

Park Development Framework

Area Proposals for
Lee Valley
Regional Park

Foreword

Lee Valley Regional Park is known and recognised as one of the nation's great parks; a place that offers a unique combination of activities, sights and experiences.

For over 40 years the Lee Valley Regional Park Authority has been working alongside many partner organisations to transform the Lee Valley into a place for leisure, recreation, sport and nature.

Our new vision is to create a world class visitor destination in the Lee Valley bringing together a variety of landowners and partners.

The Park is a mosaic of award-winning open spaces, heritage sites, country parks, farms, golf courses, lakes and riverside trails, campsites, marinas, angling and boating locations. All of these attract more than 4.5 million visitors a year.

The Valley is being transformed by the London 2012 Games and Paralympic Games and the Authority will run four world class venues in legacy. These are Lee Valley White Water Centre near Waltham Cross, Hertfordshire – the only brand new London 2012 venue to open ahead of the Games and on Olympic Park in Stratford Lee Valley VeloPark, Lee Valley Hockey Centre and Lee Valley Tennis Centre.

The Lee Valley Regional Park Act 1966, which established the Lee Valley Regional Park Authority, placed a duty on the Authority to develop, improve, preserve and manage the Park, either directly or through others. Our Park Development Framework is a suite of documents that will collectively provide the blueprint for our future efforts: setting out proposals for what we want to achieve, how we plan to balance competing demands, and how we intend to make best use of the limited resources available. Once complete it will satisfy our duty to produce a plan of proposals as required under Section 14 of the Park Act.

We hope it will provide inspiration and focus for the future collective efforts of landowners within the Park, our partners, stakeholders and everyone with an interest in the Lee Valley and Lee Valley Regional Park.



Derrick Ashley
Chairman



Shaun Dawson
Chief Executive

The Park

The Lee Valley Regional Park was created on the 1st January 1967, through an Act of Parliament: the Lee Valley Regional Park Act 1966.

The creators of the Regional Park wanted to provide a destination for the growing populations of London, Essex and Hertfordshire to enjoy recreation and leisure activities unavailable elsewhere. The corridor alongside the River Lee was at that time a mix of derelict and operational industrial land, undeveloped marshlands, water supply reservoirs, farmland, glasshouses and municipal parks. The new Regional Park was designed to transform these areas to create a continuous corridor of open space and built leisure and sports facilities that would provide a wide range of recreation and leisure opportunities.

The purpose of the Park is clearly defined in the Park Act, as:

“[...] a place for the occupation of leisure, recreation, sport, games or amusements or any similar activity, for the provision of nature reserves and for the provision and enjoyment of entertainments of any kind.”

Section 12(1)
Lee Valley Regional Park Act 1966

Much has been achieved since the Park was created. The Park now includes 10,000 acres (over 4,000ha) and winds its way 26 miles: along the banks of the River Lee from Ware in Hertfordshire, down through Essex, North London, and through parts of the Olympic Park to East India Dock Basin on the River Thames.

The Park is a fantastic mix of world class sport and leisure venues, heritage sites, gardens, nature reserves and riverside trails; offering an endless range of things to do. It is easy to reach by bike, car, train, or on foot, and visitors can spend anything from a few hours to a few days enjoying and exploring.

The Park includes several of the exciting venues which contributed to the success of the London 2012 Olympic and Paralympic Games. These include legacy venues at the Velopark including the Velodrome and BMX course and tennis and hockey at Eton Manor.



The Park Authority

The Park Act, which established the Lee Valley Regional Park Authority, placed a duty on the Authority to develop, improve, preserve and manage the Park, either directly or through others.

We are working towards delivering this duty in three key ways:

1. As owner and manager of land and facilities within the Park

We own and manage approximately 3,800 acres (1,500ha) of the total Park area. It is our duty to use our available resources to develop and manage that estate. We know we will need to work closely with a range of partners, and seek additional resources and expertise, in order to deliver the features, facilities and activities that contribute to our vision and aims for the Park.

2. As a champion, leader, facilitator and coordinator of other landowners within the Park

The remaining 6,200 acres (2,500ha) of the Park is owned and managed by others. The success of our Park vision is hugely dependant on other landowners and managers working together towards a shared aspiration. A vital part of our future work is working alongside other land owners to achieve our vision for the Park; to work collectively towards Park-wide coordinated and complementary

facilities, attractions and activities, and to assist each other where appropriate with shared resources, advice and expertise.

3. As a statutory planning consultee

The Act confers on the Authority the role of a statutory planning consultee. This means that we must be consulted on any planning applications within, or which impacts on, the Park. We will use this role to continue to champion the Park and to do everything we can to ensure that local planning authorities give appropriate regard to our aims and purposes.

We will:

- *Oppose in principle any planning applications relating to land within the Park that include land uses which are not compliant with the purpose of the Park (as set out in Section 12 of the Park Act)*
- *Seek to ensure that all planning approvals relating to land within the Park will lead to a positive contribution to our vision, aims and objectives*
- *Seek to ensure that all planning approvals relating to land outside the Park boundaries will have no negative impact on the Park, and where possible lead to a positive contribution to our vision, aims and objectives.*



The Park Development Framework

The Park Development Framework sets out the Park Authority's aspirations for future development and management of the Park.

There are a number of core documents that make up the Park Development Framework:

Vision, Aims and Principles
(adopted July 2010)

and

Objectives and proposals
which will be produced in two complementary documents. These focus on:

- *Thematic Proposals*, (adopted January 2011) setting out our proposals throughout the Park for each of our six aims - Visitors, Sport and Recreation, Biodiversity, Community, Landscape and Heritage, Environment
- *Area Proposals* (this document), setting out our proposals for the Park on a more detailed location basis.

There is also a range of other documents that provide additional information to support the core documents identified above.

This includes the Part Two Area Proposals included in the adopted *Park Plan 2000* and the *Part One Strategic Policy Framework*. For more information please refer to the Park Development Scheme.

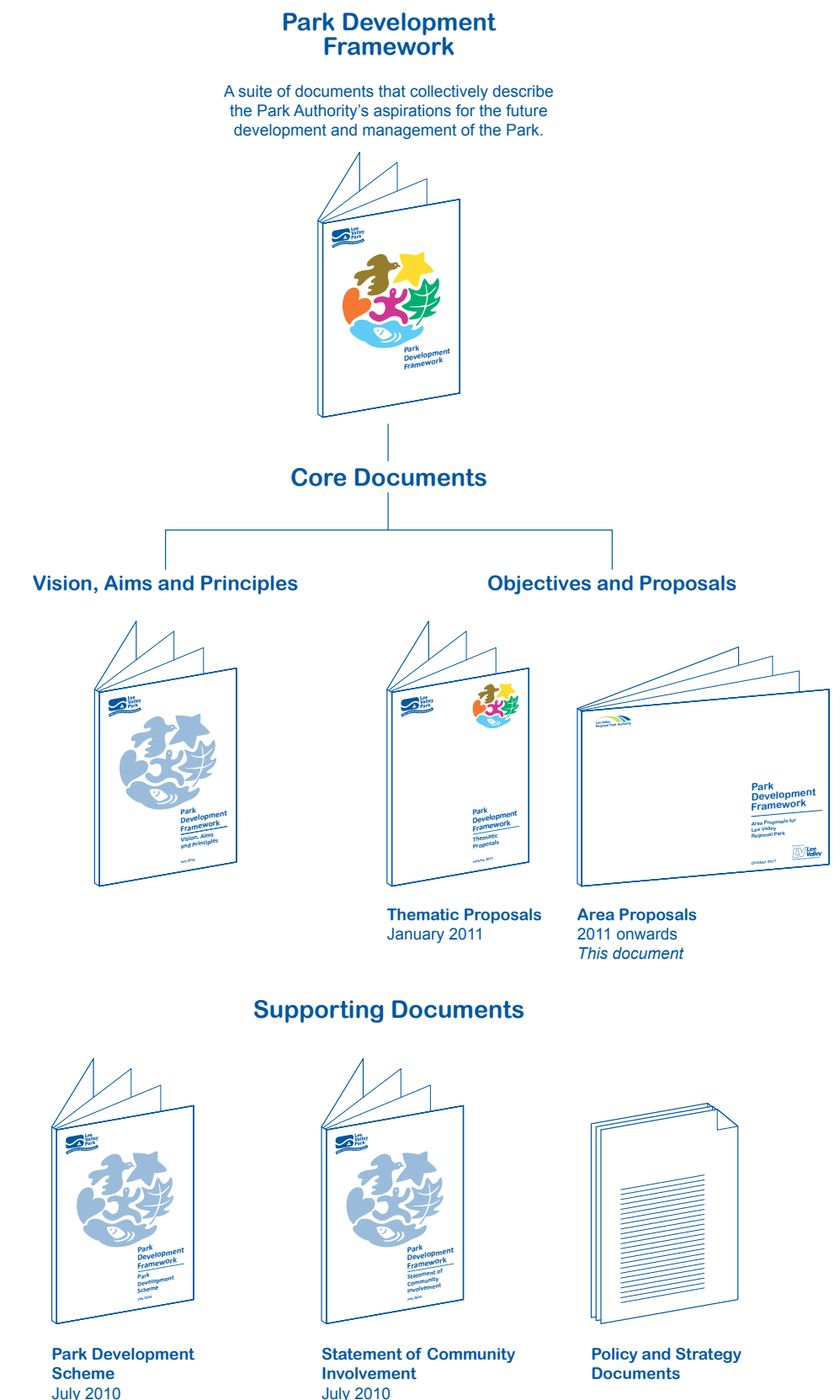
www.leevalleypark.org.uk/parkframework/home/

The *Park Development Framework* reflects our aspirations for the whole Park, and includes large areas of land over which we have no direct control. The framework documents therefore provide two functions: the strategic framework for our ongoing activities and guidance for others involved in the development and management of land within the Park.

The Authority is not a planning authority but it has a range of powers and duties in relation to the statutory planning process. Section 14(1) of the Park Act requires the Authority to prepare a plan setting out proposals for the future management and development of the Regional Park. Riparian planning authorities are under a mandatory obligation to include those parts of the plan affecting their areas within their own relevant planning strategies and policies (Section 14(2) of the Park Act) although inclusion does not infer that the planning authority necessarily agrees with them (Section 14 (2) (b)). For Area 3 the London Boroughs of Haringey and Waltham Forest are the relevant planning authorities.

Our current plan of proposals is the *Lee Valley Regional Park Plan* adopted in 2000 (Parts One and Two). *The Park Development Framework* will in time include proposals for all land within the Park, and will fully satisfy our duty to produce a plan of proposals as required under Section 14 of the Park Act. Once complete it will replace the *Park Plan 2000* Part Two. However the preparation and adoption of proposals will take time, so a phased replacement of the *Park Plan 2000* proposals is being implemented. Where proposals from the *Park Plan 2000* remain relevant, these will be incorporated into the Park Development Framework.

Accordingly both the *Park Plan 2000* and the *Park Development Framework* are relevant in terms of Section 14 (2) of the Park Act and are formal statements of the Authority's position in respect of development within the Regional Park. Once completed, the *Park Development Framework* will meet the requirements of Section 14 of the Park Act.

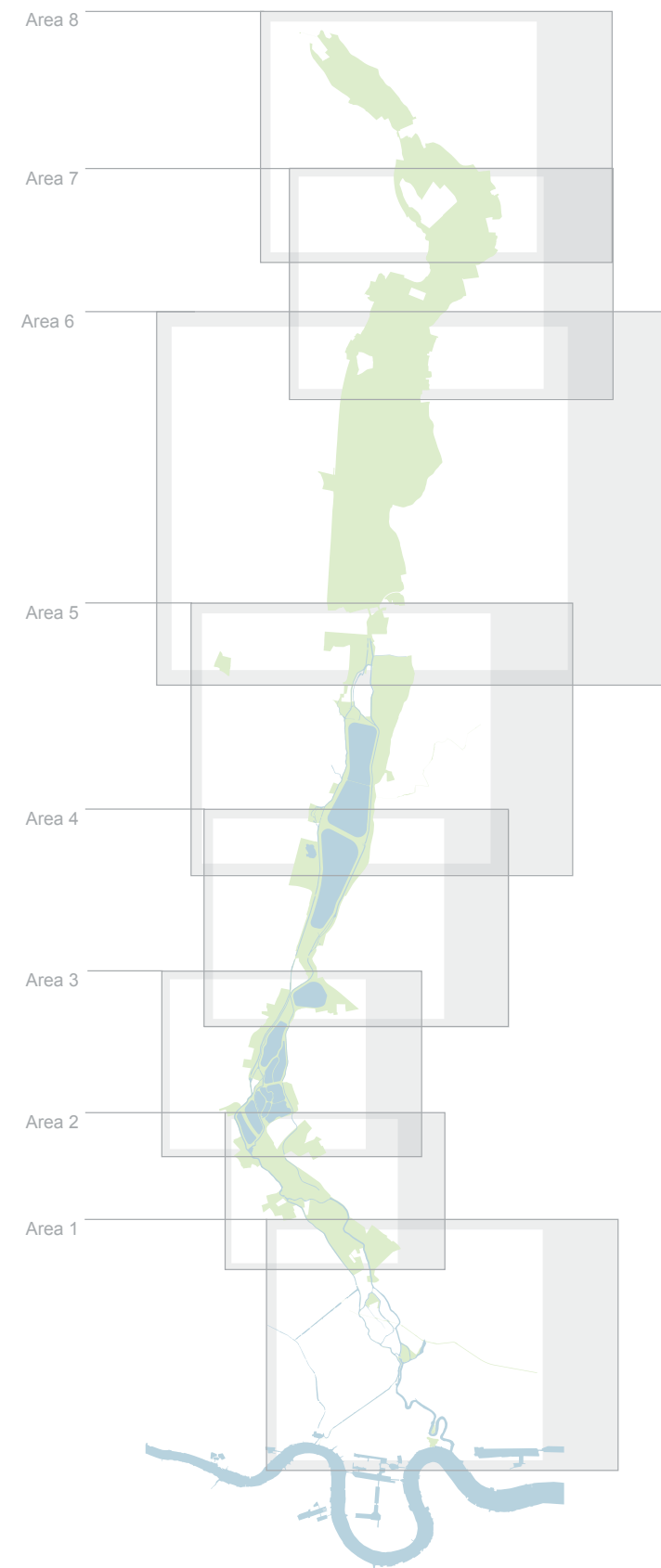


Area Proposals

The Authority is producing area proposals to provide greater detail on appropriate future use and development for the whole of the Park.

