

(1)

**From:** [REDACTED]  
**Sent:** 28 January 2016 13:52  
**To:** Wilkinson, Stephen  
**Subject:** RE: Lea Bridge Road masterplan

Hi Steve,  
This work is being led by our Regeneration Team. I understand that the tender brief has gone out. To assure you, we fully recognise the important need for stakeholder and partner engagement. The tender brief document includes this as a specific requirement. A consultation and engagement strategy will be put in place to guide this project. I understand that a meeting is to be arranged to inform you and other partners about this project and also the previous place-shaping work.

Regards

[REDACTED]  
[REDACTED]  
Head of Planning Policy & Strategy  
London Borough of Waltham Forest  
Regeneration and Growth  
Sycamore House (Room G08)  
Waltham Forest Town Hall Complex  
Forest Road,  
London, E17 4JF

[REDACTED]  
**From:** Wilkinson, Stephen [<mailto:swilkinson@leevalleypark.org.uk>]  
**Sent:** 26 January 2016 10:34  
**To:** [REDACTED]  
**Subject:** Lea Bridge Road masterplan  
**Importance:** High

Hi [REDACTED]  
I understand that the brief has gone out for this?  
I had thought we would be involved with LBWF from inception given the extent of land we own and the Ice centre feasibility study.  
Are you able to ring me please on [REDACTED]  
Best wishes

**Stephen Wilkinson BA, BPI, Dip LA, MBA, MRTPI**  
**Head of Planning and Strategic Partnerships**  
Direct Line: 01992 709 828 Mobile: [REDACTED]

Lee Valley Regional Park Authority  
Myddelton House, Bulls Cross, Enfield, Middlesex, EN2 9HG  
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(2)

**From:** Lucy Shomali  
**Sent:** 29 January 2016 11:00  
**To:** 'Wilkinson, Stephen'  
[REDACTED]  
**Subject:** RE: Lea Bridge Road and Leyton masterplanning

Stephen

I'll ask my PA to arrange a time next week for us to have a call on this.

Regards

Lucy

**Lucy Shomali**

Director Regeneration and Growth |

Room 204, Sycamore House | Town Hall Complex | Forest Road E17 4JF

Direct line: 020 8496 6734

Mobile: 07817 924137

E-mail: [lucy.shomali@walthamforest.gov.uk](mailto:lucy.shomali@walthamforest.gov.uk)

Alternative contact: Louise Ward, PA, 020 8496 6898, [louise.ward@walthamforest.gov.uk](mailto:louise.ward@walthamforest.gov.uk)

**From:** Wilkinson, Stephen [<mailto:swilkinson@leevalleypark.org.uk>]  
**Sent:** 26 January 2016 13:19  
**To:** Lucy Shomali  
**Subject:** Lea Bridge Road and Leyton masterplanning  
**Importance:** High

Hi Lucy

I was sent a copy of the ITT this morning for the above and was surprised that we hadn't been involved in its inception and development; we would have chipped in some ££.

As you know we are progressing the Ice centre work and this will either result in the redevelopment of the existing site for a twin pad and or the development of some enabling development at the site or on adjacent sites within the control of the Authority within the Regional Park.

Can we have a quick call to discuss how the Authority's interests may be factored in to this work going forward in a way which will meet the aspirations of the Authority.

Best wishes

**Stephen Wilkinson BA, BPI, Dip LA, MBA, MRTPI**

**Head of Planning and Strategic Partnerships**

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(3)

**From:** Wilkinson, Stephen [mailto:swilkinson@leevalleypark.org.uk]  
**Sent:** 25 February 2016 17:18  
**To:** [REDACTED] Sandra Fryer  
**Subject:** Lea Bridge Road masterplan

Hi

Further to [REDACTED] email I would appreciate a call on the above – [REDACTED]

**Stephen Wilkinson BA, BPI, Dip LA, MBA, MRTPI**

**Head of Planning and Strategic Partnerships**

Direct Line: 01992 709 828    Mobile: [REDACTED]

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(4)

**From:** Wilkinson, Stephen [<mailto:swilkinson@leevalleypark.org.uk>]  
**Sent:** 14 March 2016 13:52  
**To:** Sandra Fryer; [REDACTED]  
**Subject:** Lea Bridge and Leyton Masterplan  
**Importance:** High

Dear both

Are you able please to give me an update on who has now been commissioned to complete the work.

