Creatively Led, Culturally Driven

Rail Stations Summit, York - June 2018
Stations and Investment: Lea Bridge
Waltham Forest: Our place in London

**OUR FUTURE GROWTH POTENTIAL**

**EMPLOYMENT AND BUSINESS GROWTH**
If we continue our current rate of employment (6 per cent annually) and business growth (9 per cent), by 2020 Waltham Forest will have in the region of:
- **26,000 additional jobs**
- **5,400 additional businesses**

This could help to:
- Generate additional business rates to support council activities
- Create new and diverse markets locally, stimulating enterprise and innovation

**HOUSING GROWTH**
Building 12,000 additional homes could lead to:
- **Over £1 billion** of construction spending
- Supporting over **3,500** new construction jobs
- Around an additional **£140 million** spent in local shops annually
- Over **1,200** new service jobs (e.g. education, health) supporting the local population
- Up to **18,000** more working aged people supporting a stronger labour market

**PRODUCTIVITY AND WAGES GROWTH**
If productivity and wages increased to the London level (+1% per cent), this could lead to:
- Additional earnings of **£220 million** (before tax)

This could help the borough by:
- Boosting spending in local shops and services
- Higher productivity will allow Waltham Forest businesses to better compete in the wider economy

**SIGNIFICANT NEW FACILITIES**
- **GP Surgeries**
  A new or enhanced health centre in each key growth area
- **Transport Improvements**
  A new station at Lea Bridge. Enhanced rail and bus services and better cycling and walking provision.
- **Schools**
  New primary and secondary schools to support a growing population
- **Quality Shopping**
  New high quality shopping offer at The Mall, Walthamstow. New centres at Blackhorse Lane and Lea Bridge.

---

**THE CREATIVE CHOICE**
WALTHAM FOREST | EAST LONDON
Lea Bridge – Connections in local area.
Lea Bridge – Council owned development sites:
combined site areas = 1.2 hectares
Lea Bridge: Station Place – Regeneration Strategy

Potential Mix of Uses

Mixed use development including

300 + residential units

Retail hub around station

Cultural/Commercial Uses

Energy Centre

Civic Space

Wider benefits from high quality regeneration at the heart of the local community

improved cycling routes and pedestrian paths.
Lea Bridge - Station Place: arrival space
Lea Bridge - Station Place

Benefits of Station Place

- Added Value through high quality design
- Clear definition of ownership boundaries
- Clear definition of liabilities
- Streamlined approvals process
- Shared benefits of high quality public realm.