

From: Wilkinson, Stephen [mailto:swilkinson@leevalleypark.org.uk]  
Sent: 04 January 2017 22:21  
To: Jane Custance  
Subject: Ice centre design workshop - Thursday 19/1 at 9.00am

Hi Jane  
Happy New Year!  
A design workshop has been set up for the above time and date in our offices in Myddelton House by Wrenbridge.  
I accept this is short notice but are you able to attend please ?  
Best wishes

Sent from my iPhone

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**From:** Jane Custance  
**Sent:** 09 January 2017 15:09  
**To:** Bromberg, Stephen (SBromberg@leevalleypark.org.uk)  
**Cc:** 'Dawson, Shaun' (sdawson@leevalleypark.org.uk)  
**Subject:** RE: Neighbourhood Forum - The Score, this evening

Hello

Sorry just pushed the send button accidentally!

I thought it would be useful to touch base before the meeting this evening.

As you know there is a petition "Save the Lea Valley Marshes" and in consultation so far this has been one of the key issues raised.

Cllr Miller will be chairing the meeting and we will have a Q&A at the end of the presentation. I think it's best if any questions about the Park Authority's strategy are directed to you.

Our line, as you know, has been that in order to enhance the leisure facilities in the Park, together with improvement to the ecology, landscape and accessibility of the park, some enabling development is required. We are therefore testing the option of developing on the Waterworks site. This is brownfield land and an underused facility.

I think that we will probably end up reducing the area by removing the pitch and putt space, as this is green field land – however, that all needs to be tested through a planning justification.

On that point I think it would be useful to meet up separately to discuss how we take the work forward following the consultation.

I'll be here until 5 – then at The Score from 6.

Kind regards

Jane

**Jane Custance**

**Director of Strategic Planning and Development**

**London Borough of Waltham Forest**

**Sycamore House, Town Hall Complex, Forest Road, E17 4JF**

**Direct line: 020 8496 5299**

**Mobile: 07814 661717**

**E-mail: [jane.custance@walthamforest.gov.uk](mailto:jane.custance@walthamforest.gov.uk)**

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

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

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**From:** Jane Custance

**Sent:** 09 January 2017 15:03

**To:** Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk))

**Cc:** 'Dawson, Shaun' ([sdawson@leevalleypark.org.uk](mailto:sdawson@leevalleypark.org.uk))

**Subject:** Neighbourhood Forum - The Score, this evening

**Jane Custance**

**Director of Strategic Planning and Development**

**London Borough of Waltham Forest**

**Sycamore House, Town Hall Complex, Forest Road, E17 4JF**

**Direct line: 020 8496 5299**

**Mobile: 07814 661717**

**E-mail: [jane.custance@walthamforest.gov.uk](mailto:jane.custance@walthamforest.gov.uk)**

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

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

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(36)

**From:** Wilkinson, Stephen [mailto:swilkinson@leevalleypark.org.uk]  
**Sent:** 09 January 2017 15:18  
**To:** Jane Custance  
**Subject:** Meeting of 19/1

Hi Jane


Happy New Year

Further to my email to you last week I can confirm that the above has been cancelled. I will ensure that your ore included on the project team mailing invite in future.

Best wishes

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

**Head of Planning and Strategic Partnerships**

Direct Line: 01992 709 828    Mobile: 

Lee Valley Regional Park Authority

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

Tel: 01992 717711    Fax: 01992 788623

[www.leevalleypark.org.uk](http://www.leevalleypark.org.uk)

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**From:** Wilkinson, Stephen [mailto:swilkinson@leevalleypark.org.uk]  
**Sent:** 09 January 2017 16:33  
**To:** Jane Custance  
**Subject:** RE: Ice centre project group

Thanks – you should be on the list from herein and will get more advanced notice.

**From:** Jane Custance [mailto:Jane.Custance@walthamforest.gov.uk]  
**Sent:** 09 January 2017 16:33  
**To:** Wilkinson, Stephen  
**Subject:** RE: Ice centre project group

Stephen

No sorry I already have another meeting then.

Jane

**Jane Custance**

Director of Strategic Planning and Development

London Borough of Waltham Forest

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

Direct line: 020 8496 5299

Mobile: 

E-mail: [jane.custance@walthamforest.gov.uk](mailto:jane.custance@walthamforest.gov.uk)

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

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

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**From:** Wilkinson, Stephen [mailto:swilkinson@leevalleypark.org.uk]  
**Sent:** 09 January 2017 16:14  
**To:** Jane Custance  
**Subject:** Ice centre project group  
**Importance:** High


Hi Jane

We are having a meeting on Monday 16/1 at 10.30-1.00pm at our offices here in Myddelton House to kick off the project with the project team Are you able to attend please despite the short notice?