As a stakeholder with a significant interest in this site I would appreciate a short call to my mobile please

[REDACTED]

Best wishes

**Stephen Wilkinson BA, BPI, Dip LA, MBA, MRTPI**

**Head of Planning and Strategic Partnerships**

Direct Line: 01992 709 828    Mobile: [REDACTED]

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From: Will Teasdale  
Sent: 28 March 2016 13:45  
To: Wilkinson, Stephen  
Cc: [REDACTED]  
Subject: RE: Lea Bridge Road and Leyton master plan

Hi Stephen

Thanks - I hope it was useful.

We will happily involve you in the A&M work. [REDACTED] in my team is leading the commission and is the main point of contact. We will set up sessions shortly and it would be good to know the timing of when you are looking to come into talk to us/planning colleagues about the ice rink.

thanks

Will

---

From: Wilkinson, Stephen [swilkinson@leevalleypark.org.uk]  
Sent: 22 March 2016 16:28  
To: Will Teasdale  
Subject: Lea Bridge Road and Leyton master plan

Hi Will

Thanks for managing our visits to the WW and your new development platforms on Friday!

We are keen to become fully involved in the work which Allies and Morrison have just kicked off. Are you able please to send me the contact details of the design team lead Best wishes

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(6)

**From:** Martin Esom  
**Sent:** 24 March 2016 21:39  
**To:** Dawson, Shaun  
**Cc:** Lucy Shomali; [REDACTED]  
**Subject:** Re: LV Ice Centre Feasibility Exercise

Thanks Shaun

That's great. I think the more we do things jointly the better so yes let's meet soonest. I think the rink could form the hub of our regen at lea bridge and if we can make this the core it will benefit us both

Martin Esom  
Chief Executive  
Waltham Forest Council  
020 8496 4201

On 24 Mar 2016, at 20:37, Dawson, Shaun <[sdawson@leevalleypark.org.uk](mailto:sdawson@leevalleypark.org.uk)> wrote:

Martin

Just to let you know that our Member IC project working group today unanimously supported the officer recommendation that the existing IC site goes forward as the preferred site and that the other 2 sites in WF are reserve sites- Eton Manor and the Waterworks. The site at Picketts Lock is to be dropped as a possible site.

This position needs to be formally approved at a full Authority meeting in May, but, with the Member working group, which includes senior Members including the Chair and Vice Chair, unanimous in its verdict I cannot see this position changing. To reassure you PL was way behind the WF sites in the scoring. In addition Gerry Lyons our WF member is on the steering group.

An important aspect of the report which I will be taking to the full Board in May will be the WF position- political support, potential financial support, LBR masterplanning dimension.

The next stage of the project post the May decision will focus on the following:

- Determining a capital funding package
- Early design work
- Planning studies

The stage (pre planning application) will of course be at risk so something to discuss with WF and Sport England is perhaps the sharing of that risk.

Much to discuss and it would be good to do so in the next couple of weeks. Are you happy to do that? Also just so you know we will be holding a series of key stakeholder information sessions during the week of the 25<sup>th</sup> April where we will update stakeholders and take them through the site selection process and conclusion- Sport Eng, LLDC, EH, LTA, Enfield, UK Sport, NISA, IC users and the local community including the Save Leyton Marsh group.

I look forward to hearing from and in the meantime have a good Easter.

Best regards

Shaun

**Shaun Dawson**

**Chief Executive**

Tel: 01992 709 848

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(9)

**From:** Wilkinson, Stephen [mailto:swilkinson@leevalleypark.org.uk]  
**Sent:** 11 April 2016 15:28  
**To:** [REDACTED] Will Teasdale  
**Cc:** Lucy Shomall  
**Subject:** CONFIDENTIAL RE: LVRP: Lea Bridge Road masterplan  
**Importance:** High

Hi [REDACTED] and Will

As you may know the Authority's preferred site for the development of a twin pad to replace the existing venue on Lea Bridge road would involve the redevelopment of the existing site. The Authority see the Masterplanning work as the ideal vehicle to ensure that the scheme is integrated into a broader context where all spatial relationships can be assessed. The Masterplan would also allow the Authority an opportunity to identify site for 'enabling development' to support the capital investment required. Adoption of the Masterplan would establish policy support for what could prove to be a controversial set of proposals.

