

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.

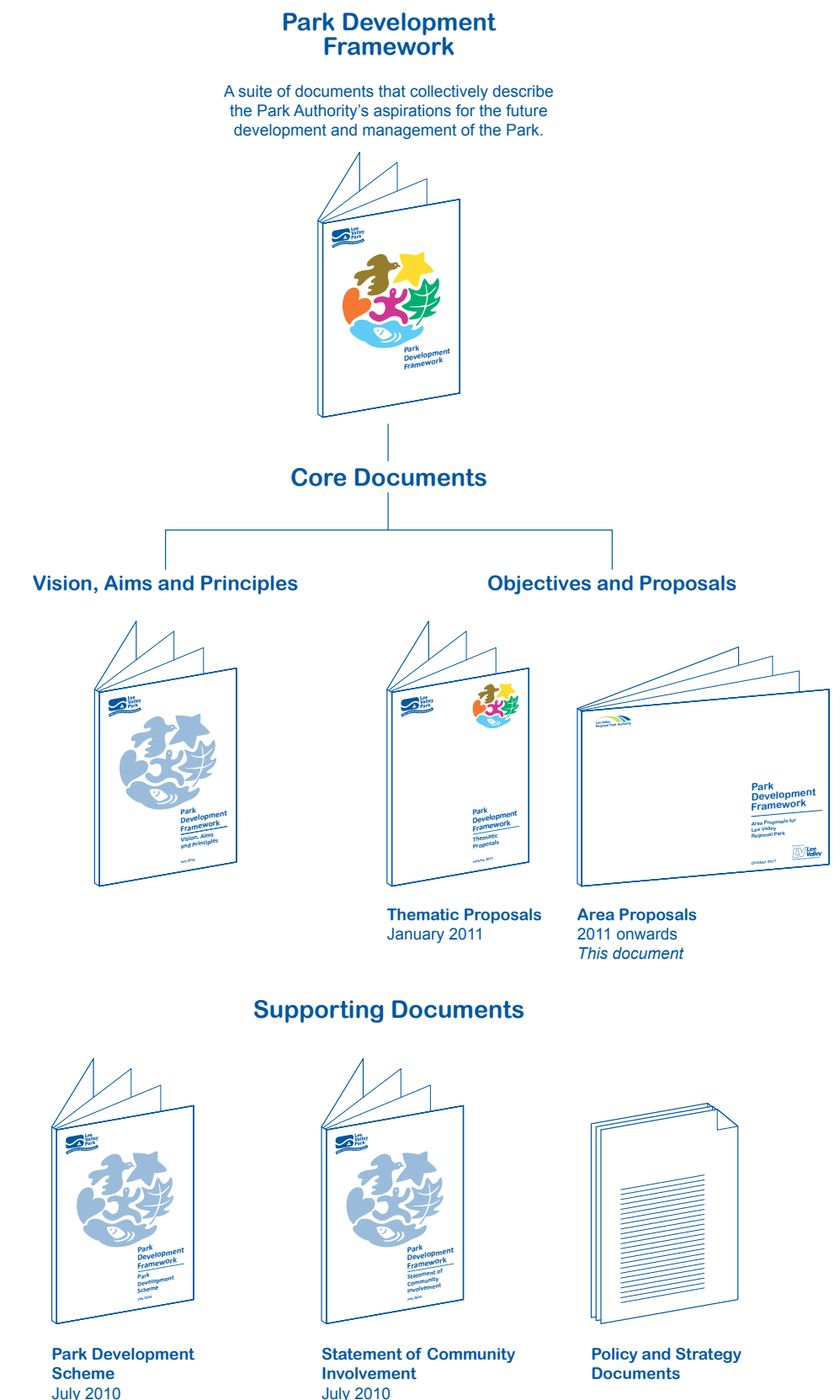
www.leevalleypark.org.uk/parkframework/home/

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.

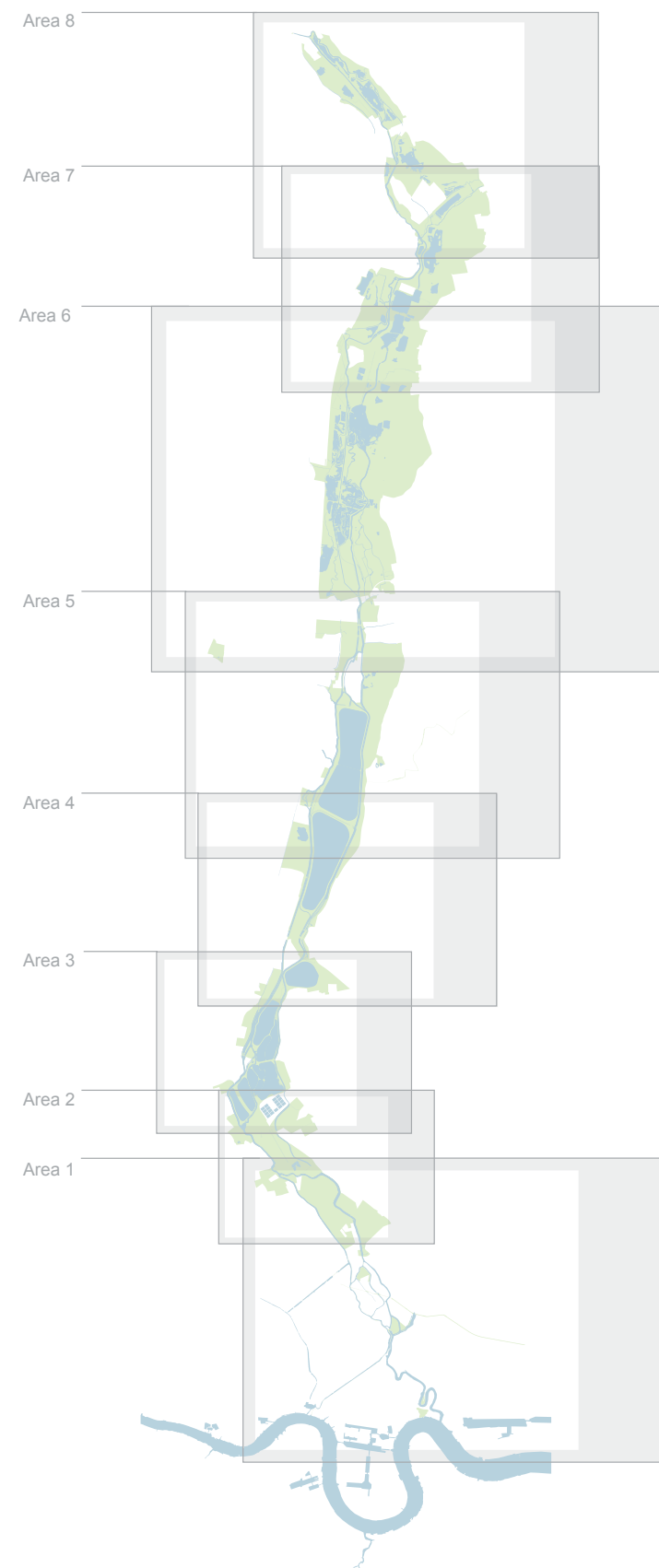


Area Proposals

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 7 Proposals

The Wetland Park:
Spitalbrook to Roydon

April 2019

Area 7 Proposals

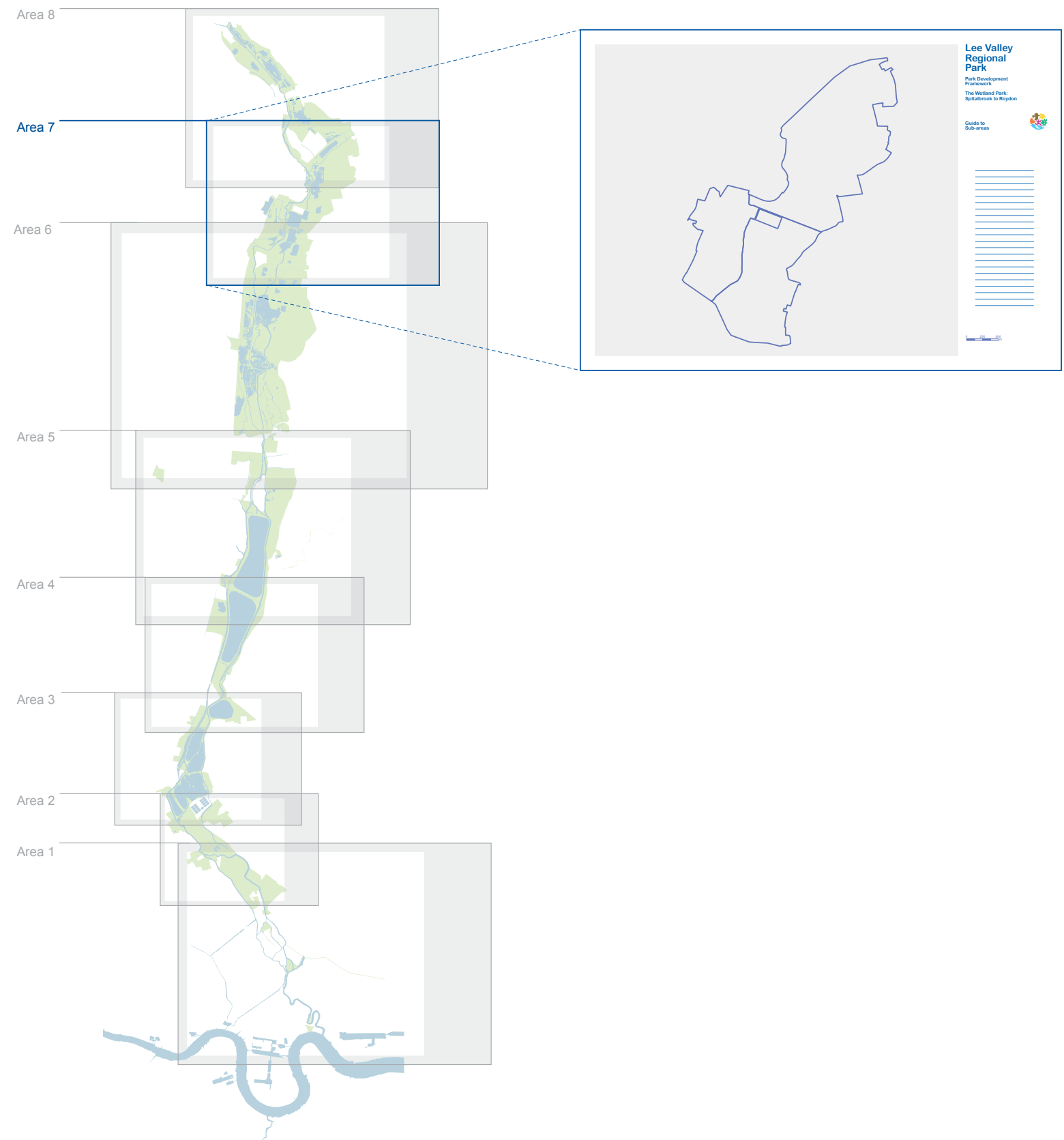
The Wetland Park: Spitalbrook to Roydon

The focus for this document is Area 7 which stretches between Broxbourne and Lower Nazeing in the south and Glen Faba and Roydon to 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 7 Proposals - The Wetland Park: Spitalbrook to Roydon

Area 7 is located towards the north of the Regional Park, defined by the London and Cambridge Railway to the north, and the B194 between Broxbourne and Lower Nazeing to the south. The western boundary follows the course of the River Lee Navigation around the edge of Rye Park and the edge of Hoddesdon. The eastern boundary is less well defined, following the edge of Roydon in the north, Low Hill Road which links Roydon, Netherhall and Lower Nazeing and the edge of Lower Nazeing to the south.

The area largely comprises a broad and flat valley floor, including large areas of reclaimed former gravel pits with important successional habitat and a number of large water bodies. Rolling farmland to the east provides a more open and rural context, in contrast to the urban setting to the west. Industrial and urban development outside the Park boundary (the Rye-House power station and small scale light industry) strongly influences the character of the valley floor to the west as does the extensive area of glasshouses in the south east, located both within and along the boundary of the Park.



Area 7 Proposals - The Wetland Park: Spitalbrook to Roydon

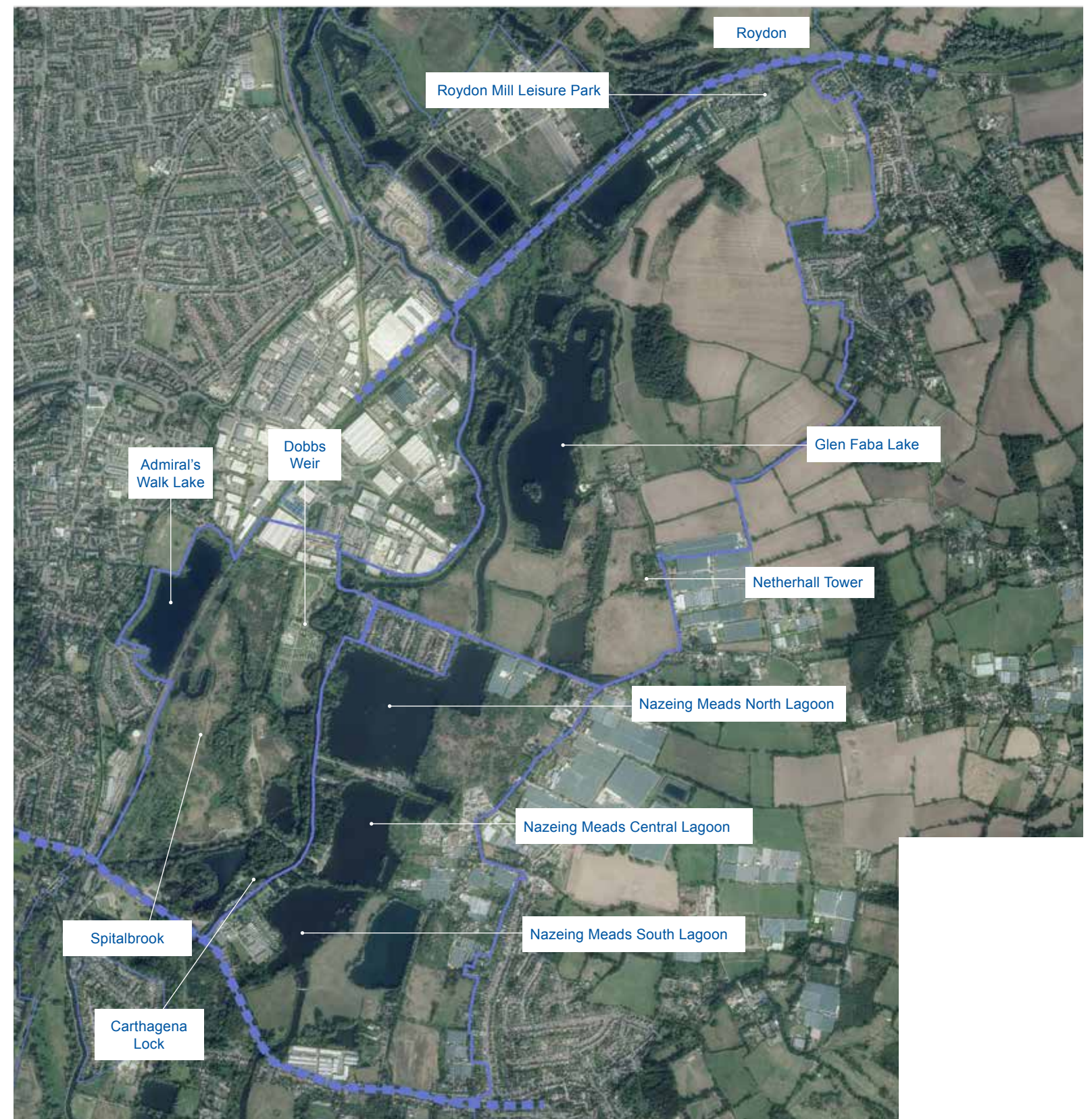
Key Resources and Special Features

Key landscape features include the major water channels, with the confluence of the River Stort Navigation and River Lee Navigation at Fieldes Weir, Glen Faba Lake and the River Lee Navigation forming a corridor that links north to south across the area.

The valley floor contains numerous smaller tributaries and several large areas of open water and wetlands fringed by woodland and scrub interspersed with small meadows. A degree of tranquillity is created within more semi-enclosed areas and by the attractive waterside character of the River Stort, Admiral's Walk Lake and within waterway corridors of the River Lee and the Lee Navigation. The area suffers from a fragmented character caused by plant nurseries and extensive glasshouse development (particularly to the east) and suburban and industrial development and pylon lines that pass through the centre of the area. Some development, including the housing to the south east of Dobbs Weir, is however contained within a strong landscape structure. Areas of greater intactness include the wooded slopes of Roydon Hill.

Clay Hill and Roydon Park allow clear views across the northern part of the Park and include the ridge to the east dominated by mixed farmland. Within the area itself, views are generally shortened by woodland and willow belts that follow the water courses, lagoons and field boundaries. Views along the River Lee Navigation framed by trees, predominantly willows are characteristic.

The distinctive landscape heritage assets in the area include medieval sites such as Netherhall and features associated with the Navigation, such as Dobb's Weir, Roydon Locks and lock keeper's cottages.



