

Leyton

Leyton Strategic Location - Infrastructure Requirements

14.1 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 Leyton 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.

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

1. Culture	i. Provision of a new cultural anchor within New Spitalfields site allocation to develop an active cultural hub engaging local arts and creative organisations and businesses.
2. Education	i. Education and community facility within the Leyton Mills Retail Park site. ii. New childcare or early years' provision at New Spitalfields Market site.
3. Employment and Social and Community Infrastructure	i. New and enhanced sports provision and enhanced leisure access at Eton Manor.
4. Flood Mitigation	i. De-culverting of Dagenham Brook and biodiversity improvements. ii. Sustainable urban drainage, flood relief and mitigation including creating new riverine habitats, providing surface water and fluvial flood risk mitigation, and creating attractive, natural and joyful new green and blue spaces. iii. Expanded green buffer to Old River Lea, protecting and enhancing existing river ecology of and introducing generous new green spaces that improve biodiversity and reduce flood risk.
5. Green and Blue Infrastructure	i. Protected and enhanced biodiversity at Eton Manor. ii. Street tree and planting in southern wards along A12 to combat deficiency in green space and mitigate air pollution. iii. Creation of green link along Cann Hall Road / Crownfield Road to link the Olympic Park. iv. Increased tree planting and enhanced green buffer to Ruckholt Road.

	<p>v. Protection and enhancement of the ecology of existing spaces such as Hackney Marshes and the Old River Lea and introducing generous new green spaces that improve biodiversity.</p> <p>vi. Provision of new public open spaces within the New Spitalfields Market, Leyton Mills Retail Park and Eton Manor sites.</p> <p>vii. New flagship facility for sport in the borough at Coronation Square.</p> <p>viii. Improvements to parks in the strategic location including resurfacing and installation of play equipment.</p>
6. Health	<p>i. New integrated health centre at Coronation Square</p>
7. Public Realm	<p>i. A new landscaped public square at the northwest end of the Temple Mills Bus Depot site allocation directly fronting onto Ruckholt Road, providing an arrival space for the proposed Ruckholt Road station.</p> <p>ii. A new green public square within the Leyton Mills site allocation connecting to High Road Leyton.</p>
8. Suitable Alternative Natural Greenspaces (SANGs)	<p>i. The SANGs sites identified as potentially providing visitor uplift capacity for new homes in the Leyton Strategic Location include: :</p> <ul style="list-style-type: none"> ● Drapers Field ● Eton Manor ● Langthorne Park ● Leyton Cricket Ground and Brewster Road Park ● Leyton Jubilee Park ● Leyton Mills Retail Park
9. Transport	<p>i. Leyton Station enhancements, including step free access, larger ticket hall, new footbridge over the tracks and wider improvements to the public realm around the station.</p> <p>ii. Improvements to the public realm outside Leyton Station and along Ruckholt Road and East Way in support of the increased footfall expected, as part of the Leyton Gateway Project.</p> <p>iii. Extend Primary Cycle Network connecting Lea Bridge Road with Leyton and onwards to Stratford and Queen Elizabeth Olympic Park.</p> <p>iv. New accessible train station at Ruckholt Road.</p> <p>v. New, green and biodiverse pedestrian and cycle bridge from Leyton Mills to Eton Manor.</p>

	<ul style="list-style-type: none">vi. New and enhanced pedestrian and cycle route connecting the New Spitalfields Market site to Hackney Marshes across the existing 'green' bridge over the Old River Lea.vii. A potential new pedestrian and cycle bridge creating a new route between Hackney Marshes and Lea Bridge.viii. Enhanced bus network infrastructure provision, including opportunities for new routes or route extensions via Orient Way.
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