

# 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.

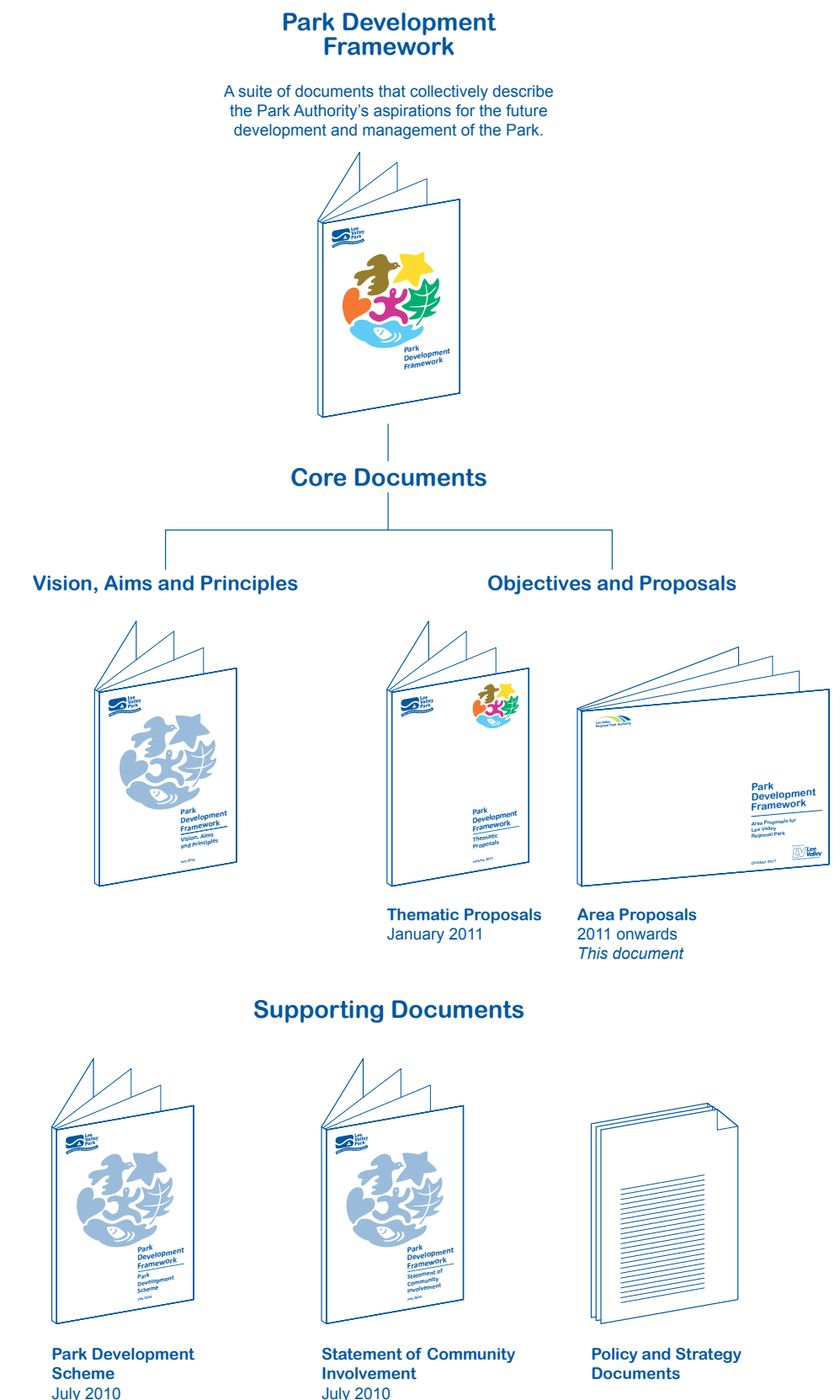
[www.leevalleypark.org.uk/parkframework/home/](http://www.leevalleypark.org.uk/parkframework/home/)

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.



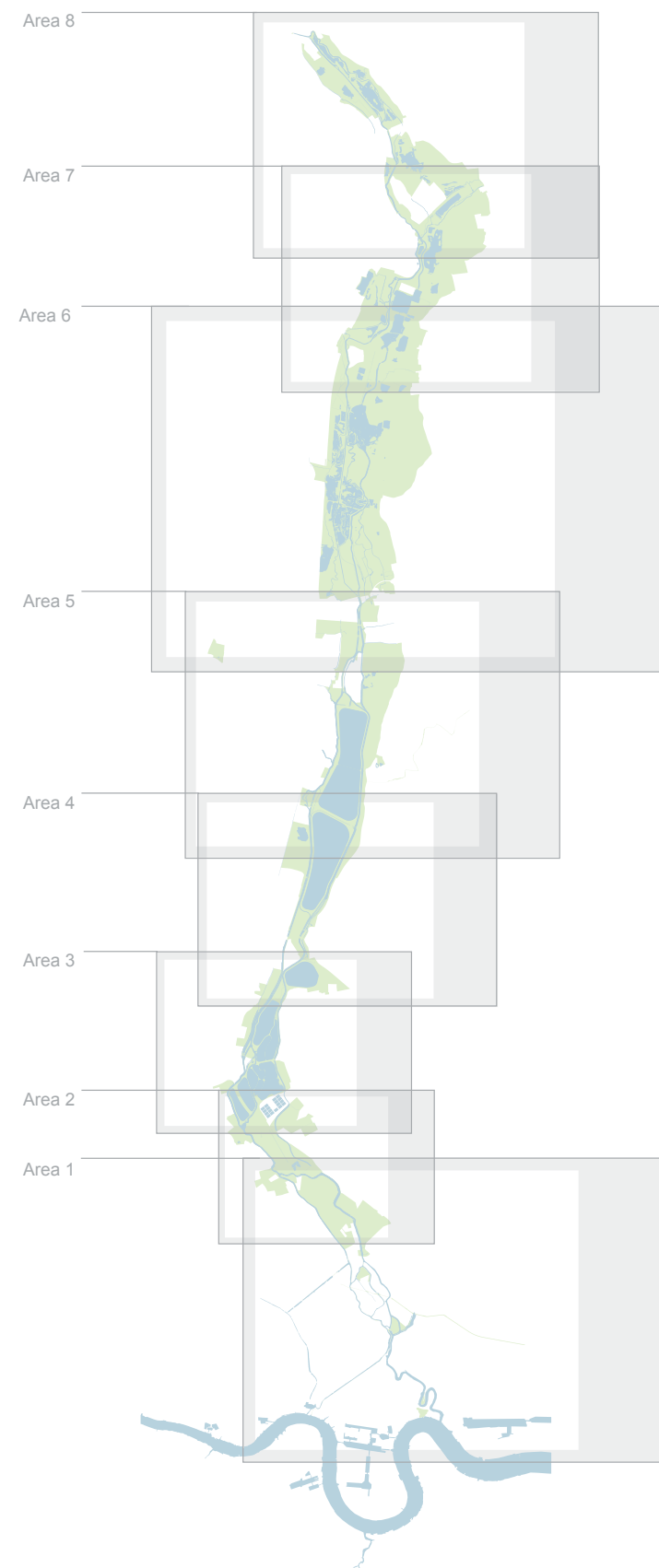


# Area Proposals

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 6 Proposals

The River Lee Country Park

April 2019



# Area 6 Proposals

## The River Lee Country Park

The focus for this document is Area 6 which lies between Town Mead and Waltham Abbey in the south and Broxbourne and Nazeing 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.

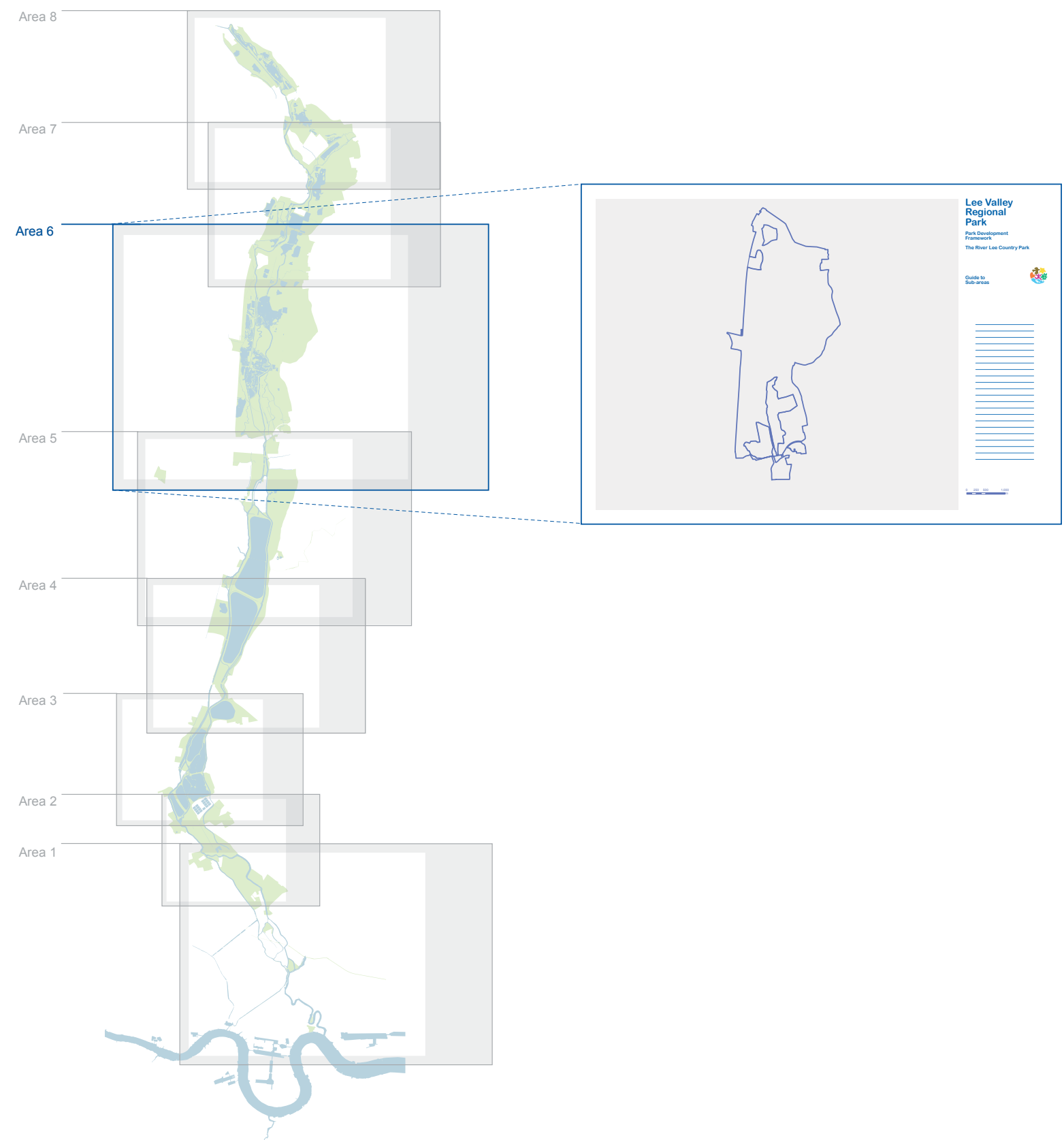
### Context to Area 6 Proposals - The River Lee Country Park

The River Lee Country Park forms the majority of this area, a well-established landscape of 1,000 acres created from restored mineral workings, managed gravel pits, lakes and marshland, with valley sides in the east in agricultural use. It comprises a mosaic of landscapes, and heritage assets extensive paths and cycle routes and places for informal recreation. The southern section is dominated by the Lee Valley White Water Centre (LVWWC). Local sporting and recreational facilities are provided on Town Mead.

Lying just north of the M25, the area is defined by the B194 Nazeing New Road to the north, and to the south by the A121 between Waltham Abbey and Waltham Cross. The western boundary is strongly defined by the London to Stansted railway which together with a woodland edge helps contain the urban areas of Cheshunt and Broxbourne whilst also offering public access into the Park via stations at Waltham Cross, Cheshunt

and Broxbourne. Unfortunately the railway also creates a physical barrier, restricting entry into the Park to a few pedestrian level-crossings. It is likely that Crossrail 2 proposals will impact upon this area and proposals seek mitigation for any adverse impacts on access and amenity of the Park; for example improved rail access at Broxbourne station and supporting infrastructure. The eastern boundary follows the B194 as it skirts around the foot of the low hills of Holyfield, Galley Hill and Clayton Hill.

The woodland and the rural setting provide a continuity of character. This is an area with a largely consistent character of high quality, where there is a presumption in favour of protection of its features. The impact of new development within and immediately surrounding the area is limited to localised areas, although glasshouses and farm buildings in the north are visible from the valley floor. A more fragmented character is evident to the south, where the Lee Valley White Water Centre and residential development at the Royal Gunpowder Mills site are less well contained. The presence of large pylon lines that converge on the substation at the centre of the area are also intrusive elements in the generally small scale and intricate landscape.





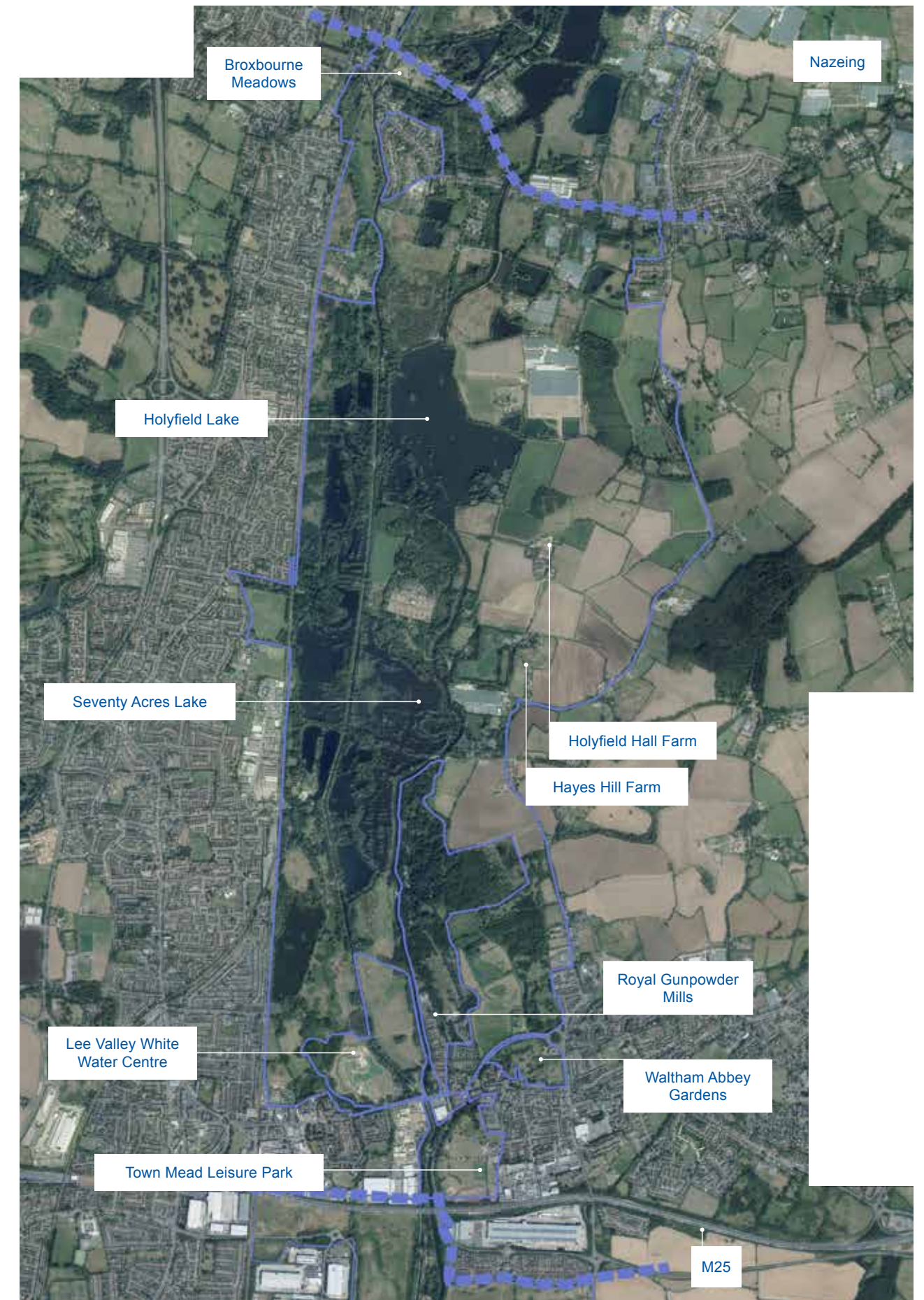
## Area 6 Proposals - The River Lee Country Park

### Key Resources and Special Features

The extensive gravel pits, lakes and small meadows set within a well wooded valley floor provide a secluded, semi-enclosed character, more open to the east where rolling hills provide an attractive rural setting. There is a mosaic of water channels, wetlands and marshland within this area and the River Lee Navigation provides a unifying feature, connecting sites and offering access throughout the River Lee Country Park. The views which open out to the east include the wooded hill tops of Galley Hill and Clayton Hill which form an important skyline.

Parts of the area have a significant sense of time depth, with heritage assets forming landmark features and the focus of visitor attractions. For example, the former ordinance sites at the Royal Gunpowder Mills, a Scheduled Monument and Conservation Area, the water mill at Broxbourne Meadows and the Waltham Abbey complex to the south (also designated a Scheduled Monument and Conservation Area) reflect this interest.

The diversity of the wildlife and associated habitats is recognised as a key feature of this area with three Sites of Special Scientific Interest; one at Turnford and Cheshunt Pits which also forms part of the Lee Valley Special Protection Area and Ramsar Site, another formed by the Cornmill Meadows and the third known as the Waltham Abbey SSSI contained within the Royal Gunpowder Mills site. Habitat improvements will be delivered throughout the River Lee Country Park as part of the Nature Improvement Area project.



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## Area 6 Proposals - The River Lee Country Park

### Opportunities for Visitor Enjoyment

There are varied opportunities for visitors in Area 6, based on facilities, the quality of natural resources and heritage interest. Informal recreation and countryside activities predominate with visitor facilities such as paths, cycle routes, wildlife trails, natural play, orienteering course, café, bird hides and information points concentrated within the River Lee Country Park. These facilities, especially at Fishers Green, Cheshunt and the White Water Centre also provide key bases for many outdoor learning sessions taking place within the River Lee Country Park. The Lee Valley Park Farms at Hayes Hill and Holyfield are a key visitor hub particularly popular with families and for educational trips. More active recreation is catered for at the Herts Young Mariners outdoor centre, by the extensive angling sites, and by the Fishers Green Sailing Club. Boat trips, canoeing and rowing are all popular activities on the River Lee Navigation with the Lee Valley Boat Centre at Broxbourne providing hire facilities and support services. Likewise cycle hire is available at Broxbourne Meadows and most of the River Lee Country Park is easily accessible by bike. All these activities and environments provide opportunities for people to improve their physical and mental health and wider well-being.

