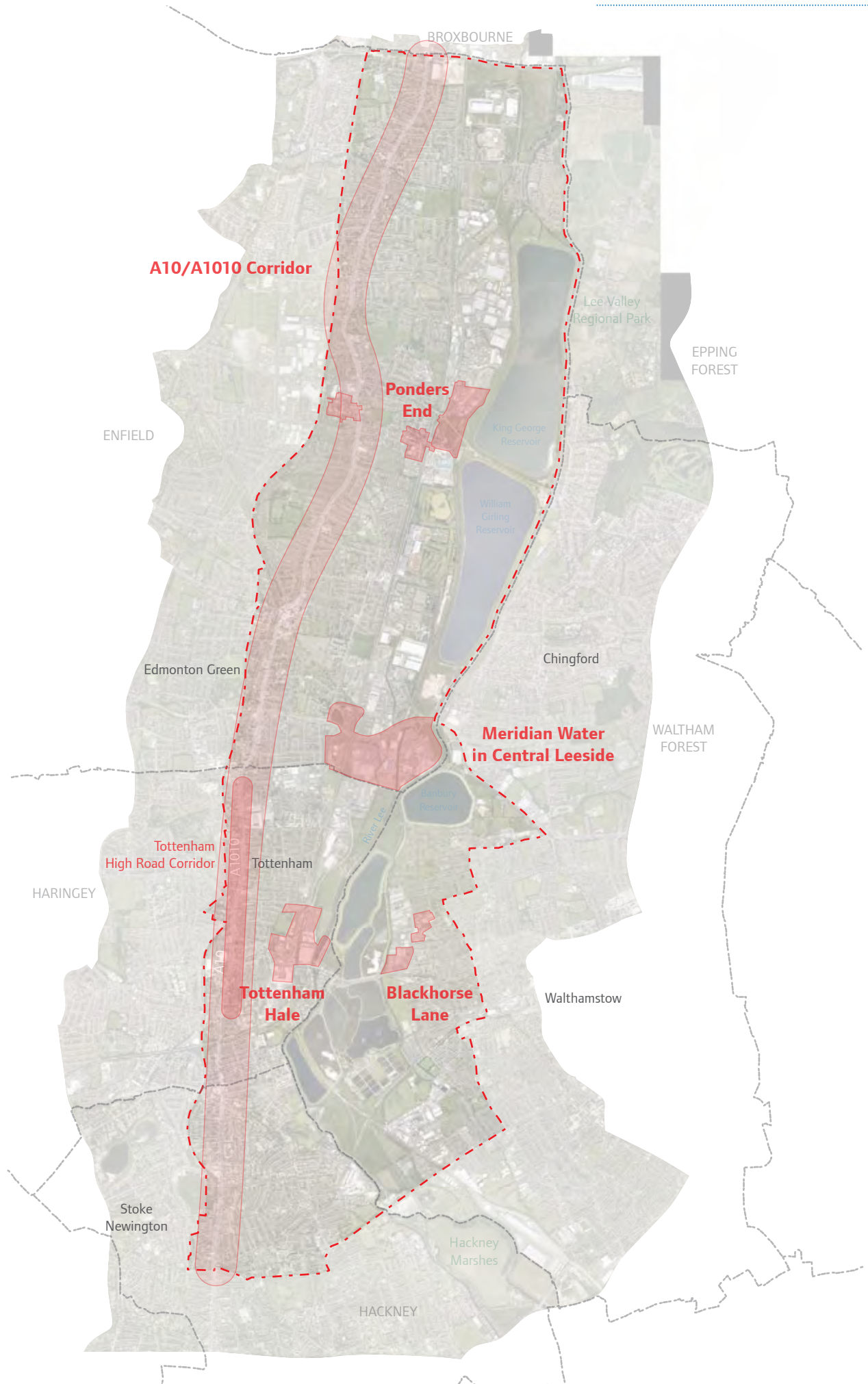
The Opportunity Area Planning Framework sets out an overarching framework for the area which is amplified where necessary by boroughs' own planning documents for specific areas.

The Upper Lee Valley contains a wealth of existing assets such as the Lee Valley Regional Park, established residential communities, a large concentration of industrial land and connections into central London. Taken together, they provide the catalyst for economic and physical regeneration.

A report prepared by Oxford Economics on behalf of Enfield Council has estimated that with the appropriate investment, the Upper Lee Valley could deliver cumulative additional gross added value (GVA) of around £10 billion by 2031.







**Chapter 1** considers the local and strategic policies which shape the overarching principles of this framework. It also describes the purpose of this document.

**Chapter 2** sets out the land use strategy for the Opportunity Area. Using analysis of employment land and in places with good public transport accessibility or planned improvements, a measured amount of industrial land has been released around 4 identified growth areas - Tottenham Hale, Blackhorse Lane, Meridian Water in Central Leaside and Ponders End. The strategy also sets out that notwithstanding some industrial land release, there is still healthy demand for employment land and the retention and renewal of some parts is also an important element to the success of the Upper Lee Valley.

The individual chapters for the growth areas (**Chapters 6, 7, 8**) contain details on the development strategy for each area, the release of Strategic Industrial Locations, ways in which the Lee Valley Regional Park can be opened up and development sites and interventions.

There will also be significant growth in the A10/A1010 Corridor (**Chapter 9**). The Corridor offers infrastructure provision to the existing communities. The key to ensuring the opportunities and regeneration benefits extend to the whole of the Upper Lee Valley will be in connecting the existing A10/A1010 communities to the growth areas, industrial land and Regional Park.

Detail is provided on the opportunity for Tottenham's Places (High Road West, Northumberland Park, Bruce Grove, Seven Sisters and Tottenham Green). All of this will be supported by the development of Tottenham Hotspur's new stadium .

Detail is also provided on Stamford Hill, Stoke Newington, Angel Edmonton and Edmonton Green.



**Chapter 3** considers transport and linking back to Chapter 2, sets out priorities for transport to support growth. In particular, there is a focus on the proposed improvements to the West Anglia Main Line. Initially, enhancements will be made to introduce a 4 trains per hour service between Stratford, Tottenham Hale and Angel Road. This will strengthen the link between the Upper Lee Valley and Stratford, the Lower Lea Valley and Canary Wharf and is a vital catalyst to unlocking development potential at Tottenham and Meridian Water.

It also identifies the potential for Crossrail 2 to run through the Upper Lee Valley. This could transform public transport accessibility and the viable density of development in the corridor.

Urban Design is considered in **Chapter 4**. It identifies ways in which the Lee Valley Regional Park can be opened up based on 63 identified strategic landscape projects. Additionally, guidance is provided on suitable locations for tall buildings, which are generally in the growth areas and parts of the retained Strategic Industrial Locations.

**Chapter 5** highlights the Edmonton Eco Park as an asset and the main site for dealing with waste in the Upper Lee Valley. Waste management operations and associated green industries have the potential to bring a number of economic benefits to the area including direct job creation, associated business operations linked to the re-use of by-products, and potential energy and heat generation. Consideration should be given to extending the Green Enterprise District to the area. It also provides commentary on the proposed Lee Valley Heat Network.

**Chapter 10** looks at infrastructure, implementation and delivery. It sets out possible funding and investment sources as well as delivery mechanisms. It identifies the need for a Development Infrastructure Funding Study.

## 8 Objectives for the Upper Lee Valley

1. Growth at Tottenham Hale, Blackhorse Lane, Meridian Water in Central Leaside and Ponders End.
2. Optimised development and redevelopment opportunities along the A10/A1010 Corridor, in particular the Tottenham High Road Corridor and Northumberland Park.
3. Over 15,000 new jobs by 2031 across a range of industries and a green industrial hub creating greater learning and employment opportunities.
4. Over 20,100 new well designed homes by 2031.
5. Full integration between the existing communities and the new jobs, homes and services provided as part of the new developments.
6. A Lee Valley Heat Network linked to the Edmonton Eco Park.
7. Significant investment and improvements to transport infrastructure, including four trains per hour on the West Anglia Main Line and improvements to help people walk and cycle more easily through the area.
8. A fully accessible network of green and blue spaces which open up the Lee Valley Regional Park. The networks between them will be improved benefitting both people and wildlife.











# Chapter

# 01

# INTRODUCTION

1.1	Upper Lee Valley	2
1.2	Objectives	6
1.3	Strategic policy context	8
1.4	Local policy context	12
1.5	Purpose of the Opportunity Area Planning Framework	16

## 1.1 Upper Lee Valley

The Upper Lee Valley Opportunity Area is one of the largest Opportunity Areas in London covering 3,884 hectares. It extends approximately 14 kilometres from the M25 in the north, to Lea Bridge in the south and is approximately 3.5 kilometres across at its widest point.

The Opportunity Area is shared between the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney. Epping Forest District Council is to the east and Broxbourne Borough Council to the north.

A defining feature of the area is the Lee Valley Regional Park which sits at the heart of the Upper Lee Valley. It is one of the core assets of the area, presenting excellent opportunities for walking and cycling but visual and physical access to the Park and water network is often restricted. This is due to a number of factors including the location of park entrances, the River Lee itself, the reservoirs, railway lines, roads and large industrial areas. It is much more difficult to cross from the east to the west of the Park than to follow the linear path from north to south.

Large amounts of housing (it is home to around a quarter of a million people<sup>1</sup>); and the A10/A1010 Corridor, with its town centre functions; form other key features of the area. There are also other important characteristics including large amounts of industrial land (nearly 400 hectares employing around 70,000 people<sup>2</sup>); retail parks; the Edmonton Eco Park; Tottenham Hotspur's stadium; and excellent transport connections.

1. Estimated from the 2011 Census

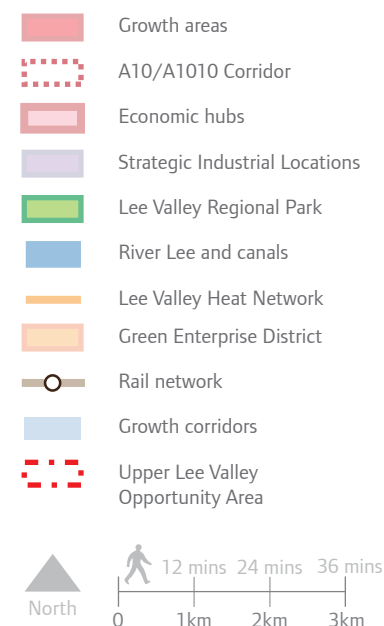
2. Estimated from the 2011 Business Register and Employment Survey ONS

### Strategic Industrial Locations

1. Freezywater and Innova Park
2. Brimsdown
3. Great Cambridge Road
4. Central Leaside
5. Tottenham Hale
6. Blackhorse Lane
7. Lee Bridge Gateway

### A10/A1010 Corridor

8. Edmonton Green
9. Angel Edmonton
10. High Road West and Tottenham Hotspur FC
11. Northumberland Park
12. Bruce Grove
13. Seven Sisters and Tottenham Green
14. Stamford Hill
15. Stoke Newington



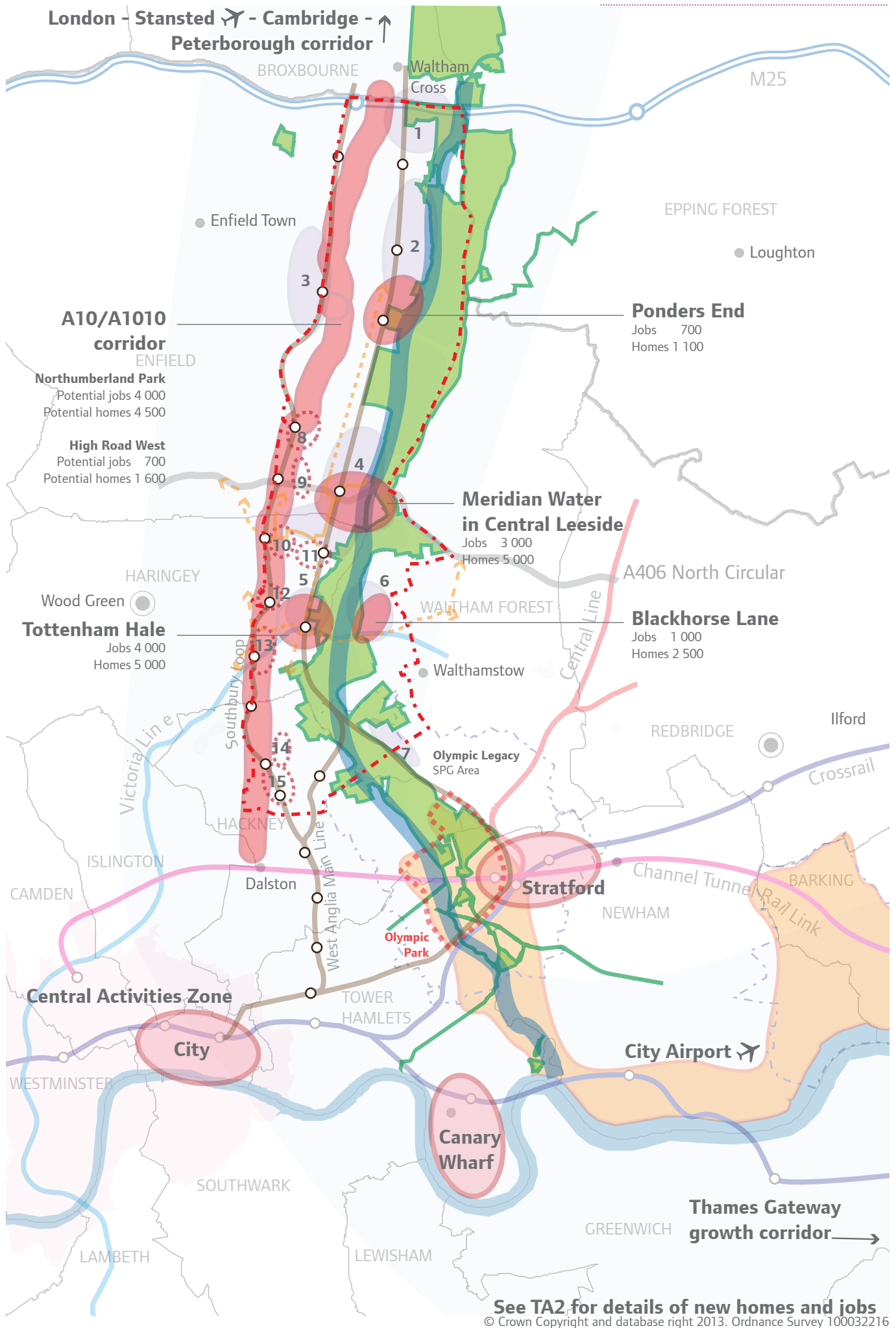


Fig. 1.1 The Upper Lee Valley Opportunity Area Planning Framework context



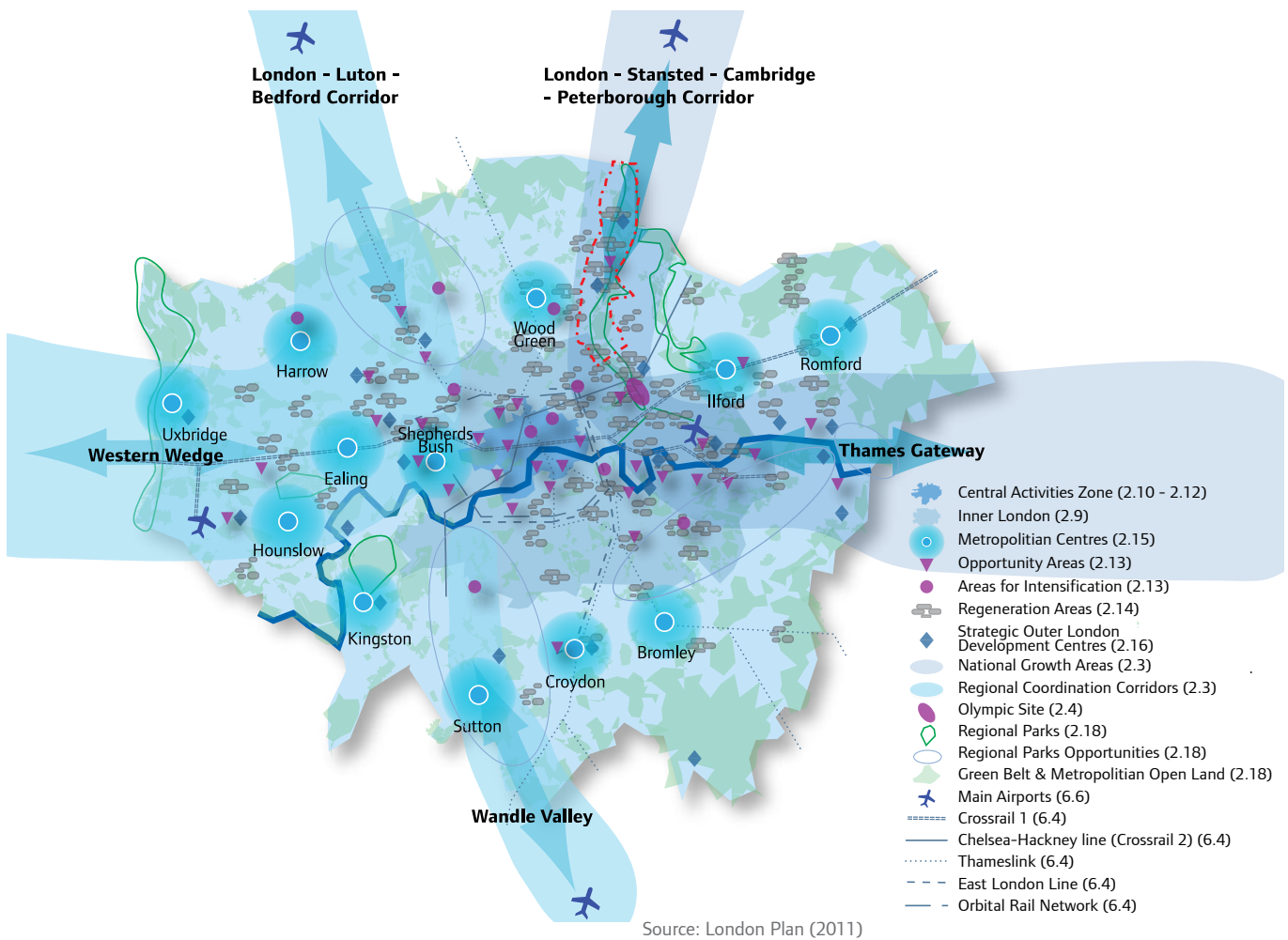
### **Convergence – London’s key strategic challenge**

The communities covered in this Opportunity Area are some of the most deprived in London. It is therefore vital that the regeneration of the growth areas does not result in isolated islands of prosperity, but will raise the social and economic well being of this part of London as a whole.

This principle of convergence is key to the regeneration aims of all Opportunity Area Planning Frameworks being produced for east London.

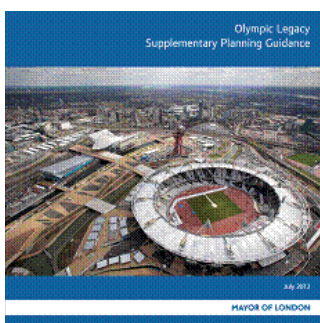
The Upper Lee Valley Opportunity Area together with the Lower Lea Valley and Olympic Park form the London segment of the London-Stansted-Cambridge-Peterborough growth corridor as defined by central Government. The Royal Docks Opportunity Area and London Riverside Opportunity Area form part of the adjoining Thames Gateway corridor to the east (Figs 1.1 and 1.2).

The Upper Lee Valley boroughs and the Greater London Authority have collaborated to produce the Opportunity Area Planning Framework setting out the Mayor’s and the local authorities’ aspirations for the regeneration of the Upper Lee Valley. The Framework provides the strategic direction and objectives for the area with detail for the growth areas and A10/A1010 Corridor provided by the boroughs’ own documents.



Source: London Plan (2011)

Fig. 1.2 London Plan 2011 key diagram

Olympic Legacy  
SPG 2012Lower Lea Valley  
OAPF 2007Royal Docks  
Vision 2011Draft London Riverside OAPF  
2011

## 1.2 Objectives

The Upper Lee Valley Opportunity Area Planning Framework sets out 8 objectives for the area. The framework is based upon making the most of the Upper Lee Valley's existing assets and using them to facilitate the regeneration of the area.

1. Growth at Tottenham Hale, Blackhorse Lane, Meridian Water in Central Leaside and Ponders End.
2. Optimised development and redevelopment opportunities along the A10/A1010 Corridor, in particular the Tottenham High Road Corridor and Northumberland Park.
3. Over 15,000 new jobs by 2031 across a range of industries and a green industrial hub creating greater learning and employment opportunities.
4. Over 20,100 new well designed homes by 2031.
5. Full integration between the existing communities and the new jobs, homes and services provided as part of the new developments.
6. A Lee Valley Heat Network linked to the Edmonton Eco Park.
7. Significant investment and improvements to transport infrastructure, including four trains per hour on the West Anglia Main Line and improvements to help people walk and cycle more easily through the area.
8. A fully accessible network of green and blue spaces which open up the Lee Valley Regional Park. The networks between them will be improved benefitting both people and wildlife.



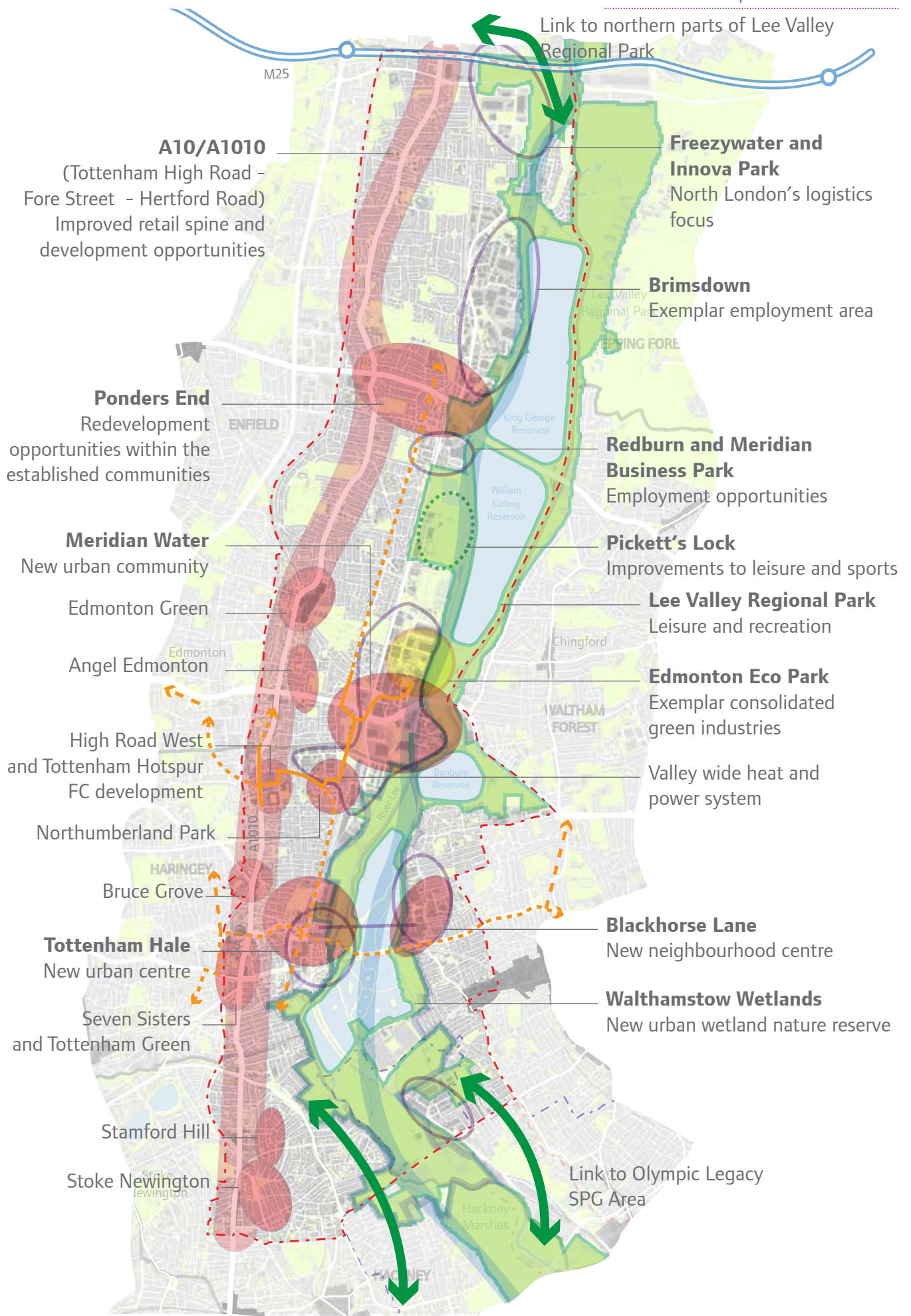


Fig. 1.3 The Upper Lee Valley objectives

## 1.3 Strategic policy context

The London Plan (2011) sets the strategic policy context for the Upper Lee Valley Opportunity Area Planning Framework.

### Opportunity Areas

Policy 2.13 of the London Plan encourages strategic partners to work with the Mayor to prepare, and then implement the spatial planning frameworks for the Opportunity Areas set out in the London Plan, or to build on frameworks that have already been developed. Such frameworks should set out a sustainable development programme for each area that in turn should be reflected in Development Plan Documents.

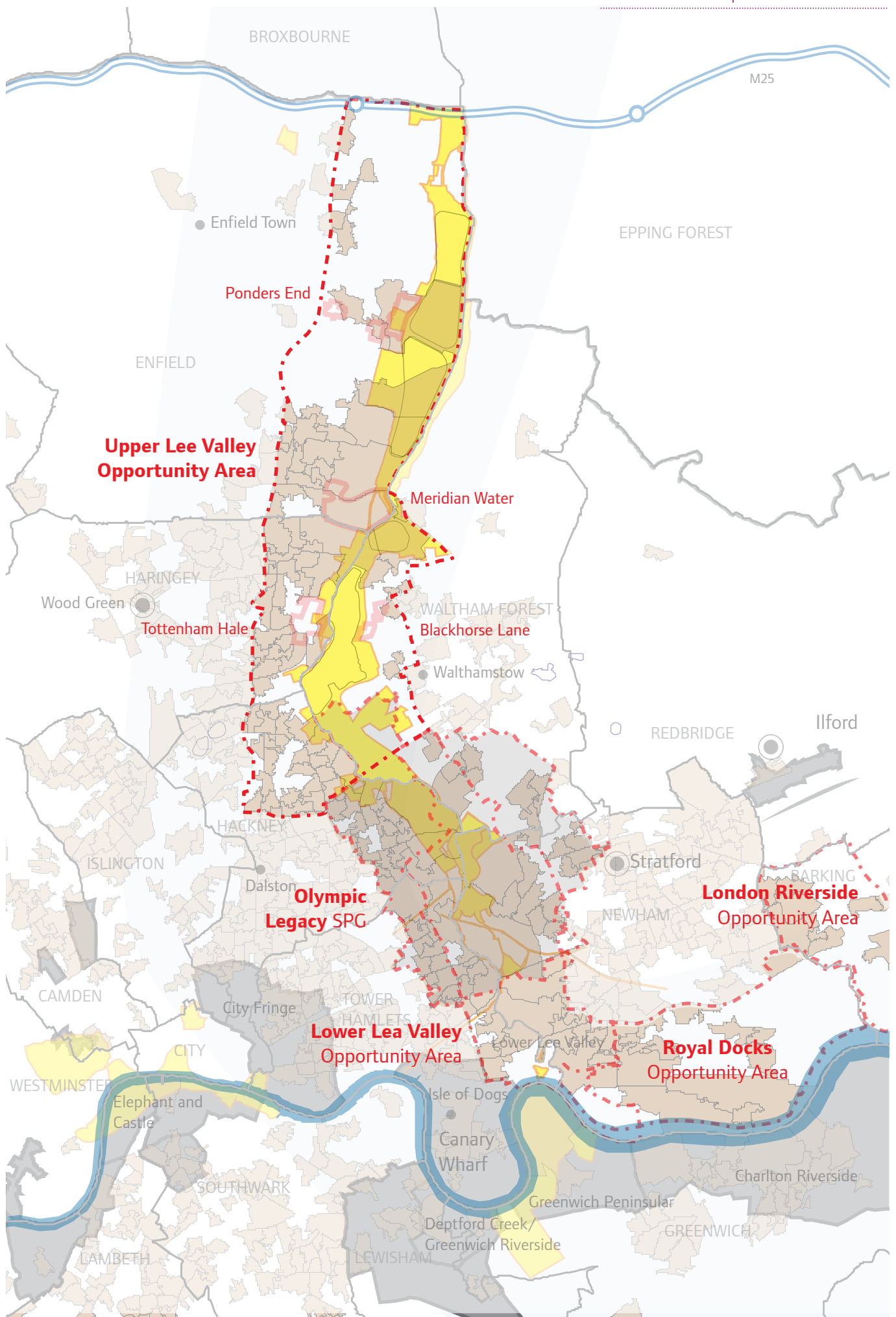
Paragraph 2.62 of the London Plan states that planning frameworks for Opportunity Areas should focus on implementation by identifying both the opportunities and challenges that need resolving such as land use, infrastructure, access, energy requirements, spatial integration, regeneration, investment, land assembly and phasing.

### The London Plan (2011) sets the strategic policy direction for the area:

*“The location, construction and design of the new development and infrastructure should avoid significant and cumulative impacts on European biodiversity sites. The Lee Valley Regional Park Authority and water utilities should collaborate with relevant boroughs relating development to the environmental assets of the Lee Valley Park and planning for long term flood risk management. Opening up reservoirs to the public would enhance connections east to west across the valley and increase use of the regional park and its water spaces. London’s largest waste facility is located at Edmonton Eco Park and this facility has potential to provide heat and power to neighbouring developments. At Tottenham Hale, the local road network requires reorganisation to enable more efficient use of the land. Improvements to capacity of the Underground station, new bus infrastructure and services are needed to deliver higher density, mixed-use development”.*







© Crown Copyright and database right 2013. Ordnance Survey 100032216

Fig. 1.4 East London Opportunity Areas and priority areas

## Areas for Regeneration

Policy 2.14 of the London Plan sets out integrated spatial policies that bring together regeneration, development and transport proposals with improvements in learning and skills, health, safety, access, employment, environment and housing. Areas of regeneration including Tottenham, Tottenham Hale, Central Leaside, Edmonton and Ponders End are defined as being the 20% most deprived of the lower super output areas.

## Strategic Cultural Areas

The Lee Valley Regional Park is identified in the London Plan as a strategic cultural area. Policy 4.5 of the London Plan seeks to promote, enhance and protect the rich heritage and unique offers of these areas.

## The Park Plan 2000 and Park Development Framework

The Lee Valley Regional Park Plan (2000) identified proposals for the management and development of the Park. The Authority adopted its Park Development Framework Thematic Proposals (2011) which are being translated into a series of area based proposals to replace the Park Plan. The Area 2 Proposals for 'The Three Marshes: Walthamstow, Leyton and Hackney' were adopted in October 2011. The Areas 3, 4 and 5 Proposals for "The Waterlands" were adopted in April 2013.

## North London Waste Plan

Seven boroughs are working together to produce the North London Waste Plan as a Waste Development Plan Document, which identifies suitable sites and supporting policies for the future management of all north London's waste to 2027 and beyond. The seven London boroughs are Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest.

Further information is available in Chapter 5.3 Waste.





## 1.4 Local policy context

The Upper Lee Valley Opportunity Area Planning Framework began at the same time as the drafting of the four boroughs' Local Plans. Many of the aspirations of this framework are included in the Local Plans and other relevant non-planning documents as listed below:

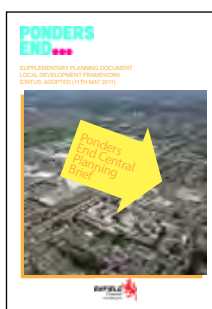
### Haringey

- **Local Plan Strategic Policies**  
Adopted in March 2013
- **Sustainable Design and Construction Supplement Planning Document**  
Adopted in March 2013
- **A Plan for Tottenham** August 2012  
Sets out the ambitions and plans for regeneration, development and growth in Tottenham
- **High Road West** Consultation April 2103
- **Transforming Tottenham Hale Urban Centre Master Plan Supplementary Planning Document** 2006
- **Community Infrastructure Levy**  
Preliminary charging schedule consulted in 2012
- **Development Management Policies**  
Draft policy approach consulted in 2013



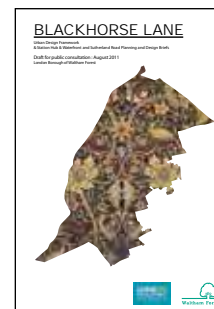
## Enfield

- **Core Strategy**  
Adopted in November 2010
- **Development Management Document**  
Consulted in 2012
- **North East Enfield Area Action Plan**  
Initial stages consulted in 2008/9  
Interim Direction document update consulted in 2012
- **Ponders End Central, South Street and Water Front planning briefs**  
Ponders End Central Area Planning Brief adopted in May 2011  
Planning guidance for South Street and Water Front areas are programmed as part of the next stage of preparation for the North East Enfield area action plan
- **Central Leaside Area Action Plan**  
First stage of the Area Action Plan consulted in February 2008.  
Updated Central Leaside Plan consulted in 2012
- **Meridian Water Master Plan**  
Adopted July 2013
- **Edmonton Green Area Action Plan**  
Issues and Options consulted in 2012
- **Edmonton Eco Park Planning Brief Supplementary Planning Document**  
Adopted in May 2013



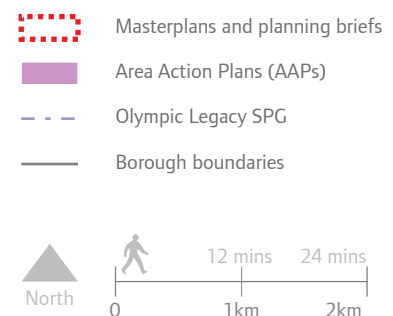
## Waltham Forest

- **Core Strategy**  
Adopted in March 2012
- **Development Management Policies**  
Proposed submission July 2012
- **Blackhorse Lane** Urban Design Framework  
Consulted in August 2011
- **Blackhorse Lane Area Action Plan**  
Submission March 2013
- **Northern Olympic Fringe Area Action Plan**  
Consultation 2011



## Hackney

- **Core Strategy**  
Adopted in November 2010





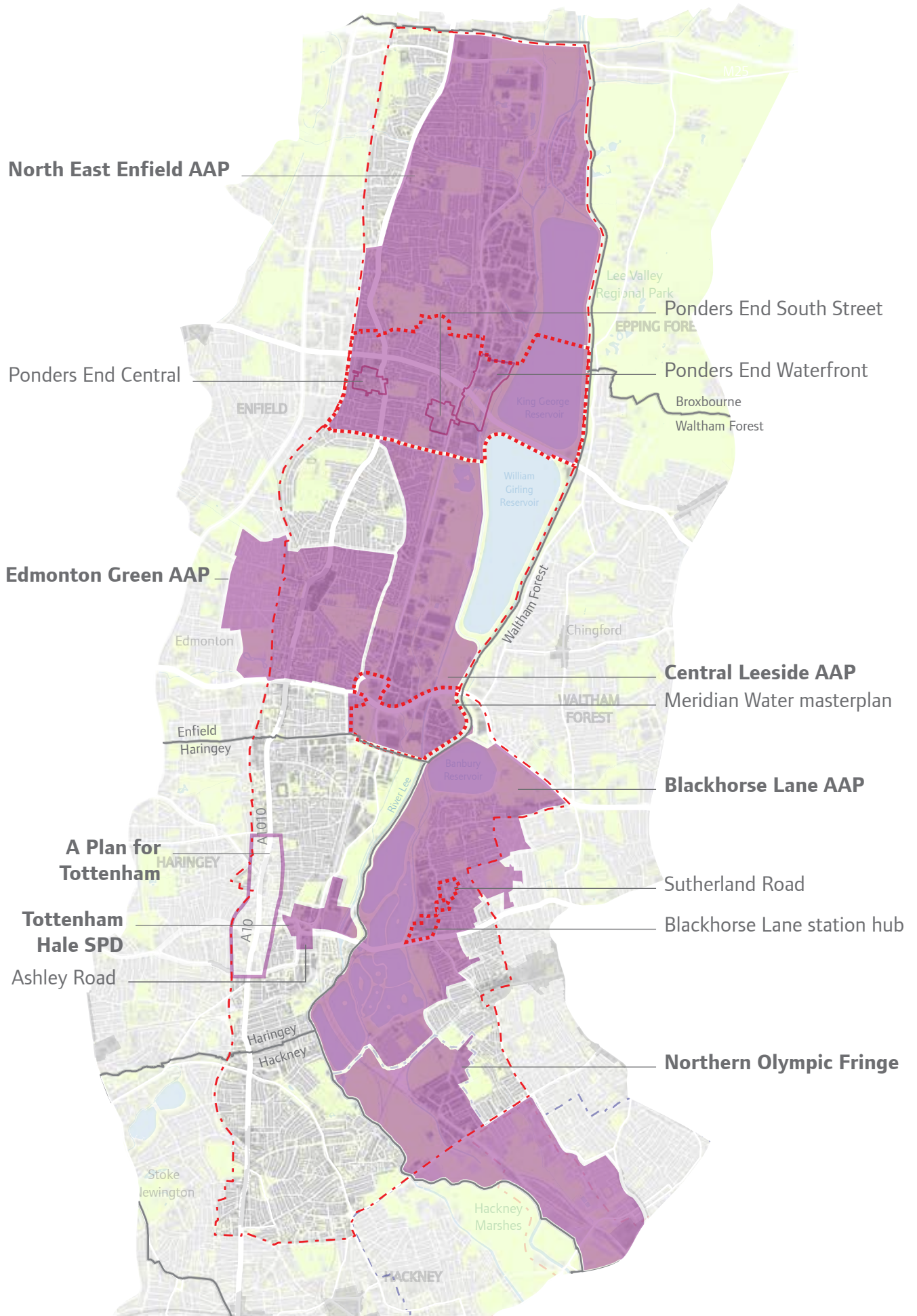


Fig. 1.5 Local policy context

## 1.5 Purpose of the Opportunity Area Planning Framework

The Opportunity Area Planning Framework is Supplementary Planning Guidance to the London Plan. The main purpose of this guidance is to supplement and apply London Plan policy for the Upper Lee Valley Opportunity Area by setting out the Mayoral priorities and long term vision in a single strategic planning document. Specifically this guidance sets out how the Mayor wishes to see the Upper Lee Valley evolve and change over the next 20 years to create a sustainable and successful piece of London, thereby helping to transform living conditions and opportunities across east London as a whole.

An Opportunity Area Planning Framework does not create policy but clarifies it, applying policy to a specific spatial context and identifying contentious issues at an early stage in the planning process. The Framework can then set out how these may be resolved through existing policy or its review. Ultimately it achieves material weight through bringing together a sound evidence base upon which planning decisions are made, and through extensive consultations with key stakeholders, interested parties and the public.

A key benefit of Opportunity Area Planning Frameworks is the opportunity to take a strategic and design-led approach to spatial planning, specifically considering how key development sites fit together within the existing and emerging policy context. The content of an Opportunity Area Planning Framework varies but deals with a common set of principles – essentially the contents list is cut to fit based on the physical make up of the area and the range of development interests likely to come forward. Opportunity Area Planning Frameworks provide a platform for communicating between the strategic and local level, reinforcing common ground and resolving difficulties.

The draft Framework was consulted on between November 2011 and January 2012 during which 21 representations were received to inform the final version.

As set out in the London Plan, planning authorities will be expected to reflect and give maximum planning weight to this document when preparing planning documents, and to refer to and take account of the guidance when considering planning applications.

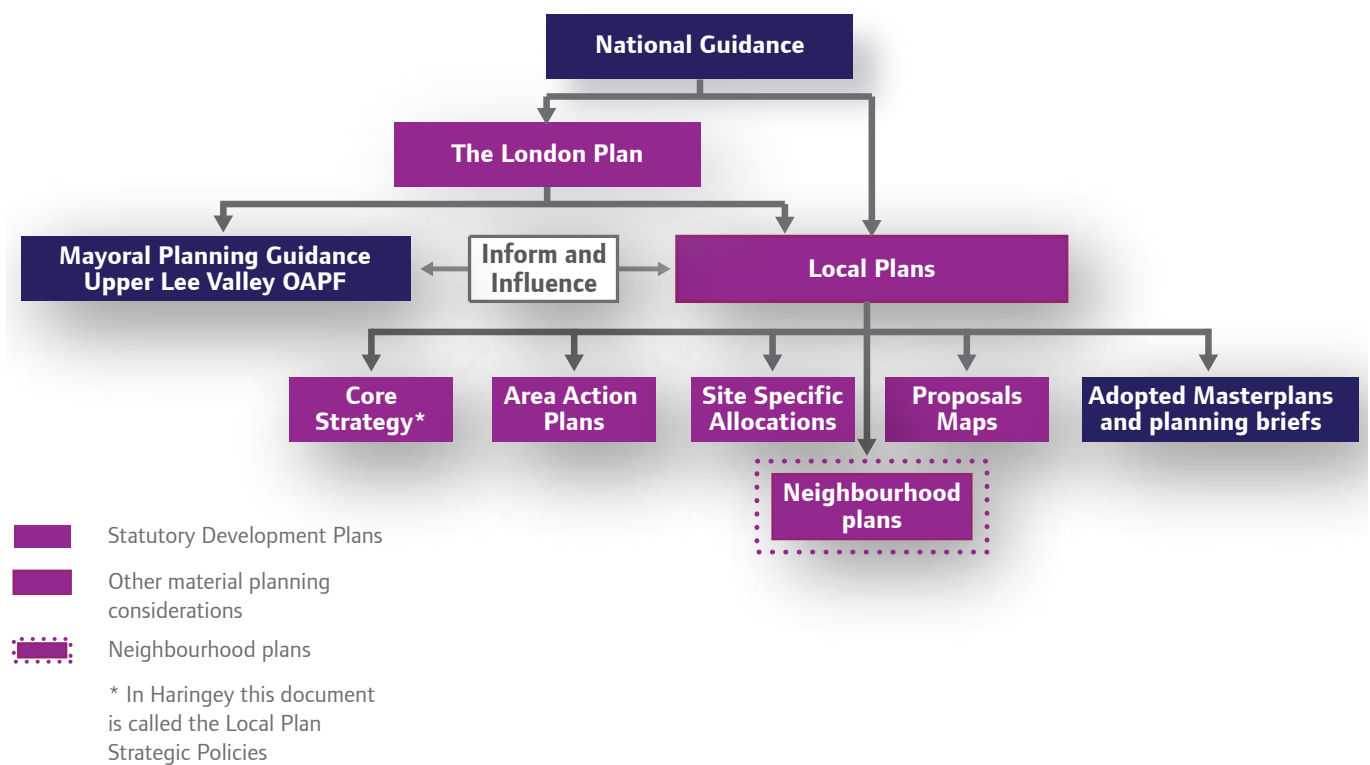


Fig. 1.6 Planning hierarchy







# Chapter

# 02

## LAND USE

2.1	Employment and industry	20
2.2	New housing	28
2.3	Mixed-use	29
2.4	Retail	30



## 2.1 Employment and industry

### Strategic Industrial Locations

The Upper Lee Valley is one of the largest areas of manufacturing and technology-led industry in London. Given its strategic position as a business and employment centre within the London-Stansted-Cambridge-Peterborough growth corridor, the area contains a significant amount of industrial land, much of which is designated as Strategic Industrial Locations (SIL). The Upper Lee Valley also contains a number of Locally Significant Industrial Sites (LSIS). These are industrial sites which are important in providing land for local industrial functions.

The London Plan provides the strategic policy position to protect Strategic Industrial Locations. Policy 2.17 states, *“the Mayor will promote, manage and where necessary protect the Strategic Industrial Locations....as London’s main reservoirs of industrial and related capacity including logistics, waste management, utilities, wholesale markets and some transport functions.”* The release of industrial land should only therefore be considered as part of a strategically co-ordinated process of consolidations.



