

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

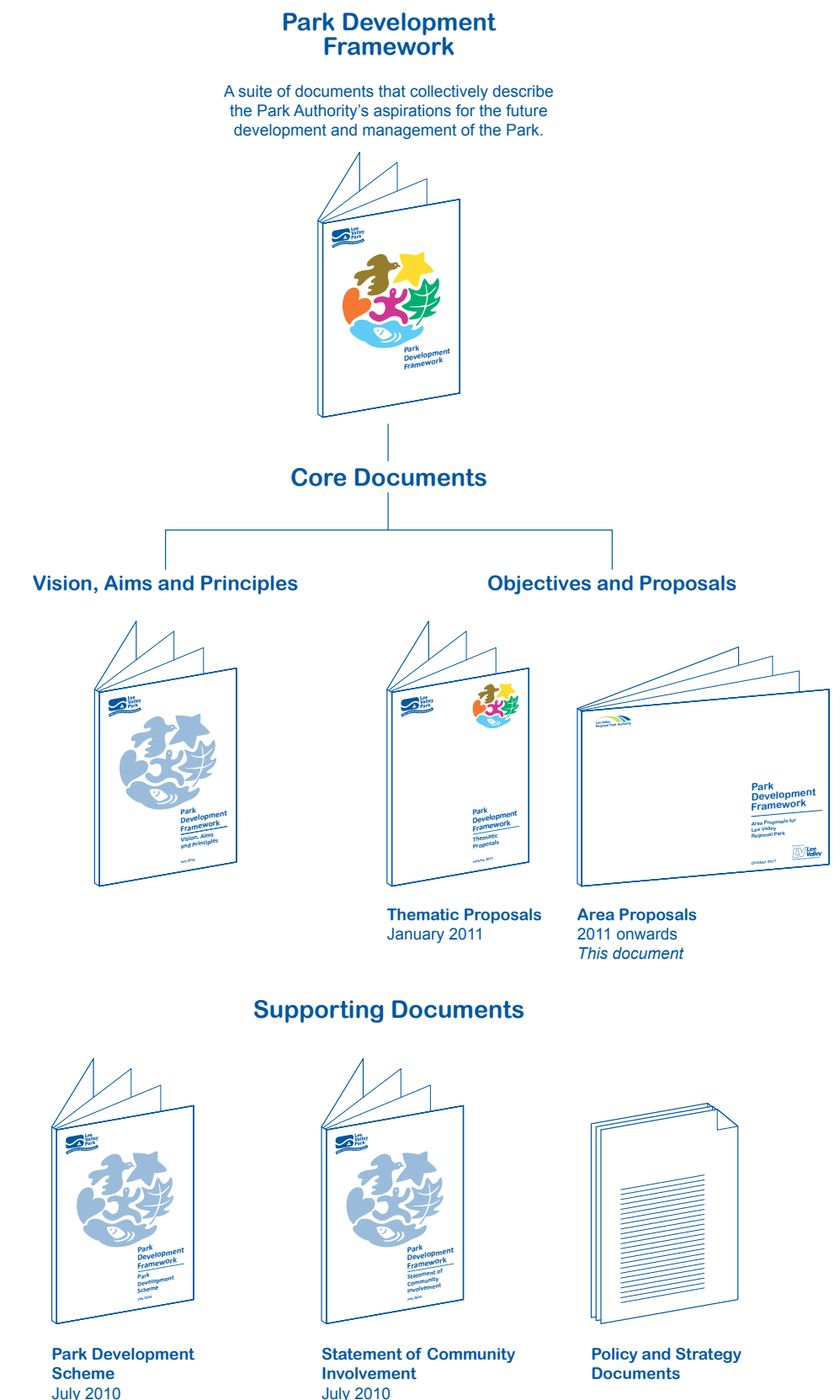
www.leevalleypark.org.uk/parkframework/home/

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 4 the London Boroughs of Waltham Forest and Enfield 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.