The Lee Valley White Water Centre, a world class Olympic legacy venue offers a range of water sports and activities from canoeing and kayaking to Hydrospeeding and white water rafting. Situated at the southern most entrance to the River Lee Country Park it also acts as a visitor hub with a café bar and viewing areas accessible to the general Park visitor. Major national and international water sports events are regularly held at the centre. The adjoining open space known as the Showground site also offers scope for open space events and activities.

Visitor accommodation is provided at the YHA London Lee Valley in Cheshunt and proposals seek to replace existing holiday chalets at Broxbourne Meadows with new 'pod' style visitor accommodation to expand the variety of accommodation options available.

The historic environs of Waltham Abbey market town, in particular the Abbey Church and Gardens provide a popular southern gateway to the wider park. The Abbey Gardens and Cornmill Meadows/ Tree Park are also a key hub for education activities. The heritage theme continues at the nearby Royal Gunpowder Mills which includes an exhibition about the history of explosives manufacture and a range of themed attractions and seasonal events to celebrate the unique history of the site and its growing wildlife value.

### 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.



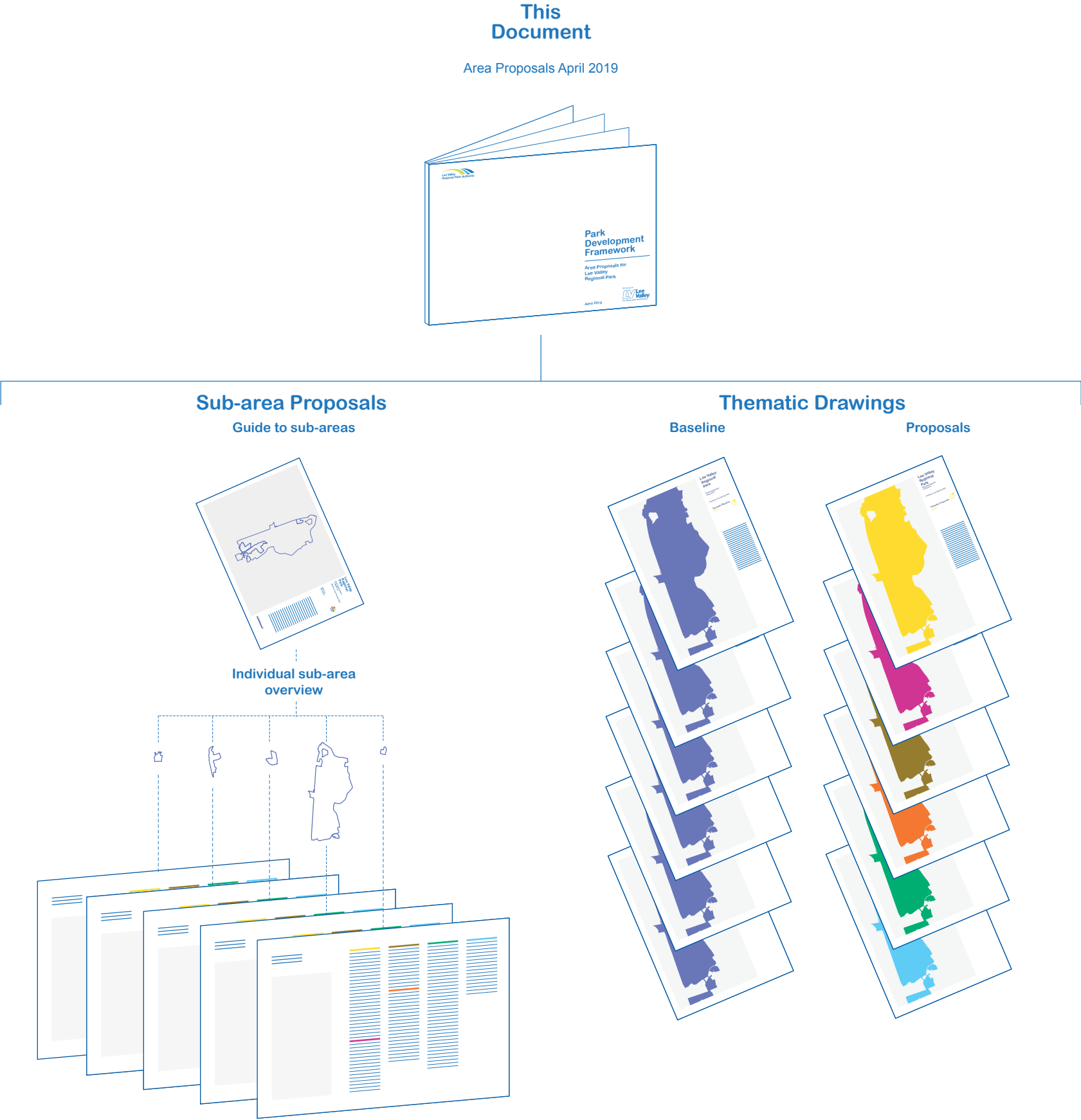
# This Document

Area 6 has been divided into four sub-areas 6.A.1 to 6.A.4 as shown on the map *Guide to Sub Areas* page 13.

The sub divisions reflect the existing pattern of visitor use and the potential to enhance this, current and future management and important national and local designations such as Sites of Special Scientific Interest and the Royal Gunpowder Mills and Waltham Abbey Scheduled Monuments. This area also includes the River Lee Country Park and the Lee Valley White Water Centre.

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 6. These should be read alongside the sub-area proposals.

Incorporated within these Area 6 Proposals are those proposals from the Park Plan Part Two which are still considered relevant.





# Consolidated proposals by sub-area

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Area 6 Proposals

The River Lee Country Park



# Lee Valley Regional Park

Park Development Framework

The River Lee Country Park

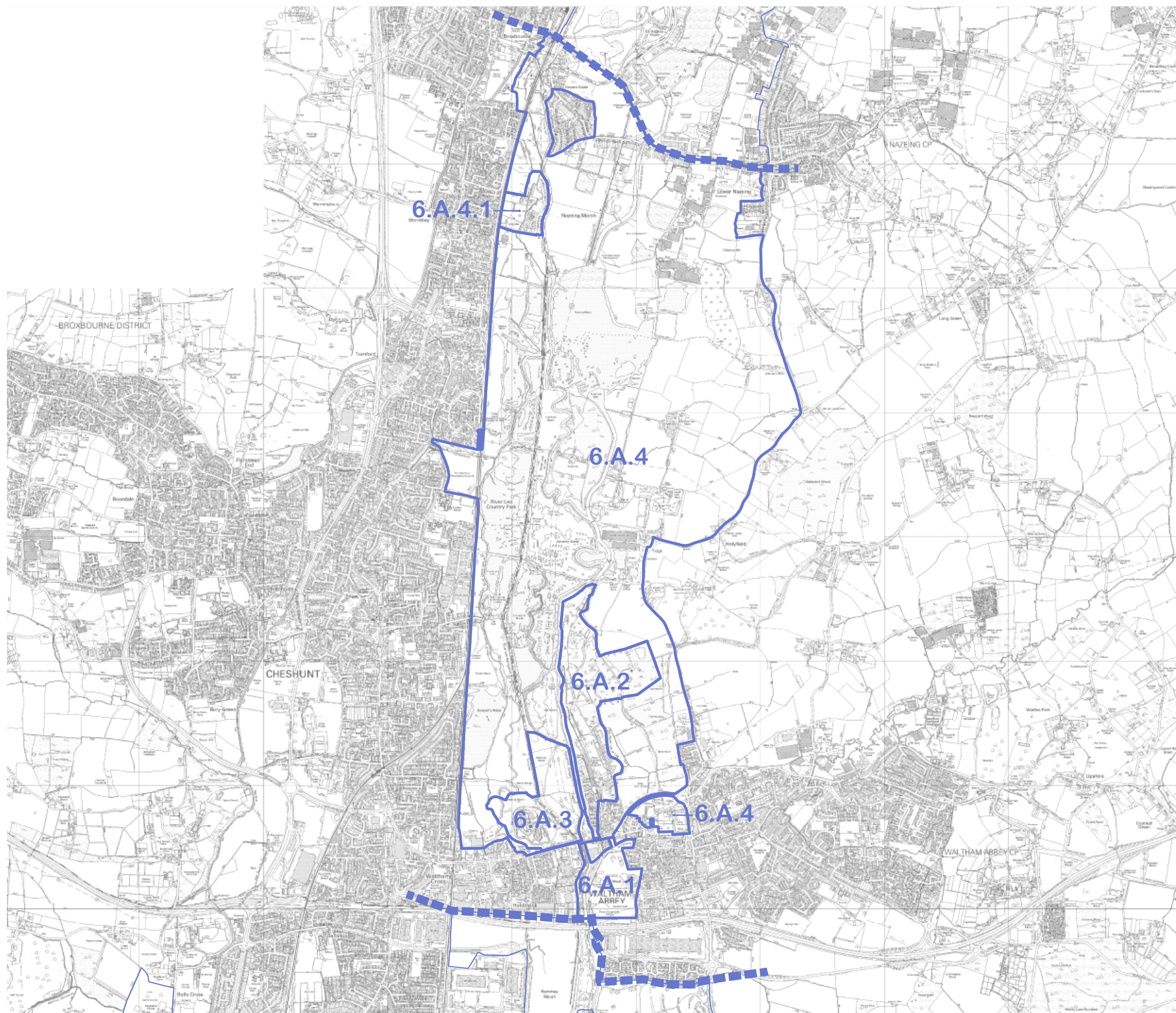
## Guide to Sub-areas

To be read in conjunction with the Area 6 Proposals Thematic Drawings



### Areas

- 6.A.1 Town Mead and Waterways
- 6.A.2 Royal Gunpowder Mills
- 6.A.3 Lee Valley White Water Centre
- 6.A.4 The River Lee Country Park
- 6.A.4.1 Wharf Road



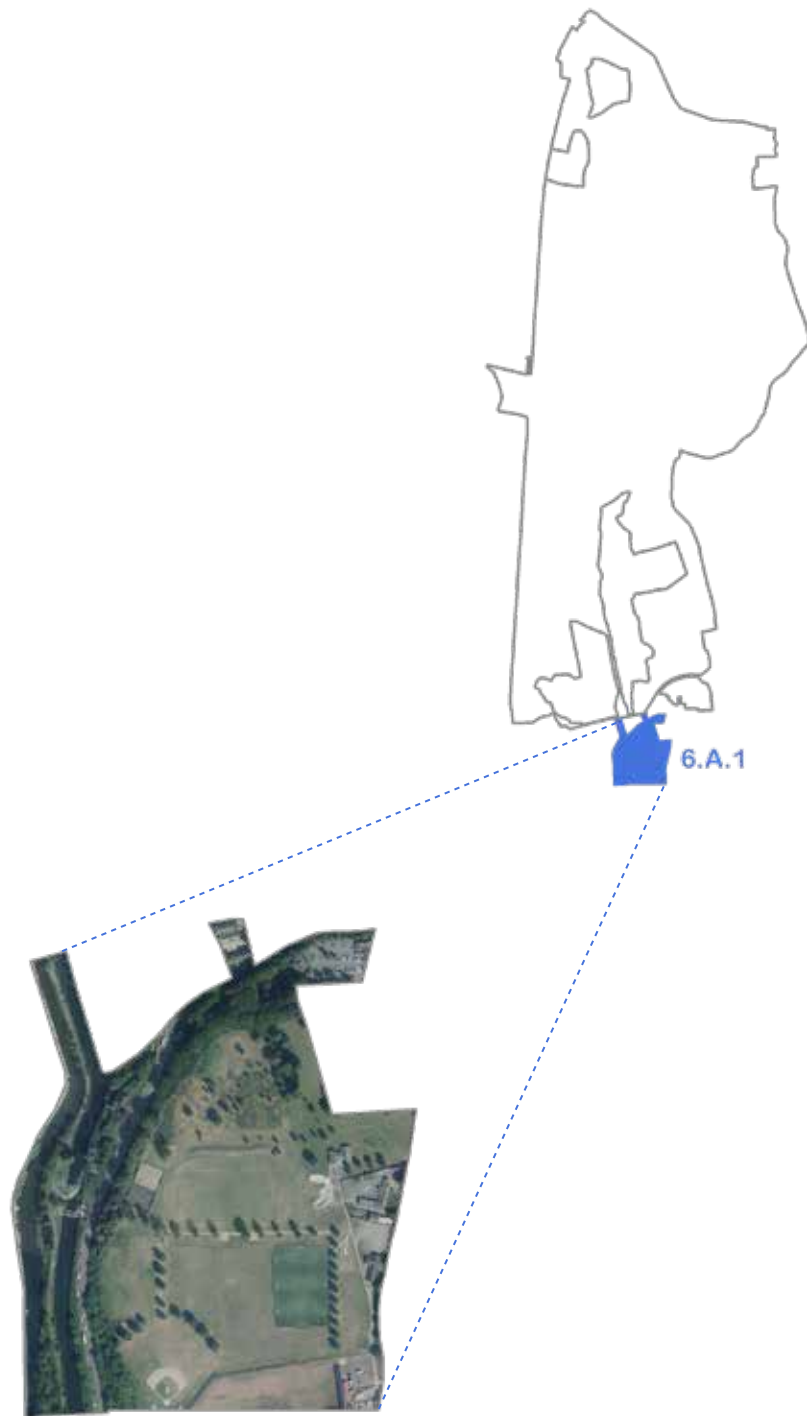
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## 6.A.1 Town Mead and Waterways



### Visitors

Work with stakeholders to enhance and maintain key strategic routes the Lee Valley Pathway and Lea Valley Walk. Consider additional signage to promote facilities at Town Mead.

Support measures to enhance the access route into Town Mead Leisure Park through the adjoining industrial estate and Council waste and recycling depot, ensuring safe segregated routes for cyclists and pedestrians.

### Sport and Recreation

Support ongoing development and enhancement of sports and leisure facilities at the Town Mead Leisure Park. Explore opportunities for future partnership work on sports development, linked to programmes at the Lee Valley Athletics Centre for example.

Work with stakeholders to secure provision for the flat water canoe trail, as part of the route linking through to Old Ford in Tower Hamlets.

### Biodiversity

Protect the waterways as an important ecological corridor connecting habitats within River Lee Country Park with Rammey Marsh to the south.

Work with Environment Agency, the Canal & River Trust and other stakeholders to improve water quality and waterway habitat for wetland mammals as part of the Lea Valley NIA project.

Protect the ecological value of the woodland along the southern and western edge of Town Mead as a wildlife buffer.

### Community

Support community use and local events on Town Mead Leisure Park.

### Landscape and Heritage

#### **Landscape**

Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: L1 Town Mead.

#### **Heritage**

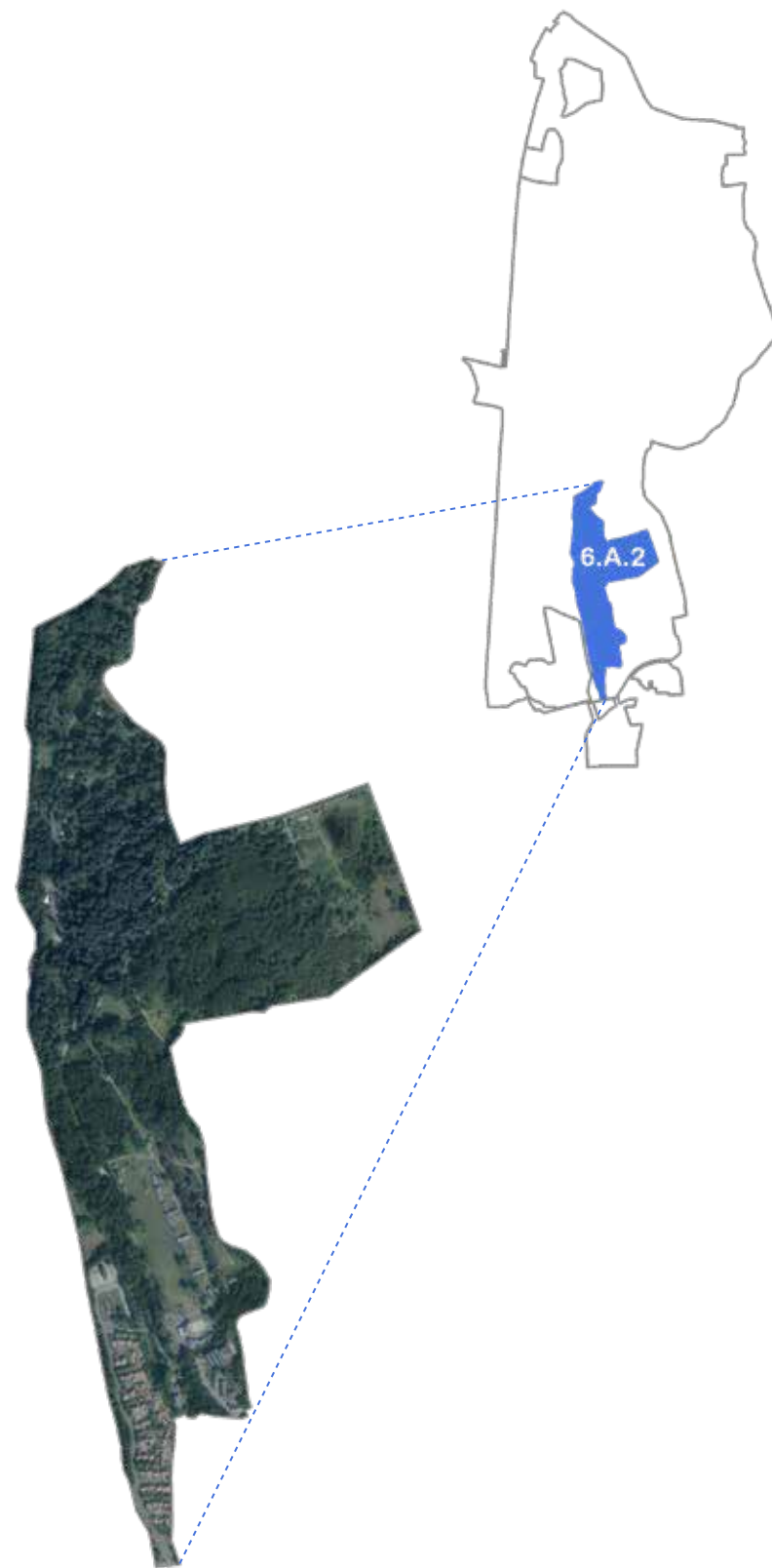
Waterway heritage features and buildings to be conserved and enhanced as an integral part of continuing environmental and access improvements taking account of the adjoining Waltham Abbey Conservation Area, its setting and character.

### Environment

Support the ongoing work of the Environment Agency and the Canal & River Trust to improve water quality to enhance ecological conditions and recreational use of the waterways.



## 6.A.2 Royal Gunpowder Mills



### Visitors

Explore options to create new pedestrian and cycle links into Royal Gunpowder Mills to improve access into the site for the general Park visitor and help integrate the site with the surrounding River Lee Country Park and nearby Lee Valley White Water Centre (LVWWC).