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Area 7 Proposals - The Wetland Park: Spitalbrook to Roydon

Opportunities for Visitor Enjoyment

Existing opportunities are focused on water based activities such as sailing, canoeing, leisure boating and angling. Proposals identify opportunities to enhance and consolidate the existing provision to improve the visitor offer.

A range of visitor accommodation is currently available within this area including the Lee Valley Caravan Site at Dobbs Weir and the range of facilities at Roydon Mill Leisure Park in the north of the area. Proposals explore the options for creating new types of accommodation in new areas of the Park such as at Broxbourne Riverside, Carthagen and on parts of Spitalbrook.

Large sites within Area 7 are being brought into leisure use now that gravel operations have ceased. New recreational routes around and through Spitalbrook and around parts of Glen Faba together with habitat creation, management and enhancement will improve opportunities for informal recreation and access to nature in areas previously out of bounds to the public. Existing opportunities at Glen Faba Lake and along the River Stort will be improved with new paths and signage. Plans for wetland restoration and enhancement will

be delivered to the existing Local Wildlife Site. Opening up these new areas to the public will further enhance the role of the Park in meeting public health needs both physical and mental health.

Although existing access through and around this area using the towpath and the Lee Valley Pathway are now well established improved links through to Broxbourne Station and to Roydon Station are identified. These stations will become primary and secondary gateways respectively into the Park.

Mitigation for any adverse impacts on the amenity of the Park as a result of Crossrail 2 proposals will be sought; for example improved rail access at Broxbourne station and supporting infrastructure.

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
- **Sustainability** – ensuring that new development does not prejudice the lives of future generations.

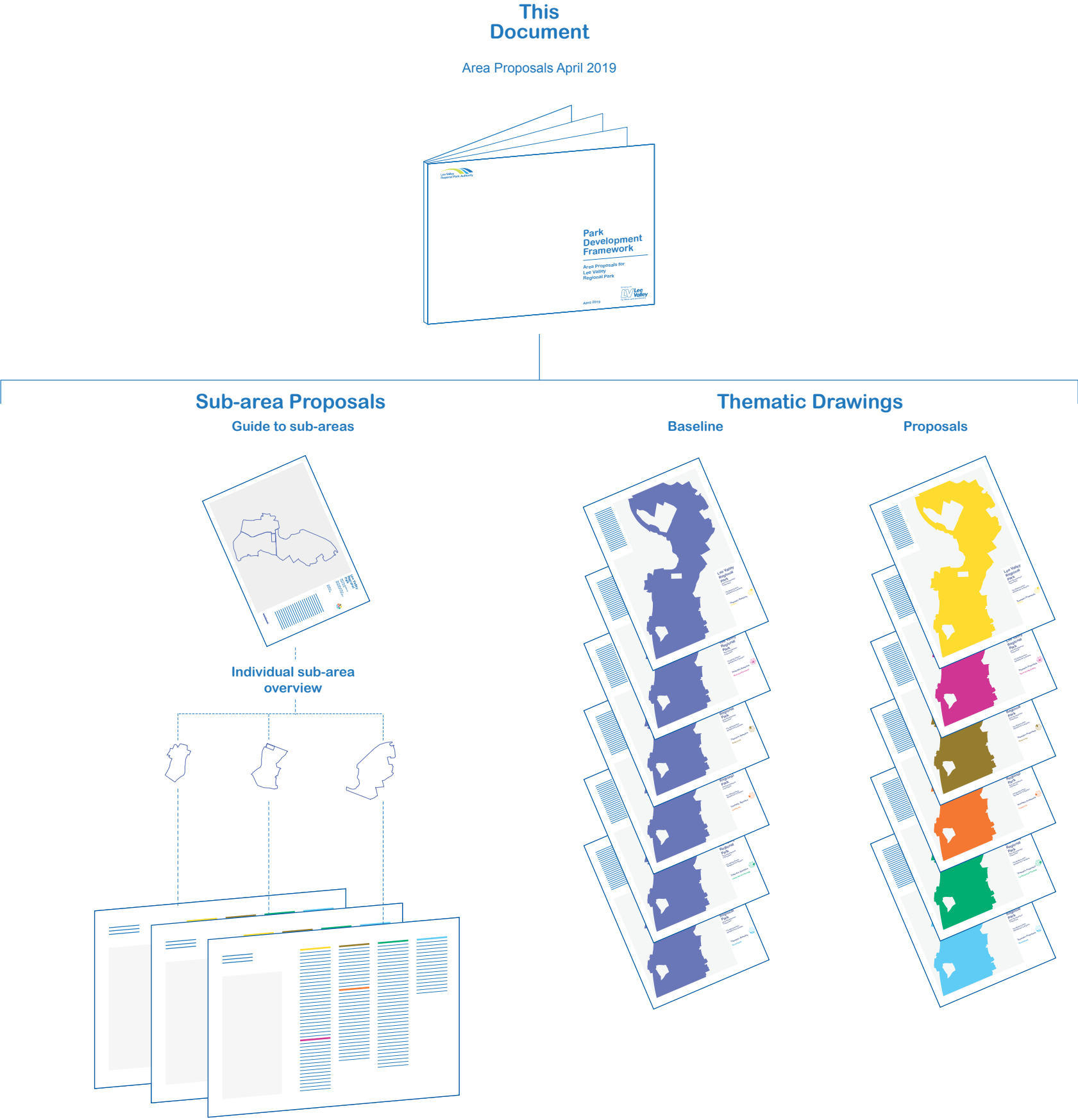
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Area 7 has been divided into three sub-areas 7.A.1 to 7.A.3 as shown on the map *Guide to Sub Areas* page 13.

The sub divisions largely reflect existing and potential visitor activity, particularly in relation to water based sports and angling, together with opportunities to bring sites into leisure use and management for nature conservation now that gravel operations have ceased. Rolling farmland to the east provides an important open and rural context.

The Park wide adopted Thematic Proposals have been translated into six area based maps, one representing each theme. These provide a graphical interpretation of the relevant area wide proposals as they apply within Area 7. These should be read alongside the sub-area proposals.

Incorporated within these Area 7 Proposals are those proposals from the Park Plan Part Two which are still considered relevant.



Consolidated proposals by sub-area

Area 7 Proposals

The Wetland Park:
Spitalbrook to Roydon

Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

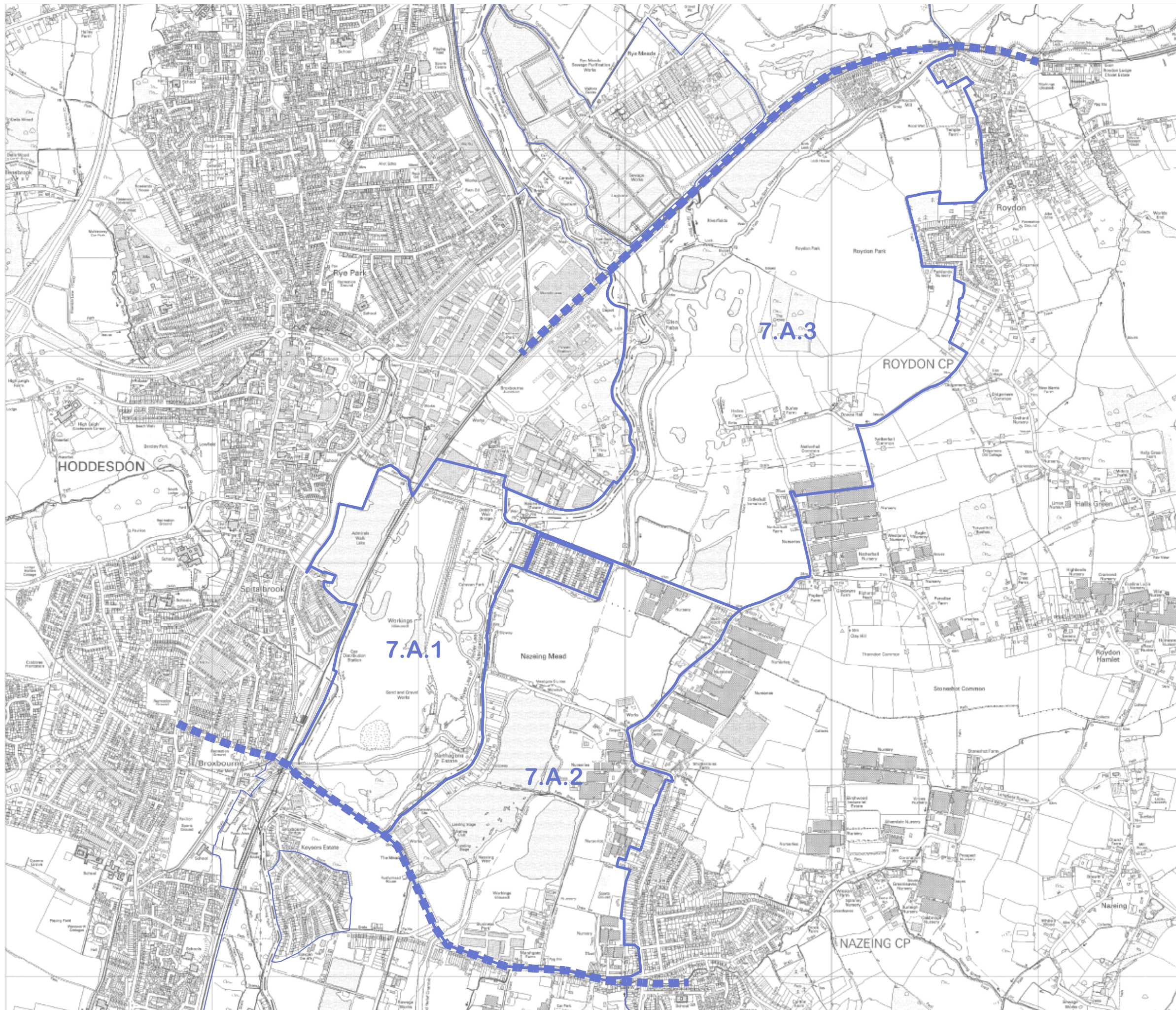
Guide to Sub-areas

To be read in conjunction with the
Area 7 Proposals Thematic Drawings



Areas

- 7.A.1 Spitalbrook, Admiral's Walk
Lake, Dobbs Weir
- 7.A.2 Nazeing Meads & Carthagea
- 7.A.3 Glen Faba & Roydon

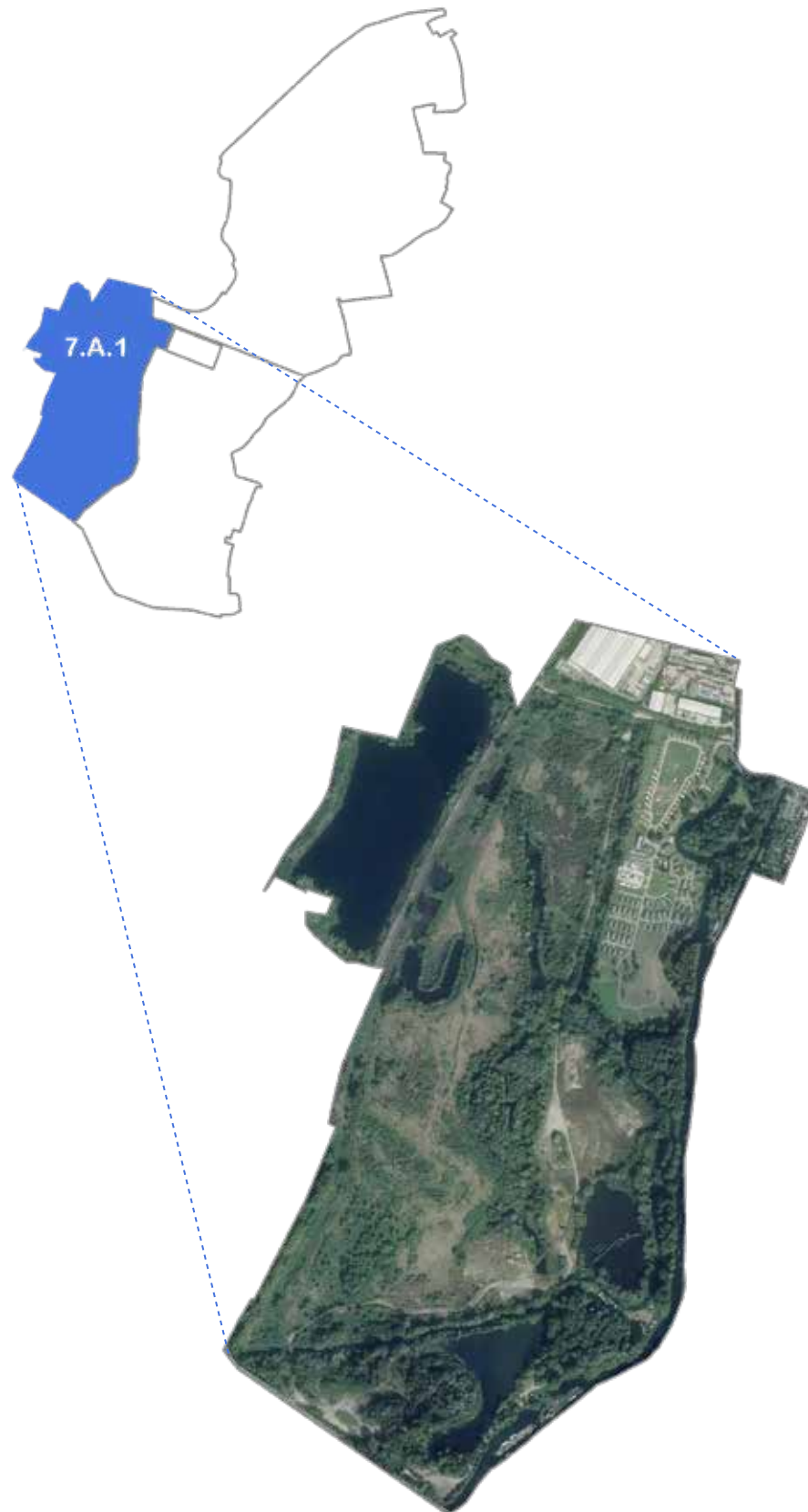


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7.A.1 Wetland Park West: Spitalbrook, Dobbs Weir and Admiral's Walk Lake



Visitors

Work with partners to establish a primary gateway into the Wetland Park at Spitalbrook from Broxbourne Station and Nazeing New Road by:

- the provision of clearer signs and segregated cycle and pedestrian routes through the station car park out onto Station/Nazeing New Road
- exploring the feasibility of using the existing ramp in the south west corner of the Spitalbrook site as a pedestrian access
- promoting access into the Wetland Park by public transport in particular via Broxbourne train station and by bus.

Enhance existing connecting routes into the Park from the adjoining residential areas in the west; these improvements will help deliver the Green Arc Strategic Infrastructure Lateral Links project.

Work with stakeholders to enable better access for cyclists to the new bridge at Mansers Railway Crossing at the northern end of Spitalbrook and support ongoing maintenance of this crossing point; this is key to maintaining connectivity between Admirals Walk Lake and the rest of the Wetland Park.

Work with stakeholders to improve connectivity between the three sites that form the western part of the Wetland Park; Admiral's Walk Lake, Spitalbrook and Dobbs Weir, and links through to the rest of the Wetland Park to the east and north. This will be achieved by:

- retaining and maintaining the existing pedestrian bridge over the River Lee in the southern part of Spitalbrook to enable access into the site from Nazeing New Road, and across the River Lynch in the north, to enable access out onto Dobbs Weir Road;

- reopening the bridge link between Spitalbrook and Carthage Estate in the south east ;
- maintaining safe access along the public footpath that forms the northern boundary of Dobbs Weir and Spitalbrook and continues across the railway through to Admiral's Walk Lake;
- opening up access along the old haul route through the eastern part of Spitalbrook between Nazeing New Road and Dobbs Weir Road;
- providing a safe crossing point over Dobbs Weir Road with a pedestrian phase to the traffic lights;
- provision of a new pedestrian bridge over the River Lee between Spitalbrook and Nazeing Meads onto Meadgate Road;
- improving the existing public access to Admiral's Walk Lake including the addition of signage, and maintaining the informal routes alongside the lake to connect with the public footpath in the north;
- improving and promoting links from the New River Walk, especially as an attractive link through into the Park from Broxbourne Station.

Prepare a feasibility study for visitor infrastructure improvements at Dobbs Weir. This will include:

- works to enhance the existing car park and entrance;
- improvements to signage and route safety for pedestrians and cyclists, particularly for movements from the car park and towpath across to the 'Fish and Eels' public house and the open space around the Weir;
- protection and maintenance of the open space at Dobbs Weir for informal recreation, picnicking and enjoyment of the waterside environment;
- provision of cycle parking and possibly cycle hire in

association with Dobbs Weir Café; and

- collaborative working with the pub and café businesses to jointly promote and improve the area.

Wetland Park Visitor Accommodation Hub

Expand provision of visitor accommodation at the Lee Valley Caravan Park Dobbs Weir, including improvements to touring provision and fixed camping and enhance facilities for the general Park visitor.

Undertake feasibility studies into:

- the provision of visitor accommodation on adjoining eastern areas within Spitalbrook, for example camping 'pods', yurts or lodge style;
- creating a vehicular access bridge over the River Lynch linking the camp site with the old haul route within the Spitalbrook.