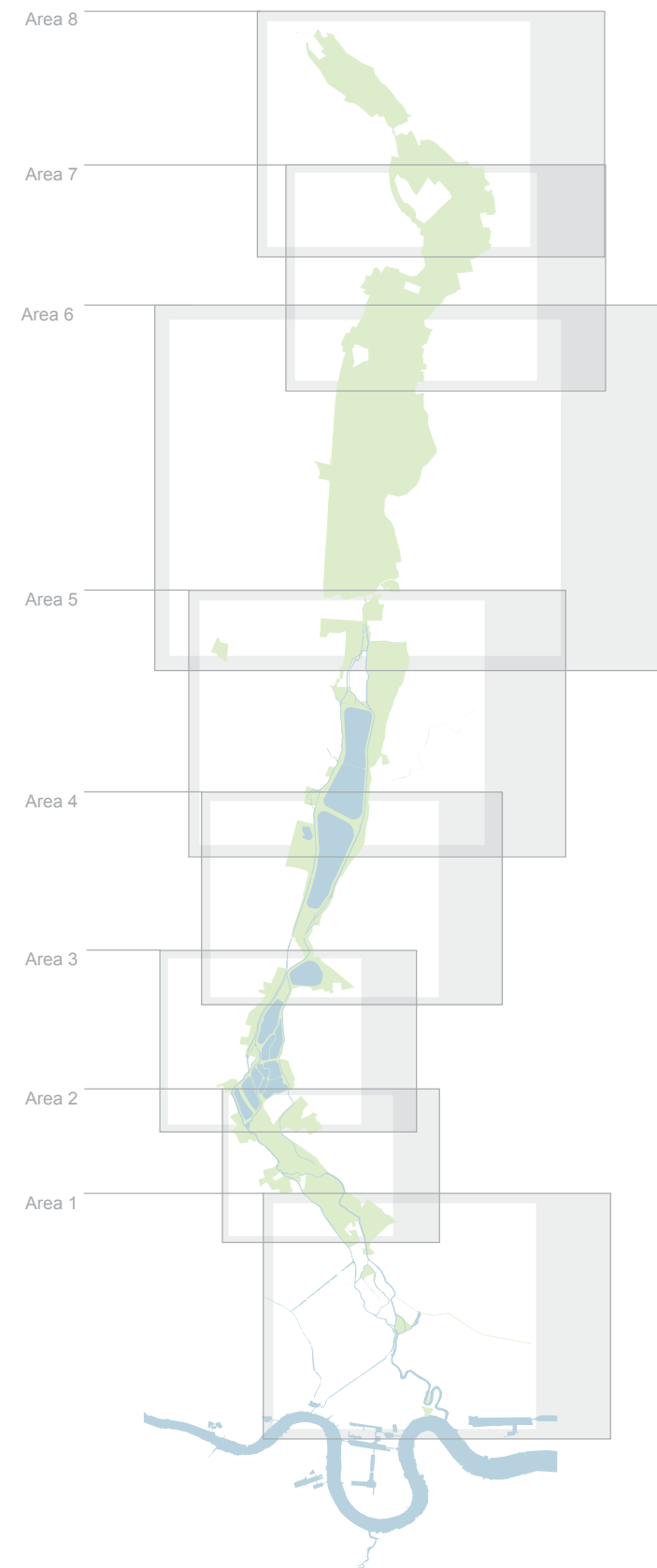


Area Proposals

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 4 Proposals

The Waterlands:
Banbury Reservoir to
Pickett's Lock

April 2013

Area 4 Proposals

The Waterlands: Banbury Reservoir to Pickett's Lock

The focus for this document is Area 4 stretching between Banbury Reservoir in the south and the Lea Valley Road 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.

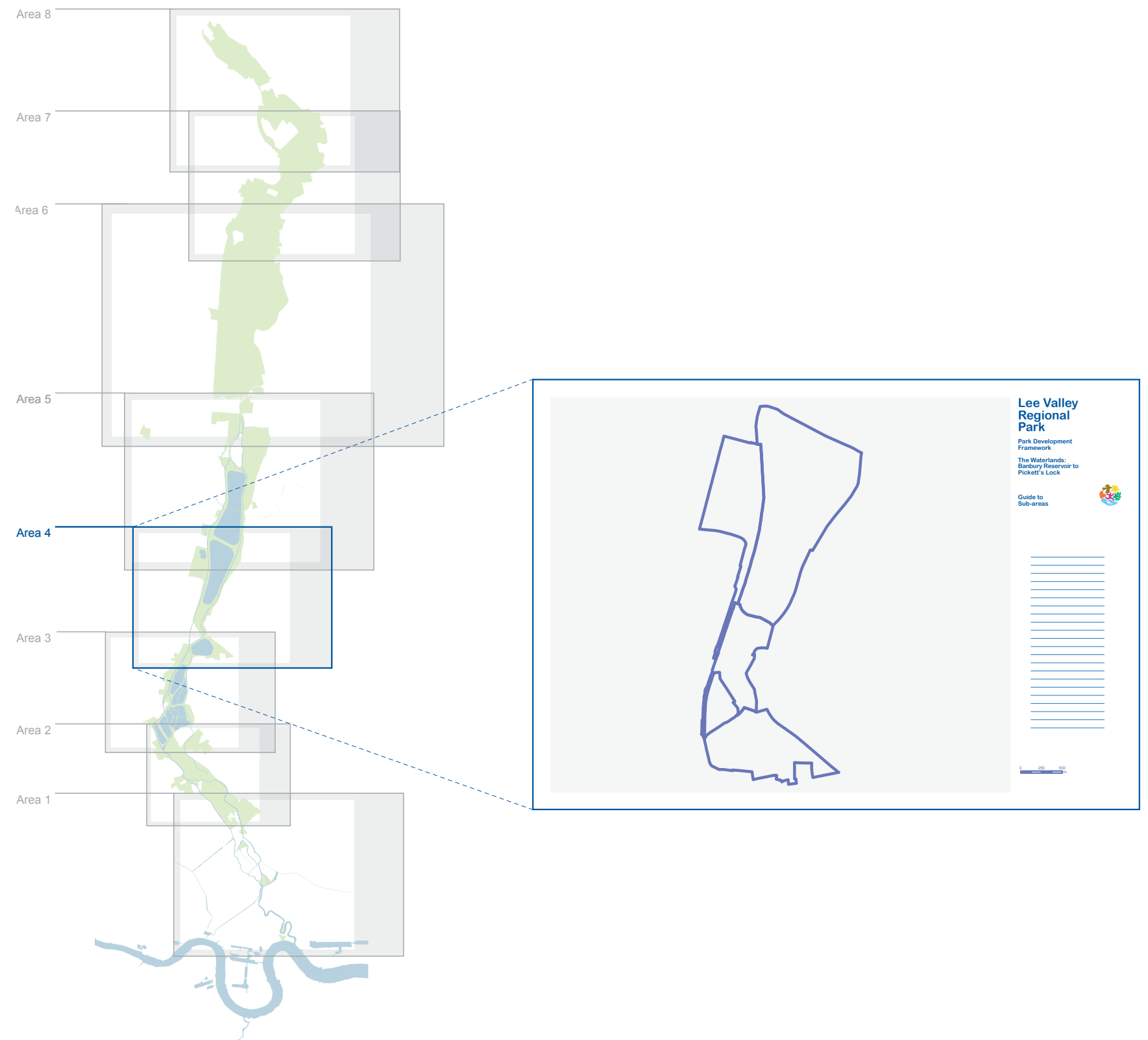
Context to Area 4 The Waterlands: Banbury Reservoir to Pickett's Lock

The dominant feature of this section together with Areas 3 and 5 is the broad expanse of water contained in the reservoirs owned by Thames Water which in total covers over 500ha. These provide a clear sense of identity to the whole area which sets it apart from the urban environment surrounding the Regional Park.

However, the importance of this part of the Regional Park for water storage has, as with Area 3, constrained the opportunities for improving public access to the Regional Park. Open spaces around Banbury Reservoir and adjacent to the North Circular Road will need to be fully exploited to provide a recreation resource for visitors.

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

In contrast, the valley's location in the London-Stanstead-Cambridge growth corridor means that it is a focus for growth. For example the Meridian Water masterplan is seeking to bring forward a major housing and employment development. This will impact upon the Park and provide opportunities to bring areas of open space within the Park back into public recreational use.



Area 4 Proposals - The Waterlands: Banbury Reservoir to Pickett's Lock

Key Resources and Special Features

Banbury Reservoir and William Girling Reservoir are significant features within this area; together these comprise 172ha in area of water. Public access to these large water bodies, owned and managed by Thames Water is restricted due to operational requirements. This means that their margins and other land are relatively important as a means of providing public access within the Park. The extent of the Authority's estate in this area is restricted to the Pickett's Lock estate and the land at Lee Park Way which can be accessed directly from the North Circular Road.