The preferred option is for a new pedestrian/cycle bridge over the Horsemill Stream from the west, towards the southern end of the site so that visitors crossing into Royal Gunpowder Mills will arrive close to the entrance of the visitor attraction and disturbance of the Waltham Abbey SSSI is minimised. Potential for this route to continue through onto the southern part of Cornmill Meadows should also be explored.

Consideration to be given to options for a pedestrian link into the north of the Royal Gunpowder Mills, potentially connecting with Hooks Marsh car park and Cornmill Meadows as the Heritage Park concept for the Northern Woodlands is progressed and if appropriate in terms of the SSSI status.

Support the provision of new visitor facilities on site and work with the Royal Gunpowder Mills and other stakeholders to establish the best location and type of facility given the important heritage and ecological value of the site, its location within the green belt, the proximity to other Regional Park attractions and access constraints.

### Sport and Recreation

Work with Royal Gunpowder Mills and other stakeholders to promote and create new opportunities for informal recreation and natural play, opening up a wider area within the site, to the public. Any proposals to be considered in relation to management of the SSSI and Natural England requirements and the interconnectivity of habitats

within the River Lee Country Park. Development proposals should be accompanied by detailed ecological, landscape and access management plans given the sensitivity of the site.

### Biodiversity

Support management of the Waltham Abbey SSSI contained within the Royal Gunpowder Mills site, to improve the site status from 'Unfavourable no change' to 'Unfavourable recovering' as required by Natural England.

Support the investigation into and delivery of the Environment Agency's project to re-wet the many dry watercourses on the site. This would improve the potential of the site to sustain increased numbers of key species such as Otter, Kingfisher, Water Vole and dragonflies/damselflies.

Work with relevant agencies to maintain the current system of controlled access to the Site of Special Scientific Interest to protect the area as a quiet haven for wildlife.

Work with Environment Agency and the Royal Gunpowder Mills to improve the habitats and ecological connectivity, particularly for wetland mammals, invertebrates and fish, of the Waltham Abbey SSSI, with Cornmill Meadows and Turnford and Cheshunt Pits SSSIs, through complementary habitat management e.g. re-wetting of ditches within the Royal Gunpowder Mills and re-wetting of land at the northern end of Cornmill Meadows.

In the New Hill area, the Cornmill Stream and surrounding land to be managed to complement the Cornmill Meadows.

### Community

Support ongoing improvements to the educational elements of the visitor attraction and explore options for the development of

complementary programmes to the Park Authority's existing educational offer to showcase the heritage and ecological value of the site and the wider Lea Valley.

Work with Royal Gunpowder Mills to promote and support events, re-enactment, science demonstrations and historical activities on site as part of the visitor attraction and heritage interest of the site.

### Landscape and Heritage

#### Landscape

Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: E1 Royal Gunpowder Mills.

#### Heritage

Protect, conserve, and enhance the monuments, buildings, waterways and natural history of the Royal Gunpowder Mills (currently on the Heritage at Risk Register) and its associated landscape, in accordance with its Scheduled Monument and Conservation Area designations and the listed status of many of the buildings on site.

Support the ongoing work of Royal Gunpowder Mills and other stakeholders to restore, enhance and interpret the many heritage features and expand the existing visitor attraction. Support the sensitive conversion of heritage buildings into leisure, education and visitor related uses to diversify the existing visitor offer.

Schemes seeking enabling development to support the sites development for leisure and tourism will only be considered where these will have no adverse impact on the SSSI and the openness of the River Lee Country Park and where they form part of a robust business case.

### Environment

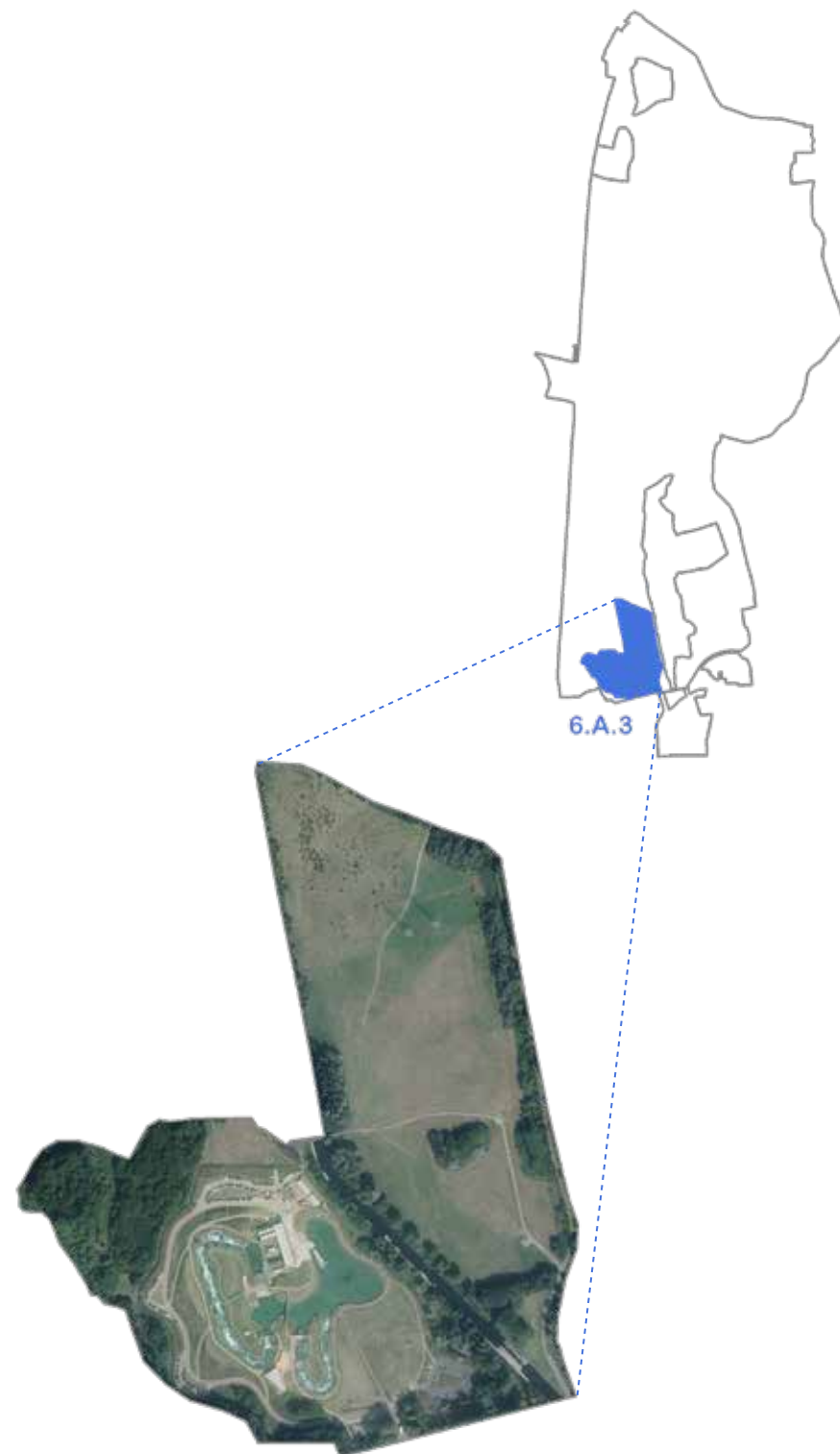
Support the Environment Agency and Royal Gunpowder Mills in implementing measures to resolve contamination issues on site and further improve the general safety of the environment in which many of the artefacts and structures stand in order to enable greater public access.

Work with the Environment Agency and other stakeholders on the project to rewet the ditches and water courses on site.

Work with the Environment Agency, and other stakeholders to support development projects which integrate measures, including sustainable drainage systems, to mitigate and reduce flood risk within and outside the Park, at the same time as delivering wider sustainability benefits to biodiversity, water quality and recreational activity.



## 6.A.3 Lee Valley White Water Centre



### Visitors

Develop the existing visitor offer at the Lee Valley White Water Centre to create a major visitor destination to complement the Royal Gunpowder Mills and Waltham Abbey Gardens. New investment will diversify the range of activities from 'paddle sports' into extreme sports. Investment options will also consider the potential for hotel accommodation.

Identify sites for cycle hire for visitors intending to explore the Regional Park.

Market the Lee Valley White Water Centre as a primary access into River Lee Country Park.

### Sport and Recreation

**Lee Valley White Water Centre River Lee Country Park south**  
Develop the Lee Valley White Water Centre as a World Class venue for canoeing, kayaking and rafting and as the major family leisure destination within the south east. Its offer will be diversified into 'extreme' sports.

Major paddle sporting events to continue to be held at this venue.

Existing training sessions, schools and club water sports programmes and activities to be expanded in association with training provided at other venues in particular the Herts Young Mariners Base.

Explore with stakeholders and private developers opportunities for an active leisure zone or adrenaline sports park/hub adjoining and complementary to the Lee Valley White Water Centre. Options could include an aerial ropes course, zip wire, climbing wall, mountain biking, cycle hire, indoor surfing – 'Flowrider', and health and fitness facilities.

High quality sustainable design will be sought for new investment proposals to respond to the site's location in the green belt and, its proximity to protected sites of national and international sites of ecological significance.

Provide signs for and promote the route of the Lee Valley 10km route with set distances identified to enable people to train over timed lengths.

### Biodiversity

Management of swales, meadows and trees belts to maintain high ecological values.

### Community

Promote and continue to develop the Lee Valley White Water Centre as a major venue for international, national and regional water sports events and competitions.

Expand existing schools, club, and community training and events on site. Provide additional facilities such as an outdoor classroom, provision of shelter/shade and new changing rooms to accommodate this increased event and educational activity. This will support the outdoor learning offer in River Lee Country Park in addition to the onsite outdoor learning programmes.

Interpretation to be installed to assist Lee Valley education service outdoor learning programmes which complement the current water sports offer.

Development of volunteer support at the Lee Valley White Water Centre to be expanded.

Explore the feasibility of developing a cycle track for triathlon events; this could be located around the edge of the Showground site but be designed to link to other cycle paths in the River Lee Country Park.

Enhance and promote the Showground site within the River Lee Country Park as a major event site for the Regional Park. Improve infrastructure and services including the provision of permanent toilets, power and sewage points, upgrading of access routes, paths and designated car parking area. Explore options for opening up new areas to the west of the Showground site and the Lee Valley White Water Centre for temporary events. This would require improved access off from Trinity Lane or a new southern access into the River Lee Country Park via the Britannia nursery site.

### Landscape and Heritage

Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: A4 Kings Weir to Waltham Town Lock.

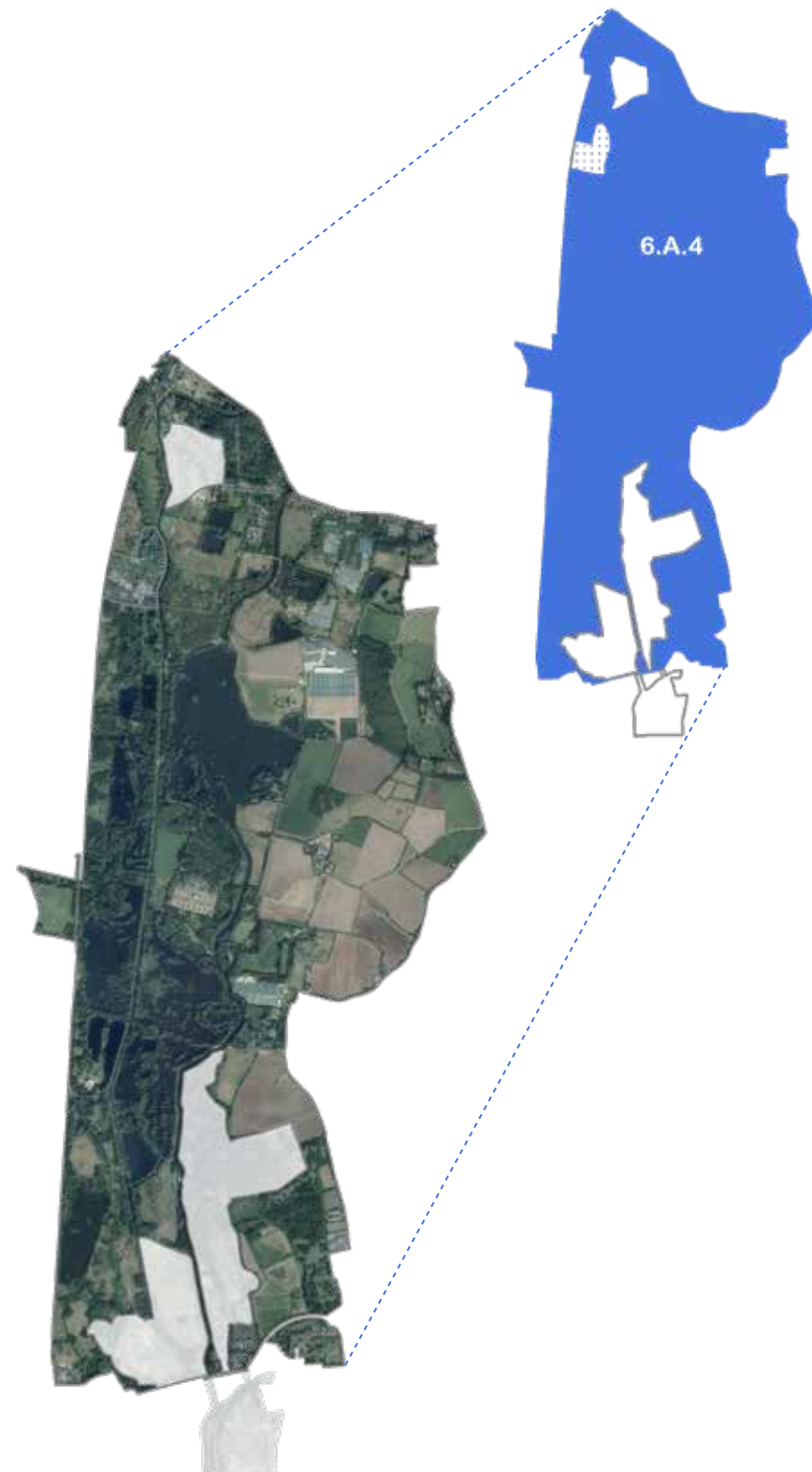
### Environment

**Water**  
Ensure development and operational proposals are consistent with the Water Framework Directive objectives and support implementation of the Thames River Basin Management Plan and the actions it identifies to secure improved water and ecological quality.

Work with the Environment Agency, and other stakeholders to support development projects which integrate measures, including sustainable drainage systems to mitigate and reduce flood risk within and outside the Park, at the same time as delivering wider sustainability benefits to biodiversity, water quality and recreational activity.



## 6.A.4 The River Lee Country Park



### Visitors

Work with public transport operators to improve access by public transport to each entrance to the River Lee Country Park.

Explore options to improve the accessibility throughout the River Lee Country Park through sustainable means. Options should allow access for all visitors. These could include a land train or electronic buggies operating on new routes between facilities.

Work with stakeholders to improve access and the quality of the routes for pedestrians and cyclists into the Park:

- at entrance points to the River Lee Country Park in the north along Paynes Lane, Green Lane and Old Nazeing Road;
- from adjoining communities to the south and west and off from key routes such as the Crooked Mile along the eastern boundary; and
- continue to maintain the Lee Valley Pathway and Lee Valley Walk.

Explore options with Essex County Council and Epping Forest District Council to create a pedestrian route/cycle lane provision either on or off road along all or part of Crooked Mile, for example from the roundabout at Abbey View as far as the Cornmill Tree Park and Claygate Lane. Options to include an assessment of the viability and safety of providing a pedestrian crossing from the Park onto Claygate Lane and bridleway to link the Park with the wider Epping area.

A new pedestrian and operational access into the River Lee Country Park off from Eleanor Cross Road via the Britannia Nursery site to be provided as part of the redevelopment of this site together with a small visitor car park.

The Authority will work with the Network Rail/Crossrail 2 team on developing a strategic access and wayfinding strategy to improve visitor access into the Regional Park.

At Trinity Lane consider options for adding directional signage from Theobalds Grove Railway station.

Improve the rail bridge crossing at Turnford Brook and gateway signage both at the entrance and on the main road.

Within the River Lee Country Park visitor facilities are to be enhanced at the existing visitor/activity hubs as follows:

#### 1. South River Lee Country Park and Waltham Abbey Gardens

Work with Broxbourne Borough Council and Hertfordshire County Council to improve the quality and accessibility of walking and cycling routes into the Park from Waltham Cross Station with the provision of clear directional signage along main routes and from adjoining residential areas.

Examine the feasibility of a water taxi service with the Canal & River Trust as a means of transporting visitors to and from the area. This could connect with boating facilities to the north at the Lee Valley Boat Centre, Broxbourne.

#### Waltham Abbey Gardens

Promote and manage Waltham Abbey Gardens as a secondary gateway into the River Lee Country Park and the Cornmill Meadows access to nature site. Work with stakeholders to secure additional signage to Cornmill Meadows.

Consider options to develop a River Lee Country Park visitors centre within the Abbey Farmhouse or similar building to provide a combination of visitor and educational facilities, and multifunctional indoor spaces

including classroom, events space, toilets, and small catering service.

#### Cornmill Tree Park

Enhance Cornmill Tree Park as a visitor hub focused on woodland crafts and activities including woodland management, bush crafts and forest schools. Explore opportunities for wild camping.

Footpath connections through to the Fishers Green and Hayes Hill Farm hubs to be enhanced. Options for a pedestrian link between the southern part of the Cornmill Meadows and the Royal Gunpowder Mills site to be explored.

#### 2. Cheshunt Station and Pindar Visitor Gateway

Work with partners to improve access and establish a primary gateway into the Park for all visitors from Windmill Lane and Cheshunt Station by:

- promoting Cheshunt Station as the primary public transport point into the River Lee Country Park,
- safeguarding and improving the bridge access over the railway for cyclists and pedestrians,
- developing synergies between visitor facilities at the YHA London Lee Valley (YHA) and Herts Young Mariners Base (HYMB) to serve all Park visitors, e.g. use of YHA café by general Park visitors, shared/improved car & coach parking, cycle hire or drop off, improved links to Discovery Trail routes from the YHA and HYMB,
- improving the entrance into the Park along Windmill Lane and from Pindar car park through signage and environmental enhancements.

#### 3. Fishers Green Visitor Hub

Development of a new Bittern Information Point as a multifunctional

visitor and educational space, close to Seventy Acres Lake to be constructed on at least two levels to include:

- visitor information/arrival and small interpretation area, with the option to include a catering outlet if viable/appropriate,
- provision of indoor observation/ bird watching areas providing views out over the water and adjacent habitats, and
- classroom facilities and a base for volunteers separated from bird watching facilities to avoid disturbance

High quality sustainable design will be sought for new investment proposals to respond to the site's location in the green belt and, its proximity to protected sites of national and international sites of ecological significance.