The Park has been divided into eight areas based on its current and potential visitor offer, the contribution that key resources such as open space, ecology and water make in creating leisure opportunities and the range of sporting and community activity that currently takes place within the Park.

The potential impact on the Park of major new development and investment in infrastructure is also a key factor in the consideration of proposals especially where the riparian planning authorities and major landowners are promoting plans for change.



Park Development Framework

Area 3 Proposals

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

Area 3 Proposals

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

The focus for this document is Area 3 stretching between Coppermill Lane in the south and Tottenham Marshes in the north. It should be read alongside the Authority's Vision Aims and Principles document and the adopted Thematic Proposals both of which relate to the whole Regional Park area and which set the framework for the more detailed proposals presented here.

Context to Area 3 The Waterlands: Walthamstow Wetlands to Tottenham Marshes

The dominant feature of this section together with Areas 4 and 5 is the broad expanse of water contained in the reservoirs owned by Thames Water which covers over 500ha. These provide a clear sense of identity to the whole area which sets it apart from the urban environment surrounding the Regional Park.

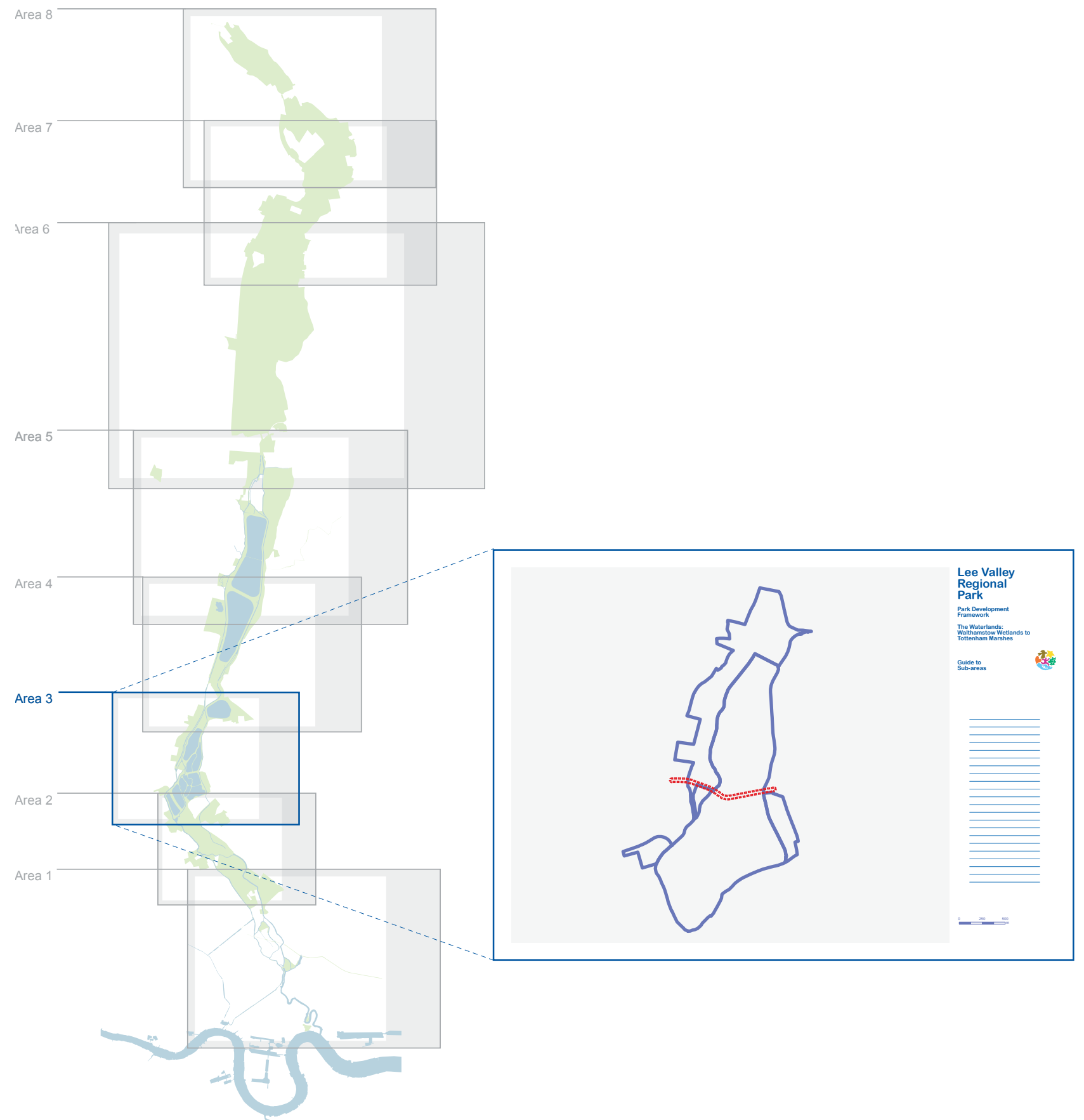
At points around Tottenham Hale and Ferry Lane the Park is constricted to a series of pinch points and open spaces are restricted to the margins of the reservoirs. In contrast, extending along the western side of the Park adjacent to River Lee Navigation, are the large open spaces of Tottenham Marshes.

The importance of this part of the Regional Park for water storage and multiple land ownerships have constrained the opportunities for improving public access to the Regional Park. The Walthamstow Wetlands project will provide new

and exciting public recreational opportunities whilst open spaces at Tottenham Marshes need to be fully exploited to provide a recreation resource for visitors.

This section of the Lee Valley has a long and varied history. It contains the remains of settlements from prehistoric times, infrastructure serving the water industry and engineering works dating from the eighteenth and nineteenth centuries designed to reduce flooding. This varied and valuable history means that large areas of the Park are designated as Archaeological Priority Area/Zones and there are several local groupings of listed buildings and conservation areas. The Authority works with stakeholders to protect this unique heritage.

In contrast, the valley's location in the London-Stanstead-Cambridge growth corridor means that it is a focus for growth. Several areas including Blackhorse Road, Tottenham Hale, and Meridian Water are major development sites for housing and employment. A major challenge required by these proposals is to ensure that development of these sites does not prejudice access and views of the Regional Park which creates its unique sense of place



Area 3 Proposals - The Waterlands: Walthamstow Wetlands to Tottenham Marshes

Key Resources and Special Features

This area is dominated by the Walthamstow Reservoirs complex, owned and managed by Thames Water, which extend northwards from Copper Mill Lane. The importance of these reservoirs for water storage together with operational requirements has meant that public access is limited. Our proposals aim to address this. Their recreation use has been entirely for anglers and bird watchers under a controlled access regime.

The reservoirs have high ecological values and together form a Site of Special Scientific Interest (SSSI) and part of the Lee Valley Special Protection Area and Ramsar Site. They provide important habitat for native and wintering bird species including Shoveller and Gadwall.

Beyond the fringes of these reservoirs are several areas of open space which include, the Douglas Eyre playing fields, Markfield Park, the Paddock and the extensive open spaces of Tottenham Marshes. These areas are principally for casual recreation with the Douglas Eyre playing fields used for football, tennis and hockey.

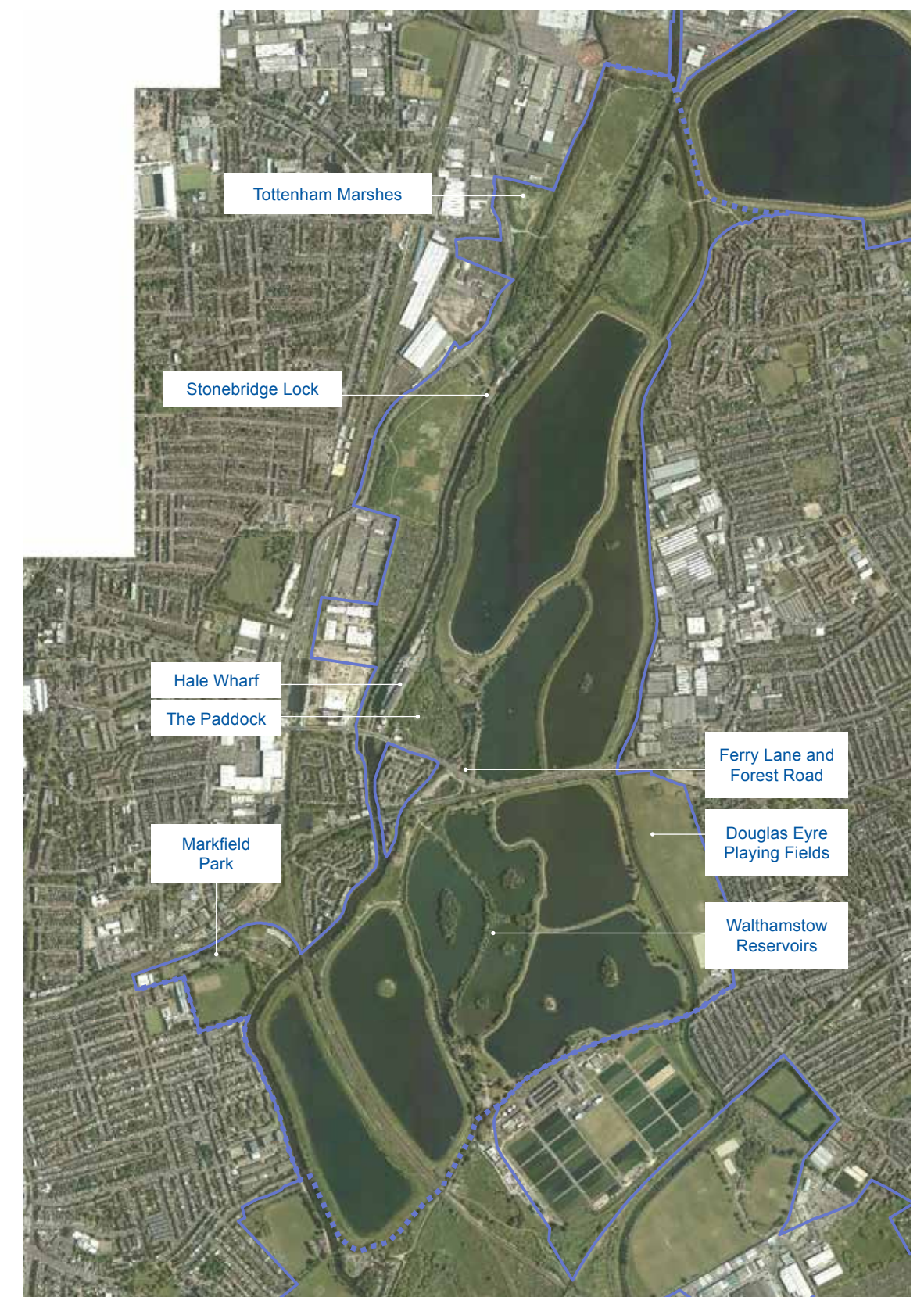
There are several areas comprising commercial and employment sites which are not compatible with the Park's statutory purpose. Some of these such as the extension to Mill Meads industrial site lie on the edge of the Park whereas others such as

Hale Wharf lie in the centre of the Regional Park.

Historic interest is found across most sites within this area. Markfield Park has recently benefitted from a successful Heritage Lottery funding bid allowing the restoration of the Beam engine. The Walthamstow Reservoirs contain both natural and industrial heritage. Constructed during the Victorian period to satisfy the needs of a growing London population they mark an important point in the history of the Lea Valley and the region. As well as infrastructure associated with the water industry, such as the Marine Engine House (former pump house) which is in the process of being locally listed, the site also contains the grade II listed 'Coppermill'. Proposals will aim to protect these assets.

Access through this area is principally along the towpath to the Navigation. However east west access is limited due to the reservoirs and proposals will aim to address this.

The landscape within this area is varied with elevated reservoirs, large open spaces and a complex of waterway corridors. However, the continuity and coherence of the landscape is fragmented by road crossings adjoining land uses and limits on public access to large parts of the area. Proposals aim to develop a stronger and more cohesive identity, and open up views of and access to the reservoirs.



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Opportunities for Visitor Enjoyment

The main opportunity for visitors lies in the potential of the Walthamstow Wetlands project which has secured a bid from the Heritage Lottery Fund. This project is focused on increasing public access to the reservoirs to allow greater appreciation of their importance as an ecological resource. The former pump house, the 'Marine House' will be developed as an education resource centre. It is anticipated that the project will attract up to 250,000 visitors per annum. The Walthamstow Wetlands Partnership will ensure impacts of increased public access on the wildlife value of the sites will be minimised through appropriate mitigation and management measures.

North south access is good with the towpath along the Navigation being the principal route; this only services the western part of the area. North south access along the eastern side is limited and it remains an aspiration for the Authority to deliver an alternative route on this side of the Park. A programme for its implementation will be developed on adoption of these proposals. Proposals will aim to secure Stonebridge as a secondary visitor centre.

For sites on the Park's edge not in park related uses proposals aim to improve boundary treatment to reduce the nature of development e.g. Millmead industrial estate. Where redevelopment on these sites is suggested proposals will aim to improve permeability to allow views of and access to the Park. For employment sites which lie towards the centre of the Park such as Hale Wharf proposals will encourage park related uses, designed to a scale to reflect their parkland setting.

Adopted Principles Guiding these Proposals

The Authority's proposals for each of these areas are designed to address the issues identified above and are based on the Authority's adopted (July 2010) guiding principles for the future development and management of the Regional Park. These are:

- **Partnership work** – recognising that many of the proposals can only be delivered through the collective efforts of a range of partners, stakeholders and landowners.
- **Regional Value** – assessing the range of benefits that any particular facility or activity within the Park delivers to the people of Essex, Hertfordshire and London.
- **Multi-function and synergy** – developing proposals which can be used to harness competing demands.
- **Flexibility** – the design and management of facilities and open spaces of the Park in a way which responds to changing needs and demands
- **Environmental Sustainability** – recognising that the ongoing planning, design and management of the Park must be underpinned by principles of sustainable management and development and take full account of the need to mitigate and adapt to impacts of climate change.
- **Engagement** – engagement with a wide range of organisations, user groups and community groups is fundamental to the successful management and development of the Park.