Feasibility work to consider the impact on biodiversity and access to nature potential of the eastern part of Spitalbrook.

Sport and Recreation

Develop and promote the Wetland Park at Spitalbrook, Admiral's Walk Lake and Dobbs Weir for informal recreation and angling.

Protect and enhance facilities for anglers at Admiral's Walk Lake. Explore new opportunities for anglers on lakes in the north west of Spitalbrook taking account of their ecological potential.

Establish a recreational route for pedestrians and cyclists through Spitalbrook along the line of the original haul route linking together the River Lee Country Park with Dobbs Weir. This will form the first phase of works to open up this area for informal recreation and as

an access to nature site. Explore options for further public access to parts of the site in accordance with the ecological management of the site and personal safety issues.

Improve the open space at Dobbs Weir including the Island site directly east of the camp site as informal waterside picnic areas and as a stopping off spot on long distance walking and cycling routes.

Explore options with stakeholders for canoe access to Dobbs Weir pool, and a wider improvement in the recreational use of the Navigation including canoe launching/ portage points at Carthage and Dobbs Weir locks, and visitor moorings. This would require careful management as the waterways are also popular for angling and the option may be to operate in the riverine closed season, March 15 to June 15.

Biodiversity

Fauna and Flora

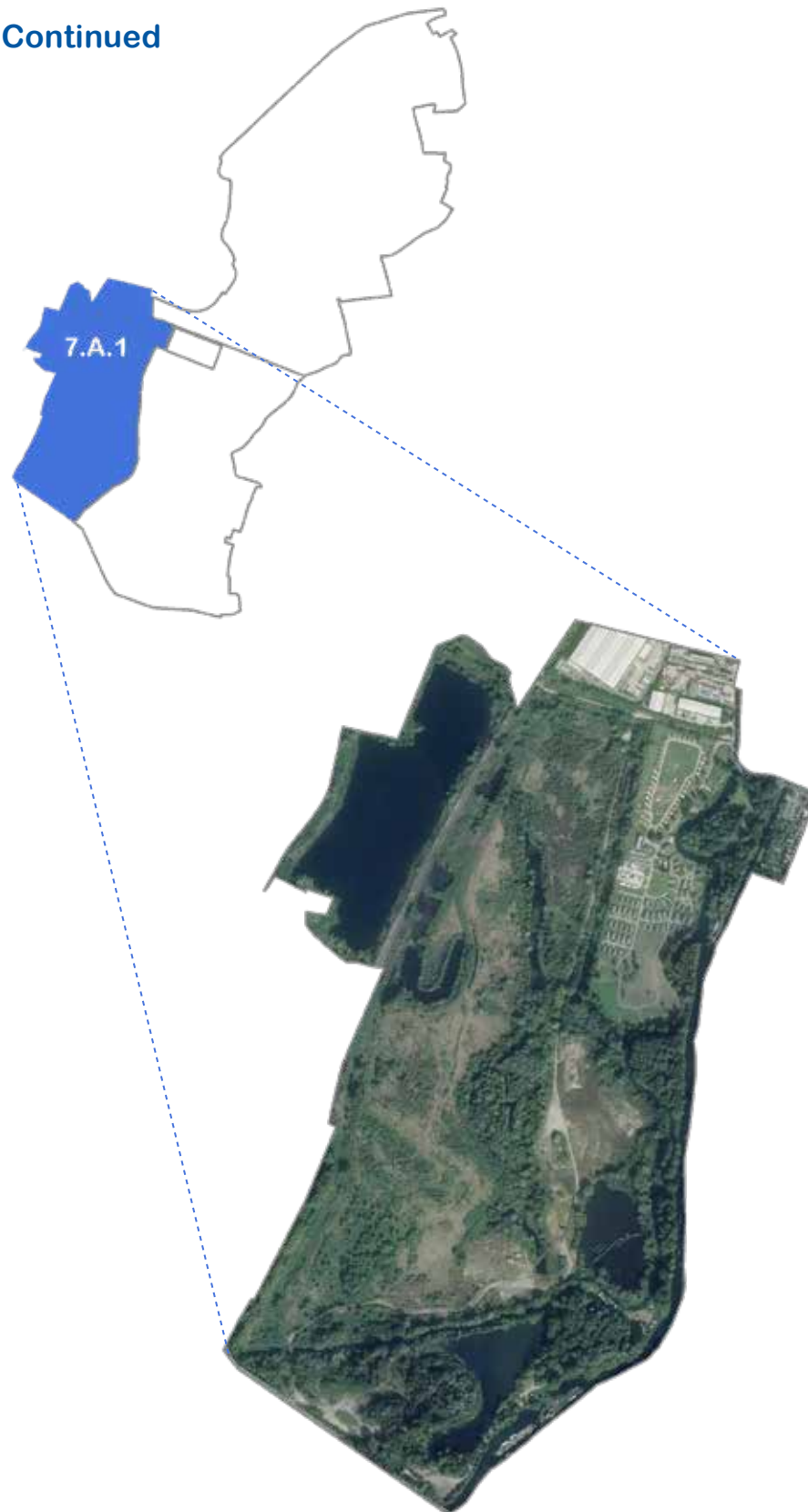
Work with stakeholders to ensure the designated County Wildlife Sites within the Wetland Park Complex; Admirals Walk Lake, River Lea, Lee Navigation and the lakes within the Carthage Fishery are brought into positive conservation management status. Management of waterbodies to take account of their proximity to and their role in supporting the wider Lee Valley SPA. Areas of shallow flood to be maintained and managed for the benefit of designated SPA species (wintering Shoveler).

Management of Admirals Walk lake for both nature conservation and angling to continue. Protect the surrounding floodplain grassland and enhance and manage the site for key Biodiversity Action Plan species in particular wetland mammals, bats and dragonflies/damselflies.

Habitat improvements (and non-native invasive species removal) to be delivered on the gravel pits and

7.A.1 Wetland Park West: Spitalbrook, Dobbs Weir and Admiral's Walk Lake

Continued



waterways within the Wetland park complex as part of the NIA project as follows:

- Selected areas around each lake will be targeted for tree removal to open up and expand upon key features such as reedbeds and existing emergent vegetation
- Waterway and ditch enhancements for wetland mammals such as Otter and Water Vole to include tree management and removal, in-channel management of vegetation, and where possible reprofiling of areas along ditches to create deeper pools to retain water throughout the year.

The River Lynch

Improve the River Lynch by removing scrub, reprofiling the banks to improve habitat for marginal vegetation, freshwater invertebrates and Water Voles. Protect and retain the existing mature trees to provide habitat for foraging bats and for Otters. Retain and manage a diverse range of wetland habitat.

Protect and manage land south of Dobbs Weir; the Island site lying between the River Lea and Lee Navigation for Biodiversity Action Plan species – for example Otter, Water Vole.

Access to Nature

Work with Broxbourne Council and other stakeholders to restore, manage and protect habitats at Spitalbrook as a site of special biodiversity interest with visitor access. This could be delivered through enabling development on the site linked with the opportunities which Crossrail 2 could realise. Any enabling development to integrate with and secure investment in the parklands and respect the sites unique biodiversity.

The eastern part of Spitalbrook to be restored, managed and protected as an access to nature site showcasing natural colonisation and successional vegetation together with a focus on creating areas and habitats for reptiles. Increase the value of the river edge for species such as Sand Martin and Kingfisher.

Pedestrian access through the eastern part of the site to be provided along the old haul route linking Nazeing New Road to Dobbs Weir Road. The western part of the site to be left without major intervention beyond essential management undertaken in accordance with an ecological management plan. Access to be facilitated through guided walks for visitors and for nature conservation study.

At Dobbs Weir Caravan Park maintain and enhance the biodiversity and landscape interest in accordance with the site management plan.

Community

Undertake feasibility work to explore the potential of using Spitalbrook as a venue for learning activities as an extension to the offer at Broxbourne. Feasibility work to consider options for an outdoor classroom or shelter both at:

- Spitalbrook within walking distance of Broxbourne Station where access via public transport can be included within the educational programme, and at
- Dobbs Weir where path improvements, pond dipping, mini orienteering course and facilities for coach parking would need to be investigated.

Volunteer activities to be developed at Spitalbrook for ecological management and monitoring and in respect of facilitating guided access through the western part of the site.

Landscape and Heritage

Landscape

Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: A3 Glen Faba and Nazeing Meads.

Work with Borough of Broxbourne and other stakeholders to maintain and enhance the Park's boundary treatment along the northern boundary at Spitalbrook, at Essex Road and Charlton Mead Lane to assist in reducing the negative impact on the Park of industrial buildings and activities. Acoustic screening to be sought, where appropriate through planning conditions.

Heritage

Support protection of landscape heritage features associated with the Navigation at Dobbs Weir.

Environment

Water

Work with the Environment Agency, Canal & River Trust and other stakeholders to remove non-native invasive species, for example Giant Hogweed from waterside sites across the different landholdings.

Work with the Environment Agency to improve, maintain and monitor water quality to meet Water Framework Directive objectives to enhance ecological conditions and recreational amenity. Ensure proposals support the implementation of the Thames River Basin Management Plan. Work with the Environment Agency to ensure any new development incorporates measures such as sustainable drainage systems that mitigate and reduce flood risk whilst also delivering wider sustainability benefits to biodiversity, water quality and recreational amenity.

Four Tracking & Crossrail 2

Support ongoing investment in the Greater Anglia service and Network

Rail infrastructure and work with Network Rail/Crossrail 2 team, the local and county authorities to develop a strategy for retaining crossing points and access into the Park for all visitors and to enable operational management, without large areas of parkland being lost to new bridge landings, new roads or related infrastructure. Retaining and enhancing these access points into the Park forms part of the Green Arc Strategic Green Infrastructure project 'Lateral Links' to improve connectivity linking the Park with the wider landscape and adjoining urban areas.

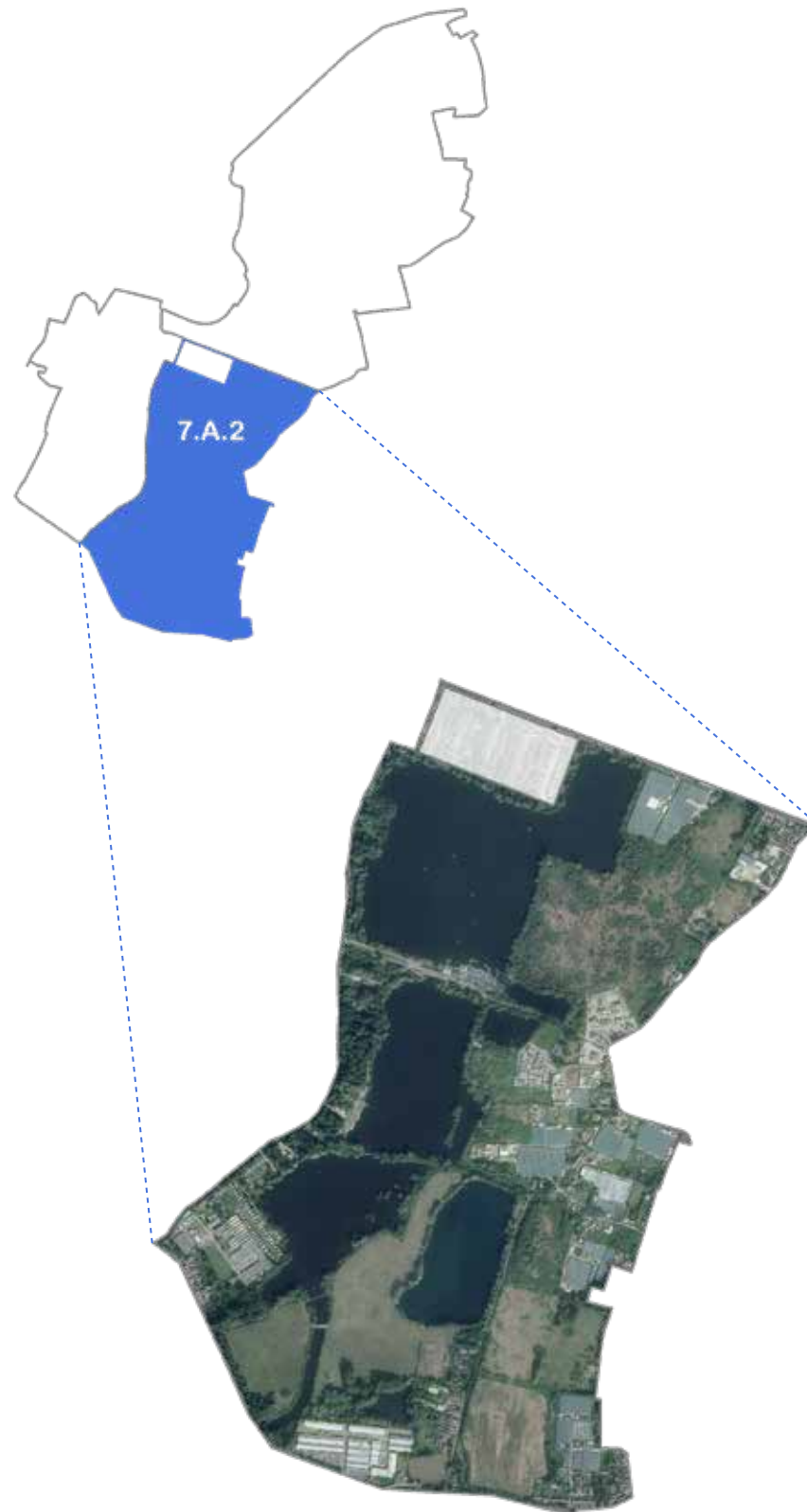
The Authority will seek mitigation for any adverse impacts on the amenity of the Park as a result of Crossrail 2 proposals; for example improved rail access at Broxbourne station and supporting infrastructure. These proposals may not be resolved within the timescale of these Area proposals.

Contaminated Land

Undertake appropriate mitigation for impacts and risks associated with contaminated land within the Authority's ownership, in accordance with the Authority's Contaminated Land Policy (2011). Land will be evaluated on the basis of the 'suitable for use' approach where land will be made suitable for any new use as planning permission is given for that use. Remediation will be carried out to a level that prevents unacceptable risks to human health or the environment in relation to the current use or future use of the land for which planning permission is being sought. Encourage other landowners to remediate contaminated land in accordance with the Authority's Policy.

Regularly (at least annually) review available information relating to contaminated land and where necessary and in accordance with the Authority's Contaminated Land Policy, update current information by carrying out further site investigations.

7.A.2 Wetland Park Central and East: Nazeing Meads and Carthagen



Visitors

Work with stakeholders in particular the local and county authorities to enhance the safety of pedestrian and cycle access and movement along Nazeing Road and Dobbs Weir Road and improve the general amenity of the area for the visitor by:

- provision of a separate cycle lanes;
- enhancement of the existing crossing island on Nazeing Road opposite Spitalbrook to improve pedestrian safety;
- working with the County Councils and bus operating companies to improve the frequency of existing bus services that currently run along Nazeing Road and extend services to cover the Dobbs Weir entrance into the Park;
- improved directional signage to Park entrance points from existing bus stops;
- provision of clearer information and promotional material about this area of the Park to encourage people to visit.

Maintain and promote the Lee Valley Pathway and routes that link with it such as the towpath/Lea Valley Walk, Meadgate Road and the public footpath lying to the east of North Street. Provide interpretation and information at key points along these routes for example at Carthagen Lock and at the Nazeing Road and Lee Valley Pathway junction.

Work with landowners and other stakeholder to create clearly signed and attractive entrances to the Park at the Meadgate Road entrance off from Pecks Hill and at the eastern end of Dobbs Weir Road. Work with Essex County Council to establish a lorry ban along Meadgate Road and improve pedestrian and cyclist safety.

Carthagen

Visitor access to be improved by;

- opening up existing overgrown vegetation (gardens from former cleared dwellings), south of Meadgate Road, to form a series of interconnecting rides and glades, and
- exploring options for creating/ reinstating a pedestrian link through from the Lee Navigation towpath across Carthagen Lock over the River Lee and onto Spitalbrook, using existing bridges.

Sport and Recreation

Water Recreation and Sport

The Authority is committed to working with ESSA and other stakeholders which currently have an interest in Nazeing Central lagoon.

In the medium term the lake will remain as the base for the ESSA Water Activities Centre and the existing angling activity and use will continue. In the long term the Authority's aim is to develop this lake as a Centre for Angling with sufficient infrastructure including, secure parking, new swims and a replacement lakeside building serving both Anglers and visitors.

In advance of the delivery of the long term aim studies should consider the impacts of this proposal on green belt designation, the range and type of angling which can be accommodated, flood risk management and other environmental and access issues. Engagement with all interested parties and users will be required.

Studies will also need to consider the relocation of the Water Activities Centre sailing and boating activities to Holyfield Lake in Area 6. This Proposal should be read in conjunction with 6.A.4.

Angling to continue to be improved as a core activity on the Nazeing

Southern Lagoon and existing swims refurbished. Both angling and sailing to continue on the North Lagoon. Renovations to be undertaken to disabled angling sites around the central and northern Nazeing lagoons.

Support the range of sailing activity and training from beginner to world class sailor offered by the local Sailing Club on the North lagoon and the facilities they provide for disabled sailing.

