

Blackhorse Lane

Blackhorse Lane Strategic Location - Infrastructure Requirements

19.1 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 Blackhorse Lane 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.

19.2 Development proposals within the Blackhorse Lane Strategic Location will be expected to deliver or contribute towards the delivery of the following infrastructure items:

1. Culture	i. New music and cultural venue at 1 Blackhorse Lane
2. Education	i. Expansion of Willowfield School contingent on the successful enrolment of two additional full capacity classes for two continuous years by September 2024. ii. Provision of an Alternative Provision Unit (APU) at Willowfield School to support diverse educational needs.
3. Employment and Social and Community Infrastructure	i. Supporting the objectives of the Creative Enterprise Zone (CEZ), including skills, learning and the provision of affordable workspace. ii. Investment in superfast broadband connectivity.
4. Green and Blue Infrastructure	i. Investment in Walthamstow Wetlands for essential maintenance as a biodiverse nature reserve and visitor attraction. ii. De-culverting and enhancing Dagenham Brook. iii. Provision of generous new park at Uplands and network of connected open spaces throughout the Blackhorse Lane masterplan area and other connecting sites including Blackhorse Yard.
5. Suitable Alternative Natural Greenspaces (SANGs)	i. The SANGs sites identified as potentially providing visitor uplift capacity for new homes in the Blackhorse Lane Strategic Location include: <ul style="list-style-type: none"> ● Banbury Reservoir ● Douglas Eyre Playing Field ● Higham Hill Park ● Low Hall Wood and Sports Ground

	<ul style="list-style-type: none"> ● Stoneydown Park ● Wild Marsh East ● Cheney Row Park and Folly Lane ● Triangle Town Square and Gardens ● Queens Road Cemetery ● Walthamstow/Leyton Marsh Nature Reserve
<p>6. Transport</p>	<ol style="list-style-type: none"> i. Enhanced, green walking and cycling routes and connectivity between the Strategic Location and Walthamstow Wetlands, and across the Wetlands and Lea Valley Regional Park (LVRP) to Haringey and Enfield. ii. Enhanced green walking and cycling infrastructure along Blackhorse Road. iii. Improvements to key junctions on Blackhorse Lane and Billet Road. iv. Enhancement of Blackhorse Road station to improve accessibility including provision of lift. v. Provision of safe, secure and convenient cycle parking at Blackhorse Junction to facilitate longer multi -modal journeys.