The William Girling Reservoir is of national significance for water birds and designated as a Site of Special Scientific Interest. The majority of Area 4 is designated as a Site of Metropolitan Importance for nature conservation (SMINC) with accessible areas of nature conservation interest to be found alongside the Lee Navigation, Lee Park Way and at Ponders End Lake

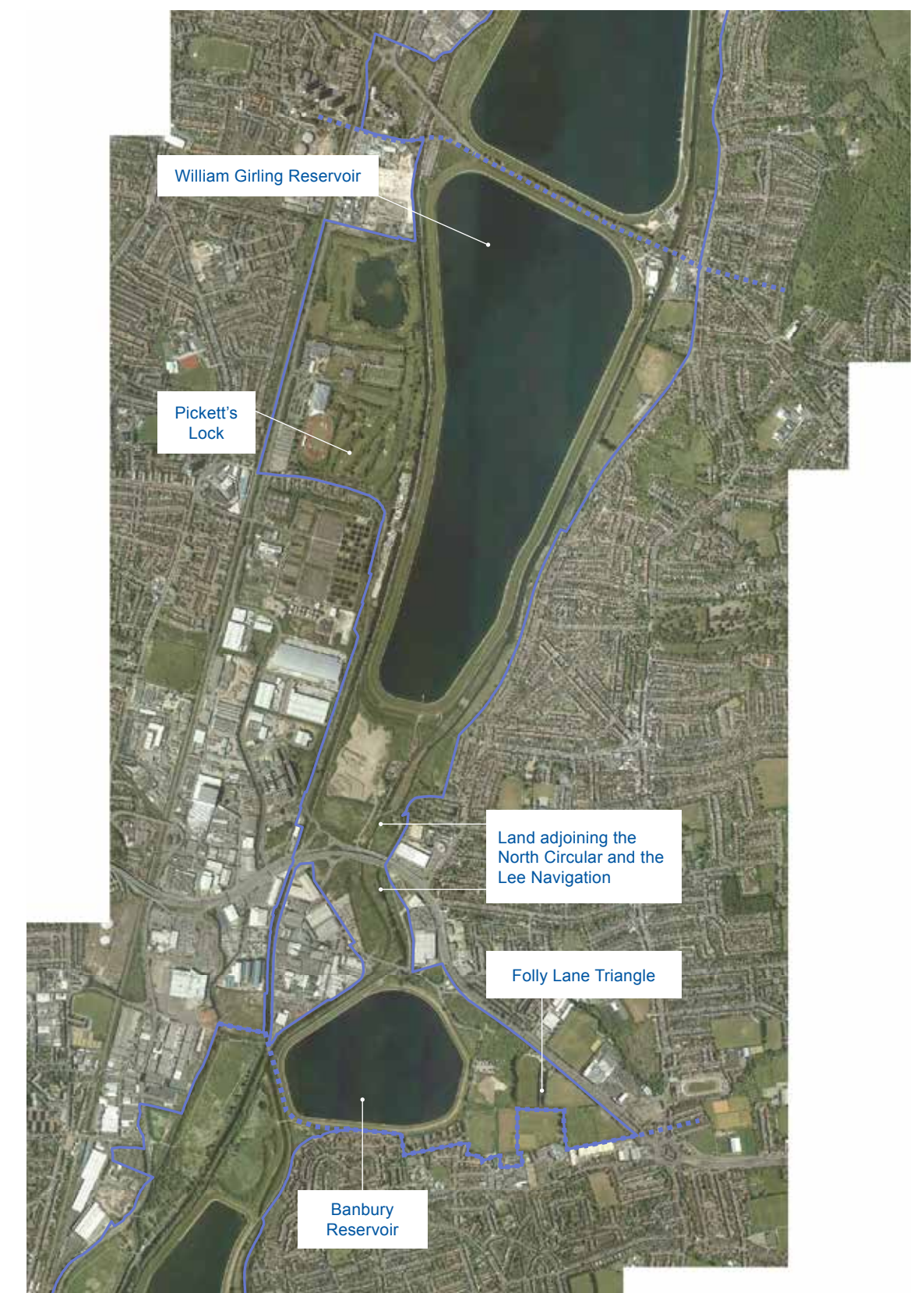
Adjacent to the North Circular Road the Park narrows to a pinch point. Much of this land is maintained by Thames Water for operational purposes, some is in non-Park related uses and has a major negative impact on the landscape quality and amenity value of the Park, for example the concrete recycling plant south of William Girling Reservoir and the car park at Harbet Road.

There are several sites where facilities cater for local rather than regional recreational demand. These include various sports grounds, a golf driving range and a local park on land east of Folly Lane and further sports club facilities on land along the eastern side of William Girling Reservoir. Land at Folly Lane also includes other established non-Park related uses which include a designated Gypsy and Traveller site and a burial ground.

Pickett's Lock estate in the north west of this area comprises 53ha and includes a range of leisure based uses including an 18 hole golf course, a camping site, the Odeon cinema complex and the Lee Valley Athletics Centre. The range of facilities lack synergy and the site needs new investment.

The Lee Navigation and its towpath provide good public access from north to south through this area but only on the western side of the Park and east-west links are restricted by the presence of the William Girling Reservoir. Proposals will need to address this issue and seek to improve links into the Park from the surrounding communities.

In landscape terms this area is defined by its urban setting. Open spaces are fragmented around the reservoirs with limited views out across the Park. The coherence and continuity of the landscape is poor and further undermined by non-Park related uses and the impact of roads crossing or lying adjacent the Park.



© Crown Copyright and Database Rights 2013 Ordnance Survey 100019982..

Area 4 Proposals - Banbury Reservoir to Pickett's Lock

Opportunities for Visitor Enjoyment

An exciting opportunity for visitors lies in the potential for water based recreation facilities at Banbury Reservoir which has been used in the past for water skiing. The site has considerable potential for other water sports in the future. Further opportunities lie at Pickett's Lock.