The recreational use of the Navigation to be improved including canoe facilities, launching/portage points at existing locks and visitor moorings.

Land based Recreation

Promote circular walks within the Wetland Park linking together existing routes through Nazeing such as the Lee Valley Pathway, and the Lea Valley Walk with the New River Path to the west and Broxbourne Station.

Carthagen

Enhance and develop Carthagen as an area for informal waterside recreation and natural play.

Maintain the good standard of angling swims provided along the edge of South Lagoon and Carthagen.

Biodiversity

Fauna and Flora

Habitat improvements (and non-native invasive species removal) to be delivered within the Wetland Park as part of the Nature Improvement Area project as follows:

- Gravel pits and lakes - selective tree removal and opening up of water bodies to allow expansion of key features such as reed beds and existing emergent vegetation
- Waterway and ditch

enhancements for wetland mammals such as Otter and Water Vole including tree management and removal, and in-channel management of vegetation.

Work with stakeholders to ensure the designated County Wildlife Sites; Nazeing Meads and Nazeing Lagoons, within the Wetland Park Complex are brought into positive conservation management status. Conservation and management to be focused on maintaining and improving their importance for bird populations, including designated SPA species, aquatic invertebrates and mammals together with their wildlife corridor function and swamp communities. In the winter, a "hard weather refuge" to be protected on the lagoons. Account to be taken of their proximity to and role in supporting the wider Lee Valley SPA.

At Carthagen new damp marsh habitats to be created along the edge of the north lagoon, including scrapes, boardwalks and low key interpretation. Manage selected lake banks (of north and south lagoon) to encourage use by Water Voles.

Access to Nature

Improve access and circular routes through wooded areas at Carthagen and alongside the water and provide low key interpretation of wildlife interest.

Management plans to be implemented to protect current nature conservation value whilst catering for the needs of visitors.

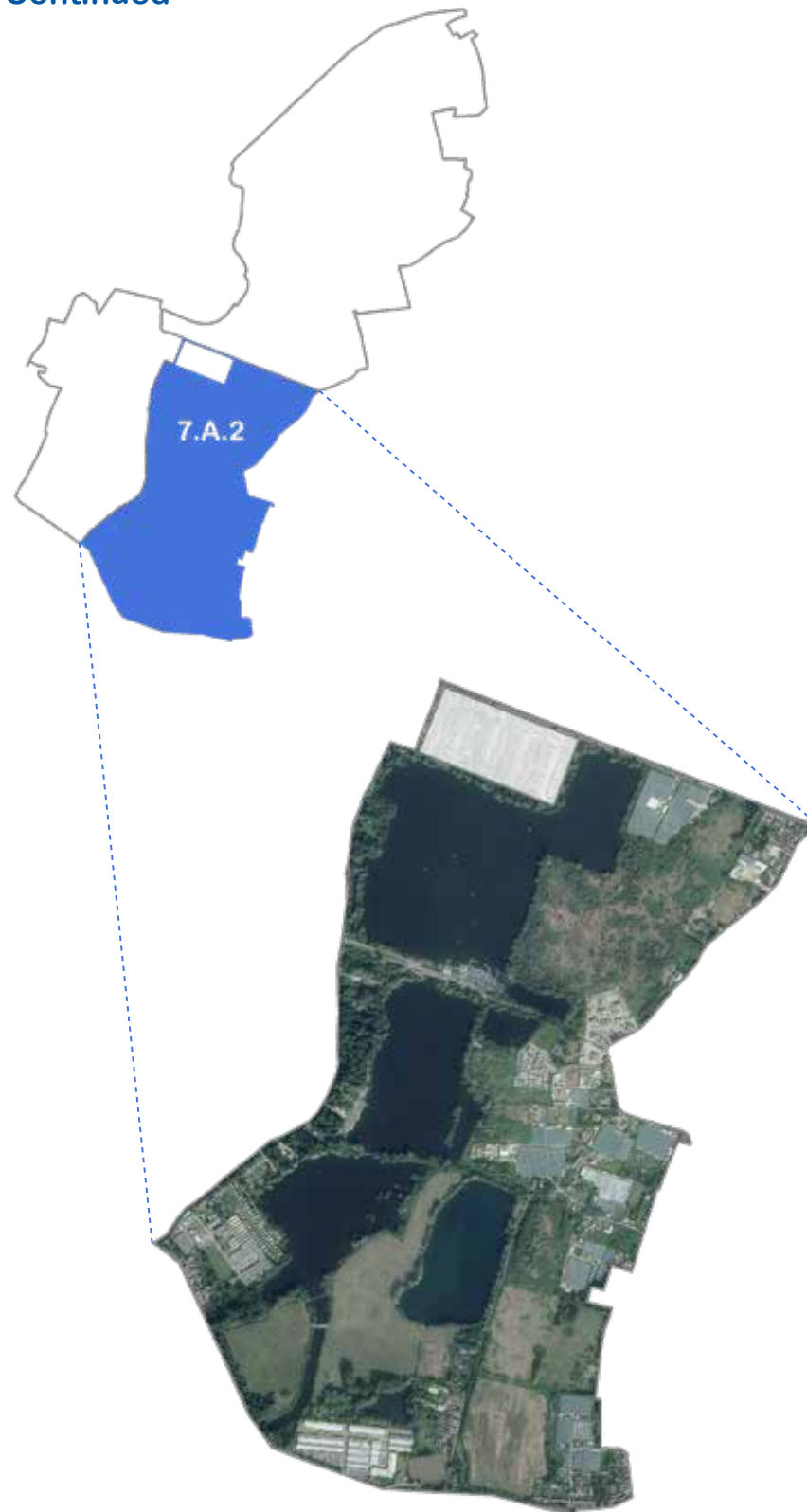
Community

Carthagen

Explore educational and volunteer opportunities for designing, constructing and operating sustainable visitor accommodation at Carthagen.

7.A.2 Wetland Park Central and East: Nazeing Meads and Carthagen

Continued



Landscape and Heritage

Landscape

Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: A3 Glen Faba and Nazeing Meads.

Nazeing Meads and Nazeing Lagoon

The open character of the valley floor to be protected in line with the proposal for glasshouses as set out under 7.A.2 Environment below. Other forms of development not compatible with the Green Belt to be resisted.

Where extensions are proposed to existing local businesses they will be considered against the criteria included in the glasshouse proposal 7.A.2 Environment.

The Authority supports initiatives from the Environment Agency to improve the Flood Relief Channel to address landscape and biodiversity objectives.

Enhance the visual and environmental quality of Meadgate Road as a key route into the Park particularly at the eastern entrance to the Park.

Work with stakeholders to improve the impact on the Regional Park of industrial sites (and their intensification), structures and buildings through measures that contribute to a reduction in noise, traffic generation, visual impact and intrusion. High quality development to be sought and particular attention to be paid to enhancing the boundaries with open space.

Carthagen

Work with the Canal & River Trust to repair and maintain the section of access track that services Carthagen (known as Meadgate Road) for cyclists and pedestrians.

Create and manage glades and rides in secondary woodland to improve light levels and edge conditions for birds and bats.

Deliver a landscape management plan for the area with particular emphasis on biodiversity enhancement and improved presentation particularly of the visible leading edges of secondary woodland/tracksides hedges and scrub.

Create view corridors between the Navigation and the lagoons in conjunction with additional and enhanced path links.

Heritage

Work with Canal & River Trust to protect and promote waterway heritage along Lee Navigation.

Environment

Glasshouses

The expansion of existing or development of new glasshouse sites within and adjacent to the Park within Area 7.A.2 will be considered in relation to how the development impacts upon the openness of the Regional Park, the quality of its landscape character and visitor enjoyment. Cumulative impacts will also be a factor where large scale expansion has already taken place. The following issues will need to be addressed:

The scale, height, and bulk of new glasshouse development including lighting and associated infrastructure should be appropriately located and designed so as

- To protect the openness of the Park and views into and across the Nazeing Meads and Carthagen area, particularly those views out across the Park from Dobbs Weir Road and into the Park from the valley sides.
- Avoid adverse impact upon the visual amenity of visitors or users of the Park.
- Enhance landscape character and preserve existing positive features such as wildlife areas, trees and woodland belts, attractive water edges.

- Maintain the existing level and quality of pedestrian and cycle access within the Nazeing Meads and Carthagen area
- Avoid harm to or disturbance of wildlife either through loss or fragmentation of habitat or through noise, lighting or pollution.
- Protect and maintain water quantity and quality.
- To avoid increased flood risk by reducing the capacity of the floodplain or impacting upon existing flood defences.

Applications for new or replacement glasshouses within the curtilage of existing sites will be considered subject to conditions to mitigate the impact of development on visual amenity, landscape character, flood risk, biodiversity and recreational use, including pedestrian and cycle access.

Where development is proposed on land outside the ownership of the Authority it will seek planning obligations in line with the above proposal to mitigate adverse impacts.

Work with Epping Forest District Council and other stakeholders to identify sites which have been abandoned or are likely to be surplus to production in the next 10 – 15 years and carry out feasibility studies to identify development and design proposals that would be compatible with the remit of the Park.

The Authority may consider proposals for land swaps which would allow expansion of glasshouses providing there is an overall increase in land devoted to Park compatible uses and other PDF objectives are not prejudiced.

Contamination

Undertake appropriate mitigation for impacts and risks associated with contaminated land within the Authority's ownership, in accordance with the Authority's Contaminated Land Policy (2011). Land will be evaluated on the basis of the

'suitable for use' approach where land will be made suitable for any new use as planning permission is given for that use. Remediation will be carried out to a level that prevents unacceptable risks to human health or the environment in relation to the current use or future use of the land for which planning permission is being sought. Encourage other landowners to remediate contaminated land in accordance with the Authority's Policy.

Regularly (at least annually) review available information relating to contaminated land and where necessary and in accordance with the Authority's Contaminated Land Policy, update current information by carrying out further site investigations.

Work with the Environment Agency and local authorities to agree, fund and deliver a phased programme of remediation to tackle dereliction and contamination to enable public use of open spaces at St Paul's Field and Carthagen.

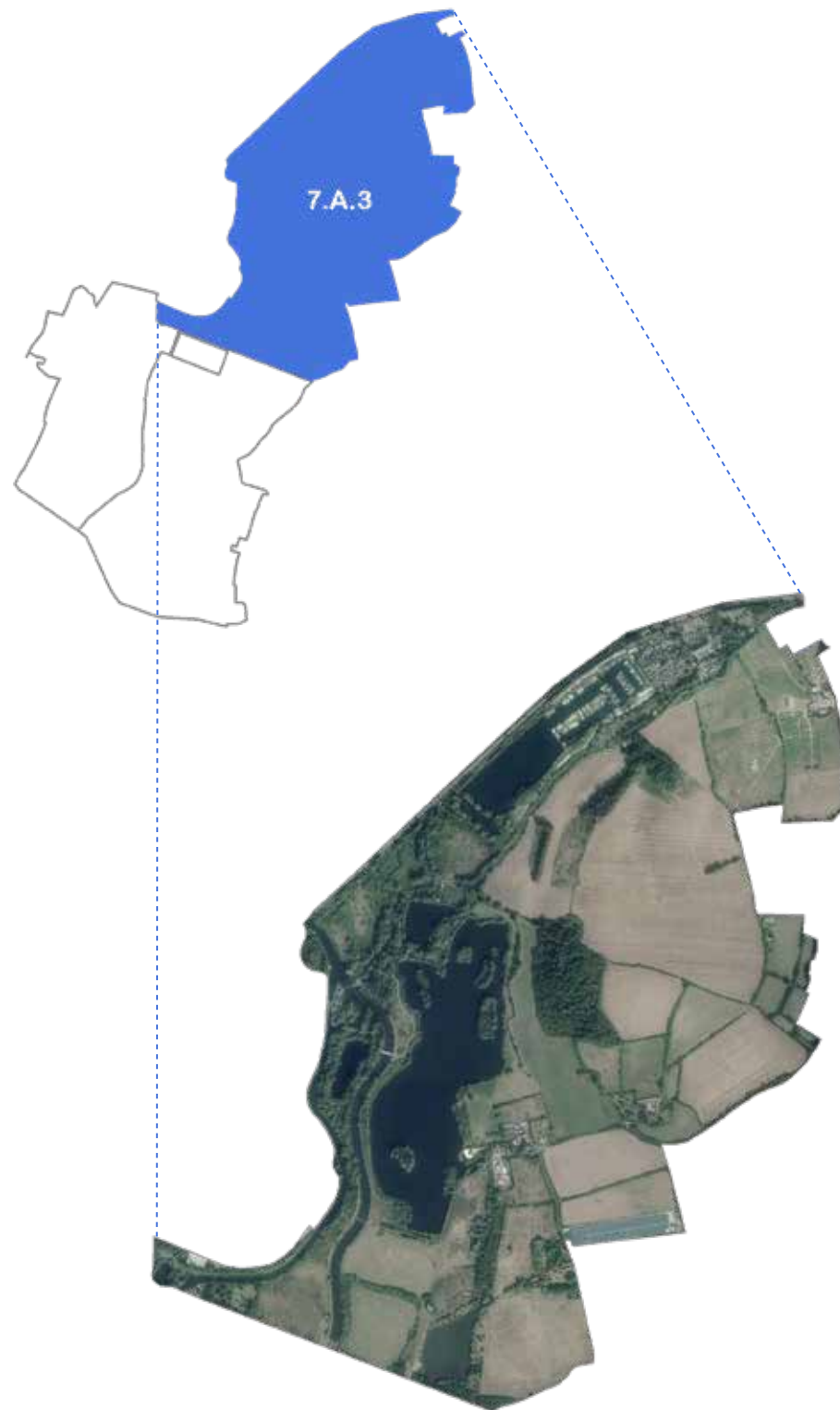
At Carthagen, the Authority will continue to purchase land and buildings to assemble an integrated recreational open space.

Water

Work with the Environment Agency and other stakeholders to improve, maintain and monitor water quality to meet Water Framework Directive objectives to enhance ecological conditions, angling and sailing activity. Ensure proposals support the implementation of the Thames River Basin Management Plan.

Work with the Environment Agency to ensure any new development incorporates measures such as sustainable drainage systems that mitigate and reduce flood risk whilst also delivering wider sustainability benefits to biodiversity, water quality and recreational amenity.

7.A.3 Wetland Park Central and North: Glen Faba and Roydon



Visitors

Promote Roydon Station as a secondary gateway into the Park and ensure links through to the Park both south of the station and to the north into Area 8 and Stanstead Innings are maintained and clearly signed.

Upgrade existing southern entrance to Glen Faba from Dobbs Weir Road adjacent to Crown Netherhall Fishery as a secondary gateway into the Park with a new visitor car park. Provision to be made for cycle parking and facilities to be jointly used by anglers.

Maintain and promote the Roydon Loop section of the Lee Valley Pathway from Dobbs Weir Road to Roydon Station for pedestrians and cyclists including the provision of clear signage from the Station into the Park. Examine the feasibility of cycle hire provision at Roydon Station to complement facilities at Broxbourne Meadows and potential facilities at Ware and St Margarets Stations.

Create and promote circular walking routes using the Lee Valley Pathway and existing public footpaths with connections into Dobbs Weir, Roydon village and Roydon Station.

Enhance access into the Park for pedestrians and cyclists from Glen Faba Road in the east.

Work with Canal & River Trust to

- maintain the River Lee Navigation and River Stort towpaths as strategic routes that link the Park into the wider Hertfordshire and Essex regions,
- remove illegal moorings at Fields Weir,
- protect and enhance visitor moorings.

Accommodation

Support ongoing improvements to visitor accommodation at the Roydon Marina Village, including the holiday lodges, hotel and marina. Explore feasibility of promoting facilities on site such as the waterside café to the general Park visitor and for joint promotion ticketing with Park facilities such as the Lee Valley Farms or the Lee Valley White Water Centre.

Sport and Recreation

Protect, enhance and promote the Wetland Park north for informal recreation, angling, walking and cycling, based on the enjoyment of the waterside environment, open farmland and wildlife.

Explore options for horse riding routes through this area linked to bridle routes beyond the Park boundary.

Improve facilities for anglers around Glen Faba Lake in association with habitat restoration and enhancement works. Support continuation of angling at the Crown Netherhall Lake private fishery.

Work with the Canal & River Trust to enhance opportunities for river cruising.

Biodiversity

Flora and Fauna

Habitat improvements (and non-native invasive species removal) to be delivered on the gravel pits and waterways within the Wetland park northern area to meet the objectives of the NIA project as follows:

- Selected areas around each lake will be targeted for tree removal to open up and expand upon key features such as reedbeds and existing emergent vegetation

- Waterway and ditch enhancements for wetland mammals such as Otter and Water Vole to include tree management and removal, in-channel management of vegetation, and where possible reprofiling of areas along ditches to create deeper pools to retain water throughout the year.

Management of waterbodies to take account of their proximity to and their role in supporting the wider Lee Valley SPA. Areas of shallow flood to be maintained and managed for the benefit of designated SPA species (wintering Shoveler).