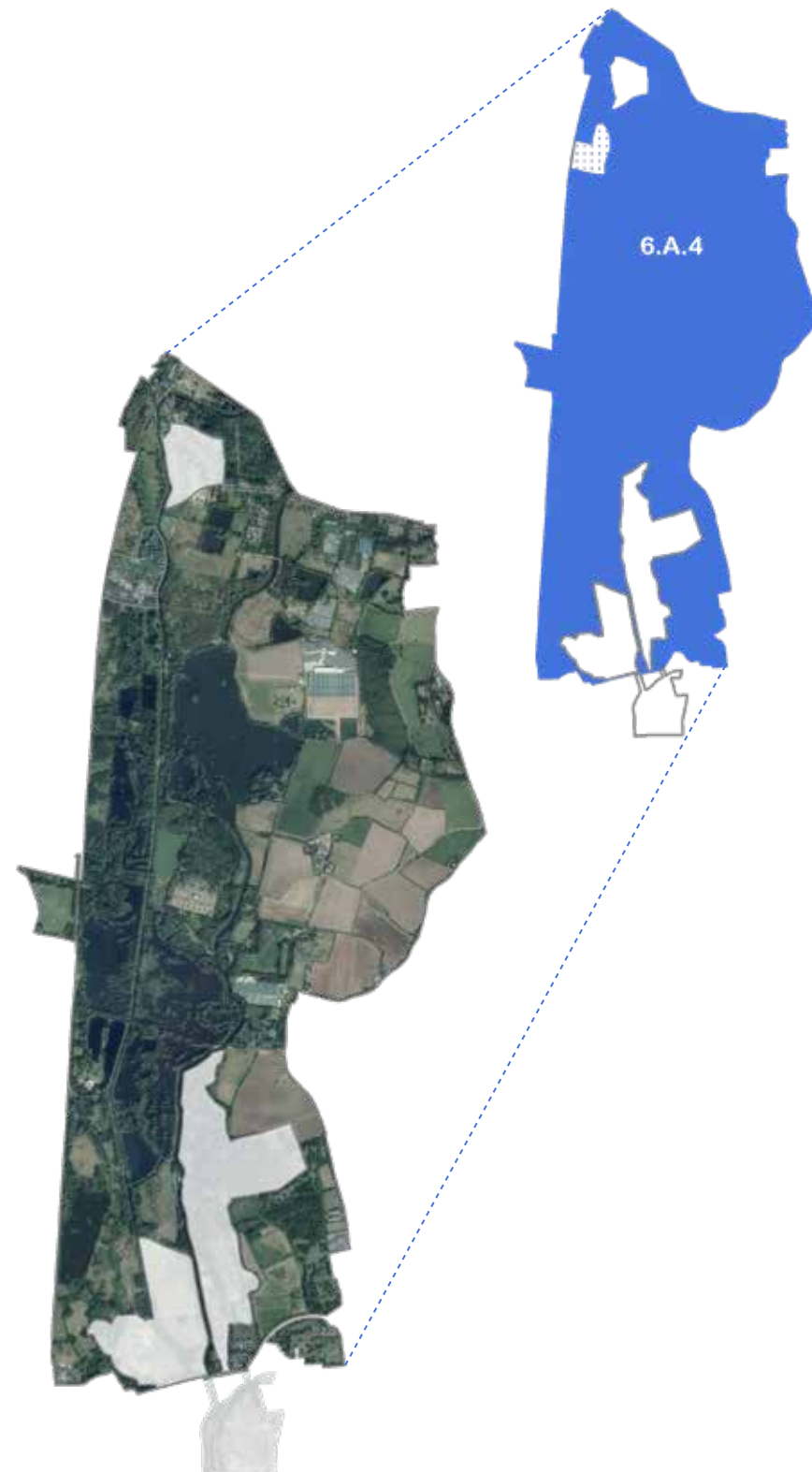
Implement improvements to the Fishers Green entrance and car park to establish a primary gateway into the River Lee Country Park by:

- upgrading the toilets and visitor signage and providing shelter for visiting groups,
- reviewing pedestrian routes between the Fishers Green car park and the Lee Valley Park Farms and increasing marketing to encourage use of the Farm café,
- working with Essex County, Epping Forest District Council and the Growers Association to improve the quality and safety of the vehicle access into Fishers Green/River Lee Country Park from the Crooked Mile and along Stubbins Hall Lane; with improved signage, clearly demarked pedestrian and cycle routes, landscape treatment and habitat enhancements.
- Options for a bus/coach turning and drop off point to be explored in collaboration with local bus/coach service providers and the County Highway department.



## 6.A.4 The River Lee Country Park

### Continued



#### 4. Lee Valley Park Farms Visitor Hub (Hayes Hill and Holyfield Hall Farms)

Develop the Lee Valley Park Farms as an all year round family focused visitor facility to include:

- redesigned and enhanced visitor centre with associated retail area and café at entrance to the Farms,
- improved path networks, site signage information and seating areas,
- improvements to existing and provision of new outdoor themed play facilities,
- new purpose built indoor soft play centre with restaurant and toilets,
- provision of new outdoor play concept 'Waterplay',
- the development of a range of visitor accommodation.
- provision of covered lunch areas.

All development at the Lee Valley Park Farms will need to take account of the sensitivity of its Green Belt location and the need for high quality design, improved public transport, pedestrian accessibility, and the protection and enhancement of existing ecological value within the site and the adjoining areas of the River Lee Country Park.

A dedicated Lee Valley Park Rangers base to be established at Holyfield Hall Farm.

#### 5. Broxbourne Gateway and Visitor Hub - River Lee Country Park North

Establish a major visitor hub at Broxbourne as a primary gateway into the River Lee Country Park incorporating existing visitor facilities at Broxbourne Riverside, Old Mill and Meadows and the site of the former Leisure Pool. This will be achieved by:

- Supporting and retaining the existing provision for cycle

hire, boat hire, river cruising, catering and recreational moorings as a core element of the Broxbourne Gateway;

- developing synergies with similar facilities elsewhere within the River Lee Country Park and wider Park, e.g. drop off points at the Lee Valley Park Farms and Lee Valley White Water Centre for cycle hire;
- Exploring options with stakeholders and existing operators to reposition, enhance and enlarge these visitor facilities, to create a more extensive visitor offer potentially in one key waterside location;
- Exploring options for replacing existing holiday chalets at Broxbourne Meadows with new 'pod' style visitor accommodation;
- joint working with Broxbourne Council to update the Leisure Pool Development Brief to include the potential for residential development to enable the wider development and improvement of the site.

High quality sustainable design will be sought for new investment proposals to respond to the site's location in the Green Belt and, its proximity to protected sites of national and international sites of ecological significance.

Improvements to routes and signage into the area for pedestrians and cyclists to include;

- Clearer signs and a segregated pedestrian/cycle route from Broxbourne Station, through the station car park, under the road and railway incorporating appropriate safety features
- Creation of a new pedestrian crossing on Nazeing New Road, making use of existing traffic island to the east, to provide safe access into the site accessible to all visitors,
- A signed route through from adjoining residential areas from

Mill Lane via Churchfields and off from Station Road,

- The coherence of routes and movement between sites, along the waterways and the rest of the River Lee Country Park to be addressed by clear signs and treatment of path surfaces including the rationalisation and careful positioning of signs for anglers and angling clubs.

Promote access into the River Lee Country Park by public transport in particular via Broxbourne train station and by bus. Options to establish Broxbourne station as part of the main pedestrian gateway and access point into the area to be explored with stakeholders.

Access off from Nazeing New Road to be promoted as the main vehicle access to the area, car parking provision to be assessed and rationalised to ensure it serves the general visitor to the Park and those using leisure facilities.

#### **Clayton Hill**

Develop the site as an access point in to River Lee Country Park. Work with stakeholders to improve visitor facilities especially where this would also benefit local events use, and recreational activities for example provision of toilets.

### **Sport and Recreation**

#### **River Lee Country Park South and Waltham Abbey Gardens**

Work with stakeholders to secure provision for the flat water canoe trail, south from the Lee Valley White Water Centre as part of the route linking through to Old Ford in Tower Hamlets. Explore potential for a portage at or close to Waltham Town Lock with car parking and associated amenities for boaters to be available at the Lee Valley White Water Centre.

Enhance informal recreational facilities at the Waltham Abbey Gardens.

#### **Herts Young Mariners Base**

Support outdoor adventure activities and water based sports and training courses at the Herts Young Mariners Base. Explore further opportunities to develop synergies between the water sports, training and development programmes that are offered at sites and facilities within the River Lee Country Park, for example the Lee Valley White Water Centre.

Work with Herts Young Mariners Base and the Environment Agency to review and potentially increase use of the Herts Young Mariners canoe trail, (currently only available 6 times a year) taking account of angling use and fish spawning areas. Explore options to extend Lee Valley Flat Water Canoe Trail north to Herts Young Mariners Base from Lee Valley White Water Centre.

#### **Pindar Natural Play hub**

Develop and promote the River Lee Country Park south of Pindar car park as a hub for natural play and informal recreation. Future improvements to include new toilets, catering outlet, information point and improvements to the existing parking. Existing pedestrian and cycle routes through from Cheshunt Station to be maintained and enhanced.

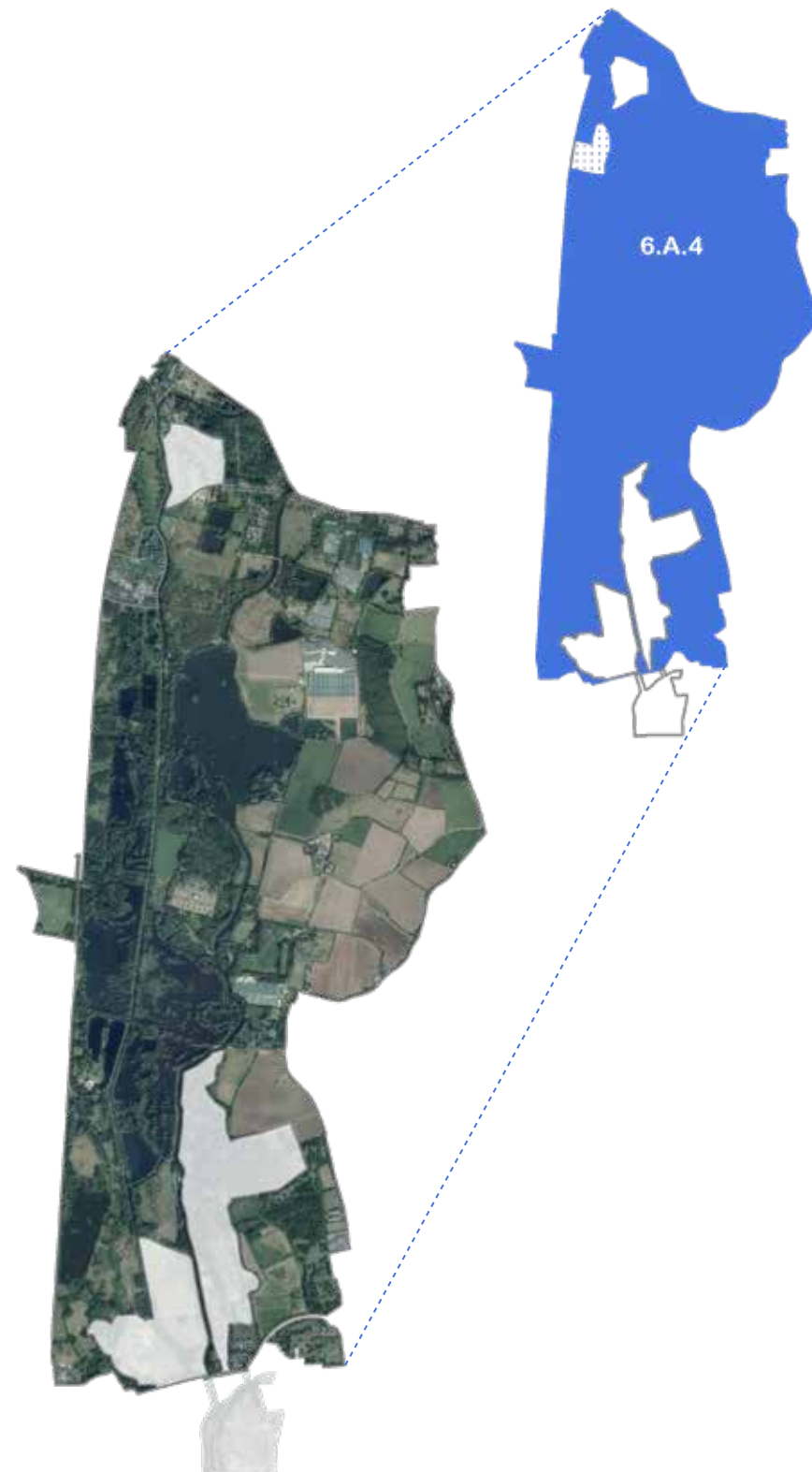
#### **Lee Valley Park Farms Play**

New outdoor themed play including an outdoor waterplay facility to be developed at Lee Valley Park Farms as an integral part of expanding and improving the sites family friendly visitor attractions. A new purpose built soft play centre to be developed within the existing envelop of the Farm site with classroom provision included.



## 6.A.4 The River Lee Country Park

### Continued



#### **Nazeing Marsh, the old Chimes Nursery site and Rushymead**

Work with Epping Forest District Council, landowners and other stakeholders to bring this area of the Park into a recreational or leisure use in accordance with the Park's remit.

Undertake further works at Rushymead to open up the site and create a quiet waterside area for informal recreation.

#### **Angling**

Protect, manage and continue to improve the fisheries within the River Lee Country Park as regional leisure and sporting venues for a diverse range of specimen coarse angling. Invest in current angling infrastructure throughout River Lee Country Park. Establish buffer zones to create seclusion around swims on the Old River Lea to the west and south of Holyfield Lake (as hatched on plan).

#### **Sailing, Boating and Rowing**

Holyfield Lake to be managed and promoted for sailing. Improvement of and investment in existing sailing and boating facilities will be supported. The existing refuge area to be protected and maintained.

The Authority's long term aim is to develop this lake as a Centre for Sailing Excellence with sufficient infrastructure including, secure parking and a replacement lakeside building. In advance of the delivery of the long term aim studies should consider the impacts of this proposal on:

- green belt designation;
- ecological interests, including the adjacent SSSI/SPA and whether an Environmental Impact Assessment is needed;
- the range and type of sailing and water activities which can be accommodated; and
- flood risk.

This proposal should be read in conjunction with Proposal 7.A.2

Work with stakeholders and operators to support and maintain the waterways for rowing and recreational boating. Explore opportunities to improve facilities at the Lee Valley Boat Centre.

### **Biodiversity**

#### **Fauna and Flora**

Protect, enhance and manage the mosaic of open water, scrapes, meadows, floodplain grassland and farmland habitats within the River Lee Country Park to improve its ecological value and species diversity.

#### **Turnford and Cheshunt Pits SSSI**

Protect Turnford and Cheshunt Pits SSSI (part of the Lee Valley Special Protection Area 2000) as an internationally important wetland with priority given to the key habitats, species (Bittern, Shoveler and Gadwall), open water, reedbed and wetland scrape. Management to maintain the 'favourable' status of the site as required by Natural England and with reference to the Lee Valley SPA Site Improvement Plan. Future management of the site to be focused on the maintenance and enhancement of these key habitats with particular importance placed on the on-going reedbed management, creation and enhancement, retaining the early successional habitat of Hall Marsh Scrape, encouraging the growth of aquatic and marginal vegetation around the lake edges and continued restoration of the grassland areas.

#### **Cornmill Stream and Old River Lea (Cornmill Meadows) SSSI**

Protect Cornmill Stream and Old River Lea (Cornmill Meadows) SSSI as a freshwater habitat with one of the most diverse invertebrate faunas in Essex. Manage the site to maintain 'favourable' status as required by Natural England.

Maintain the mosaic of wetland habitats targeting protection of key species. Explore opportunities

to increase the extent of wetland habitat into the northern section of the site in partnership with the Environment Agency and Natural England. Maintain and manage areas of shallow flood for the benefit of designated SPA species (wintering Shoveler).

Maintain the internal wildlife refuges on site allowing open public access to the perimeter of the site.

#### **Waltham Abbey SSSI**

Work with the Environment Agency and Royal Gunpowder Mills to improve the ecological connectivity, particularly for wetland mammals and dragonflies/damselflies, of the Waltham Abbey SSSI with Cornmill Meadows and Turnford and Cheshunt Pits SSSIs, through complementary habitat management e.g. re-wetting of ditches within Royal Gunpowder Mills and re-wetting of land at the northern end of Cornmill Meadows.

Habitat improvements to be delivered throughout the River Lee Country Park and at key sites as part of the Nature Improvement Area project as follows:

- Grassland habitat – scrub removal from a number of grasslands within and adjacent to the Turnford and Cheshunt SSSI.
- Gravel pits - Selective tree removal and opening up of gravel pits within Lee Valley SPA and expansion of key features such as reedbeds and existing emergent vegetation
- Waterway and ditch enhancements for wetland mammals such as Otter and Water Vole including 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.
- Improvement of wet meadows at the Goosefield for

breeding waders including the installation of sluices to better control water levels and reconfiguration of scrapes.

- Rotational restoration of Norman's Pond complex for Great Crested Newt breeding
- Woodland coppice management north of the sub station to improve habitat for Nightingales,
- Improvements and new viewing area at end of the Orchid boardwalk trail
- Management of invasive species across sites with the aim of eradication where possible, otherwise aiming to control numbers to minimise impact on natural features.

Work with Natural England to agree the continued management of Higher Level Stewardship areas at Cornmill Meadows, Silvermeade and the Farm and aim to enter the River Lee Country Park into a new Countryside Stewardship scheme.

Management of non-designated waterbodies to take account of their role in supporting the wider SPA.

Establish Britannia Meadows and Lake as an ecological buffer to complement the adjoining Site of Special Scientific Interest, Lee Valley SPA and Ramsar areas. Manage grassland/meadow around lake and to the north and improve lake edges for invertebrates and mammals to create feeding habitat for Barn Owls and other predatory birds.

Protect the refuge area on southern part of Holyfield Lake.

