

11

**From:** Lucy Shomali  
**Sent:** 06 May 2016 16:49  
**To:** Wilkinson, Stephen  
**Subject:** RE: Lea Bridge and the Authority's proposals for the Ice centre and enabling development

Hi Stephen

Can we have a chat on the phone next week about best way to engage with the GLA. We need to present a joined up vision.

Thanks

Lucy

---

**From:** Wilkinson, Stephen [swilkinson@leevalleypark.org.uk]  
**Sent:** 04 May 2016 09:30  
**To:** Lucy Shomali  
**Subject:** Lea Bridge and the Authority's proposals for the Ice centre and enabling development

Hi Lucy

Further to last week's useful meeting I am writing to see if you could arrange through your offices a meeting with Colin Wilson of the GLA. I had originally sought to meet him in January but because he was on leave could only see one of his team, [REDACTED]. I circulated my note of the meeting to Jonathan and was assured that he had discussed its contents with Colin. In short the GLA view is that the redevelopment of the twin pad on the site of the existing centre could be justified under the 'exceptions' identified in MOL Policy. Regarding 'enabling' development whilst controversial it could possibly be allowed as long as the capital raised was proportionate to the Total Cap Ex.

I understand that the GLA will be present at the 'stakeholder' meeting next week which is being hosted by Allies Morrison. It may be that you don't consider a meeting with Colin is necessary or at least not until the dust has settled after the Mayoral elections when a clear understanding of new policy directions may become clearer.

Please advise

**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

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**From:** [REDACTED]  
**Sent:** 02 June 2016 16:30  
**To:** Wilkinson, Stephen  
**Cc:** Sandra Fryer  
**Subject:** Lea Bridge Road & LVRP Workshop

Hi Stephen

Having discussed your request with both Lucy and Allies & Morrison we thought it would be helpful to have the first meeting as a working group in a 2 hour workshop format as part of the existing Master Plan commission.

As you'll appreciate, Lucy's diary is very busy so the date proposed is Monday 27<sup>th</sup> June 12-2pm here at our offices at Sycamore House.

I hope that this is convenient and I'd be grateful if you could please confirm who will be attending from LVRP.

The LBWF representatives will be myself, Lucy, Sandra Fryer and [REDACTED] from our Spatial Planning team. [REDACTED] and [REDACTED] will attend from Allies & Morrison.

Hope to hear from you soon.

[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

020-8496-6795

**From:** Wilkinson, Stephen [<mailto:swilkinson@leevalleypark.org.uk>]  
**Sent:** 24 May 2016 09:39  
**To:** [REDACTED]  
**Subject:** RE: Lea Bridge Road

Thanks

**From:** [REDACTED]  
**Sent:** 24 May 2016 08:51  
**To:** Wilkinson, Stephen  
**Cc:** [REDACTED] ([\[REDACTED\]@am-up.com](mailto:[REDACTED]@am-up.com)); Sandra Fryer  
**Subject:** RE: Lea Bridge Road

Hi Stephen

As an update, I have received confirmation from Lucy as to who she wants to attend – but am awaiting confirmation on dates from her diary which is dependent on another meeting.

I will come back to you once this is resolved.

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

**Sent:** 23 May 2016 17:30

**To:** [REDACTED]

**Cc:** [REDACTED]@am-up.com); Sandra Fryer

**Subject:** RE: Lea Bridge Road

**Importance:** High

Hi [REDACTED]

Please see below.

How are things progressing on setting this meeting up?

Please send some dates over from your team and I will ensure I can attend

Best wishes

**From:** Lucy Shomali [<mailto:Lucy.Shomali@walthamforest.gov.uk>]  
**Sent:** 16 May 2016 11:58  
**To:** Wilkinson, Stephen  
**Cc:** [REDACTED] ([REDACTED]@am-up.com), [REDACTED] Sandra Fryer  
**Subject:** RE: Lea Bridge Road

Hi Stephen

As discussed on Friday I will ask [REDACTED] to convene a meeting so we can discuss the best way to proceed with this work.

[REDACTED] – please can you get this set up.

Kind 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:** 15 May 2016 18:04  
**To:** Lucy Shomali

Cc: [REDACTED]@am-up.com)

**Subject:** Lea Bridge Road

**Importance:** High

Hi Lucy

Thanks for a useful meeting on Friday. I had a quick word with [REDACTED] after the meeting re the possibility of AM carrying out some discrete work on the 'back' of your commission. This could focus on:

- reviewing the locations where the functions of the Waterworks building ie ranger base, entrance to the Essex FBs etc could be best re-located around LBRd on the Authority's estate
- a review of areas such as the former golf course to see whether this could be best integrated into the wider landscapes of the Park.