The Authority agreed in January 2012 that a medium level of new investment would be sought in new facilities at Pickett's Lock. These will include a new 5 aside football facility, improvements to the facilities at the golf course involving a new club house. These improvements may include a new hotel and conference centre. The scheme retains a 'development platform' to allow a major development in the future. It remains an aspiration of the Authority to improve access into the site from the residential areas to the east with a bridge over the rail lines and Meridian Way.

Improvements to access to the Regional Park will be identified through the 'emerging' proposals included in the Meridian Water masterplan. These identify improvement to the Park on land adjacent to the North Circular. Further access improvements will be sought through the development of a new route along the eastern side of the Park to form part of the Lee Valley Pathway. This is a long standing ambition of the Authority the

many land ownerships frustrate its delivery.

The 'Camden Plant' site lying to the north of the North Circular Road is currently occupied by an aggregate recycling plant. This site is likely to be released from this use in the next 5 years and it is intended that the site could become a venue for a mix of active recreation, natural play and fitness activity. Restoration of this site and land south of the North Circular could provide opportunities to create new habitats and improve public access, linked to the development of the site for flood mitigation as set out in draft proposals included in the Meridian Water masterplan.

The areas of limited open space taken together have significant biodiversity interest providing opportunities for species rich grassland and woodland habitat creation to complement the open water habitat.

Officers will be working with the London Borough of Enfield on the development of a decentralised energy network in the Upper Lea centred on the 'Eco-park'. This will involve the creation of a new grid for sustainable energy. It is important that proposals do not reduce access or amenity. Officers will be working closely with the London Borough of Enfield as the masterplan for this site develops.

Adopted Principles Guiding these Proposals

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

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

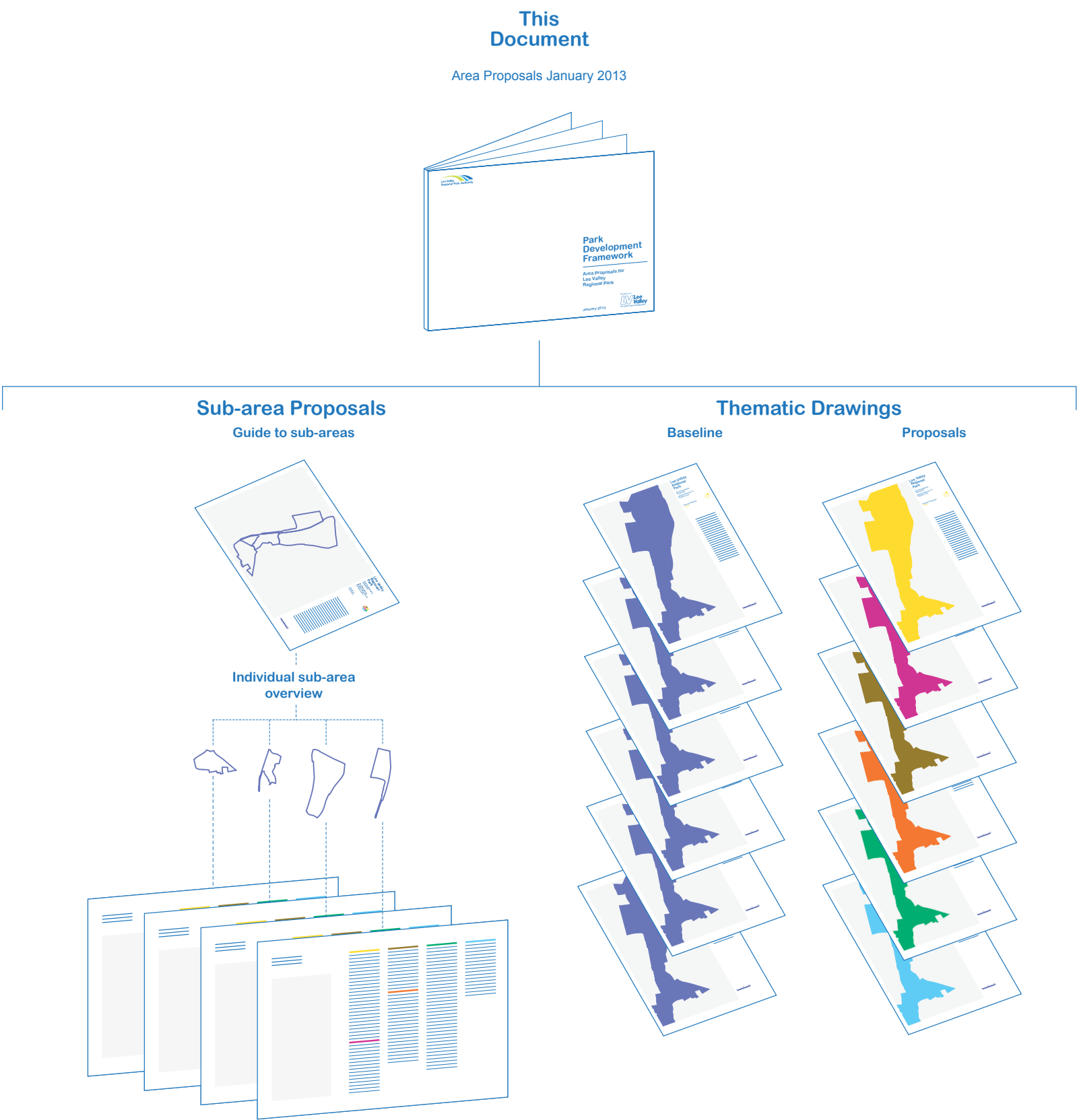
This Document

Area 4 has been divided into four sub-areas 4.A.1 to 4.A.4 and these sub divisions are shown on the map *Guide to Sub-areas* page 13.

The sub divisions largely reflect existing and potential visitor use and landownership, current and future management and important national and local designations e.g. William Girling Reservoirs SSSI.

The Park wide Adopted Thematic Proposals have been translated onto six area based maps, one representing each theme. These provide a graphical interpretation of the relevant area wide proposals as they apply within Area 4. These should be read alongside the sub-area proposals.