Maintain the current positive conservation management status of Glen Faba Local Wildlife site. Undertake restoration work and wetland enhancement at Glen Faba, as part of Lea Catchment Nature Improvement Area Project and Stort Catchment Management Plan. The project will aim to include:

- The creation of new areas of reedbed and restoration of 2ha of existing reedbed
- Restoration of 400m of ditch line suitable for Water Voles
- Creation of two new ponds suitable for Great Crested Newts
- Enhancement works to 1.5km of bank to prevent enclosure by trees
- Installation of a new Otter Holt, and
- Restoration work to Heronry on site.

Support agricultural good practice and nature conservation on farmland.

Protect biodiversity value of wetland and water areas south of railway to maintain ecological connectivity between Glen Faba and Rye Meads and along Lee and Stort Navigations.

Access to Nature

Establish and maintain a circular route around Glen Faba Lake and along the River Stort to enable people to enjoy the wildlife and get close to nature; to include enhancement of the path along the southern boundary of the lake, habitat works to maintain connectivity with the Stort Valley and the provision of sensitively designed and positioned signage.

Create a new gateway to the Stort Valley by the construction of a new car park on Dobbs Weir Road. The creation of new associated infrastructure will link this to existing path networks.

Continue connectivity of the site into the Stort Valley (ecologically and for people).

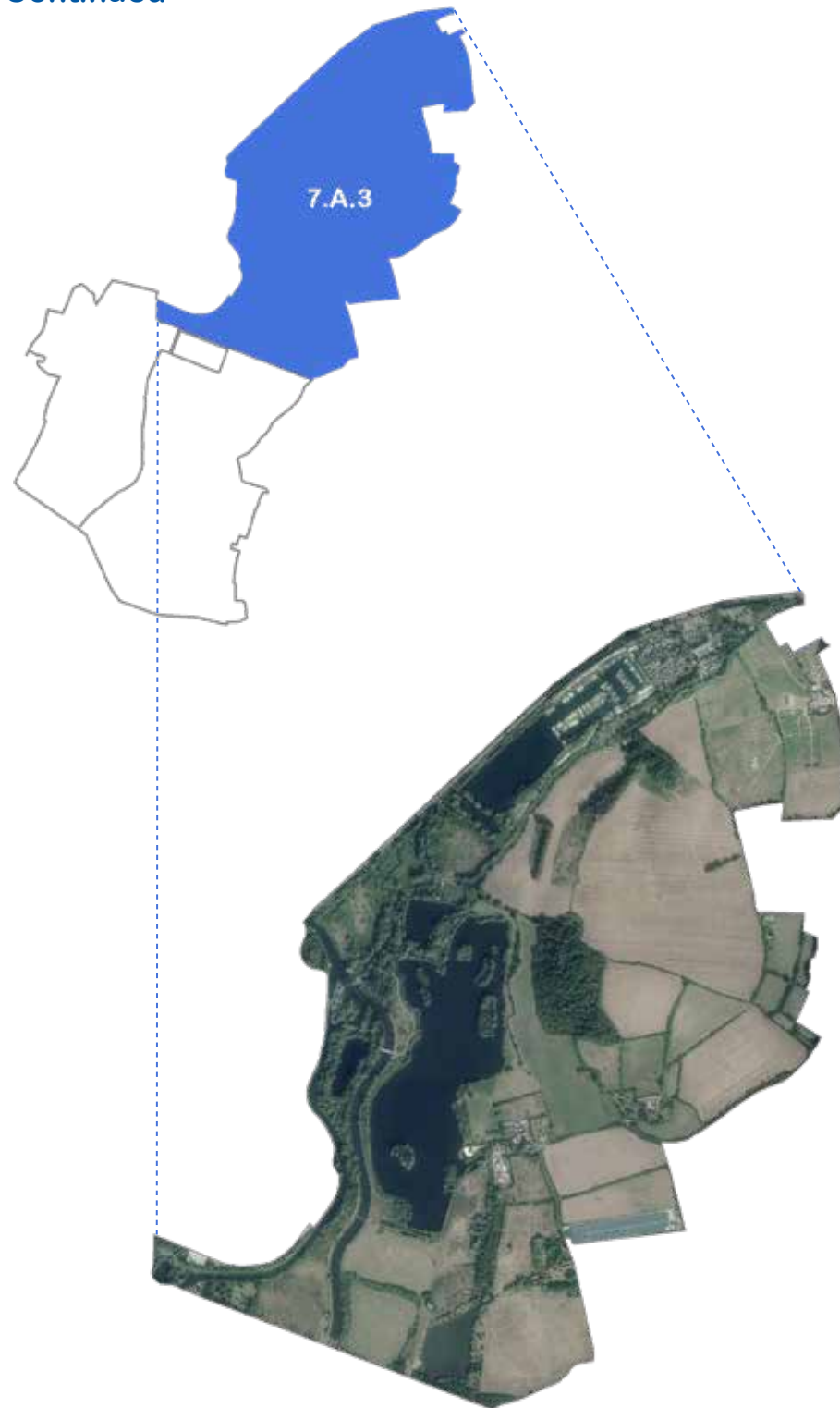
Manage the woodland habitat on land adjacent to Dobbs Weir Road to provide for informal access.

Community

Develop volunteer opportunities at Glen Faba to help enhance and promote the site.

7.A.3 Wetland Park Central and North: Glen Faba and Roydon

Continued



Landscape and Heritage

Landscape

Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: G2 Roydon Park.

Open views northwards from Dobbs Weir Road including those to the distinctive Netherhall Tower to be protected and measures taken to prevent further intrusive elements and to reduce the impact of existing non-Park uses and developments.

The adverse impact of adjacent industrial uses on the enjoyment of the waterway corridor to be mitigated through screening, habitat creation and the integration of additional areas of open land.

Heritage

Work with stakeholders to protect and preserve the distinctive heritage assets in the area including medieval sites such as Netherhall and features associated with the Navigation, such as Roydon Locks and lock keeper's cottages near the confluence with the River Stort.

Work with landowners to create access to and interpret the Netherhall Tower (Grade 1 listed) historic monument.

Environment

Glasshouses

The expansion of existing or development of new glasshouse sites within and adjacent to the Park within Area 7.A.3 will be considered in relation to how the development impacts upon the openness of the Regional Park, the quality of its landscape character and visitor enjoyment. Cumulative impacts will also be a factor where large scale expansion has already taken place. The following issues will need to be addressed:

The scale, height, and bulk of new glasshouse development including lighting and associated infrastructure should be appropriately located and designed so as -

- To protect the openness of the Park and views into and across the Glen Faba and Roydon area, particularly those views out across the Park from Dobbs Weir Road and into the Park from the valley sides.
- Avoid adverse impact upon the visual amenity of visitors or users of the Park.
- Enhance landscape character and preserve existing positive features such as wildlife areas, trees and woodland belts, attractive water edges.
- Maintain the existing level and quality of pedestrian and cycle access within the Glen Faba and Roydon area.
- Avoid harm to or disturbance of wildlife either through loss or fragmentation of habitat or through noise, lighting or pollution.
- Protect and maintain water quantity and quality.
- To avoid increased flood risk by reducing the capacity of the floodplain or impacting upon existing flood defences.

Applications for new or replacement glasshouses within the curtilage of existing sites will be considered subject to conditions to mitigate the impact of development on visual amenity, landscape character, flood risk, biodiversity and recreational use, including pedestrian and cycle access.

Where development is proposed on land outside the ownership of the Authority it will seek planning obligations in line with the above proposal to mitigate adverse impacts.

The Authority may consider proposals for land swaps which would allow expansion of glasshouses providing there is an overall increase in land devoted to Park compatible uses and other PDF objectives are not prejudiced.

Support the continued agricultural use of land within the Park and work with landowners to maintain public rights of way and improve ecological value of the land.

Water

Work with the Environment Agency to improve, maintain and monitor water quality to meet Water Framework Directive objectives and to enhance ecological conditions and recreational amenity.

Work with the Environment Agency to ensure any new development incorporates measures such as sustainable drainage systems that mitigate and reduce flood risk whilst also delivering wider sustainability benefits to biodiversity, water quality and recreational amenity.

Thematic Drawings

Area 7 Proposals

The Wetland Park:
Spitalbrook to Roydon

Access to Park

- Pedestrian access to the Park

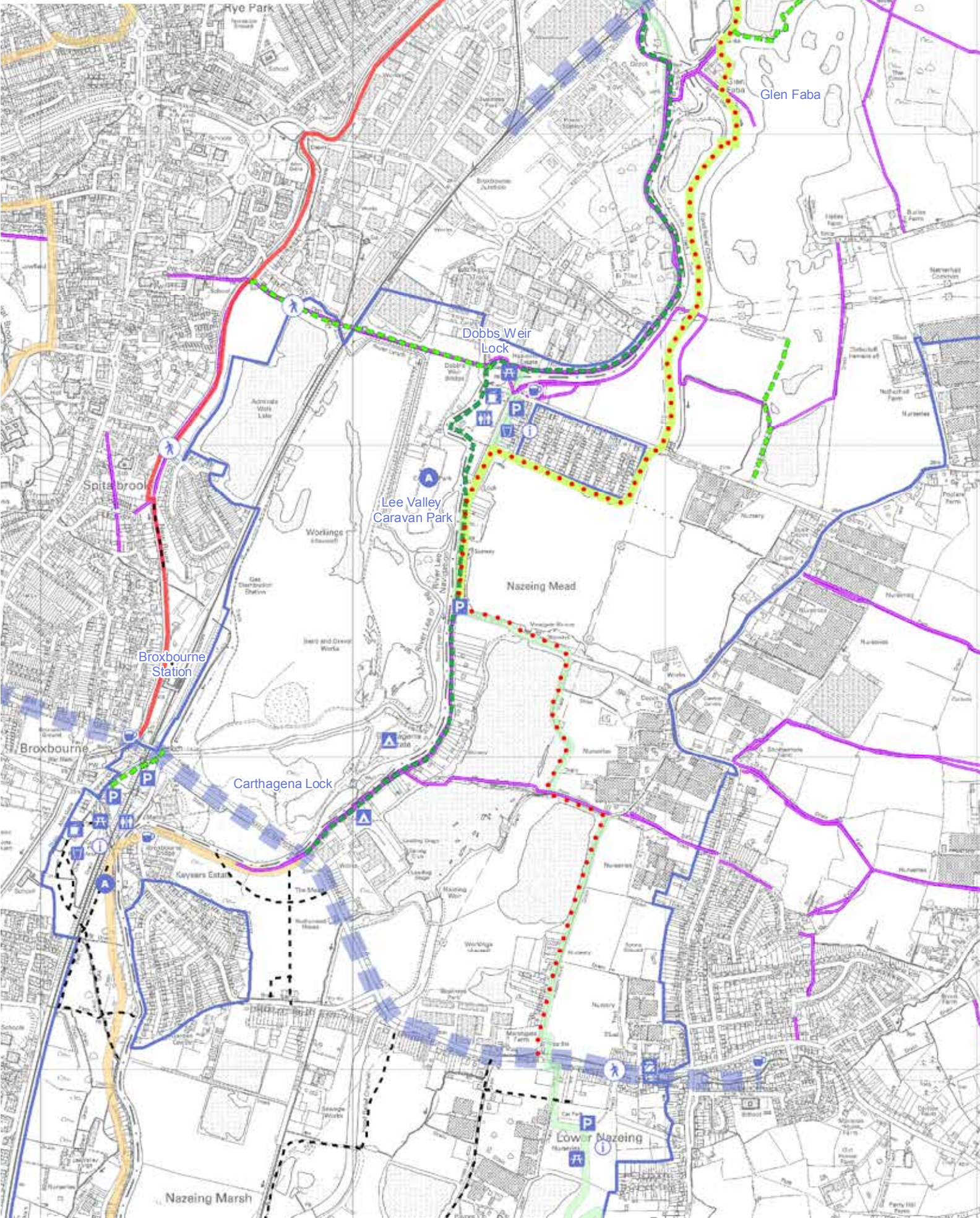
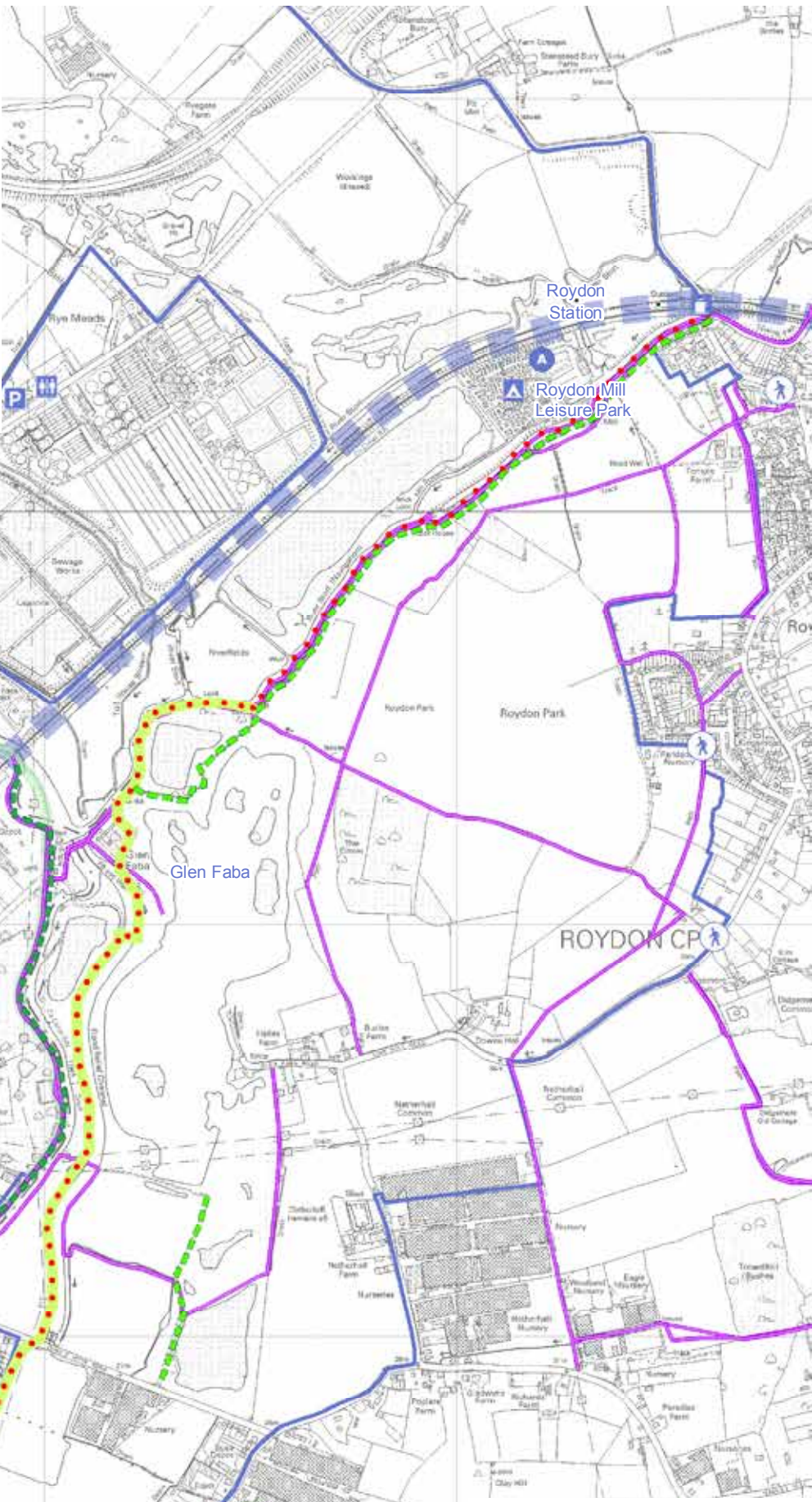
Visitor Facilities

- Public houses
- Cafes/restaurants
- Camping and caravanning
- Visitor centre
- Public toilets
- Town centres/shops
- Information point
- Picnic area
- Accommodation
- Refreshment
- Official car park

- Extent of proposal area 7
- LVRPA boundary

Routes

- Lee Valley Pathway (shared use)
- Shared routes (walking/cycling)
- Other routes (walking only)
- Lea Valley Walk
- Roydon loop
- New River Path
- Public Rights of Way
- National Cycle Network route
- Local cycle route



Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

To be read in conjunction with the Area 7 Proposals Consolidated proposals by sub-area.

