

Lea Bridge

Lea Bridge Strategic Location - Infrastructure Requirements

8.1 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 Lea Bridge 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.

8.2 Development proposals within the Lea Bridge Strategic Location will be expected to deliver or contribute towards the delivery of the following infrastructure items:

1. Culture	<ul style="list-style-type: none"> i. Installation of new public art at Markhouse Corner. ii. Investment in new community projects to utilise and build on Lea Bridge’s emerging cultural, creative and arts spaces.
2. Education	<ul style="list-style-type: none"> i. New childcare provision at Lea Bridge Gasholders site.
3. Employment and Social and Community Infrastructure	<ul style="list-style-type: none"> i. Provision of new community hub within Lea Bridge station sites ii. Ongoing engagement with local young people in Lea Bridge area. iii. Extension built at existing Lea Bridge Library. iv. Completed enhancements to Friendship Garden at Langthorne Park. v. Activation of Lea Bridge railway arches for community and commercial use.
4. Flood Mitigation	<ul style="list-style-type: none"> i. Investment in the Dagenham Brook River Restoration Corridor. ii. Investment in the River Lea Flood Relief Channel pedestrian and cycling link. iii. Biodiversity and access improvements to Low Hall flood storage area.
5. Green and Blue Infrastructure	<ul style="list-style-type: none"> i. A new nature and educational trail, linking and enhancing green spaces and waterways throughout the area, including Jubilee Park. ii. Improvements to Bridge Road playground including dedicated 11+ youth space. iii. A new playable route from South Access Road to Leyton Jubilee Park to create a safe place for young people travelling to and from local schools and sports facilities.
6. Health	<ul style="list-style-type: none"> i. Provision of new Health Hub at Lea Bridge Gasholders site.
7. Heritage	<ul style="list-style-type: none"> i. Retain and re-activate the Greyhound Pub at Lea Bridge and improve its public realm setting. ii. Enhance facades of existing Art-Deco buildings on Markhouse Parade including the former Savoy Cinema. iii. Create a new local Heritage Trail, incorporating parts of the historic Black Path with wayfinding and educational materials.
8. Public Realm	<ul style="list-style-type: none"> i. Improvements to Markhouse Corner public realm.

	<ul style="list-style-type: none"> ii. Improved accessibility and public realm around existing railway footbridge at Argall Way enhancing the connection to the Rigg Approach industrial area and providing better access to the Lee Valley Regional Park (LVRP). iii. Improved public realm on Rigg Approach. iv. Accessibility improvements to Marsh Lane footbridge. v. Shopfront improvements along Lea Bridge Road and Markhouse Corner. vi. Enhancements to existing public realm and establishment of play streets at Marsh Lane encouraging more pupils to walk, cycle, scoot or skate to school.
<p>9. Suitable Alternative Natural Greenspaces (SANGs)</p>	<ul style="list-style-type: none"> i. SANGs sites identified as potentially providing visitor uplift capacity for new homes in the Lea Bridge Strategic Location include: <ul style="list-style-type: none"> ● Banbury Reservoir ● Douglas Eyre Playing Field ● Low Hall Farm ● Low Hall Wood and Sports Ground ● Queens Road Cemetery ● Stoneydown Park
<p>10. Transport</p>	<ul style="list-style-type: none"> i. Delivery of a new station building at Lea Bridge station with barriers and improved step free access. ii. Investment in the Primary Cycle Network between Lammas Road and Queen Elizabeth Olympic Park (QEOP) via New Spitalfields Market. iii. Extend Primary Cycle Network connecting Lea Bridge Road with Leyton and onwards to Stratford and Queen Elizabeth Olympic Park.