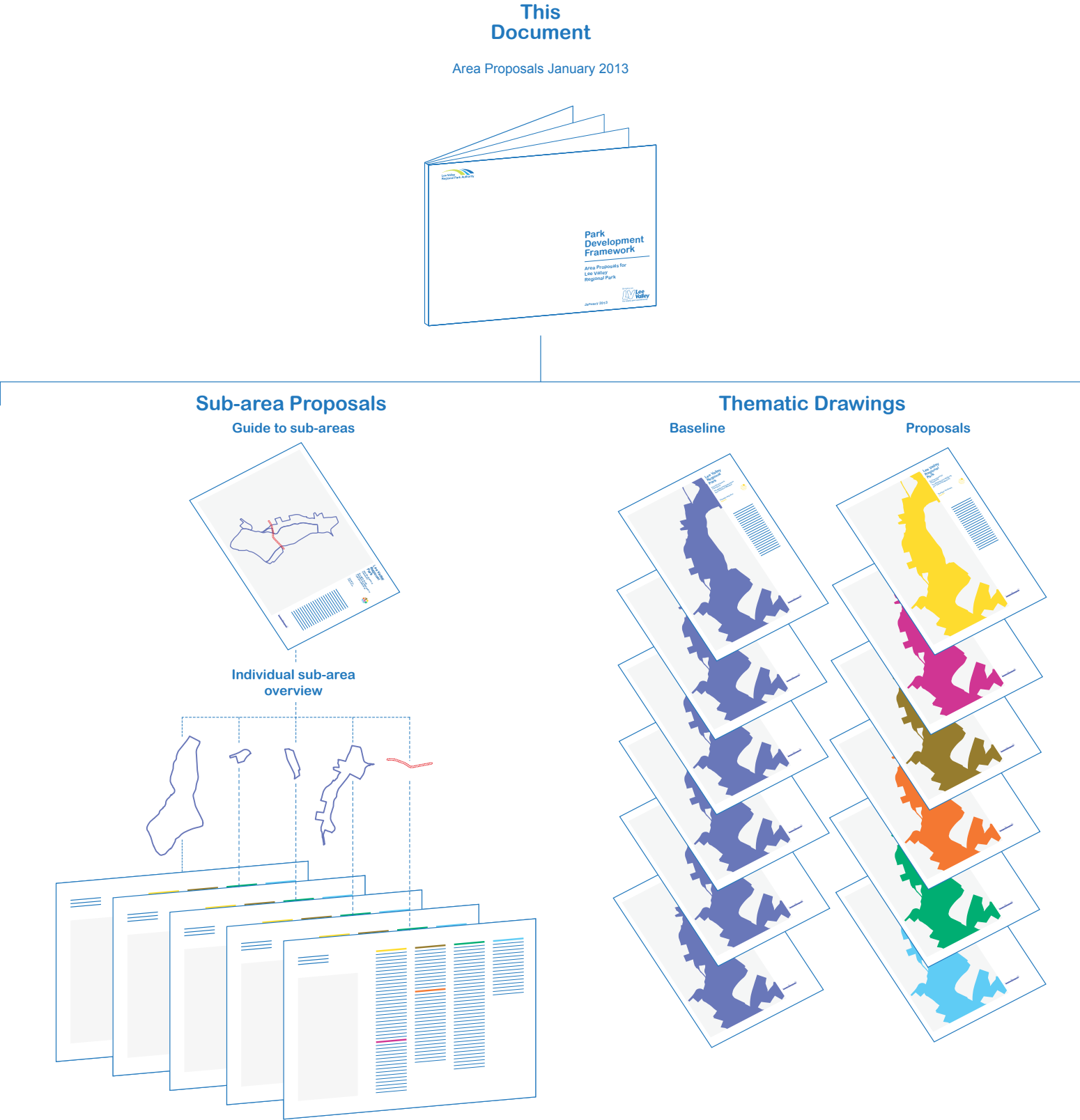
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Area 3 has been divided into four sub-areas 3.A.1 to 3.A.4 together with 1 route based proposal 3.R.1; these sub divisions are shown on the map *Guide to Sub-areas* page 13.

The sub divisions largely reflect patterns of visitor use and landownership, current and future management and important national and local designations e.g. Walthamstow Reservoirs SSSI. The Route Proposal (3.R.1) highlights the significance of Ferry Lane and Forest Road as a route that crosses the Park, providing views of and opportunities for access into the Park.

The Park wide Adopted Thematic Proposals have been translated onto six area based maps, one representing each theme. These provide a graphical interpretation of the relevant area wide proposals as they apply within Area 3. These should be read alongside the sub-area proposals.

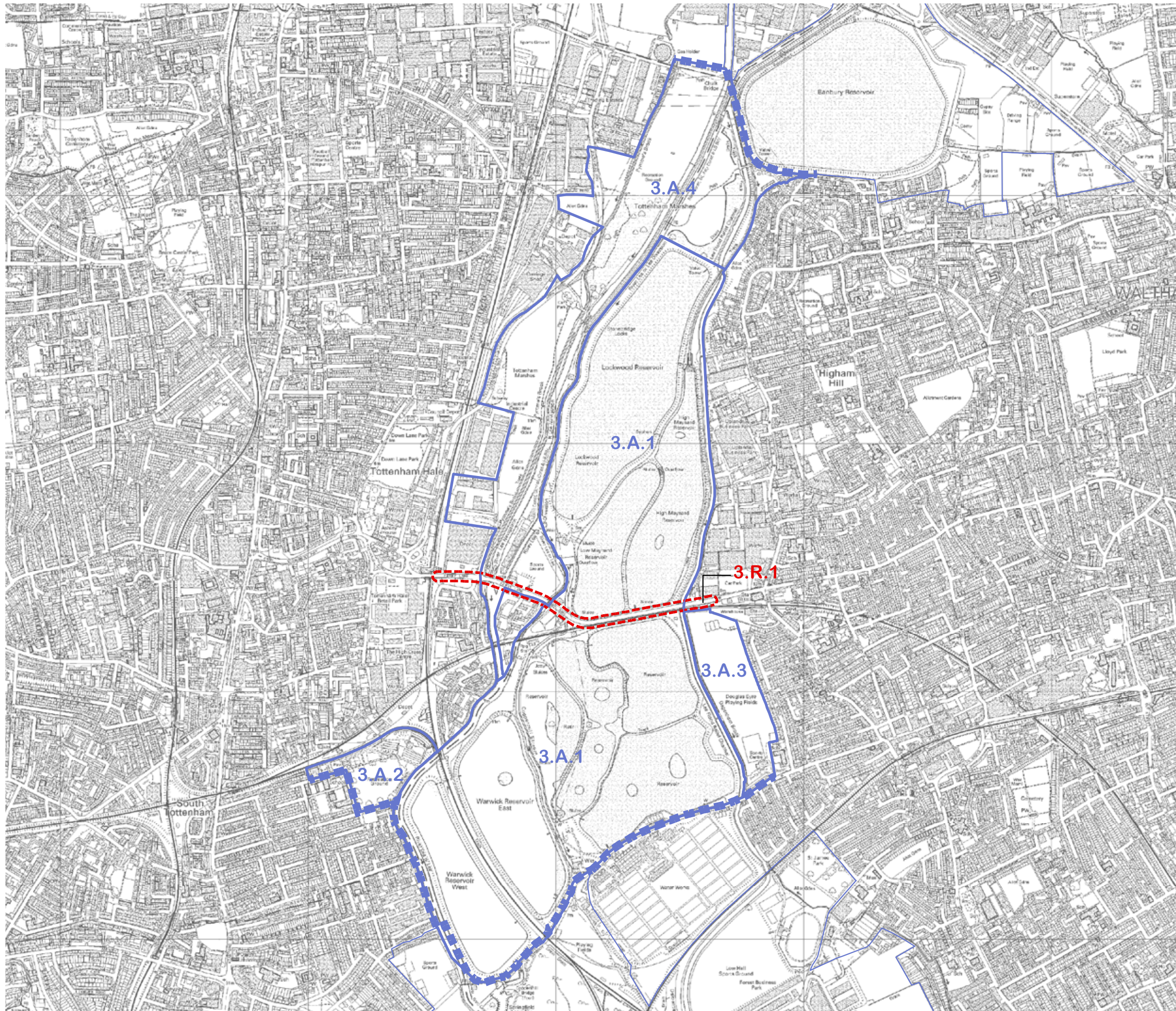
Incorporated within these Area 3 Proposals are those proposals from the Park Plan Part Two which are still considered to be relevant. Proposals have also drawn upon and been informed by other relevant studies that the Authority has commissioned with partners including the Upper Lee Valley Landscape Strategy and the Walthamstow Wetlands feasibility study.



Consolidated proposals by sub-area

Area 3 Proposals

The Waterlands:
Walthamstow Wetlands to
Tottenham Marshes



Lee Valley Regional Park

Park Development Framework

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

Guide to Sub-areas

To be read in conjunction with the Area 3 Proposals Thematic Drawings



Areas

- 3.A.1 Walthamstow Wetlands
- 3.A.2 Markfield
- 3.A.3 Douglas Eyre
- 3.A.4 Tottenham Marshes, Hale Wharf and The Paddock

Routes

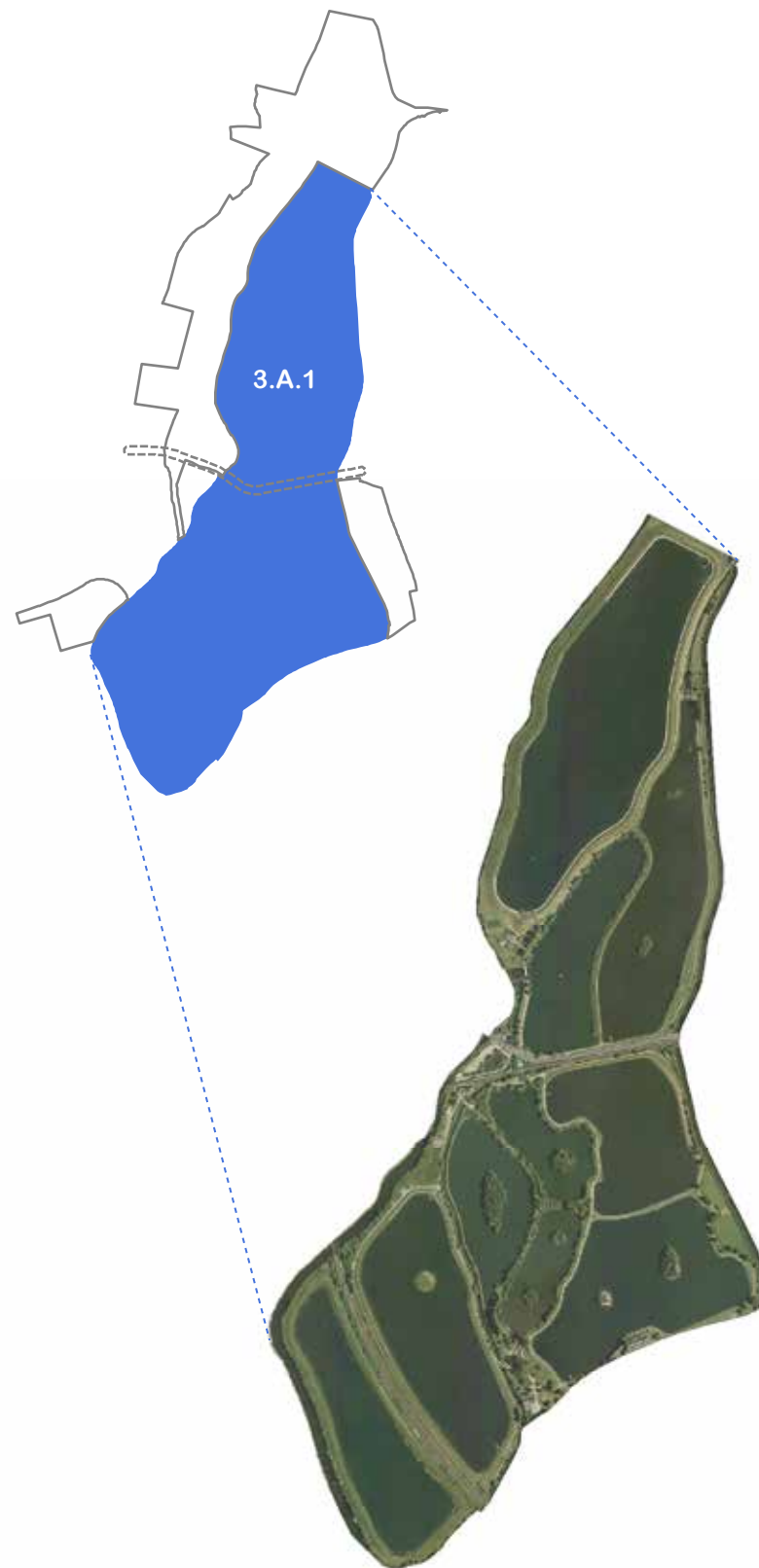
- 3.R.1 Ferry Lane and Forest Road

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3.A.1 Walthamstow Wetlands



Visitors

Work in partnership with the London Borough of Waltham Forest, Thames Water and other stakeholders as part of the Walthamstow Wetlands Partnership to create an urban wetland nature reserve and visitors centre at Walthamstow Reservoirs compatible with the sites international and national nature conservation status and its green belt designation. This will include:

- The provision of public access into and around parts of the site; principally from Forest Road, managed so as to minimise disturbance to the wildlife and habitats whilst providing access to the varied wildlife on site.
- A number of secondary pedestrian entrances that will help re-connect the Reservoirs with the adjoining and wider Park area including;
 - I. In the south a pedestrian bridge over the Coppermill Stream off from Coppermill Lane, linking through to Walthamstow Marshes, an entrance point at the south west corner of Warwick reservoir to link with Springfield Park and the Marshes,
 - II. In the north access from Lockwood Way and Lee Valley Pathway across an existing bridge to the north of High Maynard reservoir and a link through from Tottenham Marshes at the northern end of Lockwood reservoir,
 - III. An access point at the southeast corner of High Maynard reservoir connecting through to the station hub at Blackhorse Road.
- Access improvements at the low rail bridge over Coppermill Lane to ensure sufficient height for pedestrian and cyclists over Coppermill Lane.

- Refurbishment of the Thames Water Marine Engine House off Forest Road to create a visitor centre. The new centre to operate as an education resource. Visitor facilities to include a café, toilets and information about the ecology of the reservoirs and the wider area.
- Provision of a cycle and pedestrian route from the existing route south of Banbury Reservoir, linking through to Forest Road and Coppermill Lane as a continuation of the Lee Valley Pathway. Options for the route include a pathway through the centre of the reservoirs linking with the new visitor centre and/or a pathway positioned between the Flood Relief Channel and reservoirs on the eastern boundary.

Sport and Recreation

Support and promote the Fishing Academy introduced on site by Thames Water to develop recreational angling, particularly for young people and disabled people, and associated educational facilities about fish, their environment and angling.