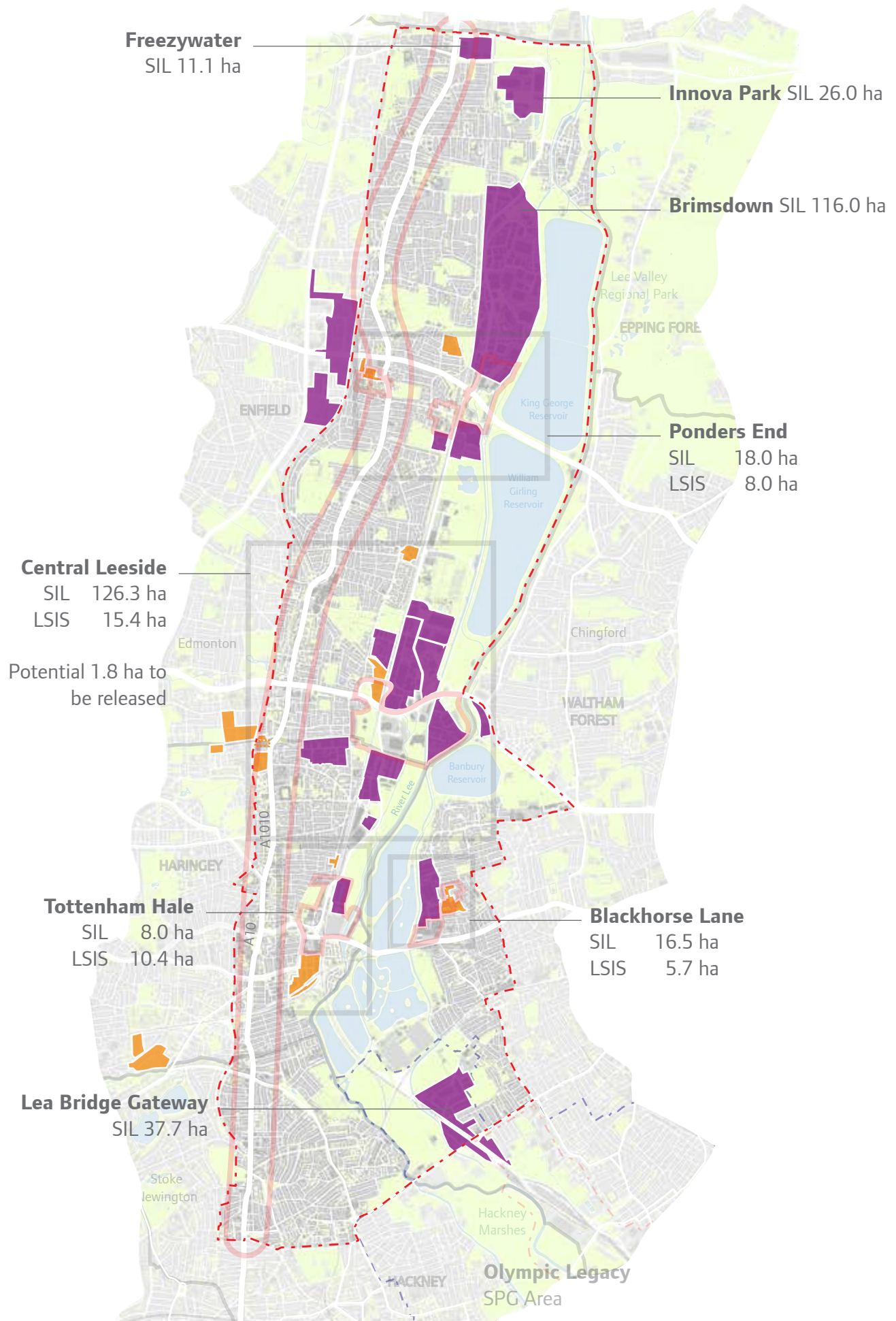


Fig. 2.1 Industrial location designations

## Redistribution of industrial land

The Mayor's Land for Industry and Transport Supplementary Planning Guidance (September 2012) commits the Mayor to work with boroughs and other partners to plan, monitor and manage the release of surplus industrial land to contribute to strategic and local planning objectives, especially those to provide more housing, and, in appropriate locations, to provide social infrastructure and to contribute to town centre renewal.

Enfield, Haringey and Waltham Forest Councils have published detailed employment land studies that have informed and fed into their Local Plans. In Enfield, there is a healthy demand for local relatively low cost employment land as well as for larger strategic sites. The latest evidence suggests that whilst some existing buildings are no longer suitable for employment uses, there is no evidence that sites are no longer suitable.

The Greater London Authority, working with the boroughs have assessed the need for employment land release within the Opportunity Area. This work built a clear picture as to where Strategic Industrial land should be released or more intensively/effectively used through a consolidation process.

The opportunity to release industrial land from its protected designation has been made on various considerations including the characteristics of the area, neighbouring uses and the need to create a buffer between the retained heavy industrial uses on the Strategic Industrial Locations and residential uses.

As a result, some of the Strategic Industrial Locations and Locally Significant Sites in the Opportunity Area have been identified for mixed-use intensification given the opportunity of good public transport accessibility or planned improvements to it and the criteria referred to above. These are identified as the growth areas of Tottenham Hale and Blackhorse Lane, Meridian Water in Central Leaside and Ponders End. Changes to these Strategic Industrial Location designations have been brought forward through the individual boroughs' Local Plan processes and are shown in Fig.2.1.

The released land for medium to high density mixed-use developments around the transport hubs/growth areas coupled with the consolidation and renewal of industrial estates, will create vibrant places to live and work all set within the unique landscape of the Lee Valley and its regional park.



## Existing industrial areas

The existing industrial estates in the area have a number of strengths including proximity to the M25 and Stansted Airport. They work well as a centre for the distribution and logistics industries and have potential for further growth.

In accordance with London Plan policy 4.4 which affirms a rigorous approach to industrial land management, the remaining Strategic Industrial Locations will be safeguarded and retained. The introduction of non-industrial uses would compromise the function of strategic industrial land. As such the redevelopment of these industrial locations for non-compliant uses are likely to be resisted by both the Greater London Authority and the boroughs.

However some of the industrial areas would benefit from a higher standard of management and maintenance. Though there are some vacancies, there is no evidence to suggest these sites are no longer suitable for employment use. The retention and renewal of the protected industrial land is therefore an important element to the success of the Upper Lee Valley.

A programme of high quality renewal and modernisation including infrastructure and environmental improvements should be developed and implemented in order to assist retaining anchor firms and attracting new business growth.

Following the redistribution of industrial land, the industrial retention and intensification will provide the potential for the creation of new jobs within the Opportunity Area. The focal Strategic Industrial Locations to be retained are Freezywater, Innova Park, Brimsdown, Redburn Trading Estate, Meridian Business Park, Aztec 406, Edmonton Eco Park, Montagu Industrial Estate (the northern part), Eleys Estate and Harbet Road Industrial Estate.

It is estimated that the growth areas should be able to accommodate 13,700 jobs whilst the opportunity area as a whole should be able to provide 15,000 jobs.

### **New industrial growth sectors**

The North London Strategic Alliance published the Upper Lee Valley Economic Study in 2008 which identified four sectors of economic growth that should be supported to unlock the potential of the Opportunity Area. These sectors are listed below:

1. Growth centred around a **green and blue strategy** to link the visitor economy to the reinvigoration of the Lee Valley Regional Park offering better sport and recreation facilities, providing opportunities for new development along the waterways and using the improved quality of place to appeal to potential investors.
2. Growth of the **lifestyle economy** has the potential to strengthen the local and London visitor economy, the 2012 Legacy and economic benefits of new mixed-use housing developments.
3. Growth of the **knowledge economy**. Securing higher education/further education investment and interest in the Upper Lee Valley. Clear links between education, training and the economy should be made to attract education related industries to the Opportunity Area.
4. Growth centred around **moving and making**. Continuing to provide a strong logistics, distribution and advanced manufacturing sectors. Supporting existing business to maintain the Upper Lee Valley's strong position in an increasingly competitive market. This includes unlocking new opportunities such as energy generation, green technologies and resource management.

## Opportunity for a Green Enterprise District

The Upper Lee Valley has many of the benefits of a Green Enterprise District. These include well-connected industrial land, existing waste facilities, a history of employment uses, plans for a Lee Valley Heat Network and the Regional Park at its heart.

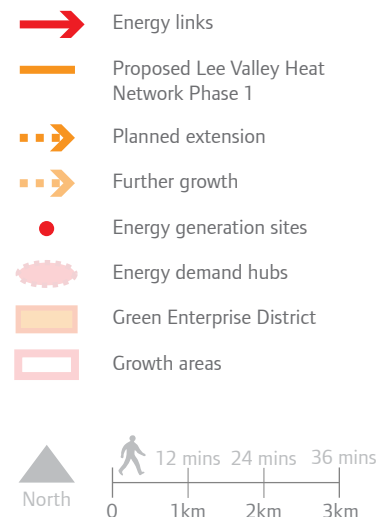
The imperative to address climate change will make green technology and green industry the most significant growth sector for the twenty-first century. Waste management operations and associated green industries have the potential to bring a number of economic benefits to the Upper Lee Valley including direct job creation, associated business operations linked to the re-use of by-products and potential energy and heat generation.

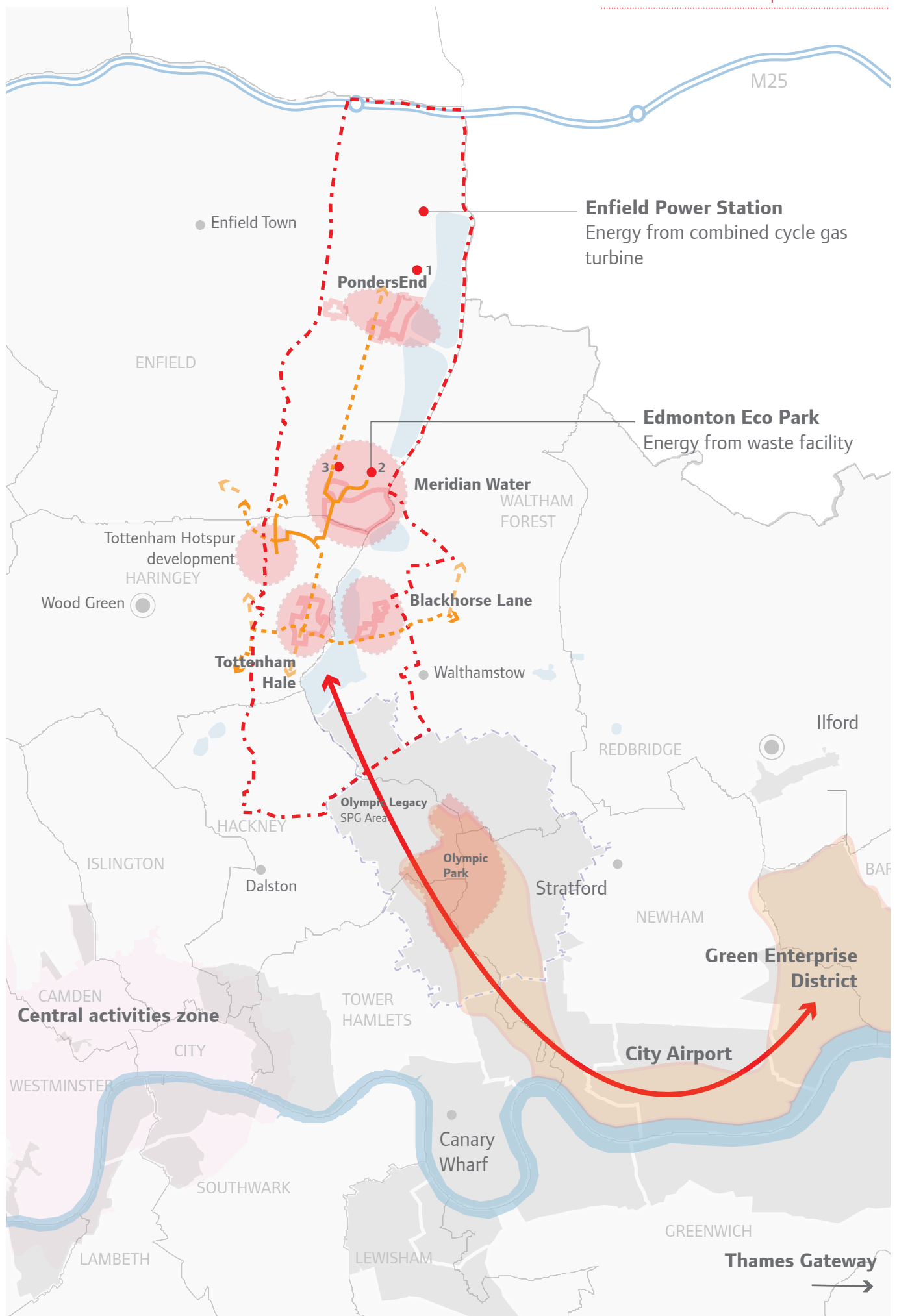
Green industries include businesses engaged in reducing the carbon footprint of households and businesses and the management of waste. A number of businesses in the Upper Lee Valley are engaged in producing energy, managing and processing waste from domestic and commercial sources, installing energy saving features in properties and manufacturing fuel and packaging from recycled materials. The largest include Johnson Matthey, a world leader in catalytic systems and exhaust emission control located in Brimsdown and employing around 260 people. Enfield's two power stations employ around 200 people and are located in Brimsdown. Metal and Waste Recycling Limited based in the Central Leaside area provide waste management for factories and employs around 300 people.

Therefore, there is significant potential and opportunity to develop green waste technologies in the Upper Lee Valley to complement the Green Enterprise District, which currently stretches from the Thames Gateway through the Lower Lee Valley to the Olympic Park. The Green Enterprise District is already home to the Sustainable Industries Park and the London Thames Gateway heat network. Consideration should be given to extending the Green Enterprise District into the Upper Lee Valley.

## Energy generation sites

1. Johnson Matthey
2. Edmonton Eco Park
3. Kedco Biomass Gassification (planned)





© Crown Copyright and database right 2013. Ordnance Survey 100032216

Fig. 2.2 Opportunity for a Green Enterprise District for the Upper Lee Valley



## 2.2 New housing

The development capacity studies with the associated transport study undertaken by the Greater London Authority and the Councils form the baseline for examining the development potential of the Opportunity Area. This assumes that all development sites coming forward will have adequate transport provision and meet the London Plan requirement for open space provision and contribute to strategic open space provision in the form of enhanced access to the Lee Valley Regional Park and improved east-west connections across the valley. This identifies the potential to accommodate up to 20,100 homes in the Opportunity Area during the plan period.

An integrated and suitable mix of dwelling types, size and tenures are required including homes for single people, families and people with mobility difficulties. The precise proportion of family housing may vary from site to site, determined by criteria such as local character, existing built form, flood risk, proximity to social infrastructure, and to parks and open spaces.

The Canal and River Trust (the former British Waterways) is also keen to increase the number of permanent home moorings on the offside of the Lee Navigation, or in offline mooring basins and docks. Residential moorings can provide an affordable type of housing which helps to create an active waterfront environment.

## 2.3 Mixed-use

Many of the most successful places in London are mixed-use areas, with a range of residential, commercial, retail and other uses.

Given the large area covered by this Framework, there is not a single broad-brush mix of uses that would be appropriate across the area. The sub area sections of this Framework provide more detailed guidance on the characteristics each area should focus on.

In general however, mixed-use should be focussed in town and district centres, in areas with good public transport accessibility or with planned improvements to accessibility, and where building form and scale supports medium to higher density development.

More effective use of land around the out of town retail sheds offers an excellent opportunity to create a new sense of place and contribute to housing and jobs delivery. The conversion and re-use of heritage industrial buildings provides particular opportunities for introducing mixed-use given their flexible floor-plates, robust design, and often high floor to ceiling heights.

Although some Strategic Industrial Locations are being released, new developments coming forward on them should continue to provide some employment floorspace. The GLS site in Tottenham Hale, for instance, contains both high density housing and retail and office uses. New developments could accommodate flexible work space in addition to office space that could help promote employment growth sectors.

## 2.4 Retail

The Upper Lee Valley contains both town centre and out of centre retail areas. The town centres are located along the A10/A1010 spine road serving the local community. The out of centre retail stores, such as the Ikea, Tesco and Ravenside Retail Park in Central Leaside have a wider catchment area due to their proximity to the A406 North Circular. Both sectors are key drivers of the local economy and are major employers for the local community. The success of both retail sectors is therefore crucial to the regeneration of the Upper Lee Valley.

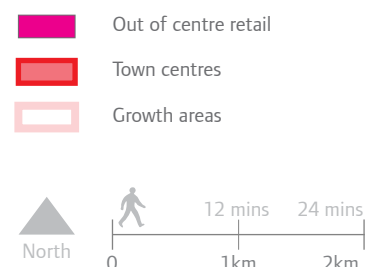
New and existing retail facilities in growth areas have an important role in providing access to the facilities needed by the existing and new population, whilst assisting with place-shaping and providing local employment opportunities. As such, renovating the historic shop fronts on the A10/A1010 Corridor could improve the experience of high street shopping. Tottenham Hale, Seven Sisters and Bruce Grove should focus on their retail and leisure offer to reinforce the High Road as the heart of business and community life - see Chapter 9 for further information. Any increase in retail in the growth areas will need to be subject to retail impact assessments.

Parts of the Opportunity Area have poor access to district and major town centres but good access to out of centre shopping provision mostly in the form of retail parks (Fig. 2.3). These retail parks should be integrated into the new mixed use development with housing provided above the retail elements. This may include some increase in the overall quantum of retail. These reconfigured retail developments would support the creation of new places and communities.

The provision of mixed-use development in the Tottenham Hale and Central Leaside growth areas will provide the opportunity to plan for complementary retail uses to support the viability and vitality of the existing town centres to reshape the retail offer in the area. A new district town centre in Tottenham Hale will be complementary to the mixed use development and the improved transport interchange. Mixed use development at Blackhorse Lane should also secure the provision of a new neighbourhood centre to meet the needs of the local community.

### Out of town retail

1. Southbury Leisure Park
2. Mandeville Retail Park
3. Ravenside Retail Park
4. Glover Drive Retail Park
5. Tottenham Hale Retail Park



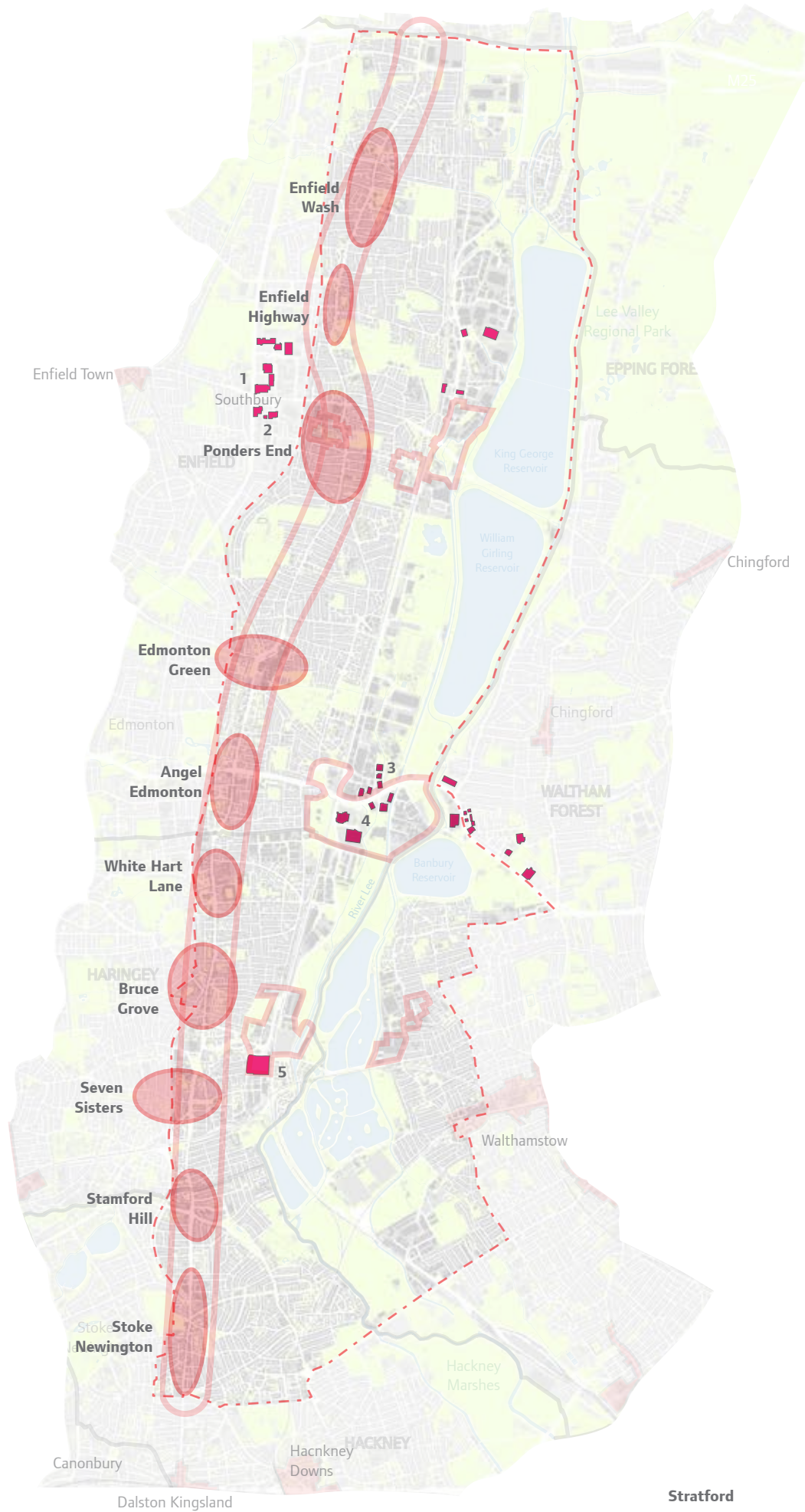


Fig. 2.3 Existing town centre and out of town centre retail locations





# Chapter

# 03

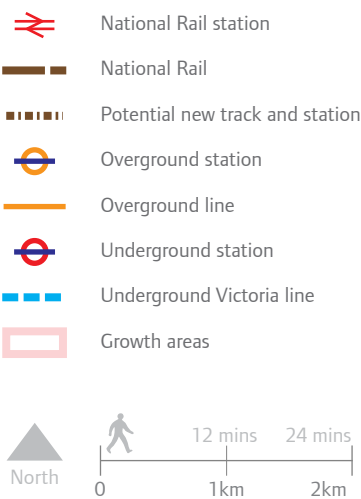
# TRANSPORT

3.1	Introduction	34
3.2	The transport vision and challenge	40
3.3	The committed network	50
3.4	Improving rail connectivity	52
3.5	Roads and surface transport	58
3.6	Priorities for transport to support growth	66

### 3.1 Introduction

Realising the regeneration and growth objectives for the Upper Lee Valley must be founded on a transport network that is truly integrated with land uses, establishes and maintains access to opportunities for all and achieves the highest environmental standards.

The Opportunity Area benefits from some excellent local, regional and national public transport connections. The proximity to Stansted Airport offers fantastic opportunities for improved international connections, and the Opportunity Area’s rail transport infrastructure (Fig. 3.1) has the ability to strengthen links with central London. The parallel West Anglia Main Line (the Main Line) and Southbury Loop rail lines run the length of the Opportunity Area, although some stations currently receive an infrequent service at irregular intervals through the day. At the southern end of the Opportunity Area, the Victoria line provides a fast and frequent route into central London through interchanges with the Main Line at Tottenham Hale and the Southbury Loop at Seven Sisters.







© Crown Copyright and database right 2013. Ordnance Survey 100032216

Fig. 3.1 Rail, Underground and Overground networks

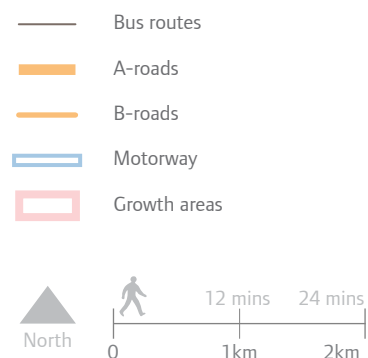


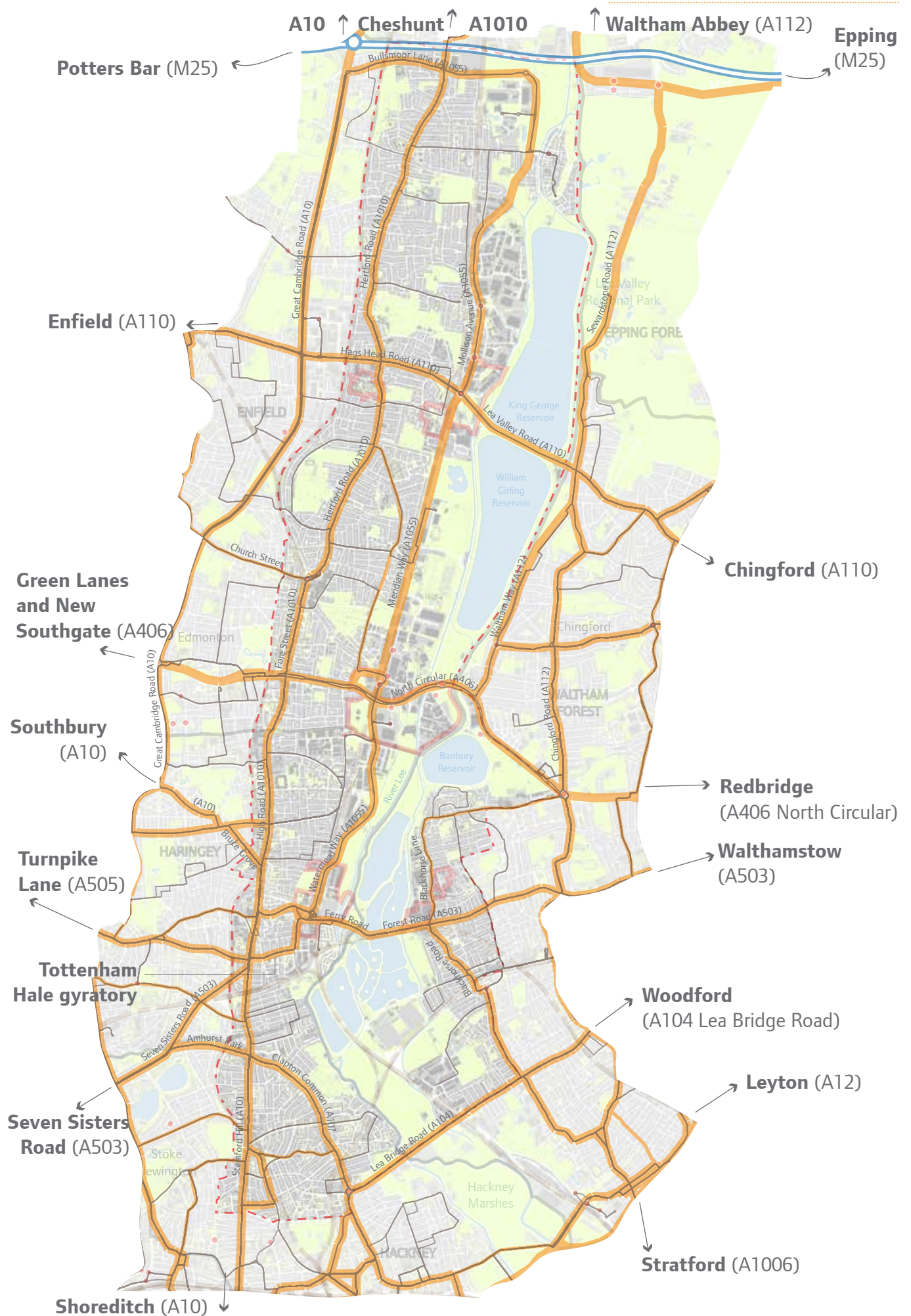
The road network largely centres around three parallel radial road routes (the A10, A1010 and the A1055), which are intersected by two high capacity orbital routes (the M25 and A406 North Circular) and a further important orbital route, the A110 (see Fig. 3.2).

The bus network provides good connections to town centres in the Opportunity Area, especially on the A1010/A10 Corridor. Some areas currently have a low density scale of development resulting in comparatively low levels of bus demand and corresponding lower frequency services.

The Lee Valley Regional Park presents excellent opportunities for recreational walking and cycling. However, the River Lee itself, the existing land use patterns of large amounts of open space and mixed industrial land as well as the reservoirs, can serve to restrict orbital movement in some places, particularly for pedestrians and cyclists.

This chapter sets out the role that transport and movement will play in facilitating sustainable growth in the Upper Lee Valley. After an overview of the strengths and weaknesses of the existing networks, it establishes a strong vision for transport and discusses relevant interventions which could help meet this. It concludes with a list of transport priorities which should assist the plan making process, development decisions and when developing funding strategies.





© Crown Copyright and database right 2013. Ordnance Survey 100032216

Fig. 3.2 Existing road network

Profile of existing trips

Data from Transport for London’s (TfL) London Travel Demand Survey 2008/09 – 2010/11 indicates that around 650,000 trips originate from the Upper Lee Valley on a typical day, approximately 750,000 daily trips are made by residents of the Opportunity Area. The mode share of Upper Lee Valley residents is slightly more inclined towards public transport than the London average. Around half of trips by residents of the Upper Lee Valley take place wholly within the area and around 8% are to/from central London.

The table below demonstrates the challenge that exists to increase public transport and walk/cycle usage amongst those who travel into the Upper Lee Valley from other areas. Improving public transport, walk and cycle links between the Upper Lee Valley and neighbouring areas, as well as within the valley, must therefore be carefully considered in development plans.

	Public transport	Car/ Other Private	Walk/ Cycle
Trips originating from Upper Lee Valley	29%	39%	32%
All trips from residents	33%	36%	32%
London average (2010)	29%	37%	34%

Source: Transport for London

## **Growth**

A growth in population of 24% and in employment of 20% between 2007 and 2031 will generate over a 20% increase in peak period trips to, from and within the valley (Upper Lee Valley Transport Study, November 2012). Adding these trips to the existing transport network, much of which currently operates at or near capacity, would, without network enhancements, lead to increasing road congestion and public transport crowding. This presents the opportunity to make a strong case for transport interventions to boost competitiveness and support sustainable growth.

Whilst the level of development proposed will not be enough to radically alter travel patterns across the entire Opportunity Area, the intensification of development in some locations is expected to lead to an increase in shorter distance trips as the provision of goods and services is intensified within the growth areas. Shorter trip distances, coupled with improved walking and cycling routes, will assist in reducing the need to travel by motorised modes.

Incremental increases in capacity at Stansted Airport, as well as the realising of the economic and development potential of the wider London-Stansted-Cambridge-Peterborough corridor, will continue to play an important role in supporting growth in the Upper Lee Valley.

## **The Strategic Transport Study**

Throughout this chapter, reference is made to the Strategic Transport Study, which was conducted by TfL in order to identify the challenges and potential solutions to improved transport infrastructure in the Upper Lee Valley. The study quantifies the existing and future growth scenarios and assesses the extent to which the transport network can accommodate the growth outlined in this document. In turn, this has allowed for a range of intervention packages to be identified and tested. A summary of the results of the study is presented in TA3 of this document, although significantly greater detail is available in the study itself, which is available from TfL upon request.

## 3.2 The transport vision and challenge

**The vision for transport proposed for the Upper Lee Valley is to:**

### **1. Create a transport network which meets the objectives of the Mayor's Transport Strategy:**

- Supports economic development and population growth by balancing capacity and demand, establishing excellent connectivity and being efficient;
- Enhances the quality of life of its users by fostering a culture of walking and cycling through improved infrastructure, public realm and air quality;
- Improves safety and security of its users delivering better links to public transport nodes;
- Improves transport opportunities of all its users by being accessible and well connected to adapt to the changing population;
- Reduces transport's contribution to climate change by encouraging a modal shift away from the private car and supporting green infrastructure;
- Supports the legacy of the 2012 Olympic and Paralympic Games.



**2. Exploit the Upper Lee Valley's international, regional and local connections, and enhance these further:**

- The Upper Lee Valley should be an integrated part of the broader axis of growth and regeneration, as well as the north London sub-regional transport network;
- Opportunities for improving access and approaches to local train stations and the public transport network should be considered;
- Growth should make the most of the green credentials of the Upper Lee Valley to create attractive walking and cycling connections;
- The strategic role of the existing walking and cycling routes, particularly in the Lee Valley Regional Park, should be recognised.

## Rail networks

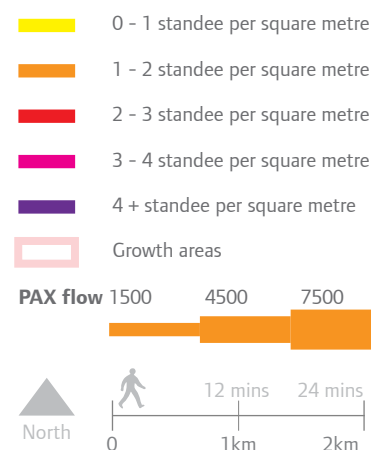
The rail network serving the area is predominately radial, underpinning the Opportunity Area's strategic position in the growth corridor. The twin-tracked nature of the Main Line constrains the ability to improve the frequency and capacity of stopping services without adversely affecting journey times for the 'fast' longer distance services. As a result, many stations which are well placed geographically to serve the Opportunity Area and around Tottenham Hale and Stratford, receive only a low frequency service. The relatively infrequent half-hourly service to Stratford serves to limit rail accessibility, placing further pressure on alternative modes. This is a major constraint on growth (Fig 3.3) and fails to exploit the Valley's proximity to Stratford economic hub.

## London Underground

The Victoria line provides a high frequency orbital and radial rail service at Seven Sisters, Tottenham Hale and Blackhorse Road, all providing interchange with other rail services. Due to the attractiveness of this service, peak hour demand exceeds capacity on the trains and at Tottenham Hale station, where the existing layout of platform and ticketing facilities are unsuited to accommodate future growth. The crowding on the line is not severe within the Opportunity Area itself but arises south of Finsbury Park. Growth across London will continue to place considerable pressure on the capacity of the Victoria line.

## London Overground

The Gospel Oak – Barking Overground line provides a key orbital service with stations at South Tottenham, Blackhorse Road and Walthamstow Queen's Road. London Overground has carried out an incremental programme of improvements, including completing the circular route around London in 2012, refurbishing all stations to provide improved passenger facilities, better security, new rolling stock and more frequent services. The electrification of the line was confirmed by central Government in June 2013.





© Crown Copyright and database right 2013. Ordnance Survey 100032216 Source: Transport for London

Fig. 3.3 National Rail crowding and passenger flow AM Peak 2031 (growth without further interventions)

## Roads

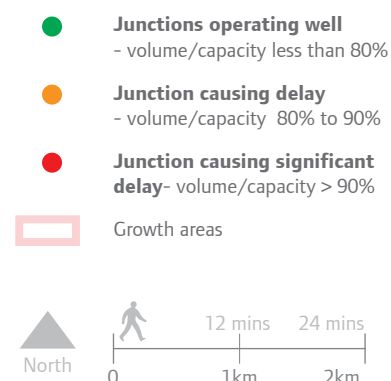
The A10 Great Cambridge Road, A1010 Hertford Road and A1055 Meridian Way play important roles in connecting the communities of the Upper Lee Valley. Strategic roads such as these are subject to a wide range of competing demands, and a high quality road network is essential to supporting walking and cycling, buses and freight transport.

For example, the A1010 sees the 'High Street' functions of town centres such as Edmonton Green, Bruce Grove and Seven Sisters competing with freight movements, buses and other general traffic. Locations where the two principal orbital routes (the M25 to the north and the A406 to the south) meet the primary radial routes act as gateways for freight and traffic into the Upper Lee Valley. The A1055 Meridian Way/Bullsmoor Lane caters for a particularly high number of freight movements.

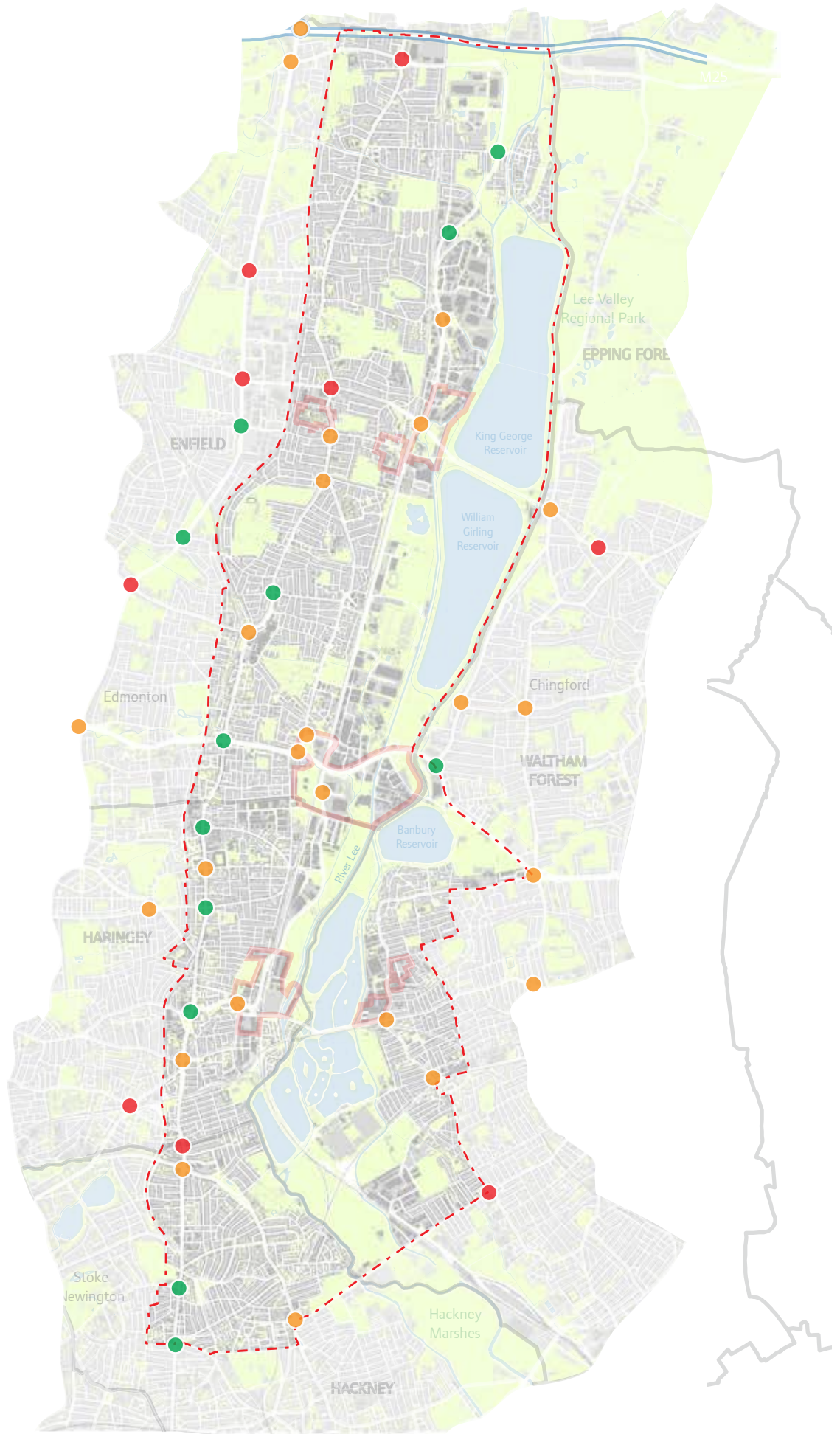
Fig. 3.4 shows the existing level of congestion experienced at key junctions. Generally, this congestion occurs as a result of limited capacity at junctions and in places, traffic demand exceeds capacity. Maintaining reliability at these locations is important for the area's competitiveness. Given the geographical barriers presented in the Opportunity Area, local east-west movement is constrained to three 'crossings' at A104 Lea Bridge Road, A503 Forest Road/Ferry Lane and A110 Lee Valley Road.

Indirect access to the M25 has an adverse effect on the perceived road accessibility to the Opportunity Area, as well as more specifically congestion, pollution, amenity and safety on A1055 Bullsmoor Lane. To the south, the single carriageway, inner-city nature of the A10, A107 and A1006 constrains traffic flow in and out of central London and neighbouring growth areas at Stratford, the Olympic Park and broader Lower Lee Valley.

The study demonstrates that as a result of a 7% overall increase in traffic and a 4% reduction in average speed by 2031, there will be a notable worsening of junction performance, partly as a result of growth. Fig. 3.5 shows the likely future level of congestion at key junctions.







© Crown Copyright and database right 2013. Ordnance Survey 100032216 Source: Transport for London

Fig. 3.4 Congestion at key junctions 2008 weekday AM peak



## Bus network

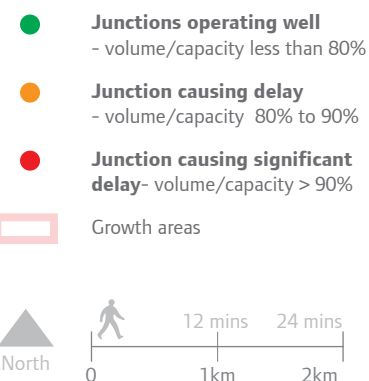
The mode share for buses in north London is the highest of the London sub-regions. The bus network in the Upper Lee Valley is extensive, providing both radial and orbital connections. The A1010 corridor from Tottenham Hale to Edmonton Green and Turkey Street has a particularly high bus usage and this correlates closely with the Opportunity Area's pockets of high population density and relatively low car ownership. Whilst there are some areas that are less well served, these largely consist of low density industrial areas or undeveloped sites where demand is not currently perceived to justify increased service provision.

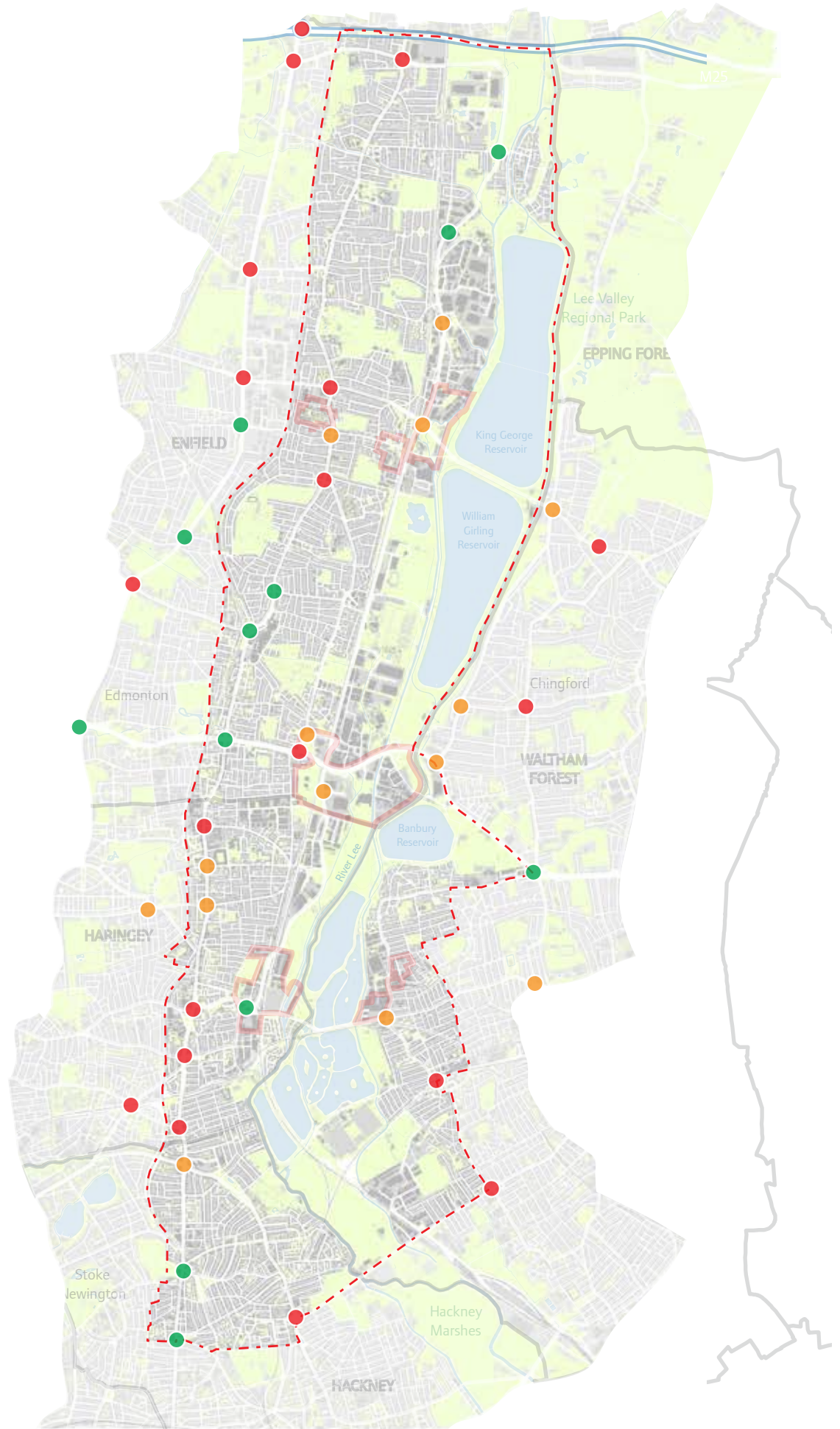
The bus network will come under strain as a result of growth in the Opportunity Area and there will be a need to improve bus services to cater for the extra demand. Increased road congestion has the potential to increase journey times, and the network may need to be re-aligned to support the growth areas. Bus garaging facilities should also be accommodated through growth as appropriate, and the protection of such infrastructure is governed by Mayoral policy and guidance.

## Freight

The Upper Lee Valley comprises one of the largest clusters of industrial estates in London and this is one of the area's major assets. Much activity is anchored to the strategic north-south routes into London from neighbouring counties. Heavy peak hour traffic flows can delay freight movements, as can limited access to/from the M25.

There is a need to ensure that freight journeys are efficient and rationalised to reduce the total number of trips and to avoid peak times on the road network. The new industrial geography envisaged by this planning framework, and the growth of new eco-industries, emphasises the importance of devising alternative methods of consolidating freight and transporting it by means other than on the roads. The River Lee offers the opportunity to exploit water based transport where appropriate, and similarly there may be potential to shift some freight to the railways, albeit capacity for freight service is currently constrained by infrastructure limitations and high passenger service demand.





© Crown Copyright and database right 2013. Ordnance Survey 100032216 Source: Transport for London

Fig. 3.5 Congestion at key junctions 2031 weekday AM peak (growth without further interventions)

## Cycling

The Lee Valley Regional Park connects the growth areas of the Opportunity Area and has potential to act as a catalyst for the continued uptake of both recreational and regular day-to-day cycling. Dedicated cycle paths and greenways are well used, particularly along the river towpaths, and offer an uninterrupted network across the valley (except at Central Leaside). The National Cycle Network Route 1 runs north-south through the valley and connects Tottenham Hale and the Docklands. Despite this, infrastructure and the pattern of industrial land use can make cycling difficult in the Upper Lee Valley. The high traffic volumes on the main carriageways, poor surfacing and lighting around existing routes, and poor air quality can make cycle routes unattractive.

Interventions are needed to overcome these significant barriers and foster a stronger culture of cycling in the Upper Lee Valley to meet and exceed the Mayor's target for a cycling mode share of 5% by 2026.