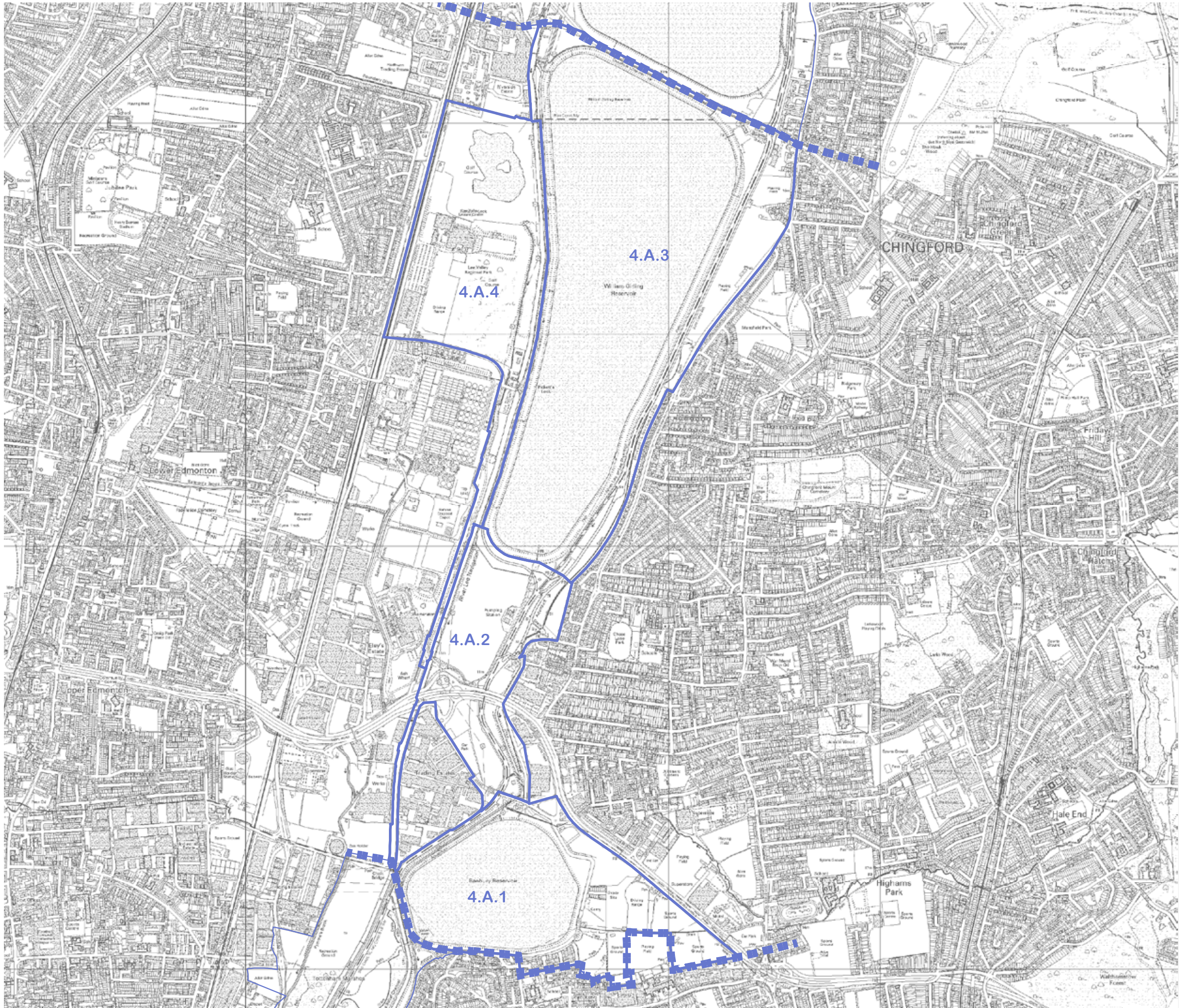
Incorporated within these Area 4 Proposals are those proposals from the Park Plan Part Two which are still considered to be relevant. Proposals have also drawn upon and been informed by other relevant studies that the Authority has commissioned with partners including the Upper Lee Valley Landscape Strategy and the Pickett's Lock Development Options study.



Consolidated proposals by sub-area

Area 4 Proposals

The Waterlands:
Banbury Reservoir to
Pickett's Lock



Lee Valley Regional Park

Park Development Framework

The Waterlands:
Banbury Reservoir to
Pickett's Lock



Guide to Sub-areas

To be read in conjunction with the
Area 4 Proposals Thematic Drawings

Areas

- 4.A.1 Banbury Reservoir and Folly Lane Triangle
- 4.A.2 Land adjoining the North Circular and the Lee Navigation
- 4.A.3 William Girling and Eastern Lands
- 4.A.4 Pickett's Lock and Lee Park Way

0 250 500
m

1:17,500 @A3

Crown Copyright and Database Rights 2013 Ordnance Survey 100019982.

4.A.1 Banbury Reservoir and Folly Lane Triangle



Visitors

Work with the London Boroughs of Enfield and Waltham Forest, Thames Water and other stakeholders to develop a linear waterside park around Banbury Reservoir as part of a new visitor hub. This should include land within Meridian Water and Folly Lane and link through to Tottenham Marshes. Key features of this new waterside park could include:

- the creation of a naturalised edge to the River Lee Diversion providing opportunities for habitat creation and new recreational routes
- new café/restaurant or other facility which complements the Park housed within part of the Greaves Pumping Station; the remainder of the building to be retained for operational purposes
- installation of a viewing platform to provide visual access across the reservoir and wider Park area

Work with the London Borough of Waltham Forest to provide effective signage and interpretation within Folly Lane Triangle, enhance and improve personal safety along Folly Lane, part of the Lee Valley Pathway and National Cycle Network Route 1 and support improvements to the condition of the Folly Lane Public Footpath a linking route from the east. Enhance and sign entrances into the Park from the south from Billet Road.

Sport and Recreation

Explore with Thames Water and other stakeholders the use of Banbury Reservoir for watersports; options to include sailing and paddle boarding.

Work with the London Borough of Waltham Forest and other stakeholders to protect and enhance sporting and outdoor

recreational use of land east of Folly Lane. Explore options for a BMX/ Scrambler track within the area.

Biodiversity

The existing ecological value of Banbury Reservoir and land adjoining to be protected. Support work by the London Borough of Enfield and stakeholders to create a naturalised edge to the River Lee Diversion and establish new waterside habitats. These should be designed to strengthen the ecological connectivity with existing habitats present within the Park, and to provide for public access to nature where practicable.

Support works to improve the ecological interest of land within Folly Lane Triangle and access to nature opportunities, for example, by enhancing woodland and grassland habitat at Cheney Row and the Community Woodland.