During the last week Shaun Dawson, CE of the Authority, has been in contact with Martin and the outcome of these exchanges is an understanding that we must work in partnership to achieve the delivery of this new venue. The development of a new twin pad in this location will bring many benefits to the Borough by significantly increasing the 'offer' of the existing centre for the benefit of locals and Londoners. It will create a national and international visitor destination resulting in additional jobs and enhance a well-loved community asset. In this way both Shaun and Martin recognise that the new centre can be a 'hub' to the regeneration of the area.

Although a meeting is scheduled between Martin, Lucy, Shaun and the team here for the end of the month in your TH it is important that I meet with your consultant team asap (rather than a telephone interview) to outline the potential parameters of the new centre and likely scale of enabling development. Neither party can lose this opportunity.

Officers from the Authority will be conducting a series of public information sessions with local groups and users of the centre on 27<sup>th</sup> and 30<sup>th</sup> April and it is important that we are clear here on what has already been made public on the masterplan – what has been said by your team (if anything) and what are the expectations for local people?

Please ring me on 01992 -709828.

Best wishes

**From:** [REDACTED]  
**Sent:** 11 April 2016 13:45  
**To:** Wilkinson, Stephen  
**Cc:** [REDACTED]@am-up.com); [REDACTED]@am-up.com); [REDACTED]  
[REDACTED]@alliesandmorrison.com); Will Teasdale  
**Subject:** LVRP: Lea Bridge Road masterplan

Hi Stephen

As Will has confirmed the end date for the Lea Bridge and Leyton Master Plan commission remains as per the ITT documentation ie: July 2016.

The engagement process planned for key stakeholders including the Lea Valley Regional Park will involve preliminary 1-2-1 phone interviews with the Master Planning team in advance of a stakeholder workshop. The date for this is being finalised and will be between 29<sup>th</sup> April and 6<sup>th</sup> May in central London with LVRP being invited to the event.

The Allies and Morrison multi-disciplinary team is being led by [REDACTED] and [REDACTED] (copied into this e-mail) and they will be in touch shortly to arrange the phone interview in advance of the workshop.

At this stage, preliminary research and information gathering is taking place, building on recent early engagement work in the Lea Bridge area, together with engagement work due shortly in the Leyton area.

A public consultation exhibition is planned towards the end of the Master Planning process (currently scheduled for late June) with final details to be confirmed. In terms of messaging and information for LVRP engagement exercises in the interim, we'd be grateful if any draft text referring to the Master Planning process could be shared and agreed with LBWF to ensure continuity and co-ordination.

I hope that this information answers your query and look forward to seeing you at the Stakeholder event.

[REDACTED]  
Sustainable Development Manager

Regeneration Service

London Borough of Waltham Forest

Room G08, Sycamore House

Waltham Forest Town Hall complex

Forest Road, Walthamstow

London E17 4JF

[REDACTED]

---

**From:** Will Teasdale

**Sent:** 08/04/2016 16:50

**To:** Wilkinson, Stephen

**Subject:** RE: Lea Bridge Road masterplan

Hi Stephen

Thanks for the email and confirmation of the plan which is welcomed. The masterplan commission is underway and one of the first stakeholders A&M are tasked with talking to is LVRPA, both individually and as part of wider stakeholder meetings. The start of the commission slipped slightly, but the overall programme remains the same. I will get [REDACTED] to confirm dates to you on Monday.

