

## Whipps Cross

### Whipps Cross Strategic Location - Infrastructure Requirements

**12.1** 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 Whipps Cross 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.

**12.2** Development proposals within the Whipps Cross Strategic Location will be expected to deliver or contribute towards the delivery of the following infrastructure items:

<p>1. Flood Mitigation</p>	<p>i. Layout and configuration of development at Whipps Cross development that protects an area along the south-west boundary along Peterborough Road in order to accommodate flood storage and mitigation.</p> <p>ii. Design of flood storage and mitigation measures to ensure maximum benefit for biodiversity and access for recreation for health and wellbeing.</p> <p>iii. Implementation of Fillebrook Flood Alleviation Scheme that provides flood mitigation at Leyton Sixth Form College and within the new Fillebrook Park at the Whipps Cross site.</p> <p>iv. New sustainable urban drainage to serve the critical drainage area.</p>
<p>2. Green and Blue Infrastructure</p>	<p>i. A new green accessible park at the heart of the Whipps Cross site.</p> <p>ii. Protected and enhanced woodland areas on site and within woodland to the east to provide alternative open space provision for users of Epping Forest.</p>
<p>3. Health</p>	<p>i. Provision of a modern, high quality and state of the art new hospital.</p>
<p>4. Suitable Alternative Natural Greenspaces (SANGs)</p>	<p>i. The SANGs sites identified as potentially providing visitor uplift capacity for new homes in the Whipps Cross Strategic Location include:</p> <ul style="list-style-type: none"> <li>● St Mary's Church Yard</li> <li>● Roding Valley Link</li> <li>● St John the Baptist Churchyard</li> <li>● Leyton Cricket Ground and Brewster Road Park</li> </ul>

<p>5. Transport</p>	<ul style="list-style-type: none"> <li>i. New pedestrian and cycle access to Whipps Cross Hospital directly from Lea Bridge Road, Wood Street District Centre and Leytonstone Town Centre.</li> <li>ii. TfL contributions for new/improved frequency of bus routes.</li> <li>iii. Improved walking and cycling infrastructure on the south side of Whipps Cross Road.</li> <li>iv. Improved road safety and provision of crossings at the northern and eastern boundary along Whipps Cross Road and James Lane to facilitate access to surrounding open space or woodland.</li> <li>v. Improved walking and cycling infrastructure including wayfinding to ensure good connectivity and legibility for all users to local amenities.</li> <li>vi. Development of marked cycleway to accessible footbridge at A12 to promote sustainable travel to Leytonstone Station via Colworth Road.</li> </ul>
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