I understand from [REDACTED] that within her commission there is provision for more detailed studies. I would suggest that the above could be one such area and the Authority would pay.

I would appreciate any views you may have on this suggestion.

Best wishes and enjoy tomorrow!

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**From:** Wilkinson, Stephen [mailto:swilkinson@leevalleypark.org.uk]  
**Sent:** 24 June 2016 10:03  
**To:** [redacted]; [redacted] ([redacted]@am-up.com); Jonathan Martin  
**Cc:** Lucy Shomali; Roberts, Stephen; [redacted]  
**Subject:** Narrative for Authority sites on LBRoad

Hi

In advance of Mondays meeting please find attached a short narrative which articulates the Authority's aspirations for the masterplan; this has been derived from officer level discussions and includes input from officers from the Leisure Trust. I am, however, aware that the Trust may have already written to you and there may be some divergence between the attached and their comments. However as a statutory consultee, land owner and funder of last resort I believe the attached has primacy. Issues such as the 'enabling development' for the WaterWorks site have not been shared outside the Authority or Trust discussions. We accept that, if you are satisfied with its content, then through the masterplan process these matters are likely to become public.

I am intending to articulate these in a plan which should be ready for Monday.

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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**Lea Bridge Road – input to masterplanning exercise for Lea Bridge Road and Leyton.**

Lea Bridge Road is a key destination within Lee Valley Regional Park providing a varied and contrasting range of parklands and venues which mark the area's significance for nature conservation and leisure. The Authority owns large areas of the parklands and the venues along the road. The area attracts 1.5m visits each year.

Lee Valley Regional Park Authority (LVRPA) aims to provide high class sporting, leisure and recreation facilities and, with its venue management partner, Vibrant Partnerships, works in partnership with local councils and other partners, to create destinations for people to enjoy. We firmly believe that the area's venues and open spaces can provide the necessary active leisure and recreation activities and access to nature sites that will complement the aspirations of LB of Waltham Forest to regenerate this area for housing and jobs.

The Authority has just agreed that the site of the existing ice centre will be redeveloped as a twin pad involving capital expenditure of between £27-32m.

**Award winning open spaces**

The Authority manages the extensive areas of open spaces; many are rich in biodiversity including Leyton Marsh, Walthamstow Marshes (SSSI) and the Essex and Middlesex filter beds. Large parts of these sites fall within a Site of Metropolitan Interest for Nature Conservation and are designated as Metropolitan Open Land. These areas are unrivalled in their importance given their high ecological values and location in affording access to nature and opportunities for passive recreation.

These sites could benefit from additional investment achieved through enabling development at the WaterWorks Centre.

**World Class Venues**

Vibrant Partnerships is the trading name of Lee Valley Leisure Trust, a charitable organisation which manages and operates the venues of the Lee Valley Ice Centre, Lee Valley Riding Centre and WaterWorks Centre on Lea Bridge Road and other venues including Lee Valley VeloPark and Lee Valley Hockey and Tennis Centre on Queen Elizabeth Olympic Park, together with many other sport and leisure facilities in Lee Valley Regional Park.

Vibrant Partnerships is a partner in the regeneration and evolution of Lea Bridge Road. It can contribute not only to planning, but also to the operation of new projects to test emerging markets and change perceptions of the area. In addition it can offer advice from an expert point of view, on the operation of leisure facilities in the area and the contribution they can make to creating a successful 'new destination' in this location.

**WaterWorks Centre**

The future of this site has not been determined since the closure of the golf course in 2012. The north-eastern section of the site, comprising the car park and facilities building could be redeveloped for 'enabling' mixed use development comprising hotel and/or residential use given its location close to the new railway station. Existing facilities including the ranger base can be replaced on other adjacent sites owned by the Authority.

To the south of the existing building large areas of the former par 3 golf course have considerable potential to be developed as meadow grassland fulfilling its original role as part

The site is owned by the Authority but the LV Hockey and Tennis Centre is managed by Vibrant Partnerships. The national governing bodies, English Hockey the Lawn Tennis Association and Tennis Foundation aspire to develop the site as centres of excellence designed for all entry levels to their respective sports. Only land at the apex of the site is vacant and this site has outline planning permission for a five a side football platform. This use may be developed on this site in the interim pending a review of the scope for further visitor accommodation designed to complement the wider offer for sport and recreation serving the Queen Elizabeth Olympic Park and the Regional Park.