Kind regards  
Will

Will Teasdale  
Head of Strategic Regeneration  
020 8496 4207

Sent from my Windows Phone

---

**From:** Wilkinson, Stephen  
**Sent:** 08/04/2016 16:04  
**To:** Will Teasdale  
**Subject:** Lea Bridge Road masterplan

Hi Will

As you know the Authority has decided to redevelop the site of the existing Ice centre for a new twin pad. A meeting will be held later this month with Martin and Lucy with the Authority's team to chart a way forward.

The Authority will be briefing key stakeholders such as Sport England and sections of the local community shortly.

As I need to brief the team here on the Masterplan it would be useful for us to understand where the LBR master planning exercise is at in terms of public awareness and to know what we can and cannot say in public forum/with key stakeholders at this stage.

From the brief I have seen included in the ITT it would seem that the programme has already slipped. Are you able please to update me on all the key stages leading to adoption of the Plan's proposals.

Please respect that the Authority's position is not yet publicly known.

Best wishes

**Stephen Wilkinson BA, BPI, Dip LA, MBA, MRTPI**  
**Head of Planning and Strategic Partnerships**



Direct Line: 01992 709 828 Mobile: [REDACTED]

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**From:** Wilkinson, Stephen [mailto:swilkinson@leevalleypark.org.uk]

**Sent:** 12 April 2016 13:34

**To:** [REDACTED]

**Cc:** [REDACTED]@am-up.com; Will Teasdale, [REDACTED]; [REDACTED]; [REDACTED]

**Subject:** RE: CONFIDENTIAL - Lea Bridge masterplan

Hi [REDACTED]

We can make Monday 18<sup>th</sup> April at 2.00pm in your offices

I will send out a draft agenda by Friday

Please send directions to your offices

Best wishes

**From:** [REDACTED] [mailto:[REDACTED]@alliesandmorrison.com]

**Sent:** 12 April 2016 11:45

**To:** [REDACTED] Wilkinson, Stephen

**Cc:** [REDACTED]@am-up.com; Will Teasdale (Will.Teasdale@walthamforest.gov.uk); [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]

**Subject:** Re: CONFIDENTIAL - Lea Bridge masterplan

Stephen,

We have identified a number of options next week where both members of our team from Allies and Morrison and GL Hearn would be available to meet with you.

Could you let me know your availability for the following options:

Tuesday 19th - 2pm

Tuesday 19th - 4pm

Monday 18th - pm

I look forward to hearing from you,

Best regards

[REDACTED]

On 11 April 2016 at 17:14, [REDACTED] <[REDACTED]@alliesandmorrison.com> wrote:

Hi Stephen

That should be fine. Thank you for flexibility in coming to our offices. Leave it with me and we will come back with suggested dates asap.

Many thanks

[REDACTED]

Sent from my iPhone

On 11 Apr 2016, at 17:07, Wilkinson, Stephen <[swilkinson@leevalleypark.org.uk](mailto:swilkinson@leevalleypark.org.uk)> wrote:

Hi [REDACTED]

Will has given me your contact details to enable the Authority to meet up with you as part of the above. I understand that this may depart from your agreed programme but it is essential that we meet to discuss the future potential of our significant area of land holdings in this area. Central to this are our proposals to redevelop the site of the existing Ice centre for a new larger (twinpad) which will continue to cater for both the local catchment and an international market.

Could you supply me with some dates when we could meet. We would be happy to meet in your offices unless you wish to trek out to the delights of our offices in north Enfield.

Best wishes

**Stephen Wilkinson BA, BPI, Dip LA, MBA, MRTPI**

**Head of Planning and Strategic Partnerships**

Direct Line: 01992 709 828    Mobile: [REDACTED]

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[REDACTED]  
**Allies and Morrison**

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**From:** [REDACTED]  
**Sent:** 22 April 2016 14:31  
**To:** [REDACTED], Wilkinson, Stephen  
**Cc:** [REDACTED]@am-up.com, [REDACTED]  
**Subject:** RE: Draft Agenda for next weeks meeting

Hi [REDACTED]

Nothing to add from me.