Best wishes

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

**Head of Planning and Strategic Partnerships**

Direct Line: 01992 709 828 Mobile: 

Lee Valley Regional Park Authority

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

Tel: 01992 717711 Fax: 01992 788623

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**From:** Wilkinson, Stephen [mailto:swilkinson@leevalleypark.org.uk]  
**Sent:** 10 January 2017 16:54  
**To:** Jane Custance  
**Cc:** Dawson, Shaun; [REDACTED]  
**Subject:** RE: Lee Valley  
**Importance:** High

Jane

Reading the email trail below I understand that Faulkners are only seeking an update from [REDACTED] and/or [REDACTED] on the suggested approach advocated in the draft Vision document to inform their initial work in scoping out the context for the new ice centre. If they require their time to be covered for this meeting then we can draw from budget here.

Once the Vision is agreed by your Cabinet and assuming that the main components re the Ice centre and the proposed housing at the Waterworks are included in the adopted Vision we intend to retain AM to carry out further more detailed master planning work. I understand that this is the approach you will be adopting for other 'sensitive' areas of the Lea Valley Eastside. I acccept that we need to draft the terms of engagement in advance.

Although I have yet to draft our report covering our consultation response to your Vision document it will substantiate why we support the release of land from the MOL, namely to fund a redeveloped and enhanced ice centre etc. Whilst your Vision document doesn't make this connection explicit it is assumed by most parties that this is why we are taking this approach.

Are you able for me to contact [REDACTED] and [REDACTED] to assure them on the above?

Happy to discuss further ?

**From:** Jane Custance [mailto:Jane.Custance@walthamforest.gov.uk]  
**Sent:** 10 January 2017 16:36  
**To:** Wilkinson, Stephen  
**Cc:** Dawson, Shaun  
**Subject:** FW: Lee Valley

Stephen

I've been forwarded this by [REDACTED]

Not sure if you want a briefing from Allies – or if you want to pick this up at the meeting you are trying to arrange for 26-01.

I think what's needed is for your team to be able to properly justify proposals for inappropriate development on MOL as part of a comprehensive strategy of improvement and enhancement of sporting facilities as well as improvements to the park itself – as previously advised.

Any briefing would be beyond the scope of work we have agreed with them.

Jane

**Jane Custance**

Director of Strategic Planning and Development

London Borough of Waltham Forest

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

Direct line: 020 8496 5299

Mobile: [REDACTED]

E-mail: [jane.custance@walthamforest.gov.uk](mailto:jane.custance@walthamforest.gov.uk)

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

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

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**From:** Carolyn Seymour  
**Sent:** 10 January 2017 10:57  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Jane Custance  
**Subject:** Re: Lee Valley

Hi Jane.

Jane Custance is the LBWF lead for this work. Copied into this email. I'm sure she'll come back with availability.

Can also discuss at the exhibition this afternoon.

Hope that's ok.

Thanks  
[REDACTED]

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** [REDACTED] <[REDACTED]@alliesandmorrison.com>  
**Date:** 10/01/2017 10:46 (GMT+00:00)  
**To:** [REDACTED] <[REDACTED]@walthamforest.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@am-up.com>  
**Subject:** Fwd: Lee Valley  
[REDACTED]

Please see email below from LVRP's architects.

Can you let me know how you'd like me to respond. Would you or someone from LBWF prefer to be at the meeting?

I'll be with you this afternoon at Lammas School so we can chat then.

Kind regards,

[REDACTED]

[REDACTED]  
[REDACTED]

Allies and Morrison

85 Southwark Street

London SE1 0HX

[REDACTED]

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

----- Forwarded message -----

From: [REDACTED] <[REDACTED]@faulknerbrowns.co.uk>

Date: 10 January 2017 at 10:44

Subject: Lee Valley

To: "[REDACTED]@alliesandmorrison.com" <[REDACTED]@alliesandmorrison.com>

Hi [REDACTED]

I am emailing on behalf of [REDACTED] one of our Project Directors, who is currently working on developing a new ice centre for Lee Valley Park Authority. We have been asked to arrange a briefing session with you in regard to the master planning work you have been doing in the Lee Valley before getting too far into planning the new ice centre.

Please could you advise when you have availability over the next few weeks for this briefing? [REDACTED] would be happy to come to your offices in London, or we could arrange a Skype/conference call if you feel this would be appropriate. [REDACTED] from Wrenbridge (the Project Managers for the ice centre project) may also attend the meeting so I will coordinate with her as well.