Biodiversity

The Walthamstow Reservoirs to be protected as an open water wildlife habitat of key national and international importance for breeding, wintering and moulting wildfowl. The creation of a new urban wildlife nature reserve to be supported and managed as an integral part of the wider landscape scale ecological resource that includes the Walthamstow Marshes SSSI Nature Reserve and existing facilities and habitats at the Waterworks Nature Reserve in the south and the King George and William Girling Reservoirs SSSI to the north.

Support Thames Water in updating the site management plan to improve the reservoirs existing state from 'unfavourable recovering' to 'favourable', as required by Natural England. A detailed assessment of favoured roosting/refuge locations to be undertaken to inform the visitor and access strategy for the Walthamstow Wetlands project.

Community

Work with London Borough of Waltham Forest, Thames Water, schools throughout the region and other stakeholders to provide an educational resource linked to the sites ecology, its natural and industrial heritage, and water management issues. Facilities and services should complement the learning resources at the Waterworks Centre.

Landscape and Heritage

The site's existing landscape character to be protected and enhanced with existing green and attractive edges maintained. The potential to enhance wetland landscape connectivity within and along the boundaries of the site to be explored as part of the site management plan. Views into and across the site to be protected particularly from Ferry Lane/ Forest Road. The unattractive and visually harsh edge to the southern boundary of the site to be enhanced to improve the quality of and the entrance to the Regional Park, along Coppermill Lane.

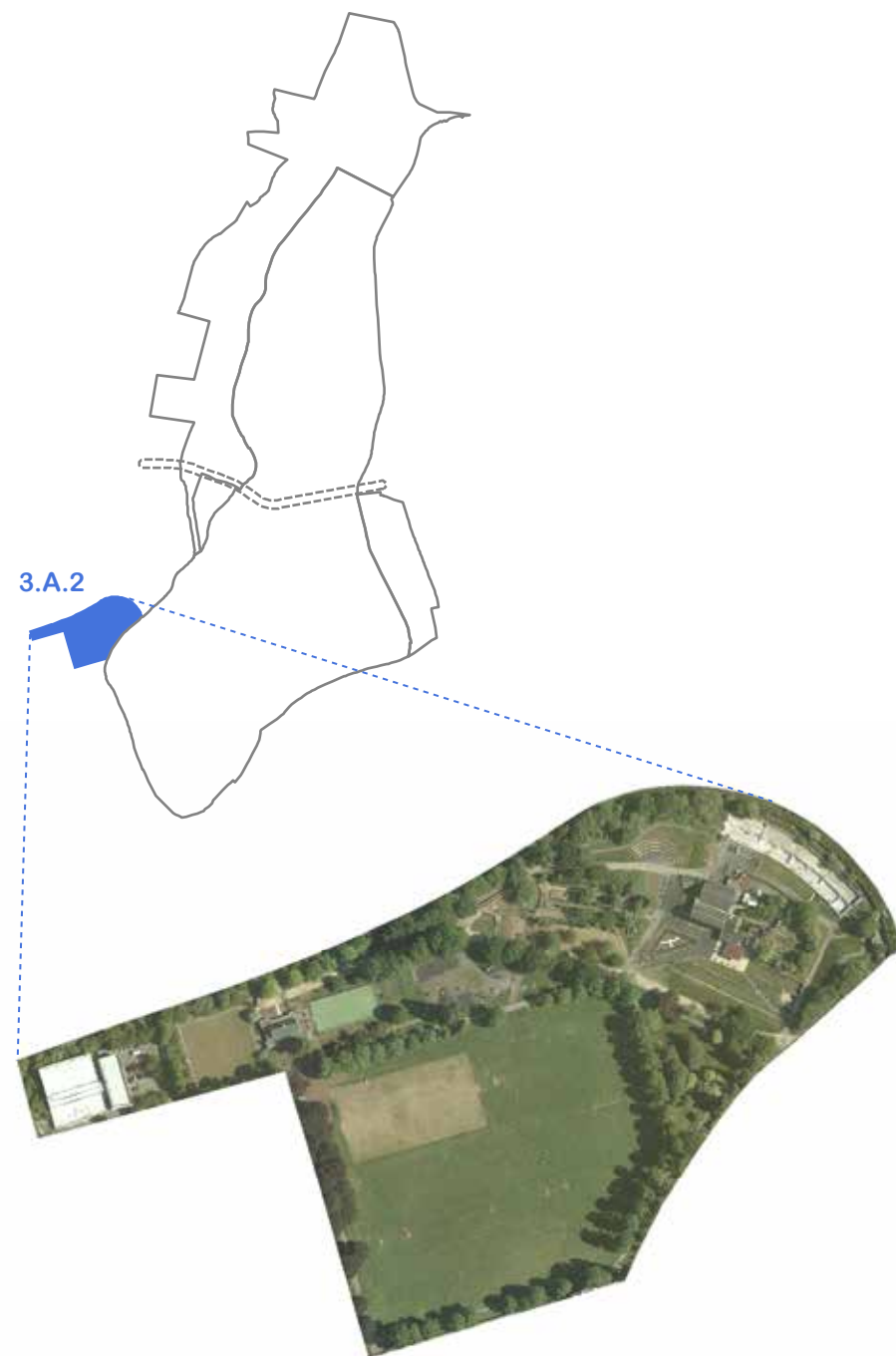
Heritage assets and features such as the Marine Engine House and the Grade II listed Old Coppermill building to be brought into public use and enhanced to celebrate their historical role in the development of the water industry and to promote the wider heritage of the valley.

Environment

Proposals to develop the reservoirs as an urban wetland nature reserve should take full account of their primary role for water storage. The Authority will support and work with Thames Water and stakeholders to develop management regimes which enhance the sites ecological value, water quality and visitor potential.

Explore opportunities with the Walthamstow Wetlands Partnership to link new visitor facilities into proposed decentralised energy networks.

3.A.2 Markfield



Visitors

Support the ongoing enhancement of visitor facilities at Markfield Park and the Markfield Beam Engine and Museum.

Improve pedestrian and cycle links between the site and adjoining areas of the Regional Park. In particular explore options with the Walthamstow Wetlands Partnership and other stakeholders for a pedestrian crossing of the River Lea Navigation to create a link into the Walthamstow Wetlands area that also connects through to Walthamstow Marshes in the south.

Opportunities for heritage trails linked to other heritage interests within and outside the Regional Park to be explored.

Sport and Recreation

Support existing sport and recreational use and enhancement of the open spaces at Markfield Park.

Biodiversity

The ecological value of Markfield Park and its role as a green wildlife corridor linking into the wider Regional Park to be protected. Opportunities to improve access to nature in accordance with the site management plan are supported.

Community

Community based recreational, sporting, play and educational facilities and activities to be promoted and community facilities maintained as required by the site Management Plan.

Landscape and Heritage

Site management and improvement works to protect and enhance existing strong landscape character and identity. Support the ongoing protection, refurbishment and interpretation of existing buildings and features of heritage interest.

3.A.3 Douglas Eyre



Visitors

Explore options with landowners and the London Borough of Waltham Forest for the provision of a pedestrian/cycle route alongside the western boundary of playing fields, to form part of the Lee Valley Pathway and National Cycle Network Route 1. Options should include restoring the path under the rail line and connections through to Blackhorse Road Station.

Sport and Recreation

Support ongoing improvements to outdoor sporting facilities and investment in all weather football pitches. Engage with sporting organizations such as the London Football Association who operate on site to develop synergies between the sport, training and coach education programmes provided at Douglas Eyre and elsewhere in the Park e.g. Lee Valley Athletics Centre.

Biodiversity

Through new management practices improve biodiversity along the margins of the site, for example by relaxing the mowing regime and taking an annual meadow cut along the edges of the pitches.

Community

Support ongoing club and community use of sports pitches and associated built facilities.

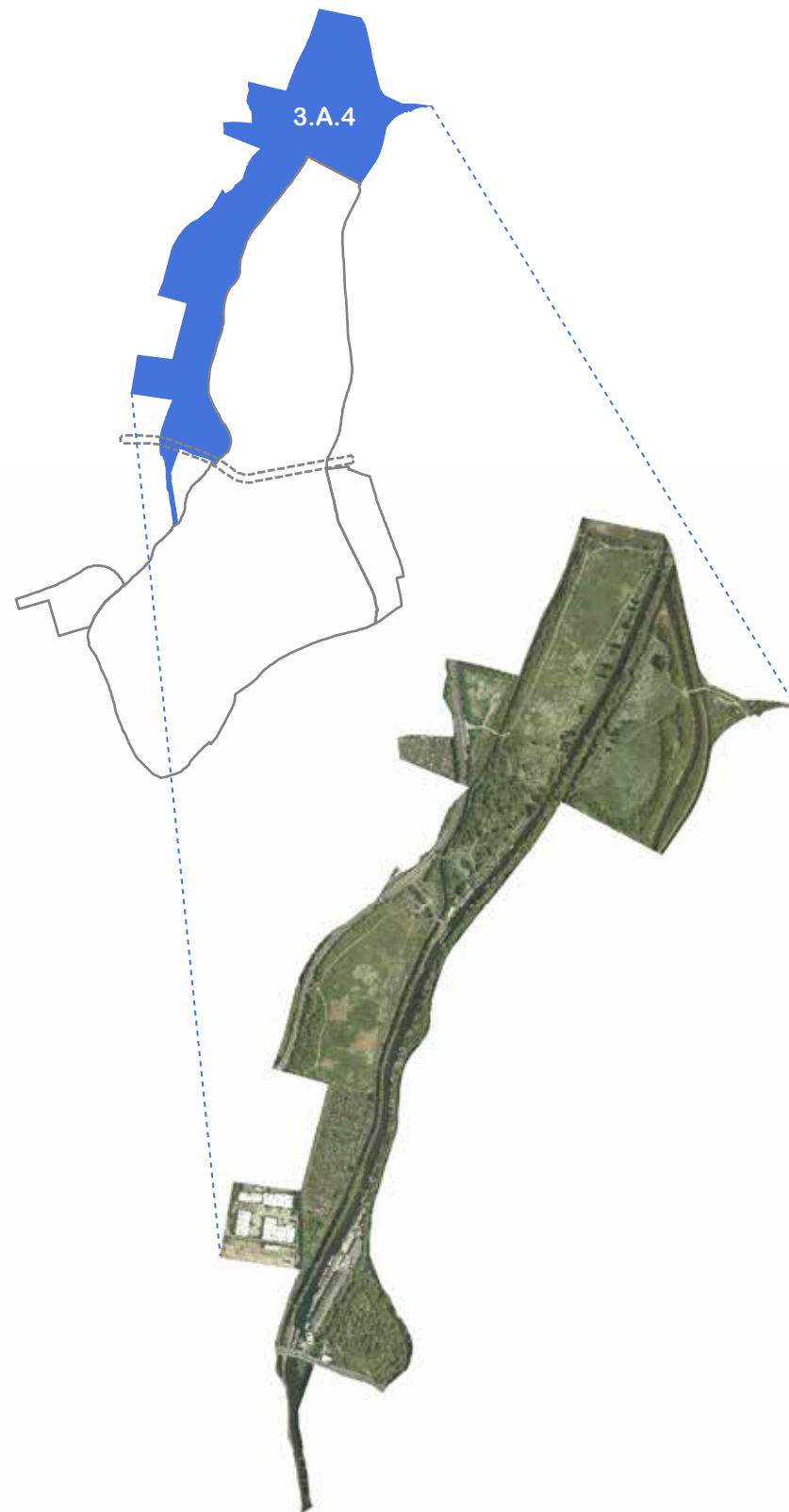
Landscape and Heritage

Support the enhancement of existing strong landscape character, maintaining the continuity of green links on the eastern side of the valley.

Environment

Support the Environment Agency, the London Borough of Waltham Forest and other stakeholders in improving water quality and biodiversity in the Dagenham Brook and any opportunities to de-culvert and naturalise part of the water course.

3.A.4 Tottenham Marshes, Hale Wharf & the Paddock



Visitors

Enhanced visitor hubs to be established at two locations:

1) Stonebridge Lock

Stonebridge Lock to be developed as a visitor node based around the existing Waterside Centre. The Authority intends to work with Canal and River Trust and other stakeholders to establish a café within the Waterside Centre with outdoor seating and improved public realm. Cycle hire facilities for Park visitors to be provided at the Waterside Centre potentially linked to other cycle hubs elsewhere within the Park including where feasible the London hire schemes operated by Transport for London.

Enhance pedestrian and cycle routes and the associated environment into Tottenham Marshes from the adjoining communities to the west, building on existing improvements on Watermead Way and at the entrance to Stonebridge Lock. Enhance and promote the southern access into the Marshes from Ferry Lane and along the towpath south of Ferry Lane.

Work with Transport for London and other partners to improve access from Tottenham Hale Station and bus interchange and Hale Village into the Park via an attractive, safe and well signed route.

2) Hale Wharf

Work with the London Borough of Haringey, the Canal and River Trust and other stakeholders to identify options for development on Hale Wharf that will bring this site into a Park compatible leisure use whilst also meeting its designation as a Regeneration Area within the London Borough of Haringey's Core Strategy. Appropriate uses would include (but are not restricted to) one or more of the following:

- New recreational or sporting facilities, based on the sites waterside location
- Accommodation serving visitors to the Park
- Waterside visitor facilities and facilities for clubs with a community emphasis, incorporating leisure uses for example café, cycle and canoe hire/club facilities.

The type, scale and design of development would need to be appropriate in terms of the sites location within the heart of the Park adjacent to internationally and nationally important biodiversity sites and its waterside environment.

Any development of the site would be expected to support and complement existing leisure and nature conservation activity and facilities in the area in particular the Walthamstow Wetlands project. It should also enhance landscape quality and visual permeability, the ecological values of the environment and adjoining waterways and support waterside habitat creation. Design should allow views through the site from the towpath to the reservoirs and wider Park.

Development on the site should encourage sustainable modes of transport, making full use of the Tottenham Hale Station and bus interchange, with improved pedestrian and cycle links between this hub, Blackhorse Road station

to the east and strategic pedestrian and cycle links within the valley. A new southern gateway into the Regional Park and Tottenham Marshes from Ferry Lane via Hale Wharf and a new pedestrian link across the waterways should form part of the regeneration of Hale Wharf.

Development of the site which is not appropriate under the terms of the Park Act 1966 and the Park Authority's remit and does not accord with the proposals set out in the Park Development Framework will be resisted.

Work with the Canal and River Trust to ensure existing moorings along the Lee Navigation, especially between Stonebridge Lock and Ferry Lane are rationalized and associated structures removed. Provide practical support where feasible to the Canal and River Trust in their remit to enforce against unauthorized moorings and manage mooring compounds effectively so that they do not detract from the amenity of the Park.