Community

Support the provision of local events space, play areas and fitness trail within Folly Lane at Cheney Row and measures to encourage community use and volunteer activities within the Folly Lane Community Woodland.

Landscape and Heritage

Invest in landscape improvements at the entrance to the Regional Park from the North Circular Road. Improvements to be of a high design quality to strengthen landscape character and the Park's identity.

Support work to enhance the boundaries of individual sites east of Folly Lane, particularly around the established Traveller Site and alongside the North Circular.

Environment

The location and management of visitor access around Banbury Reservoir to take account of Thames Water operational requirements.

Support Thames Water and the Environment Agency in work to maintain and improve water quality to enhance both ecological values and recreational amenity.

4.A.2 Land adjoining the North Circular and the Lee Navigation



Visitors

Work with Transport for London and other stakeholders to establish a gateway promoting and announcing entry into the Regional Park from access routes off the North Circular.

Improve the environment of pedestrian and cycle routes that pass under the North Circular to establish an attractive and safe route and maintain the continuity of the open valley floor either side of the road.

Establish a route for the Lee Valley Pathway on the eastern side of the site, to connect with the existing Lee Valley Pathway south of the North Circular and at Folly Lane. This will provide an alternative to the Lee Navigation towpath on the western side of the Park and offer the potential for circular routes for recreational use.

Existing east/west footpaths to be improved with new signage and linked into the Lee Valley Pathway.

Work with the London Borough of Enfield and other stakeholders to deliver proposals in the Meridian Water masterplan for:

- new green pedestrian and cycle links between the Park and Meridian Water, including the provision of a new bridge across the River Lee Navigation facilitating east–west connections.
- the provision of bus routes through Meridian Water to connect the Park to local communities and the Angel Road Station.
- the retention and enhancement of the River Lee Navigation as a key public waterside route and wildlife corridor linking Tottenham Marshes with the Park area south of William Girling Reservoir, and
- activation of the water front with cafes, restaurants and the creation of waterside open space.

Sport and Recreation

Explore with Thames Water and other stakeholders options for recreational and formal sports use of land to the north and south of the North Circular as part of a comprehensive scheme to open up these areas for public leisure, complementary to the creation of new habitats. Options for consideration include but are not limited to a combination of:

- natural play, formal and children's play area,
- outdoor active recreation combining an urban gym with fitness trail, sports pitches and possibly a climbing wall or BMX track,
- informal recreational areas with circular cycle and pedestrian routes, nature trails and spaces for community activity

Support increased water based recreational use of the Lee Navigation together with the ongoing enhancement of pedestrian and cycle routes along the towpath.

Work with stakeholders to secure provision for the flat water canoe trail, part of the route from the White Water Centre in Broxbourne south to Old Ford in Tower Hamlets.

Biodiversity

Restoration of land on both sides of the North Circular to include habitat creation and enhancement to strengthen ecological connectivity between the reservoir Site of Special Scientific Interest, the waterway and open grassland habitats on Tottenham Marshes. New waterside open spaces proposed alongside the River Lee Navigation in the Meridian Water masterplan should include appropriate waterside habitat creation to aid the establishment of an ecological corridor.

New habitat creation on land lying between the North Circular and William Girling Reservoir to be explored with stakeholders; all

options to accommodate public access to enable people to enjoy the wildlife, for example through the provision of boardwalks and a bird hide offering views over the reservoir. South of the North Circular pursue options with stakeholders to naturalize the western bank of the River Lee Diversion and create new habitats as part of a range of recreational spaces and activities.

Community

Public recreational and leisure use of land south of the North Circular to be explored with the London Borough of Enfield and Thames Water to complement and link into new community open space provision delivered through the Meridian Water development. Support the provision of open green space and new walking routes and cycle networks providing opportunities for health related programmes, volunteer activity, public events and arts installations and activities.

Landscape and Heritage

Work with the land owner Thames Water and the London Boroughs of Enfield and Waltham Forest to restore poor quality and fragmented landscape character, protecting and enhancing the openness of the valley floor to the north and south of the North Circular. Views into and across these sites to be safeguarded and enhanced. Existing non-Park uses to be removed south of the North Circular east of Harbet Road.

Existing temporary non-Park related uses to be removed from land north of the North Circular and mitigation undertaken to remediate past use. Landscape works and planting to support flood mitigation and wetland habitat creation and enable the site to be brought into use for nature conservation with public access.