Kind Regards,

**FAULKNERBROWNS  
ARCHITECTS**

Dobson House, Northumbrian Way, Killingworth, Newcastle, Tyne and Wear, NE12 6QW

[info@faulknerbrowns.co.uk](mailto:info@faulknerbrowns.co.uk) | T: [REDACTED] | F: [REDACTED]

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39.1

**From:** Lucy Shomali  
**Sent:** 11 January 2017 10:15  
**To:** 'Bromberg, Stephen'; [REDACTED]  
**Cc:** [REDACTED], Jane Custance; [REDACTED]  
**Subject:** RE: Lea Valley Eastside plan - my comments

[REDACTED]

I'm fine with this but it must be run past Cllr Coghill before it goes out.

Thanks

Lucy

**Lucy Shomali**

Director of Regeneration and Growth

London Borough of Waltham Forest

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

Direct line: 020 8496 6734

Mobile: [REDACTED]

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

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

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

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Alternative contact: EA - [REDACTED], Tel: [REDACTED]

Email: [REDACTED][@walthamforest.gov.uk](mailto:[REDACTED]@walthamforest.gov.uk)

**From:** Bromberg, Stephen [mailto:SBromberg@leevalleypark.org.uk]  
**Sent:** 11 January 2017 10:06  
**To:** [REDACTED]  
**Cc:** Lucy Shomali; [REDACTED]; Jane Custance; [REDACTED]  
**Subject:** RE: Lea Valley Eastside plan - my comments

Hi

I've made a couple of changes – just getting sign off at this end, will be with you v shortly

thanks

Stephen

**Stephen Bromberg - Head of Communications**

Tel: 01992 709 881 Mob [REDACTED]

Lee Valley Regional Park Authority  
Myddelton House, Bulls Cross, Enfield, Middlesex EN2 9HG  
Tel: 01992 717 711 Fax: 01992 719 937 Web: [visitleevalley.org.uk](http://visitleevalley.org.uk)

**From:** [REDACTED] [mailto:[REDACTED]@walthamforest.gov.uk]  
**Sent:** 11 January 2017 09:13  
**To:** [REDACTED]; Jane Custance; [REDACTED]  
**Cc:** Bromberg, Stephen; Lucy Shomali  
**Subject:** RE: Lea Valley Eastside plan - my comments

Thanks [REDACTED] will make that change.

[REDACTED]

[REDACTED] | Media Communications Officer | Communications and Communities



Room 224, Waltham Forest Town Hall, Forest Road, London E17 4JF

Phone: [REDACTED] | walthamforest.gov.uk

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**From:** [REDACTED]

**Sent:** 11 January 2017 09:10

**To:** [REDACTED]; Jane Custance; [REDACTED]

**Cc:** Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk)); Lucy Shomali

**Subject:** RE: Lea Valley Eastside plan - my comments

Hi [REDACTED]

Just one comment from me: about the ex-Thames Water depot site, I would change "majority" of the site returning to MOL and into the Lea Valley Regional park – to "roughly half" or equivalent wording.

Hope this is helpful.

[REDACTED]  
Regeneration and Sustainability Programme Manager  
[REDACTED]

**From:** [REDACTED]  
**Sent:** 11 January 2017 08:52  
**To:** Jane Custance; [REDACTED]; [REDACTED]  
**Cc:** Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk)); Lucy Shomali  
**Subject:** RE: Lea Valley Eastside plan - my comments

Thanks Jane – so are you happy with the draft as it is?

[REDACTED]

[REDACTED] | Media Communications Officer | Communications and Communities

Room 224, Waltham Forest Town Hall, Forest Road, London E17 4JF

Phone: [REDACTED] | [walthamforest.gov.uk](http://walthamforest.gov.uk)

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**From:** Jane Custance  
**Sent:** 11 January 2017 07:41  
**To:** [REDACTED]; [REDACTED]; [REDACTED]  
**Cc:** Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk)); Lucy Shomali  
**Subject:** Re: Lea Valley Eastside plan - my comments

[REDACTED]

I think we need to leave it pretty high level.

The Park haven't provided a detailed justification for the proposals. Were just testing the concept.

We also need to be careful that we dont mess up our stance on the school.