**From:** [REDACTED]  
**Sent:** 24 June 2016 14:00  
**To:** Wilkinson, Stephen  
**Cc:** [REDACTED]  
**Subject:** RE: Mondays meeting

Hi Stephen

Already done.

Thanks

[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:** Wilkinson, Stephen [<mailto:swilkinson@leevalleypark.org.uk>]  
**Sent:** 24 June 2016 13:59  
**To:** [REDACTED]  
**Subject:** RE: Mondays meeting

Thanks

Can you ensure the narrative I sent up this morning is circulated to all attendees

**From:** [REDACTED]  
**Sent:** 24 June 2016 13:47  
**To:** Wilkinson, Stephen  
**Cc:** [REDACTED]  
**Subject:** RE: Mondays meeting

Hi Stephen

The workshop is 12-2pm on Monday in Sycamore House room G11C.

I will be on leave and my colleague, [REDACTED] will be attending this session in my place – along with Lucy, Sandra Fryer and Will Teasdale.

Please can you ask for [REDACTED] when you get to Sycamore House reception.

Thanks

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

**Sent:** 24 June 2016 13:41

**To:** [REDACTED]

**Subject:** Mondays meeting

Please confirm that this is at 12-2.00pm and is in the T hall

**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:** 07 July 2016 11:02  
**To:** Colin Wilson ([Colin.Wilson@london.gov.uk](mailto:Colin.Wilson@london.gov.uk))  
**Cc:** [REDACTED]@london.gov.uk; Lucy Shomali; [REDACTED]  
**Subject:** FW: Lea Bridge Road  
**Importance:** High

Hi Colin

Please see below.

Are you able to respond please

**From:** Wilkinson, Stephen  
**Sent:** 27 June 2016 15:36  
**To:** Colin Wilson ([Colin.Wilson@london.gov.uk](mailto:Colin.Wilson@london.gov.uk))  
**Cc:** 'Lucy Shomali'  
**Subject:** Lea Bridge Road  
**Importance:** High

Hi Colin

The Authority has now determined that the redeveloped Ice centre will be located on the existing site on Lea Bridge Road. We are working closely with the team at LBWF as part of the master planning commission led on by AM. Consultants will shortly be appointed by the Authority to develop initial feasibility work through Stages 0-7 of the RIBA plan of work. They will proceed working to stages 0-2 until February 2017. This will allow time to consider the funding options.

I will send over later today a narrative on the Authority's ideas for the future of its spaces linked to the new twin pad as a catalyst and a schematic plan of how things could improve. The cap ex for the new twin pad will rely on the release of value from the existing WaterWorks centre facility; this could be for an hotel/residential and maybe industrial. Our preference is for the most lucrative.

Clearly given the Council's growth agenda and our own funding requirements if we are to justify a paradigm shift in the area around LB Road to ensure it supports the Council's regeneration programme we need to explore areas for new investment in the open spaces as well as the new venue. Clearly there is a lot to explore here especially with the potential for release of MOL and we need to identify that the new vibe is within City Hall re the GB and MOL since Mayor Khan assumed office.

I would like a meeting before 27<sup>th</sup> July to iron out what your views on the potential for release of MOL could be.

Possible dates free at the moment –

5<sup>th</sup> pm only

11<sup>th</sup> pm only

12<sup>th</sup> am only

15<sup>th</sup> - all day

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:** Jonathan Martin  
**Sent:** 18 August 2016 22:39  
**To:** Wilkinson, Stephen  
**Cc:** Will Teasdale  
**Subject:** RE: L B Road masterplan

Hi Stephen,

I am about to go on two weeks holiday so I have asked colleagues to provide you with the timelines for LBR masterplan.

I have also alerted Lucy to the tender documents that should be with us.

regards

Jonathan

**Jonathan Martin, B.Sc., MRICS**  
Director, Investment and Delivery  
London Borough of Waltham Forest

Direct line: 020 8496 6749 | extn: 6749

Mobile: 07967 589177

E-mail: [jonathan.martin@walthamforest.gov.uk](mailto:jonathan.martin@walthamforest.gov.uk)

Twitter: @wfcouncil

Website: [www.walthamforest.gov.uk](http://www.walthamforest.gov.uk) | [www.investwalthamforest.com](http://www.investwalthamforest.com)

**Our ambition is that everybody in Waltham Forest enjoys a quality life.**

**From:** Wilkinson, Stephen [<mailto:swilkinson@leevalleypark.org.uk>]  
**Sent:** 18 August 2016 17:16  
**To:** Jonathan Martin  
**Cc:** Will Teasdale  
**Subject:** L B Road masterplan  
**Importance:** High

Hi Jonathan


Are you able to update me on timelines for the above please. You should by now have received copies of the tenders received for the Ice centre.