## Walking

The extensive pedestrian network is compromised by missing key links and/or a poor environment which serve to isolate key development areas. The major challenge for walking is to improve its attractiveness for shorter trips which can be achieved by improving pedestrian environments, making routes more easily recognisable, and improving safety to centres and transport nodes. The paths along the River Lee and River Lee Navigation offer good walking environments, but these are predominantly for leisure usage. The rivers and reservoirs often act as barriers, particularly where routes are badly lit, or where access points are limited.

Improving conditions for pedestrians often focuses on site-specific issues, so addressing the role of individual development proposals is key to overcoming many barriers to walking. Linking individual developments into the wider walking network is important, making use of an appropriate wayfinding system, such as Legible London. The Mayor is seeking to increase the London-wide walking mode share above its current share of 24%.







© Crown Copyright and database right 2013. Ordnance Survey 100032216 and Sustrans

Fig. 3.6 Existing cycle and walking networks

### 3.3 The committed network

Before defining how the objectives for transport in the Upper Lee Valley might be met, it is first important to consider what has been committed and funded on the existing network. At the time of this document's publication, the following commitments have been made:

- Over 40% capacity increase on the parallel running West Anglia Main Line and Southbury Loop lines committed between 2009 and 2014, largely as a result of train lengthening.
- Enhancements will be made to introduce a 4 trains per hour service on the Main Line between Stratford, Tottenham Hale and Angel Road (the STAR scheme), to be delivered in the period 2014-2019.
- Funding is in place for a new station to be opened at Lea Bridge.
- The electrification of the Gospel Oak to Barking Overground line was confirmed by central Government in June 2013.
- The Victoria line has undergone capacity and journey time improvements that have resulted in a capacity uplift of 21%. Peak time frequency has increased from 27 trains per hour to 33 trains per hour - the upgrade was completed in 2013 with the introduction of a new timetable. A similar capacity uplift on the Piccadilly line is also planned.



- Work has begun on the removal of the gyratory at Tottenham Hale which will improve conditions for pedestrians and cyclists as well as improve access for residents and businesses. This includes the creation of a new public square and bus interchange.
- The Highways Agency has plans to widen sections of the M25 motorway between junctions 23 and 27, immediately to the north of the Opportunity Area.
- The completion of the Tottenham to City Cycle Superhighway 1 in 2015 will improve north-south linkages and provide incentives for people to choose to cycle into and from central London.

With this in mind, this planning framework establishes a transport strategy based on the themes above to help meet the transport vision.

## 3.4 Improving rail connectivity

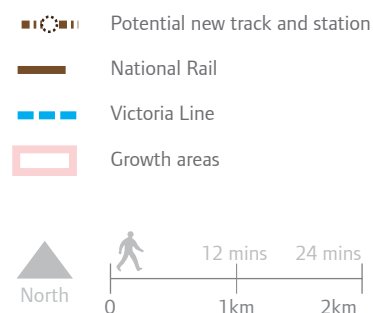
### West Anglia Main Line

The low frequency of local services on the Main Line is a constraint on the Upper Lee Valley potential. Growth should be matched by an increase to the public transport accessibility of development sites brought by the delivery of a regular four trains per hour (4tph) service calling at all stations. This is an agreed goal consistent with the Mayor's vision for London's suburban rail network. This can be achieved through the introduction of additional tracks on land to the east of the existing tracks (3/4 tracking) to allow more frequent local trains to operate independently of the faster services. Any additional infrastructure could largely be accommodated within the existing rail lands.

Given the need for significant investment in track and stations to achieve a regular 4 tph throughout the Main Line, the rail industry is developing a phased programme of enhancements. Initially, enhancements will be made to introduce a 4 tph service between Stratford, Tottenham Hale and Angel Road (the STAR scheme). This will strengthen the link between the Upper Lee Valley and Stratford, the Lower Lee Valley and the Isle of Dogs, and is a vital catalyst to unlocking development potential at Tottenham and Meridian Water. This will also enhance the role of the interchange at Tottenham Hale, improving journey times to the City and the West End.

The funding for the STAR scheme (which is expected to cost in the region of £72m) is being sourced from Network Rail, the Mayor's Growing Places Fund, and TfL (as part of the Tottenham Hale station improvements). The works will be delivered within Network Rail's Control Period 5 (2014–2019). The Government also confirmed in June 2013 that powers over the West Anglia suburban networks would be devolved to the Mayor and TfL by the end of 2015, allowing significant improvements to be made to the quality of these stations and services. The 4tph service between Stratford and Angel Road may be included when the new TfL services start operating.

TfL is also working with Network Rail to consider opportunities for 3/4 tracking further up the Lee Valley, which would continue to unlock opportunities for regeneration in the Opportunity Area. The delivery of the Crossrail 2 'regional' option requires full four-tracking of the line between Coppermill Junction and Broxbourne.



**West Anglia Main Line**  
Increase to four trains per hour

**Stratford - Tottenham  
Hale - Angel Road**  
Four trains per hour

**Victoria Line**  
Reducing overcrowding

**Hall Farm Curve**  
Potential rail connection

**Lea Bridge**  
New station



© Crown Copyright and database right 2013. Ordnance Survey 100032216

Fig. 3.7 Improving rail connectivity

### **Reopening Lea Bridge station, Hall Farm Curve and other rail improvements**

Plans to re-open the station at Lea Bridge at the southern end of the Opportunity Area, allowing a 4tph service to stop on the rail line between Tottenham Hale and Stratford has funding in place and is being progressed. When realised, Lea Bridge station would improve public transport accessibility to a comparatively poorly served area.

Enhanced services between Stratford and the Main Line will assist in improving accessibility for the resident population of the Upper Lee Valley to employment opportunities and services. This could play a vital role in realising the legacy of the Olympic and Paralympic Games, providing excellent links between the Park and the Lee Valley.

Furthermore, reusing the alignment along the Hall Farm Curve for rail services has support from a number of stakeholders, which is one of the changes required to enable a direct link between Chingford and Stratford, calling at all intermediate stations.

There are also aspirations to close the Northumberland Park level crossing. In the peak hours, the length of time that traffic is able to cross the tracks is limited, encouraging car drivers to attempt unsafe crossings as the gates are closing. This will worsen should service frequencies increase on the line. As part of the objective to achieve an increase in local Main Line rail services, an alternative to this crossing will need to be provided.

TfL wishes to see all of the above rail improvements supplemented by more general measures to address timetable shortcomings (resilience/ stopping patterns/improved journey times) and to provide an improved passenger experience.

### **London Underground**

The Victoria line offers excellent connections to central London, although its popularity results in high levels of passenger crowding. Despite the 21% uplift in capacity brought by the upgrades to the line, completed 2013, population growth in the Upper Lee Valley will exacerbate this crowding. Within 10 years the crowding relief achieved through the upgrade will likely have been lost to increased demand. Therefore, a longer term solution to the challenge of crowding on the Victoria line must be sought. This could include improvements to the service provision between Seven Sisters and Walthamstow Central with the aim of delivering the same level of service achieved on the rest of the line and strengthening the role of Tottenham Hale as a gateway to the Upper Lee Valley.

Persistent overcrowding challenges on the Victoria line reinforces the case for an alignment of Crossrail 2 to relieve pressure.

### **London Overground**

In addition to its electrification, which was confirmed by central Government in June 2013, TfL is investigating an extension to the Gospel Oak-Barking line to support housing and regeneration in Barking Riverside.



## Crossrail 2

Crossrail 2 is a proposed new line across London currently being investigated by TfL and Network Rail. The proposed route would run broadly in a south-west to north-east corridor across London, potentially operating along the West Anglia Main Line through the heart of the Upper Lee Valley Opportunity Area. The scheme could help address a range of London-wide transport challenges, including crowding on a number of Underground lines, congestion at National Rail termini and support development in opportunity areas, such as the Upper Lee Valley.

The earliest feasible opening date for Crossrail 2 is around 2029/30 - the end of the time horizon considered by this document. The introduction of a new high frequency all-stations service on the West Anglia Main Line through the Upper Lee Valley (including Northumberland Park, Angel Road and Brimsdown) could transform public transport accessibility and the viable density of development in the corridor. Crossrail 2 could be a catalyst for further intensification of land-use in the Upper Lee Valley, beyond that detailed in this document.

If Crossrail 2 were to serve the West Anglia Main Line it would provide a high frequency, direct service to central London with attractive journey times. Crossrail 2 has the potential to offer a long term solution to crowding on the Victoria line, as well as providing additional transport choices, resilience in times of disruption and faster journey times.

One option being considered resembles a 'metro' style railway, illustratively operating between Wimbledon and Alexandra Palace. This option would not directly serve the Upper Lee Valley area at all.

An alternative scheme would be a broader regional service, linking into the south-west London and north-east London suburban rail networks at either end of a central tunnelled core. Such a scheme could directly serve stations on the West Anglia Main Line, thus creating opportunities to achieve continued longer term growth beyond that detailed in this document. At Tottenham Hale, this option could deliver up to 10 trains per hour, adding at least 50% capacity to the West End compared to Victoria line on its own. A key requirement for developing this option will be the upgrading of the West Anglia Main Line.

At the time of publishing, the preferred alignment for Crossrail 2 is not identified and there is ongoing work by TfL and other stakeholders to appraise the benefits and feasibility of a range of options. Generally, however, the introduction of Crossrail 2 could play a vital in the transformation of the Upper Lee Valley's transport connections, competitiveness and status in London's economy.

### **Accessibility**

Of the approximate 24 stations located in or near the area covered by the Upper Lee Valley Opportunity Area Planning Framework, six currently offer step-free access between street and platform. Works are committed at a further four stations to deliver step-free access by the end of 2014.

Development and growth in the Opportunity Area has an important role in securing and delivering improvements in the accessibility of the transport system, including the continued roll-out of accessible bus stops, enhanced public realm, improved public transport vehicles, as well as step-free access works at stations.

## 3.5 Roads and surface transport

### Improving walking and cycling

The Mayor's Transport Strategy sets out the major change to the walking and cycling infrastructure to achieve a shift away from the private car and make the best use of the road space. This will reduce the number of short car trips and the demand placed on public transport. An increase in the average walk/cycle mode share across the Upper Lee Valley to 38% (an increase of 6%) is a realistic aspiration of this Framework considering the future targets of each boroughs' Local Implementation Plans (Enfield 32%, Haringey 40%, Waltham Forest 42% and Hackney 55%). These targets represent the scale of opportunity and reinforce the need for continued investment in walking and cycling infrastructure.

Development and transport investment in the Upper Lee Valley must put pedestrians and cyclists at the heart of public realm schemes. The Mayor's Transport Strategy reinforces TfL's commitment to invest in proposals which encourage greater cycling and walking. Further to training and education around the health and social benefits of walking and cycling, the provision of infrastructure and improvements to local routes are required to establish a 'web of connections' to make the Upper Lee Valley a much more walk- and cycle-friendly area.

The Lee Valley Walk links the growth areas within the valley on foot and cycle, particularly for leisure trips and recreation. Redefining or providing new links to connect the valley with surrounding growth areas, sites and town centres will boost the attractiveness of walking and cycling, such as the link between Meridian Water with Edmonton Green, introducing a Cycle Superhighway (Tottenham to central London), and the 'Walthamstow Wetlands' regeneration scheme. Fundamental to this will be the provision of secure and accessible cycle parking at new developments, improved safety for pedestrians, better public realm in town centres and around interchanges, and road enhancements offering greater priority to cyclists and pedestrians.

The All London Green Grid SPG (March 2012) sets a vision for green infrastructure across London, setting standards and providing the basis for partnership working to deliver a network of integrated green spaces to improve connections between where people live, public transport nodes and natural resources for leisure and recreation.

### **Better interchange at Tottenham Hale**

Given the convergence of a number of modes at Tottenham Hale offering rail links to Stratford, the City and central London, and bus links throughout the Opportunity Area, the transport interchange will come under increasing pressure in the future.

By 2021, demand in the station exceeds capacity in both the AM and PM peaks, primarily due to the small concourse and pedestrian circulation space, and the proximity of the London Underground gateline, National Rail platforms and station entrance. This will result in a severely congested London Underground ticket hall which will cause difficulty for passenger movement.

Externally, the station forecourt presents a complicated arrangement of bus and vehicular access routes, with bus station and stands located within the immediate forecourt, and further bus stops located in the proximity but outside the station area.

TfL is committed to delivering an improved interchange at Tottenham Hale. The surface interchange scheme will deliver a new, larger bus station including better arrangements for bus stops and stands, and a new public square, complementing the wider public realm improvements brought by the removal of the gyratory. This scheme is a priority for Haringey Council and TfL and an agreed funding package has been secured to deliver this. Within the station itself, TfL has developed options for relieving congestion. Discussions will continue between all stakeholders on how this will be funded and delivered.

## Managing the bus network

The TfL bus network is subject to a continuous review process which examines the route network in an area, involving engagement with stakeholders and the collection and analysis of data on usage trends, loadings and reliability. This enables the pattern of services to respond to changes in population and employment, as well as to changes to the public transport network generally. Supporting infrastructure should be protected and developed further alongside any changes (such as bus garages and standing facilities) in line with the Mayor's Land for Industry and Transport Supplementary Planning Guidance. TfL continues to work collaboratively with the boroughs to ensure that challenges of reliability, connectivity and capacity in the Upper Lee Valley are met.

The study considers a number of interventions on the bus network to understand the impact these might have on congestion and capacity of the wider transport network. This includes the introduction of two new routes (Brimsdown to Tottenham Hale and Tottenham Hale to Walthamstow) and extensions and frequency changes to a number of others. Poor east-west connectivity is a particular issue for the opportunity area, and addressing this should be given particular focus when determining appropriate interventions.

Note: The following bus service changes are indicative of those that could be required to support growth in the Upper Lee Valley. The appropriate package of bus services will be determined on a site by site basis in conjunction with the statutory planning process.



## Package of bus enhancements tested by the Transport Study

### New routes

- **LV1 from Brimsdown to Tottenham Hale**  
Meridian Way/Watermead Way with a frequency of 5 buses per hour
- **LV2 from Tottenham Hale to Walthamstow**  
Via Watermead Way, Angel Road, North Circular, Chingford Road and Hoe Street with a frequency of 5 buses per hour

### Extensions to existing routes

- **476 extension from Northumberland Park to Angel Road**  
Via Willoughby Lane
- **76 extension from Town Hall Approach Road to Blackhorse Road** Via Monument Way and Tottenham Hale
- **377 extension from Southbury to Chingford**  
Along Nag's Head Road, Lea Valley Road and Station Road
- **425 extension from Clapton to Tottenham Hale**  
Via Upper Clapton Road and High Road
- **41 extension from Tottenham Hale to Blackhorse Road**

### Frequency changes to existing routes

- **W3:** 12 to 14 buses per hour
- **34:** 7.5 to 9 buses per hour
- **41:** 12 to 14 buses per hour
- **76:** 8 to 10 buses per hour
- **149:** 12 to 15 buses per hour
- **230:** 5 to 6 buses per hour
- **243:** 11 to 12 buses per hour
- **253:** 12 to 14 buses per hour
- **254:** 12 to 14 buses per hour
- **377:** 2 to 4 buses per hour
- **476:** 7.5 to 9 buses per hour
- **491:** 4 to 5 buses per hour

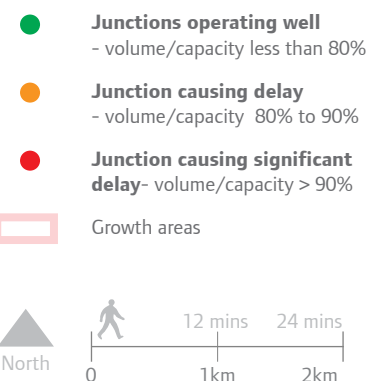
## Managing the road network

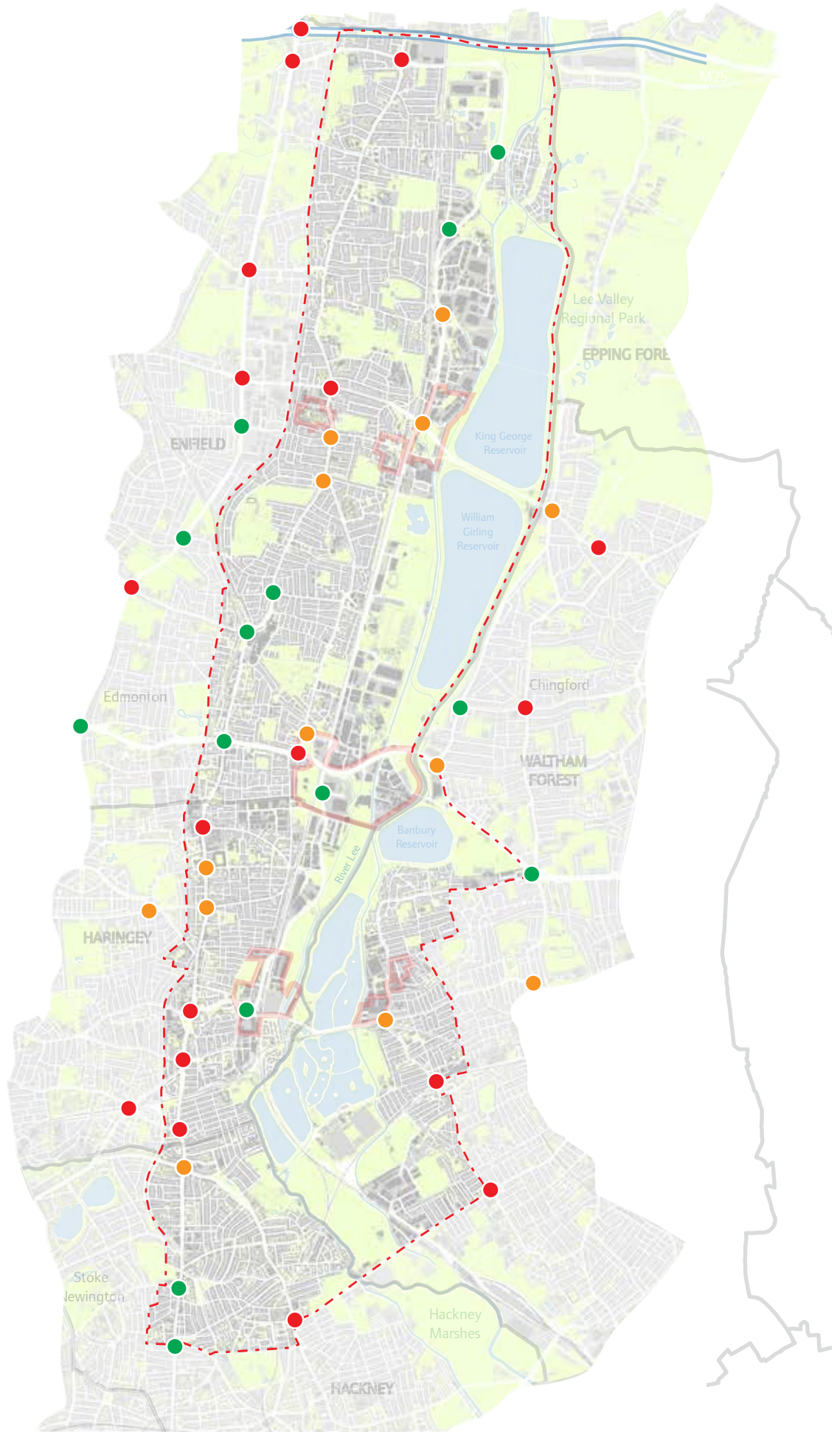
The road network will continue to play an important role in accommodating a variety of modes and providing access to areas of growth. Congestion is anticipated to worsen, however, and will remain a challenge on many of the Upper Lee Valley's roads. Managing congestion needs to be considered against other priorities, including improving road safety, ensuring access to and within key places by different modes, delivering a high quality walking and cycling environment and creating a sense of place. The interaction of these objectives requires careful management.

TfL wishes to see the A10, A1010 and A1055 managed as a single corridor, with an understanding of how these three routes interact with one another. TfL will also continue to work closely with the boroughs to develop long-term improvements to orbital connectivity, and the management of the A406 will be a key focus here. Supporting the transportation of freight will help support growth in the Opportunity Area, and ensuring good quality national and regional links, especially along the A406 and towards the M25, is central to this.

An important aspect of managing the road network is encouraging modal shift, and Fig 3.8 illustrates the 2031 AM peak period road congestion with a possible package of interventions, including a walk/cycle mode share of 36%. Better walking and cycling infrastructure will help deliver this. There are also opportunities to direct freight movements away from the roads and onto rail and water modes, further improving the quality of the environment around strategic highways. Areas where air quality and the physical environment are poor should be identified and improved.

Planning permissions should seek to enforce robust travel planning measures, through residential and workplace travel plans, construction logistics plans and delivery and servicing plans. These will ensure that opportunities are taken through development to reduce the impact future growth will have on road congestion.





© Crown Copyright and database right 2013. Ordnance Survey 100032216 Source: Transport for London

Fig. 3.8 Congestion at key junctions 2031 weekday AM peak (growth with further interventions)

## Connections to the M25

Improvements to rail and other infrastructure will be essential to relieving congestion and improving the environment in the Upper Lee Valley. Issues of connectivity and congestion on the road network will remain, however, as will the local impact of heavy goods vehicles travelling along A1055 Bullsmore Lane and Mollison Avenue, having a negative environmental impact. The opportunity should therefore be taken to consider the benefits of a package of measures which might assist in addressing the issues of poor connectivity.

TfL is working with Enfield Council to undertake technical analysis of the opportunities for improved highway connections between A1055 Mollison Avenue and the M25, the results of which will help determine appropriate next steps.

## Water transport

The use of water courses running through the Upper Lee Valley for the transportation of freight and construction spoil should be maximised, where possible. The River Lee links the growth areas and other development sites with the River Thames and rail infrastructure, and these could be used to greater effect to transfer some, particularly freight, trips from the road to the river. The Canal and River Trust (the former British Waterways), Enfield Council and TfL are currently looking into the feasibility of transferring waste and product from the Edmonton Eco Park and other development proposals along the Lee should investigate innovative ways of facilitating water transport further.

Balancing other constraints and demands (such as leisure) of the river will, however, have to be considered.

### **Improving air quality and reducing carbon dioxide emissions**

Improving air quality is a core objective of the Mayor's Transport Strategy and growth in the Upper Lee Valley should assist in taking this forward. The North London Sub Regional Transport Plan identifies high concentrations of nitrous oxide (NO<sub>2</sub>) at Tottenham High Road, Tottenham Hale, the North Circular and at Bullsmoor Lane. Beyond encouraging a behavioural change as above, development should make provision for the roll out of low or zero emissions vehicles, including the provision of supporting infrastructure and the development of low-emission vehicle fleets by private businesses.

London has a target of reducing ground based transport CO<sub>2</sub> emissions by more than 3 million tons/year by 2025. Development should help meet this target, again through the provision of low-emission infrastructure, but also through the better integration of land-use and transport to reduce the need to travel. Travel planning measures which reduce overall trip length and promote the use of public transport, walking and cycling are central to this.



## 3.6 Priorities for transport to support growth

From the quantitative results of the strategic transport study and a qualitative assessment of how issues of connectivity might affect growth, conclusions can be drawn to develop a preferred package of interventions and the steps necessary to achieve these.

1. A phased project to improve local services (a four trains per hour service) on the West Anglia Main Line is needed to deliver significant benefits – vastly improving both the frequency of service at stations and connections to Stratford and neighbouring growth areas. TfL and the boroughs will continue to work with the Department for Transport and Network Rail to identify opportunities for improving the level of service. Developer and landowner support for this is essential to help meet the cost of the supporting infrastructure.
2. Other improvements to the rail and Underground network are needed to help boost the area's competitiveness, through better connections to London and beyond. The persistent issues of crowding on the Victoria line south of the Upper Lee Valley at times of peak demand are anticipated to remain a long term challenge. Crossrail 2 is a project that, depending on chosen alignment, could offer a solution to the challenge of crowding on the Victoria line beyond 2031.
3. A long-term solution to issues of poor highway connectivity to the M25 should be developed. TfL and Enfield Council are working collaboratively to determine the most appropriate transport solution to this issue.
4. Smoother traffic flows on the road network will improve the quality of life for residents by increasing bus reliability, improving the safety and attractiveness of walking and cycling, and improving air quality. Further detailed modelling should be undertaken as part of the planning process at the key growth areas to determine specific interventions on the bus network.

5. Local connectivity can be enhanced through changes to the bus network. Walking and cycling links to serve growth locations can be improved to connect local centres and to reduce the need for longer distance trips. Barriers to the take up of cycling such as road safety fears and lack of secure cycle parking can be addressed.

On both a site specific and area wide basis, developer contributions could help meet some of the cost of implementing improvements to the transport network, under an appropriate pooling strategy. This should take into account the Mayor's Community Infrastructure Levy, and any other borough-wide levies.

Beyond specific transport interventions outlined above, the most important change to consider is to increase the attractiveness of walking and cycling. To achieve a 38% mode share is not only important to relieve road congestion and public transport crowding, but would also serve to deliver health benefits and reduce emissions of air pollutants and carbon dioxide. This can only be delivered if the existing pedestrian and cycle infrastructure is improved, new developments offer excellent pedestrian and cycling facilities and the existing attractive routes of the Upper Lee Valley are fully integrated into the broader network.

Development must exploit the enormous opportunities that the natural assets of the water ways and the Lee Valley Regional Park offer. These have the potential to be at the core of transforming the way people move around the area by creating a walking and cycling culture. Creating a 'web of connections' could make this area one of the most walk and cycle friendly areas in London. This can be delivered through relatively simple interventions, many of which can come forward on the back of planning proposals.



Tottenham Hall

Stonebridge Lock  $\frac{1}{2}$  mi  
Clendish Marsh  $\frac{1}{4}$  mi  
Wild Marsh East  $\frac{3}{4}$  mi





# Chapter

# 04

## URBAN DESIGN

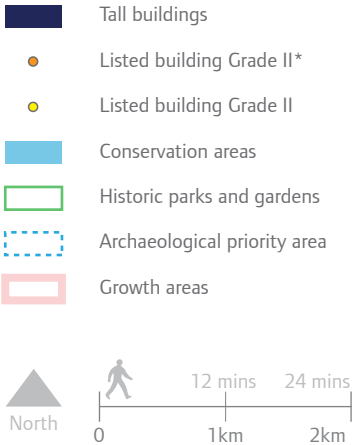
4.1	Existing built form	70
4.2	Tall buildings	72
4.3	Opening up the Lee Valley Regional Park	76
4.4	Design principles	80
4.5	Development by the waterways	86
4.6	Nature conservation	88

## 4.1 Existing built form

The existing built form of the Upper Lee Valley varies in character and scale. It contains a predominance of housing but also contains industrial buildings, low rise retail sheds and traditional high streets. The urban grain is relatively fine with good connections through and between residential areas. A key feature of the area is the road, rail and water infrastructure, which can sometimes act as barriers.

The urban form of much of the housing is very distinct - two storey terraced houses built to a reasonably high density with small front and back gardens. The streets are laid out in grid form with higher densities occurring in the Victorian and Edwardian stock to the south of the area with relatively few trees. Lower densities are found in the interwar housing developments to the north at Ponders End characterised by large garden spaces facing onto the street and mature tree cover.

The Upper Lee Valley has a number of conservation areas and listed buildings along its length. With the exception of the listed buildings in Ponders End, these are concentrated along the A1010.







© Crown Copyright and database right 2013. Ordnance Survey 100032216 and English Heritage

Fig. 4.1 Existing tall buildings and heritage assets

## 4.2 Tall buildings

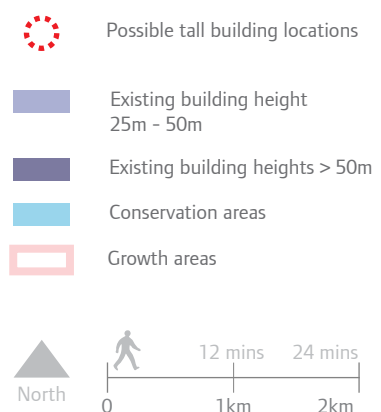
There are relatively few existing tall buildings in the Upper Lee Valley. They do not necessarily relate to the location of town centres; major public transport nodes or open spaces and therefore contribute little to the legibility of the area or its sense of place.

The majority of tall buildings in the area are located in the industrial estates, such as the Coca Cola bottling plant, the Edmonton Eco Park main building and chimney stack, and the BOC sheds. Some of the areas industrial heritage in the form of the Victorian gas holders also form distinctive landmarks within the valley. These have a dispersed nature and are generally not tall point objects but large bulky buildings.

The London Plan (2011) identifies that tall buildings will continue to have a place in London, but they will be sited where the existing context and boroughs can support them. It also defines tall buildings as those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for referral of planning applications to the Mayor.

The London Plan sets out the strategic policy with regard to tall buildings. The Mayor will promote the development of tall buildings where they create attractive landmarks enhancing London's character and help to provide a catalyst for regeneration where they are acceptable in terms of design and impact on their surroundings. Suitable locations for tall buildings may include the Central Activities Zone and Opportunity Areas.

It is proposed that future tall buildings will generally be in well-defined clusters in the identified urban growth centres at Tottenham Hale, Meridian Water and Ponders End as well as around Tottenham Hotspur's new stadium and Edmonton Green. By locating tall buildings in the base of the valley, their impact on conservation areas and listed buildings will be limited. They will also be close to existing rail and Tube stations, thus making most of the highly accessible location to support higher development capacity in accordance with the London Plan.



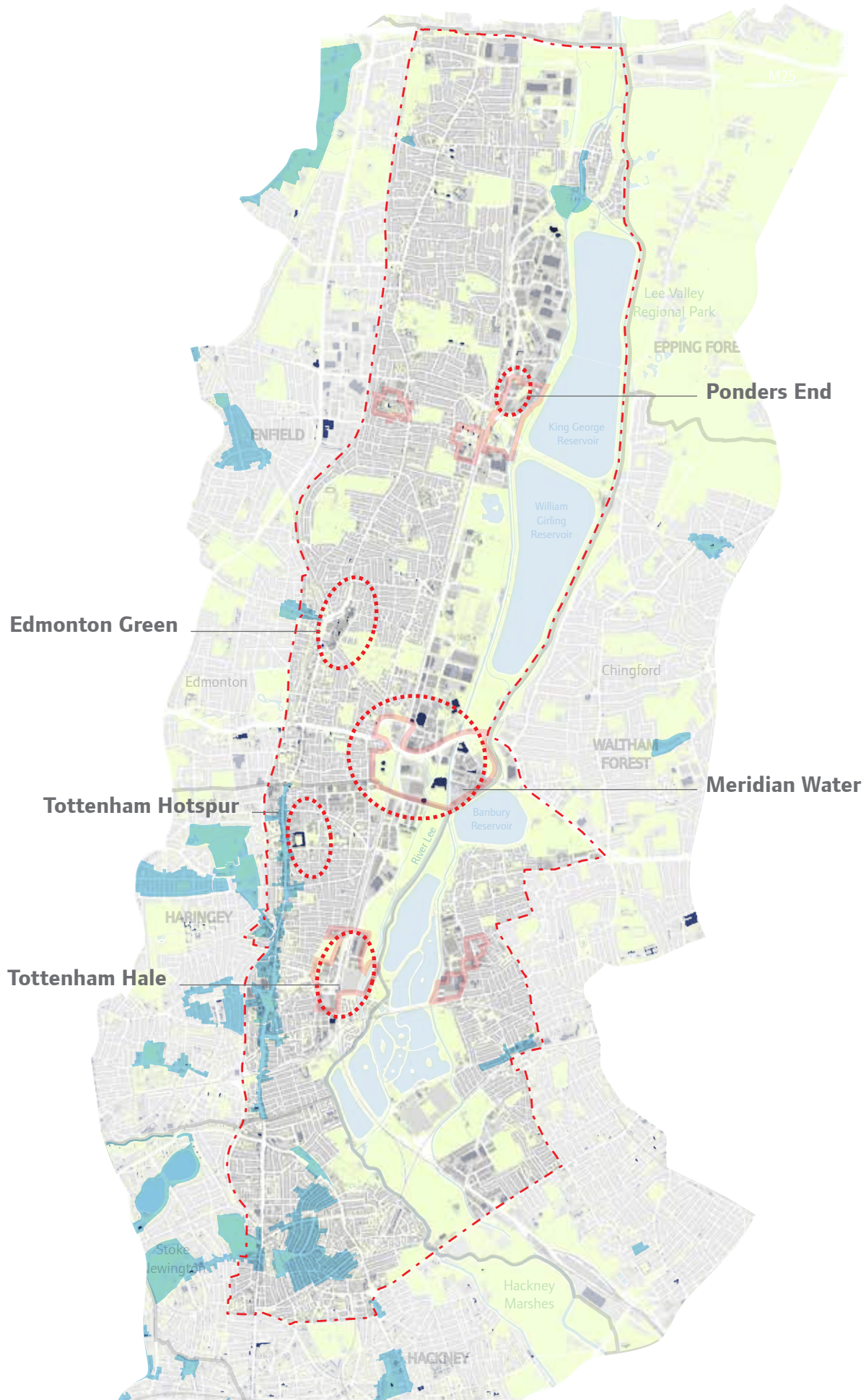


Fig. 4.2 Tall buildings



They can also take advantage of parkside and riverside settings to improve views and accessibility. Tall buildings could help shield development from traffic and other noise in locations such as Meridian Water. Tall buildings will play a part in creating a sense of place in locations such as Central Leaside, to provide points of orientation as part of the broader landscape strategy to help to promote and identify the regeneration of those areas.

The Councils will carry out detail characterisation studies to assess the suitability of tall buildings in these areas and identify suitable locations for them where appropriate.

Haringey Council's Supplementary Planning Document for Tottenham Hale (2006) supports an emerging cluster at Tottenham Hale centred on the station. In Blackhorse Lane the emerging Urban Design Framework undertaken by Waltham Forest Council indicates tall buildings may not be appropriate and that a medium height strategy is proposed. Enfield Council's emerging masterplans for Ponders End and the adopted Meridian Water Masterplan indicate a series of taller buildings in these areas.





### Tall buildings in industrial areas

Large areas of the Opportunity Area will continue their use as Strategic Industrial Locations which are also identified as locations suitable for tall buildings.

It is not envisaged that those buildings would be clustered in particular locations as that would set an onerous limit on future industrial development. Tall and large scale buildings within the Strategic Industrial Locations would continue to be dispersed throughout, but would be expected to make a positive and distinctive contribution to the skyline. Where possible, they will complement the aspirations of the open space strategy to enhance the legibility of the Opportunity Area.

A design guide for waste processing facilities published by the former London Development Agency illustrates how industrial buildings can contribute to place making. The design of substantial industrial buildings should consider the use of colour, texture and signage to make a positive contribution to the skyline and to contribute to the development of local distinctiveness.

### Density and building form

The preferred building form for the Opportunity Area comprises medium to high-density development which should be three to ten storeys in height in perimeter block form.



## 4.3 Opening up the Lee Valley Regional Park

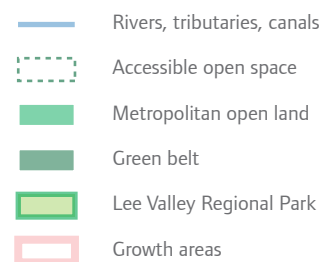
One of the core assets of the area is the Lee Valley Regional Park, a gem that is often not visible. Despite the 4,000 hectare Park running the entire length of the Opportunity Area, access into the Park and views of the Park are often restricted.

The Park contains extensive underused riverside sites as well as many protected wildlife habitats in need of enhancement, including the Lee Valley Special Protection Area and RAMSAR sites (Fig 4.9). These include the Walthamstow Wetlands and Epping Forest immediately to the east.

Some of these sites are ideal locations for sport, leisure, entertainment and nature conservation and should be developed to establish the 'North London Riverside' – a vibrant community on the banks of the River Lee.

### Rivers, tributaries, canals

1. River Lee Navigation
2. River Lee flood relief channel
3. Turkey Brook
4. New River
5. Salmon's Brook
6. Pymmes Brook
7. The Ching
8. The Moselle
9. Coppermill Stream
10. New River
11. Dagenham Brook



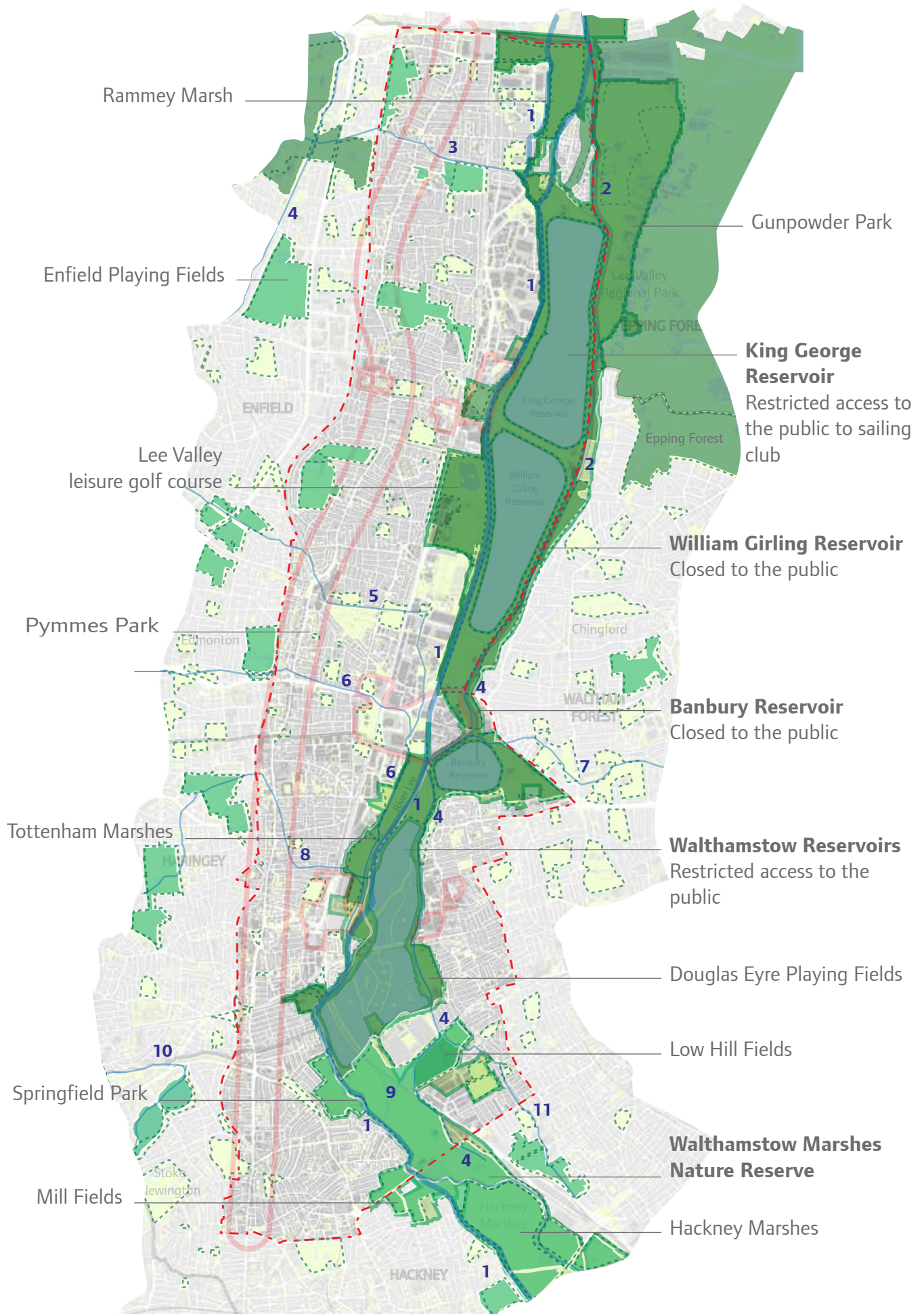
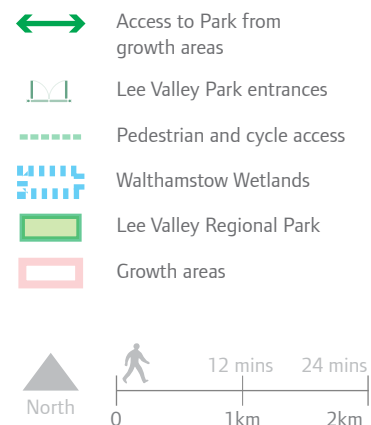


Fig. 4.3 Open space designations

New development in the Upper Lee Valley should feel connected to the Park and be part of its unique landscape. Permeability through developments allowing full access to the Park and the waterside will be expected, as is the enhancement of existing water habitats and eco-systems. The provision of enhanced public access will provide greater access to nature for people. Careful design and incorporation of habitat protection and enhancement measures will be required to ensure that the nature conservation of internationally valued wildlife sites is maintained for people to enjoy.

The needs of the Park's visitors should also be catered for. As a regional park, it serves a wider geographical area than the Upper Lee Valley, attracting and providing facilities for visitors from across the London region as well as visitors from Essex and Hertfordshire. Its strategic importance will grow with the development of new sporting and leisure facilities at Pickett's Lock, the improved access to the Walthamstow Wetlands and proximity to the Olympic Park. Whilst it is important to improve local pedestrian and cycle routes to the Park, larger destination points of entry should also be improved. Improving connections to the Park to parts of All London's Green Grid will help to achieve greater permeability for regional, London and local users.







© Crown Copyright and database right 2013. Ordnance Survey 100032216

Fig. 4.4 Strategic improved access to and through Lee Valley Park



## 4.4 Design principles

The Upper Lee Valley contains a number of distinctive urban and natural places which are currently fragmented. In 'From Edge to Common Ground: Upper Lee Valley Landscape Strategy' (2010), Witherford Watson Mann Architects identified 63 strategic landscape projects (see TA4) to enhance the existing natural assets and to make the Park more accessible for leisure, sporting activity and the enjoyment of nature.

3 design principles are recommended to bind and balance the natural spaces together with the urban spaces:

1. Forming a single valley space
2. Making many ways in and through the Park
3. Connecting to existing communities

### 1. Forming a single valley space

Fig. 4.5 identifies some of the key natural green spaces in the Lee Valley Regional Park which provide access to nature, flood alleviation and pollution control. Some of these spaces, such as the Walthamstow Wetlands Project (a proposed urban wetland and nature reserve with public access) are important wildlife habitats.

These green spaces can be connected together into one continuous valley space by improving the following strategic links:

- A. Improved links to Regional Park beyond M25
- B. Improved access from Brimsdown Industrial Estate
- C. Improved links from Ponders Lock and Mills to Brimsdown Industrial Estate
- D. New links across Meridian Water
- E. Improved access from Blackhorse Lane to Meridian Water
- F. New path across southern section of flood relief channel path
- G. New path along aqueduct to Hackney Marshes
- H. New links to Olympic Park

### Destinations

1. Cheshunt Marsh, White Water Canoe Centre and River Lee Country Park
2. Rammey Marsh
3. Gunpowder Park
4. Sewardstone Marsh
5. Lee Valley campsite
6. Royal Epping Forest and Chingford public golf course
7. The Hawk Wood
8. Ponders End lock and mills
9. Lee Valley Leisure Complex, golf course, campsite at Pickett's Lock
10. Lee Valley Athletic Centre
11. Existing Thames Water site as flood storage marsh area
12. Continuous park space through Meridian Water
13. Britannia Sports Ground
14. Tottenham Marshes
15. Walthamstow Wetlands
16. Douglas Eyre Playing Fields
17. Markfield Recreation Ground
18. Springfield Park and Marina
19. St James Park and Low Hill Sports Ground
20. Walthamstow Marshes Nature Reserve
21. Hackney Marsh and towards the Olympic



Park pinch point



Improved structural link



Potential green spaces



Existing key green spaces



Growth areas

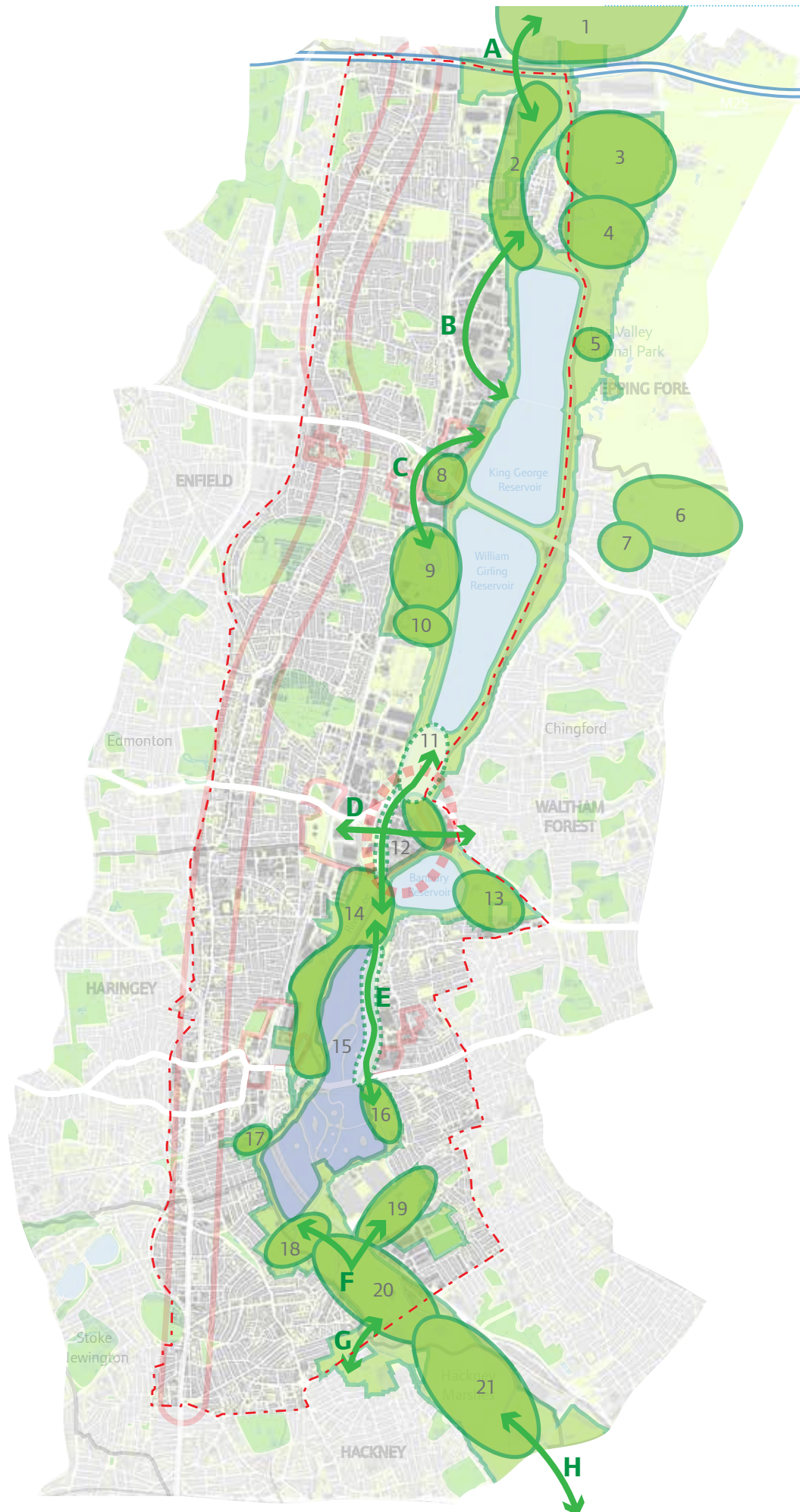


North



12 mins 24 mins

0 1km 2km



© Crown Copyright and database right 2013. Ordnance Survey 100032216

Fig. 4.5 Forming a single valley space

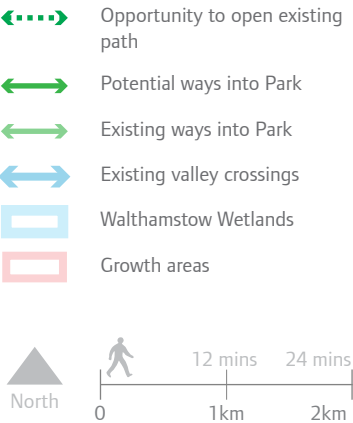
## 2. Making many ways in and through the Park

The growth areas benefit from their close proximity to the Lee Valley Regional Park. Fig. 4.6 illustrates the existing routes into the Park and identifies routes to further open up the Park for pedestrians and cyclists.