Jane

Sent from Samsung Mobile

----- Original message -----

From: [REDACTED]  
Date: 11/01/2017 07:19 (GMT+00:00)  
To: Jane Custance [REDACTED]  
Cc: "Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk))", Lucy Shomali  
Subject: RE: Lea Valley Eastside plan - my comments

All,

Were there any more comments on the draft statement. We need to go back to the Guardian by 11 and I'd like at least give Cllr Coghill sight of this before we issue.

Thanks,

[REDACTED]

[REDACTED] Media Communications Officer | Communications and Communities  
Room 224, Waltham Forest Town Hall, Forest Road, London E17 4JF  
Phone: [REDACTED] | [walthamforest.gov.uk](http://walthamforest.gov.uk)

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**From:** [REDACTED]

**Sent:** 10 January 2017 14:40

**To:** Jane Custance; [REDACTED]

**Cc:** Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk)); Lucy Shomali

**Subject:** RE: Lea Valley Eastside plan - my comments

Thanks Jane, I've suggested some tweaks. I don't advise mentioning the Education Funding Authority element in this as it could lead to further enquiries from the Guardian. I still think we may be going into a bit too much detail here, so perhaps Stephen can give a steer as to whether he's comfortable with this -

"The Lea Valley Eastside 'vision' document sets out our ideas about what could happen to the Leyton and Lea Bridge area over the next 10 years. The Vision is aspirational and we are actively seeking feedback to help shape our plans going forward. The initial consultation is open until 31 January 2017 and we are holding a series of public exhibitions this week which we encourage local residents and community groups to attend so they can find out more about the plans and contribute their views. We will capture and review any comments made on the Vision during the consultation process, and use these to decide how the work is progressed, including deciding whether any changes need to be made. If any planning applications are submitted this will offer further opportunities for residents to comment.

The limited release of some Metropolitan Open Land is proposed and the Lea Valley Regional Park Authority has an aspiration to improve the existing ice rink. Although it is well used as a sporting facility it is no longer fit for purpose either in terms of the quality of the building or the capacity of the rink, therefore the proposals therefore envisage the replacement of the existing building with a state of the art, dual pad, ice rink. It is also recognised that the Park itself could be improved in terms of its accessibility, landscape and ecological value. In order to make these things happen some limited residential redevelopment is proposed on the Waterworks Site, and the vision also identifies the Thames Water Site as a potential redevelopment opportunity. We recognise that some limited redevelopment of the site could enable the majority of the land to be returned to greenfield open space use, which would upgrade the level of protection it has in planning terms. These elements of the vision have attracted most comment and interest during the consultation so far. The Council is therefore interested to receive views on whether this is a strategy that could be supported and developed through further planning work."

[REDACTED] | Media Communications Officer | Communications and Communities

Room 224, Waltham Forest Town Hall, Forest Road, London E17 4JF

Phone: [REDACTED] | walthamforest.gov.uk

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**From:** Jane Custance

**Sent:** 10 January 2017 14:13

**To:** [REDACTED]

**Cc:** Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk)); Lucy Shomali

**Subject:** RE: Lea Valley Eastside plan - my comments

[REDACTED]

I've added some comments below.

Stephen – copied you in for comment

Interested to know what you think?

Jane

**From:** [REDACTED]

**Sent:** 10 January 2017 11:57

**To:** [REDACTED]; Jane Custance; [REDACTED]

**Subject:** FW: Lea Valley Eastside plan

**Importance:** High

All,

We've had an enquiry from the WF Guardian about the consultation and petition. I think we were anticipating this happening before Christmas so I've made some small tweaks to the wording we were working on below. Could you please let me know if you are happy with us using this as the statement to go back to the Guardian with? Please note their deadline is 11am tomorrow, and we probably need to factor in some time to at least make Cllr Coghill aware of our suggested response.

Thanks,



"The Lea Valley Eastside 'vision' document sets out our ideas about what could happen to the Leyton and Lea Bridge area over the next 10 years. The Vision is aspirational and we are actively seeking feedback to help shape our plans going forward. The initial consultation is open until 31 January 2017 and we are holding a series of public exhibitions this week which we encourage local residents and community groups to attend so they can find out more about the plans and contribute their views. We will capture and review any comments made on the Vision during the consultation process, and use these to decide how the work is progressed, including deciding whether any changes need to be made. If any planning applications are submitted this will offer further opportunities for residents to comment.

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These elements of the vision are attracting most comment during the consultation. The Council is therefore interested to receive views on whether this is a strategy that could be supported and developed through further planning work.

At this stage and no final decision has been taken."