Thematic Baseline

Visitors

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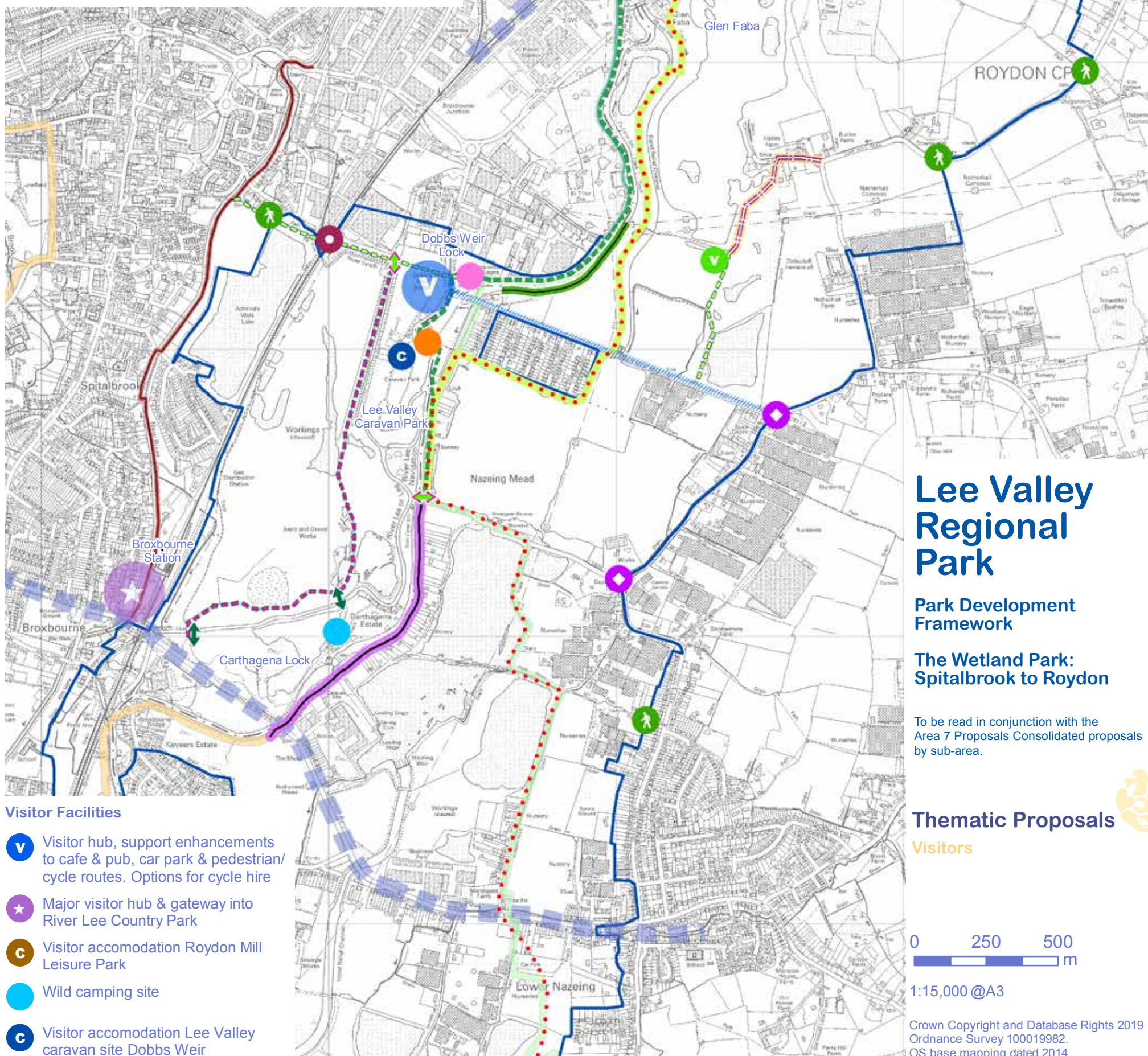
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Access For All

- ↔ Pedestrian/cycle bridge links - maintain & reopen existing
- ↔ Potential new bridge links
- Ⓥ Secondary gateway with visitor parking at Glen Faba South
- Ⓥ Visitor facilities & secondary gateway at Roydon
- Ⓥ Improve entrances to Park
- Ⓥ Protect & promote public access points into the Park
- Ⓥ Improve facilities for anglers
- Ⓥ Improve links with bridge from island site to caravan site
- Ⓥ Safeguard & improve rail crossing providing access to Park
- //// Enhance pedestrian/cycle safety & access along Dobbs Weir Road
- Establish visitor access link between Nazeing New Road & Dobbs Weir via Old Haul Road Spitalbrook
- Improve access alongside River Lee Navigation for cyclists and walkers
- Improve existing grass path
- == Path regrading

Routes

- ... Lee Valley Pathway (shared use)
- ... Shared routes (walking/cycling)
- ... Lea Valley Walk
- ... Roydon loop
- ... New River Path
- ... National Cycle Network route
- ... Local cycle route
- Extent of proposal area 7
- LVRPA boundary



Visitor Facilities

- Ⓥ Visitor hub, support enhancements to cafe & pub, car park & pedestrian/cycle routes. Options for cycle hire
- ★ Major visitor hub & gateway into River Lee Country Park
- Ⓒ Visitor accommodation Roydon Mill Leisure Park
- Ⓥ Wild camping site
- Ⓒ Visitor accommodation Lee Valley caravan site Dobbs Weir

Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

To be read in conjunction with the Area 7 Proposals Consolidated proposals by sub-area.

Thematic Proposals

Visitors

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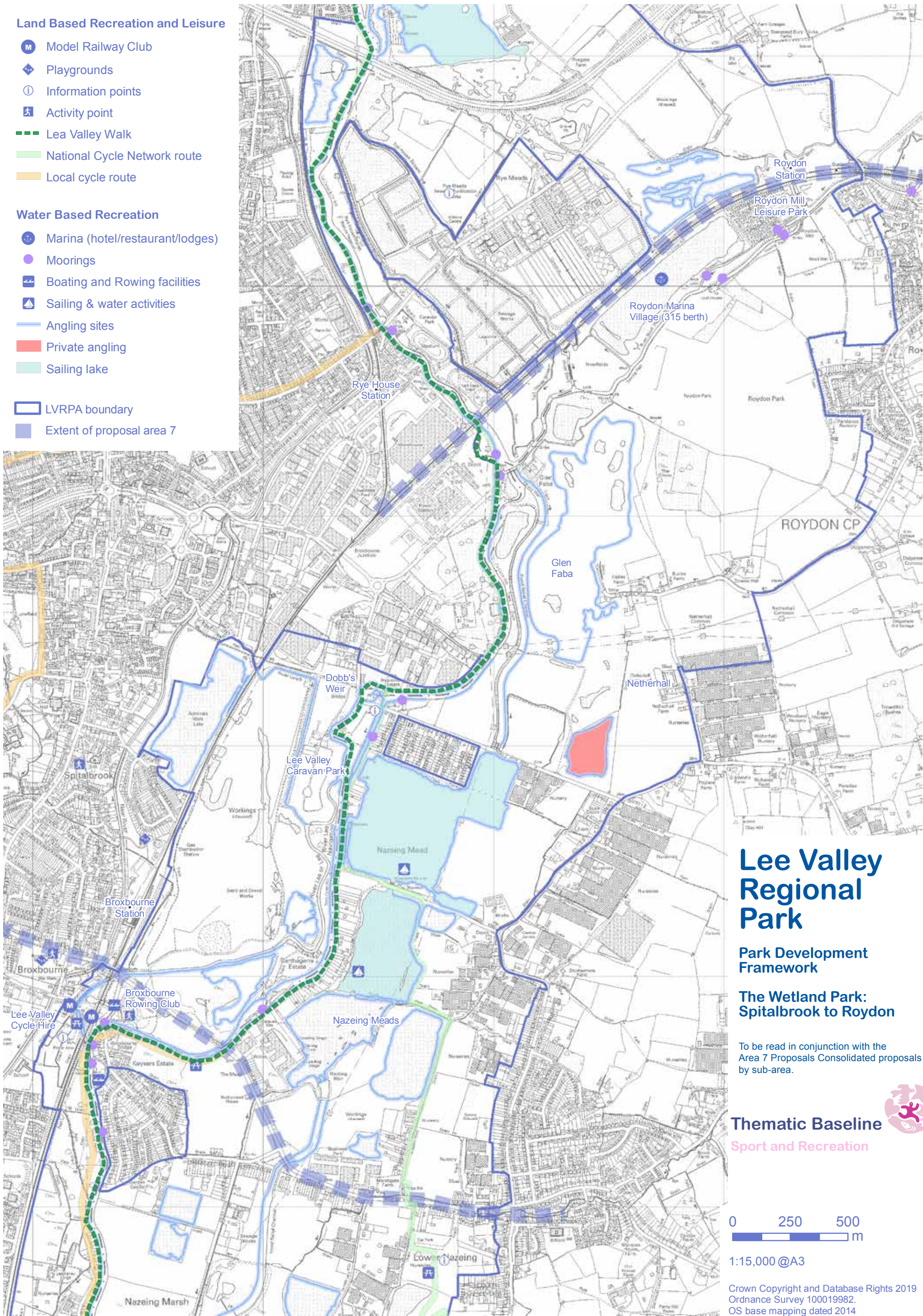
Land Based Recreation and Leisure

- Model Railway Club
- Playgrounds
- Information points
- Activity point
- Lea Valley Walk
- National Cycle Network route
- Local cycle route

Water Based Recreation

- Marina (hotel/restaurant/lodges)
- Moorings
- Boating and Rowing facilities
- Sailing & water activities
- Angling sites
- Private angling
- Sailing lake

- LVRPA boundary
- Extent of proposal area 7



Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

To be read in conjunction with the Area 7 Proposals Consolidated proposals by sub-area.

Thematic Baseline Sport and Recreation



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Land Based Recreation and Leisure

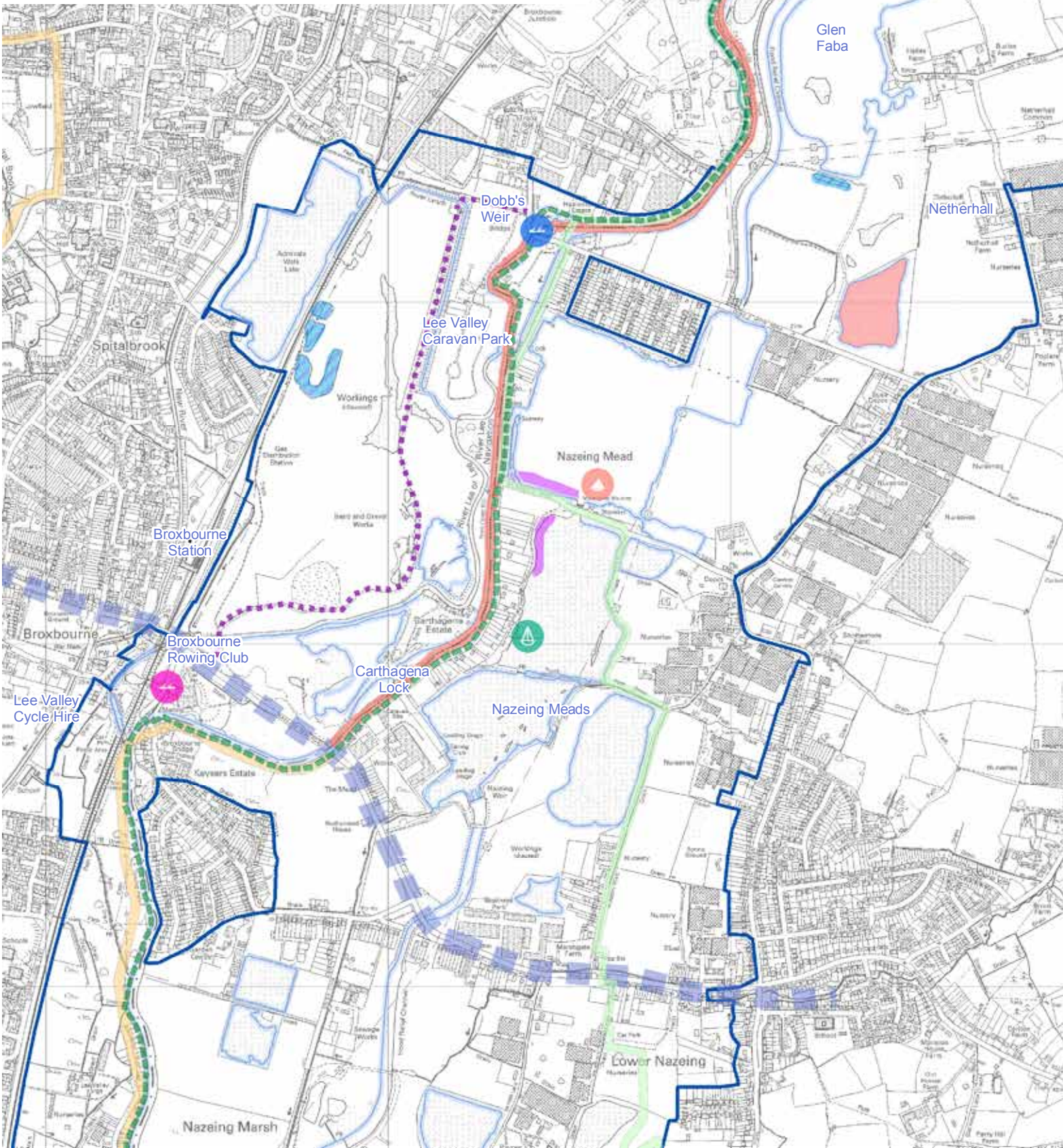
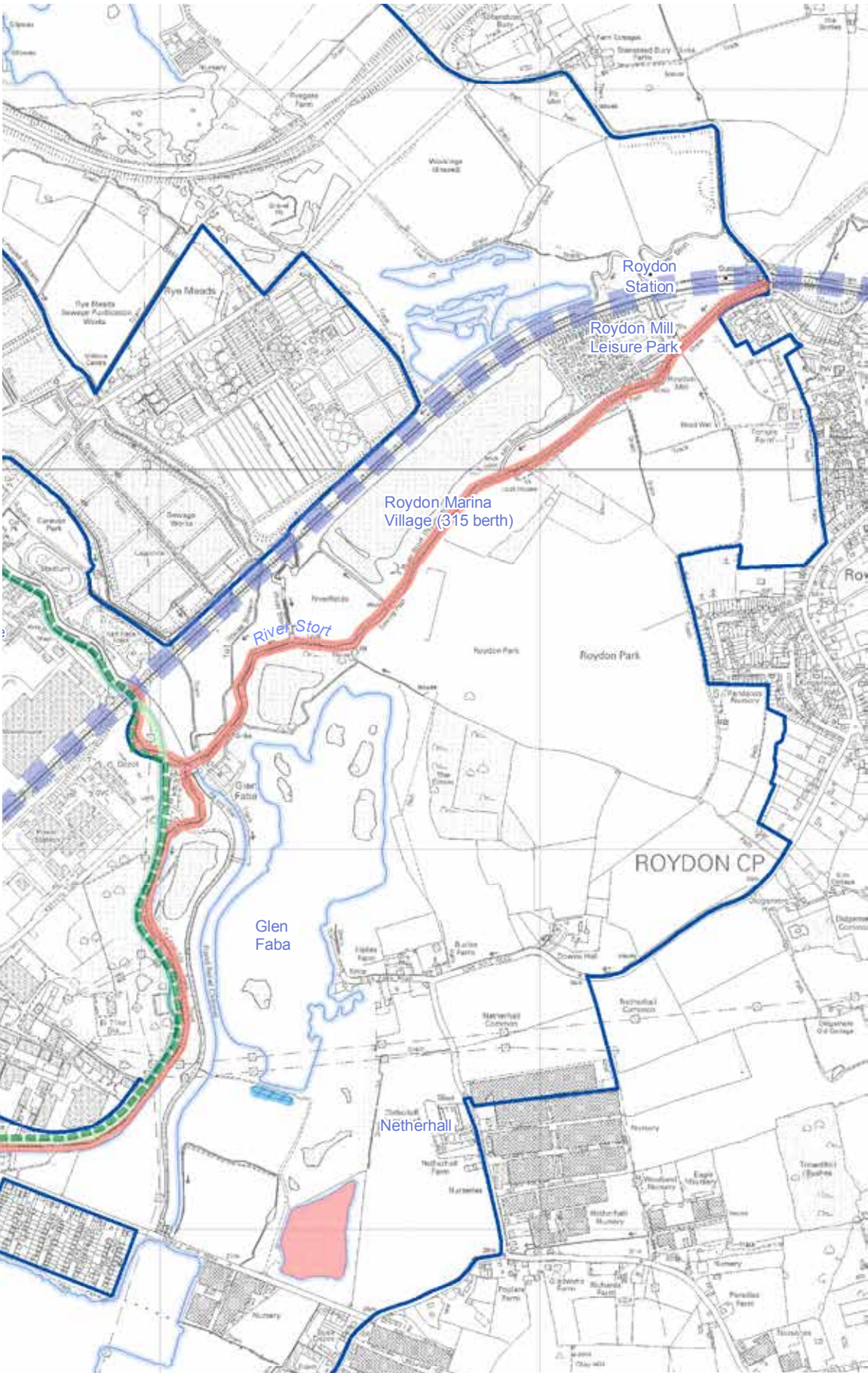
- ■ ■ ■ ■ New recreational route for pedestrians & cyclists
- ■ ■ ■ ■ Lea Valley Walk
- ■ ■ ■ ■ Local cycle route
- ■ ■ ■ ■ National cycle route

Water Based Sports & Recreation

- ⚓ In the longer term explore options with stakeholders to relocate the ESSA Water Activities Centre to Holyfield Lake & establish new centre for angling at Central Lagoon
- ⚓ Explore options for canoe access at Dobbs Weir Pool/Carthage Lock during angling closed season. Provision of canoe launching/portage points
- ⚓ Broxbourne Sailing Club
- ⚓ Boating and Rowing facilities
- ⚓ Work with Canal & River Trust to enhance river cruising opportunities
- Angling sites
- Open to anglers
- Renovate disabled swims
- Private angling

Note Canal & River Trust London Mooring Strategy - Water Sport Zone between Aqueduct and Carthage Locks

- Extent of proposal area 7
- LVRPA boundary



Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

To be read in conjunction with the Area 7 Proposals Consolidated proposals by sub-area.

