

Highams Park

Highams Park Strategic Location - Infrastructure Requirements

25.1 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 Highams Park 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.

25.2 Development proposals within the Highams Park Strategic Location will be expected to deliver or contribute towards the delivery of the following infrastructure items:

1. Culture	i. Refurbishment of the locally listed Regal Cinema with two new screens and associated food and drink offer.
2. Green and Blue Infrastructure	i. Enhanced safe, green walking and cycling routes, and connectivity to local open spaces through the provision of signage and streetscape improvements.
3. Heritage	i. Refurbishment of locally listed Regal Cinema including retention and enhancement of historic façade and construction of two new cinema screens.
4. Public Realm	i. Public realm improvements such as repaving of Highams Park station forecourt and play space improvements at the Tesco play area. ii. Creation of an enhanced gateway to Highams Park station to create a safe, attractive, welcoming and inclusive space while retaining drop-off facilities. iii. New, green, safe and accessible pedestrian route between Aldriche Way Estate, Signal Walk (Tesco) as a more direct route to the town centre.
5. Suitable Alternative Natural Greenspaces (SANGs)	i. SANGs sites identified as potentially providing visitor uplift capacity for new homes in the Highams Park Strategic Location include: <ul style="list-style-type: none"> ● Ainslie Wood & Rolls Park Sports Ground ● Larks Wood ● Policeman's Alley / Organ Lane ● River Ching Walk

	<ul style="list-style-type: none"> ● The Highams Park ● Chingford Mount Cemetery ● Banbury Reservoir ● Cheney Row Park and Folly Lane Triangle
<p>6. Transport</p>	<ol style="list-style-type: none"> i. Improvements to Highams Park Overground Station forecourt and car park including landscaping to ensure safe and inclusive access. ii. Improved pedestrian and cycling access through Highams Park District Centre. iii. Investment in the strategic cycle route from Highams Park to Wood Street. iv. Improvements at the junction of Hale End Road, Handsworth Avenue and Beech Hall Road. v. Extension of Primary Cycle Network between Highams Park and Chingford connecting Walthamstow with the north of the borough Walthamstow.