[REDACTED] | Media Communications Officer | Communications and Communities

Room 224, Waltham Forest Town Hall, Forest Road, London E17 4JF

Phone: [REDACTED] | walthamforest.gov.uk

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**From:** [redacted]  
**Sent:** 11 January 2017 10:19  
**To:** 'Bromberg, Stephen'  
**Subject:** RE: Lea Valley Eastside plan - my comments

Thanks Stephen

[redacted] | Media Communications Officer | Communications and Communities

Room 224, Waltham Forest Town Hall, Forest Road, London E17 4JF

Phone: [redacted] | walthamforest.gov.uk

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**From:** Bromberg, Stephen [<mailto:SBromberg@leevalleypark.org.uk>]  
**Sent:** 11 January 2017 10:18  
**To:** [redacted]  
**Cc:** Lucy Shomali; [redacted] Jane Custance; [redacted]  
**Subject:** RE: Lea Valley Eastside plan - my comments

Hi

sorry to keep you – here it is

best

stephen

“The Lea Valley Eastside ‘vision’ document sets out our ideas about what could happen to the Leyton and Lea Bridge area over the next 10 years. The Vision is aspirational and we are actively seeking feedback to help shape our plans going forward. The initial consultation is open until 31 January 2017 and we are holding a series of public exhibitions this week which we encourage local residents and community groups to attend so they can find out more about the plans and contribute their views. We will capture and review any comments made on the Vision during the consultation process, and use these to decide how the work is progressed, including deciding whether any

changes need to be made. If any planning applications are submitted this will offer further opportunities for residents to comment.

The limited release of some Metropolitan Open Land is proposed and the Leea Valley Regional Park Authority has an aspiration to develop a major ice centre. Although the current ice centre is well used as a sporting facility it is reaching the end of its natural life and struggles to cope with demand no longer fit for purpose either in terms of the quality of the building or the capacity of the rink, therefore the proposals ~~therefore~~ envisage the replacement of the existing building with a state of the art, dual pad, ice rink. It is also recognised that the Park itself could be improved in terms of its accessibility, landscape and ecological value. In order to make these things happen some limited residential redevelopment is proposed on part of the WaterWorks Site, and the vision also identifies the Thames Water Site as a potential redevelopment opportunity. We recognise that some limited redevelopment of the site could enable the majority of the land to be returned to greenfield open space use, which would upgrade the level of protection it has in planning terms. These elements of the vision have attracted most comment and interest during the consultation so far. The Council is therefore interested to receive views on whether this is a strategy that could be supported and developed through further planning work."

**Stephen Bromberg - Head of Communications**

Tel: 01992 709 881 Mob: [REDACTED]

Lee Valley Regional Park Authority  
Myddelton House, Bulls Cross, Enfield, Middlesex EN2 9HG  
Tel: 01992 717 711 Fax: 01992 719 937 Web: [visitleevalley.org.uk](http://visitleevalley.org.uk)

**From:** Bromberg, Stephen

**Sent:** 11 January 2017 10:06

**To:** [REDACTED]

**Cc:** Lucy Shomall; [REDACTED] Jane Custance; [REDACTED]

**Subject:** RE: Lea Valley Eastside plan - my comments

Hi

I've made a couple of changes – just getting sign off at this end, will be with you v shortly

thanks

Stephen

**Stephen Bromberg - Head of Communications**

Tel: 01992 709 881 Mob: [REDACTED]

Lee Valley Regional Park Authority

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

Tel: 01992 717 711 Fax: 01992 719 937 Web: [visitleevalley.org.uk](http://visitleevalley.org.uk)

**From:** [REDACTED] [mailto:[REDACTED]@walthamforest.gov.uk]

**Sent:** 11 January 2017 09:13

**To:** [REDACTED] Jane Custance; [REDACTED]

**Cc:** Bromberg, Stephen; Lucy Shomali

**Subject:** RE: Lea Valley Eastside plan - my comments

Thanks [REDACTED], will make that change.

[REDACTED]

[REDACTED] | Media Communications Officer | Communications and Communities

Room 224, Waltham Forest Town Hall, Forest Road, London E17 4JF

Phone: [REDACTED] | [walthamforest.gov.uk](http://walthamforest.gov.uk)

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**From:** [REDACTED]

**Sent:** 11 January 2017 09:10

**To:** [REDACTED] Jane Custance; [REDACTED]

**Cc:** Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk)); Lucy Shomali

**Subject:** RE: Lea Valley Eastside plan - my comments

Hi [REDACTED]

Just one comment from me: about the ex-Thames Water depot site, I would change "majority" of the site returning to MOL and into the Lea Valley Regional park – to "roughly half" or equivalent wording.

Hope this is helpful.