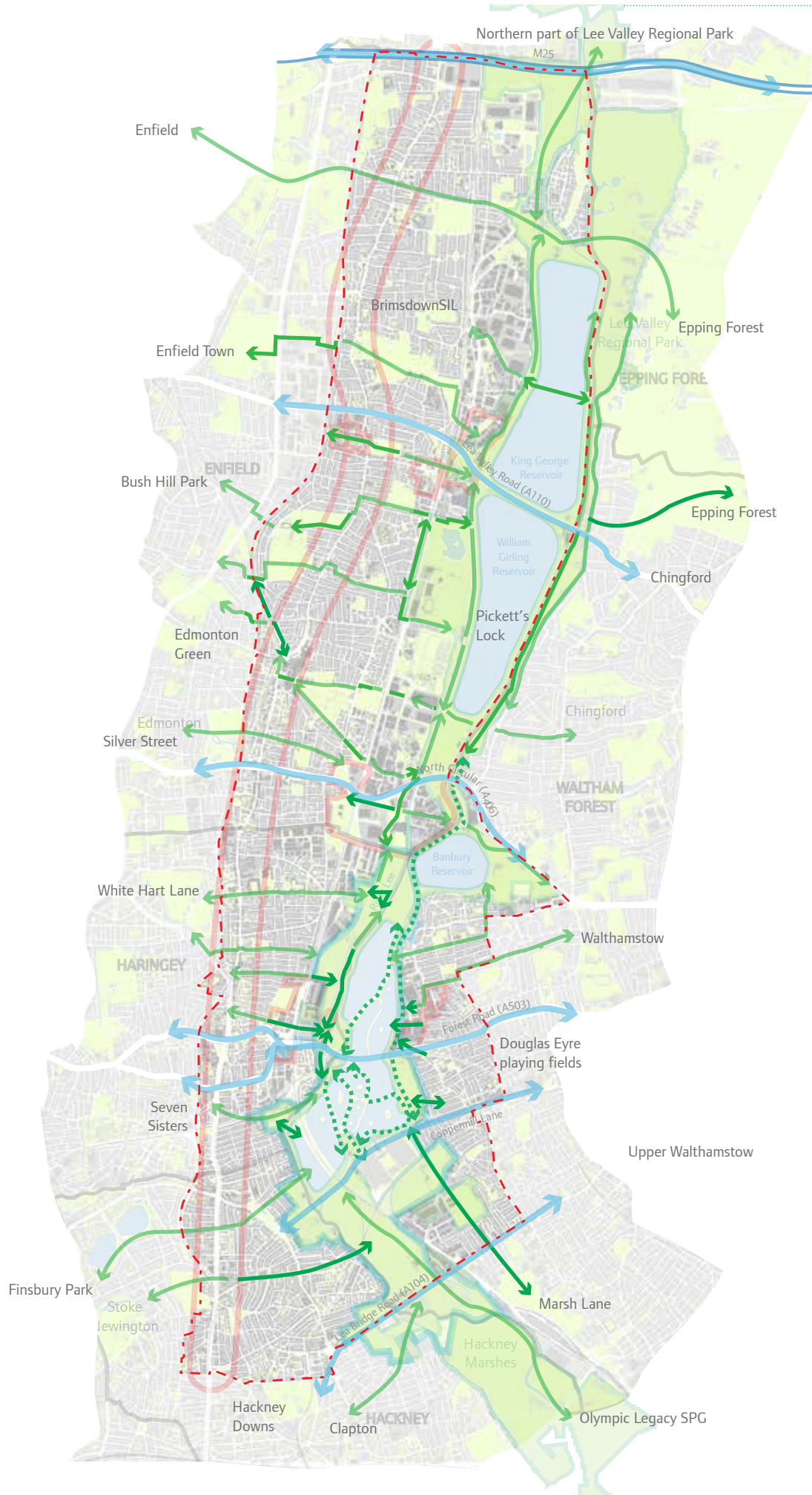
Access into the Park and in particular, the Walthamstow Wetlands Project can also benefit the wider Opportunity Area by enhancing or creating routes along existing green spaces and waterways.

The Lee Valley Road (A110), North Circular (A406), Forest Road (A503), Coppermill Lane and Lea Bridge Road (A104) provide crossings through the Park.

These ways into and through support the Lee Valley Regional Park as both a local and regional destination.







© Crown Copyright and database right 2013. Ordnance Survey 100032216

Fig. 4.6 Making many ways in and through the Park



### 3. Connecting to existing communities

Access to nature should also be made available to the existing communities, particularly those along the A10/A1010 Corridor to create a balanced mix of natural and civic spaces.

#### Town centres

1. Enfield Wash
2. Enfield Highway
3. Ponders End
4. Edmonton Green
5. Angel Edmonton
6. White Hart Lane
7. Bruce Grove
8. Seven Sisters
9. Stamford Hill
10. Stoke Newington

#### Strategic Industrial Locations

11. Freezywater and Innova Park
12. Brimsdown industrial area
13. Central Leaside
14. Tottenham Hale
15. Blackhorse Lane
16. Lea Bridge Gateway

#### Proposed growth areas

17. Ponders End
18. Meridian Water
19. Tottenham Hale
20. Blackhorse Lane



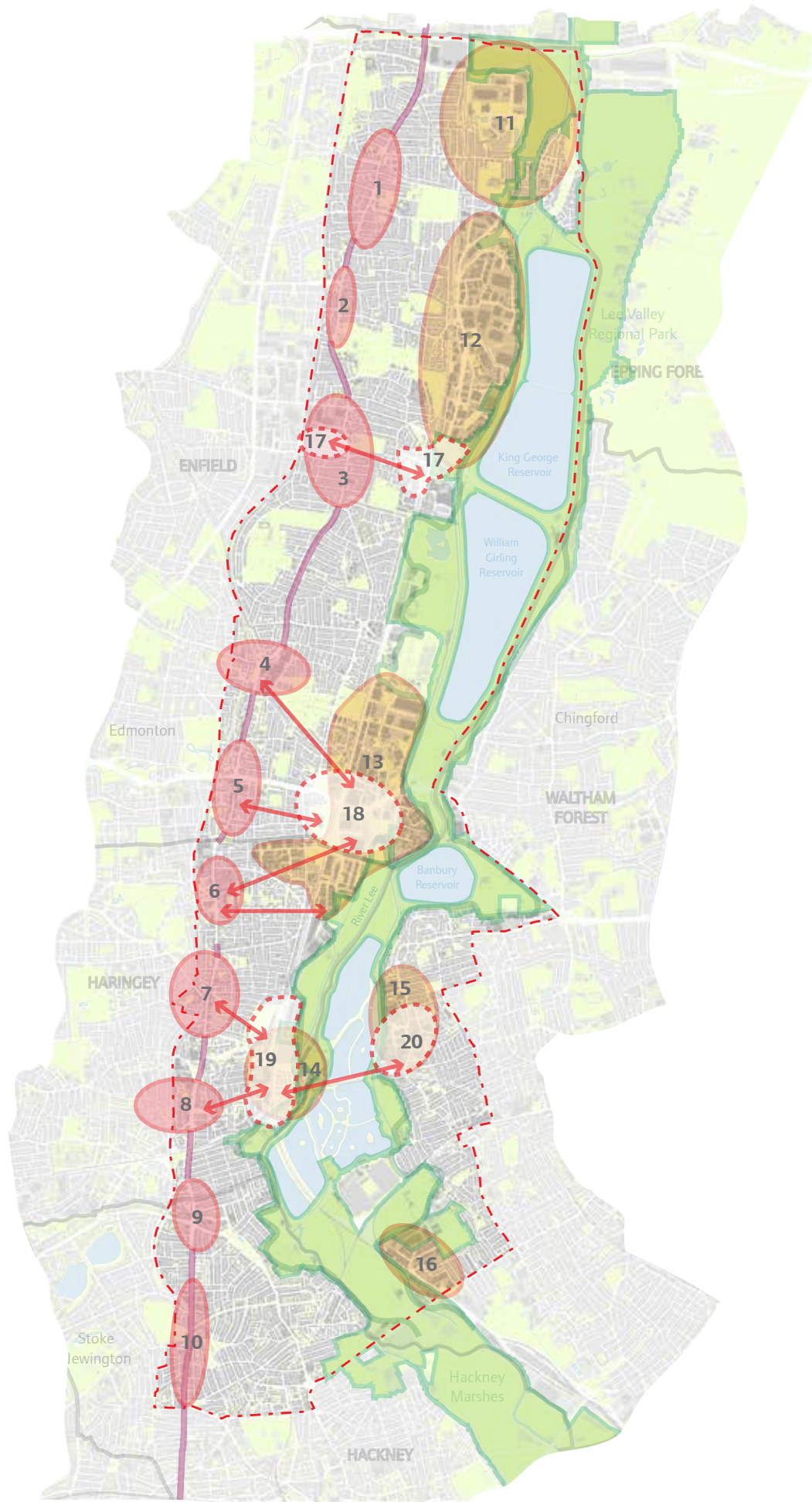


Fig. 4.7 Connecting to existing communities

## 4.5 Development by the waterways

Water is a significant feature in the Upper Lee Valley. The River Lee flows from the north and is a major tributary to the River Thames. Together with the River Lee Navigation, they form the backbone of the Lee Valley Regional Park. The Park also contains major reservoirs which provide for 15-20% of London's water supply. The Blue Ribbon Network has significant ecological and recreational value. The canal system is almost entirely accessible via the towpaths, providing valuable opportunities for informal recreation and contact with nature. Furthermore the River Lee Flood Relief Channel helps in the management of flood risks.

Redevelopment in the Upper Lee Valley should aim to achieve three key objectives in relation to the Blue Ribbon Network:

1. It should maximise its waterfront location to create vibrant places. These developments will need to be carefully designed to be in keeping with the river setting and ensure enhanced visual, psychological and physical access to the water space and Park.

In particular, development close or adjacent to the River Lee Navigation should increase permeability for hinterland communities living in built up urban centres to access and enjoy the Lee Valley. There should be a continuity of access along the towpaths. Active uses of the water should be encouraged, particularly for freight and water based recreation.

2. Development along waterways should seek to form a step change in the attractiveness and function of those waterways. Restoration of these waterways will turn them into an asset that can have ecological, amenity and flood risk benefits and will also increase property values. Naturalising and softening the water edge can further create a more attractive open space and act as a sustainable urban drainage system.
3. It should provide for the protection and enhancement of nature conservation, encouraging the creation and enhancement of wildlife habitats along the waterways, including accessible natural green spaces to ease recreation pressure on European Sites of Protection.

### Walthamstow Reservoirs

1. Lockwood Reservoir
2. High Maynard Reservoir
3. Low Maynard Reservoir
4. Reservoir 1
5. Reservoir 2
6. Reservoir 3
7. Reservoir 4
8. Reservoir 5
9. Warwick Reservoir East
10. Warwick Reservoir West

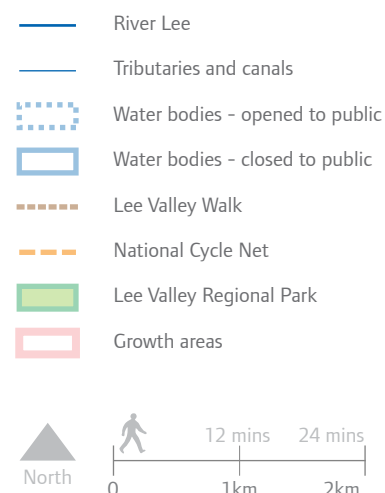






Fig. 4.8 The Blue Ribbon Network



## 4.6 Nature conservation

The Upper Lee Valley contains several designated sites of nature conservation, reflecting the importance of these sites for wildlife. A sensitive approach is required to design access for the public to ensure there is no overall loss of wildlife habitats.

### European Protection

- **Special Protection Areas**  
protect the wide range of plants and animals
- **Special Areas of Conservation** protect rare and migratory birds
- **RAMSAR** protects all aspects of wetland conservation areas

### National Protection

- **Sites of Special Scientific Interest**  
protects the best wildlife and geological sites

### Regional protection

- **Sites of Importance for Nature Conservation**

Development is expected to make a positive contribution to the protection, enhancement, creation and management of nature conservation. Developers will need to plan for nature from the beginning of the development process and take opportunities for positive gains for nature through the layout, design and materials of development proposals and appropriate Biodiversity Action Plans.

Development should improve access to nature and assist in achieving the targets of Biodiversity Action Plans without adversely affecting the integrity of protected sites. It can promote landscaping that will naturalise the river banks, the river channel and improve the ecological value of the river corridor.

Developments should support and promote the ecological connectivity of biodiversity sites across the Lee Valley Regional Park through an improvement of green infrastructure, the Blue Ribbon Network and an enhancement of existing resources.

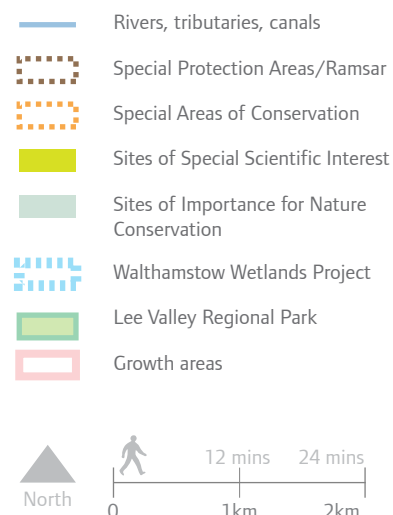




Fig. 4.9 Nature conservation areas







A background image showing a tall power line tower with multiple cross-arms and insulators, set against a blue sky with light clouds. In the foreground, there are green trees and a concrete bridge structure.

# Chapter

# 05

# HEAT, WASTE AND WATER

5.1	Sustainable development	92
5.2	The Lee Valley Heat Network	93
5.3	Waste	96
5.4	Water infrastructure	98
5.5	Flood risk management	100



## 5.1 Sustainable development

The Upper Lee Valley presents an opportunity to achieve sustainable development;

- By ensuring development mitigates and adapts to the impacts of climate change;
- Delivers a Lee Valley Heat Network and associated heat networks that provide low cost heat and energy to the Opportunity Area and to its surrounding areas;
- Ensures that environmental impacts are minimised including air pollution, noise and vibration, and flood risk;
- Ensures production of waste is reduced, recycled and reused on site;
- Protects and enhances ecology and biodiversity;
- Promotes sustainable transport thereby reducing the need to travel by car; and
- Protects and enhances ecology and biodiversity, including internationally designated sites.

## 5.2 The Lee Valley Heat Network

There is a unique opportunity to deliver a sustainable heat network which would put the Upper Lee Valley at the forefront of sustainable energy supply in London and give it a clear competitive advantage over other areas.

The vision is to deliver cost-competitive, low to zero carbon energy of heating and power, reduce overall carbon emissions, facilitate the transition and inward investment to a low carbon economy, and support development in a coherent unified manner that prevents the emergence of piecemeal, stand-alone, sub-optimal energy solutions.

There is also long term potential for inter-connection to a London-wide network including the Olympic Park and the emerging heat networks in the Royal Docks and London Riverside areas.

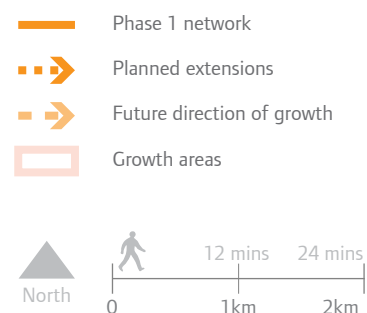
An Upper Lee Valley steering group has been established to maximise the opportunities for developing a Lee Valley Heat Network within the Opportunity Area. This group comprises the North London Strategic Alliance; the London Boroughs of Enfield, Haringey and Waltham Forest; the Greater London Authority; and the North London Waste Authority.

Parsons Brinckerhoff published a feasibility study of an energy masterplan on behalf of the steering group in August 2012. Since then, a business case for the Heat Network has been prepared and submitted to the steering group. A business plan for the first phase of development of the Lee Valley Heat Network is now being produced, based on commitments to the scheme being secured from heat suppliers and from developers.

The steering group will determine the optimum ownership and contracting structure of the scheme, and agree the preferred delivery approach. All new development within the Opportunity Area will be required to consider connections to the Heat Network. Every effort should also be made to supply existing buildings, particularly community uses such as leisure centres, schools and faith buildings. Where a development is completed before the Lee Valley Heat Network is available, the development should be designed using technical standards approved by the steering group to ensure it can connect to the network with minimum modifications.

The Edmonton Eco Park is the preferred location as the supply hub for the Lee Valley Heat Network, where best use can be made of existing generating facilities. Provision will still need to be made for an energy centre within the Eco Park that has the ability to operate top-up and standby steam boilers.

Location elsewhere would result in significant extra capital costs and reduce the scheme's overall viability. The network will have the flexibility to adapt and expand according to future energy demands and new heat sources that are identified and to changes in regulation. Fig. 5.1 suggests possible directions for future expansion.



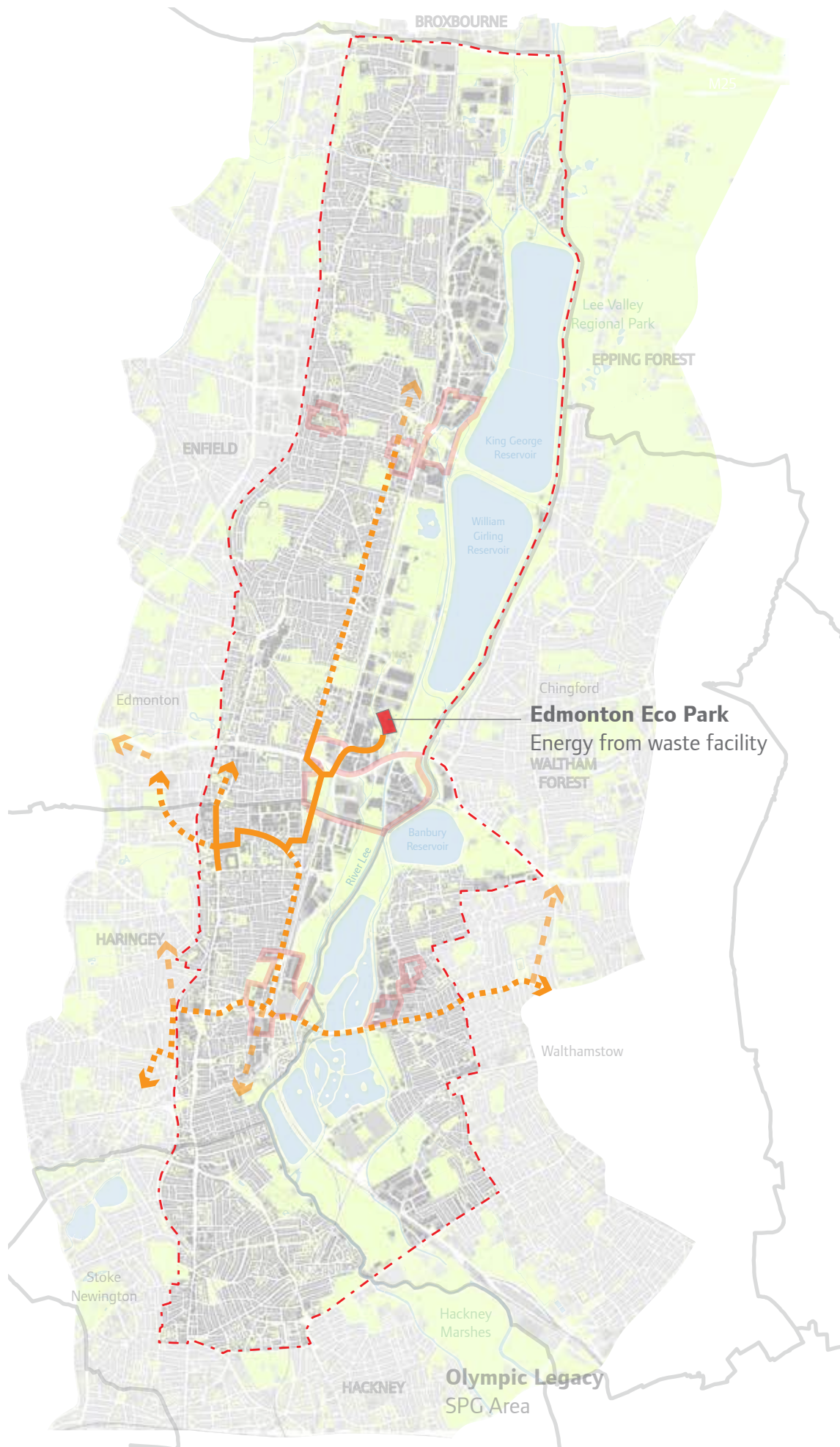


Fig. 5.1 The Lee Valley Heat Network



## 5.3 Waste

One of the objectives of the London Plan is for London to become self-sufficient in its waste management by 2031, so that London will manage its waste within its boundaries. The London Plan also sets a challenging target to increase recycling rates and to separate biodegradable waste to reduce the quantity of waste sent to landfills and recycling facilities to the counties surrounding London.

Waste will be considered as a resource which can generate heat and power to bring environmental and economic benefits from its management. There is a relationship with the green industry sectors (see Chapter 2.1 Employment and industry).

### The North London Waste Plan

Seven North London boroughs will combine their individual apportionments – the proportion of London’s total waste – as their collaborative contribution to London’s self-sufficiency. The North London Waste Plan will identify sites for waste management use and will balance the projected growth in population and jobs with the need to preserve the natural and built environment.

The Plan will develop a long term strategy to meet the identified future need for waste facilities in North London to 2027. The Plan is being drafted by the London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest.

### **Edmonton Eco Park**

The Edmonton Eco Park Planning Brief is a Supplementary Planning Document (SPD) to Enfield's Local Plan. It was adopted in May 2013 and provides guidance on the future development of the Eco Park.

The SPD requires the site to continue to be used for sustainable waste management, prioritising recycling and energy recovery in particular. As stated earlier, future development on the site is required to provide the heat for a local heat network to supply low cost energy to homes and businesses in the area.

The SPD requires new development to be of a high quality design, use sustainable design and construction methods, reduce visual and environmental impacts, and explore opportunities to use the River Lee Navigation to transport materials.

## 5.4 Water infrastructure

There are two key water infrastructure facilities in the Upper Lee Valley.

### **Deephams Sewage Treatment Works, Edmonton**





A strategically important treatment works serving a population equivalent of nearly one million people. Thames Water is currently investigating options for upgrading the works to meet tighter environmental standards and to ensure a sufficient sewage treatment capacity exists to support the planned growth within the catchment area. It is clear therefore, that a major sewage treatment works will continue to be a feature of this area and this will need to be considered when allocating other land uses.

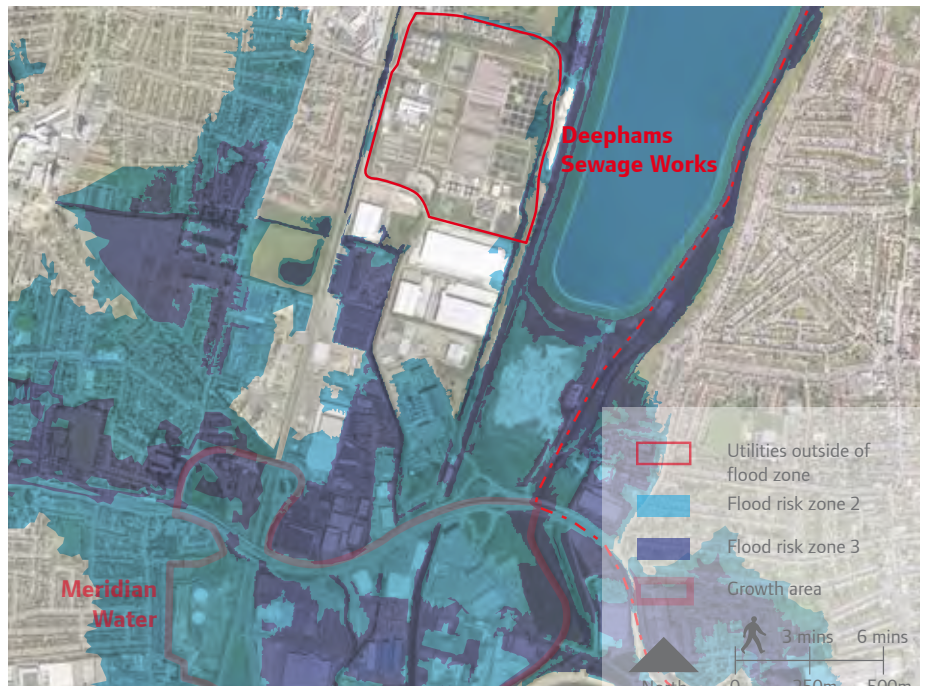
The majority of water which flows through the Meridian Water site in Salmon's Brook is discharged from the treatment works. The vitality of the watercourse is therefore dependant upon the works. Thames Water is also a significant landholder in the growth area and as part of the upgrade work it is likely to consider the merits of locating treatment works on its other land holdings. This could have an impact upon the flood mitigation measures for the growth area. Given the timing of the redevelopment of Central Leaside and the upgrade of the sewage works; Enfield Council, the Environment Agency, the Lee Valley Regional Park Authority, Thames Water and the Canal and River Trust (formerly British Waterways) should work together to secure complementary flood mitigation and water management measures.

### **Coppermills Water Treatment Works, Walthamstow**

Providing drinking water for 15-20% of London, this is strategically important infrastructure owned and operated by Thames Water that will remain a feature of the area.





It will be essential that new waste water and new water supply infrastructure is in place in time to service the development proposed in the growth areas. A water supply and drainage strategy will need to be undertaken in association with the development proposals to ensure adequate water supply and sewerage infrastructure capacity both on and off site. Reference should be made to the Waste Water National Policy Statement.

-  Utilities outside of flood zone
-  Flood risk zone 2
-  Flood risk zone 3
-  Growth areas



© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed® and Environment Agency

Fig. 5.2 Deepphams Sewage Works

-  Utilities outside of flood zone
-  Flood risk zone 2
-  Flood risk zone 3
-  Growth areas



© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed® and Environment Agency

Fig. 5.3 Coppermills Water Treatment Works



## 5.4 Flood risk management

The Strategic Flood Risk Assessments are completed by the boroughs and many sites will require careful flood risk examination. The River Lee flood relief channel was a response to severe flooding in 1947. There remains a residual flood risk and flood incidents are likely to increase.

The Upper Lee Valley growth areas are located in flood risk zone 3a and have a high probability of flooding. Development will be subject to reasonable and appropriate flood mitigation measures. Masterplans will need to explore the issues associated with flooding in more detail.

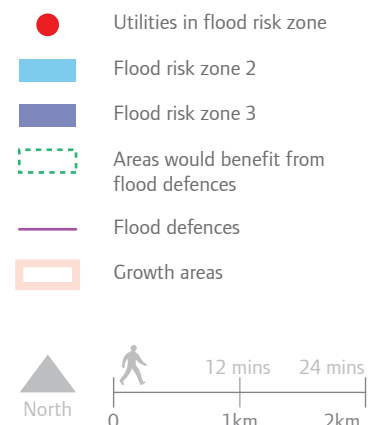
The Drain London Project has produced Surface Water Management Plans and Preliminary Flood Risk Assessments to assess surface water flooding risks. Some areas within the Opportunity Area are at higher risk of surface flooding:

- Markfield Recreation Ground, Haringey,
- Immediately west of West Anglia Rail Line, Brimsdown,
- Sports Pitches north of Spring Hill, Hackney,
- Cabinet Way, Chingford, and
- Several areas close to Dagenham Brook, Leyton.

Some areas outside the Opportunity Area are also affected, such as along the North Circular and along Seven Sisters Road.

Sustainable urban drainage systems are a key tool in reducing surface water flood risks. They can reduce or slow down rainfall run-off by storing, diverting or infiltrating rainwater. Therefore these should be incorporated in new development as set out in the sustainable drainage hierarchy in the London Plan (Policy 5.13). Any drainage solutions should seek to minimise the rates and volumes of surface water run off and provide benefits including improved water quality, amenity benefits and improved biodiversity.

There is a residual risk of flooding from failure of a raised reservoir embankment. Reservoir Flood Plans are in place to manage this risk, therefore development is unlikely to be acceptable in locations with possible rapid or deep inundation. See Appendix TA 5 Flood risk management for further detail within each growth area.



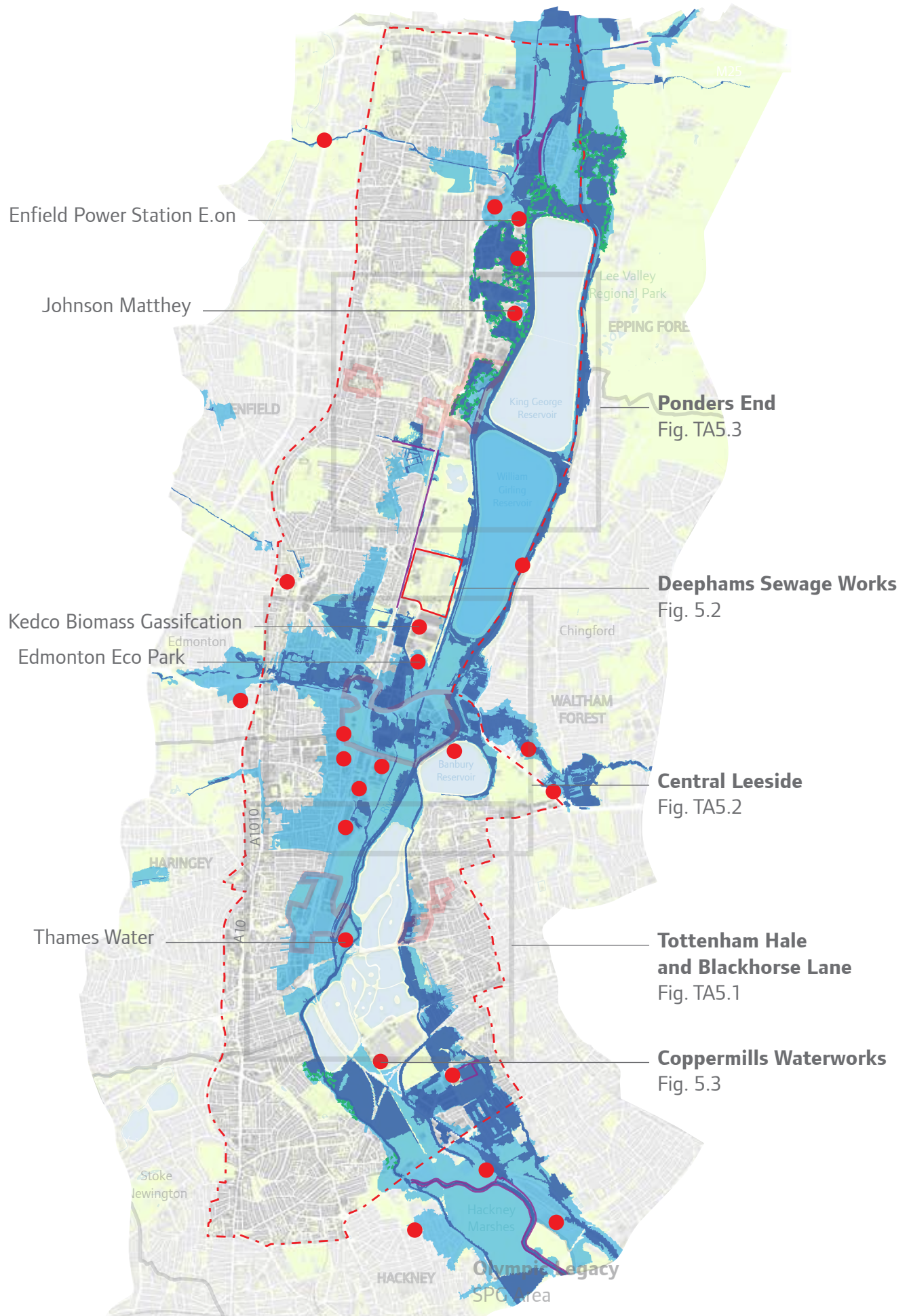


Fig. 5.4 Utilities in flood risk zones



# Chapter

# 06

## TOTTENHAM HALE AND BLACKHORSE LANE

6.1	Introduction	104
6.2	Tottenham Hale development strategy	106
6.3	Industrial land	108
6.4	Opening up the Lee Valley Regional Park	112
6.5	Development sites/interventions	116



## 6.1 Introduction

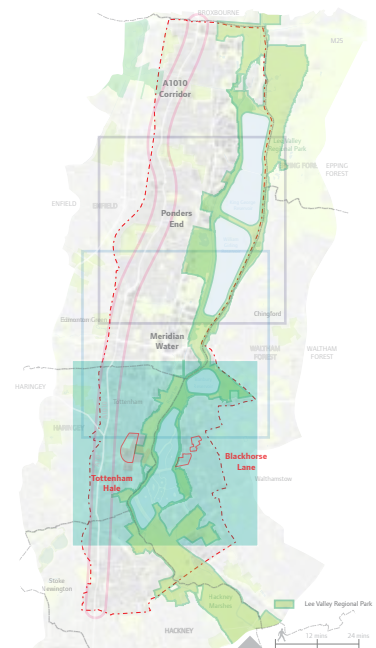
The Tottenham Hale and Blackhorse Lane growth areas are located towards the south of the Opportunity Area, on either side of the Walthamstow Wetlands and include part of the Lee Valley Special Protection Area. The growth areas are connected by Ferry Lane/Forest Road (A503) and Tottenham Hale and Blackhorse Road stations.

Tottenham Hale is located on the eastern side of the London Borough of Haringey. The area is comprised of a number of sites including a mixture of industrial and warehousing units, a retail park, a major road system, public transport interchange and a new residential development. Tottenham Hale station provides access to West Anglia Main Line from London Liverpool Street to Stansted and Cambridge; and to the Victoria line.

At present, Tottenham Hale is fragmented and dominated by traffic. Haringey Council's vision for Tottenham Hale is for it to become a bustling hive of activity with a vibrant mix of community, commercial, leisure and residential uses set within a public network of streets and spaces of the highest quality.

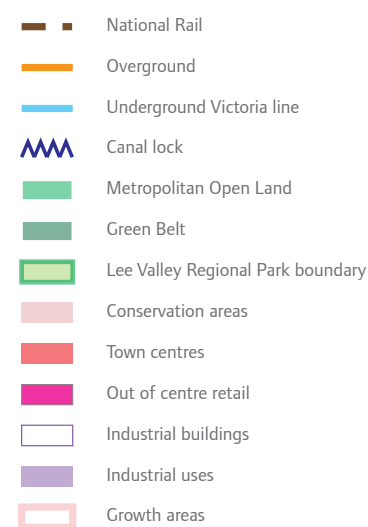
Blackhorse Lane is located on the western side of the London Borough of Waltham Forest. The area has a diverse character comprising residential, shops, businesses and community uses. Blackhorse Road station provides Victoria line services to central London and the east-west Barking-Gospel Oak Overground services.

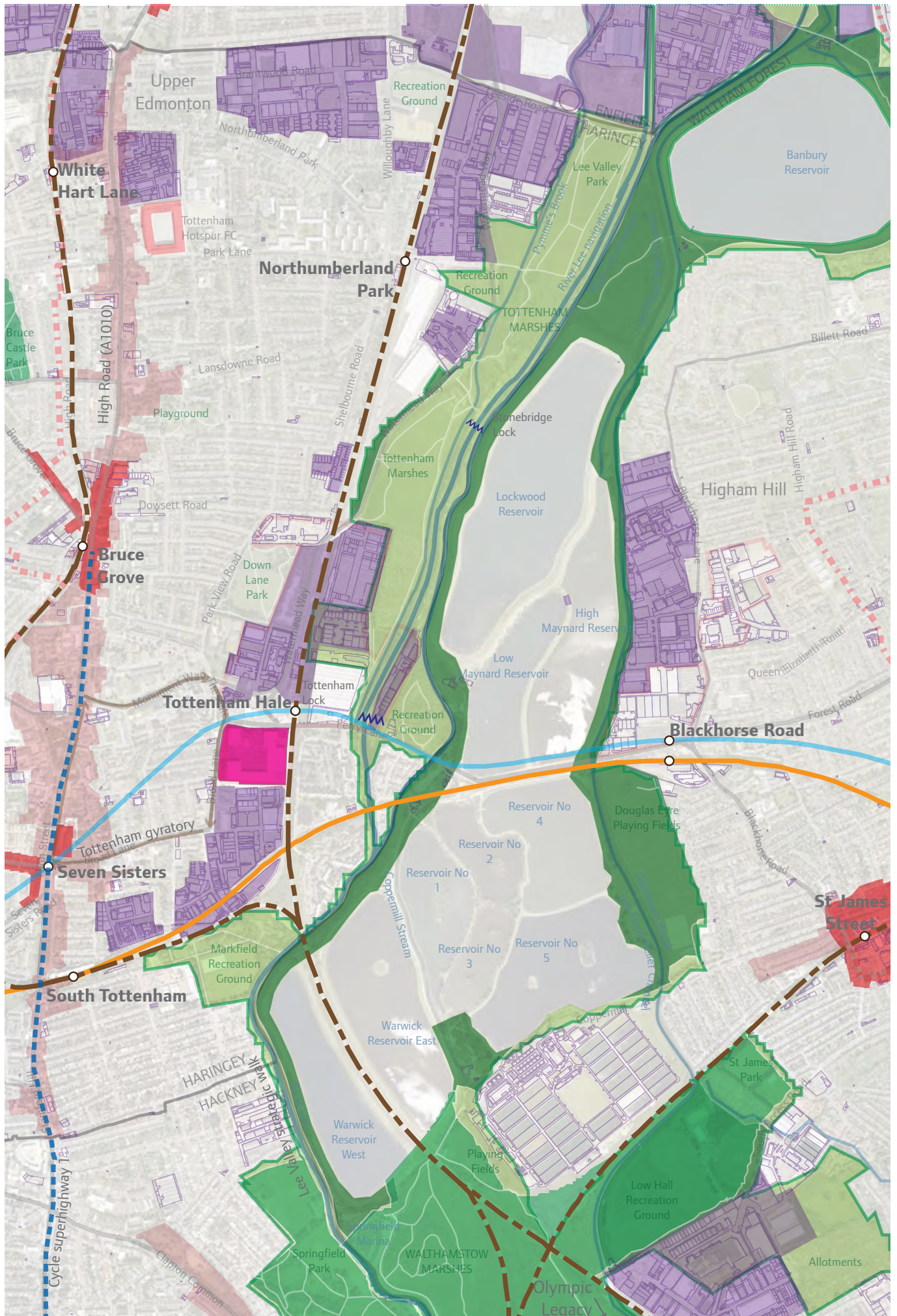
Waltham Forest Council's vision is to evolve Blackhorse Lane into a mixed-use area, providing new homes, small scale local businesses and commercial spaces.



© Crown Copyright and database right 2013.  
Ordnance Survey 100032216

Fig. 6.1 Tottenham Hale and Blackhorse Lane





© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed® and Landmark Information Group

Fig. 6.2 Existing context



## 6.2 Tottenham Hale development strategy

Tottenham Hale is expected to be subject to substantial change over the next 15-20 years, including an aspiration of the Council for it to be designated as a district centre. It provides the opportunity to deliver new homes and jobs, a high class transport interchange with traffic calming; improved connections to the Lee Valley Regional Park and River Lee; and new retail and commercial spaces all set within a vastly improved public realm.

Haringey's Local Plan capacity figures for Tottenham Hale is 3,400 homes by 2026. A recent assessment indicates a potential of up to 5,000 homes and 4,000 jobs by 2031. These figures will be tested via the London Plan review related housing capacity assessment and the Local Plan making process.

The four trains per hour service on the West Anglia Main Line will bring significant opportunities to Tottenham Hale. In the longer term, with the potential arrival of Crossrail 2 to the Upper Lee Valley, this could further promote Tottenham Hale into a Major Town Centre or even a Metropolitan Centre.

The regeneration opportunities in Tottenham Hale require a holistic and comprehensive approach to help unlock the development potential of the area.

### The Gyratory

The Tottenham Hale gyratory is currently being reconfigured with completion scheduled for December 2014.

It will ease traffic movement by returning the gyratory to a two way road system. Coupled with this, there will be signage improvements to the public realm allowing easier movement for pedestrians and cyclists between Bruce Grove, Seven Sisters/Tottenham Green and Tottenham Hale.

### **Tottenham Hale station square and station interchange**

Proposals are being developed for a comprehensive station development to create a landmark building which will help define the heart of the new centre. This work includes the creation of a new public square at Tottenham Hale station as a focal point at the heart of the new district centre and a gateway to the London-Stansted-Cambridge-Peterborough growth corridor. The new bus station, adjacent to the square, will provide increased capacity for buses with new shelters and step-free interchange to both West Anglia Main Line and Victoria line services.

TfL is bringing forward significant improvements to Tottenham Hale station itself, including a new station entrance, ticket office and a link bridge to Hale Village. This will be enhanced by increased capacity on the West Anglia Main Line and the potential designation of Tottenham Hale and Seven Sisters as Crossrail 2 stations.

Further information on both the Gyratory and station square is provided in Chapter 3.5 Road and surface transport.

### **Development sites**

The transformation of Tottenham Hale is already underway. Hale Village comprises a mix of uses including residential, retail, student accommodation and offices along with a combined heat and power plant, public and private landscaped areas.

The Transforming Tottenham Hale Urban Centre Master Plan SPD (2006) provides strategic guidance on the delivery of sites. Plans are progressing for Hale Wharf, Ashley Road South, Station Interchange, the Island Site and the former Wellbourne Centre. The emerging Site Allocations Development Plan Document and individual development briefs will refresh the existing guidance to ensure that each site is integrated into the new centre.



## 6.3 Industrial land

To enable the redevelopment of the growth areas for mixed-use residential-led development, the industrial land designations have been amended through the boroughs' Local Plans and consultation with the Greater London Authority. Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) have been released around both Tottenham Hale and Blackhorse Lane stations to create medium to high density development hubs which will make the most of the good public transportation links.

The opportunity to release industrial land from its protected designation has been made on various considerations including the characteristics of the area, neighbouring uses and the need to create a buffer between the retained heavy industrial uses on the Strategic Industrial Location and residential uses.

The local and strategic industrial land which has been retained is needed to meet both the local councils' and the wider London's need. Its protection and rejuvenation is as important to the success of the growth areas as the new mixed-use developments. Any further release of protected industrial land will need to meet the Mayor's Land for Industry and Transport SPG requirements.

The designation in Tottenham Hale reflects those in the Haringey Local Plan. There are SIL and LSIS at Tottenham Hale which provide important industrial employment uses. Further changes to employment designations may be considered and tested by the Council in order to complement the regeneration of the area.

A strategy should be developed for Sutherland Road LSIS which looks at its potential for growth and diversification, given its proximity to Blackhorse Road station. In particular, there should be a focus on its potential for a mixed use creative quarter

The creation of a new industrial geography at Tottenham Hale and Blackhorse Lane will provide opportunities to diversify the type of employment uses, offering opportunities for small and medium size businesses as well as the larger industrial uses associated with strategic industrial land.