Opportunities for a visitor water taxi service to be explored with the Canal and River Trust and other stakeholders.

3.A.4 Tottenham Marshes, Hale Wharf & the Paddock

Continued

Sport and Recreation

Support increased recreational use of the waterways. Work with stakeholders to reinstate canoe/kayak hire facilities at Stonebridge Lock and develop a flat water canoe trail as part of the route between the White Water Centre in Broxbourne and Old Ford in Tower Hamlets.

Cycle hire facilities to be developed including facilities for the Lee Valley Cycle Ability Club with adapted bikes available for hire.

Promote active recreational use of the open spaces, including orienteering, through improved signage and site management. Options to further enhance these spaces for informal recreation and create a high quality waterside park to be explored with stakeholders.

Biodiversity

Tottenham Marshes to be protected as an important urban wildlife habitat and nature reserve with further work undertaken to improve biodiversity and enrich the wildlife value. Watercourses that pass through the area and south of Ferry Lane to be safeguarded and enhanced as part of the ecological landscape and to improve wetland connectivity.

The potential to redevelop part of Wild Marsh West to provide for flood alleviation whilst enhancing and promoting biodiversity and community access to nature will be explored with the London Boroughs of Enfield and Haringey and local user groups as part of the Meridian Water development.

The Paddock Community Nature Park to be safeguarded as a local access to nature site. Existing habitats to be protected and enhanced to complement the adjoining Walthamstow Reservoirs. Improvements to the entrance off Ferry Lane to be supported. Opportunities to create a new

controlled pedestrian bridge link as part of a nature trail, between The Paddock and Walthamstow Wetlands to be explored.

Community

Clendish Marsh to be managed for events and local festivals with key stakeholders. Continue to explore and develop volunteer opportunities.

Enhanced management of the East Hale Community Allotments to continue.

Landscape and Heritage

The good quality of the landscape to be protected and enhanced and improvements undertaken in the southern part of Tottenham Marshes, adjacent to major roads and around allotment boundaries. Views out across the Regional Park to be safeguarded.

New planting to be located to reduce the visual impact of neighbouring land uses, to provide structure within the area and to enhance the overall environmental quality.

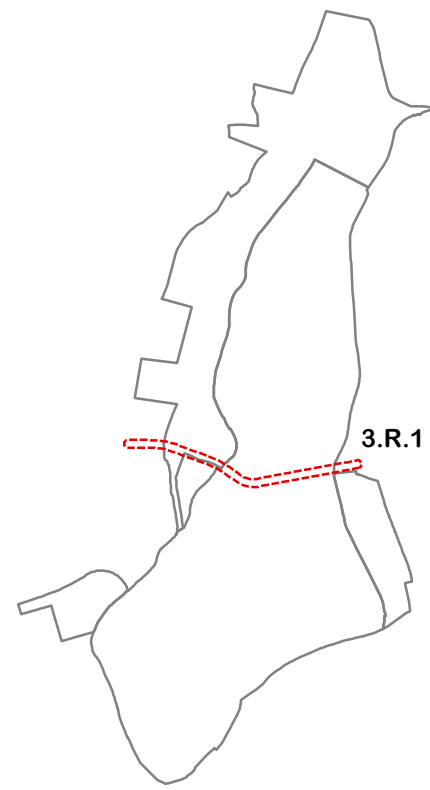
Environment

Management of sustainable food growing at East Hale community allotments to continue. There should be a focus at this site and the Marsh Lane allotments, on initiatives for community led food production where these deliver social and biodiversity benefits, for example Living Under One Sun Community Allotment.

Work with the Environment Agency and other stakeholders and user groups to improve the biodiversity value of Pymmes Brook through the design and development of naturalised channels. Support work to substantially improve and maintain water quality in accordance with targets set under the Water Framework Directive.

Work with Canal and River Trust and other stakeholders on options for securing the Lea Navigation as a route for waterborne transport.

3.R.1 Ferry Lane and Forest Road



Work with stakeholders to significantly improve the quality of Ferry Lane and Forest Road as a focus for entry to the Park by:

- Reducing the impact of the road on the openness of the Park by
 - improving its public realm,
 - partially removing the wall on the southern side to open up views and
 - strengthening landscape belts
- Creation of a new pedestrian crossing to provide safe access into the main entrance for the Walthamstow Wetlands
- Enhancing existing pedestrian and cycle routes adjacent to the road to include pedestrian reserves to facilitate safe access across the road and onto strategic off road routes such as the Lee Valley Pathway
- Improving bus services and provision including new bus stops/shelters close to Park entrances
- Ensuring access from Blackhorse Road Station into the Park via Forest Road is clearly signed and promoted
- Implementing a co-ordinated signage strategy for the road frontage including directional and entrance signage that reflects the range of facilities available.

Thematic Drawings

Area 3 Proposals

The Waterlands:
Walthamstow Wetlands
to Tottenham Marshes

Lee Valley Regional Park

Park Development Framework

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

To be read in conjunction with the Area 3 Proposals Consolidated proposals by sub-area.

Thematic Baseline

Visitors



Baseline Information

Access

- Pedestrian Access to Park

Visitors Facilities

- Picnic Site
- Car Park
- Public Houses
- Museum
- Cafes/Restaurants
- Public Toilets
- Town Centre/Shops
- Information Point
- Walthamstow Wetlands Project Area

Routes

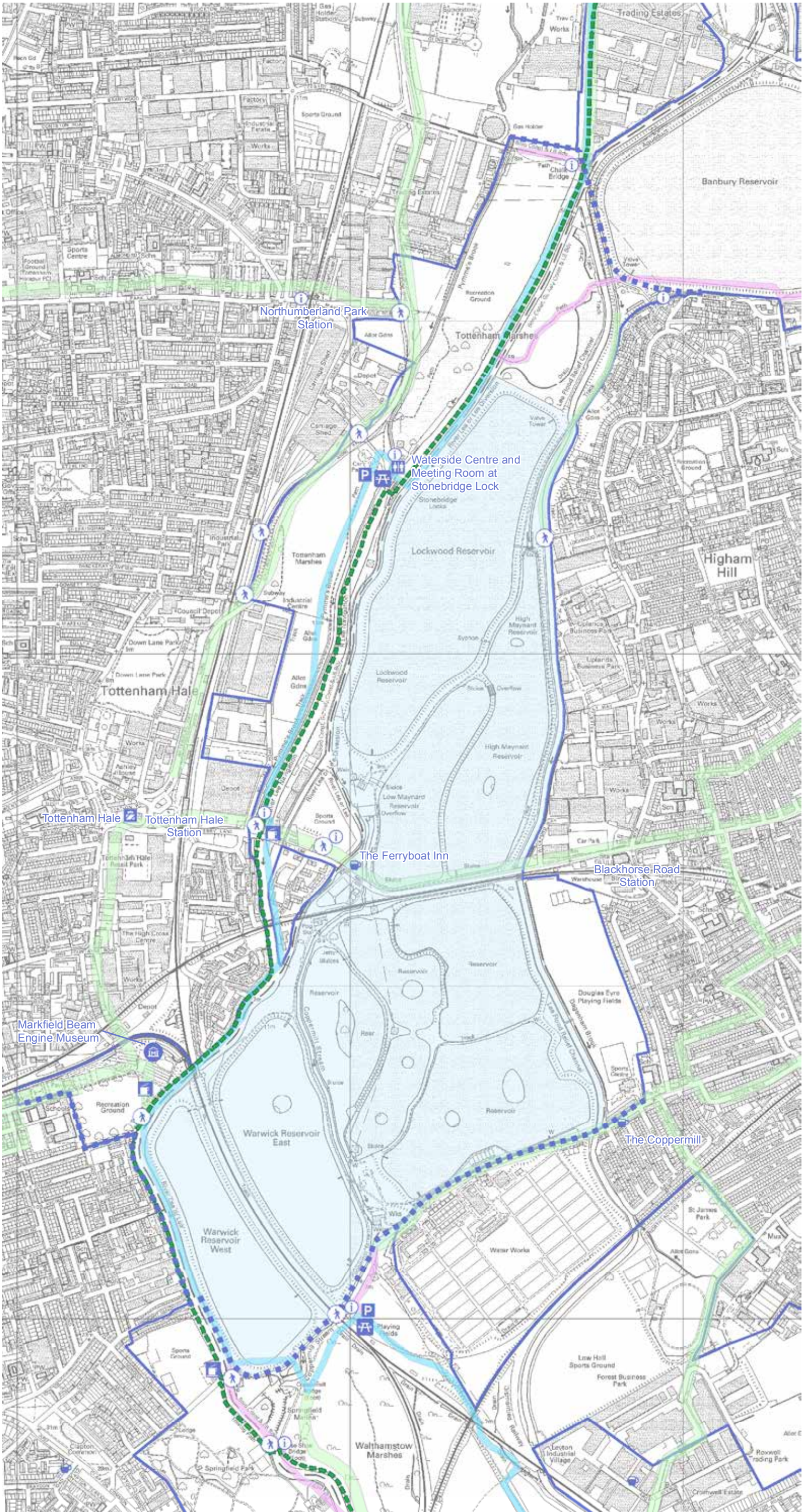
- Lea Valley Walk
- Cycle Route
- National Cycle Network Link
- National Cycle Network Route

- Extent of Proposal Area 3
- LVRPA Boundary

0 250 500
m

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Lee Valley Regional Park

Park Development Framework

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

To be read in conjunction with the Area 3 Proposals Consolidated proposals by sub-area.

Thematic Proposal

Visitors



Access for All

- Proposed Foot and Cycle Bridge
- Primary Access to Walthamstow Wetlands
- Secondary Access to Walthamstow Wetlands (indicative)
- Entrance to LVRP
- Gated Ramp Access
- Bridge Access Improvements
- Improve Underpass
- Improve Access to Footbridge

Routes

- National Cycle Network Route
- National Cycle Network Link
- Lee Valley Pathway
- Lee Valley Pathway Options Between Forest Rd & Coppermill Lane
- Proposed Wetlands Walk through Reservoirs
- Boardwalk Through Paddock & on Water-edge
- Foot & Cycle Path
- Lea Valley Walk

Visitor Facilities

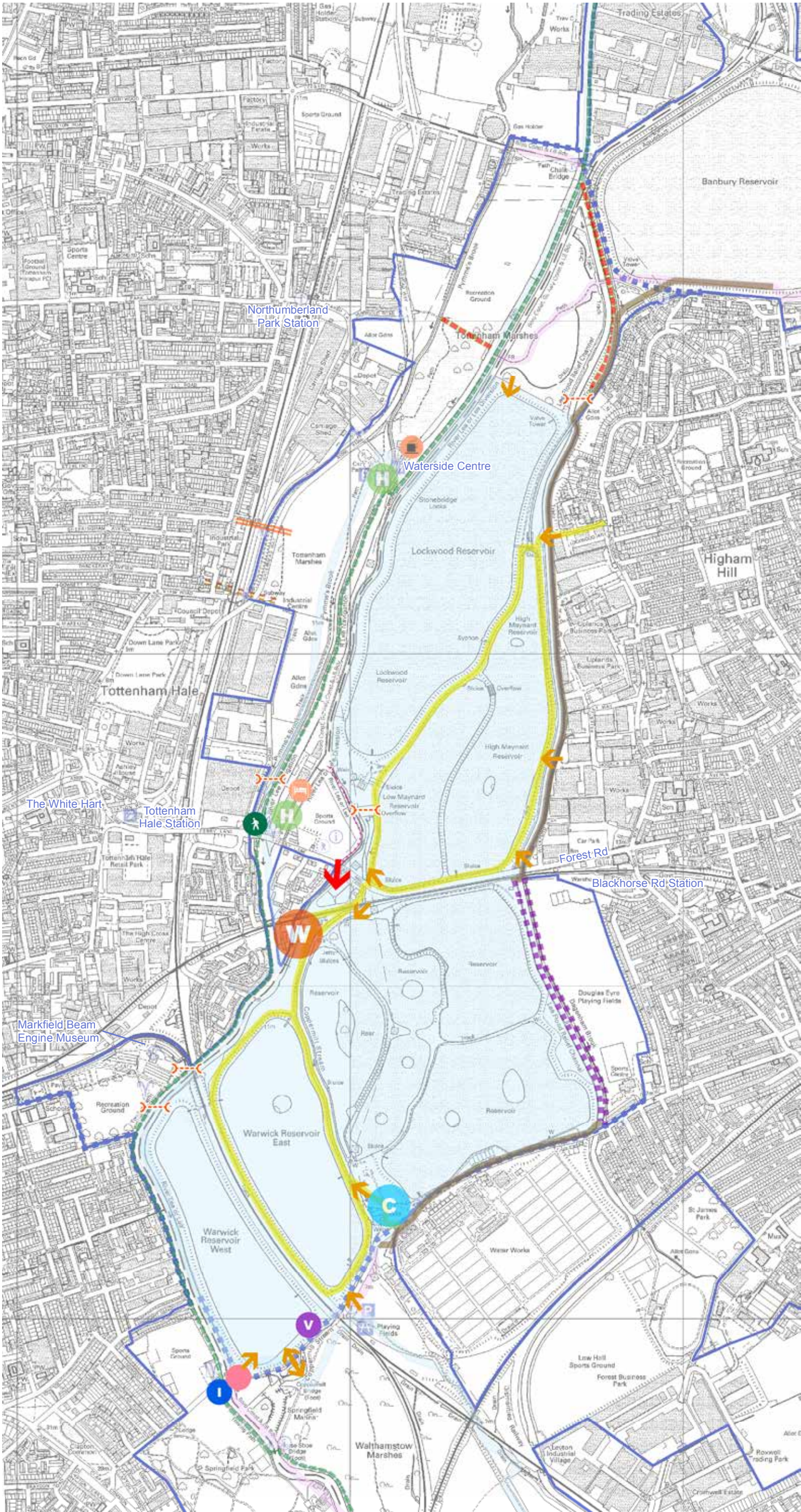
- Enhanced Visitor Hub (Stonebridge Lock & Hale Wharf)
- Walthamstow Wetlands Visitor Centre
- Coppermill - Potential Visitor Centre
- Viewing Platform
- Hotel
- Visitor Centre & Cafe
- Walthamstow Wetlands Project Area

- LVRPA Boundary
- Extent of Proposal Area 3

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Lee Valley Regional Park

Park Development Framework

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

To be read in conjunction with the Area 3 Proposals Consolidated proposals by sub-area.