[REDACTED]

Regeneration and Sustainability Programme Manager

[REDACTED]

**From:** [REDACTED]  
**Sent:** 11 January 2017 08:52  
**To:** Jane Custance; [REDACTED]  
**Cc:** Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk)); Lucy Shomali  
**Subject:** RE: Lea Valley Eastside plan - my comments

Thanks Jane – so are you happy with the draft as it is?

[REDACTED]

[REDACTED] | Media Communications Officer | Communications and Communities

Room 224, Waltham Forest Town Hall, Forest Road, London E17 4JF

Phone: [REDACTED] | [walthamforest.gov.uk](http://walthamforest.gov.uk)

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**From:** Jane Custance

**Sent:** 11 January 2017 07:41

**To:** [REDACTED]; [REDACTED]

**Cc:** Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk)); Lucy Shomali

**Subject:** Re: Lea Valley Eastside plan - my comments

[REDACTED]

I think we need to leave it pretty high level.

The Park haven't provided a detailed justification for the proposals. Were just testing the concept.

We also need to be careful that we dont mess up our stance on the school.

Jane

Sent from Samsung Mobile

----- Original message -----

**From:** [REDACTED]

**Date:** 11/01/2017 07:19 (GMT+00:00)

**To:** Jane Custance [REDACTED]; [REDACTED]

**Cc:** "Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk))", Lucy Shomali

**Subject:** RE: Lea Valley Eastside plan - my comments

All,

Were there any more comments on the draft statement. We need to go back to the Guardian by 11 and I'd like at least give Cllr Coghill sight of this before we issue.

Thanks,

[REDACTED]

[REDACTED] | Media Communications Officer | Communications and Communities

Room 224, Waltham Forest Town Hall, Forest Road, London E17 4JF

Phone: [REDACTED] walthamforest.gov.uk

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**From:** [REDACTED]  
**Sent:** 10 January 2017 14:40  
**To:** Jane Custance; [REDACTED]  
**Cc:** Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk)); Lucy Shomali  
**Subject:** RE: Lea Valley Eastside plan - my comments

Thanks Jane, I've suggested some tweaks. I don't advise mentioning the Education Funding Authority element in this as it could lead to further enquiries from the Guardian. I still think we may be going into a bit too much detail here, so perhaps Stephen can give a steer as to whether he's comfortable with this -

"The Lea Valley Eastside 'vision' document sets out our ideas about what could happen to the Leyton and Lea Bridge area over the next 10 years. The Vision is aspirational and we are actively seeking feedback to help shape our plans going forward. The initial consultation is open until 31 January 2017 and we are holding a series of public exhibitions this week which we encourage local residents and community groups to attend so they can find out more about the plans and contribute their

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[REDACTED] | Media Communications Officer | Communications and Communities

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

**From:** Jane Custance

**Sent:** 10 January 2017 14:13

**To:** [REDACTED]; [REDACTED]; [REDACTED]

**Cc:** Bromberg, Stephen ([SBromberg@leevalleypark.org.uk](mailto:SBromberg@leevalleypark.org.uk)); Lucy Shomali

**Subject:** RE: Lea Valley Eastside plan - my comments

[REDACTED]

I've added some comments below.

Stephen – copied you in for comment

Interested to know what you think?

Jane

**From:** [REDACTED]  
**Sent:** 10 January 2017 11:57  
**To:** [REDACTED]; Jane Custance; [REDACTED]  
**Subject:** FW: Lea Valley Eastside plan  
**Importance:** High

All,

We've had an enquiry from the WF Guardian about the consultation and petition. I think we were anticipating this happening before Christmas so I've made some small tweaks to the wording we were working on below. Could you please let me know if you are happy with us using this as the statement to go back to the Guardian with? Please note their deadline is 11am tomorrow, and we probably need to factor in some time to at least make Cllr Coghill aware of our suggested response.

Thanks,

[REDACTED]

"The Lea Valley Eastside 'vision' document sets out our ideas about what could happen to the Leyton and Lea Bridge area over the next 10 years. The Vision is aspirational and we are actively seeking feedback to help shape our plans going forward. The initial consultation is open until 31 January 2017 and we are holding a series of public exhibitions this week which we encourage local residents and community groups to attend so they can find out more about the plans and contribute their views. We will capture and review any comments made on the Vision during the consultation



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At this stage and no final decision has been taken.”