#### **Access to Nature**

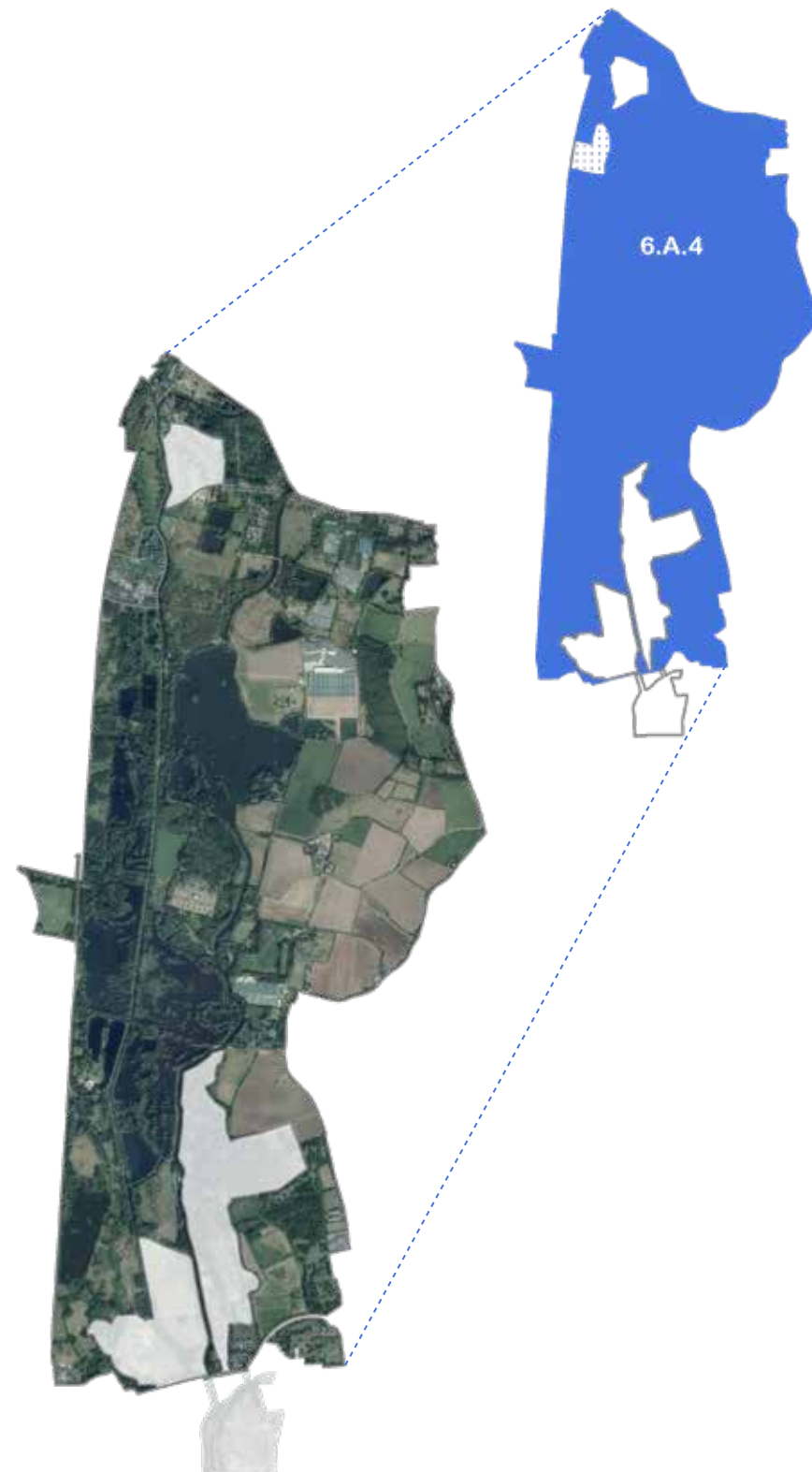
#### **Fishers Green Access to Nature Hub**

Development of a new Bittern Information Point close to Seventy Acres Lake to provide indoor observation areas, interactive facilities, and classroom. Development at this ecologically sensitive location would be a



## 6.A.4 The River Lee Country Park

### Continued



collaborative process with key stakeholders and would require Natural England permissions. It would need to take account of its location within the Green Belt and floodplain and be of a scale and design appropriate to the open character, ecological value and landscape quality of the Park.

Explore opportunities to create a series of nature discovery areas or spectacles within adjoining sites including construction of a 'mock' Badgers sett for people to walk inside, creation of an artificial otters holt to provide an 'Otters Eye View' and a 'see inside a kingfisher bank' with remote cameras. New GPS and 'App' based wildlife trails to be promoted within the River Lee Country Park.

Explore opportunities at Turnford and Cheshunt Pits SSSI to enhance access to nature, engage and educate visitors providing this has no negative impact on the site's designation.

Protect access to nature sites at Holyfield Hall Farm and Cornmill Meadows. Management of the Lee Valley Park Farms to incorporate measures that improve biodiversity and encourage wildlife in accordance with the ten-year Higher Level Stewardship Agreement (commenced 2013) and the Cornmill Meadows Management Plan.

Protect the existing habitat at Silvermeade as a stronghold for the Water Vole and a key access to nature site for viewing this species. Undertake ditch improvements and other conservation measures to enhance and maintain suitable habitat, in accordance with the ten-year Higher Level Stewardship Agreement.

Work with relevant agencies to ensure that access to nature areas that are more sensitive, for example Sites of Special Scientific Interest, are managed to minimise damage and disturbance, and to improve the status of these areas.

### Community

Work with stakeholders and interest groups to support and encourage development of volunteer activity and programmes throughout River Lee Country Park.

#### Waltham Abbey Gardens

Work with stakeholders to continue to develop, promote and deliver a range of Park and community led events and arts activities within Waltham Abbey Gardens, in particular those that draw upon and promote the heritage/historical and ecological value of the area e.g. 'King Harold's Day' and 'Wild about Wetlands'. Event planning and delivery should take full account of the need to conserve and protect the heritage value of the site.

Provision of a dedicated Lee Valley Park education centre within the Abbey Farmhouse or similar building to include secure outdoor space for long term environmental educational installations and high quality interpretation room.

Continue to develop provision of environmental and heritage education programmes in line with the National Curriculum utilising the Cornmill Meadows orienteering course and Abbey Gardens. Renew the Abbey Gardens pond dipping platforms.

#### Lee Valley Park Farms

Develop a show programme to be delivered at the Lee Valley Park Farms as part of the visitor experience. A new show amphitheatre to be created within the old barn at Hayes Hill Farm to be utilised by both farm and education teams.

Continue to develop facilities to support educational visits explaining the farming operation and business at Holyfield Hall Farm, for example in relation to commercial dairy and arable farming. Install interactive exhibits (such as flour grinding exhibits, traditional dairy mock up, etc.) Explore options to provide

for classroom space within the Lee Valley Park Farms to assist in the delivery of educational and environmental programmes.

Investigate bus transport opportunities to Fishers Green/ Lee Valley Park farms to aid access by educational groups.

#### Fishers Green

Development of the new Bittern Information Point at Fishers Green to include classroom provision and an interactive interpretation space for educational, volunteer and events use. Classroom space to be designed to accommodate 40 people, separate from bird watching areas to avoid disturbance.

Outdoor shelter to be provided close to the Fishers Green car park for large school, volunteer and other visiting groups. The shelter should achieve a high quality of sustainable design taking account of the character of the area and opportunities to create a feature within the landscape. Options to provide further shelters for school and other groups to be explored at Holyfield Hall Farm along the Old River Lee and down the Navigation in key education areas.

#### Broxbourne Gateway

Explore options for new flexible classroom space and toilet provision as part of the enhancement of the Broxbourne Gateway and Visitor hub. Support local events and educational activities at Broxbourne Old Mill and Meadows.

#### General River Lee Country Park

Maintain the orienteering course within the River Lee Country Park and consider provision of outdoor shelters at Pindar natural play visitor hub to support orienteering events and environmental education activities from Cheshunt out into the River Lee Country Park.

Support use of Turnershill Marsh south of Cheshunt Station for smaller community events and orienteering.

Support local events at Clayton Hill.

### Landscape and Heritage

#### Landscape

Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Areas:

- A4 Kings Weir to Waltham Town Lock
- G3 Clayton Hill – Holyfield Hall
- I1 Arboretum
- K1 Waltham Abbey Gardens

Views of the Abbey Church at Waltham Abbey, and of Broxbourne Parish Church and the New River in the north of the River Lee Country Park to be protected and long distance views across the rural landscape and to the rural valley sides to be retained.

At key sites:

Invest in landscape improvements at key entrances to the Park to maintain and enhance access into the Park including Broxbourne Meadows and Riverside, Cheshunt Station and Pindar car park, Fishers Green/Lee Valley Park Farms, Cornmill Tree Park, Waltham Abbey Gardens and Highbridge Street. Improve the quality of access routes into the Park from the north along Paynes Lane, Green Lane and Old Nazeing Road.

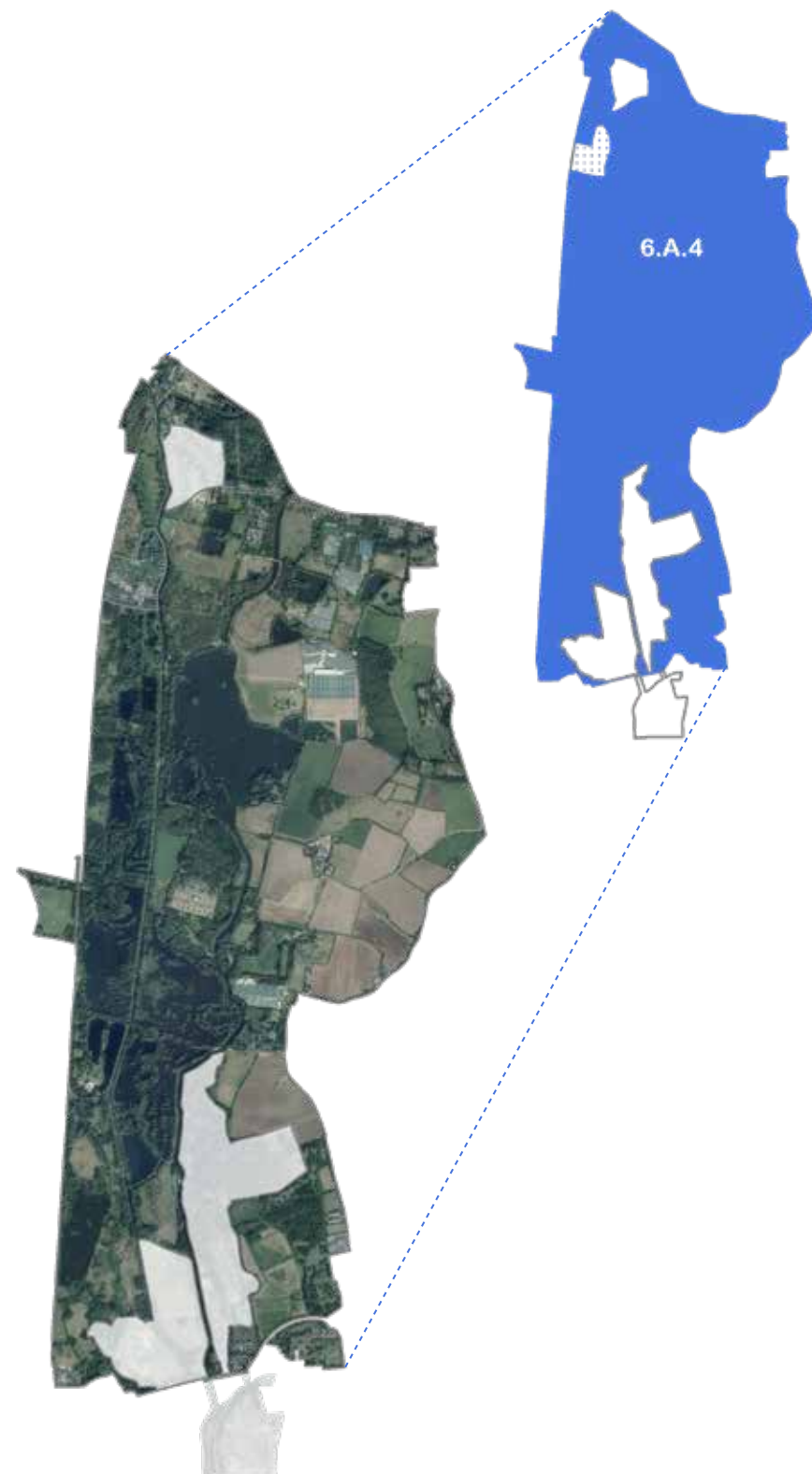
#### Heritage

Work with stakeholders to conserve, promote and celebrate heritage features, artefacts and buildings within the River Lee Country Park. Explore opportunities for heritage themed trails based on industrial, wartime, the glasshouse and gravel industries. Develop physical and promotional links to and with existing heritage sites at Royal Gunpowder Mills and at sites within Area 5 such as at Gunpowder Park and Enfield Lock Conservation Area.



## 6.A.4 The River Lee Country Park

### Continued



#### Waltham Abbey Gardens

Work with stakeholders to protect, preserve, restore, and interpret the many elements of heritage interest at Waltham Abbey Gardens to establish the site as a major heritage attraction taking account of its Conservation Area designation and setting. Link the various aspects of the heritage offer at the Abbey Gardens site with the important heritage sites within Waltham Abbey including the Royal Gunpowder Mills and continue to engage and work with the local community partnerships on heritage related projects and enhancements.

#### Broxbourne Old Mill and Meadows

Enhance, refurbish and maintain Broxbourne Mill and its setting and improve interpretation on site.

#### Environment

##### Glasshouses

The expansion of existing or development of new glasshouse sites within and adjacent to the River Lee Country Park Area 6.A.4 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 River Lee Country Park.
- 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 River Lee Country Park.
- 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.

##### Lee Valley Park Farms

Continue to develop the commercial dairy and arable farm at Holyfield Hall Farm; agricultural use to contribute positively to the open landscape character, biodiversity and educational experience of the Park.

Continue to manage the Farm in line with the ten-year Higher Level Stewardship agreement (HLS) commenced in November 2012.

##### Water

Work with Thames Water, the Environment Agency and relevant stakeholders to meet Water Framework Directive objectives and ensure proposals support the implementation of the Thames River Basin Management Plan and its identified actions to secure improved water and ecological quality.

Work with the Environment Agency, and other stakeholders to support development projects which integrate measures including sustainable drainage systems, to mitigate and reduce flood risk within and outside the Park, at the same time as delivering wider sustainability benefits to biodiversity, water quality and recreational activity.

Work with the Environment Agency and the Canal & River Trust to encourage greater use of the waterways for recreational boating and angling.

##### 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.

The Authority will work closely with Crossrail 2 including environmental specialists to mitigate any adverse impacts on the amenity of the Park as a result of Crossrail 2 proposals; for example improved rail access at Cheshunt station and supporting infrastructure. These proposals may not be resolved within the timescale of these Area proposals.

##### Energy

North London Reinforcement Project includes improvements to the electricity network from Waltham Cross Sub-station at Fishers Green through to Hackney. The Authority has agreed a scheme of mitigation for these works where they impact upon the Park including monies for Nature Improvement Area improvement schemes.

##### Contaminated Land

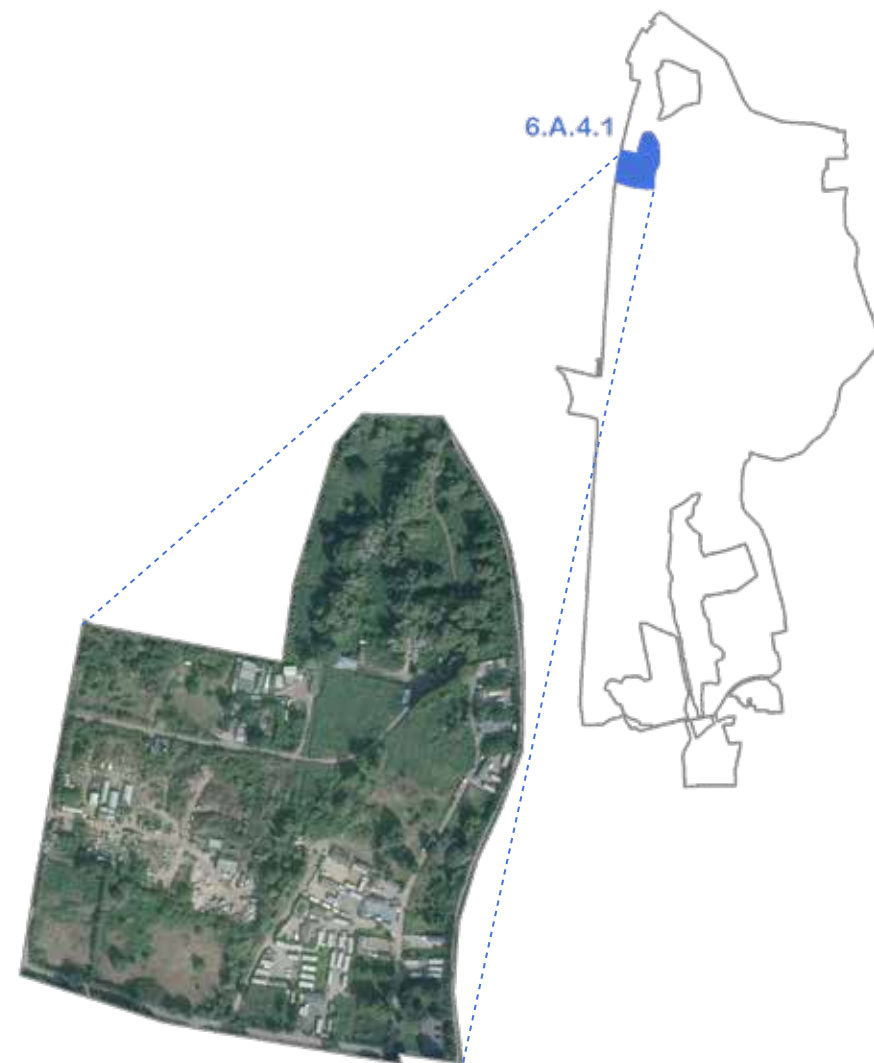
Undertake appropriate mitigation for impacts and risks associated

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.



## 6.A.4.1 Wharf Road Inset



### Visitors

Create a new pedestrian spine parallel with the Broxbourne Ditch corridor to provide a different pedestrian environment and relieve pressure on the Navigation towpath. Extend the existing path network by providing further new tracks and paths to form extra links and circuits including an additional path along the southern edge of Silvermeade Wildlife site.

Upgrade Wharf Road as an entrance and gateway point into the River Lee Country Park. Work with Broxbourne Council, Hertfordshire County and Network Rail to sign the Regional Park from the High Road and improve the environmental quality of the route along residential roads and Wharf Road into the Park at this point. Assess existing entrance signage and ensure appropriate site signage is provided that promotes both the River Lee Country Park and safe crossing of the railway.

Maintain and enhance the small car park and provide an illustrated information board along with additional signage for information, interpretation and orientation throughout the area.

### Sport and Recreation

Protect and maintain the area as a tranquil space for informal recreation, walking and cycling forming part of the wider River Lee Country Park. Work with Broxbourne Council and landowners to increase the amount of space available for informal recreation, particularly in the southern half of the site.

Improve and extend the existing network of tracks and paths to create circular routes with links through to adjoining areas of the River Lee Country Park for walkers and cyclists.

### Biodiversity

Extend the ecological qualities of Silvermeade to the north eastern part of the site and along the Broxbourne Ditch to encourage species such as Water Vole. Areas in the north west to be managed as grassland and scrub grassland matrix. To the south areas of species rich grassland to be planted and managed as meadows.