Strategic Industrial Locations

1. Millmead SIL 8.0 ha
2. Blackhorse Lane SIL 16.5 ha

Locally Significant Industrial Locations

3. Lindens / Roseberry Works LSIS 1.3 ha
4. South Tottenham LSIS 9.1 ha
5. Sutherland Road LSIS 5.7 ha

Tottenham Hale

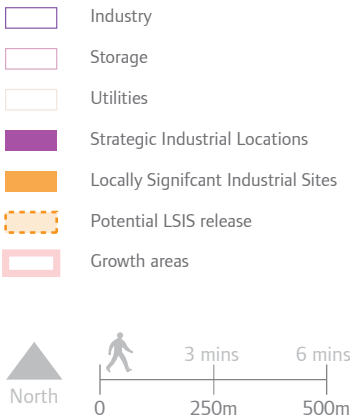
Strategic Industrial Locations	8.0 ha
Locally Significant Industrial Locations	10.4 ha
Total industrial land	18.4 ha

Blackhorse Lane

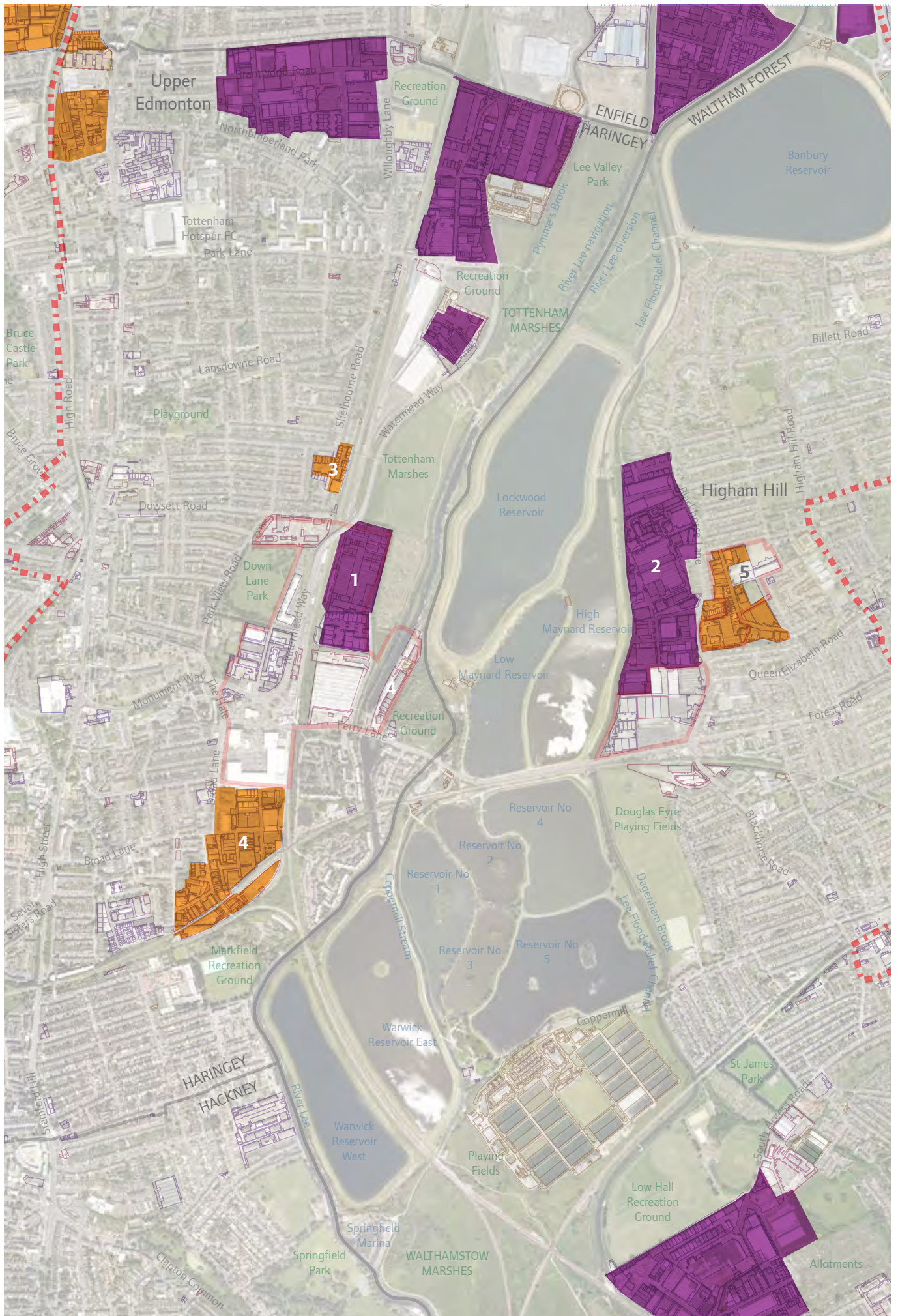
Strategic Industrial Locations	16.5 ha
Locally Significant Industrial Locations	5.7 ha
Total industrial land	22.2 ha

Total

Strategic Industrial Locations	24.5 ha
Locally Significant Industrial Locations	16.1 ha
Total industrial land	40.6 ha
Indicative job capacity	5,000







© Crown Copyright and database right 2013. Ordnance Survey 100032216 and Cities Revealed®

Fig. 6.3 Industrial land designations



## 6.4 Opening up the Lee Valley Regional Park

The Lee Valley Regional Park is one of the most important features of the Tottenham Hale and Blackhorse Lane growth areas. As well as providing vital ecological and recreational resources, it provides a unique and high quality environment. To avoid development having a detrimental impact on the European Sites of Protection, development should have regard to the design principles set out in Chapter 4.4 and the maintenance and enhancement of natural green spaces and wildlife habitats. Any masterplan brought forward by the boroughs should include a long term implementation strategy for nature conservation including monitoring.

Many of the green spaces are well connected to enable north-south movement within the Lee Valley Regional Park. The River Lee Navigation, the Lee Diversion and Pymmes Brook offer significant recreational and environmental benefits for the local community.

However visual and physical access to the Park and water network is often restricted – one of the few views of the reservoirs is on Forest Road. It is much more difficult to cross between the east and west than to follow the linear path from north to south. This is partly due to the location of the park entrances, which require crossing busy roads such as Watermead Way. Other existing physical barriers include waterways, railway lines and roads.

Listed on the following pages are a number of options which will improve access to the Lee Valley Regional Park and the River Lee Navigation.





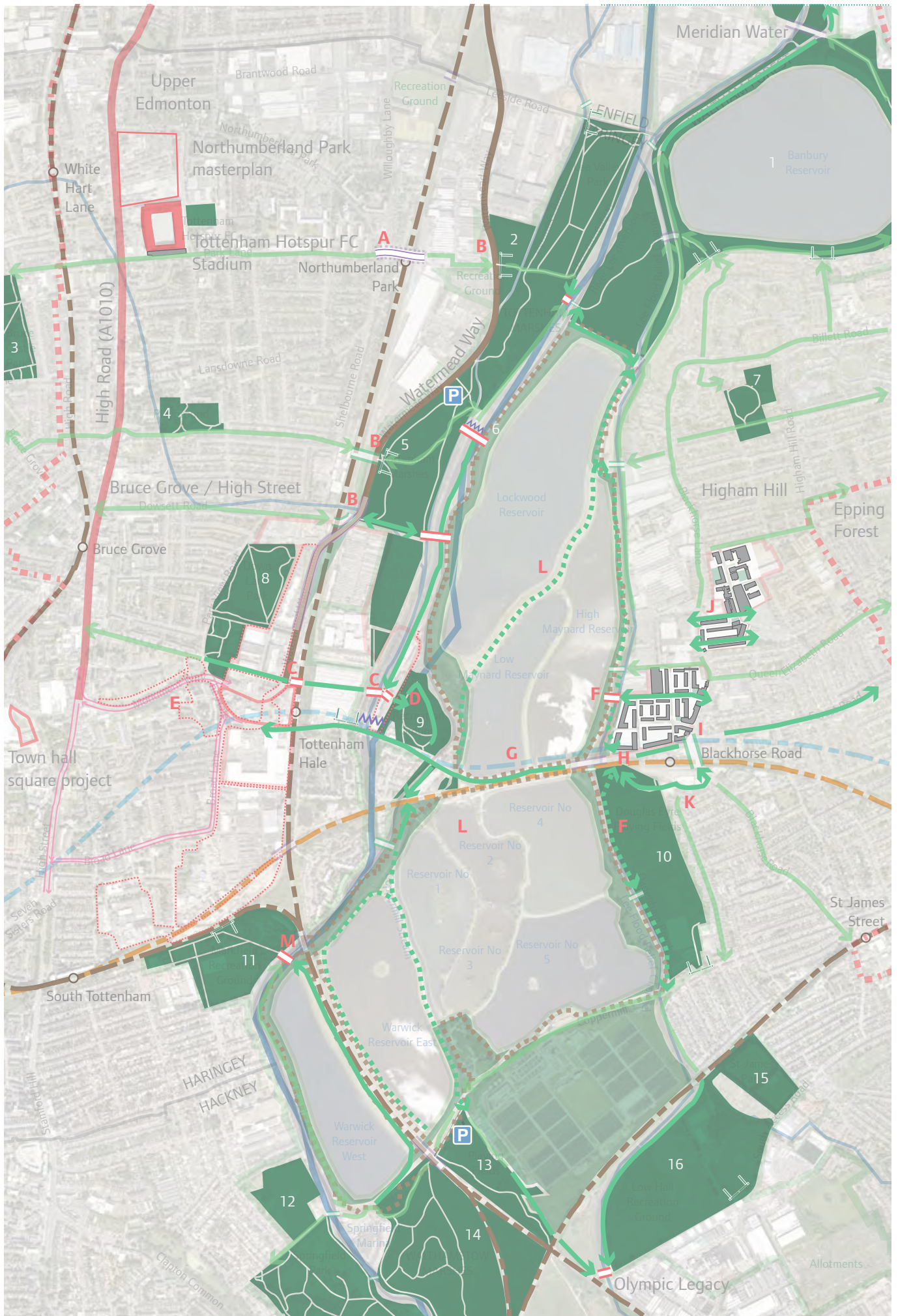
## Proposed improvements

- A. Potential closing of level crossing at Northumberland Park.
- B. Improve entrance to Park via busy highway crossing.
- C. Aspirations for three new bridges over railway and canal connecting Ashley Road development to Hale Wharf.
- D. New access route from The Paddock to Hale Wharf and cycle network.
- E. Improve Tottenham Hale station interchange and gyratory.
- F. Fully accessible public routes along waterfront with a new bridge over flood relief channel to new linear park to Station Hub.
- G. Enhance Ferry Lane and Forest Road as the main gateway to Walthamstow Wetlands and exploit views of the reservoirs.
- H. Provide link through railway underpass between Douglas Eyre Playing Field and Station Hub. Link to Walthamstow Wetlands along new linear park.
- I. Improvements to Blackhorse Lane streetscape to create a new urban centre which is safe for pedestrians, including improved cycle parking and relieving congestion on Standard Junction.
- J. Significantly improve Sutherland Road into a high quality pedestrian-oriented mixed use development.
- K. New access from Blackhorse Road to Douglas Eyre Playing Fields with the relocation of the electricity sub-station.
- L. New visitor centre, facilities and public access into and through Walthamstow Wetlands.
- M. New bridge to link Markfield Park with Walthamstow Wetlands.

## Destinations

1. Banbury Reservoir
2. Lee Valley Park
3. Bruce Castle Park
4. Hartington Park
5. Tottenham Marshes
6. Stonebridge Lock
7. Higham Hill Recreation Ground
8. Down Lane Recreation Ground
9. The Paddock and Tottenham Hale Lock
10. Douglas Eyre Playing Fields
11. Markfield Recreation Ground
12. Springfield Park and Recreation Ground
13. Coppermill Playfield
14. Walthamstow Marsh Nature Reserve
15. St James' Park
16. Low Hall Sports Ground





© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed®, Greenspace Information and Natural England

Fig. 6.4 Opening up the Lee Valley Regional Park

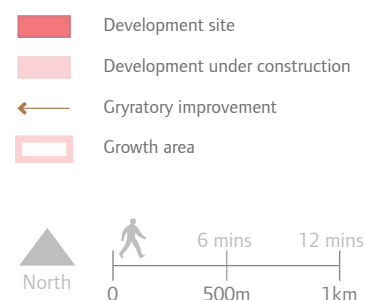


## 6.5 Development sites/interventions

### Tottenham Hale development sites

Haringey Council will be preparing development briefs for sites to identify opportunities for major housing, mixed use developments, jobs, growth and the more effective utilisation of industrial sites. It is important that the development of these sites is approached in a comprehensive and complementary manner.

1. **Ashley Road area** Residential, employment, potential new school  
A comprehensive mixed-use masterplan with good connections to transport and improved entrance to Down Lane Park.
2. **Wellbourne Centre** Town centre uses, workspace, residential  
New landmark building to act as a gateway to the new district centre.
3. **Station Square West** Transport, public realm, retail, hotel  
A new landmark building as a focal point of the new district centre.
4. **Tottenham Hale station interchange** Transport, retail  
Improvements including a new station entrance, ticket office and bridge link to Hale Village.
5. **Former GLS Depot (Hale Village)** Residential/mixed use  
Residential-led mixed use scheme with new homes, student housing and shops, cafes and restaurants.
6. **Hale Wharf** Residential, retail, leisure, workspace  
Landmark residential-led development with public realm maximising the waterfront location.
7. **Tottenham Hale Retail Park** Residential, retail  
Redevelop existing low-rise commercial, A1 retail and leisure spaces into a residential-led mixed-use scheme maximising proximity to transport interchange and South Tottenham LSIS.





© Crown Copyright and database right 2013. Ordnance Survey 100032216 and Cities Revealed®

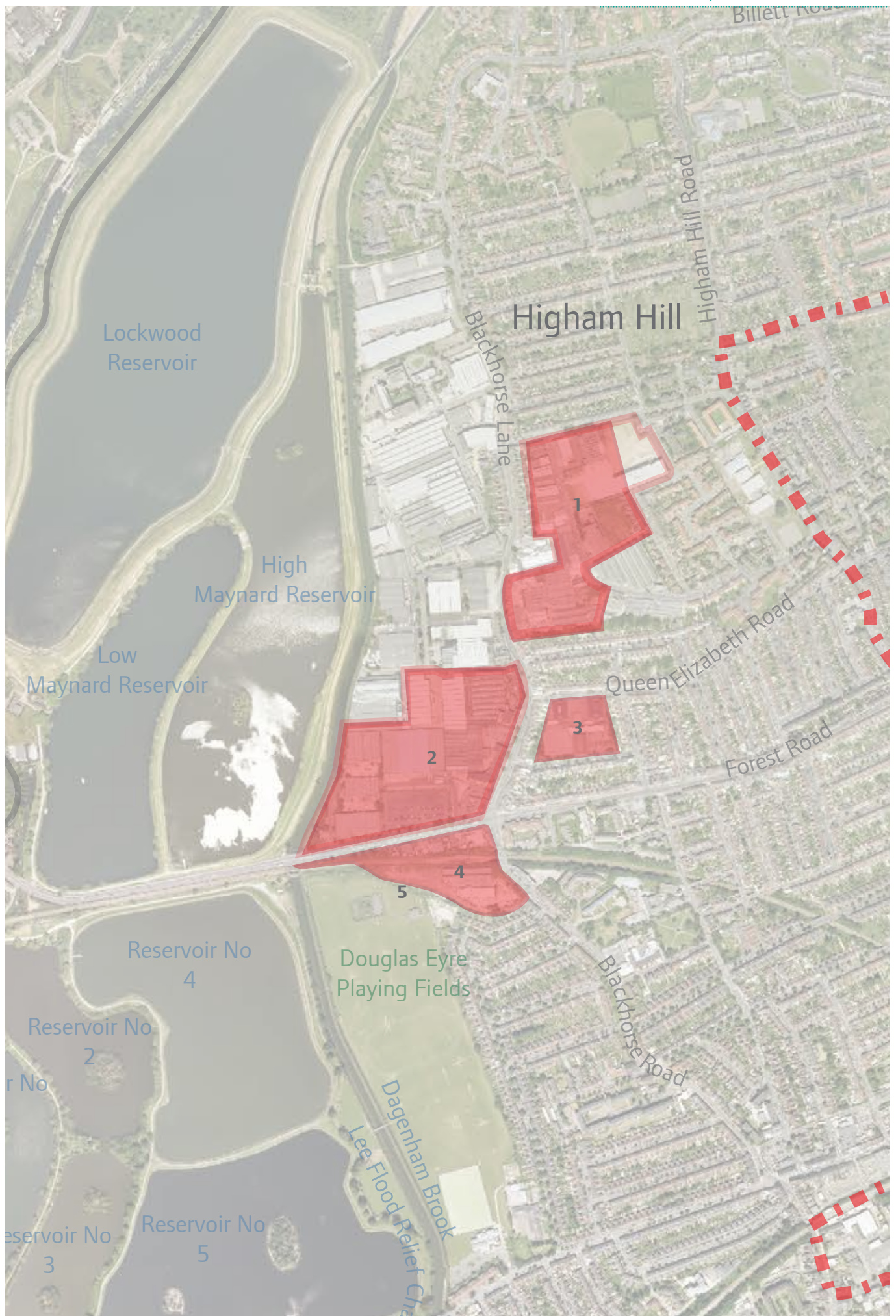
Fig. 6.5 Tottenham Hale development sites/interventions

## Blackhorse Lane development sites

1. **Sutherland Road** Residential, employment, mixed use  
Modern and good quality mixed-use development of new residential units and refurbishing business buildings to provide a creative hub for local businesses. High quality public realm with carefully considered access to Sutherland Gateway.
2. **Blackhorse Road station hub and waterfront** Retail, leisure, residential  
Opportunity for new mixed use development with 1,000 homes, 7500 sqm commercial space, a creative business hub for small and medium enterprises and a neighbourhood centre. A new linear park connects to the waterfront with consideration of flood defences.
3. **Willow Field school** Education  
Retain site for education use.
4. **Blackhorse Road / Hawarden Road** Educational, mixed use  
Opportunity for a new school. Careful consideration of residential interface with Station Hub site and Douglas Eyre Playing Fields. Opportunity for new mixed-use development between the school and Station Hub.
5. **Douglas Eyre Playing Fields** Green space  
Enhance existing railway underpass access from Station Hub sites to Green Belt and sports opportunities in Douglas Eyre Playing Fields.







© Crown Copyright and database right 2013. Ordnance Survey 100032216 and Cities Revealed®

Fig. 6.6 Blackhorse Lane development sites/interventions





The background of the left side of the page features a photograph of an industrial facility. A large, multi-story building with a mix of brick and light-colored panels is visible. In the foreground, there is a body of water, possibly a canal or a reservoir, with some greenery and a dark, horizontal structure (like a bridge or a pipe) crossing it. The sky is overcast.

# Chapter

# 07

## MERIDIAN WATER IN CENTRAL LEESIDE

7.1	Introduction	122
7.2	Guiding principles for Meridian Water	124
7.3	Meridian Water Masterplan	126
7.4	Industrial land	130
7.5	Opening up the Lee Valley Regional Park	134

## 7.1 Introduction

Central Leaside is the name given to the land near Angel Road station, that lies on the border between the south-eastern part of the London borough of Enfield and the north-eastern part of the London borough of Haringey.

Meridian Water is the name broadly given to the area bounded by Conduit Lane, the A406 North Circular Road, Kimberley Road and the Lee Valley Regional Park. It contains Ikea and Tesco, an established employment area at the Lee Valley Trading Estate (Harbet Road) and a collection of underused and vacant industrial sites in and around Glover Drive.

Meridian Water is the largest regeneration priority area identified in Enfield's Core Strategy (2010) where a comprehensive approach to development will take place. The Meridian Water Masterplan expands on that guidance and provides a framework for managing change and development in the area. It was adopted by Enfield Council as Planning and Urban Design Guidance in July 2013, and is a material consideration in the determination of planning applications in this area.

Development in Meridian Water has the potential for up to 5,000 homes and 3,000 new jobs along with supporting facilities.

Additionally, significant regeneration and redevelopment opportunities in the Central Leaside area include:

- Upgrade works to the existing Deephams Sewage Treatment works;
- Redevelopment of the Edmonton Eco Park to provide the next generation of waste services and to kickstart the provision of the Lee Valley Heat Network; and
- Opportunities for high quality sport and recreation facilities at Picketts Lock.

Enfield Council is preparing the Central Leaside Area Action Plan to guide the regeneration and future development of the wider area.

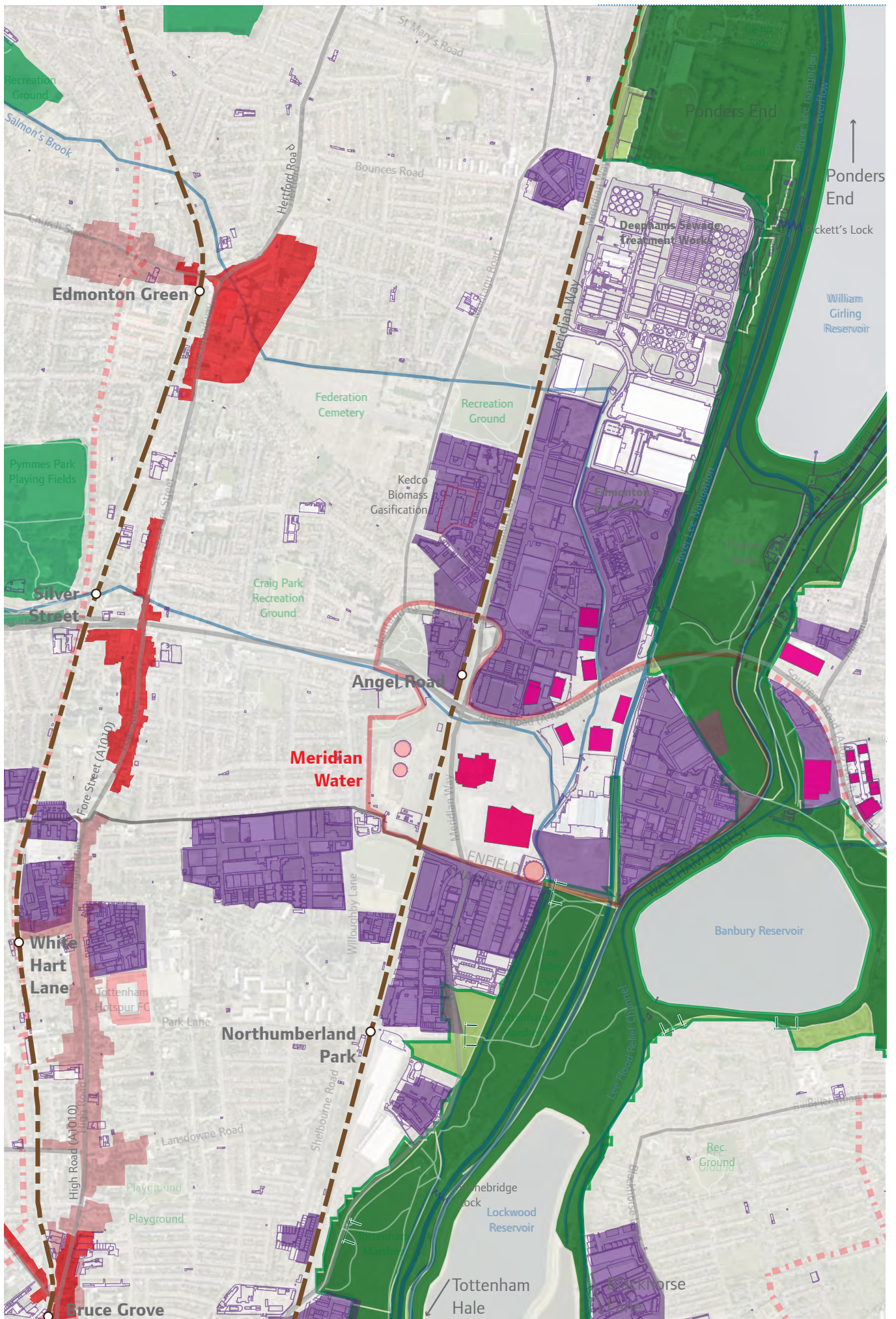


© Crown Copyright and database right 2013.  
Ordnance Survey 100032216

Fig. 7.1 Meridian Water







© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed® and Landmark Information Group

Fig. 7.2 Existing context



## 7.2 Guiding principles for Meridian Water

Enfield Council has developed a set of guiding principles in the Meridian Water Masterplan, which complement the development principles for the wider Upper Lee Valley Opportunity Area.

It sets out proposals to link the east and west of the area with a pedestrian friendly route known as the Causeway that joins Harbet Road to Glover Drive to open up and connect the area with communities in Edmonton, Tottenham, Walthamstow, Chingford and beyond.

1. **Realising the scale of opportunity and the opportunity of scale**
2. **Delivering 5,000 new homes**
3. **Facilitating economic growth** Delivering at least 3,000 new jobs of varied types.
4. **Enabling movement and improving transport connections** Improving and upgrading Angel Road station and increasing the train frequencies to unlock development potential.
5. **Celebrating the Lee Valley waterways** Maximising the potential of them and by creating prime waterside locations which benefit from views into the Valley.
6. **Building strong communities** Promoting sustainability, social inclusion and an improved quality of life for all. Provision for new schools and a University Technical College, which provides high quality education and life long learning opportunities.
7. **Improving access to healthy living corridors** Connecting to an uninterrupted network of open spaces and creating the conditions to embrace biodiversity and lifestyle benefits.
8. **Delivering high levels of sustainability** Meridian Water will serve as a precedent for socially, environmentally and economically sustainable living, including connection to the low cost and low carbon Lee Valley Heat Network.



Fig. 7.3 Meridian Water masterplan

Source: Enfield Council



Source: Enfield Council

Fig. 7.4 Possible future development

## 7.3 Meridian Water Masterplan

There are three major components to the Meridian Water Masterplan:

### 1. The Causeway

A grand civic Causeway forms the backbone of Meridian Water, going across the site from west to east. It is the core Masterplan feature around which the rest of the masterplan is structured.

Changing in character as it moves through the site, the Causeway is intended to become a vibrant community focus that is animated by a series of squares and public spaces at points along its length. Key features include a new integrated transport hub, a landmark bridge and a high street.

The Causeway realises a number of objectives:

- Stitching communities together;
- Connecting the site;
- Providing a place of social interaction;
- Facilitating a sustainable transport corridor;
- Facilitating a 21st century low carbon corridor; and
- Enabling a delivery corridor.

### 2. The neighbourhoods

Meridian Angel, The Gateway, Meridian Central, The Islands, Canal-side West, Meridian East, The Parklands

### 3. The frameworks

The Masterplan is held together by a series of independent frameworks to create an integrated neighbourhood:

- Movement
- Homes
- Business and employment
- Shopping and leisure
- Community
- Water
- Public space
- Energy





© Crown Copyright and database right 2013. Ordnance Survey 100032216 and Cities Revealed®  
Source: Enfield Council



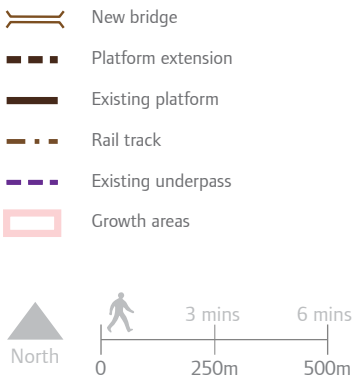
### Angel Road station

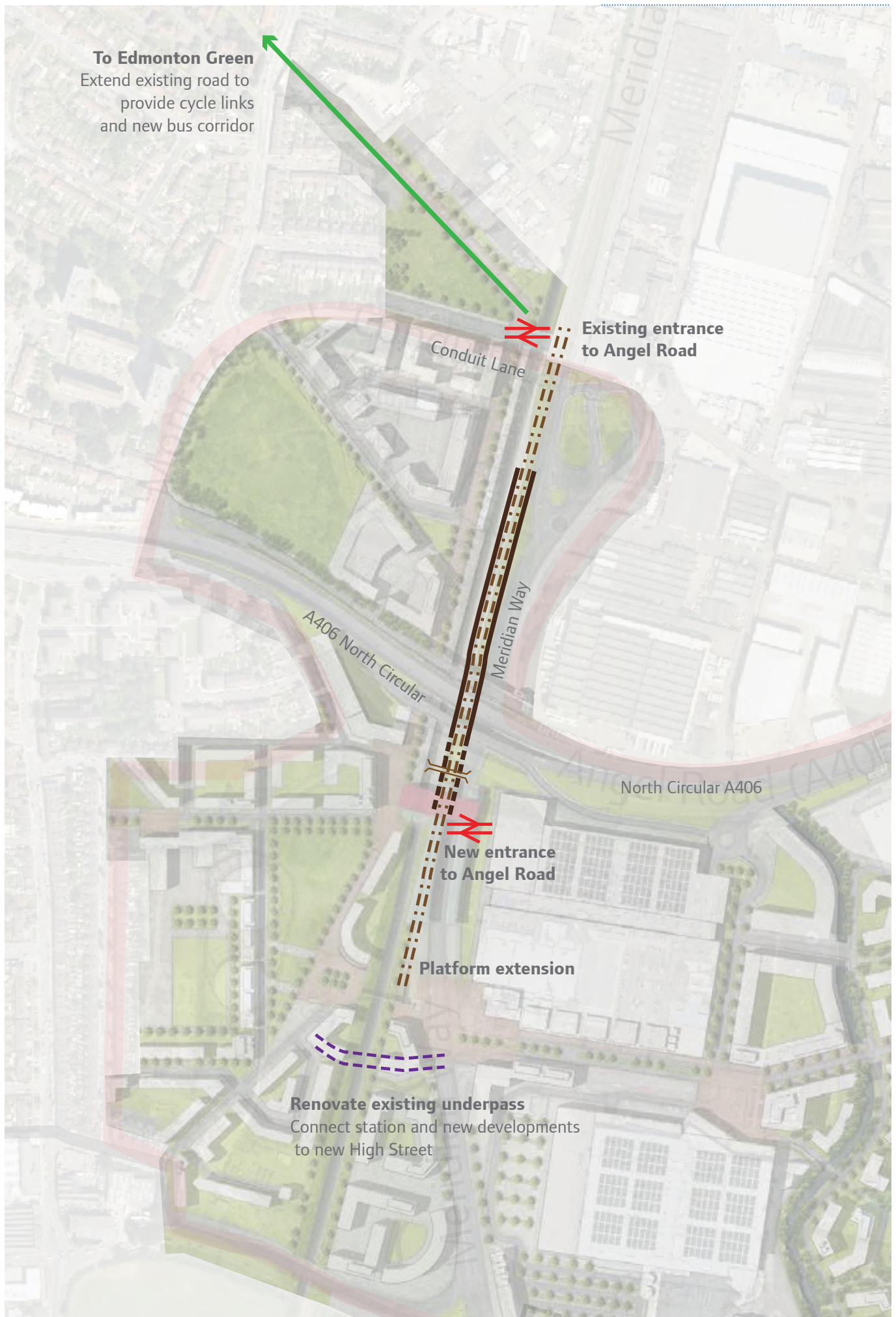
Angel Road station is located to the north of Conduit Lane. It provides a link to central London and northwards to Stansted and Cambridge. However the station is disconnected from the Masterplan area by the dual carriageways to the north, east and south and by a scrap metal yard to the west. As such it remains an under-utilised station and resource for the Opportunity Area.

Improvements to the existing station entrance, a platform extension with a new entrance south of the North Circular and renovating the existing underpass below Meridian Way will create a welcoming environment for passengers into the heart of Meridian Water. Confirmed funding from the Mayor’s Growing Places Fund will help to deliver these improvements.

Additional rail investment will be required to unlock the development potential of Meridian Water to create a frequent local service connecting to Central London and Cambridge. Details of planned improvements to upgrade the rail line and increased services to 4 trains per hour are set out in Chapter 3.4 Improving rail connectivity.

The existing connection between Meridian Water and Edmonton Green should also be enhanced to provide cycle and bus links to the station. Chapter 3.5 Road and surface transport gives further information on the package of bus enhancements tested by the TfL Transport Study.





© Crown Copyright and database right 2013. Ordnance Survey 100032216 and Cities Revealed®  
Source: Enfield Council

Fig. 7.6 Improving access to Angel Road

## 7.4 Industrial land

The creation of a new industrial geography at Central Leaside will provide opportunities to diversify the type of employment uses, offering a unique location for green industry clusters, emerging technologies and other cleaner industries.

The safeguarded Strategic Industrial Locations at Eleys Estate, Montagu Industrial Estate, Edmonton Eco Park and Aztec 406 Industrial Park in Enfield and Brantwood Road in Haringey will be protected for continued employment uses. These areas will continue to concentrate on industrial activity within the Opportunity Area, attracting new occupiers and accommodating on-going requirements of existing businesses operating within it. The Lee Valley Trading Estate (Harbet Road) Strategic Industrial Location has the potential to become an area for mixed-use development due to its proximity to the new development at Meridian Water, Lee Valley Regional Park and the River Lee. Formal changes to the Strategic Industrial Location boundaries will be explored and determined through the Central Leaside Area Action Plan.

Better connections to the Lee Valley Regional Park will be made through the reconfiguring of industrial sites to provide new pedestrian friendly routes lined with a mix of uses, particularly focussed on opening up the opportunities provided by Banbury Reservoir.

The reconfiguration of the industrial land will also provide the opportunity to create more successful and easily defended boundaries for industrial uses within this area of the Lee Valley, ensuring future growth and development of this business base. The North Circular forms a good buffer and edge to areas of industrial land, and will help to protect industrial uses to the north from erosion, as well as providing a prime location and connectivity for employers and other uses.

The redesignation of strategic industrial land in Meridian Water is part of a structured and managed consolidation of employment land to make more efficient use of the area. It will be the focus for accommodating mixed-use residential development within the site, coupled with the opportunity for new community infrastructure within the area.

Development proposals will create a shift in employment profile of the area, diversifying from traditional industries to provide spaces for a wider range of jobs, from entry level jobs to skilled technical roles, building on the existing strength of green industries and food sectors and the area's strong industrial innovation, invention and reputation.

The quantum of local and strategic industrial land which has been retained is needed to meet both the local authorities and London's wider need for industrial land. Its protection and rejuvenation is as important to the success of the growth areas as the new mixed-use developments. Any further release of protected industrial land will need to meet the Mayor's industrial land SPG requirements.



Strategic Industrial Locations

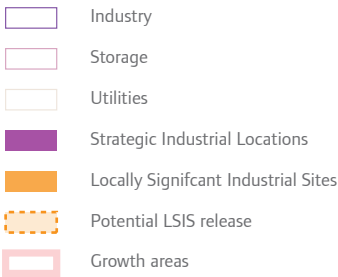
- 1. **Aztec 406** SIL 18.0 ha
- 2. **Montagu Industrial Area** SIL 10.0 ha
- 3. **Eley Estate** SIL 26.0 ha
- 4. **Edmonton Eco Park** SIL 16.0 ha
- 5. **Lee Valley Trading Estate (Harbet Road)** SIL 18.0 ha
- 6. **Central Leaside Business Area** SIL 3.7 ha
- 7. **Brantwood Road** SIL 17.0 ha
- 8. **North East Tottenham** SIL 15.5 ha
- 9. **Marsh Lane** SIL 2.1 ha

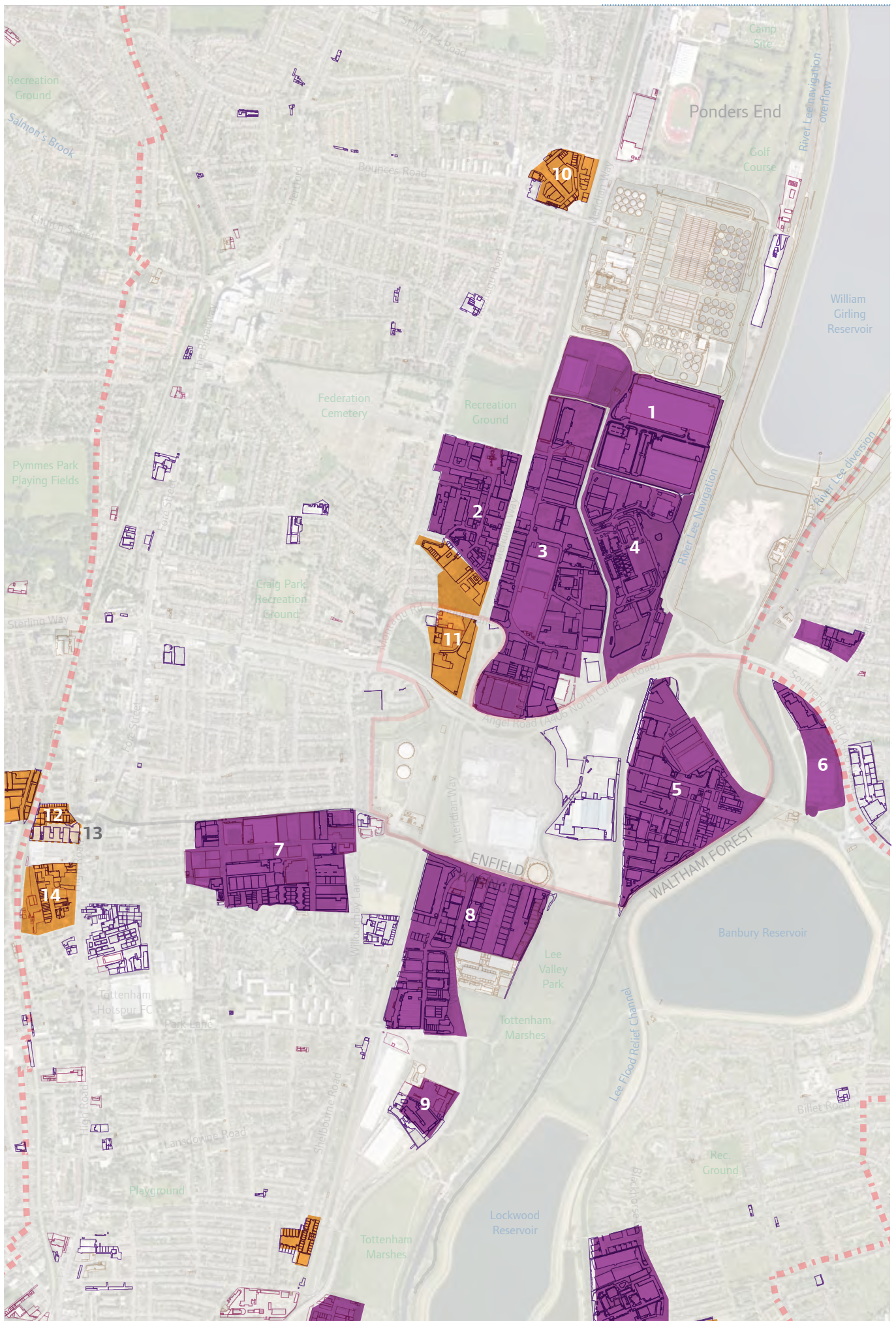
Locally Significant Industrial Locations

- 10. **Claverings Industrial Estate** LSIS 2.5 ha
- 11. **Montagu Industrial Area** LSIS 6.0 ha
- 12. **Langhedge Lane Industrial Estate** LSIS 0.7 ha
- 13. **Brook House /Canon Rubber** - LSIS 1.8 ha  
potential to be released
- 14. **High Road West** LSIS 6.2 ha (including Brook House)

Central Leaside

Strategic Industrial Locations	126.3 ha
Locally Significant Industrial Locations (including potential 1.8 ha to be released)	15.4 ha
Total industrial land	141.7 ha
Indicative job capacity	3,000





© Crown Copyright and database right 2013. Ordnance Survey 100032216 and Cities Revealed®

Fig. 7.7 Industrial land designations

## 7.5 Opening up the Lee Valley Regional Park

One of the most notable issues within Central Leaside is that the Lee Valley Regional Park suffers from significant levels of inaccessibility, despite its prominence in the Opportunity Area. As the Park reaches the Meridian Water area, it is actively severed by the North Circular and surrounding developments, restricting access to the open space and also limiting the visual profile of the area. Consequently many nearby residents are unaware of the substantial areas of open space and recreational land on their doorsteps.

However, the proposals set out in the Meridian Water Masterplan establish the opportunities to offer a diversity of green spaces, ranging in scale, form and function. They will create the conditions for development to unlock the existing potential of the Lee Valley Regional Park while also connecting and extending to existing and new communities.

The proposals to open up the Park include:

- Improving the quality, character and continuity of the waterfront area by softening the river channel edges. This will provide open space for residents, a sustainable urban drainage system and enhance the biodiversity values in Central Leaside;
- Improving access for communities in Edmonton to new facilities and opportunities;
- Improving the public realm to create a more welcoming and encouraging environment for pedestrians, cyclists and commuters;
- Improving access to the existing network of open spaces, walking and cycling paths; and
- Ensuring that development will complement and contribute to the overall public realm strategy for the wider Opportunity Area.

Opening the Park to new users brings additional vitality and viability benefits for Meridian Water. It will allow a focus for investment in open space, offsetting potential flooding within the site and creating a new perception of the area as a development opportunity. It will offset the need for significant new levels of open space by enhancing and improving some of the existing areas to create more accessible and welcoming open spaces in the Lee Valley Regional Park.





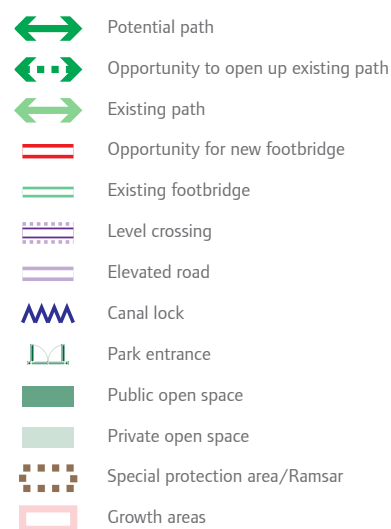


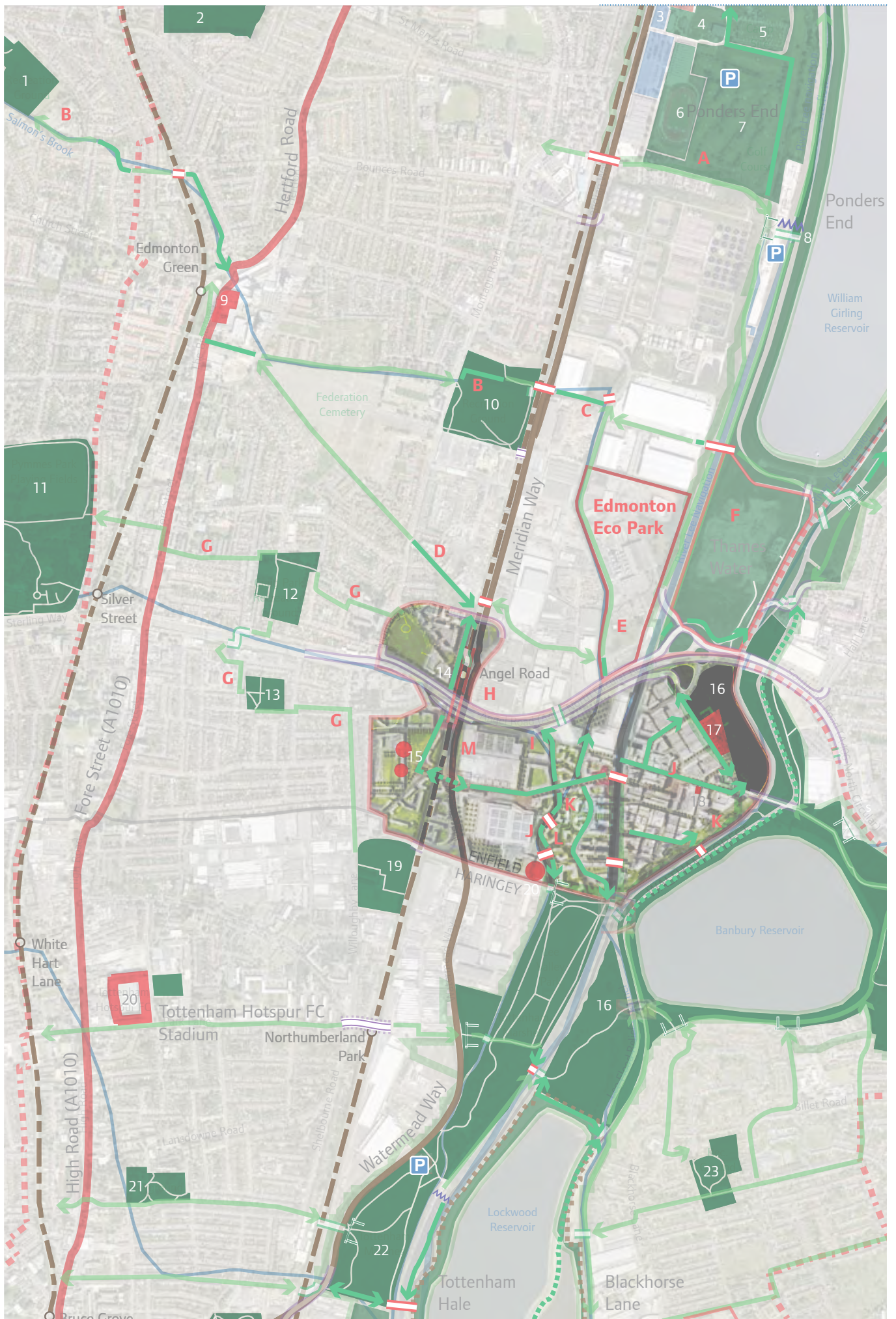
## Proposed improvements

- A. Aspirations for a new bridge over railway line and Meridian Way to connect Jubilee Park to Picketts Lock with more pedestrian friendly route through/along golf course.
- B. Establish a continuous walking path along Salmon's Brook to Edmonton Green, through Churchfield Recreation Ground, along Edmonton Eco Park, through the development area and connecting onto Pymmes Brook.
- C. New bridges and route through Aztec 406 Industrial Park to enhanced Thames Water site.
- D. Extend existing cycle path and enhance new bus connections to Edmonton Green.
- E. Allow access from Edmonton Eco Park to Thames Water site.
- F. Transform Thames Water site into landscaped marshland as additional flood storage.
- G. Enhance connection between parks and sports ground.
- H. Enhance accessibility of Angel Road station with extended platforms and new entrance to the south of the A406.
- I. New strategic open spaces along southern edge of the A406 to enhance east-west access.
- J. Improve east-west access with new bridges over Lee Navigation.
- K. Parallel park space to Lee Navigation to create value into the depth of the site and to run the park space into the site.
- L. Enhance north-south access through Lee Valley Regional Park with a new riverside walk.
- M. Retain and significantly improve the existing underpass to enhance east-west connections.