**[REDACTED] | Media Communications Officer | Communications and Communities**

Room 224, Waltham Forest Town Hall, Forest Road, London E17 4JF

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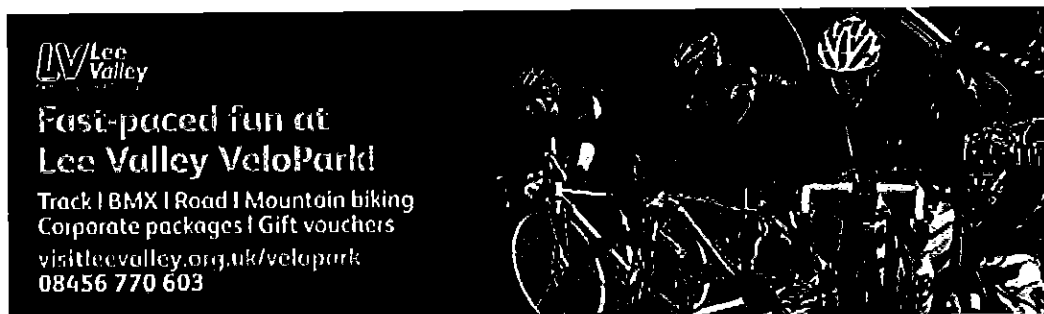
**From:** Dawson, Shaun [mailto:sdawson@leevalleypark.org.uk]  
**Sent:** 12 January 2017 11:04  
**To:** Martin Esom; Lucy Shomali; Jane Custance  
**Subject:** FW: Lea Valley Eastside- LVRPA Position

Martin and colleagues

Please see email to Clare Coghill below with attached briefing note. I have also sent to Stella Creasey along with WF and Hackney ward Cllrs in the Lea Bridge area.

Best regards

Shaun



**From:** Dawson, Shaun  
**Sent:** 12 January 2017 08:13  
**To:** 'Cllr Clare Coghill'  
**Subject:** Lea Valley Eastside- LVRPA Position

Dear Clare

Firstly my congratulations on your attaining the Leader role at LBWF. I wish you every success during what will be a very exciting period for the Borough.

I have attached a note setting out the LVRPA position in relation to the WF vision for Lea Valley Eastside. You may well be aware that the consultation exercise has identified some adverse reaction to the proposal for housing on the Waterworks site and no doubt some of your constituents will be expressing concerns. The note will hopefully allow you to address any questions that come your way.

Just to add that the Authority will formally respond to the consultation at an Authority meeting on the 26<sup>th</sup> Jan.

I intend to also send the note to ward Cllrs in the Lea Bridge area and Stella Creasey.

Best regards

Shaun

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# **Lea Valley Eastside: LVRPA position**

## **Introduction**

The London Borough of Waltham Forest is consulting on a draft vision for an area called Lea Valley Eastside. This vision is a high level future plan for Leyton, Church Road and Lea Bridge.

The Authority has a major presence in the Lea Bridge area. We own around 200 acres of green space – a significant element of a 500 acre green corridor running north and south through the area – plus Lee Valley Ice Centre, Lee Valley Riding Centre and the WaterWorks Centre.

As the Authority is a major landowner, Authority officers have been working with Waltham Forest to develop elements of the draft vision which cover the Lea Bridge area.

The purpose of this briefing note is to explain two relevant and connected elements of the draft vision: our need to replace the current ageing Ice Centre and the zoning of a five acre part of the WaterWorks Centre site for housing; and to update you on the Authority's emerging Land and Property Strategy

It represents officers' views. The Authority's Members will discuss the Land and Property Strategy on 19 January and a formal response to the draft vision on 26 January.

## **Background**

The London Borough of Waltham Forest has a desire to make a step change in the scale of growth in the Lea Bridge and Leyton areas to deliver on the commitments of the designated Housing Zone, with a target of providing 2,500 homes over the next ten years and greater employment opportunities.

Lea Valley Eastside forms the second phase of the Zone (the first phase being focused on Blackhorse Road). The Council is conscious to ensure that "new housing must be delivered alongside economic, employment and retail growth. Development should be informed by the Council's vision for the area including ambitions for growth, rather than just through a piecemeal, site based approach."

It is also conscious of the need "to transform the area from part of the north London fringe to be a vital part of North East London with strong socio-economic hubs positively contributing to the growth of London as it shifts eastwards."

New housing and a modern new Ice Centre are key elements of the vision for the regeneration of the Lea Bridge area.

## **Lee Valley Ice Centre**

The existing centre on Lea Bridge Road is over 30 years old and, while it is a much loved and well used community asset, it is full to bursting. It is open seven days a week up to 19 hours a day and accommodates around 350,000 visits a year from across London and the wider region. Almost a third of visitors are from Waltham Forest and Hackney.