Thematic Baseline Sport and Recreation



Baseline Information

Recreation and Leisure

- Lee Valley Cycle Ability Club
- Playgrounds
- Information Points
- Activity Point
- Moorings
- Haringey Young Paddlers (Canoe Club)
- Public Toilets
- Water Sports Clubs
- Angling Sites
- Orienteering Area
- Playing Fields

Routes

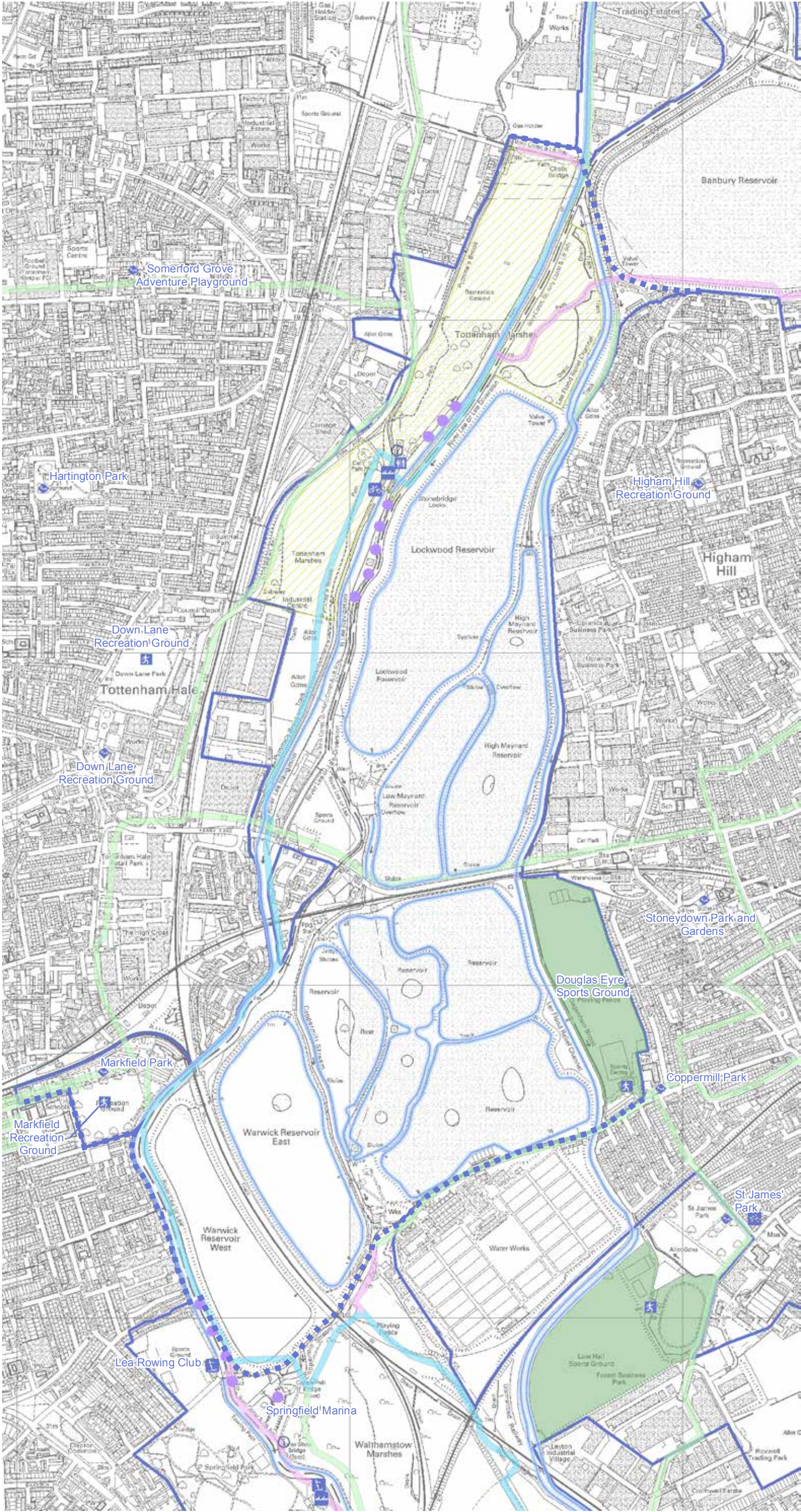
- Local Cycle Route
- National Cycle Network Link
- National Cycle Network Route

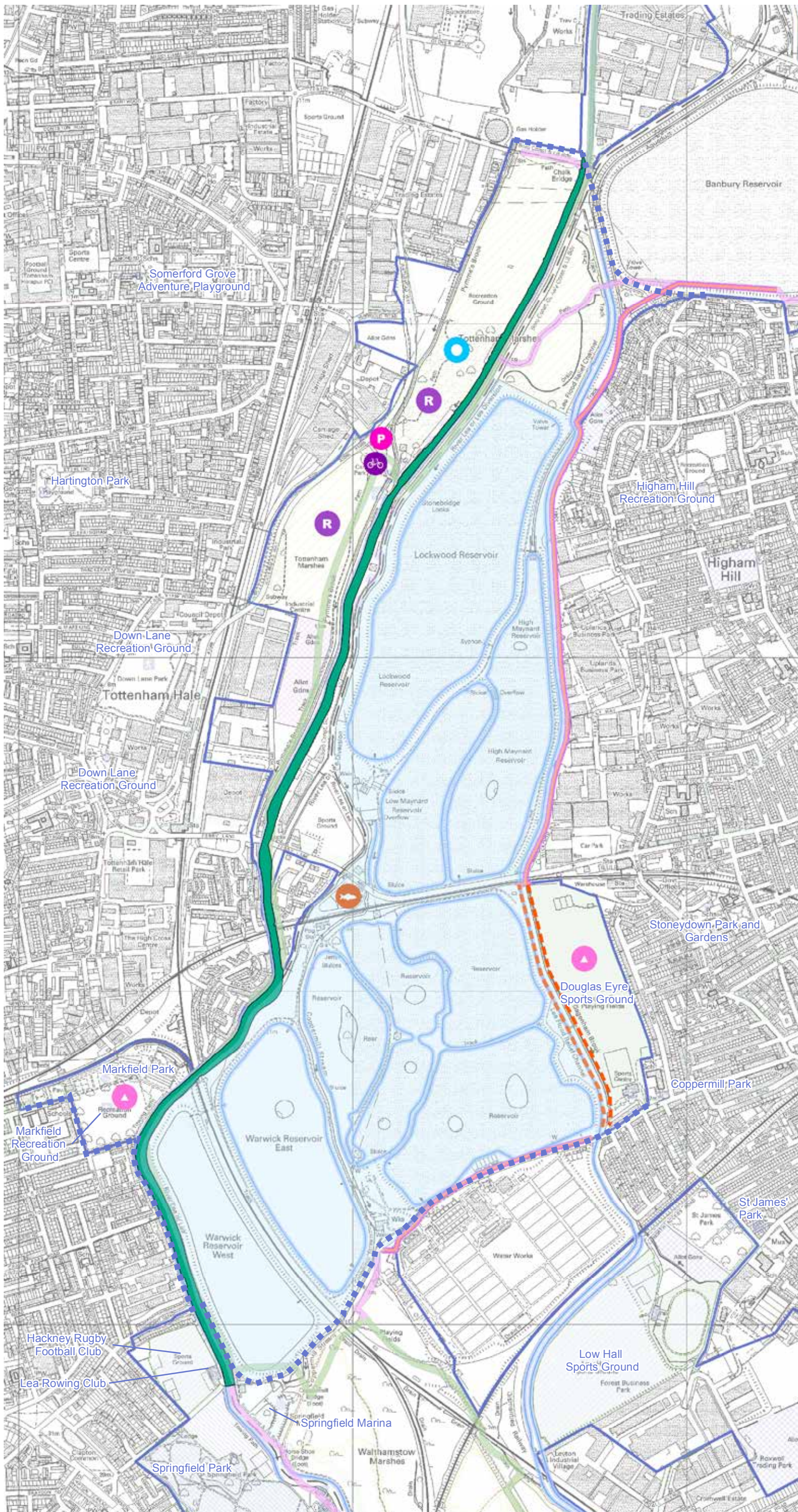
- Extent of Proposal Area 3
- LVRPA Boundary

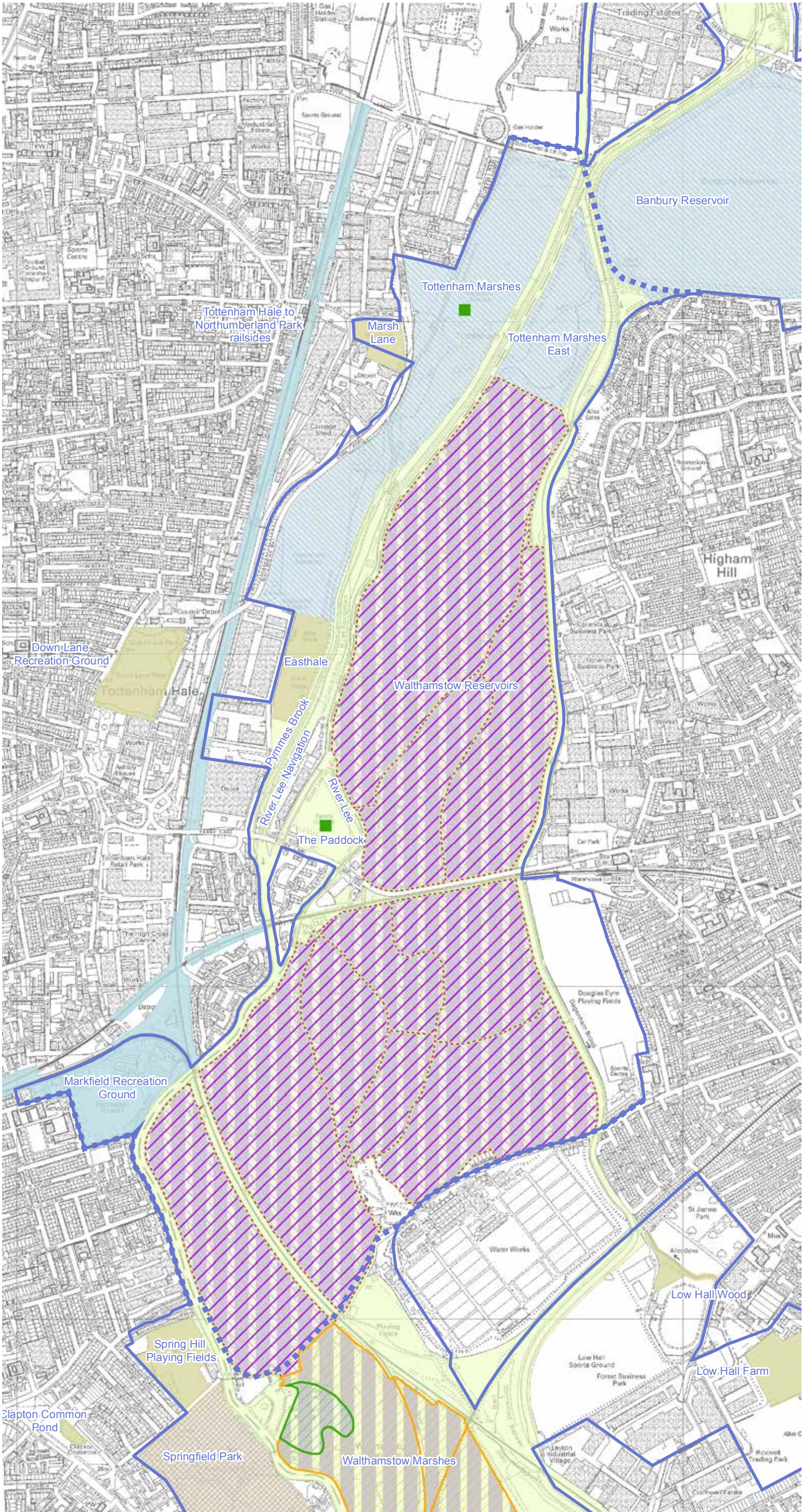
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Lee Valley Regional Park

Park Development Framework

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

To be read in conjunction with the Area 3 Proposals Consolidated proposals by sub-area.

Thematic Baseline Biodiversity



Baseline Information

Flora and Fauna

- Ramsar Designated Wetland
- Special Protection Areas
- Sites of Special Scientific Interest

Local Designations

- GLA Area of Metropolitan Importance
- GLA Area of Local Importance
- GLA Borough Importance Site (Grade 2)
- GLA Borough Importance Site (Grade 1)

Access to Nature

- Existing Sites offering Access to Nature

Site Unit Conditions

- Favourable
- Favourable Declining
- Unfavourable Recovering

- LVRPA Boundary
- Extent of Proposal Area 3

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Lee Valley Regional Park

Park Development Framework

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

To be read in conjunction with the Area 3 Proposals Consolidated proposals by sub-area.

