

Bakers Arms

Bakers Arms Strategic Location - Infrastructure Requirements

13.1 To ensure that growth is inclusive and sustainable, development must contribute to the delivery of key infrastructure in accordance with policy 96. This includes borough-wide infrastructure, such as affordable housing and workspace, tree planting and biodiversity, flood mitigation measures including Sustainable Drainage Systems (SuDS), and investment in educational facilities, cultural initiatives, and heritage assets. This list sets out the specific requirements identified to be delivered in Bakers Arms Strategic Location based on a snapshot of the Infrastructure Delivery Plan (IDP) at the time of drafting. It is very likely that much of it will serve communities outside the Strategic Location too, and it may therefore be necessary for development outside the Strategic Location to make appropriate contributions to its delivery.

13.2 Development proposals within the Bakers Arms Strategic Location will be expected to deliver or contribute towards the delivery of the following infrastructure items:

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| 1. Employment and Social and Community Infrastructure | <ul style="list-style-type: none"> i. Re-provision and enhancement of existing Leyton Leisure Centre to better serve the local community. ii. Remodelling of the existing multi-use games area (MUGA) in Abbots Park to increase capacity by converting it into two pitches, a football pitch and a basketball tarmac. iii. Introduction of sculptural elements and informal play in Abbots Park. |
| 2. Flood Mitigation | <ul style="list-style-type: none"> i. Completion of a Critical Drainage Area (CDA) Flood Study for Waltham Forest South (Leytonstone Corridor) to identify potential opportunity sites where surface flooding can be mitigated. |
| 3. Green and Blue Infrastructure | <ul style="list-style-type: none"> i. Enhanced safe, green walking and cycling routes, and connectivity to local open spaces through the provision of signage and streetscape improvements. ii. Improvements to Thomas Gamuel Park and existing play area. |
| 4. Health | <ul style="list-style-type: none"> i. Refurbishment and expansion of the existing facility at Leyton Green Health Centre. |
| 5. Public Realm | <ul style="list-style-type: none"> i. Comprehensive improvements to public spaces across the Strategic Location including Leyton Green. ii. Installation of parklets and planters to address fly-tipping under railway bridges. iii. Activation of railway arches for community and commercial use. |
| 6. Suitable Alternative Natural Greenspaces (SANGs) | <ul style="list-style-type: none"> i. The SANGs sites identified as potentially providing visitor uplift capacity for new homes in the Bakers Arms Strategic Location include: |

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| | <ul style="list-style-type: none"> ● Banbury Reservoir ● St Mary's Church Yard ● Walthamstow Town Square and Gardens ● Queens Road Cemetery ● Thomas Gamuel Park ● Leyton Cricket Ground ● Brewster Road Park ● Low Hall Farm |
| <p>7. Transport</p> | <ul style="list-style-type: none"> i. Step free access and public realm improvements at Leyton Midland Road station. ii. Walking and cycling infrastructure to improve accessibility, connectivity, permeability and legibility to and from Bakers Arms to Whipps Cross Hospital and Leytonstone. iii. Improved bus reliability and journey times. |