Through extensive research and business planning we know that a new centre with two Olympic sized ice rinks will be able to meet the huge demand for ice skating which the current centre is struggling to satisfy.

The desire is that a new modern venue would, as well as being the best ice centre in the UK, have a range of services for visitors to the park's outstanding green spaces including visitor information, cycle hire, toilets and café, as well as community spaces, gym and dance studios.

### **The WaterWorks Centre**

The WaterWorks Centre building itself is underused and is currently open only three days a week – and, while we have done our best to entice visitors, the building is lightly used and has been running at a loss for many years.

To pay for a new ice centre, capital is required. Releasing five acres of land for housing from the WaterWorks Centre car park, building, frontage and part of its disused golf course could provide the majority of funds needed to build the new ice centre. Officers are investigating other sources of funding – in the past initiatives like this could draw on significant Sport England Lottery Funding, however we have been advised that it is unlikely that this scheme would attract much, if any, Lottery Funding.

Waltham Forest have explained their need for housing and how the zoning of this piece of land, which is within the Housing Zone, could help them deliver the housing they need.

The plans for Lea Bridge Road do not impinge on the nature reserves.

Without this zoning and our ability to use the income from selling this land, we believe it would be very difficult – perhaps impossible – to redevelop Lee Valley Ice Centre to the level we feel is required.

### **Green space**

We also have ambitions to improve the green space in the area through schemes which will have ecology and nature at their heart. Possibilities include new landscaping around the former golf course, including better public access to the Filter Beds, new Kingfisher banks along the River Lea and better facilities for school visits. Part of any money from a sale would allow these plans to be pursued.

### **Disposal of land**

The Authority's governing legislation is the Lee Valley Regional Park Act 1966 which created the Authority to develop, preserve and manage the Regional Park for recreation, sport, entertainment and leisure.

The Authority began by acquiring land in the late sixties, establishing parklands and creating major sports and leisure venues within the Regional Park boundary. It has carried on doing this ever since.

The Authority needs to give consideration to the best use of land and resource in the context of the Regional Park as a whole and in order to fulfil its duties under the Act.

Over the years the Regional Park has been growing and the Authority has been acquiring more land and, on occasions, selling and exchanging land – something it is allowed to do under the terms of the Act. Overall the trajectory has been growth and the Authority today owns 4,350 acres across the 10,000 acre park area. We have added 700 acres since 2000 and our Land and Property Review has identified a further 2,000 acres which we would consider purchasing if the opportunity arises.

Any decision about acquiring or disposing of land lies with our Board of 28 elected councillors, who are required to decide on each case on its merits. We are currently putting in place a strategy for the management of the Authority's land and property portfolio which will be discussed by our Board on 19 January.

### **Questions that are being asked of the LVRPA**

#### **What is your policy for disposing of land?**

Our Board would decide each case on its own merits and weigh up the different priorities. We are aware that we need a new strategy to formalise the processes to which we have been working to for several years, and a new Land and Property Strategy will be discussed by our Board on 19 January. This identifies that land we hold must exhibit at least one of these four tried and tested priorities and characteristics:

- it meets its statutory purpose which would be jeopardised in the event of a disposal;
- it fulfils an operational need;
- it generates a reasonable net income and/or has potential for capital growth;
- the Authority is best placed to maximise the potential of the Property for the benefit of the vision of the Lee Valley Regional Park

The Regional Park does not stand still. People's expectations change, conditions change, populations change, the environment changes: the new strategy seeks to address these issues.

Our staff, together with a small group of elected Members, have carried out a review of our estate and have identified some sites as providing only marginal value for visitors and wildlife, as well as others that the park should consider purchasing if the opportunity arises.

#### **Is the zoning of part of the WaterWorks Centre the thin end of the wedge?**

No. The Authority's Land and Property Strategy sets out broad parameters of how the Authority, as a responsible public body, will manage its land and property portfolio in the best possible way. This follows a Member-led examination of all our land holdings to support of delivery of our statutory remit and overall objectives.

Each case for either acquisition or disposal of land will be considered on its own merits by our Board.

#### **Can we trust you as guardians of open space and London's Green Lung?**

Yes. As described above, the Regional Park has a long history of bringing into public use thousands of acres of green space and improving access to these parklands – we plan to continue doing this.

Our duty is to provide opportunities for recreation including sport, leisure, entertainment and nature reserves and there may be some sites which we have identified which provide only marginal value for visitors and wildlife. We will protect the Regional Park overall - however we must have a sustainable future.