Thematic Proposals

Biodiversity



Flora & Fauna

- Bird Hide
- Create More Nesting Potential eg. Kingfisher Bank
- Grassland Management
- Insect Hibernacula
- More Sandmartin Holes
- Potential Reptile Translocation Site
- Raised Viewing Platform
- Relax Management of Edges
- Tree Planting
- Water Edge Habitat Extension
- Biodiversity Enhancements/Reed Beds
- Linear Wetland
- Potential to be Planted up as Species Rich Grassland
- River Edge Naturalisation (Create Wet Woodland)
- Open water wildlife habitat of national and international importance to be protected

Access to Nature

- Access to Nature
- Boardwalk
- Walthamstow Wetlands Project - Reservoirs to be protected as open water habitat, creation of new urban wildlife nature reserve with educational facilities, bird hides and nature trails

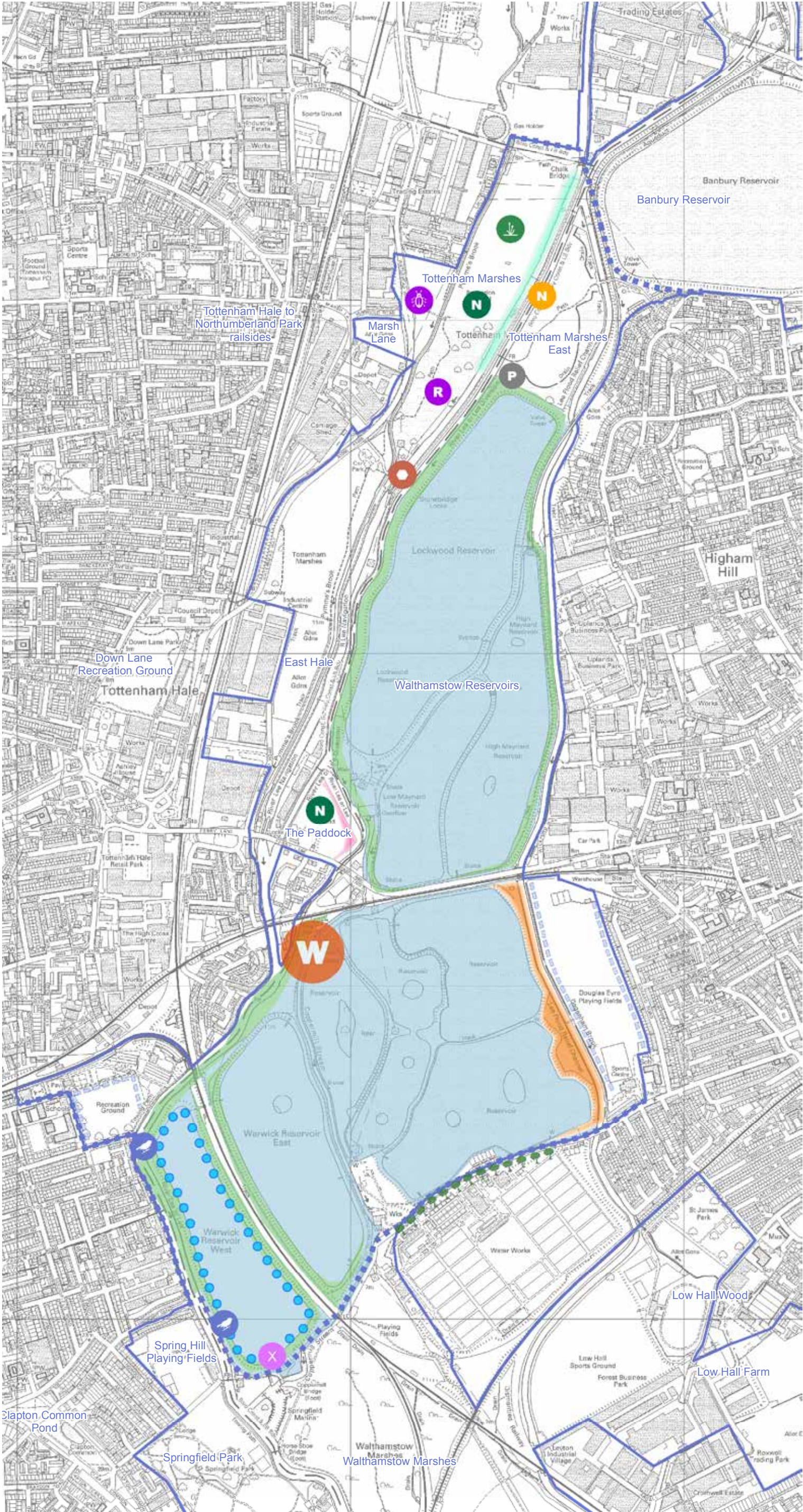
■ ■ ■ Extent of Proposal Area 3

□ LVRPA Boundary

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Lee Valley Regional Park

Park Development Framework

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

To be read in conjunction with the Area 3 Proposals Consolidated proposals by sub-area.

Thematic Baseline

Community



Baseline Information

Art and Culture

- Art installation

Facilities

- School/Nursery
- Education Site
- Learning Zone
- Volunteer Area
- Community Group
- Museum
- Community Allotment
- Event Site
- Allotment

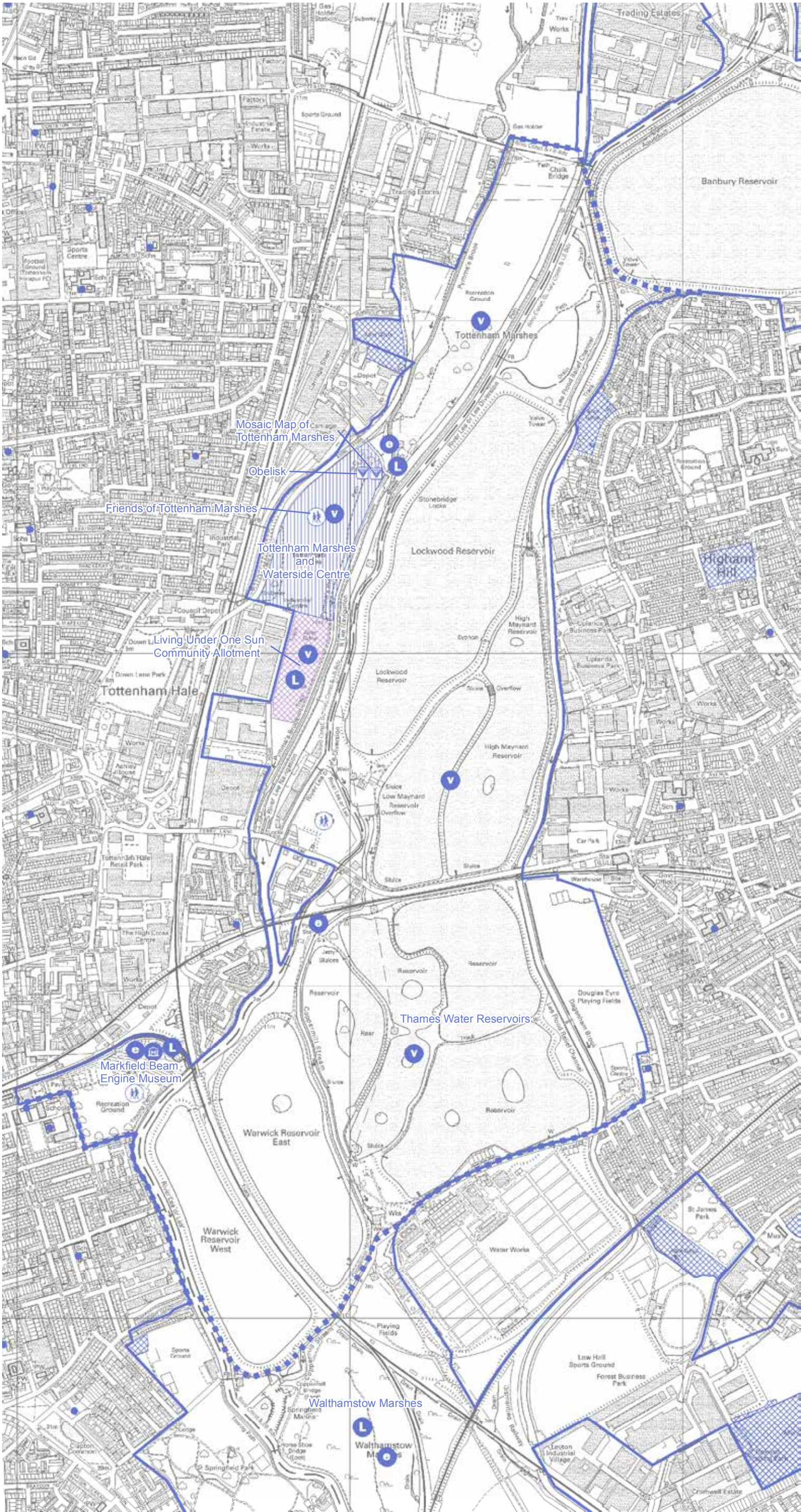
LVRPA Boundary

Extent of Proposal Area 3

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Lee Valley Regional Park

Park Development Framework

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

To be read in conjunction with the Area 3 Proposals Consolidated proposals by sub-area.

Thematic Proposals

Community



Health

- Waterside Produce Market
- Natural Play
- Community Allotments

Events & Learning

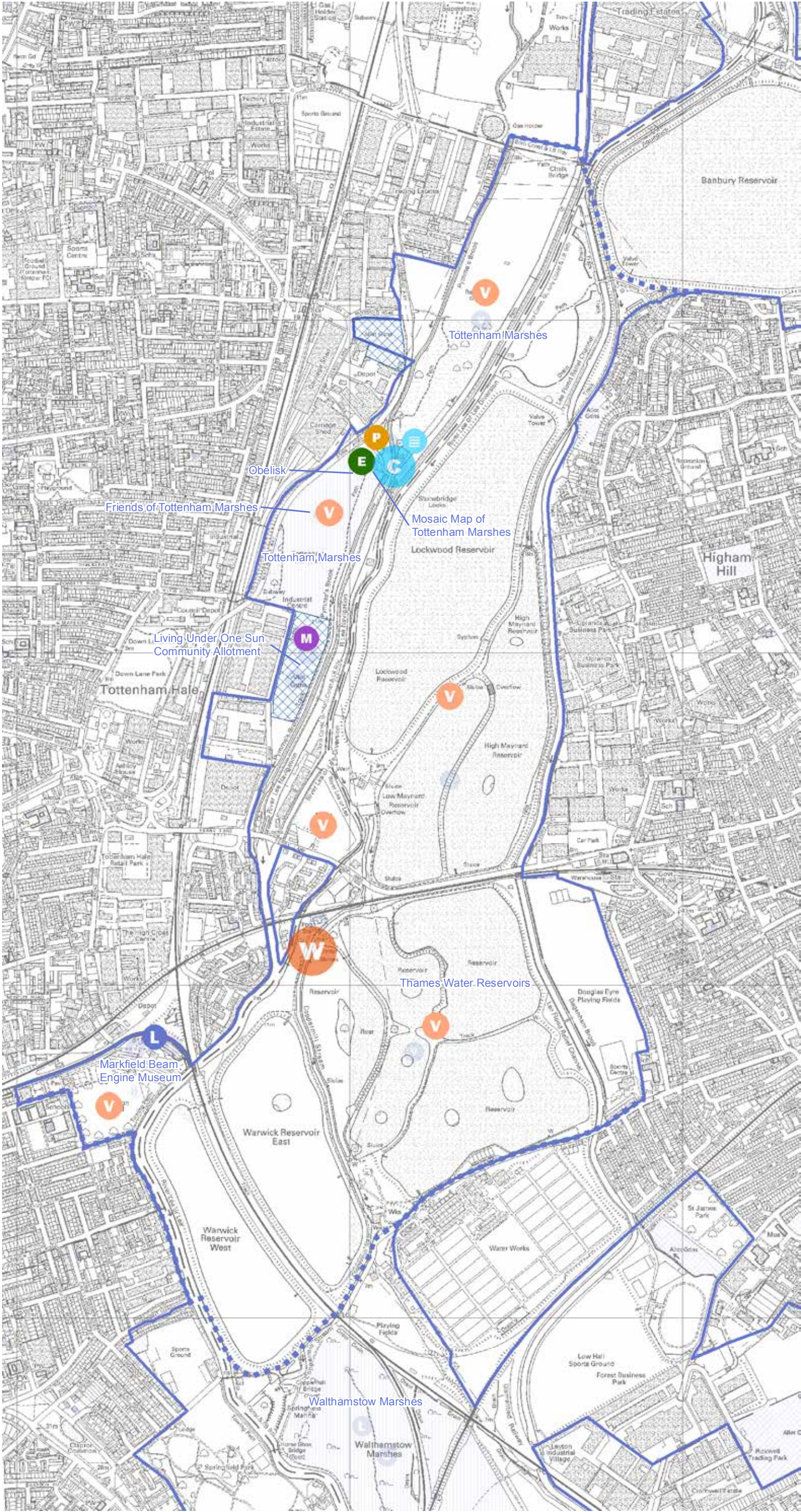
- Walthamstow Wetlands Project (Education/Learning Focusing on Environment, Water & Ecology)
- Community Hub at Stonebridge Lock (Learning/Educational Facilities)
- Waterside Centre (Community Centre for Groups incl. Cycle Ability Club)
- Learning Area
- Site for Small Scale Events
- Sites of Activity for Volunteers (Existing and Proposed)

- LVRPA Boundary
- Extent of Proposal Area 3

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Lee Valley Regional Park

Park Development Framework

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

To be read in conjunction with the
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sub-area.

Thematic Baseline Landscape and Heritage



Baseline Information

Landscape

- Landscape Gateway
- Existing landmarks
- Bridges
- Walthamstow Wetlands
- Conservation areas
- Registered Historic Parks and Gardens
- Community Woodland

Heritage

- Listed Building
- National Record Of Historic Environment (AMIE Monument)
- National Record Of Historic Environment (AMIE Linear Feature)
- National Record Of Historic Environment (AMIE Area)
- River Lee Navigation

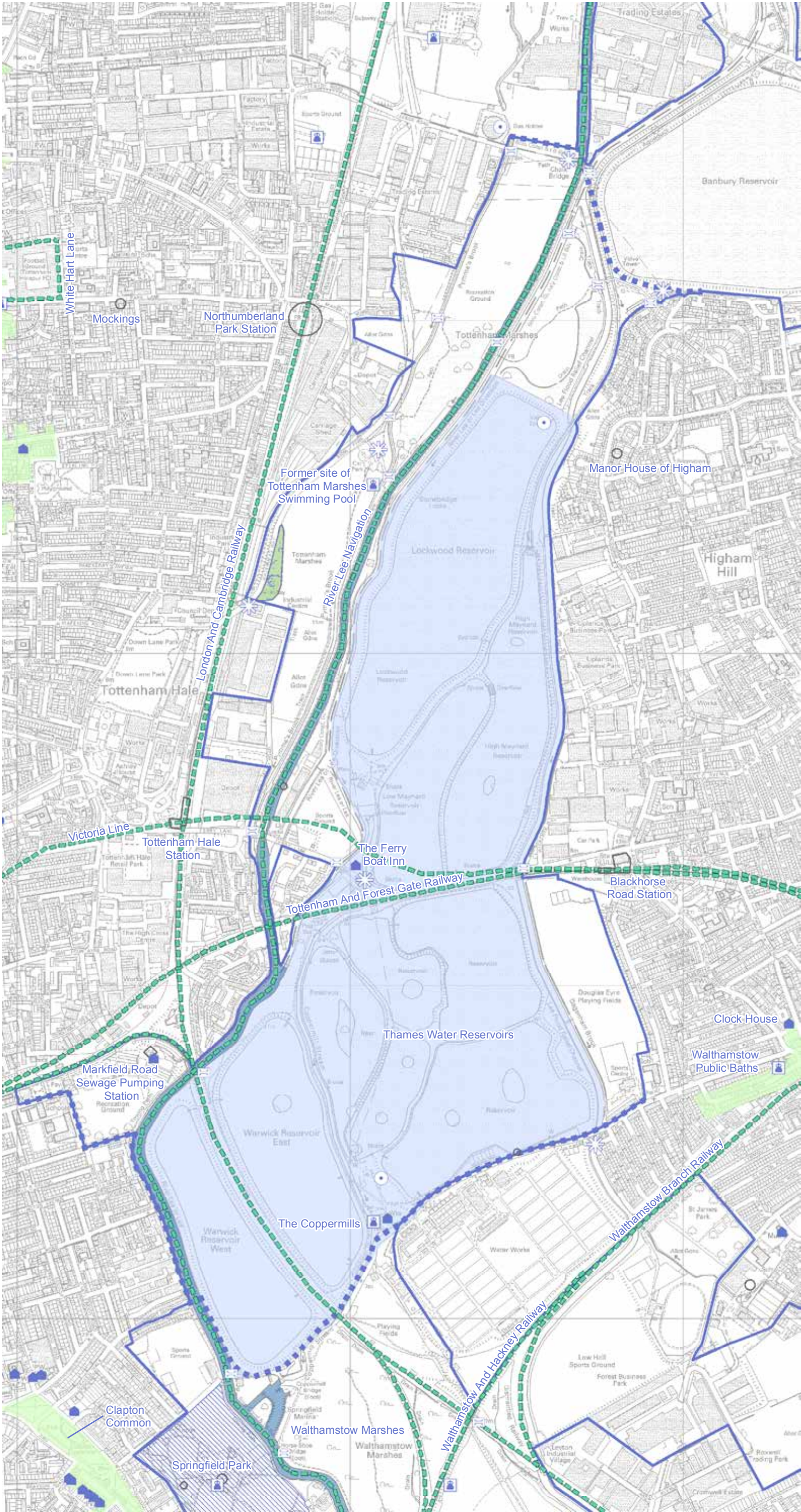
- Extent of Proposal Area 3
- LVRPA Boundary