This will be achieved through the following initiatives:

- Investigate provision of new scrapes, shallow pools and marsh habitat creation to the north and south of Nut Tree Nursery to extend existing habitats in Silvermeade and provide visually accessible habitats adjacent to new paths. Arisings to be disposed of in selected locations on site to avoid any reduction in flood plain capacity. Contamination surveys and Phase 1 and Phase 2 Ecological surveys are also required.
- Along Broxbourne Ditch removal of selected trees and pollarding of ditchside willows to reduce excessive shading; removal of litter; desilting and possible easing of bank gradients in limited numbers of selected locations to create habitat suitable for Water Vole.
- Introduction of a scrub control programme for areas south-west of Silvermeade, and north of Wharf Road, to conserve potentially interesting grassland and reedbed habitat.
- Removal and control of Great Willowherb in the north west of the site and Himalayan Balsam in the north east.
- Undertake cyclical management of hedgerows on Wharf Road and on the Navigation, removal of inappropriate species and localised gapping up.

- Introduce meadow management on land west of Silvermeade and investigate feasibility of using cattle for grazing.

Promote the site as an access to nature area with opportunities to view species such as the Water Vole.

### Landscape and Heritage

#### **Landscape**

Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: A4 Kings Weir to Waltham Town Lock

Extend the positive landscape character of surrounding areas to the south and north into the site and strengthen existing landscape features including the Broxbourne ditch and the river edge.

Plant locally native wet woodland to extend and consolidate existing scattered tree clumps to provide enhanced screening to visually intrusive uses. Species should be mainly willow, alder and birch with some oak, with a focus on the creation of alder carr.

Thin and remove existing vegetation to improve inter-visibility of areas such as the Navigation and to remove the legacy of chalet plot development. The focus will be on the removal of inappropriate species (mainly surviving garden species from previous chalet development) and poor quality trees.

### Environment

Work with Broxbourne Council and other stakeholders to develop a long term strategy of removing illegal, non-conforming and non Park compatible uses within the area, including through the use of planning enforcement action, and compulsory purchase if necessary.

Larger areas of non-conforming use may present issues of contamination and unsafe ground conditions unsuitable for public access. Given that remediation is likely to have significant costs it is suggested that these areas are assumed to be fenced to prevent public access, and to serve as a refuge area for wildlife.

Investigate demand for the medium term lease of land that presents issues of contamination or unsafe ground unsuitable for public access to be planted, managed and cropped for short rotation coppice. This could include areas of hazel coppice and/ or the cultivation of cricket bat willows.



# Thematic Drawings

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Area 6 Proposals

The River Lee Country Park



# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park

To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Baseline



### Visitors

#### Access to Park

- Pedestrian access to the Park

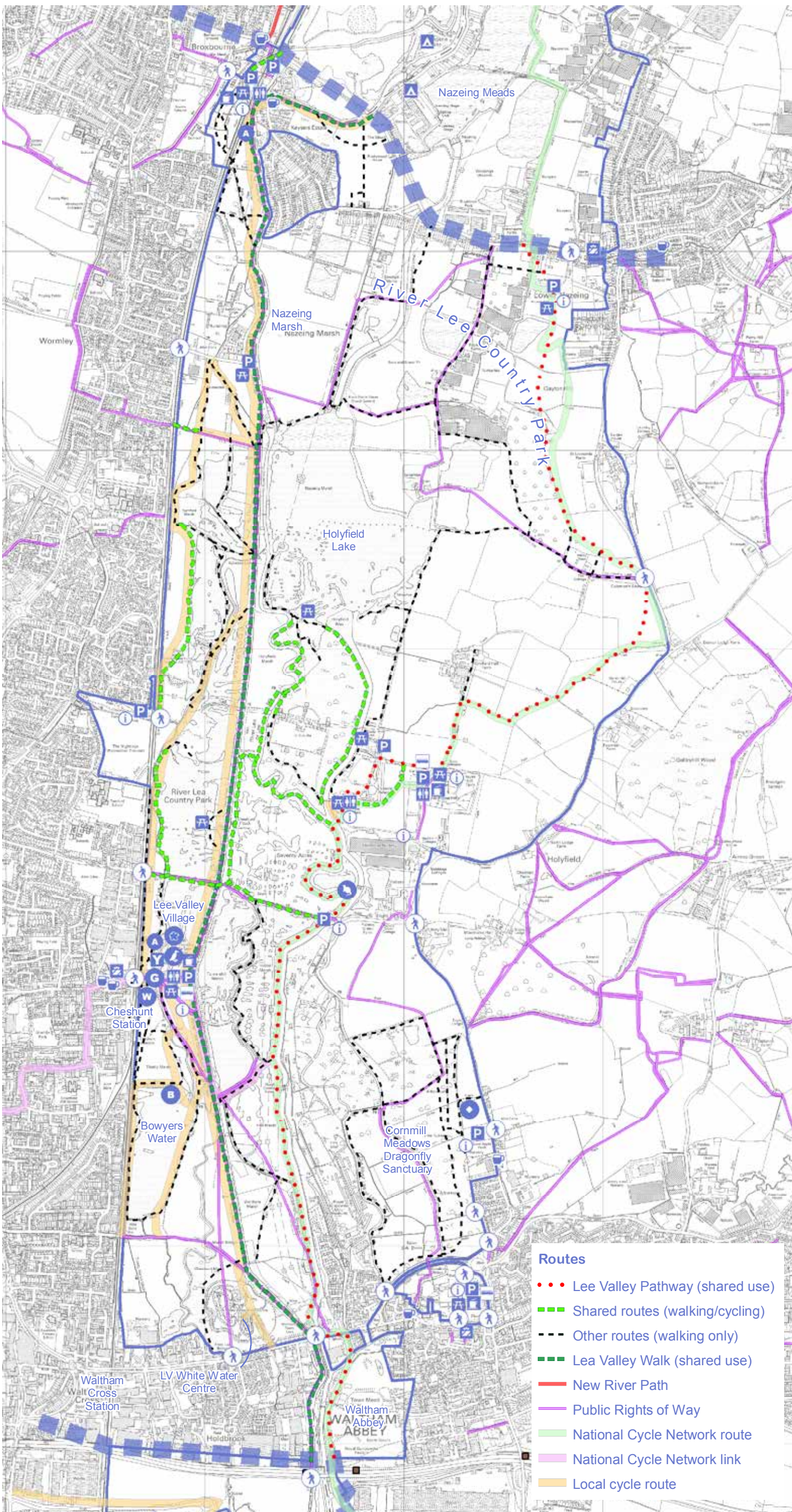
#### Visitor Facilities

##### Discovery Trails

- Bowyers Water Trail
- Dragonfly Discovery Trail
- Grasshopper Walk
- Orchid Discovery Trail
- Otter Discovery Trail
- Water-lily Walk
- Waterbirds Discovery Trail

- Public houses
- Official car parks
- Coach park
- Cafes/restaurants
- Public toilets
- Town centres/shops
- Camping and caravanning
- Youth hostel
- Accommodation
- Information point
- Brown tourist information signs
- Picnic area

- Extent of proposal area 6
- LVRPA boundary



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OS base mapping dated 2014



# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park

To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Proposals











### Visitors





#### Access For All



-  Explore options for pedestrian/cycle access into Royal Gunpowder Mills
-  Proposed new access to the Park
-  Protect, retain & improve rail crossings, providing access into the Park
-  Proposed access improvements at Wharf Road

#### Visitor Facilities

-  Major visitor hub & gateway into River Lee Country Park
-  Improve fishermans car park
-  Pedestrian/cycle bridge link
-  Visitor facilities & gateway into River Lee Country Park
-  Upgrade path (ditching & bridges)
-  Upgrade path for vehicle use
-  Enhance path
-  Enhance bridges for vehicular access

#### Routes

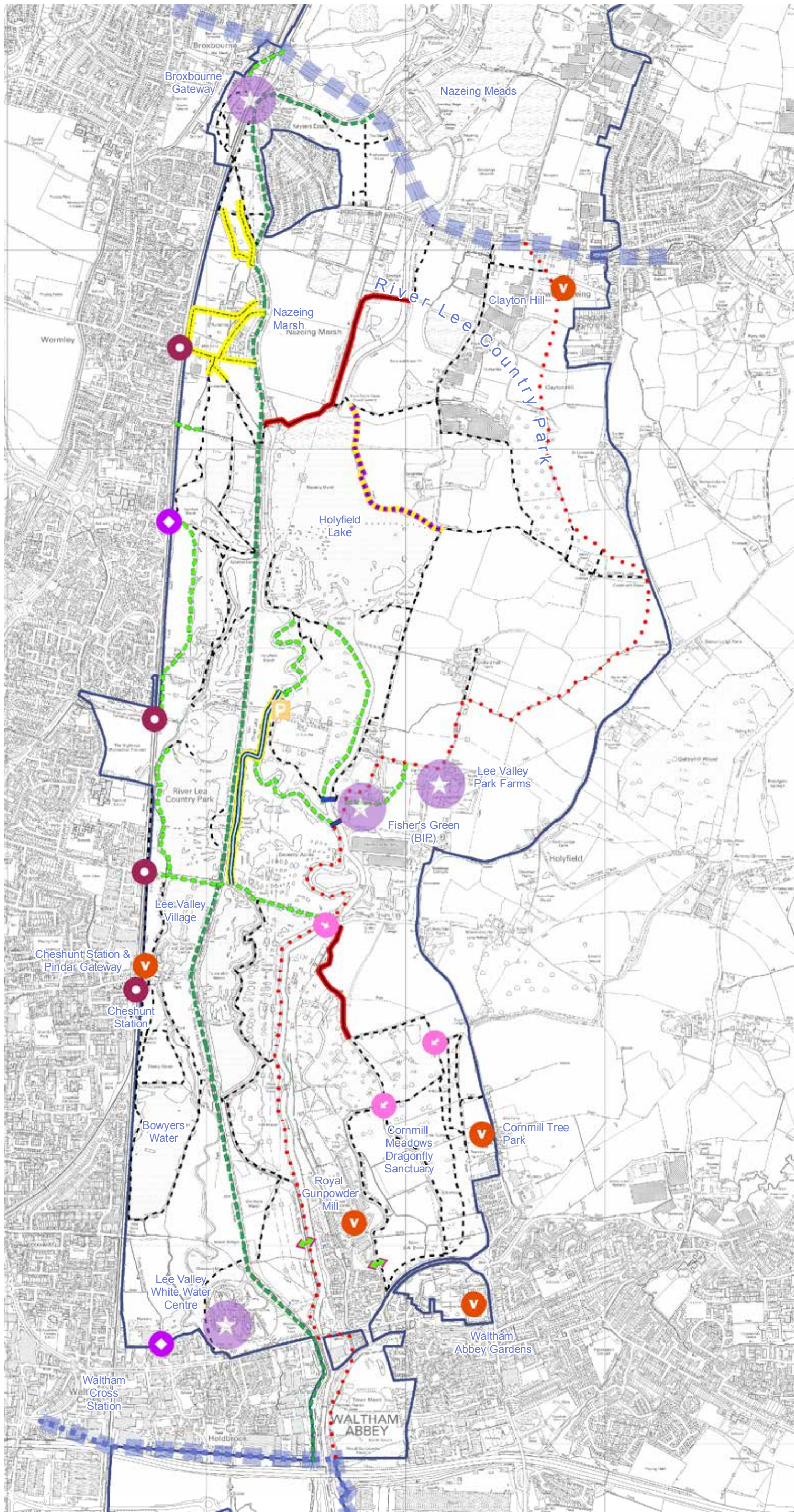
-  Lee Valley Pathway (shared use)
-  Shared routes (walking/cycling)
-  Other routes (walking only)
-  Lea Valley Walk

-  LVRPA boundary
-  Extent of proposal area 6

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OS base mapping dated 2014





# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park

To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Baseline

### Sport and Recreation



#### Land Based Recreation and Leisure

- Disc golf
- Dog agility
- Natural play
- Secret Island - Royal Gunpowder Mills
- Husky dog racing
- Playgrounds
- Soft play area
- Information points
- Activity point
- BBQ
- Picnic site
- 10 km route
- Orienteering area
- Playing fields
- Lea Valley Walk
- National Cycle Network route
- National Cycle Network link
- Local cycle route

#### Water Based Recreation

- Moorings
- Boating and Rowing facilities
- Sailing and water activities
- Angling sites
- Informal water recreation
- Sailing Club Lake
- Angling ownership
- Third party managed fishery

#### Sports Facilities

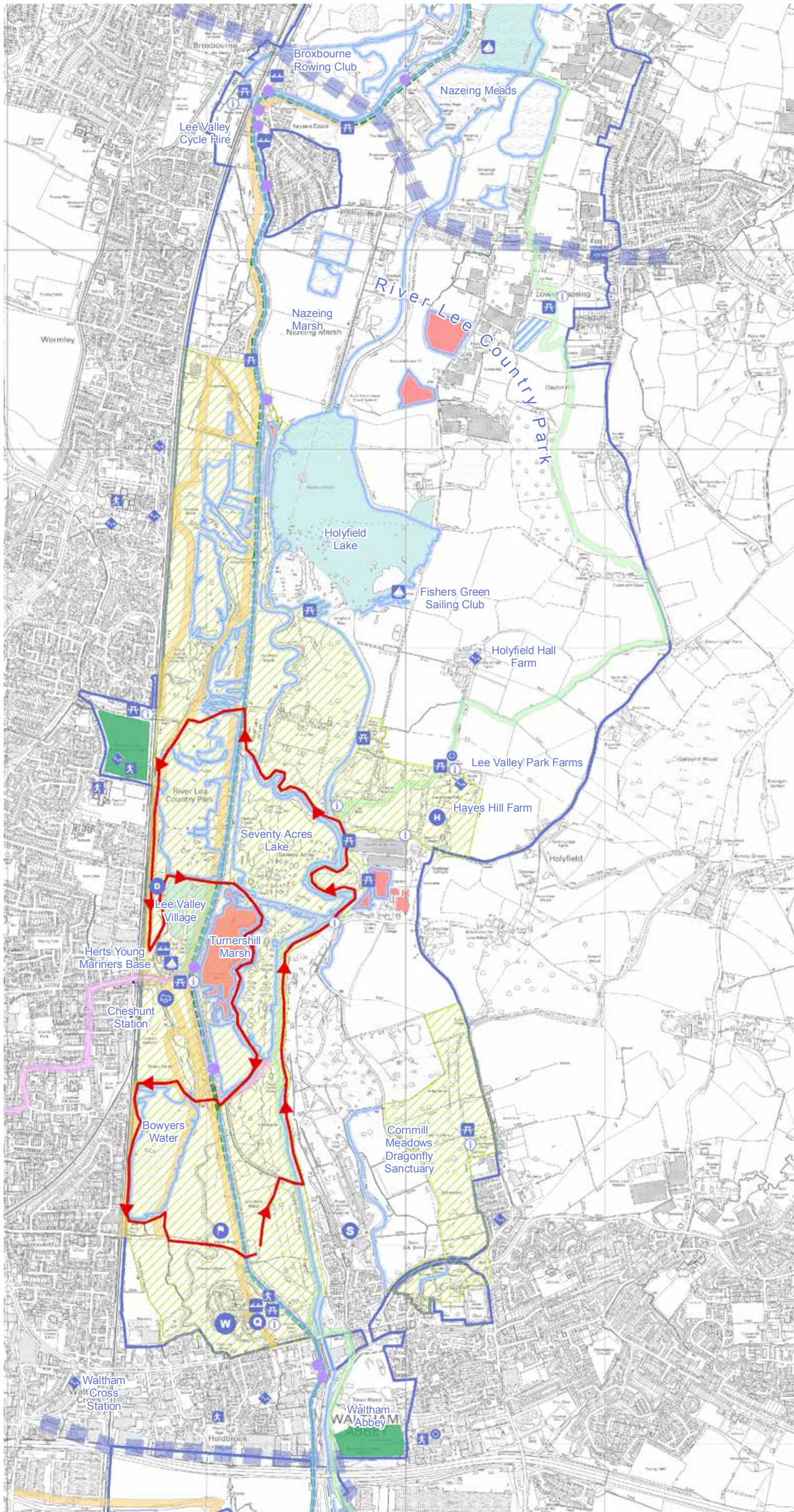
- Lee Valley White Water Centre
- LVRPA boundary
- Extent of proposal area 6

Electronic Off Road Wheelchair (hire locations and routes to be determined - possibly farm and Gunpowder Park)

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m

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# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park









To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Proposals











### Sport and Recreation

#### Land Based Recreation & Leisure



-  Informal recreation
-  Lee Valley Park farms - Indoor/outdoor play facilities
-  Informal recreation & natural play
-  National Cycle Network route
-  National Cycle Network link
-  Local cycle route
-  Lee Valley Pathway (shared use)
-  Lea Valley Walk

#### Water Sport & Recreation

-  Lee Valley White Water Centre: family leisure & extreme sports: includes the Showground Site
-  Herts Young Mariners base
-  In the long term explore options with stakeholders to establish a centre of excellence for sailing at Holyfield Lake
-  Proposed flat water canoe trail linking through to Old Ford in Tower Hamlets
-  Herts Young Mariners base flat water canoe trail - Improve network of portage points
-  Renovate swims for disabled anglers (Holyfield Marsh/Cadmore Lane/Slips Pits/Hooks Marsh)
-  Investment In current angling infrastructure (exclusion & buffer zones)
-  Proposal to continue & enhance fisheries

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

#### Sports

-  Town Mead Leisure Park
-  Potential road cycle track around showground which could be used for triathlon

