

Leytonstone Town Centre

Leytonstone Town Centre Strategic Location - Infrastructure Requirements

11.1 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 Leytonstone Town Centre 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.

11.2 Development proposals within the Leytonstone Town Centre 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. Activation of railways arches for community and commercial use. ii. Enhancement of community facilities and affordable workspaces. iii. Reprovision of multi-use games area (MUGA) at Church Lane car park site. |
| 2. Green and Blue Infrastructure | i. Creation of coherent green link connecting Church Lane, Kirkdale Road, Lemna Road and the Tesco development site. |
| 3. Health | i. Provision of new integrated health facility at Leytonstone High Road. |
| 4. Heritage | i. Enhancement of the setting of heritage assets, including the cluster of heritage buildings within the Tesco site allocation and the passage at St John's Church in Leytonstone. |
| 5. Public Realm | <ul style="list-style-type: none"> i. Delivery of South Leytonstone / Leytonstone Liveable Neighbourhoods projects. ii. Enhanced public realm around heritage assets within the Tesco site allocation to create a new heritage quarter. iii. Enhanced pedestrian links around St John's Church enhancing the church's setting and providing improved public space in the centre of Leytonstone. iv. Enhanced public space at Leytonstone underground station entrance with integrated play space. |

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| <p>6. Suitable Alternative Natural Greenspaces (SANGs)</p> | <p>i. The SANGs sites identified as potentially providing visitor uplift capacity for new homes in the Leytonstone Town Centre Strategic Location include:</p> <ul style="list-style-type: none"> ● Roding Valley Link ● St John the Baptist Churchyard ● St RC Patrick's Cemetery ● Leyton Cricket Ground and Brewster Road Park ● Sidmouth Park and Coronation Garden ● Langthorne Park |
| <p>7. Transport</p> | <p>i. Increased station capacity, improved accessibility and interchange at Leytonstone Underground Station.</p> <p>ii. New Leytonstone High Road Overground Station entrance, plaza, and step free access.</p> <p>iii. Long term transformation of the Leytonstone gyratory to reduce emissions and improve air quality and enhance liveable neighbourhoods.</p> <p>iv. Enhanced green walking and cycling routes and connectivity including green routes parallel to the High Street, safer routes via Green Man roundabout and links to Whipps Cross.</p> <p>v. Wayfinding improvements including for pedestrian routes to Wanstead flats and Whipps Cross.</p> |