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

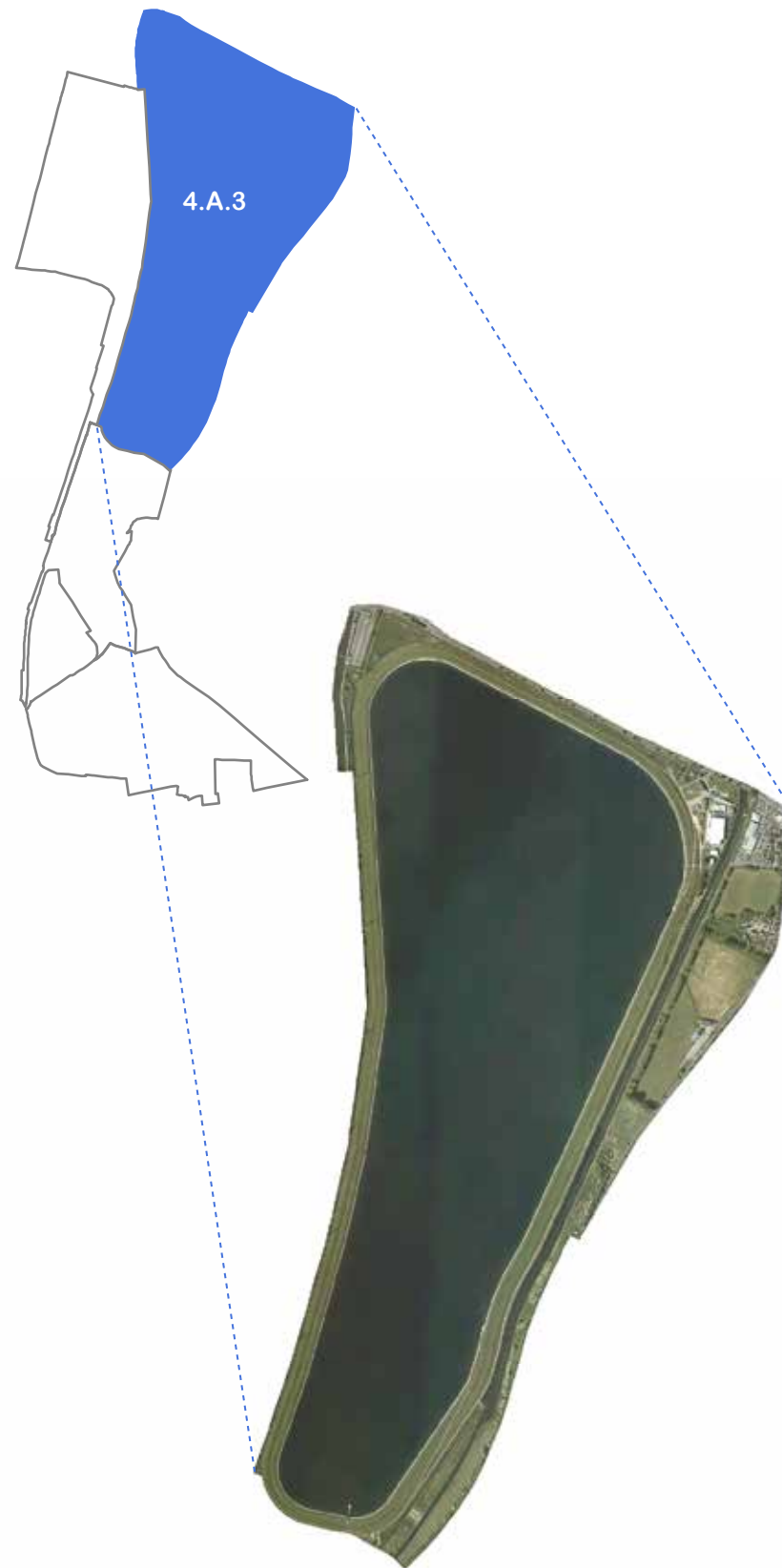
Existing buildings of heritage interest to be protected.

Environment

Develop flood mitigation and compensation measures, integrated with habitat creation and public access on land lying between the North Circular and William Girling Reservoir. Work with stakeholders to explore options in greater detail including an assessment of risks associated with potential contaminated land, the reprofiling of the River Lee Diversion to create a softer river edge and establish new marginal planting and the creation of new basins and ponds to help establish wetland habitats that will be able to contain flood waters.

Explore with stakeholders the feasibility of using the River Lee Navigation for waterborne transport, alongside its recreational role and taking account of its ecological value.

4.A.3 William Girling and eastern lands



Visitors

Work in partnership to deliver a pedestrian and cycle route through land to the east of William Girling and the River Lee Diversion, to form part of the Lee Valley Pathway and National Cycle Network Route 1. This route to connect with the existing cycleway on Lea Valley Road. Support measures to secure an off road dedicated cycleway adjacent to the Lea Valley Road with connections through to the towpath in the west and the proposed Lee Valley Pathway in the east.

Explore options with London Borough of Waltham Forest to improve access into the Park from the east to link with the Lee Valley Pathway.

Sport and Recreation

Explore opportunities for sports development with the Chingford Rugby Club and possible links with sports development programmes at the Lee Valley Athletics Centre.

Biodiversity

William Girling Reservoir to be protected as a nationally important open water wildlife habitat where priority is to be given to wintering and moulting waterbirds.

Support management of the site which will improve the sites status from 'unfavourable recovering' to 'favourable' as required by Natural England. Encourage Thames Water to establish a species rich grassland habitat on the reservoir margins to support a wide variety of invertebrates and birds and that meets their operational requirements. Explore options for public wildlife viewing facilities such as a bird hide located to minimise disturbance to bird populations.

Landscape and Heritage

Support the protection and enhancement of existing strong landscape character through management of reservoir embankments. The appearance and amenity value of the eastern corridor of waterways, open spaces and areas of vacant land to be upgraded and improved in order to open up the corridor and provide a series of linked open spaces.

Invest in improving the quality of the landscape and signage in the north west corner of the area to enhance access into the Park from Lea Valley Road and along the towpath.

Pedestrian and cycle links to be established and clearly identified, especially from the east and from Lea Valley Road.

Environment

Proposals to improve public access and views out across the reservoir should take full account of its primary role for water storage. The Authority will work with Thames Water and other stakeholders to design and deliver the most appropriate solutions.

Support Thames Water and the Environment Agency in work to maintain and improve water quality to enhance both ecological values and recreational amenity.

4.A.4 Pickett's Lock and Lee Park Way



Visitors

Develop Pickett's Lock as a strategic leisure destination within the Park. Consideration will be given to the establishment of a development partnership to produce a masterplan for the whole site if major development is proposed. In the medium term investment will focus on:

- an hotel development
- new golf club facilities
- spa and conference centre
- other medium scale commercial leisure facilities e.g. 5-A-side football
- enhancement of the existing camp site with provision of additional pods
- working with stakeholders to enhance the quality and environment of pedestrian routes through to Pickett's Lock from Ponders End Station and communities to the west, particularly along Meridian Way and for those using the Lee Park Way
- better pedestrian connections from the towpath into the Pickett's Lock complex via a new pedestrian and cycle bridge
- opportunities for cycle hire and associated docking stations – this will be explored with stakeholders as part of a Park wide scheme, including the feasibility of linking into central London hire schemes operated by Transport for London.
- options for water taxi service or water based visitor facility.

All development at Pickett's Lock will need to take account of the sensitivity of its Green Belt location and the need for improved public transport, pedestrian accessibility, high quality design and the protection and enhancement of existing ecological value especially along the Lee Park Way.

Sport and Recreation

Continue to develop and operate Lee Valley Athletics Centre as a regional centre of excellence for sport providing world class facilities for users of all abilities. Existing training events, schools and club sports programmes and activities to be expanded and new sports provision developed for example new 'Parkour' training and Lee Valley Duathlon events.

New five-a-side sports pitches to be developed on part of the North West Arena to expand sports provision on site.

Enhanced golf offer to be developed with new club house facilities and future provision of a golf driving range.