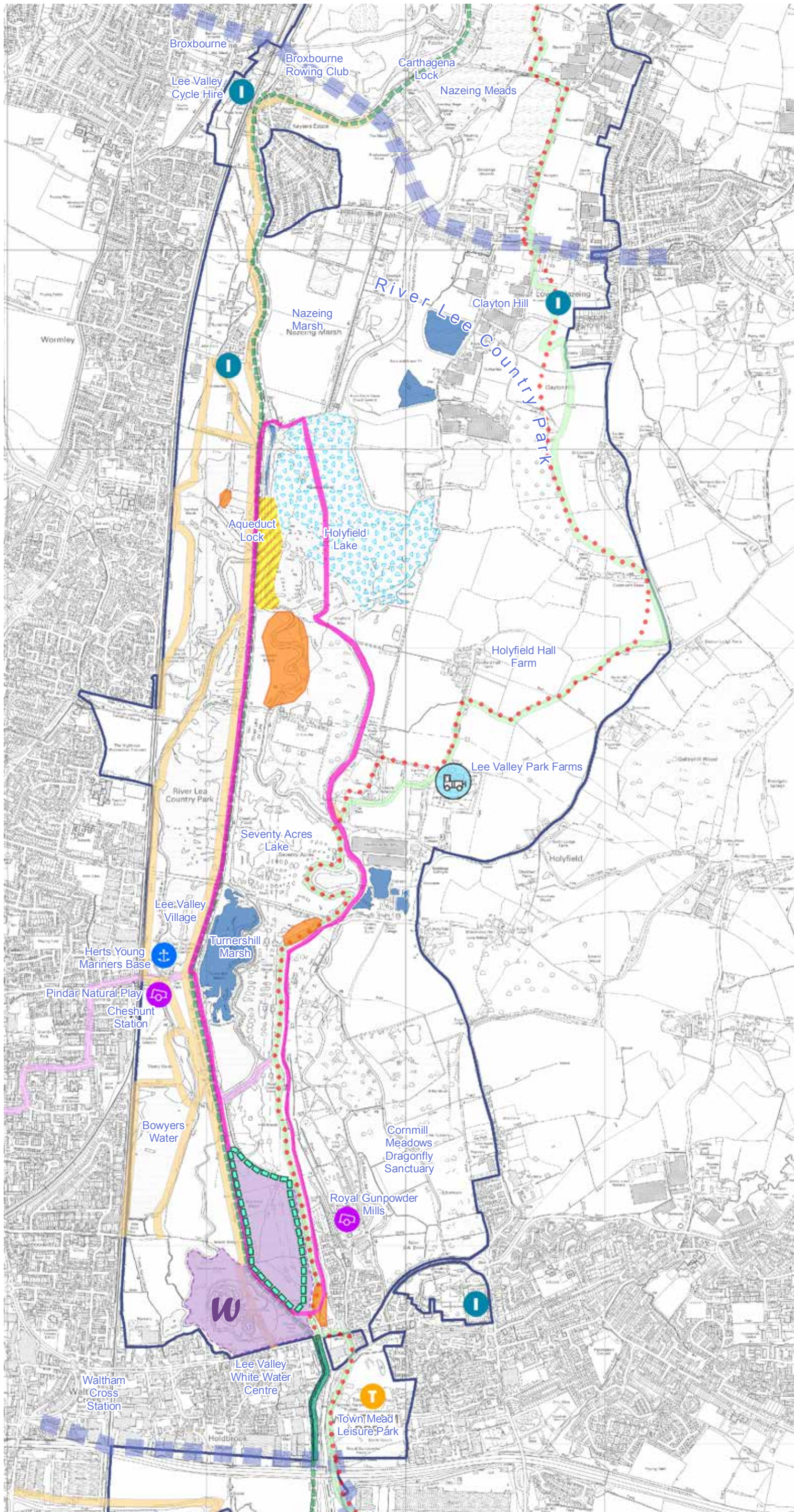
 Extent of proposal area 6

 LVRPA boundary

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# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park

To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Baseline



### Biodiversity

#### Flora and Fauna

- Bird hide/viewing area
- Local Nature Reserve
- Ramsar designated wetland
- Special Protection Areas
- Sites of Special Scientific Interest
- County Wildlife Sites

#### Access to Nature

- Bowyers Water Trail
- Dragonfly Discovery Trail
- Grasshopper Walk
- Orchid Discovery Trail
- Otter Discovery Trail
- Water-lily Walk
- Waterbirds Discovery Trail
- Existing sites offering access to nature

#### Site Unit Conditions

- Favourable

#### Environmental Stewardship

- Entry Level Stewardship
- Countryside Stewardship Agreements
- Higher Level Stewardship

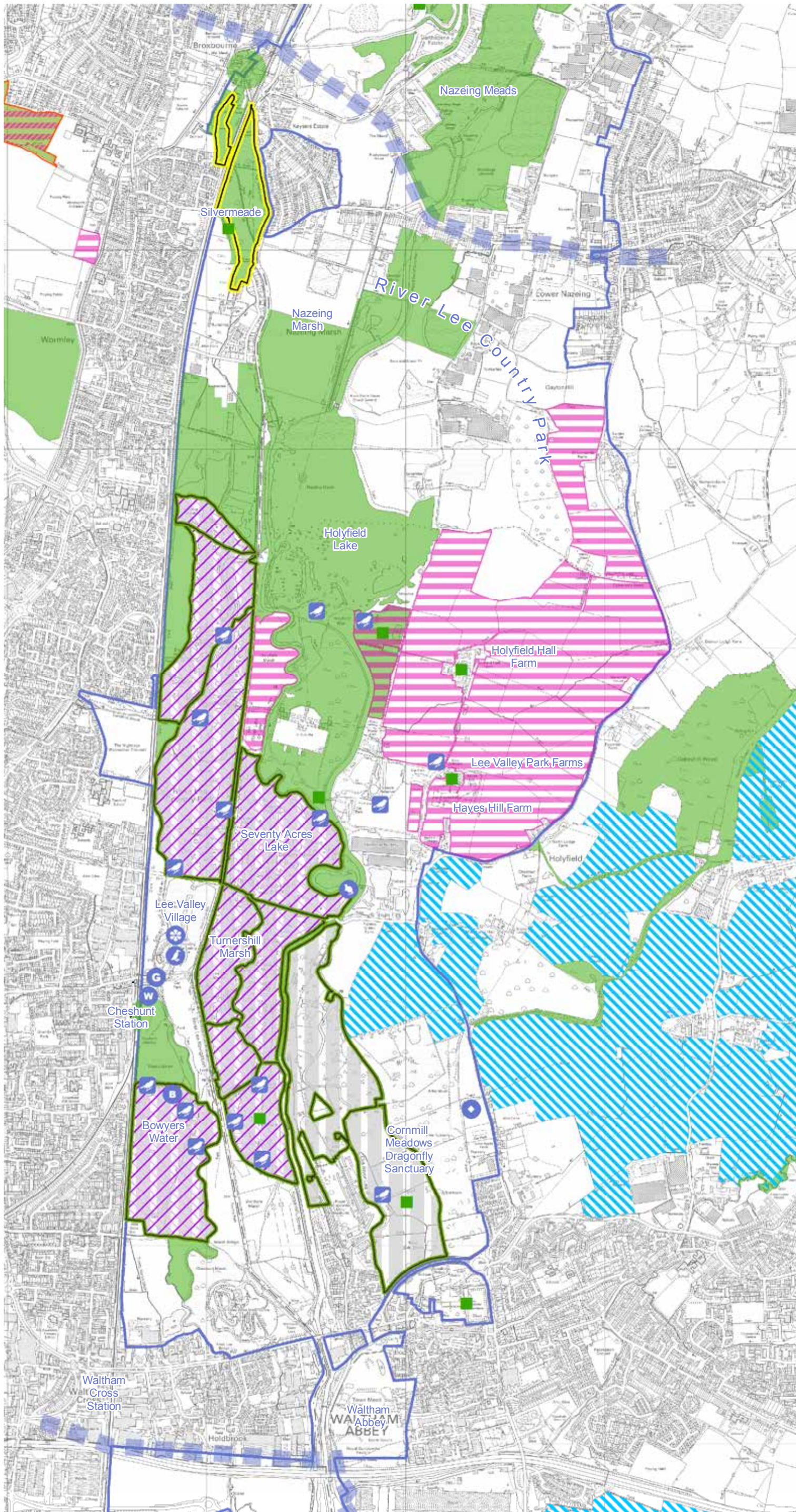
- Extent of proposal area 6
- LVRPA boundary

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

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# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park

To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Proposals



### Biodiversity

#### Access To Nature

- Access to nature
- 🐟 Fishers Green access to nature hub - new BIP eg. interactive facilities, volunteers, map trails, GPS

#### Flora and Fauna

- V Ditch improvements for water voles
- Remove areas of scrub & enhance reedbeds
- 🌿 Scrub removal on grasslands
- N Woodland coppice management to improve habitat for nightingales
- ▨ Scrub removal along edge
- ▨ Holyfield Lake refuge area
- ▭ Improvements to lake edge habitats eg. tree removal & improvements for water voles
- ▭ Manage meadow & lake - establish area as buffer to complement adjoining SSSI
- ▨ Proposals to add sluices to improve water management & install new scrapes
- ▨ Protect woodland belt as ecological buffer
- ▨ Support management of SSSI to improve status. Support works to investigate & deliver project to rewet dry water courses on site

LVRPA boundary

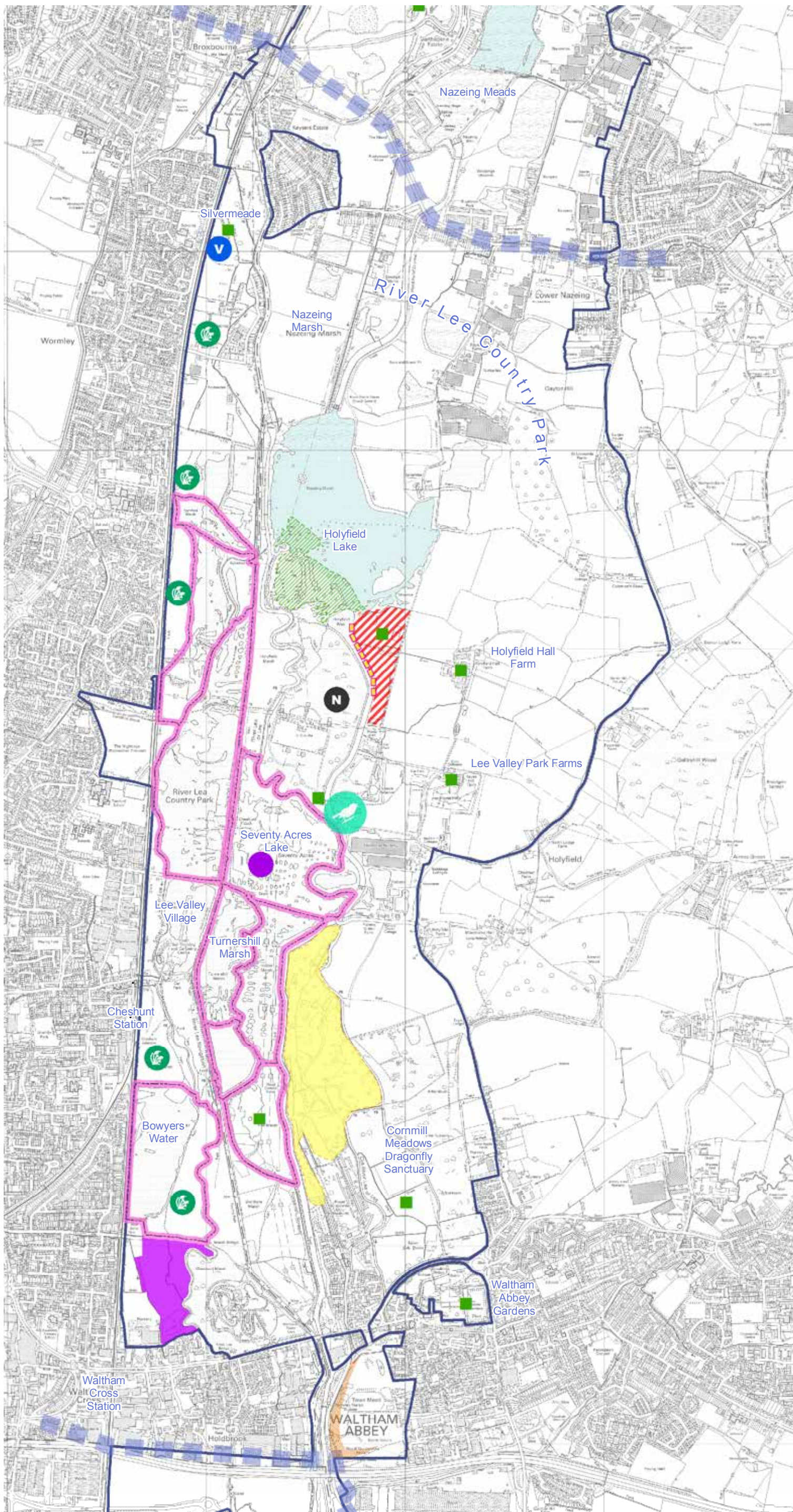
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# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park



To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Baseline















### Community

#### Art and Culture

-  Art installation
-  Art, cultural, entertainment venue

#### Facilities

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

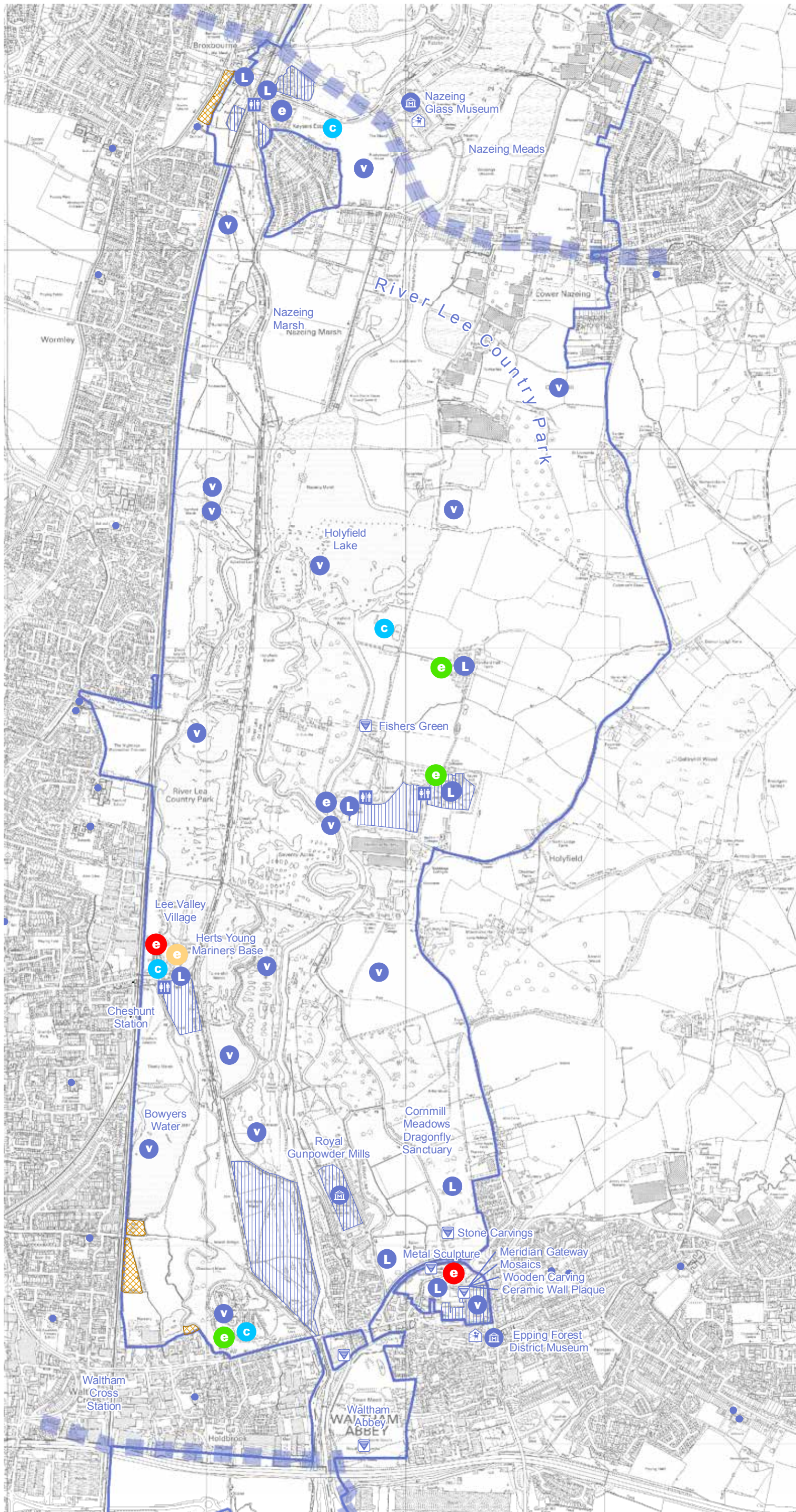
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# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park

To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Proposals



### Community

#### Volunteering

Volunteer activities occur throughout River Lee Country Park

#### Events & Learning

**W** Lee Valley White Water Centre - Major Events Including Showground Site

**A** Arts activities & installations

**P** Proposals to redevelop bittern information point - to include classroom education, facilities & volunteer base

**R** Events, reenactments & historical/educational activities as part of Secret Island visitor attraction

**A** Herts Young Mariners base

**H** Historical/wildlife based events & educational activities

**F** Lee Valley Park Farms events & educational facilities

**E** Local/small-scale events

**P** Propose dedicated education centre

**R** Provision of toilets & outdoor shelter

**S** Proposed indicative locations for outdoor shelter/bird watching screens

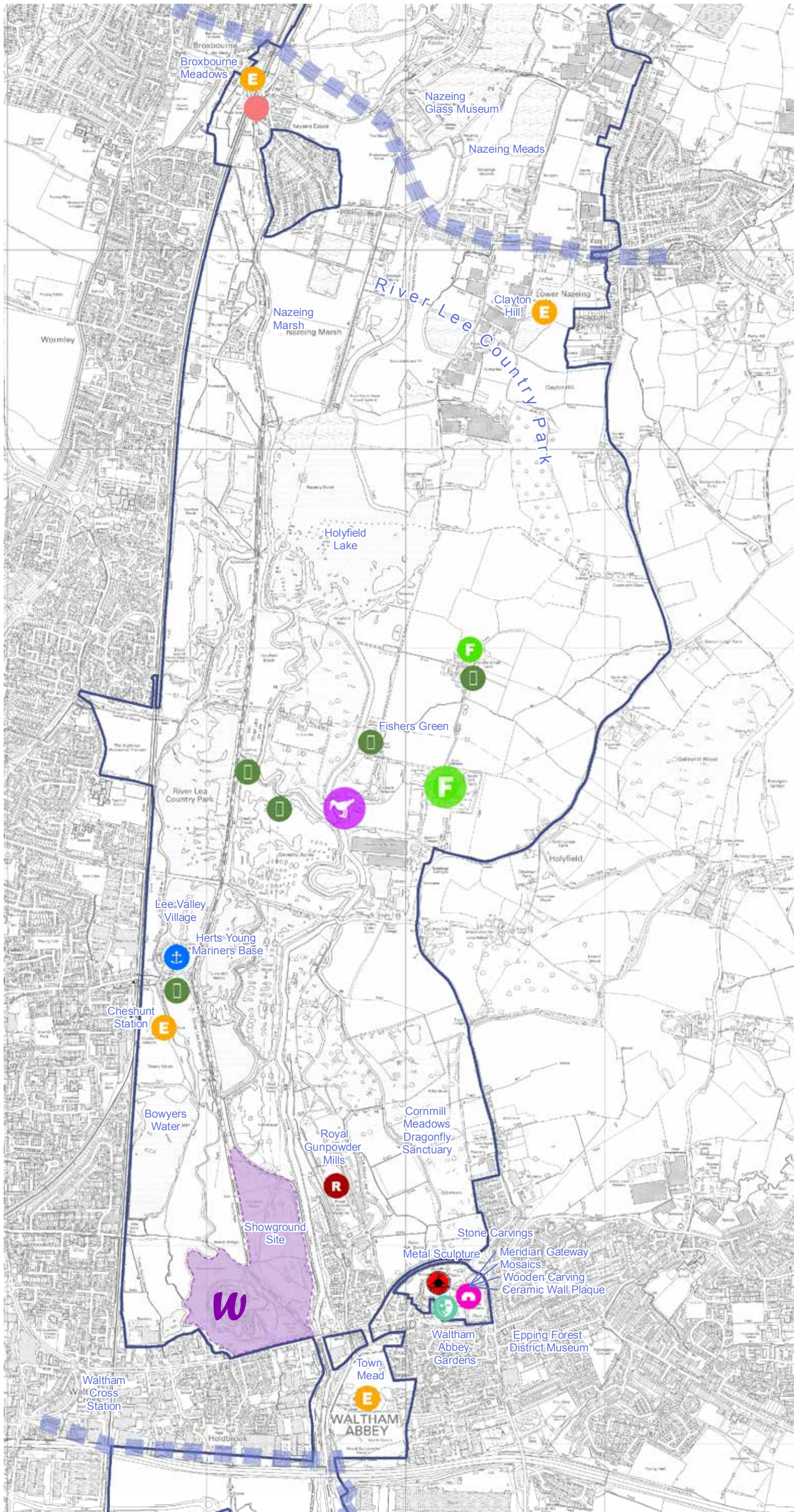
**LVRPA boundary**

**Extent of proposal area 6**

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# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park