## Destinations

1. Churchfield Recreation Ground
2. Jubilee Park
3. Cinema
4. Indoor bowls club
5. Lee Valley complex camping and caravan park
6. Lee Valley Athletics Centre
7. Lee Valley leisure golf course
8. Picketts' Lock
9. Edmonton shopping centre
10. Montagu Sports Ground
11. Pymmes Park
12. Craig Park
13. Sports ground
14. Kenninghall Open Space
15. Former gasworks
16. Lee Valley Regional Park
17. Sunday market
18. Mill
19. Frederick Sports Ground
20. Tottenham Hotspur FC stadium
21. Hartington Park
22. Tottenham Marshes
23. Higham Hill Recreation Ground





© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed®. Greenspace Information and Natural England

Fig. 7.8 Opening up the Lee Valley Regional Park







# Chapter

# 08

## PONDERS END

8.1	Introduction	140
8.2	Industrial land	142
8.3	Opening up the Lee Valley Regional Park	144
8.4	Ponders End indicative masterplans	148



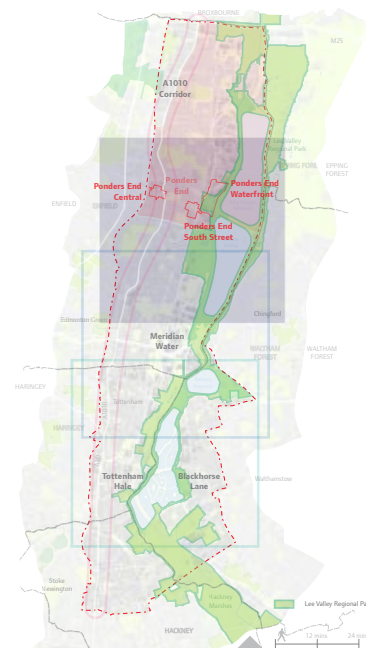
## 8.1 Introduction

Ponders End falls within the boundary of the North East Enfield Area Action Plan. It is a large local centre with a mix of uses including retail, residential, employment and community facilities. It is relatively well connected with two railway stations at Southbury and Ponders End. Its high street is along the A1010 Hertford Road, the main north-south route through the area. It is also served by the A110 Nags Head Road, an important east-west route linking Enfield Town with Chingford. Ponders End has one of the few points where it is possible to easily access the Lee Valley Regional Park and waterfront.

The former gasholders site on South Street has been redeveloped to provide a new academy set in a pedestrian orientated development which became operational in January 2013. Improvements have also been delivered in Ponders End Park on the High Street. In July 2012 Enfield Council's Cabinet approved demolition and redevelopment of the entire Alma Housing Estate on South Street to replace the existing 717 residential properties with 750-1000 new homes. The existing commercial parade is to be potentially moved towards Ponders End Station. Access to Ponders End station and the Lee Valley Regional Park will also be improved.

The former Middlesex University site, now referred to as the Electric Quarter will be a mixed-use redevelopment with up to 408 new homes, employment spaces, modern high quality retail space and the relocated Ponders End Library to become the heart of the local centre to create a continuous and vibrant High Street.

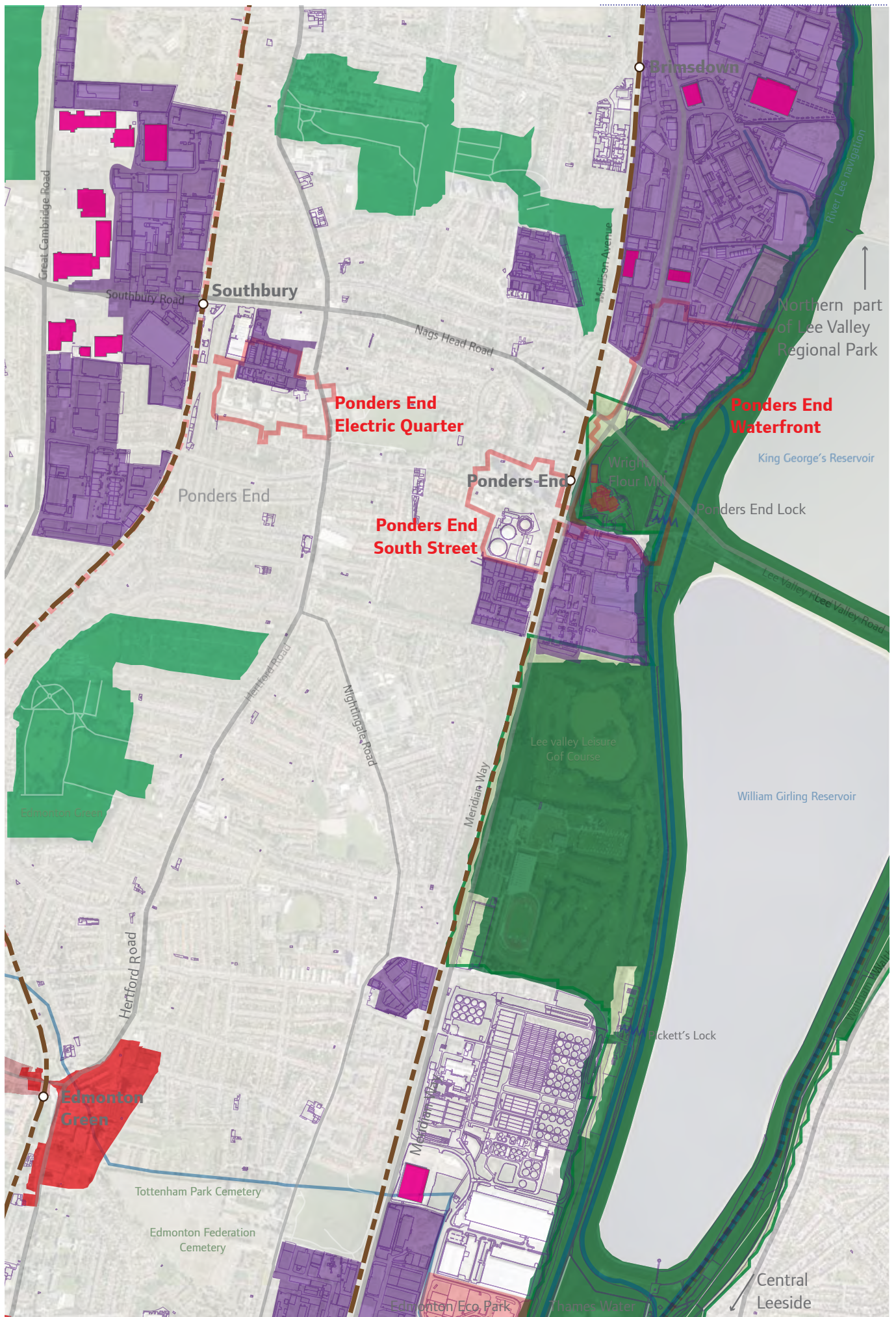
The land adjacent to the Lee Valley Regional Park waterside will be redeveloped into a new mixed-use employment community to reconnect the Ponders End community with its waterfront and to improve access to and through the regional park for the Lee Valley as a whole.



© Crown Copyright and database right 2013.  
Ordnance Survey 100032216

Fig. 8.1 Ponders End context





© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed® and Landmark Information

Fig. 8.2 Existing context

## 8.2 Industrial land

Unlike the other growth areas, the regeneration of Ponders End is not as heavily reliant upon the redistribution of Strategic Industrial Locations. The redevelopment of the former Middlesex University Campus, the Alma Housing Estate and delivery of the new Academy provides the impetus and catalyst for regeneration in Ponders End.

Existing industrial uses within Ponders End should continue to be protected. Brimsdown Strategic Industrial Location currently accommodates a number of green businesses such as Johnson Matthey and E.On Power Station. Food manufacturing businesses such as Warburton are also located here due to the proximity to the M25.

The range of industrial business should continue to be expanded to continue to provide new employment opportunities.

### Strategic Industrial Locations

1. **Brimsdown** SIL 116.0 ha
2. **Meridian Business Park** SIL 14.0 ha
3. **Redburn Trading Estate** SIL 4.0 ha

### Locally Significant Industrial Locations

4. **Alma Industrial Estate** LSIS 4.5 ha
5. **Queensway** LSIS 3.5 ha

### Ponders End

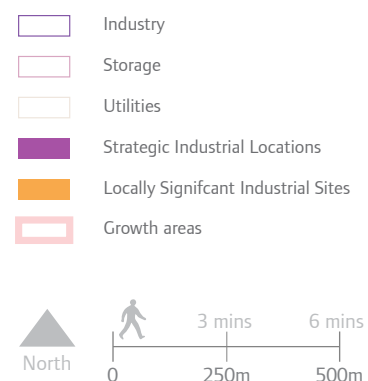
Excluding Brimsdown, Freezywater and Innova Park

#### Industrial land

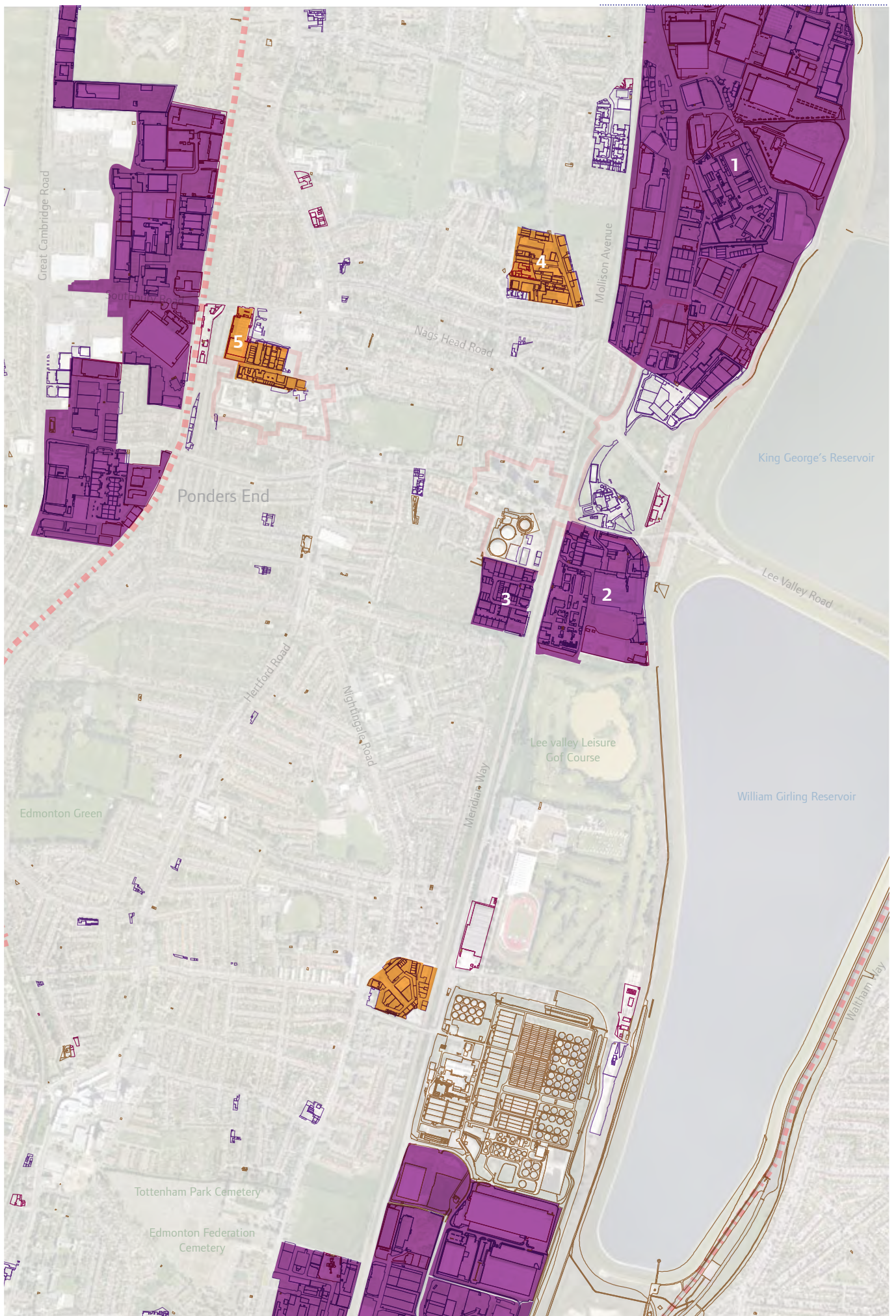
<b>Strategic Industrial Locations</b>	<b>18.0 ha</b>
<b>Locally Significant Industrial Locations</b>	<b>8.0 ha</b>

**Total industrial land** **26.0 ha**

**Indicative job capacity** **700**







© Crown Copyright and database right 2013. Ordnance Survey 100032216 and Cities Revealed®

Fig. 8.3 Industrial land designations



## 8.3 Opening up the Lee Valley Regional Park

Public realm improvements for Ponders End are pedestrian focussed and have two functions. The first is to promote community safety and a better street environment with good links to public transport. The second is to improve access to and through the Lee Valley Regional Park from surrounding open spaces and existing and proposed residential communities.

With the exception of the newly refurbished Ponders End Park, the majority of green spaces in Ponders End are disconnected as privately owned allotments, schools and residential streets break up the natural green routes linking the surrounding open spaces to the Lee Valley Park. As such there are few official entrances to the Park. A successful access to the Park is at Mossops Creek through to Brimsdown Industrial Estate. However the larger retail areas offer no access through to the Park. Meridian Way also acts as a barrier to the Park, although this is easier to overcome to the north where traffic is lighter.

There are many opportunities for improving access from Ponders End to the Park as Fig 8.4 illustrates. These focus around increasing the number of informal access points to the Park and introducing new green routes connecting existing green spaces, such as along drainage ditches, rail track sidings and edges of private open space, and increasing the number of crossings over both sets of railway tracks to improve east-west connectivity.

The Lee Valley Athletics Centre at Picketts Lock provides a range of sporting activities and programmes. It will benefit from improved physical links into the Park and from the promotional activity associated with new development in Ponders End, such as increased use by schools and groups in the Upper Lee Valley.

The Lee Valley Regional Park Authority and Enfield Council are working together to agree a draft vision for the future of Picketts Lock as a strategic leisure destination over the next 10 years. In the interim, the Park Authority is seeking proposals for a medium level of investment.



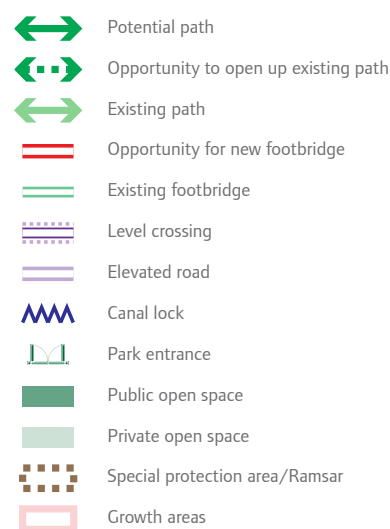


## Proposed improvements

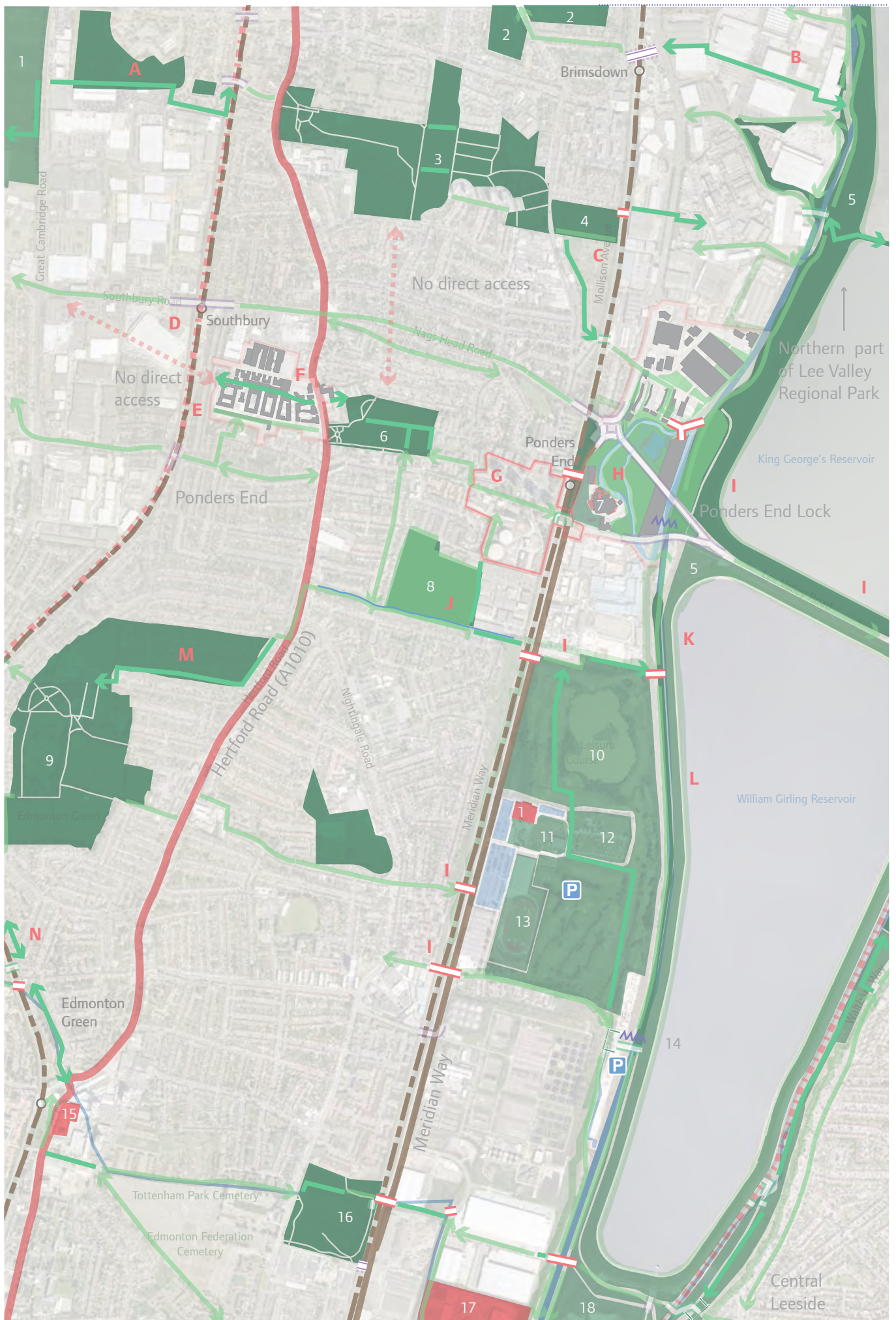
- A. New green route along southern edge of Bishop Stopford's School to connect Enfield Playing Fields and Durants Park and onwards to Lee Valley Regional Park.
- B. Improve signage and sense of arrival of existing routes through Brimsdown Industrial Estate to Lee Valley Regional Park.
- C. Aspirations for a new crossing over railway to improve access from Alma Road Open Space to Brimsdown Industrial Estate and the Lee Valley Regional Park.
- D. Explore possibility of a (vehicular) connection through Tesco car park to relieve the Nags Head junction.
- E. Access to Southbury station via Emilia Close.
- F. Route from the Electric Quarter development to Ponders End Park, one of the Mayor of London's Great Spaces.
- G. Clear and direct routes from Academy Street development to Ponders End Park and Ponders End Waterfront. The redevelopment of the Alma Estate will reinstate the historic street pattern.
- H. Ponders End Waterfront development as an educational natural refuge with improved access to Park, Lee Valley Road and South Street.
- I. Improve and enhance access to the Lee Valley Regional Park, River Lee and King George's Reservoir - partially open to public.
- J. Enhance footpath by the drainage ditch along the allotments and create new link on the eastern edge to South Street.
- K. Moorings for houseboats as promoted by the Rivers and Canals Trust (formerly British Waterways) and the Lee Valley Regional Park Authority.
- L. North-south connection along the western side of the River Lee (already part implemented).
- M. New footpath along allotments as a green route from Jubilee Park to Lee Valley golf course.
- N. Footpath along railtrack between Jubilee Park and Edmonton Green.

## Destinations

1. Enfield Playing Fields
2. Brimsdown Sports Ground
3. Durants Park
4. Alma Road Open Space
5. Lee Valley Regional Park
6. Ponders End Park
7. Wrights Flour Mill
8. Allotments
9. Jubilee Park
10. Lee Valley leisure golf course
11. Indoor bowls club
12. Lee Valley (camping and caravan)
13. Lee Valley Athletics Centre
14. Picketts Lock
15. Edmonton shopping centre
16. Pymmes Park
17. Edmonton Eco Park
18. Thames Water site







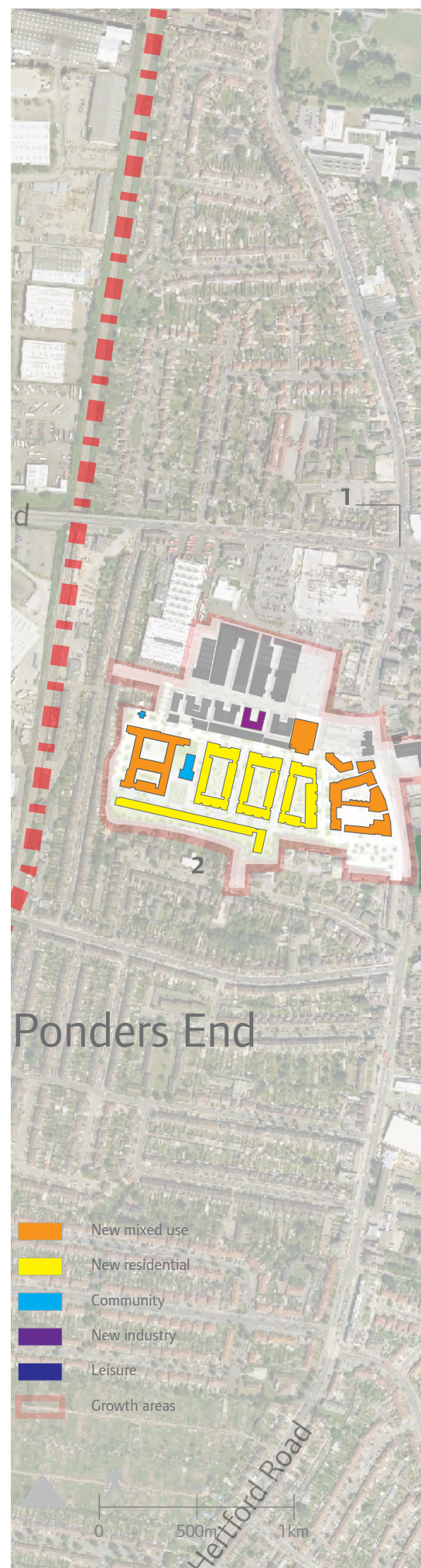
© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed®, Greenspace Information and Natural England

Fig. 8.4 Opening up the Lee Valley Regional Park



## 8.4 Ponders End indicative masterplans

1. **Nags Head Road and High Street** Retail, community  
Improve junction and revitalise High Street.
2. **Electric Quarter** Residential, employment, retail, community  
Redevelop the former Middlesex University Queensway campus into a new vibrant mixed-use local centre . It will be a key industrial strip with creative industries, community focussed buildings, retail/cafes on the ground floor and residential above. There will be further homes with communal courts and integrated and on-street car parking.
3. **Ponders End Park** Recreational, community  
One of the Mayor's Great Spaces to transform into a playful and productive space with improved access and routes, upgrade of existing bandstand and tennis court, new gym area and community orchard.
4. **South Street** Educational, community, residential  
The regeneration of the Alma Estate and the delivery of the Oasis Hadley Academy (opened January 2013) on former gas holder site.
5. **Ponders End station** Transport  
Refurbish/replace footbridge over railway station and tracks.
6. **Ponders End Waterfront** Leisure, educational, community growing  
Improve access to regional park using the listed Wrights Flour Mill as a heritage trail. Utilise water meadow for flood water storage, enhance biodiversity and separate from industrial land. Opportunity to use vacant building as an indoor workspace for visiting schools.
7. **Duck Lees Lane** Residential, employment, recreational, access  
New employment-led mixed use scheme with north-south orientation to maximise solar access. Taller buildings have views across to the Lee Valley. Existing building to be refurbished into small workshop studio.
8. **Southern Brimsdown** Employment, mixed use  
Refurbish into new employment-led mixed use development orientated to mitigate against flood risk and allow slivers of ecology into the site as well as pedestrian/cycle links into the Waterfront.







© Crown Copyright and database right 2012. Ordnance Survey 100032216 and Cities Revealed®

Fig. 8.5 Ponders End indicative masterplans







Chapter

09

# A10/A1010 CORRIDOR

9.1	Introduction	152
9.2	A corridor of opportunity	154
9.3	The vision for Tottenham's Places	156
9.4	A10/1010 centres	164

## 9.1 Introduction

Development opportunities in the four growth areas have been identified in Chapters six, seven and eight of the OAPF. In addition, there are also a number of potential development opportunities along the A10/A1010 Corridor.

The A10/A1010 Corridor stretches approximately 400 metres on either side of the A1010 from the M25 to Stamford Hill. It is a historic route into London that has become a diverse and varied mixed-use high street linking a series of north London communities. It is a vital part of the Upper Lee Valley and offers key infrastructure provision to the existing communities such as town centres, transport, education and health facilities. It contains many distinctive communities and town centres including Stamford Hill, Stoke Newington, Seven Sisters, Tottenham Green, Bruce Grove, High Road West (White Hart Lane), Northumberland Park, Angel Edmonton, Edmonton Green and Ponders End.

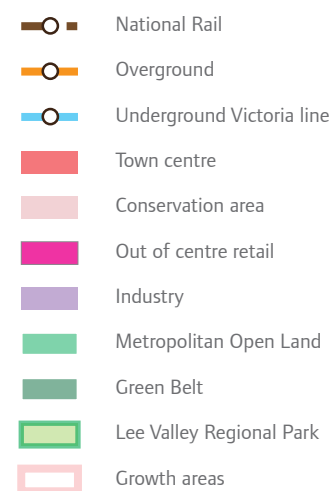
The area is subject to major development proposals, which taken together with the other growth areas, has the potential to improve the social, physical and environmental infrastructure of the A10/A1010 Corridor and to provide homes and jobs.

The Mayor is undertaking a review of strategic roads in London informed by the Roads Task Force established in 2012. This work will help inform strategies for regeneration and development throughout the Corridor.

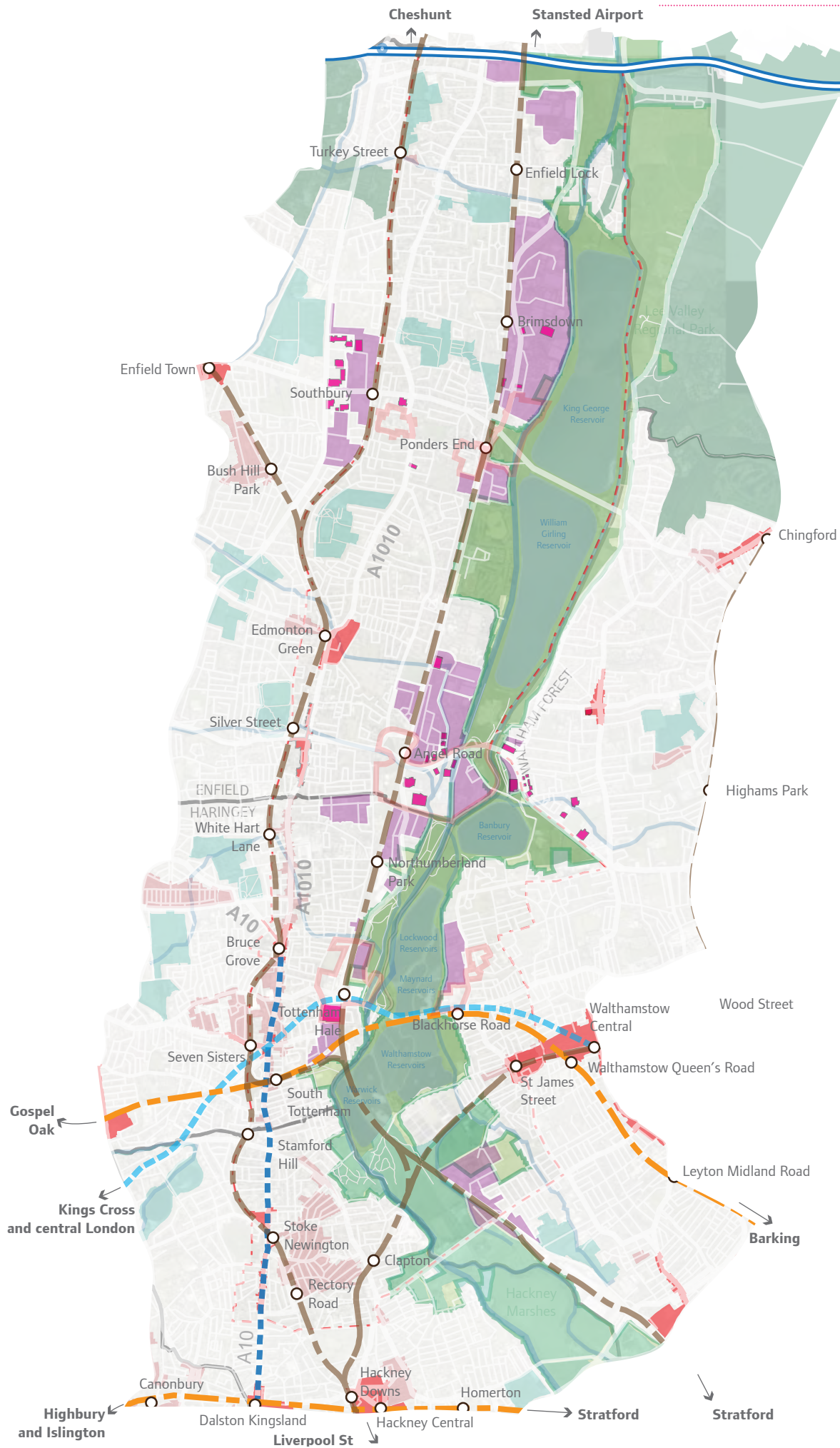


© Crown Copyright and database right 2013.  
Ordnance Survey 100032216

Fig. 9.1 A10/A1010 context







© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed® and Landmark Information

Fig. 9.2 Existing A10/A1010 corridor context

## 9.2 A corridor of opportunity

### A10/A1010 Corridor Study

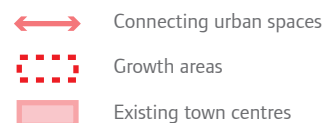
The A10/A1010 Corridor Study (GVA Grimley, 2010) found that the Corridor offers a range of assets and opportunities. Developments in the growth areas can make the most of these to bring wider regeneration potential for the A10/A1010 Corridor to become a business and civic street.

#### Key findings and recommendations:

- Established communities with transport, community infrastructure, shopping, services and jobs,
- A diverse range of character areas, from bustling urban high street to high density housing, historic Georgian and Victorian buildings and public realm to 20th century suburbs,
- A range of near and medium term site opportunities,
- Clusters of sites that relate to existing centres, destinations, character areas and land uses,
- Clusters of sites that can relate to existing physical and community infrastructure rather than requiring wholly new infrastructure,
- Opportunities to link sites to wider initiatives, particularly at Ponders End, Meridian Water in Central Leaside, Tottenham Hale, Seven Sisters, Tottenham Green, Bruce Grove, High Road West (White Hart Lane), Northumberland Park, Edmonton Green, Angel Edmonton, Stamford Hill and Stoke Newington.

The A10/A1010 corridor also faces challenges including:

- A reserve of smaller sites that have yet to come forward to deliver housing or employment,
- Deprivation across a number of factors,
- Modest property values that may be a barrier to investment,
- The absence of a co-ordinated public sector strategy for advancing sites.



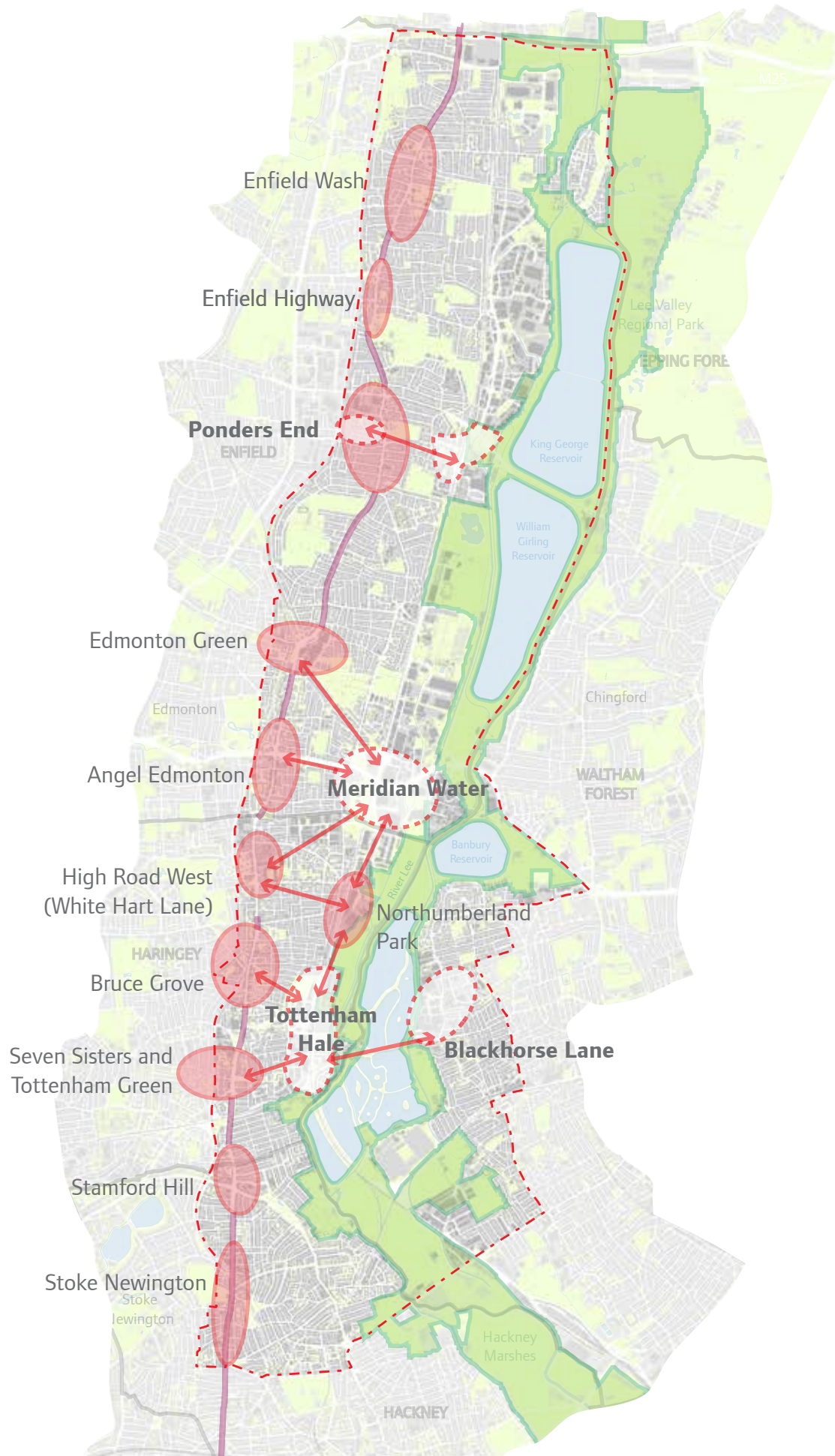


Fig. 9.3 Connecting growth areas to A10/A1010 Corridor

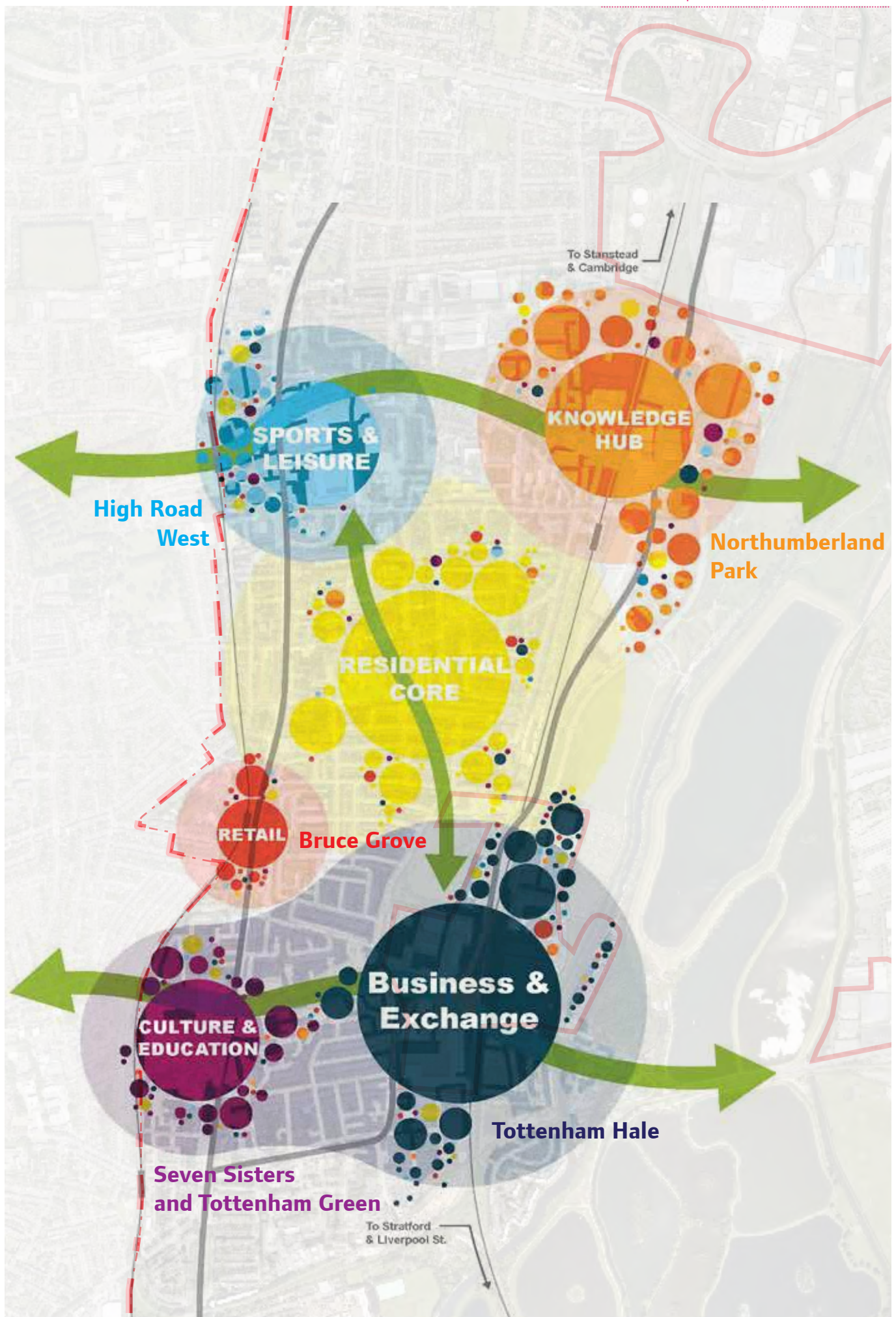


## 9.3 The vision for Tottenham's Places

The Mayor of London and Haringey Council has committed a £41 million package of investment to bring transformational change in Tottenham by 2015 driven by the August 2011 disturbances and the redevelopment plans of Tottenham Hotspur. A number of projects are already underway.

'A Plan for Tottenham' (Haringey 2012) published the vision that Tottenham will be a place everyone is proud to be part of and sets out the development and regeneration ambitions. Work is being progressed by the GLA and Haringey Council to set out the detail of the 5 key areas and the residential core:

- 1. High Road West Sports and Leisure**  
A new neighbourhood of mixed communities adjacent to the sports and leisure facilities at Tottenham Hotspur FC.
- 2. Northumberland Park Knowledge Hub**  
A new employment destination, better integration with the Lee Valley Park and major housing growth
- 3. Bruce Grove Retail**  
The historic and retail heart of Tottenham will expand the shopping range offered in the area.
- 4. Seven Sisters and Tottenham Green Culture and Education**  
Public realm improvements and new development opportunities and connection to new communities settling in Seven Sisters.
- 5. Tottenham Hale Business and Exchange**  
A major growth hub and gateway to the Upper Lee Valley and north London. See chapter 6 for further details.
- 6. Residential Core**  
The existing Victorian housing stock will become more desirable, valued and will play a key part in providing the setting and housing opportunities that enable families to live, work and stay in Tottenham.



© Crown Copyright and database right 2013. Ordnance Survey 100032216 and Cities Revealed®  
Source: Haringey Council

Fig. 9.4 The vision for Tottenham's places

## High Road West and Tottenham Hotspur FC Development

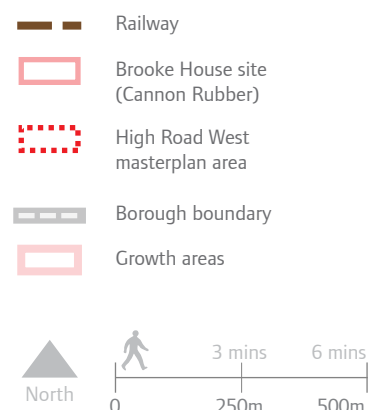
Change in High Road West, an 11 hectare area of north Tottenham adjacent to Tottenham High Road, is being supported by the development of a comprehensive masterplan.

The ambitions for the area are that it becomes a thriving new destination for north London, with a sports, entertainment and leisure offer supported by enhanced retail, workspace and residential development.

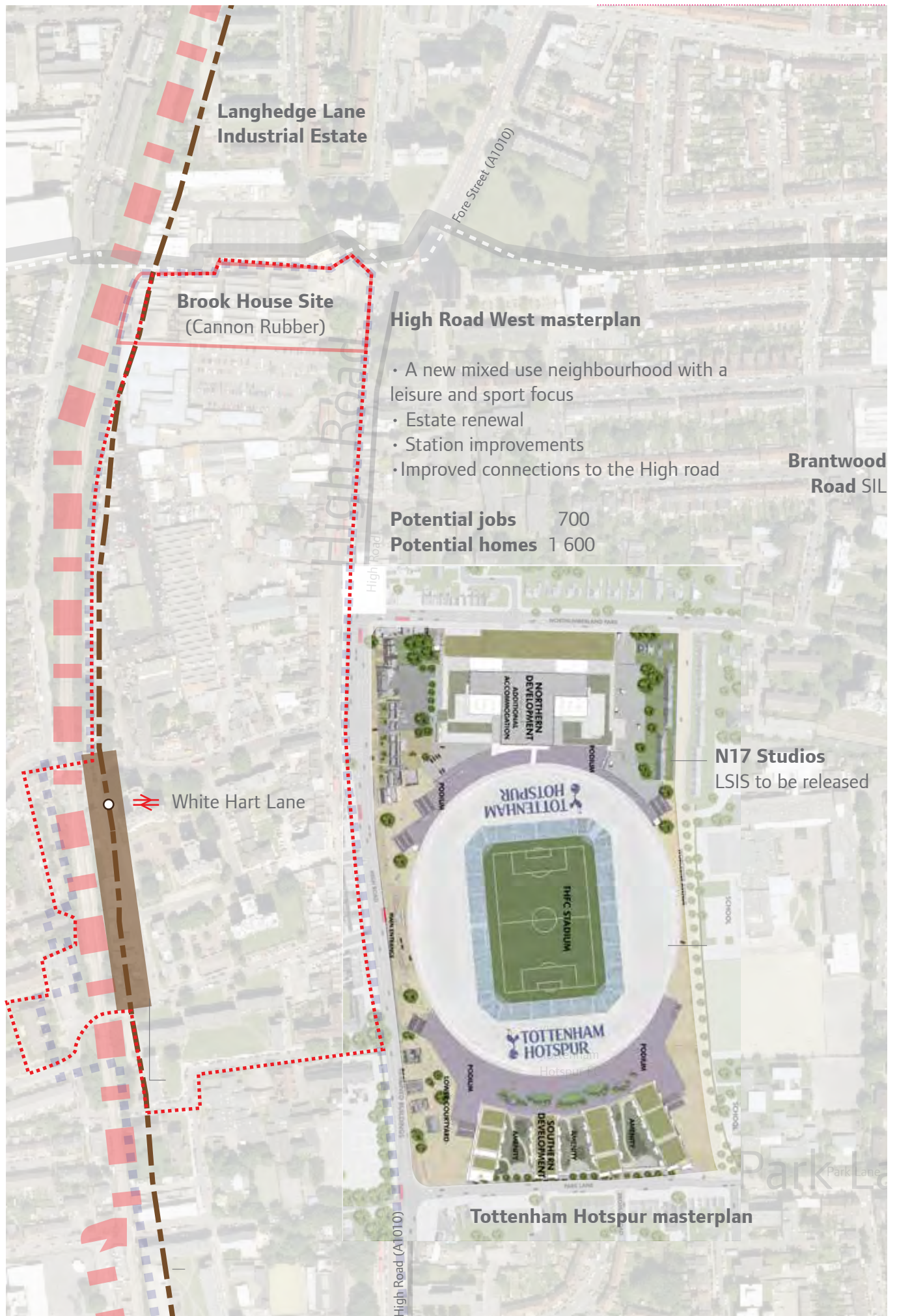
The Masterplan proposals will complement the investment and redevelopment proposals being brought forward on the adjacent Tottenham Hotspur FC (THFC) stadium redevelopment project. The delivery of the committed schemes for THFC (which includes £430m investment in a 56,000 seat stadium, 6,700 sqm supermarket, new University Technical College, new office space and 285 new homes) and Brook House (222 new homes and a primary school) will catalyse change in the area.