[REDACTED]

Sustainable Development Manager  
Regeneration Service  
London Borough of Waltham Forest

Room G08, Sycamore House  
Waltham Forest Town Hall complex  
Forest Road, Walthamstow  
London E17 4JF

[REDACTED]

**From:** [REDACTED] [mailto:[REDACTED]@alliesandmorrison.com]  
**Sent:** 22 April 2016 14:01  
**To:** Wilkinson, Stephen; [REDACTED]  
**Cc:** [REDACTED]@am-up.com; [REDACTED]  
**Subject:** Re: Draft Agenda for next weeks meeting

Hi Stephen,

Many thanks for sending through this proposed agenda. We are happy with these points.

[REDACTED] - do you have anything to add?

Best regards

[REDACTED]

On 20 April 2016 at 14:05, Wilkinson, Stephen <[swilkinson@leevalleypark.org.uk](mailto:swilkinson@leevalleypark.org.uk)> wrote:

Dear all

Please see below the areas I would like to cover for our meeting:

- Allies and Morrison – outline their brief
- LBWF priorities for the Area
- Summary outputs of other studies – employment land/housing and GB/MoL
- Our aspirations following next weeks meeting
- Other sites – Academy Trust on TW land
- Options for more detailed work

Please add anything you wish by cop on Friday to guide our meeting.

Best wishes

**Stephen Wilkinson BA, BPI, Dip LA, MBA, MRTPI**

**Head of Planning and Strategic Partnerships**

Direct Line: 01992 709 828    Mobile: [REDACTED]

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**From:** Roberts, Stephen [mailto:sroberts@leevalleypark.org.uk]

**Sent:** 27 April 2016 13:50

**To:** [redacted]; Wilkinson, Stephen

**Cc:** [redacted]; [redacted]; [redacted]@glhearn.com; [redacted]

**Subject:** RE: Leyton and Lea Bridge Stakeholder Workshop

Hi [redacted],

Thanks for hosting this morning's meeting, and taking us through the scope of your masterplanning commission. Stephen and I hope you now have a reasonable insight into our plans for the Ice Centre redevelopment, and the enabling development that will be required in support of this.

Thanks too for your invitation to the stakeholder meeting on the 13<sup>th</sup>, which I would like to accept.

Stephen

**Stephen Roberts – Head of Property Services**

Tel: Direct 01992 709814 , Mobile [redacted]

Lee Valley Regional Park Authority

Myddelton House, Bulls Cross, Enfield, Middx EN2 9HG

**From:** [redacted] [mailto:[redacted]@am-up.com]

**Sent:** 27 April 2016 12:10

**To:** Wilkinson, Stephen; Roberts, Stephen

**Cc:** [redacted]; [redacted]; [redacted]@glhearn.com; [redacted]

**Subject:** Leyton and Lea Bridge Stakeholder Workshop

Dear Stephen and Stephen,

Many thanks to both of you for a good discussion this morning. We really appreciate your time and input.

As discussed we would like you to join us for a stakeholder workshop on 13 May - please see the invitation below. Please do extend the invitation to [REDACTED] and [REDACTED] as appropriate and let me know who will be attending.

### Invitation

The London Borough of Waltham Forest has recently commissioned a masterplan study for the Leyton and Lea Bridge area. This masterplan study will build on a set of evidence base studies, including the two place-shaping studies carried out for Leyton and Lea Bridge over the last year.

The Council has appointed a team led by Allies and Morrison Urban Practitioners to prepare the study. As part of the first stage of work, the client and consultant teams are keen to engage with an initial set of key stakeholders to understand and test the issues and opportunities for Leyton and Lea Bridge.

We have identified you as a key strategic stakeholder and are therefore pleased to invite you to a stakeholder workshop on Friday 13th May at Allies and Morrison's offices on Southwark Street. The workshop will run from 2.30 to 5.00pm and will include a presentation on the early findings of the masterplan project and workshop sessions to discuss the opportunities the area presents.

We would be most grateful if you could RSVP to this email at your earliest convenience to let us know if you are able to join us. We will then issue a diary invite.

If you have any queries please do not hesitate to contact me.

Kind regards,

[REDACTED]

  
Associate Director

**Allies and Morrison**

85 Southwark Street

London SE1 0HX

telephone 020 7921 0100

[alliesandmorrison.com](http://alliesandmorrison.com)

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