Hope all is OK

Best wishes

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

**Head of Planning and Strategic Partnerships**

Direct Line: 01992 709 828    Mobile: 

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

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**Sent:** 23 August 2016 11:54  
**To:** [REDACTED]  
**Cc:** [REDACTED]@am-up.com)  
**Subject:** Masterplan - Detailed development briefs

Hi [REDACTED]

I have just spoken with Sandra who is keen to set up a meeting at the offices of A/M to allow me to see the draft briefs for the station hub at Lea Bridge Road and the Ice hub.

Are you able to send some dates over please to enable me to see these before they are shared with the wider stakeholder group consultation; this is essential.

Hope you had a good summer and 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:** 04 September 2016 20:37  
**To:** [REDACTED]; Sandra Fryer  
**Subject:** Master plan for LB Road

Dear both

Could we meet to discuss your initial ideas which I understand have been drafted for the two hubs at the Ice centre and the Waterwork site asap please.

Best wishes

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**From:** Wilkinson, Stephen [mailto:swilkinson@leevalleypark.org.uk]  
**Sent:** 14 September 2016 11:11  
**To:** Lucy Shomali  
**Subject:** RE: Ice centre and masterplanning

Hi Lucy

I still haven't heard from your team. Any chance of a call before 1.00pm please?

Best wishes

**From:** Lucy Shomali [mailto:Lucy.Shomali@walthamforest.gov.uk]  
**Sent:** 08 September 2016 16:19  
**To:** Wilkinson, Stephen  
**Subject:** RE: Ice centre and masterplanning

Hi Stephen

Yes, will do.

Regards

Lucy

**Lucy Shomali**

Director of Regeneration and Growth

London Borough of Waltham Forest

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

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Website: [www.walthamforest.gov.uk](http://www.walthamforest.gov.uk)

Twitter: [@wfcouncil](https://twitter.com/wfcouncil)

Our ambition is that everybody in Waltham Forest enjoys a quality life.

Alternative contact: [REDACTED]

Email: [REDACTED]

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

**Sent:** 08 September 2016 16:12

**To:** Lucy Shomali

**Subject:** Ice centre and masterplanning

**Importance:** High

Hi Lucy

Both Shaun and I were keen to catch up at tomorrows meeting on the masterplanning work. I spoke briefly to Sandra several weeks ago when she rang from France. I have since emailed both [REDACTED] and Sandra to find out progress on the future of the Waterworks site and on some work which I believe is in draft on the Ice centre?

Are you able to get one of your team, please to contact me either by email or by phone on [REDACTED]

Best wishes

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**From:** Dawson, Shaun [mailto:sdawson@leevalleypark.org.uk]  
**Sent:** 21 September 2016 10:57  
**To:** Lucy Shomali  
**Cc:** Bromberg, Stephen  
**Subject:** Lexington Contact  
**Importance:** High

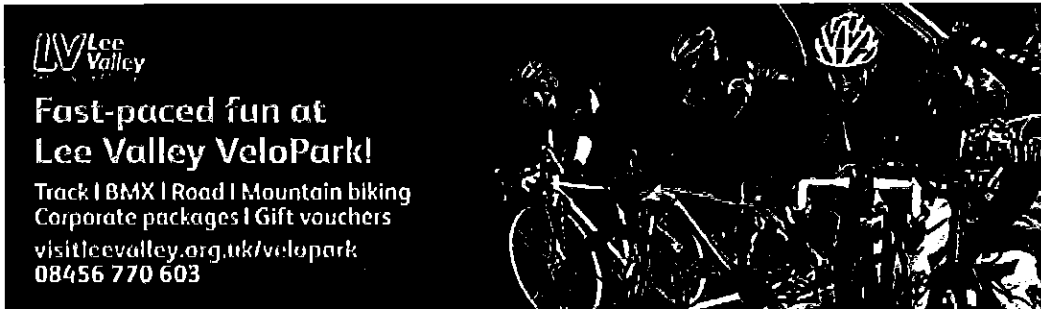
Hi Lucy

Good to see you on Mon and thanks for sharing the master planning work to date.

Martin mentioned the comms agency that you have brought on board to develop the narrative around the LBR master plan. We agreed that the LV needs to into this narrative. Can you please either forward Lexington's contact details to our Head of Comms Stephen Bromberg (copied in) or ask them to contact him this week.

Many thanks

Shaun



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