The Masterplan options present various opportunities including:

- Increased public transport accessibility, including enhancements at White Hart Lane station, a new entrance and ticket hall and a review of bus services.
- Between 600- 1,600 new homes with an inclusive, sustainable mix of housing tenures.
- Potential for up to 7,000 sqm of new employment uses to provide new commercial opportunities whilst safeguarding existing levels of employment, with potential to grow to around 700 jobs in the area.
- New community infrastructure including 460 places in a primary school, library 'ideas store', a crèche, community centre and sports centre.
- Up to 4,000 sqm of new major public space a new public realm (Station Approach) linking the new ticket hall at White Hart Lane Station to the High Road and a new community park to the north of White Hart Lane;
- Potential for up to 14,000 sqm of new leisure based commercial development including a 10 screen cinema, a fitness club, and bowling alley and associated restaurants and shops.







© Crown Copyright and database right 2013. Ordnance Survey 100032216 and Cities Revealed®  
Masterplan: KSS Group

Fig. 9.5 High Road West and Tottenham Hotspur FC development

## Northumberland Park

The Northumberland Park area is identified as an Area of Change in Haringey's Local Plan. The ambitions for Northumberland Park are that the area undergoes transformation both in terms of the quality and mix of housing and the nature and diversity of the employment offer. A step change in employment can be achieved through the attraction of a knowledge based institution/hub (such as a Higher Education provider) which will provide the catalyst for spin-off and start-up businesses. There are a wide range of employment sites (some in Council control) which can be upgraded and intensified as new businesses are attracted to the area.

A change in employment in the area will also be supported by improvements in the type of housing available. There is a high concentration of public sector owned land in the area and the Council is exploring all options for using this land flexibly to bring forward growth and improvement. The Council will work with local residents to improve existing homes and explore opportunities for substantial estate regeneration to create a better mix of housing across Northumberland Park. Opportunities for new homes and neighbourhoods will be supported by new access points into the Lee Valley Park and substantial investment in the rail network that will lead to four trains per hour, connecting Northumberland Park with the growth areas of Tottenham Hale and Stratford. (See Chapter 3)

The most recent assessments for the transformation of Northumberland Park indicate that the area has the potential for up to 4,500 new homes across a range of tenures and 4,000 new jobs in the light industrial, research, education and knowledge based sectors. The Council will test the potential for transformation and regeneration through an Area Action Plan for Northumberland Park.

## Bruce Grove

Bruce Grove is at the heart of business and community life in Tottenham. It is a key action objective of the Council that the area will be enhanced and revitalised as a beautiful and historic high street. It will attract new businesses and services and will flourish as a retail destination.

The priorities for the area include:

- Maximising existing assets through focusing the retail offer at key transport nodes along the High Road
- Major investment in improvement works to the streetscape, shop signage and pop-up activities and Bruce Grove station to enhance the area.
- New mixed use development sites are coming forward that can take advantage of the Tottenham High Road location and a focus on strengthening and diversifying the retail offer through the development of retail accommodation that is attractive to multiple retailers.



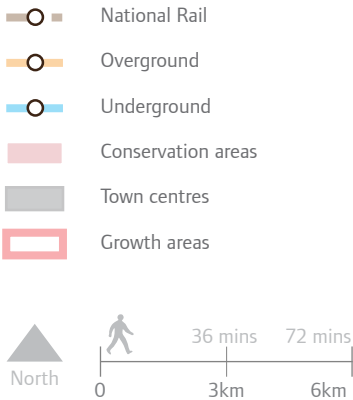
### Seven Sisters and Tottenham Green

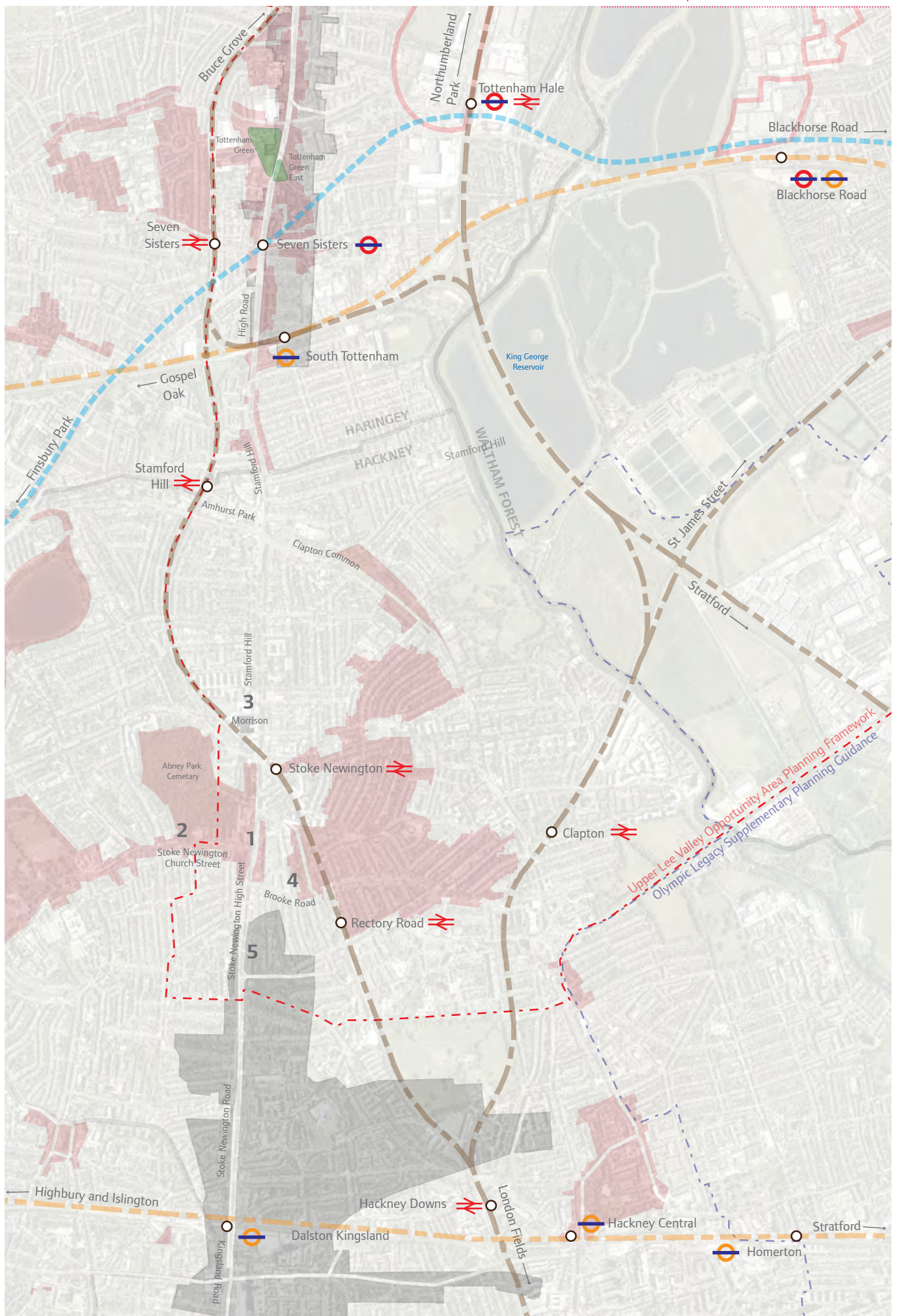
Seven Sisters will be a gateway into Tottenham and the High Road. The comprehensive redevelopment of Wards Corner will help bring new homes to the area, and create major new retail space and public spaces. A key part of the Seven Sisters gateway will be an opportunity for new residential-led development at Apex House as well as a more focussed retail offer that draws in West Green Road and residential development at Lawrence Road to the west.

The wider Seven Sisters area has an array of light industrial premises that are suitable for a range of growth sectors – green technologies, creative industries and logistics in particular. These premises have the potential to be developed into flexible, high quality work spaces that encourage new businesses to locate and grow here.

Public realm improvements will link Seven Sisters to Tottenham Green, the largest public space on the High Road. The Green is surrounded by significant leisure, cultural and educational assets, including The College of Haringey, Enfield and North East London; Tottenham Town Hall, the Holy Trinity Church, Tottenham Green Leisure Centre, the Marcus Garvey Library, Bernie Grant Arts Centre and the Tottenham Enterprise Centre. This area will be turned into the heart of public and civic life in Tottenham.

Following a £1.2m investment, the Green will be transformed into a high quality public space suitable for markets, events and community activities, alongside a newly improved leisure centre. The Council is committed to develop a public services hub in the area. It will become a key destination on the A10/A1010 Corridor with restaurants, cafes and bars.





© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed® and Landmark Information

Fig. 9.6 The A10/A1010 town centres (south)

## 9.4 A10/A1010 centres

### Stamford Hill and Stoke Newington

Stamford Hill and Stoke Newington are located at the southern end of the Opportunity Area and form part of the link between the Upper and Lower Lee Valley Opportunity Areas. The A10 divides Stamford Hill, Stoke Newington High Street and Stoke Newington Road. It continues south through the heart of Dalston Major Town Centre, to Shoreditch and into the City. The A10 runs north to Seven Sisters and forks at Bruce Grove to the west as the A10 and to the east as the A1010 towards Angel Road.

Stamford Hill is a designated Local Centre and the commercial activities are concentrated at the junction of Stamford Hill and the A107 Clapton Common/Amhurst Park. There are opportunities for more intensive activity and improved retail offer within the centre and its environs. The wider Stamford Hill area may be subject of a Neighbourhood Plan. Local community groups with the assistance of Hackney Council officers are in the process of developing a neighbourhood forum and constitution for the area.

The Stoke Newington District Centre covers Stoke Newington High Street, the southern part of Stamford Hill and includes the eastern part of Church Street. At Church Street the district centre merges with the designated Stoke Newington Church Street Local Centre. It is the third largest 'town' centre in Hackney after Dalston and Hackney Central.

Stoke Newington is highly accessible by public transport with two Overground stations at Dalston Junction and Dalston Kingsland. Nine bus routes provide easy access to these and to Victoria line and National Rail services at Seven Sisters, Finsbury Park and Highbury & Islington.

The Stoke Newington area contains a variety of buildings dating back to the 18th century. Much of the Stoke Newington lies within a Conservation Area and the high street commercial area is characterised by three or four storey terraced properties which contain ground floor retail/commercial and residential above. Many of the buildings are listed or locally listed, with some of the best quality buildings along Stoke Newington Church Street.



Stoke Newington has five distinct areas (fig. 9.6):

1. The central area is on Stoke Newington High Street around the high street banks between Brooke Road and Church Street.
2. The eastern part of Church Street is characterised by restaurants, cafes and independent retailers.
3. The northern part of the centre is concentrated around the Morrison's supermarket characterised by shops catering for the surrounding Orthodox Jewish community.
4. The southern part of the centre stretches from Brooke Road towards Stoke Newington police station with a wide range of retail and commercial businesses, and
5. Stoke Newington Road is characterised by Turkish shops and facilities.

Abney Park Cemetery sits on the edge of the commercial centre and is formally one of the 'magnificent seven' garden cemeteries in London. It is an English Heritage Registered Park and Garden, containing several listed monuments and is a Local Nature Reserve managed by the Abney Park Trust. There is a visitors' centre and training facilities for educational activities including stone carving.

There is potential within Stoke Newington for high quality mixed-use development. Investment in some of the shop frontages, public realm and management of the busy highway, for example by removing the gyratory system, could help make the centre more attractive to high quality retailers and leisure operators and more pedestrian friendly. The Council has a long term aspiration to see the removal of the gyratory system.

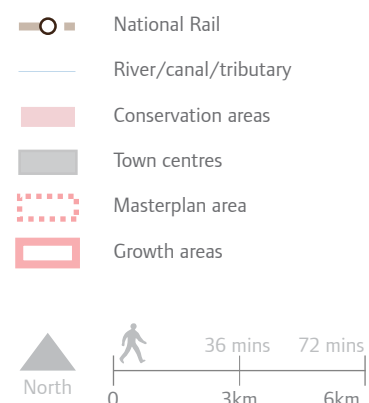
## Angel Edmonton

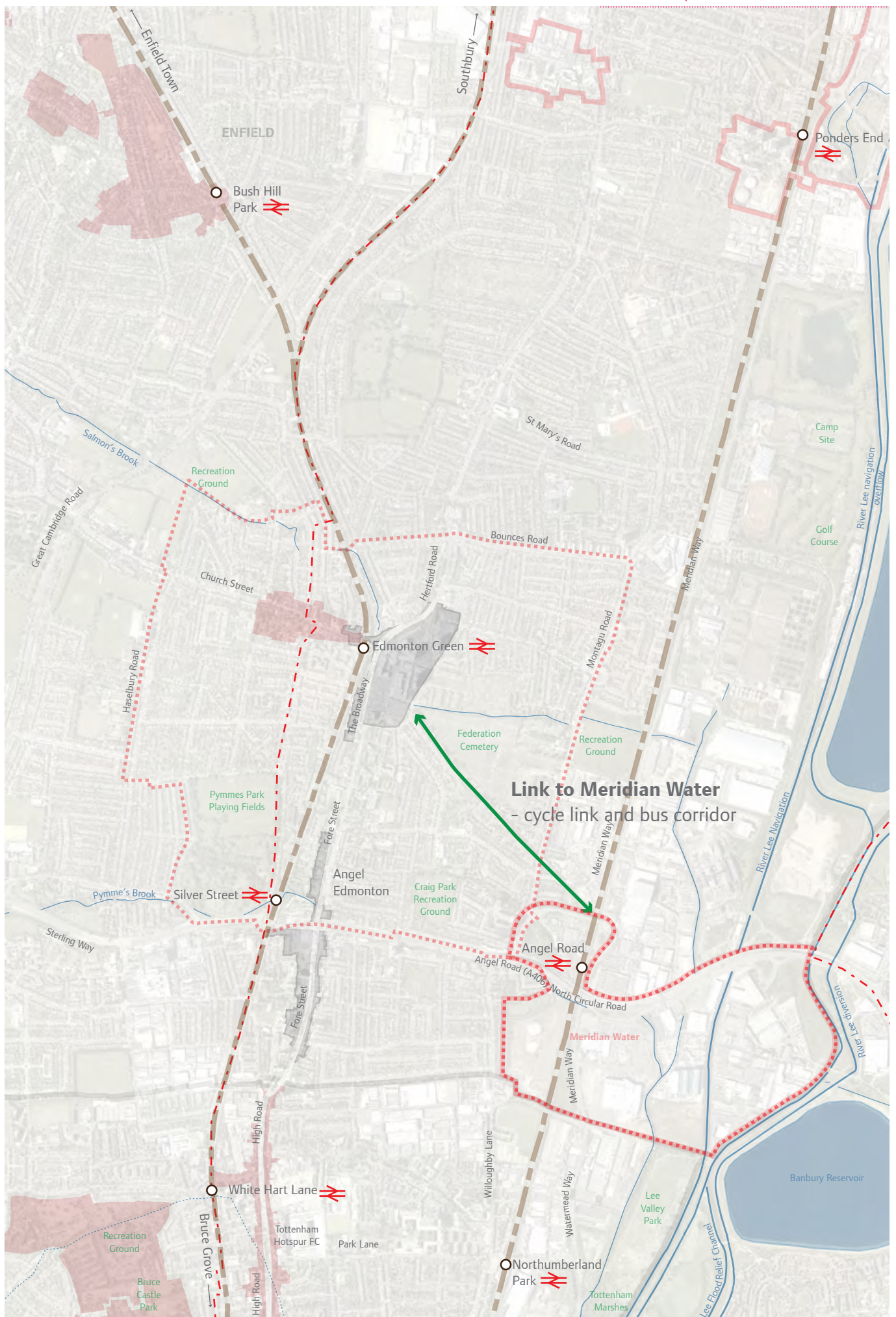
Angel Edmonton is an Area for Regeneration located along the A10/A1010 Growth Area corridor that is served by Silver Street and White Hart Lane rail stations. The North Circular Road (A406) intersects the Primary Shopping Centre in two with the northern element of Angel Edmonton within close proximity of Edmonton Green District Centre in Enfield and the southern end of the Centre being relatively close to Haringey. Angel Edmonton has suffered in recent times through a range of complex and persistent social, economic and physical issues which also face Edmonton Green. These must be tackled in an integrated way.

Since February 2011, Angel Edmonton has seen investment into its centre with 120 mixed tenure residential properties, a new community building and over 1,000 sqm of retail space on Fore Street as part of the Highmead regeneration project to help extend the range and function of the centre. The aspiration is to improve the local economy through a town centre-led growth strategy.

Regeneration will therefore be guided with a view to:

- Improve the shopping environment with a range of different town centre uses such as shops, cafes, evening economy, hotels, restaurants, culture, offices and civic functions and leisure uses;
- Encourage new residential development into the centre to complement the town centre function;
- Focus on young people through education, up-skilling, schools, outreach work and job opportunities;
- Improve the quality of, and access to, open spaces and parks;
- Improved access to the station through improved pedestrian and cycle links through the area; and
- Improve the connections across the area including to Meridian Water and Edmonton Green.





© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed® and Landmark Information

Fig. 9.7 The A10/A1010 town centres (north)



Angel Edmonton lies to the west of the large-scale regeneration programme at Meridian Water and will play a major part in linking the new residents and businesses. Development principles for Angel Edmonton and Meridian Water will be integrated by:

- Improving walking and cycling routes between the two areas;
- Maximising the number of jobs created in Meridian Water that are suited, and accessible, to communities in Angel Edmonton; and
- Considering the impact that any retail uses in Meridian Water will have on the regeneration and diversification of Angel Edmonton and the A10/A1010 Corridor.

## Edmonton Green

Edmonton Green is located along the A10/A1010 Corridor and has huge potential for change. It is a major transport interchange, a district town centre in need of regeneration, and has a number of heritage assets. There is a range of complex and persistent social, economic and physical issues facing Edmonton Green.

Since 1997, Edmonton Green has been the focus of extensive regeneration work under the “pathfinder” programme. Under the Edmonton Partnership Initiative, the area has benefited from housing renewal; a new leisure centre; improvements to the shopping centre; a major transport interchange; new health centre and environmental improvements to Salmon’s Brook. However environmental and socio-economic issues persist and there is potential to build on the work already undertaken to create a comprehensive planning framework for Edmonton Green.

Increasing prosperity in Edmonton is a priority as it is one of the most deprived areas in the borough and it is identified as an Area of Regeneration in the London Plan. Core Policy 39 of the Enfield’s Core Strategy sets out the policy direction to achieve transformational change.

Regeneration will be guided through the preparation of an Area Action Plan which will aim to:

- Clearly define the function and role of Edmonton Green town centre and its relationship with Angel Edmonton, Tottenham Hale, Wood Green and Meridian Water;
- Improve the shopping environment with a range of different town centre uses such as shops, cafes, evening economy, hotels, restaurants, culture, offices and civic functions and leisure uses;
- Create new jobs and better links to existing jobs, including linking this to town centre improvements and opportunities;
- Focus on young people through education, up-skilling, schools, outreach work and job opportunities;
- Improve the quality of, and access to, open spaces and parks;
- Improved access to the station through improved pedestrian and cycle links through the area; and
- Improve the east-west connectivity across the area.

Linking the new residential and business community at Meridian Water with Edmonton Green will be a key feature of the planning framework for both of these areas. Development at Edmonton Green and Meridian Water will be integrated by:

- Improving walking, cycling and public transport links between the two areas;
- Maximising the number of jobs created in Meridian Water that are suited, and accessible, to communities in Edmonton Green;
- Considering the impact that any retail uses in Meridian Water will have on the regeneration and diversification of Edmonton Green District Centre and the A10/A1010 Corridor; and
- Evaluating the potential for co-ordinated energy networks and improvements to green infrastructure.





# Chapter

# 10

# INFRASTRUCTURE, IMPLEMENTATION AND DELIVERY

10.1	Infrastructure, funding and investment sources	172
10.2	Development Infrastructure Funding Study	174
10.3	Delivery mechanisms	175
10.4	Monitoring and review	176

## 10.1 Infrastructure, funding and investment sources

In order to achieve co-ordination and delivery of growth in the Upper Lee Valley, the need for considerable investment in infrastructure projects will be required. There are a number of funding streams available to deliver social and physical infrastructure, including:

- **Community Infrastructure Levy (CIL)**

CIL will become the principal means of funding infrastructure through the development process. CIL can be spent across local authority boundaries suitable for delivering strategic infrastructure.

CIL allows local authorities in England and Wales to charge a levy on new developments to raise funds to build the infrastructure to support growth. In London, there are two levies - a Mayoral CIL to raise funds for Crossrail and a Local Authority CIL to pay for a wide range of infrastructure including transport, open space, parks, schools, community and health facilities, leisure centres and energy.

As CIL is simply a standard tariff, it can not be used to provide affordable housing or other site specific mitigation measures. Therefore, Section 106 agreements may still be necessary where applicable. The four boroughs are at different stages in calculating CIL charges for their areas. Up to date information is available on the boroughs' websites.

The Mayoral CIL came into force on 1 April 2012 to levy all new developments in London (except development for health and education facilities) to raise £300m towards the delivery of Crossrail. The rates for the boroughs in the Opportunity Area are as follows:

**Zone 2 boroughs** (Hackney and Haringey)  
£35 per square metre

**Zone 3 boroughs** (Enfield and Waltham Forest)  
£20 per square metre

- **The Greater London Authority family**

Funding has been made available from the Mayor's Outer London Fund, the Growing Places Fund and the Mayor's Recovery Fund. The GLA will also work with boroughs to bid for growth and innovation funding.

- **Local authorities**

Borough investment plans and investment agreements are directly relevant to the planning framework.

- **Planning obligations/ Section 106 agreements**

The traditional role of planning obligations to fund infrastructure is changing as a result of the introduction of CIL but in the short term they will continue to have an important role in delivering affordable housing, revenue costs and to address site-specific issues such as access.

- **Planning tariffs**

Tariff contributions can be pooled, matched with other funding sources and used to help deliver infrastructure in a timely and efficient way. A tariff for S106 contributions has operated in Blackhorse Lane since 2009.

- **Tax Incremental Financing**

Based on future uplifts in business rates, this form of financing could assist the delivery of specific projects. Tax Incremental Financing has not yet been applied in the UK, but its use could be explored.

- **Business Rate Supplement**

The introduction of a levy across businesses in the Opportunity Area.

- **Investment from other public bodies** such as the Lee Valley Regional Park Authority, Canal and River Trust (formerly British Waterways), the Environment Agency and Network Rail.

- **Third party charities and other social enterprises.**

- **Private sector firms** such as utilities companies.



## 10.2 Development Infrastructure Funding Study

The Greater London Authority working with the local authorities will undertake a Development Infrastructure Funding Study for the Upper Lee Valley Opportunity Area. Similar studies have been carried out for other Opportunity Areas including Vauxhall/Nine Elms/Battersea and White City.

The overall objective of the Development Infrastructure Funding Study (DIFS) for the Upper Lee Valley is to:

- Identify the critical enabling infrastructure necessary to deliver the growth;
- Provide an assessment of the capacity of development to fund this infrastructure, and identify funding gaps; and
- Recommend what alternative funding mechanisms might be available to fund the infrastructure.

The infrastructure to be assessed is that deemed to be 'strategic' and which has not been considered by the individual authorities' Community Infrastructure Levy (CIL).

The extent of strategic infrastructure to be considered should be agreed with all parties.

## 10.3 Delivery mechanisms

A number of different delivery mechanisms exist that could be considered to help bring about the planning and regeneration objectives the Opportunity Area Planning Framework promotes. These include:

- Determining **planning applications** to make sure they comply with all relevant planning policies (local and strategic) and guidance and appropriately contribute to the wider needs of the Opportunity Area Planning Framework area,
- Implementation of **planning permissions**,
- Working proactively with the **private sector and landowners** to encourage investment and long-term involvement,
- Utilising **public sector funding, land and assets** to achieve objectives,
- **Compulsory purchase** to acquire land to deliver comprehensive development and infrastructure. This is particularly useful where sites are difficult to assemble through private negotiations – for example where there are complicated freehold and leasehold interests,
- Coordinating **strategies and investment** decisions by the local authorities and the Greater London Authority working together with boroughs, investors, the North London Strategic Alliance and the Lee Valley Regional Park Authority. Implementation and delivery groups exist for other opportunity areas. A similar model will be investigated for the Upper Lee Valley,
- **Co-ordination** between the Borough Infrastructure Studies, the proposed Development Infrastructure Funding Study, London Plan Infrastructure Plan and London West Anglia Group Infrastructure Planning Work,
- Aligning **statutory and non-statutory planning documents** – such as the London Plan, the Opportunity Area Planning Framework, Masterplans, Area Action Plans, Supplementary Planning Documents, best practice guidance and design briefs.

## 10.4 Monitoring and review

The Mayor's vision, objectives and policies set out in this Guidance are based on a number of assumptions drawn from best evidence available when the document was prepared. Whilst this provides a sound basis for the direction and objectives set out in this guidance, it is important to recognise that circumstances can change and it may be necessary to adjust these priorities as the area evolves, needs change and financial circumstances alter.

The annual monitoring reports published by the Mayor and the boroughs will enable the Mayor and partners to identify emerging social, economic and environmental trends and ensure the framework is kept relevant and up to date.











# A Appendices

A1	Bibliography	180
TA1	Industrial uses	184
TA2	New jobs and homes	188
TA3	Summary of the Transport Study results	190
TA4	Strategic landscape projects	198
TA5	Flood risk management	206



# A1 Bibliography

## Greater London Authority

- **The London Plan** July 2011
- **Mayor's Land for Industry and Transport**  
Supplementary Planning Guidance September 2012
- **Mayor's Transport Strategy** May 2010
- **Mayor's Rail Vision** February 2012
- **Housing Strategy and Housing SPG** November 2012
- **London Regional Flood Risk Appraisal** October 2009
- **All London Green Grid Supplementary Planning Guidance**  
March 2012
- **Delivering London's Energy Future - The Mayor's climate change mitigation and energy strategy** October 2011

## London Development Agency

- **Upper Lee Valley Energy Report** April 2010
- **A10/A1010 Corridor**  
– **A Corridor of Opportunity in the Upper Lea** May 2010

## Transport for London

- **Upper Lee Valley Transport Study** November 2012
- **The TfL Business Plan** 2011/12 - 2014/15

## London Borough of Enfield

- **Core Strategy** Adopted November 2010
- **Development Management Document** Draft 2012
- **Investment and Regeneration in the Lee Valley Corridor**  
(Oxford Economics) January 2012
- **North East Enfield Area Action Plan**  
Interim Direction July 2012
- **Ponders End A Framework for Change**  
Consultation August 2009
- **Ponders End Central, South Street and Water Front  
planning briefs**  
Ponders End Central Adopted May 2011
- **Draft Central Leaside Area Action Plan** May 2012
- **Meridian Water Masterplan** July 2013
- **Meridian Water Masterplan, Masterplan options and flood  
risk modelling report** (Atkins Limited) March 2011
- **Draft Edmonton Green Area Action Plan** April 2012
- **Edmonton Eco Park Planning Brief Supplementary Planning  
Document** May 2013

### London Borough of Hackney

- **Core Strategy** Adopted November 2010

### London Borough of Haringey

- **Local Plan Strategic Policies**  
Adopted March 2013
- **Development Management Policies**  
Draft policy approach consulted March – May 2013
- **Sustainable Design and Construction Supplementary Planning Document** Adopted March 2013
- **A Plan for Tottenham** August 2012
- **High Road West** Consultation April 2013
- **Transforming Tottenham Hale Urban Centre Master Plan Supplementary Planning Document** 2006

### London Borough of Waltham Forest

- **Core Strategy** Adopted March 2012
- **Development Management Policies**  
Proposed submission July 2012
- **Blackhorse Lane** Urban Design Framework  
Consultation August 2011
- **Blackhorse Lane Area Action Plan**  
Submission March 2013
- **Northern Olympic Fringe Area Action Plan**  
Consultation 2011



## Other

- **The Department for Communities and Local Government Circular 05/05**
- **Park Development Framework**  
Lee Valley Regional Park Authority, 2011
- **From Edge to Common Ground – Upper Lee Valley Landscape Strategy**  
Witherford Watson Mann Architects and Jonathan Cook Landscape Architects, February 2010
- **North London Waste Plan** North London Waste Authority, Preferred Options November 2009
- **Upper Lee Valley Decentralised Energy Network Feasibility study** North London Strategic Alliance, August 2012
- **Upper Lee Valley Economic Study**  
North London Strategic Alliance, 2008
- **Upper Lee Valley Investment Framework**  
North London Strategic Alliance, July 2010

# TA1 Industrial uses

Locations	Growth areas	SIL
1. Freezywater	Other	11.1 ha
2. Innova Park	Other	26.0 ha
3. Brimsdown	Other	116.0 ha
4. Redburn Trading Estate	Ponders End	4.0 ha
5. Meridian Business Park	Ponders End	14.0 ha
6. Aztec 406	Central Leaside	18.0 ha
7. Montagu Industrial Area	Central Leaside	10.0 ha
8. Edmonton Eco Park	Central Leaside	16.0 ha
9. Eley Estate	Central Leaside	26.0 ha
10. Central Leaside Business Area	Central Leaside	3.7 ha
11. Lee Valley Trading Estate (Harbet Road)	Central Leaside	18.0 ha
12. Brantwood Road	Central Leaside	17.0 ha
13. North East Tottenham	Central Leaside	15.5 ha
14. Marsh Lane	Central Leaside	2.1 ha
15. Millmead	Tottenham Hale	8.0 ha
16. Blackhorse Lane	Blackhorse Lane	16.5 ha
17. Lee Bridge Gateway	Other	37.7 ha

Growth areas	SIL
Tottenham Hale	8.0 ha
Blackhorse Lane	16.5 ha
Central Leaside	126.3 ha
Ponders End	18.0 ha
Other	190.8 ha
Total SIL in the Opportunity Area	359.6 ha

Table TA1.1 Strategic Industrial Locations in the Opportunity Area



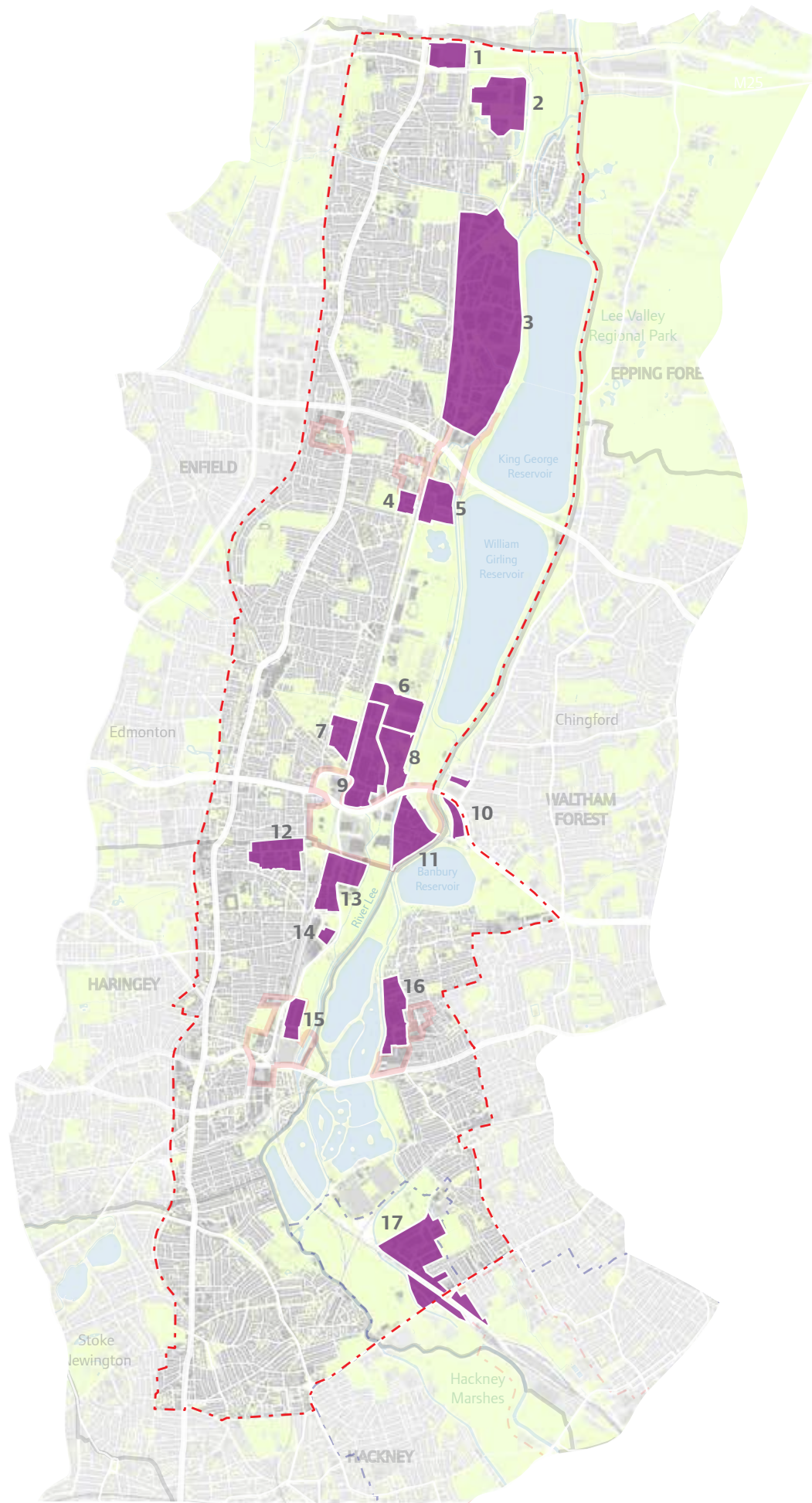


Fig. TA1.1 Strategic Industrial Locations



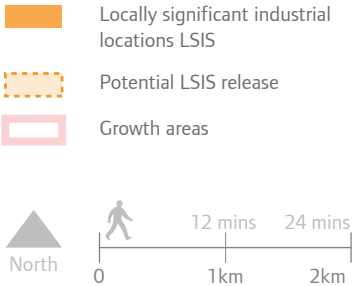
Locations	Growth areas	LSIS
1. Alma Industrial Estate	Ponders End	4.5 ha
2. Queensway	Ponders End	3.5 ha
3. Claverings Industrial Estate	Central Leaside	2.5 ha
4. Montagu Industrial Area	Central Leaside	6.0 ha
5. Langhedge Lane Industrial Estate	Central Leaside	0.7 ha
6. High Road West (Brook House potential 1.8 ha to be released)	Central Leaside	6.2 ha
7. Lindens/Roseberry Works	Tottenham Hale	1.3 ha
8. South Tottenham	Tottenham Hale	9.1 ha
9. Sutherland Road	Blackhorse Lane	5.7

Growth areas	LSIS
Tottenham Hale	10.4 ha
Blackhorse Lane	5.7 ha
Central Leaside	15.4 ha
Ponders End	8.0 ha
Other	0.0 ha
Total LSIS in the Opportunity Area	39.5 ha

Table TA1.2 Locally Significant Industrial Sites

Total SIL in OA	359.6 ha
Total LSIS in OA	39.5 ha
Total industrial land in OA	399.1 ha

Table TA1.3 Total industrial land in the Opportunity Area



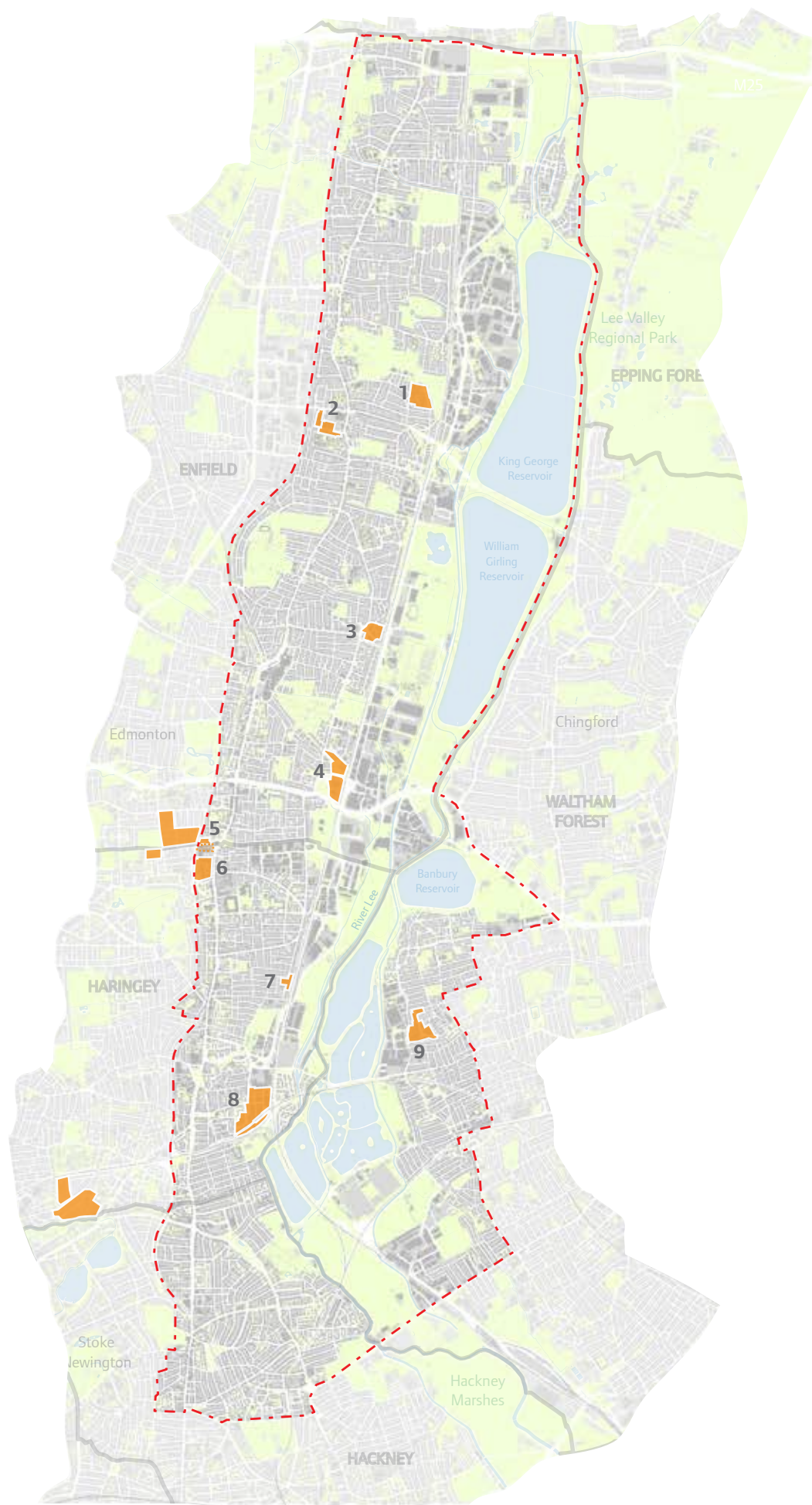


Fig. TA1.2 Locally Significant Industrial Sites

## TA2 New jobs and homes

The growth figures outlined in this Framework have been determined using the London Plan and the boroughs' Local Plans.

The original estimates for the Opportunity Area in the London Plan were derived from information available at the time. Since then, work carried out in the production of this Framework and by other consultants has shown that the homes capacity of the area (20,100) exceeds original estimates (9,000).

A breakdown of the new homes and jobs figures is shown in the tables below.

Location	Area	Reference
<b>Tottenham Hale</b>	39 ha	GIS calculation
<b>Blackhorse Lane</b>	39 ha	GIS calculation
<b>Central Leaside</b>	48 ha	GIS calculation
<b>Ponders End</b>	46 ha	GIS calculation
<b>A1010 Corridor</b>		
<b>Total</b> growth areas	172 ha	
<b>Opportunity area</b>	<b>3884 ha</b>	<b>London Plan (July 2011)</b>

Table TA2.1 Size of growth areas and Opportunity Area



Location	New jobs	Year	Reference
<b>Tottenham Hale</b>	4 000	2031	• Assessments carried out by ARUP identified in Tottenham Physical Framework
<b>Blackhorse Lane</b>	1 000	2026	• Waltham Forest Core Strategy
<b>Meridian Water</b>	3 000	2026	• Meridian Water Masterplan
<b>Ponders End</b>	700		• Enfield Core Strategy
<b>A10/A1010 Corridor</b>	5 000	2031	• A10/A1010 Corridor Study (2010) • Assessments carried out by ARUP identified in Tottenham Physical Framework
<b>Total</b> growth areas	13 700		
<b>Opportunity area</b>	<b>15 000</b>		<b>London Plan (July 2011)</b>

Table TA2.2 New jobs in growth areas and Opportunity Area

Location	New homes	Year	Reference
<b>Tottenham Hale</b>	5 000	2031	• Assessments carried out by ARUP identified in Tottenham Physical Framework
<b>Blackhorse Lane</b>	2 500	2026	• Waltham Forest Core Strategy
<b>Meridian Water</b>	5 000	2026	• Meridian Water Masterplan
<b>Ponders End</b>	1 100	2026	• Enfield Core Strategy
<b>A1010 Corridor</b>	6 500	2031	• A10/A1010 Corridor Study (2010) • Assessments carried out by ARUP identified in Tottenham Physical Framework
<b>Total</b> growth areas	20 100		
<b>Opportunity area</b>	<b>9 000</b>		<b>London Plan (July 2011)</b>

Table TA2.3 New homes in growth areas and Opportunity Area

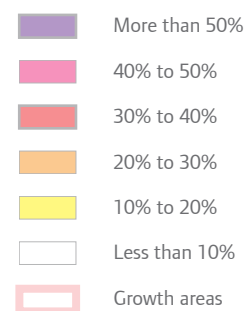
\* Minimum target for housing

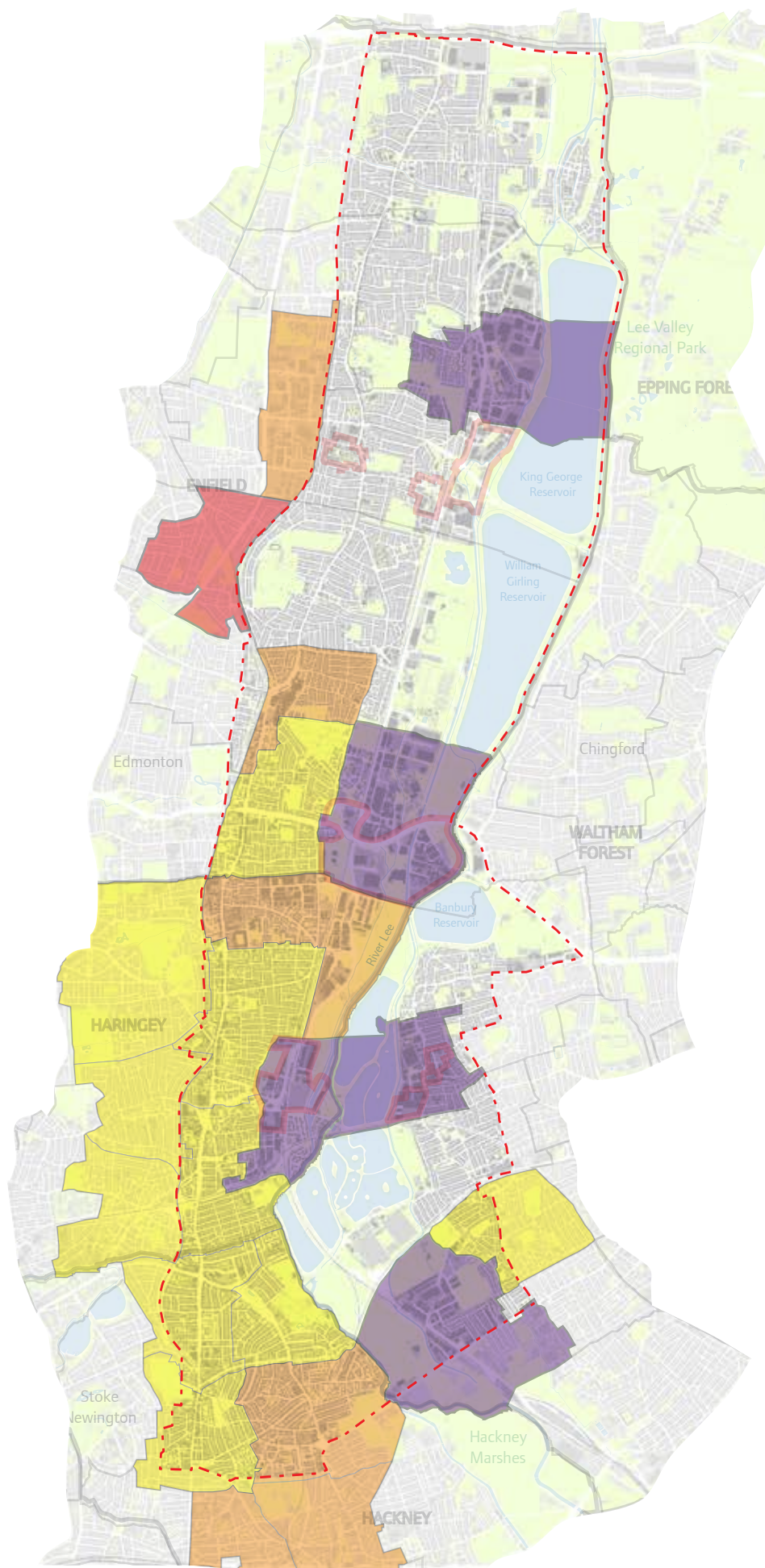
## TA3 Summary of the Transport Study results

Considering the need for changes to the transport network to stimulate and accommodate growth in the Opportunity Area, the Transport Study tested a series of possible interventions over and above those already committed. These were compared to 2021 and 2031 scenarios with the committed transport network to present an indication of the implications of future growth on the transport system and refine priorities.