Thematic Proposals Sport and Recreation




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Flora and Fauna

-  Bird hide
-  Ramsar designated wetland
-  Special Protection Areas
-  Sites of Special Scientific Interest
-  County Wildlife Sites

Access to Nature

-  Existing sites offering access to nature

Environmental Stewardship

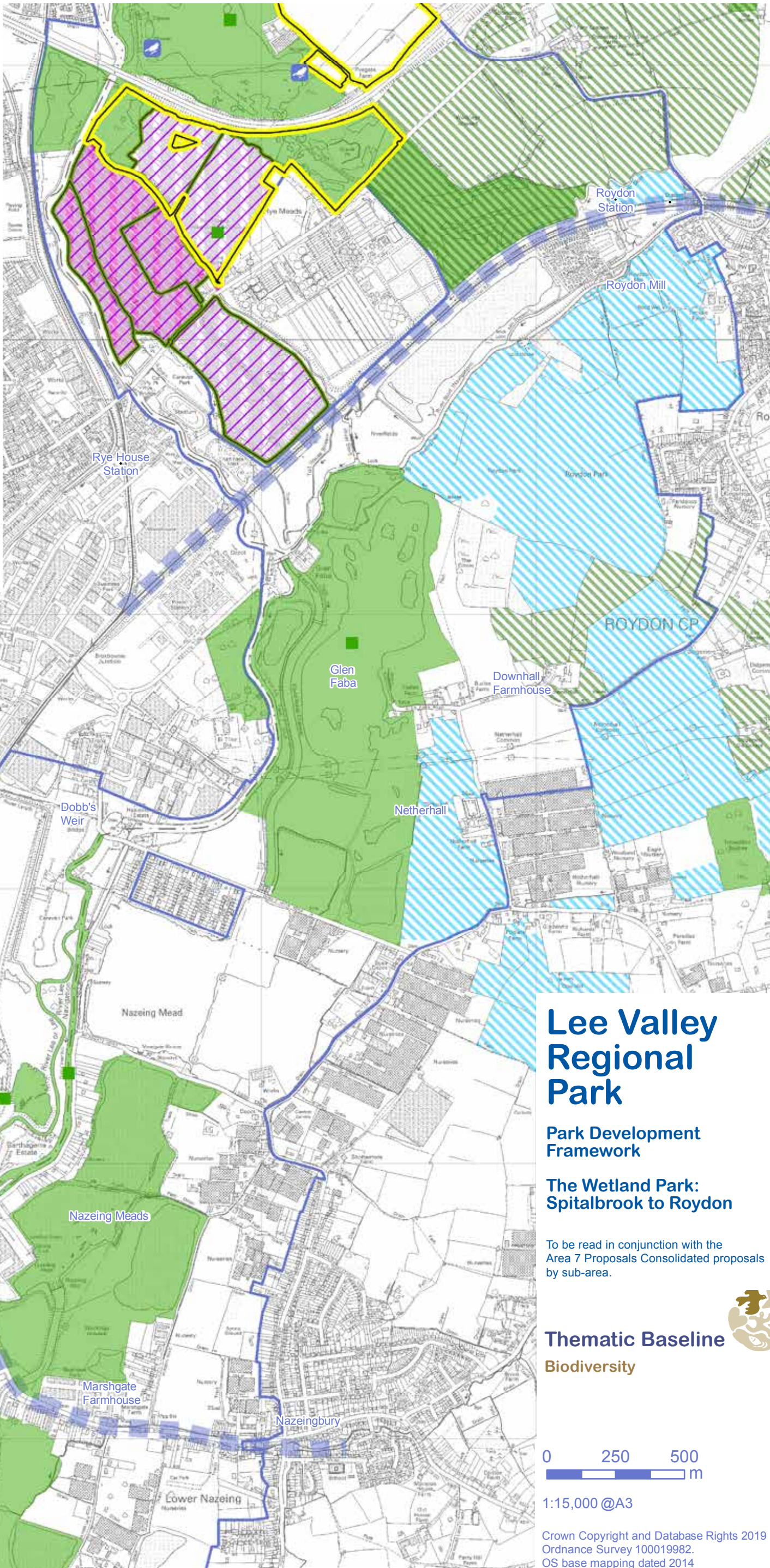
-  Entry Level Stewardship
-  Entry Level plus Higher Level Stewardship
-  Higher Level Stewardship

-  Countryside Stewardship Agreements

-  Extent of proposal area 7

-  LVRPA boundary

Lee Valley Regional Park is designated a Nature Improvement Area (NIA)



Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

To be read in conjunction with the Area 7 Proposals Consolidated proposals by sub-area.

Thematic Baseline Biodiversity



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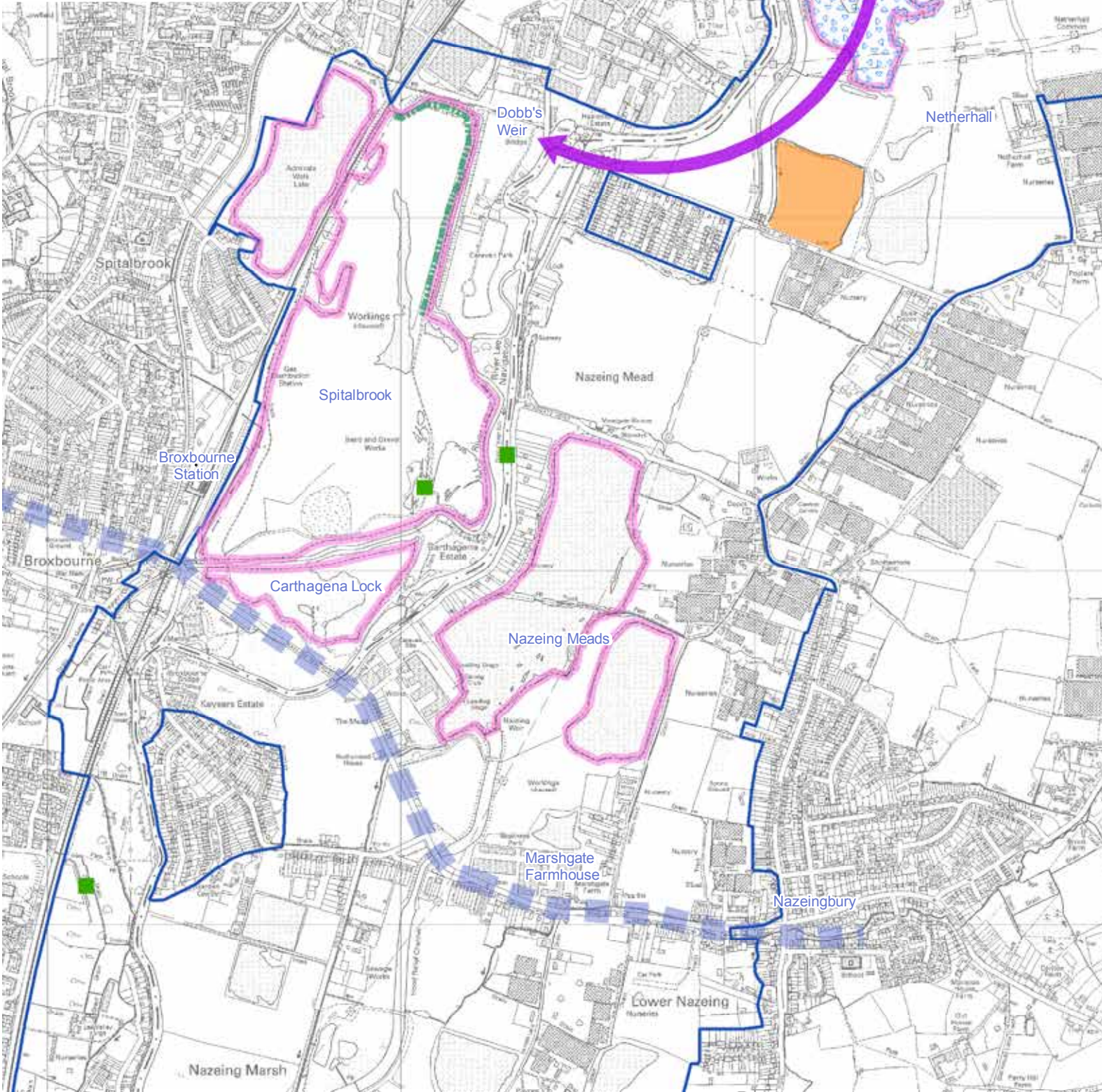
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Access To Nature

■ Access to nature sites

- Flora and Fauna
- Proposals to create reedbed
 - Improve edge habitat (currently poor water quality)
 - Habitat improvements along the diverted River Lynch
 - ↔ Improved connectivity between Dobbs Weir, Glen Faba & Stort Valley
 - Woodland management & improved informal access
 - Improvements to lake edge habitats eg. tree removal & improvements for water voles
 - Restoration & wetland enhancement as part of the Lea Catchment NIA Project & Stort Catchment Management Plan
 - Good for biodiversity links between Stort & Lee (otter/ water voles). Manage as a quiet reserve
- LVRPA boundary
- Extent of proposal area 7

Lee Valley Regional Park is designated a Nature Improvement Area (NIA)



Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

To be read in conjunction with the Area 7 Proposals Consolidated proposals by sub-area.

Thematic Proposals

Biodiversity



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Art and Culture

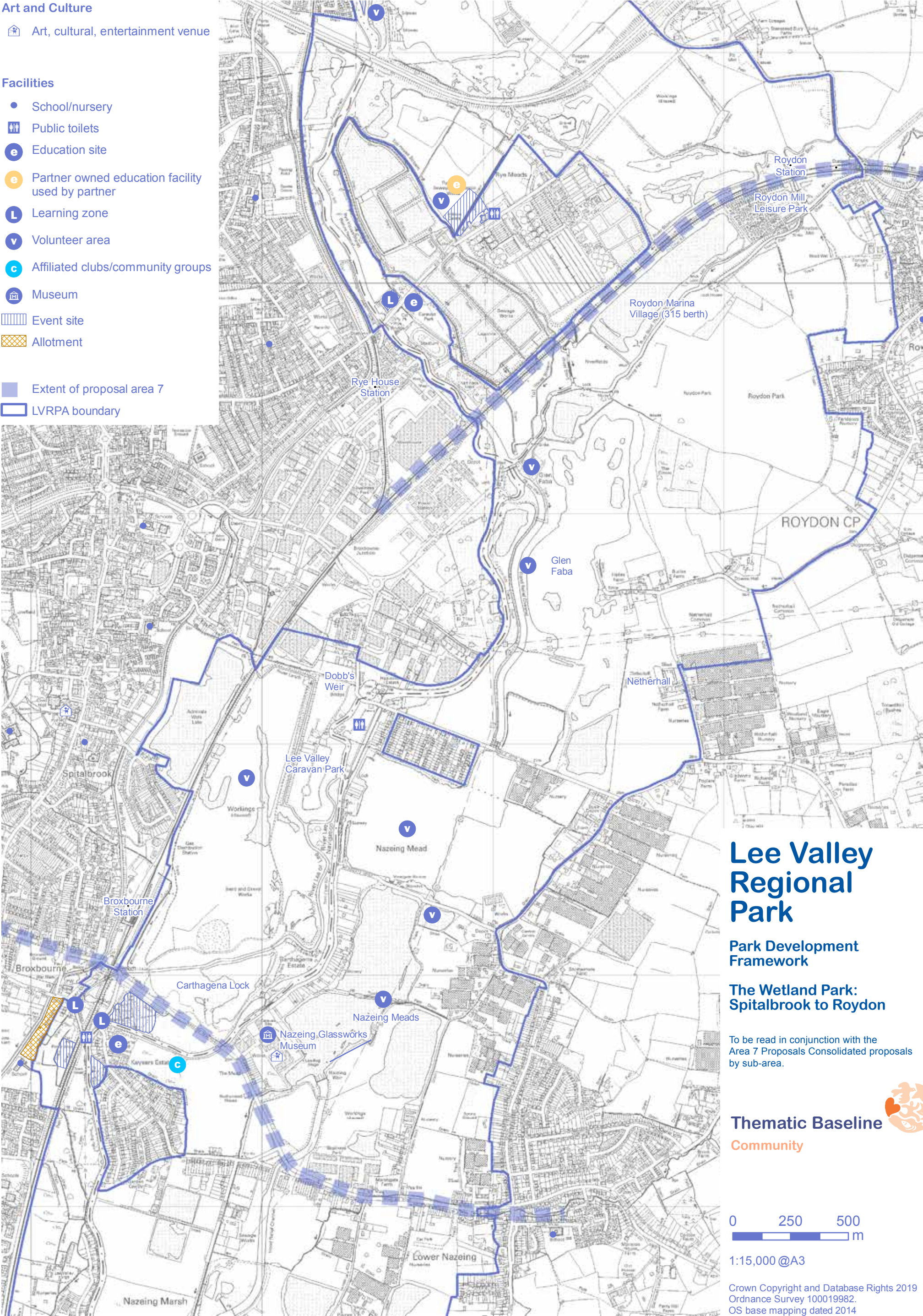
Art, cultural, entertainment venue

Facilities

- School/nursery
- Public toilets
- Education site
- Partner owned education facility used by partner
- Learning zone
- Volunteer area
- Affiliated clubs/community groups
- Museum
- Event site
- Allotment

Extent of proposal area 7

LVRPA boundary



Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

To be read in conjunction with the Area 7 Proposals Consolidated proposals by sub-area.

Thematic Baseline
Community



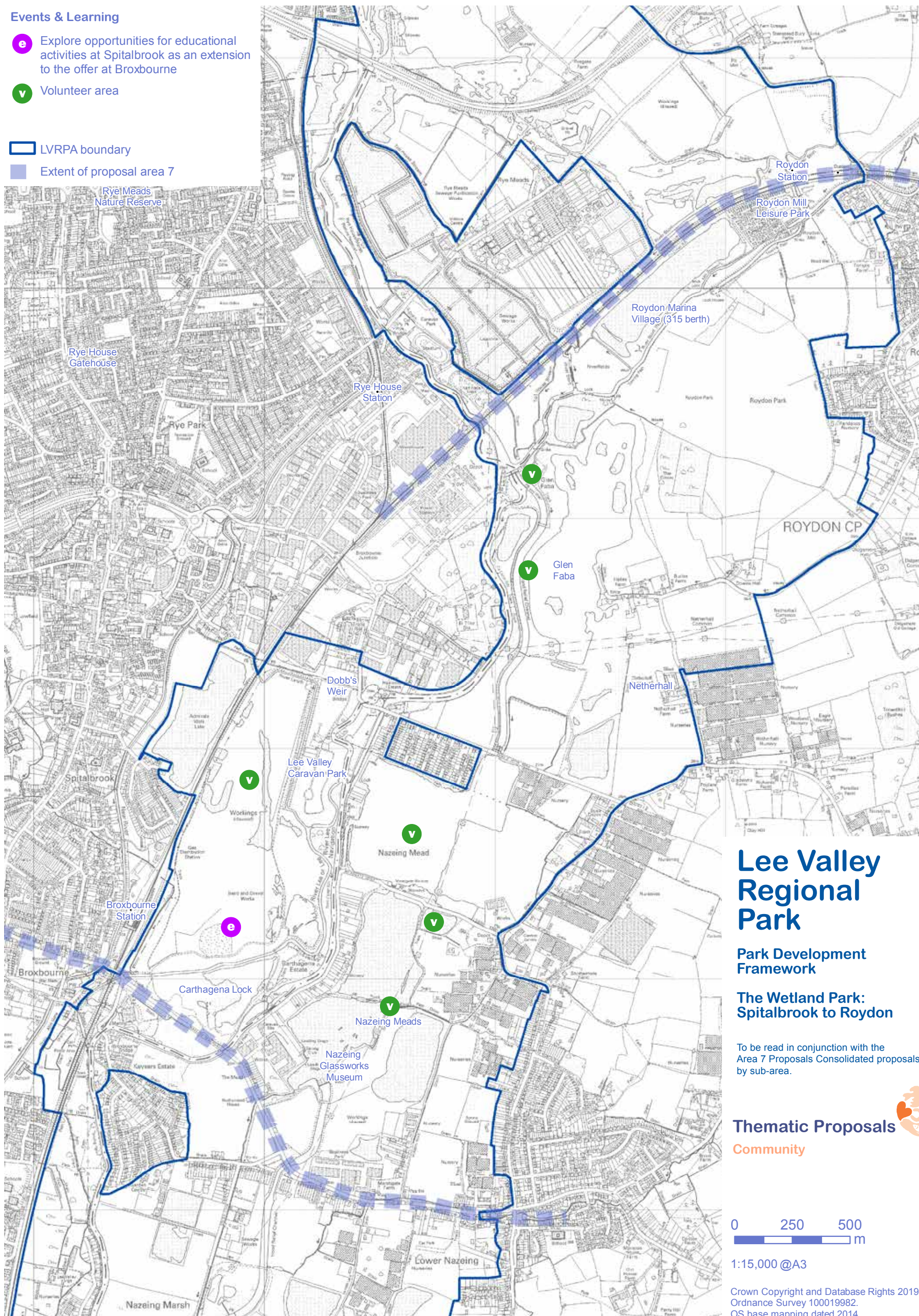
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- e** Explore opportunities for educational activities at Spitalbrook as an extension to the offer at Broxbourne
- v** Volunteer area

Extent of proposal area 7



Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

To be read in conjunction with the
Area 7 Proposals Consolidated proposals
by sub-area.