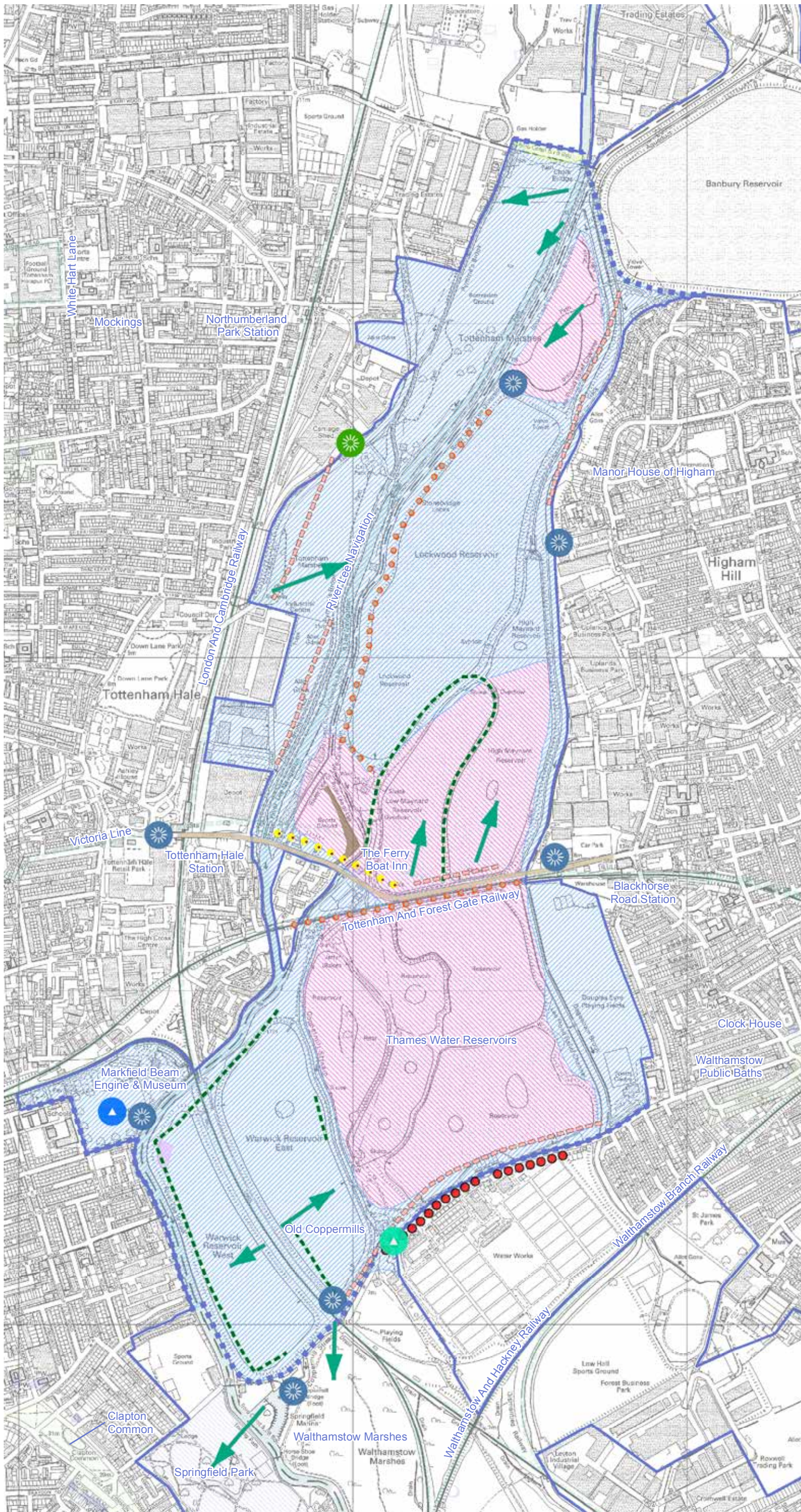
A significant part of the Regional Park
is covered by Archaeological
Priority Area/Zone status.

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Lee Valley Regional Park

Park Development Framework

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

To be read in conjunction with the Area 3 Proposals Consolidated proposals by sub-area.

Thematic Baseline

Environment



Baseline Information

Facilities and Land

- Pylon
- Powerlines
- Community Allotment
- Allotment
- Substation Site

Water

- River Lee Navigation
- Reservoirs (potable water supply)
- Water Treatment Works

Flood Risk

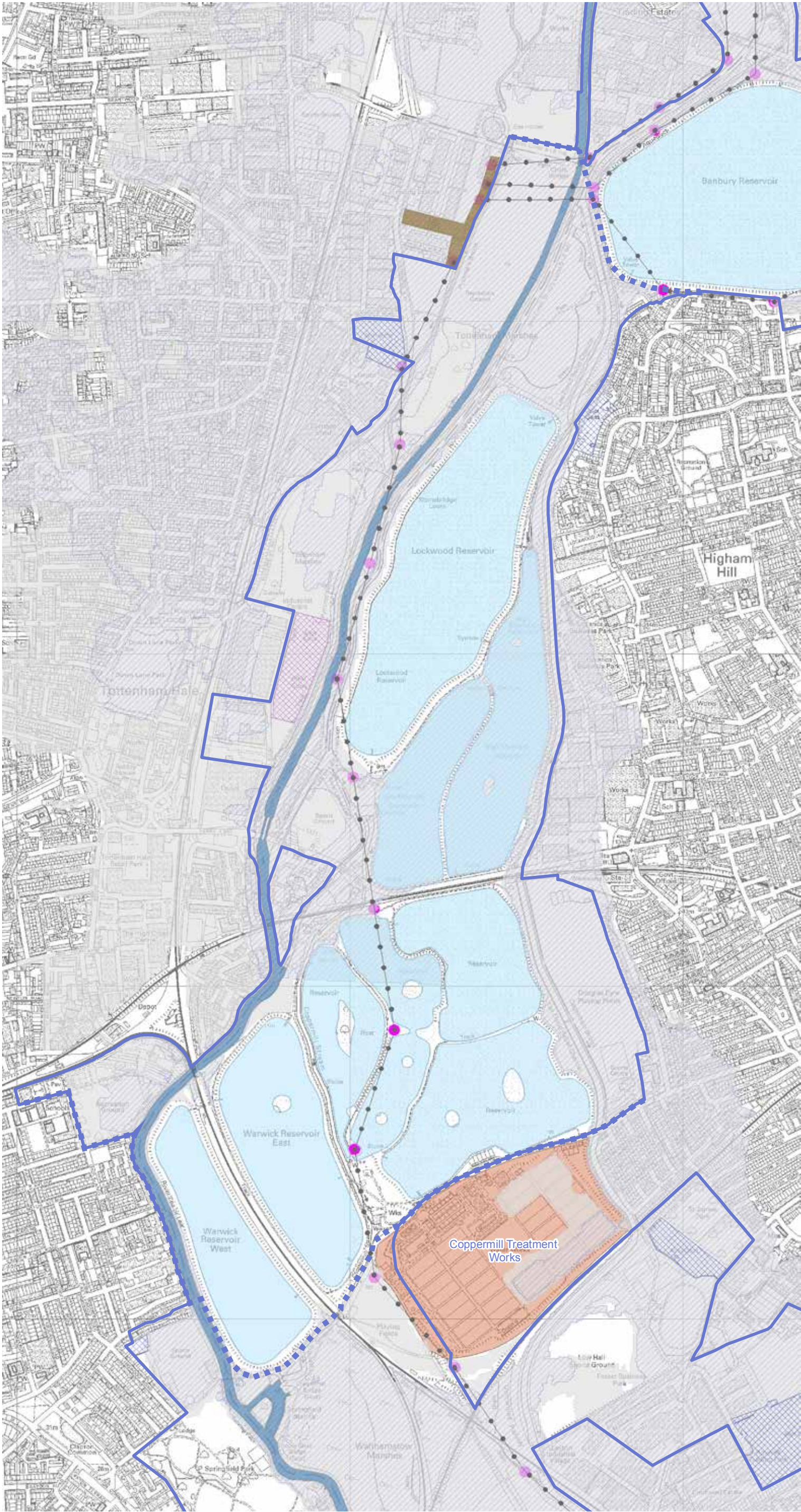
- Flood Zone 2 - Between a 1 in 100 and 1 in 1000 Annual Probability of River Flooding (1%-0.1%)
- Flood Zone 3 - 1 in 100 or Greater Annual Probability of River Flooding (>1%)
- *Source: EA Flood Risk Assessment Guidance Note 3*

- LVRPA Boundary
- Extent of Proposal Area 3

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Lee Valley Regional Park

Park Development Framework

The Waterlands: Walthamstow Wetlands to Tottenham Marshes

To be read in conjunction with the Area 3 Proposals Consolidated proposals by sub-area.

Thematic Proposals

Environment



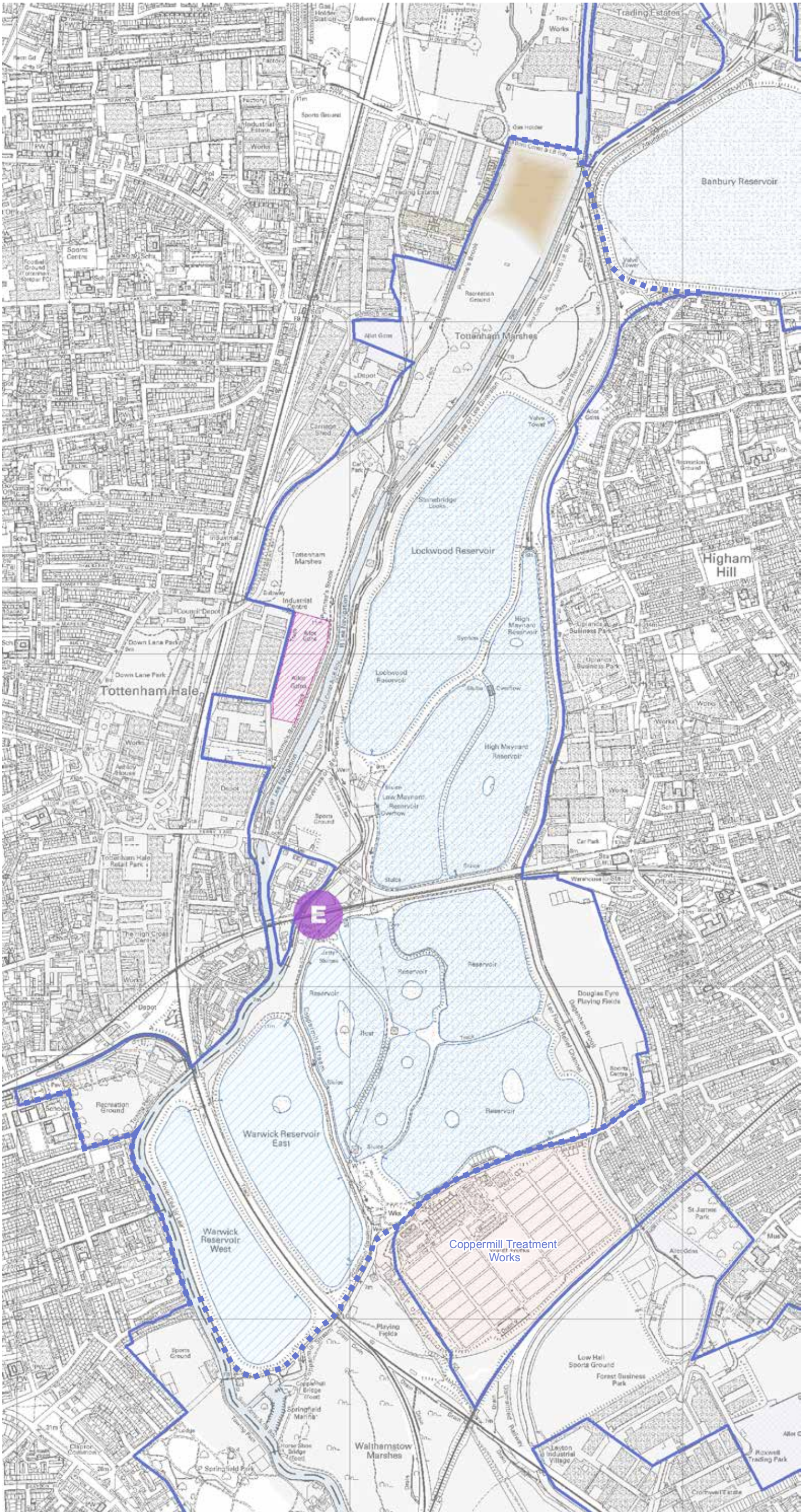
Water

- Walthamstow Reservoirs - Managing Flood Risk
- Open Space for Flood Mitigation & Habitat Creation

Land

- Explore Potential to link new Visitor Centre into Proposed Decentralised Energy Networks
- Community Allotment - Focus on Community led Food Production

- LVRPA Boundary
- Extent of Proposal Area 3



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