Each of the interventions has been assessed against the Mayor's Transport Strategy objectives and those expressed by the boroughs. The priority interventions identified are:

- 4 trains per hour service on the West Anglia Main Line at regular time intervals calling at all stations between Brimsdown and Stratford,
- A package of bus interventions, including a combination of frequency enhancements or extensions to existing routes, and/or new services; further frequency increases by 2031,
- Further schemes to tackle peak time crowding on the Victoria line, such as further frequency improvements (e.g. towards 36 trains per hour, compared to the 33 trains per hour achieved through the recent upgrade) or a new line such as Crossrail 2,
- Measures to achieve a mode share for walking/cycling of at least 33% by 2021 and 36% by 2031.





© Crown Copyright and database right 2013. Ordnance Survey 100032216 Source: Transport for London

Fig. TA3.1 Percentage change in total trips (highway and public transport) 2007-2031 AM Peak



Growth up to 2021 with a package of interventions

Transport outcomes with the identified package of interventions in place are improved in comparison with the ‘do-nothing’ scenario, reflected especially in increased patronage on local stopping services on the West Anglia Main Line. The outcome, however, is primarily improved connectivity to Stratford and the Isle of Dogs rather than reduced crowding on the busiest parts of the network, e.g. Victoria line. There is limited change to road congestion as a result of these interventions, with primarily local impacts in and around development sites.

Overall, the Study demonstrates that interventions delivered up to 2021 including the existing commitments on the rail, Underground and road networks will deliver improvements, meaning that growth can be delivered without worsening the existing transport situation.

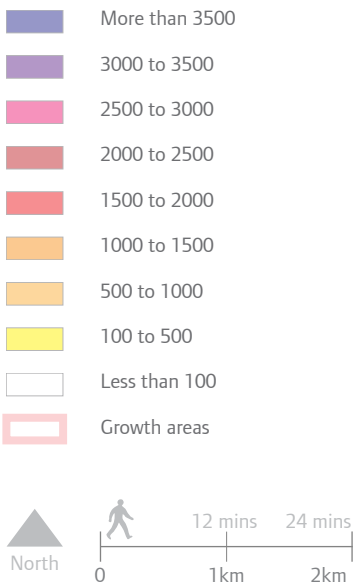
Growth up to 2031 with a package of interventions

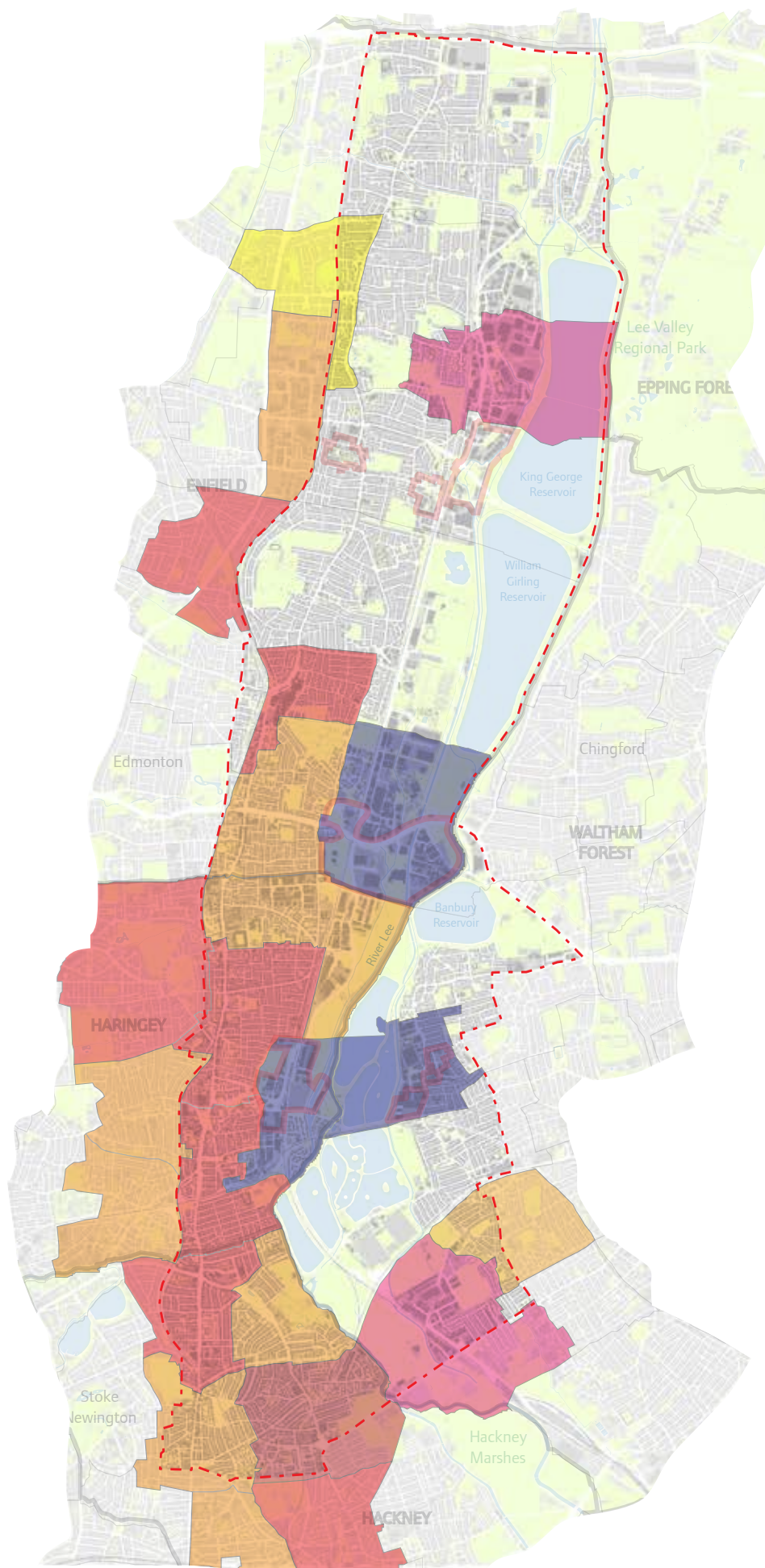
By 2031, improved services on the Main Line will have tackled crowding issues that would otherwise have arisen, in addition to improving connections to Stratford, the Isle of Dogs and surrounding growth areas.

On the road network the picture is more varied. Whilst there will be a slight reduction in traffic and an increase in average speed, congestion remains at a number of junctions and further work will be required to identify ways to reduce this (Fig.3.8). The Victoria line towards the West End is severely overcrowded, an issue that could be tackled over the longer term through a new rail line, such as Crossrail 2.

The Study demonstrates that improved local services on the West Anglia Main Line will deliver substantial benefits to crowding and connectivity on the National Rail network. The more persistent issues of road congestion and Victoria line crowding are unlikely to be resolved through the identified priority interventions.

Figures TA3.1 and TA3.2 show the forecast scale of change in trips across the Upper Lee Valley (origin and destination). This does not account for the targeted increase in walking and cycling trips.





© Crown Copyright and database right 2013. Ordnance Survey 100032216 Source: Transport for London

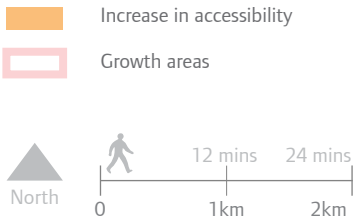
Fig. TA3.2 Absolute change in total trips (highway and public transport) 2007-2031 AM Peak

Public Transport Accessibility Levels – mapping potential benefits

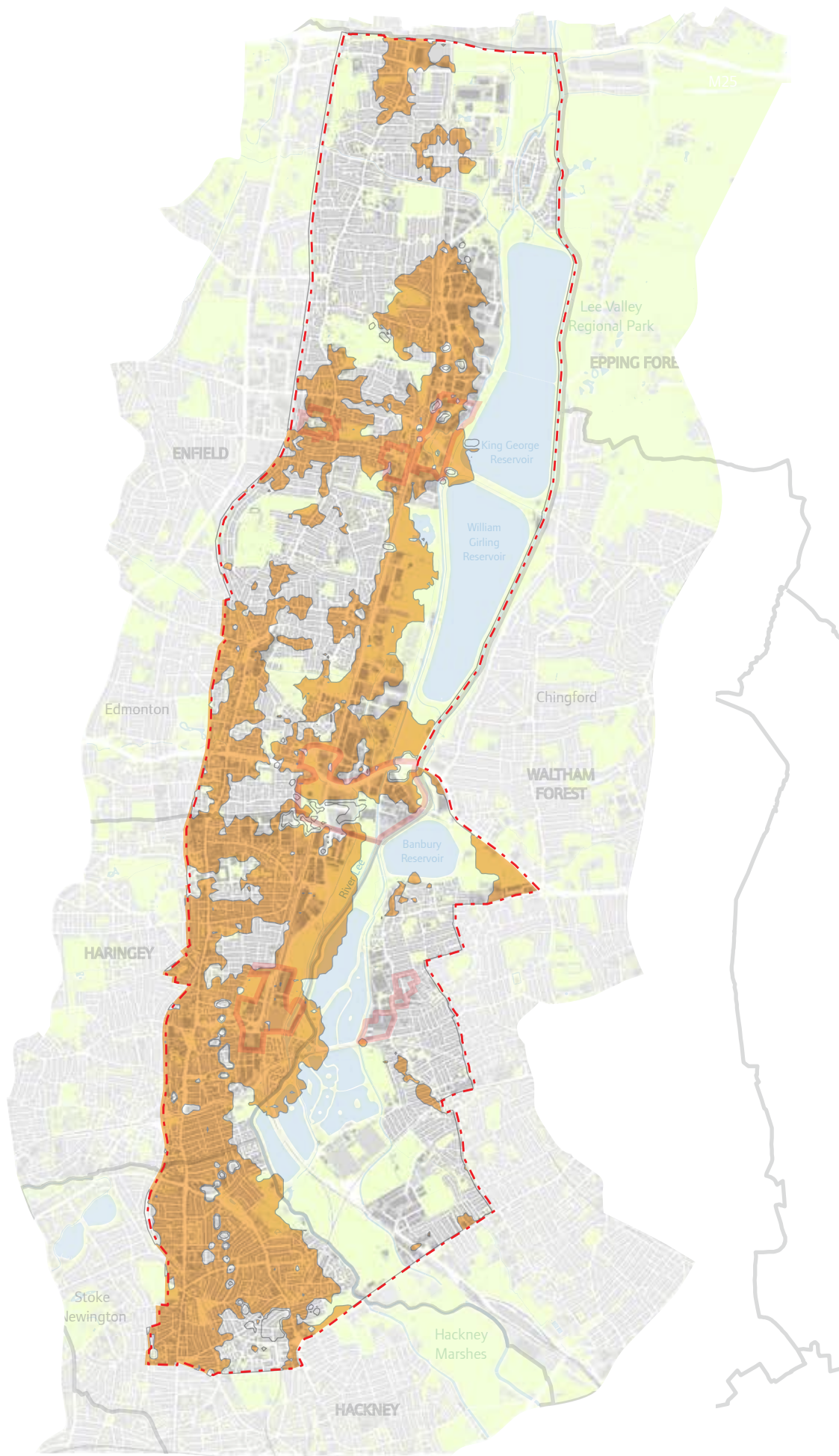
Public Transport Accessibility Level (PTAL) is measured on a 9 point scale (0,1a, 1b, 2, 3, 4, 5, 6a and 6b) where 0 is poor and 6b is excellent.

PTAL analysis shows that the southern portion of the study area, where population density is generally greater, benefits from a higher PTAL because of the Underground service and higher density of bus services.

Considering the possible package of interventions, Figure TA3.3 shows how PTAL might improve, particularly around the four growth areas.

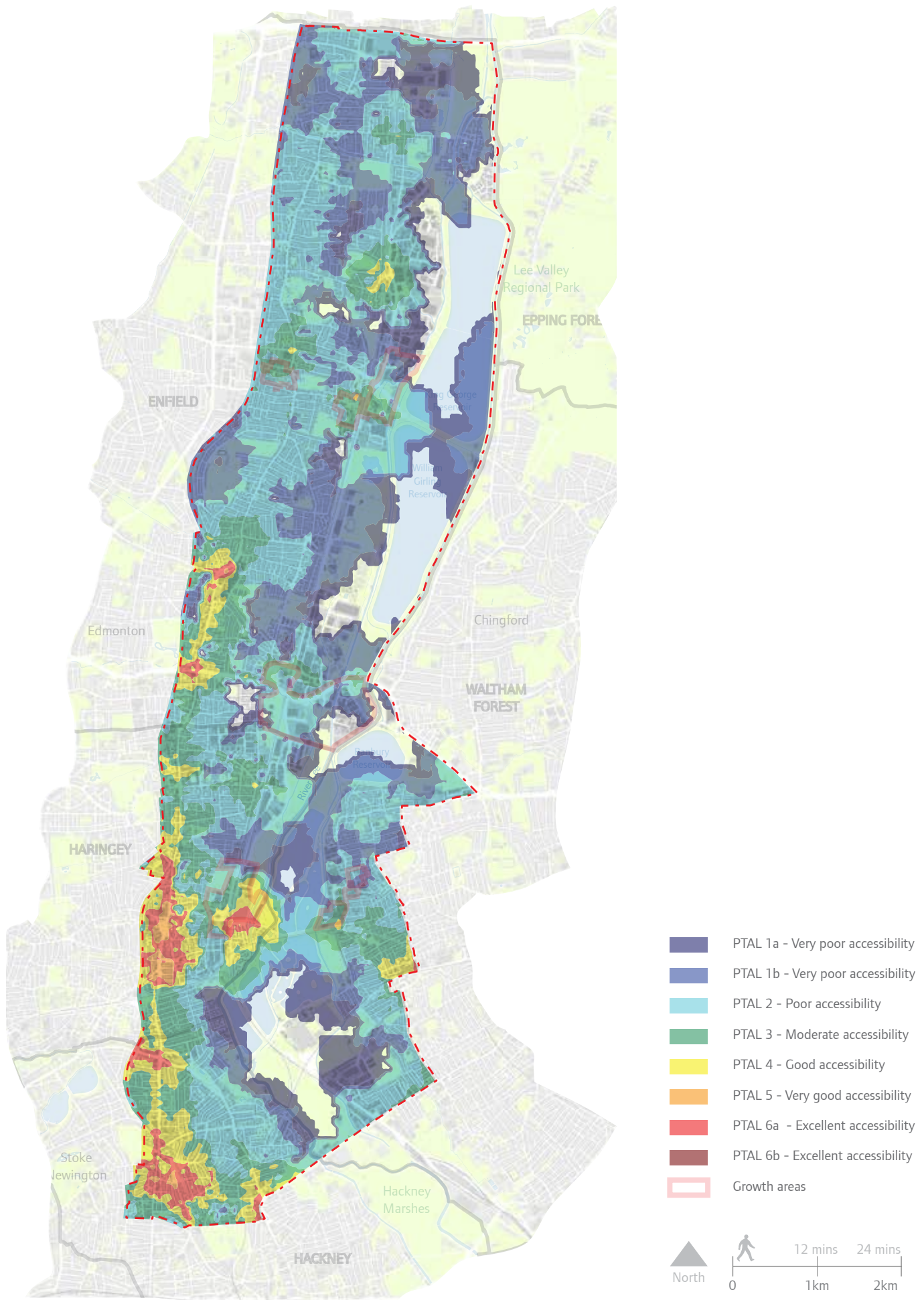






© Crown Copyright and database right 2013. Ordnance Survey 100032216 Source: Transport for London

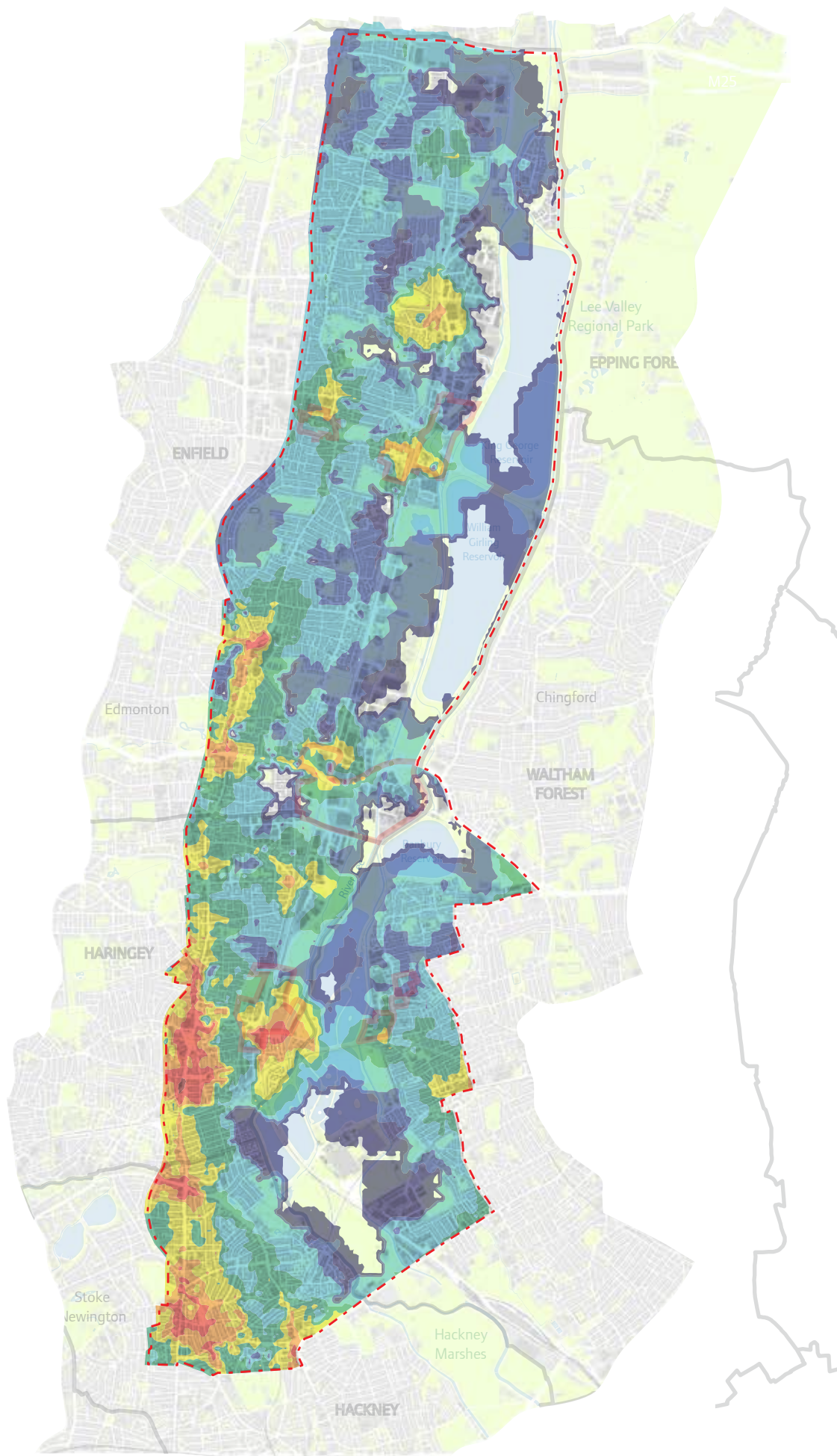
Fig. TA3.3 Areas with change in public transport accessibility levels



© Crown Copyright and database right 2013. Ordnance Survey 100032216 Source: Transport for London

Fig. TA3.4 Public transport accessibility levels 2012





© Crown Copyright and database right 2013. Ordnance Survey 100032216 Source: Transport for London

Fig. TA3.5 PTAL with committed investment and suggested further improvements 2031



## TA4 Strategic landscape projects

The strategic landscape projects identified by Witherford Watson Mann Architects in "From Edge to Common Ground - Upper Lee Valley Landscape Strategy" are summarised below.

### 1. Lammas Land to Back Water

Improve existing paths across Marsh Lane playing fields, railway and across golf course. New direct path from golf course to Back River.

### 2. Hackney Marshes

New path across Hackney Marshes from Olympic Park to entrance of Middlesex filter beds. River edge to be naturalised along Back River with drainage cuts and river tree planting.

### 3. Aqueduct path - Hackney Marshes

New bridge across Back River with direct connection to Hackney Marshes. Additional entrance to Waterworks Centre, clear entrance to Middlesex Filter Beds and reconfigure pathways to Hackney Marshes. New public open space.

### 4. Thames Water site

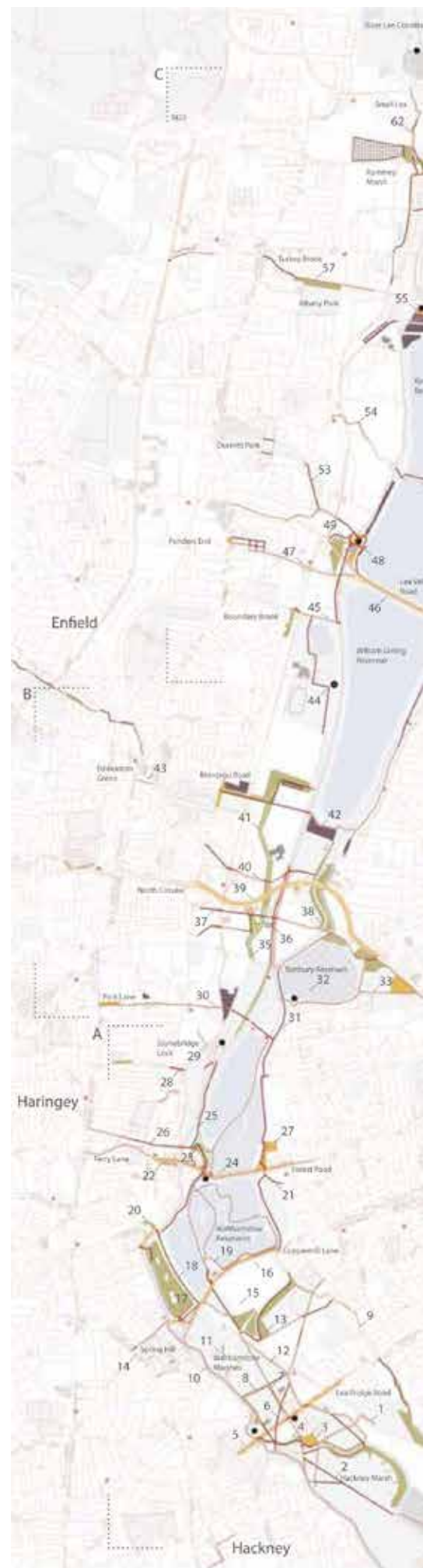
Improve sight lines from Lea Valley Road to Back River with wide landscape strip, new foot and cycle path. Create view corridor through south-east section of site to the marshes with public open space.

### 5. Lea Bridge Road

Foot and cycle paths to be set away from road, with improved connections to Sandy Lane and the Paddocks. New secondary bridges across River Lea, Aqueduct path and flood relief channel.

### 6. Black path

Improve legibility of path through landscape and public realm design, signage, ramps, bridge and viewpoint on existing railway bridge.





## 7. Aqueduct path

Improve existing path including new path surface and clearing shrubbery at entrance. New path section from railway intersection to Coppermill.

## 8. Leyton Marsh

Scraping made ground, raised level to form swales/habitats.

## 9. Dagenham Brook

New path along brook between Lea Bridge Road and Dunedin Road. Opportunity to create wetland on playing field edge.

## 10. Clapton Towpath

Repave path with clay pavers/granite setts.

## 11. Walthamstow Marshes

Extend, link and intensify habitats. See Walthamstow Marshes management plan.

## 12. Flood relief channel path - southern section

New paths to surrounding areas with white poplars along paths.

## 13. Low Hall playing fields

Plant white poplars and willow hedgerow. Intensify naturalisation of playing field edge. New and improved paths to South Access Road.

## 14. Clapton Common

Improve visibility of Spring Hill entrance, clear back shrubs and possible public use of disused Victorian public toilets.

## 15. Thames Water Coppermill works

Planting willow trees to perimeter of operational site.

## 16. Spring Hill - Coppermill Lane

New ramps on Spring Bridge, clear shrubs along paths to marina, re-profile edge of Coppermill Meadows. Relocate Thames Water car park.

**17. West Warwick Reservoir**

New path along bank of reservoir and a viewing platform on southern bund towards City and Canary Wharf. Extend water edge and habitat with floating reedbeds. New boardwalk and planted pontoons leading to gated footbridge onto Markfield Recreation Ground.

**18. Alternative N1 foot and cycle path**

New cycle path with bridge between reservoir bank and railway line.

**19. Coppermill entrance to reservoirs**

New visitor entrance via two footbridges and a new path to East Warwick Reservoir. Possible access to Coppermill Tower for views over reservoirs.

**20. Markfield Recreation Ground**

De-culvert and naturalise Stonebridge Brook. Possible public access to West Warwick Reservoir with new bridges and frontage onto River Lea.

**21. Douglas Eyre Playing Fields**

In addition to Project 12, open additional access from Hawarden Road to connect onto flood relief channel path.

**22. Ferry Lane - Forest Road**

New foot and cycle path with bridges over waterbodies. Enhance entrance to park with generous landscaped space. Possible location for water bus stop and viewing terrace off Ferry Lane to islands.

**23. The Paddock**

River edge naturalisation and create areas of wet woodland. New enclosure to Victoria line ventilation tower with external stairs and viewing platforms to overlook the Paddock and the reservoirs.

**24. Walthamstow Reservoirs**

Increase public access in existing path network, including new entrance off Ferry Lane and visitor centre possibly in existing Pump House.



**25. Backriver path**

New path along river channel and new bridge. Boardwalk through new wetland in the Paddock (project 23) to water edge and platforms.

**26. Chesnut Road to the Paddock**

Green east-west link from Tottenham High Road through Hale Village, including bridges across waterspaces to Paddock and Back River path.

**27. Blackhorse Lane Waterfront Park**

Waterfront park beside Dagenham Brook/flood relief channel with open space connection to Blackhorse Lane.

**28. Moselle Brook to Clendish Marsh**

De-culvert Moselle Brook between back of houses and plant trees to naturalise banks. Create wetland/river edge area at edge of Scotland Green. New bridge over railway and Meridian Way with viewing platforms over the marshes. Increase height of existing underpass by excavating further 0.5m.

**29. Marsh Lane to Stonebridge Lock**

New bridge at Stonebridge Lock and create public open space with seatings, new lido, new paddling pool and playground.

**30. Park Lane - Marigold Road to Wild Marsh East**

Full restoration of western bank of Lee Navigation between Stonebridge Lock and Chalk Bridge. New small public areas, small scale community gardens and greenhouses (with possible waste heating) in existing open spaces surrounding housing estates.

**31. Flood relief channel path 2**

Open existing paths to public towards Lea Valley Road. New path along flood relief channel to Central Leaside, from playing fields onto existing path from Eatons Mead.

**32. Banbury Reservoir**

Review access, parking, possible use of former pumping station. Landscape enhancements.

**33. Folly Lane**

Reinforce with tree planting and widen path. Possible BMX/scrambler track on playing fields. Reactivate neighbouring playing fields.

**34. River Ching walk**

Naturalise river bank and create clear link along river with tree planting and daylighting. New footpath through greyhound stadium, and edge of sport centre to connect to Wickham Road.

**35. Central Leaside open space**

Possible new open space on confluence of Salmons and Pymmes Brook.

**36. Central Leaside waterspace**

Possible canal basin/marina and quayside landscape to the Lee Navigation. New path from Chalk Bridge to Lee Parkway.

**37. Kimberley Road to River Ching**

Potential new open space and pathways through former gasworks site. New paths to Angel Road, rivers and playing fields with bridges over rivers, roads and railway.

**38. Central Leaside flood relief channel**

Tree planting on river edge landscape area and open footpath.

**39. North Circular landscape enhancements**

Roadside white poplars planting and ambient lighting to viaduct undercroft. Traffic island as possible location for public art to mark crossing of the valley for North Circular users.

**40. Old railway line to Chingford Mill**

Extend old railway line path with potential open space adjacent. Straightening of Lee Valley Parkway cycle path and replace shrubs with white poplars. New foot and cycle bridges across railway, Meridian Way to Nobel Road, and over Pymmes Brook towards Lee Parkway cycle path.

**41. Salmons Brook**

Planting willows to existing 10m wide strip on east side of brook through industrial estate.

**42. Infrastructure site Central Leaside**

New open space along Salmons Brook for flood storage and wetland habitat, and productive landscape/orchard besides existing path. Landscape link to Lee Park Way and possible location for community glasshouse. New bridge to William Girling Reservoir and remove palisade fencing along path.

**43. Salmons Brook path**

New community gardens on Montague Recreation Ground with new east-west path and new ramped bridge across railway/A1055. New paths along golf course and brook. Enhance connection to surrounding areas, including signalled surfaces over roads.

**44. Picketts Lock**

Enhance leisure cluster with new facilities and better synergies between uses with improved links to Ponders End and Columbia Wharf.

**45. Boundary ditch - Picketts Lock**

Public realm improvements to increase visibility and ease of access. Close secondary road in front of local centre to increase pedestrian space and street furniture. New bridge over railway.

**46. Lea Valley Road**

Create threshold to Lea Valley Road by planting trees on Meridian Way roundabout and on southern side of road. Relocate Thames Water perimeter fence to create combined foot and cycle path between trees. New foot and cycle bridge over flood relief channel.

**47. Ponders End and Wharf Road**

Upgrade existing foot and cycle path, approach to South Street station and new ramped bridge over station. Additional links, landscape works and facilities on Ponders End Recreation Ground.

**48. South Marsh**

New marina and building to service existing moorings. Intensify usage of open space with community allotment gardens and other uses. View point at cafe near King George V sailing club. New access road from Lea Valley Road, new paths and bridges to connect to new amenities.



**49. Columbia Wharf**

New/improve existing foot and cycle paths and bridges, including planting trees and new boardwalks. Possible creation of wetland on water meadow with bird hides and habitat intensification.

**50. Yardley Hill and Pole Hill**

Improve and clarify access to reservoir, Yardley Hill with clearly visible panel marker to interpret great views to the city. Clarify pathway hierarchy to and through forest.

**51. Flood relief channel path 3**

New path from Eaton's Mead leading to new signalled crossing at Lea Valley Road. New path along flood relief channel, with new public open space at Sewardstone Paddock with children's activity and wildlife area. New path to Gunpowder Park and resurface Mill Lane dirt track for pedestrians and cyclists.

**52. King George V Reservoir**

Improve access to reservoir and flood relief channel with ramps, new footpaths and bridges. Create habitats for birds and fish with floating reedbeds on sides of path.

**53. Durants Park - Lee Navigation**

East-west connection at Durants Park with new and opening existing paths to and through allotment gardens. New pedestrian crossing over Mollison Avenue, and negotiate access to Lea Navigation.

**54. Mossops Creek**

Planting along Stockingwater Lane towards Brimsdown station.

**55. Swan and pike pool - Enfield Lock**

New moorings at Swan and Pike Pool with new public sitting and picnic facilities. New public spaces at Enfield Lock. New viewing tower at pasture towards productive cluster.

**56. Swan and pike productive cluster**

A number of community gardens, allotments, glasshouses, and beekeeping with timber rafts to carry beehives. Also includes small clubhouse and weekend produce market.

**57. Turkey Brook - Sewardstone**

Naturalise riverbanks in Albany Park with possibility of extensive wetlands. Reinforce visibility and improve channel habitat. New path north of Turkey Brook, new bridges at Albany Park and railway. Widen and resurface footpath along Turkey Street to incorporate Turkey brook. Soft landscaping at Turkey station.

**58. Island Village**

Small scale allotment and community herb gardens on raised beds.

**59. Gunpowder Park**

Open access road for public. Reinforce tree planting on higher ground.

**60. Rammey Lock**

Enhance habitat to create public wetland and existing cruising club as canoe hire and cafe. Additional moorings and possibility of a boardwalk. New paths and bridges to connect to Gunpowder Park and nearby rivers.

**61. Rammey Marsh**

Turn former landfill into productive landscapes with glasshouses. Small Lea habitat improvement. New entrance and path to Innova Park.

**62. Small Lea footpath**

Improve existing path between Long Croft Drive and New Ford Road for pedestrians. New paths to Turkey Brook, Mollison Avenue and Innova Park. New signalled crossings at Ordnance Road and Station Road.

**63. Links to north**

Open path along Horsemill to public. New gateway and crossing to Lee River Country Park, new paths along Cornmill Stream and Town Mead.

## TA5 Flood risk management

### Tottenham Hale and Blackhorse Lane

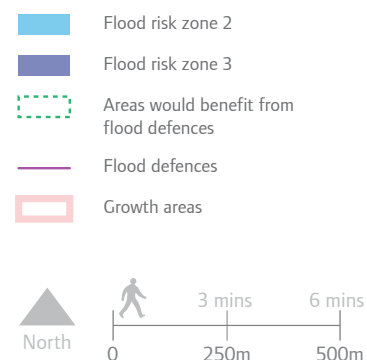
The Tottenham Hale growth area is adjacent to the River Lee and its flood channels and the Walthamstow Wetlands. The topography of the area is low lying and relatively flat. The Moselle Brook joins the Pymmes Brook, which in turn flows into the River Lee Navigation immediately south of Ferry Lane. Tottenham Hale is predominantly within Flood Zone 2 with smaller areas within Flood Zone 3a and 3b where the River Lee and the River Lee flood relief channel run. Only a very small part of the growth area to the west is within Flood Zone 1.

Further information on flooding can be found in the joint Strategic Flood Risk Assessment carried out for the North London Waste Plan ([www.nlwp.net](http://www.nlwp.net)) and the Haringey Core Strategy Sequential Test 2011: Haringey Core Strategy Sequential Testing – Core Strategy Identified Areas of Development (2011).

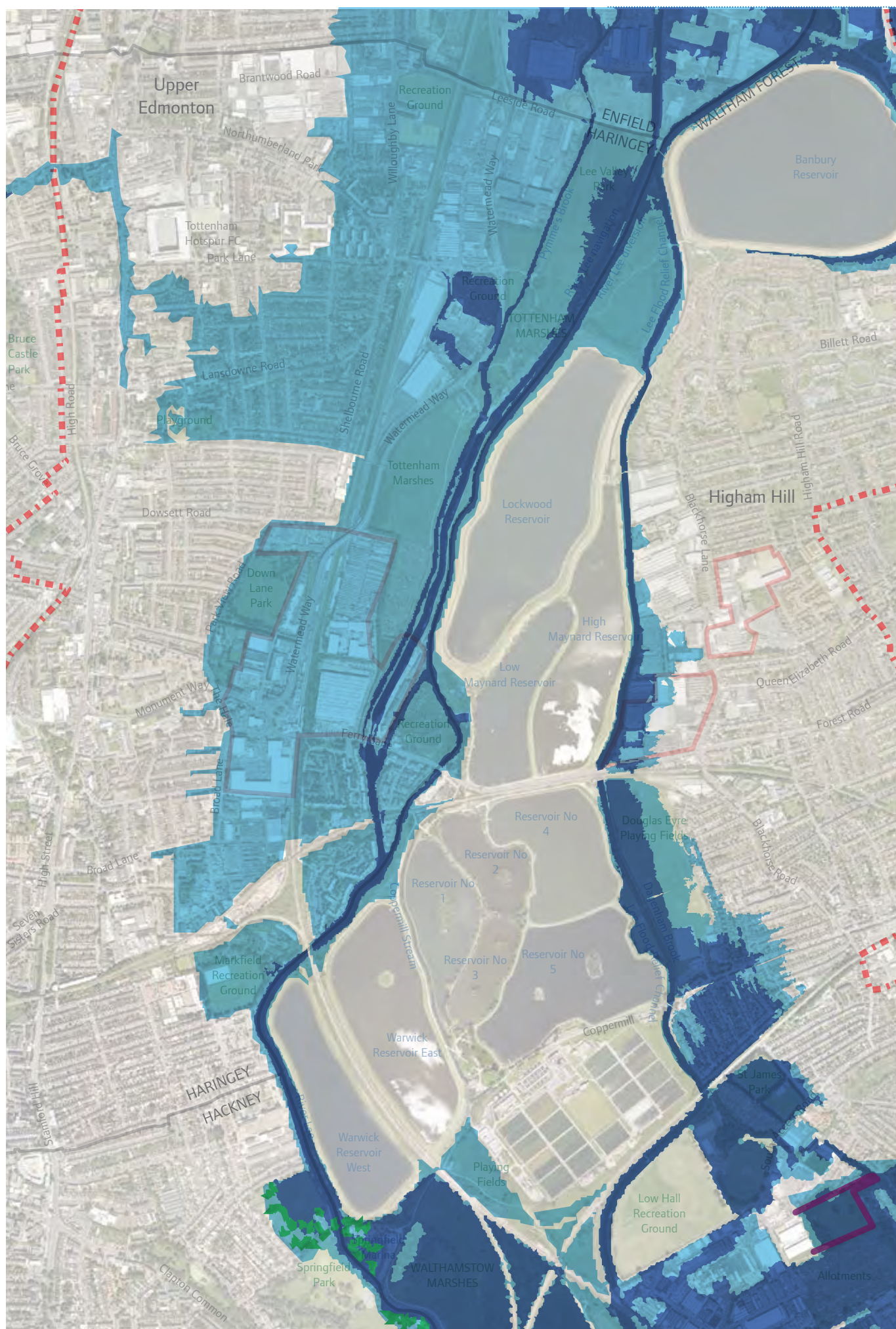
The Blackhorse Lane growth area is adjacent to the River Lee flood relief channel and the Dagenham Brook channel which run adjacent to one another. The functional floodplain (1 in 20 year) extent is mainly constrained to the river channel areas, and some southern parts of the area (in the vicinity of Wickford Way) are located within the 1 in 100 year extent.

The northern part of the area, broadly from Hooker's Road to Uplands Business Park lies within the 1 in 1000 year flood extent with some parts shown to be within the 1 in 100 year with climate change outline. The ground levels rise towards the east of the area, with Blackhorse Lane itself lying out of the 1 in 1000 year floodplain; i.e. within Flood Zone 1.

Further information on flooding can be found in Waltham Forest Council's Level 2 Strategic Flood Risk Assessment.







© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed® and Environment Agency

Fig. TA5.1 Flood risk: Tottenham Hale and Blackhorse Lane

## Central Leaside

The Meridian Water site is crossed by several significant watercourses including the Lee Navigation and the River Lee flood relief channel, Pymmes Brook and Salmons Brook. All the rainfall runoff generated in Enfield drains through this site. It is a relatively flat site varying in height from eight metres above sea level to 12 metres at the highest. Significant alterations were made twenty years ago to the highway and drainage infrastructure as part of upgrade works to the North Circular. The entire Meridian Water site is located with Flood Risk Zones 2 and 3 and five sites have been identified as at risk of flooding.

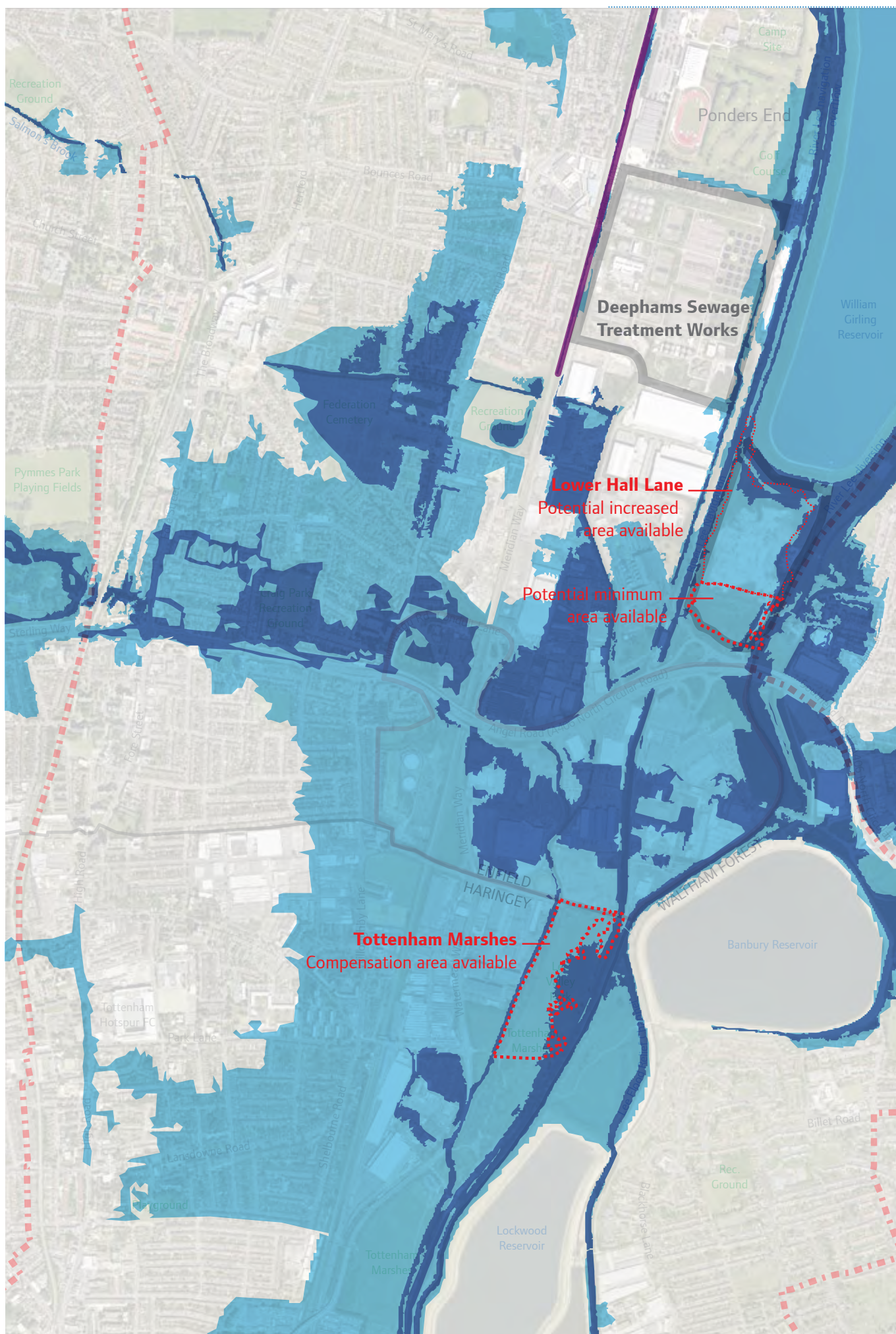
The draft findings of the detailed flood risk assessment of the masterplan area outline the flood mitigation measures required to enable development of Meridian Water and recommends actions that move the areas of flood risk and create alternative floodable areas to enable land currently at risk of flooding to be developed on. Lower Hall Lane and Tottenham Marshes are considered suitable candidates for flood compensation storage. The initial findings conclude that the best case scenario would be to use the entire Lower Hall Lane for flood storage. However, if this were not possible, the fall back option would be to use part of the Lower Hall Lane site and with the shortfall absorbed by the Tottenham Marshes and other sites to come available during the lifespan of the proposal. The provision of additional flood capacity upstream of the growth areas identified in this document would also help mitigate the impact of developing in these areas.

Thames Water retains significant landholdings within the Central Leaside area including the Lower Hall Lane site. The potential for some of this land to provide additional flood mitigation measures and a unique biodiversity habitat should be explored. Given the aspirations for Thames Water to develop the existing Deephams Sewage Treatment Works (Fig. 5.2) there is an opportunity to provide a joined up approach to water management within the growth area. This will resolve issues around flooding and sewage treatment and aid the Lee Valley Regional Park with proposals to open up new areas of the park to the public.

Further information on flooding can be found in Enfield Council's Level 2 Strategic Flood Risk Assessment.







© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed® and Environment Agency

Fig. TA5.2 Flood risk and potential compensation areas: Central Leaside

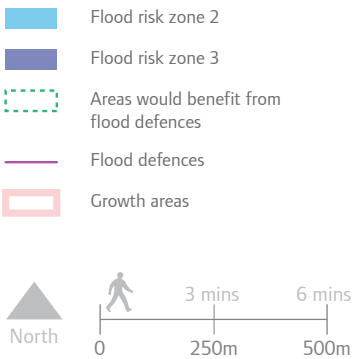
Ponders End

Three main rivers cross the Ponders End growth area; the River Lee, the Lee Navigation and Brimsdown Ditch. The growth area is located on the west bank of the Lee Navigation at one of only two locations in London where an original loop of the River Lee still exists. The loop serves as a bypass to the nearby canal lock and also feeds a mill chase.

Brimsdown Ditch crosses the site at its north-west corner. Though now mostly culverted, historical maps show this was once an open watercourse. The area is fairly flat rising from 13 metres above sea level at its lowest point to just 15 or so at the highest end.

Ponders End Waterfront falls within Flood Zones 2 and 3. However, Ponders End South Street and Ponders End Central are not identified as areas at risk of flooding.

Further information on flooding can be found in Enfield Council’s Level 2 Strategic Flood Risk Assessment.







© Crown Copyright and database right 2013. Ordnance Survey 100032216, Cities Revealed® and Environment Agency

Fig. TA5.3 Flood risk: Ponders End