Thematic Proposals

Community



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Landscape

- Gateway to the Park
- Existing landmarks
- Bridges

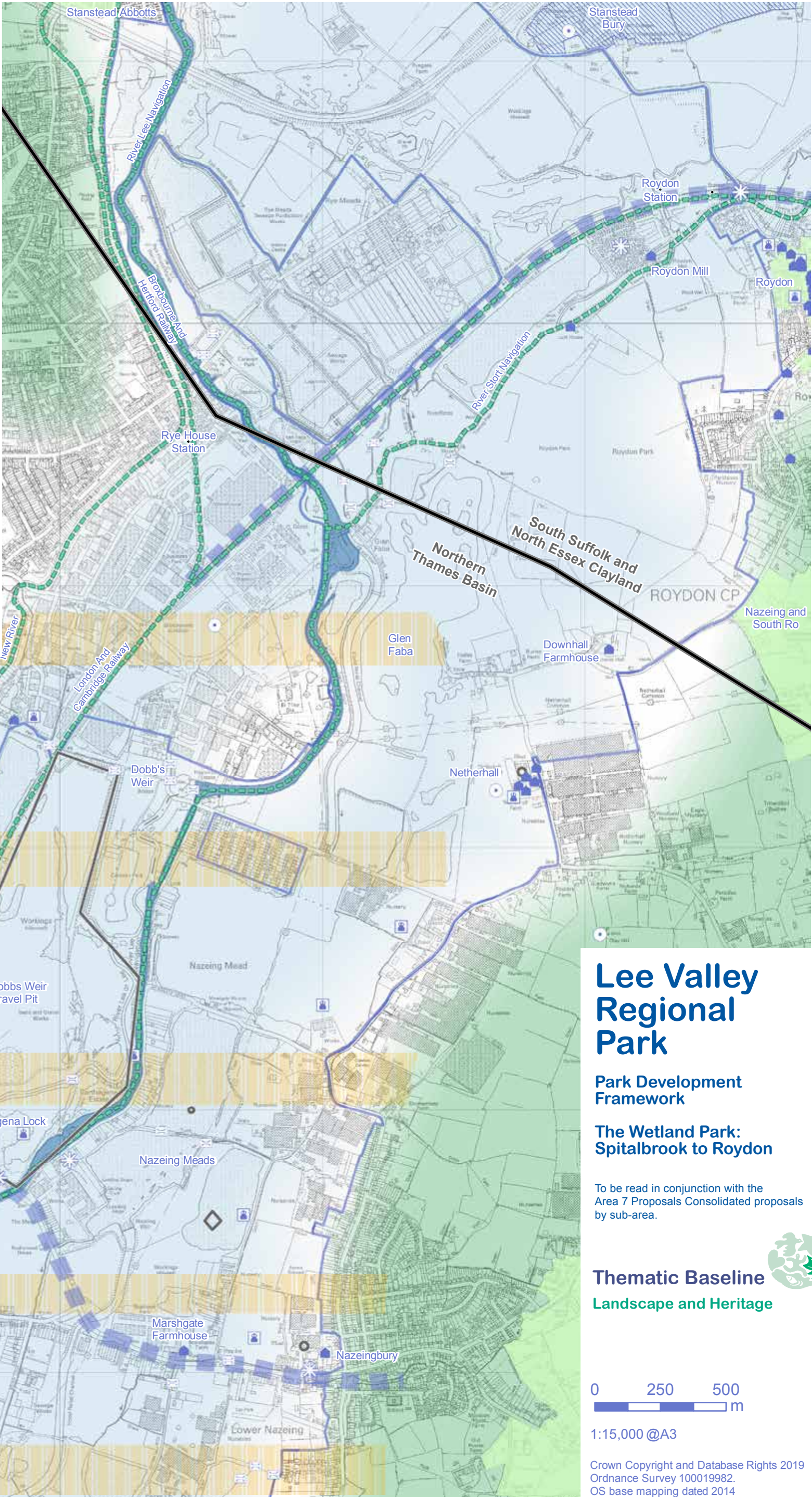
Heritage

- Listed building
- Scheduled monument area
- Scheduled monument site
- Scheduled monument
- River Lee Navigation
- Registered historic parks and gardens
- Conservation areas

SHIP GI Proposals

- Lee Valley Regional Park lateral links
- Woodland arc
- Thames tributaries, river valleys and corridors
- Extent of proposal area 7
- LVRPA boundary

Lee Valley Regional Park forms part of Hertfordshire's Strategic Green Infrastructure



Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

To be read in conjunction with the Area 7 Proposals Consolidated proposals by sub-area.

Thematic Baseline

Landscape and Heritage



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

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Landscape

-  Existing landmarks
-  Important entrance into Park/ possible gateways
-  Harsh visually detracting edge/ investment area
-  Important views into Park & out across Park
-  Visually cluttered routes to be enhanced
-  Buffer strip to industrial estate





Landscape Character Assessment (2019)

-  A: Rural valley floor mosaic with wetlands and marshes
-  A3: Glen Faba and Nazeing Meads
-  G: Terraces with farmland
-  G2: Roydon Park

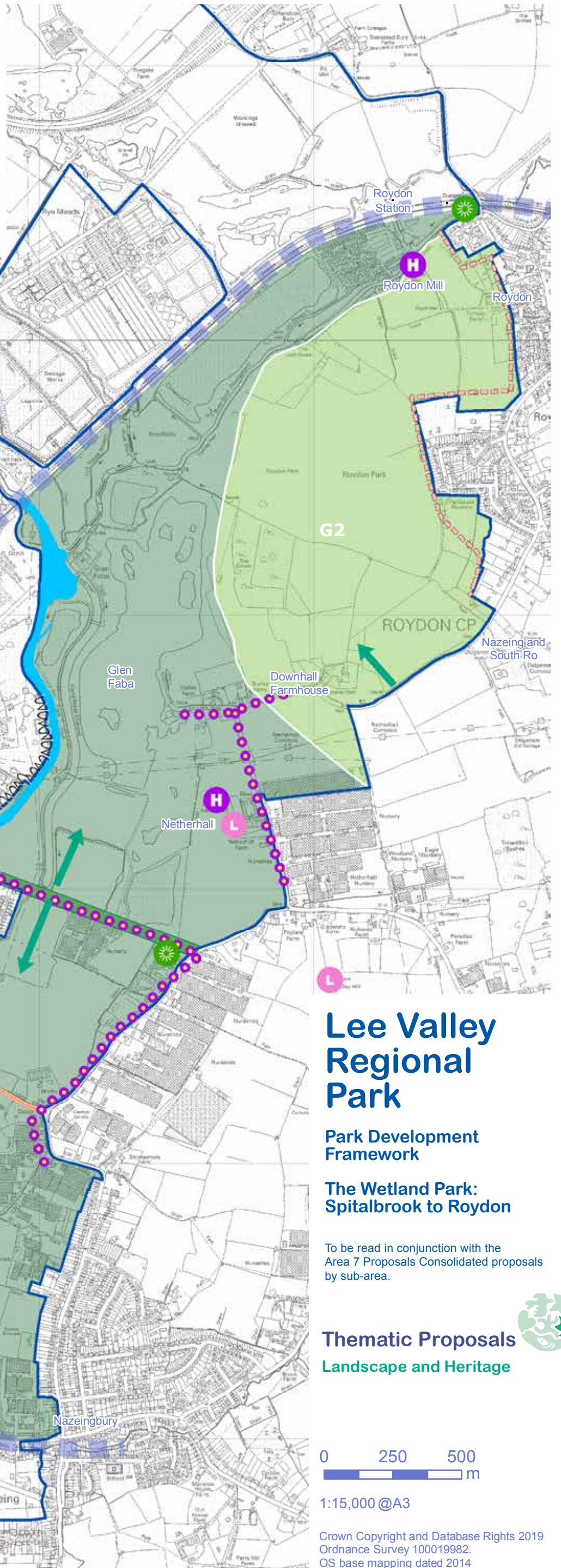
Road Treatments

-  Landscape improvements
-  Enhance visual & environmental quality of the route

Heritage

-  Conserve, promote & celebrate heritage assets
-  Lee Navigation - protect & promote waterway heritage
-  LVRPA boundary
-  Extent of proposal area 7

Lee Valley Regional Park forms part of Hertfordshire's Strategic Green Infrastructure



Facilities and Land

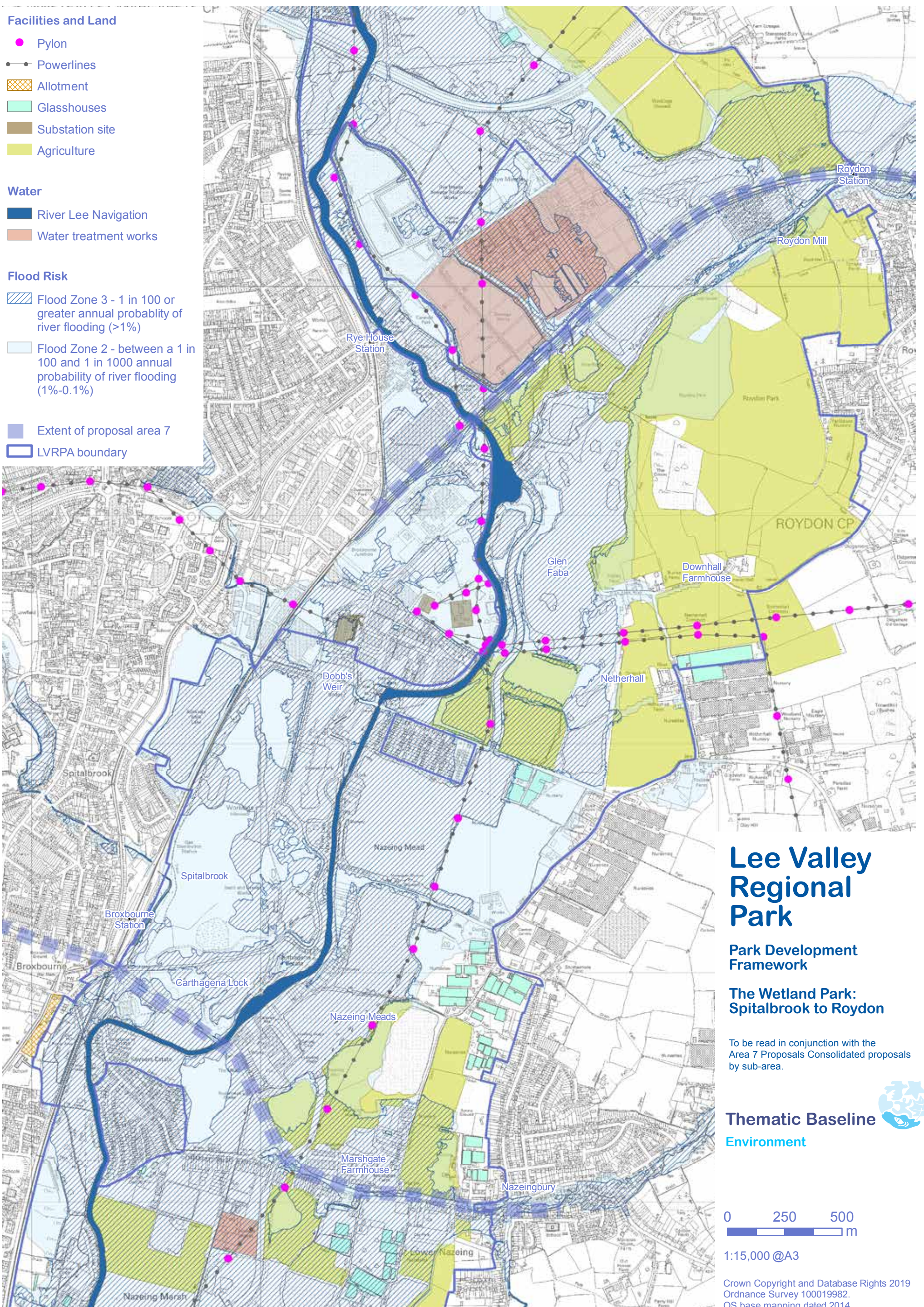
- Pylon
- Powerlines
- ▨ Allotment
- Glasshouses
- Substation site
- Agriculture

Water

- River Lee Navigation
- Water treatment works

Flood Risk

- ▨ Flood Zone 3 - 1 in 100 or greater annual probability of river flooding (>1%)
- Flood Zone 2 - between a 1 in 100 and 1 in 1000 annual probability of river flooding (1%-0.1%)
- Extent of proposal area 7
- LVRPA boundary



Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

To be read in conjunction with the Area 7 Proposals Consolidated proposals by sub-area.

Thematic Baseline Environment



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Land

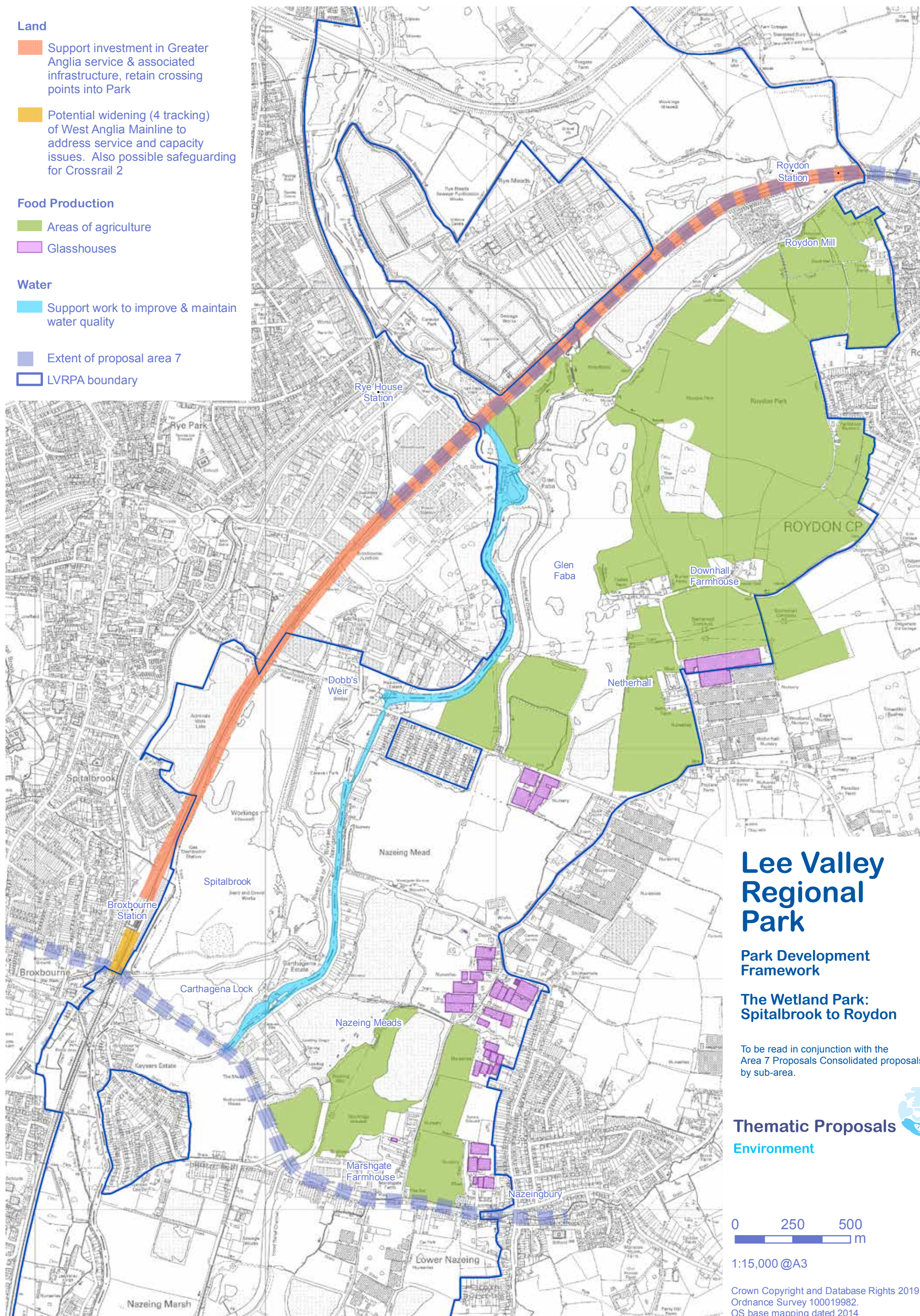
- Support investment in Greater Anglia service & associated infrastructure, retain crossing points into Park
- Potential widening (4 tracking) of West Anglia Mainline to address service and capacity issues. Also possible safeguarding for Crossrail 2

Food Production

- Areas of agriculture
- Glasshouses

Water

- Support work to improve & maintain water quality
- Extent of proposal area 7
- LVRPA boundary



Lee Valley Regional Park

Park Development Framework

The Wetland Park: Spitalbrook to Roydon

To be read in conjunction with the Area 7 Proposals Consolidated proposals by sub-area.

Thematic Proposals

Environment



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