

## Low Hall

### Low Hall Strategic Location - Infrastructure Requirements

**9.1** 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 Low Hall 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.

**9.2** Development proposals within the Low Hall Strategic Location will be expected to deliver or contribute towards the delivery of the following infrastructure items:

<p>1. Flood Mitigation</p>	<p>i. De-culverted Dagenham Brook and biodiversity improvements to reduce flood risk.</p> <p>ii. Biodiversity and access improvements to Low Hall flood storage area.</p>
<p>2. Green and Blue Infrastructure</p>	<p>i. Enhanced access to and facilities in Low Hall Sports Ground.</p> <p>ii. Creation of a new entrance to Low Hall sports ground adjacent to Dagenham Brook on South Access Road at Low Hall conservation area resulting in a continuous path parallel to the Brook connecting to the existing woodland walk at the west of the site.</p> <p>iii. De-culverting and enhancing Dagenham Brook.</p>
<p>3. Heritage</p>	<p>i. Enhance the setting of the Walthamstow Pumphouse Museum and surrounding public realm.</p>
<p>4. Suitable Alternative Natural Greenspaces (SANGs)</p>	<p>i. SANGs sites identified as potentially providing visitor uplift capacity for new homes in the Low Hall Strategic Location include:</p> <ul style="list-style-type: none"> <li>● Leyton Cricket Ground and Brewster Road Park</li> <li>● Leyton Jubilee Park</li> <li>● Low Hall Farm</li> <li>● Low Hall Wood and Sports Ground</li> <li>● Queens Road Cemetery</li> <li>● Thomas Gamuel Park</li> <li>● Walthamstow/Leyton Marsh Nature Reserve</li> </ul>

	<ul style="list-style-type: none"> <li>● Wetlands access point to Park Pathway</li> <li>● Waterworks</li> <li>● Sidmouth Park and Coronation Gardens</li> <li>● Leyton Mills Retail Park</li> <li>● Eton Manor</li> </ul>
5. Transport	i. New Meridian Line (Hall Farm Curve) providing a direct rail connection between Chingford and Stratford.
6. Waste	i. New class leading, sustainable, intensified waste facility within Argall Industrial Estate.