To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Baseline

### Landscape and Heritage



#### Landscape

- Gateway to the Park
- Existing landmarks
- Bridges

#### Heritage

- Scheduled monument area
- Scheduled monument site
- Listed building
- Scheduled monument
- River Lee Navigation
- Conservation areas

#### SHIP GI Proposals

- Lee Valley Regional Park lateral links

- Woodland arc
- Thames tributaries, river valleys and corridors

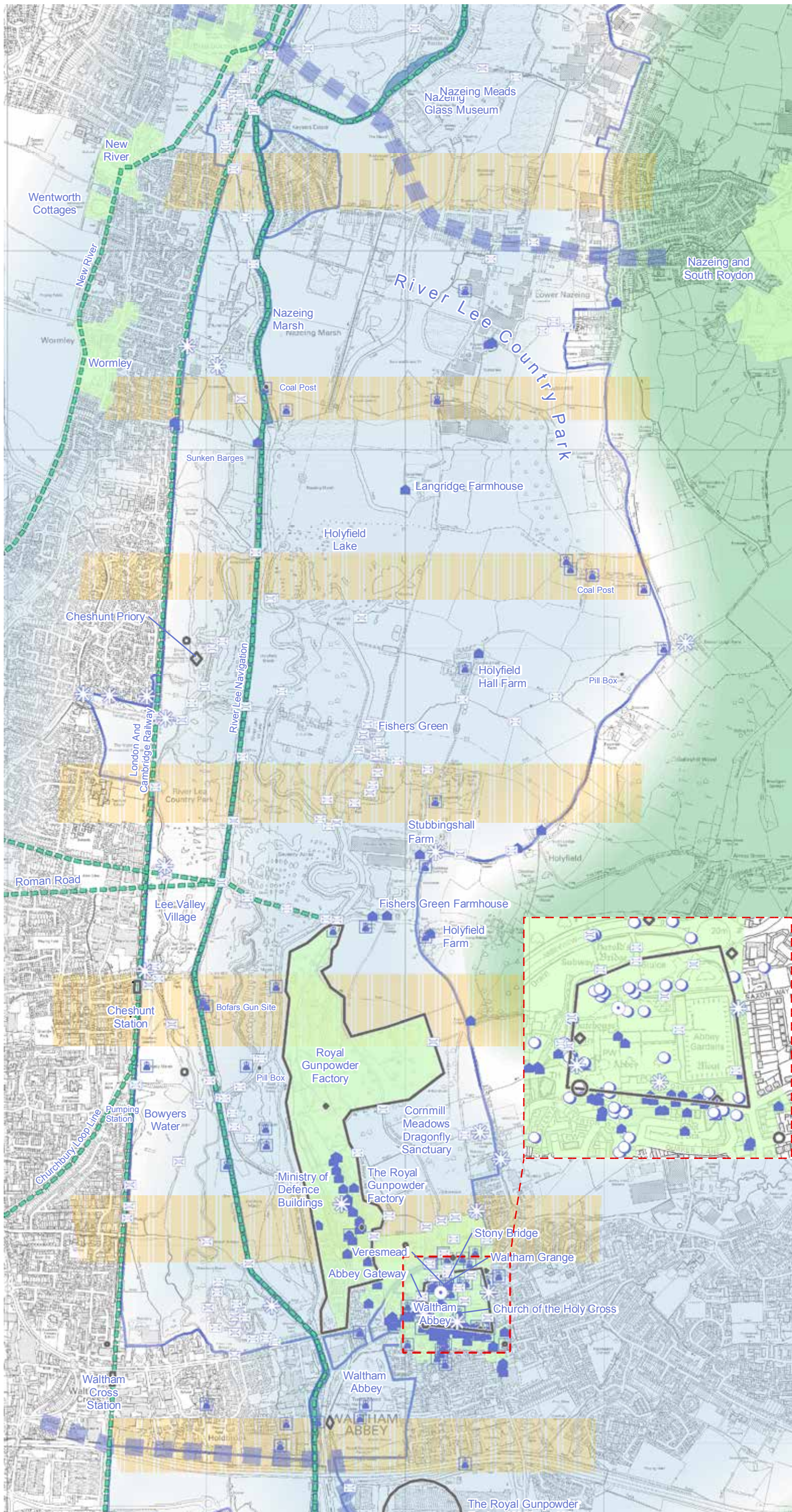
- LVRPA boundary
- Extent of Proposal Area 6

Lee Valley Regional Park forms part of Hertfordshire's Strategic Green Infrastructure and falls within the Northern Thames Basin Landscape Character Area

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# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park

To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Proposals

### Landscape and Heritage



#### Landscape

- Enhance & refurbish Broxbourne Mill & its setting
- Existing landmarks
- Potential landmarks
- Important bridges over water courses to be retained/refurbished
- Important entrance into Park/possible gateways
- Add interpretation boards along the old River Lee
- Green visually attractive edge to be protected
- Harsh visually detracting edge/investment area
- Important views into Park & out across Park
- Visually cluttered routes to be enhanced
- Borrowed landscape character - landscape character outside the Park contributing to valley image

#### Landscape Character Assessment (2019)

- A: Rural valley floor mosaic with wetlands and marshes
- A4: Kings Weir to Waltham Town Lock
- E: Urban Valley floor with post-industrial parks
- E1: Royal Gunpowder Mill
- G: Terraces with farmland
- G3: Clayton Hill - Holyfield Hall
- I: Terraces with woodland and pastures
- I1: Arboretum
- K: Historic gardens
- K1: Waltham Abbey Gardens
- L: Urban parks
- L1: Town Mead

#### Heritage

- Work with heritage partners to develop vision fund & achieve proposals for heritage centre
- Conserve, promote & celebrate heritage assets
- Lee Navigation - protect & promote waterway heritage

Throughout area 6 support proposals for heritage themed trails i.e. industrial, wartime, gravel & glasshouse industries

Lee Valley Regional Park forms part of Hertfordshire's Strategic Green Infrastructure and falls within the Northern Thames Basin Landscape Character Area

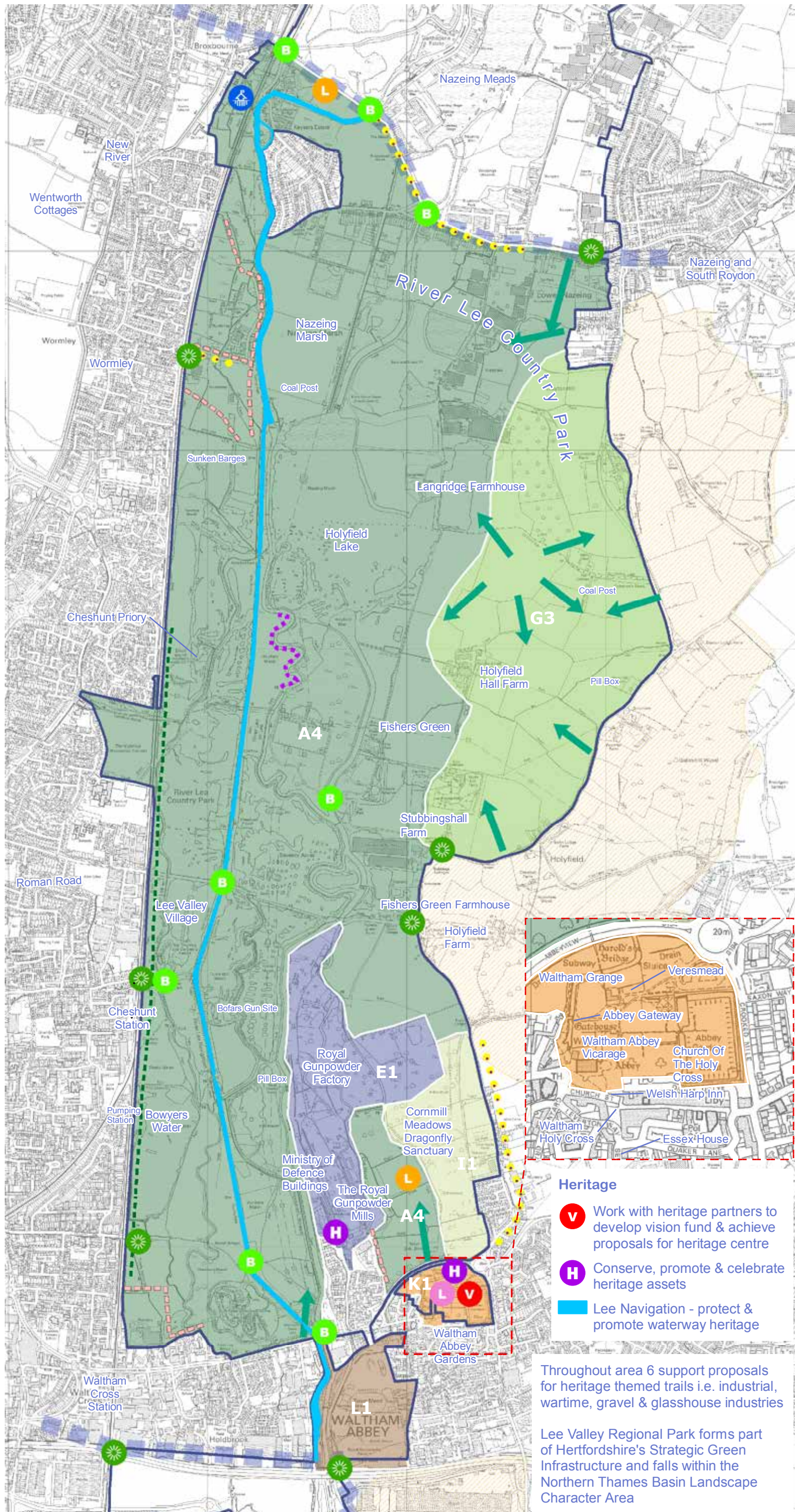
LVRPA boundary

Extent of proposal area 6

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# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park

To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Baseline



### Environment

#### 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%)

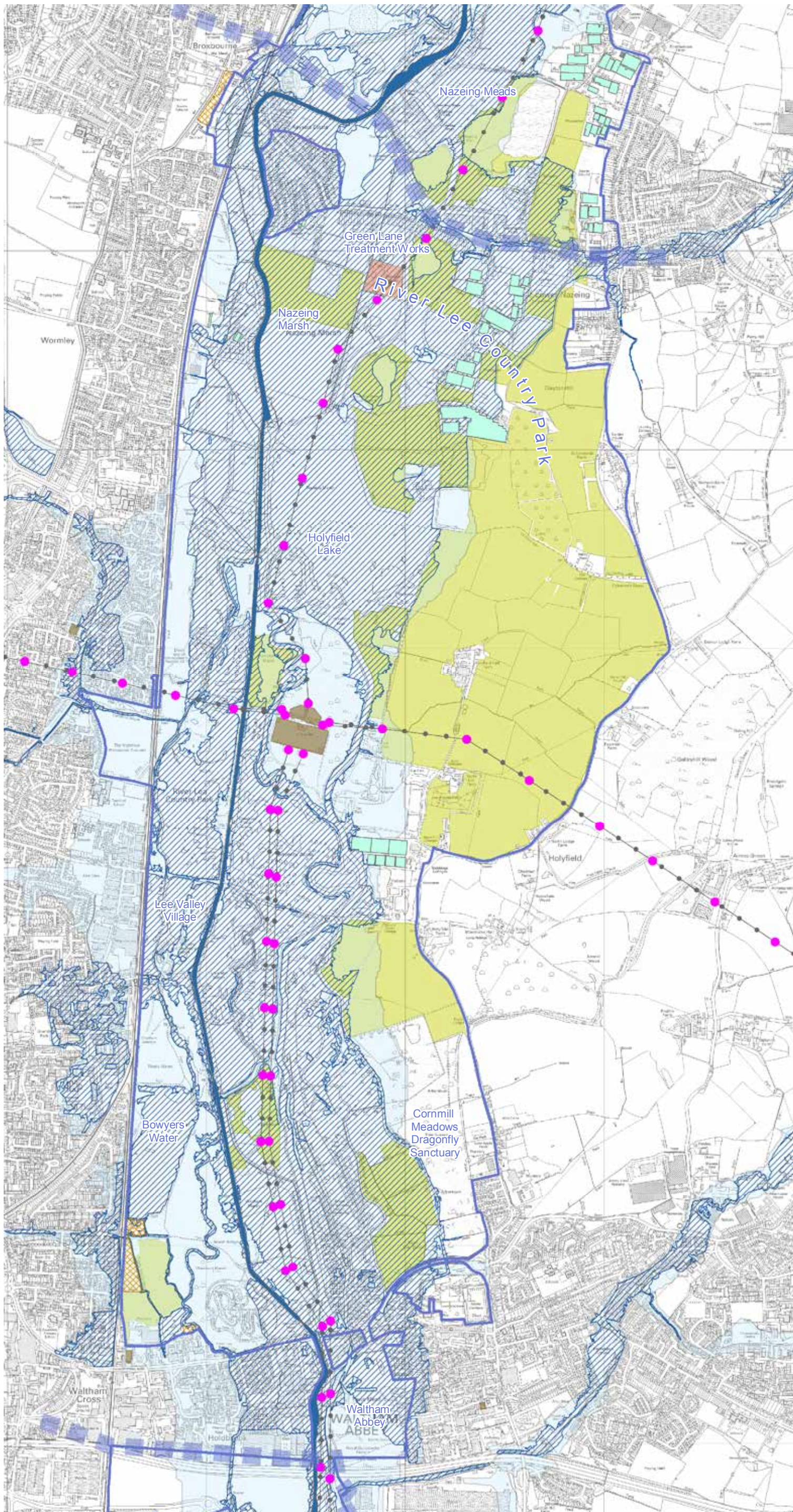
Source: EA Flood Risk Assessment Guidance Note 3

- Extent of proposal area 6
- LVRPA boundary

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# Lee Valley Regional Park

## Park Development Framework

### The River Lee Country Park


To be read in conjunction with the Area 6 Proposals Consolidated proposals by sub-area.

## Thematic Proposals



### Environment

#### Land

-  Potential widening (4 tracking) of West Anglia Mainline to address service and capacity issues. Also possible safeguarding for Crossrail 2

#### Food Production

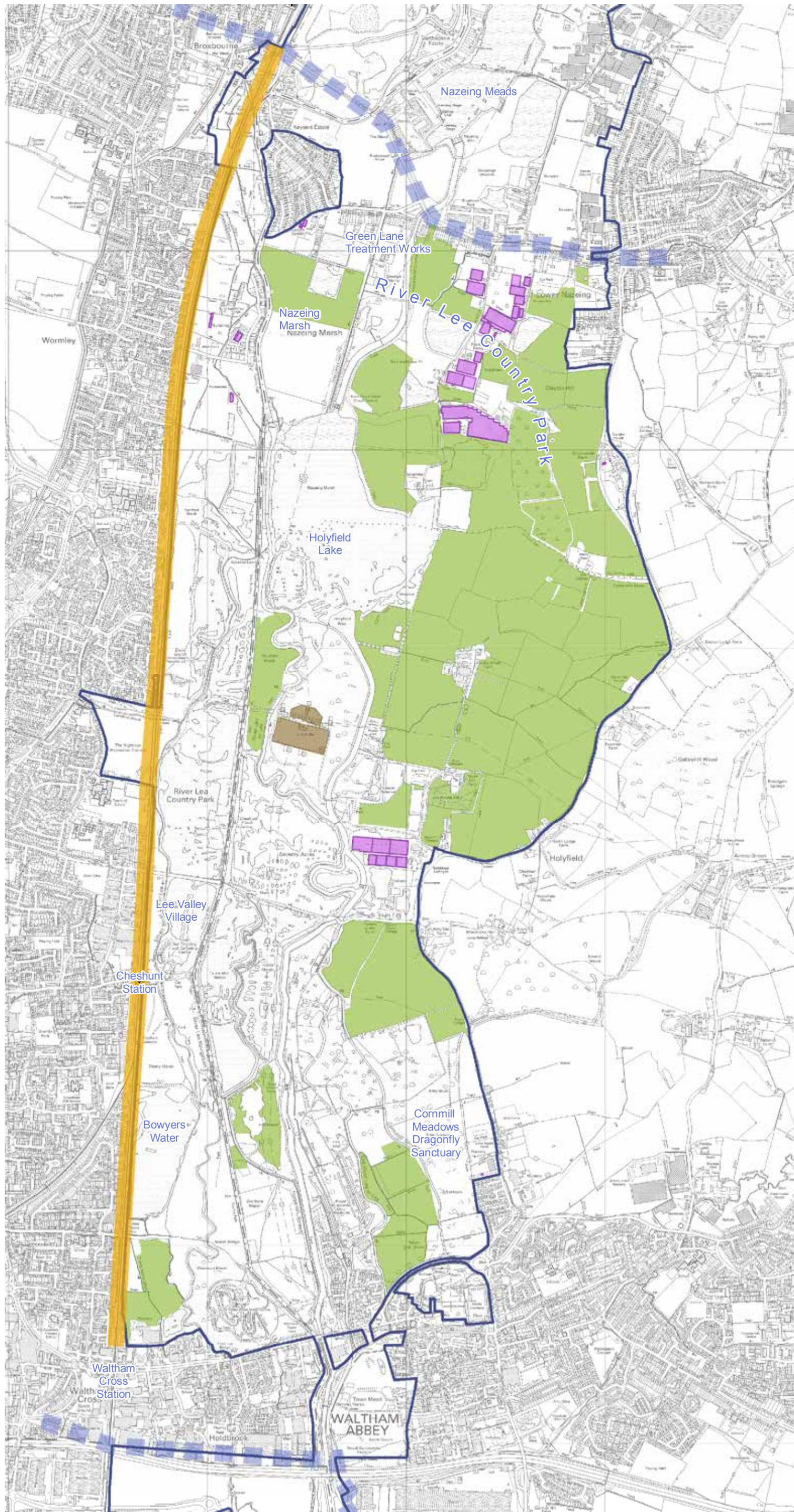
-  Glasshouses
-  Agriculture

#### Energy

-  Waltham Cross substation

-  LVRPA boundary

-  Extent of proposal area 6



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