Biodiversity

Improve the ecological interest of land around Ponders End Lake through fringe habitat and reedbed enhancement. Future management will take account of the ecological links between Ponders End Lake and the King George and William Girling reservoirs for wintering birds.

Protect and enhance the ecological value of the Lee Park Way and the Lee Navigation as a wildlife corridor providing continuity with and connectivity to other habitats within the Park, in particular south through Meridian Water and onto Tottenham Marshes.

Community

Continued schools and club use of the sporting and leisure facilities to be supported through sports development programmes, events and educational activities

Landscape and Heritage

Positive characteristics of the existing landscape to be protected and further improvements made throughout the area and especially along the boundary with Meridian Way to integrate the whole site into the rest of the Regional Park. Land in industrial use south of Pickett's Lock adjoining Lee Park Way to be screened.

Environment

Explore with the London Borough of Enfield and other stakeholders the opportunities to link Pickett's Lock into the proposed decentralised district energy network. Work with the Canal and River Trust and other stakeholders on options for securing the Lee Navigation as a route for waterborne transport.

Thematic Drawings

Area 4 Proposals

The Waterlands:
Banbury Reservoir
to Pickett's Lock

Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.



Thematic Baseline

Visitors

Baseline Information

Access to Park

- Pedestrian Access to Park

Visitor Facilities

- Car Park
- Public Houses
- Camping and Caravan Park
- Public Toilets
- Town Centres/Shops
- Information point

Routes

- Lea Valley Walk
- Cycle Route
- National Cycle Network Link
- National Cycle Network Route
- Bus Route W8

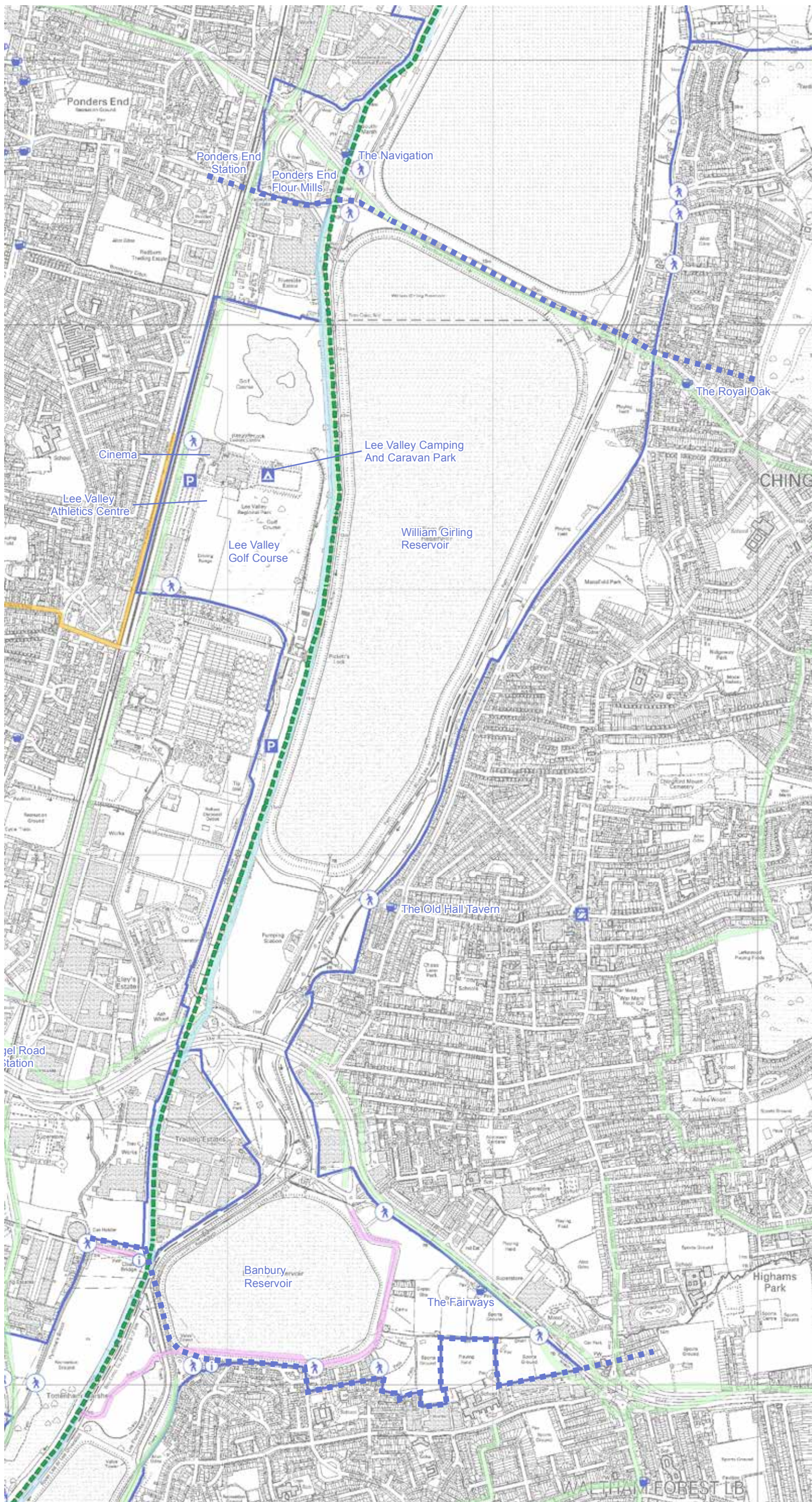
- Extent of Proposal Area 4

- LVRPA Boundary

0 250 500
m

1:15,000@A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.



Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.

Thematic Proposal

Visitors



Access for All

- Proposed Foot and Cycle Bridge
- Provide Pedestrian Access Between Meridian Water & the River Lee Navigation
- Ramp To Existing Bridge On Lee Park Way
- Viewpoint

Routes

- Foot & Cycle Path Improvements into the Park
- Install Off Road Cycle Path
- Lee Valley Pathway & National Cycle Network link
- Realignment Of Cycle Path
- Widen Hedgerow Path
- Foot & Cycle Path
- National Cycle Network Route

Visitor Facilities

- Potential Visitor Facility Housed in part of Pumping Station
- Picketts Lock Strategic Leisure Destination - Existing Visitor Facilities to be enhanced (Health / Restaurant / Conference / Hotel / Cycle Hire). Improve Pedestrian Connections from Towpath

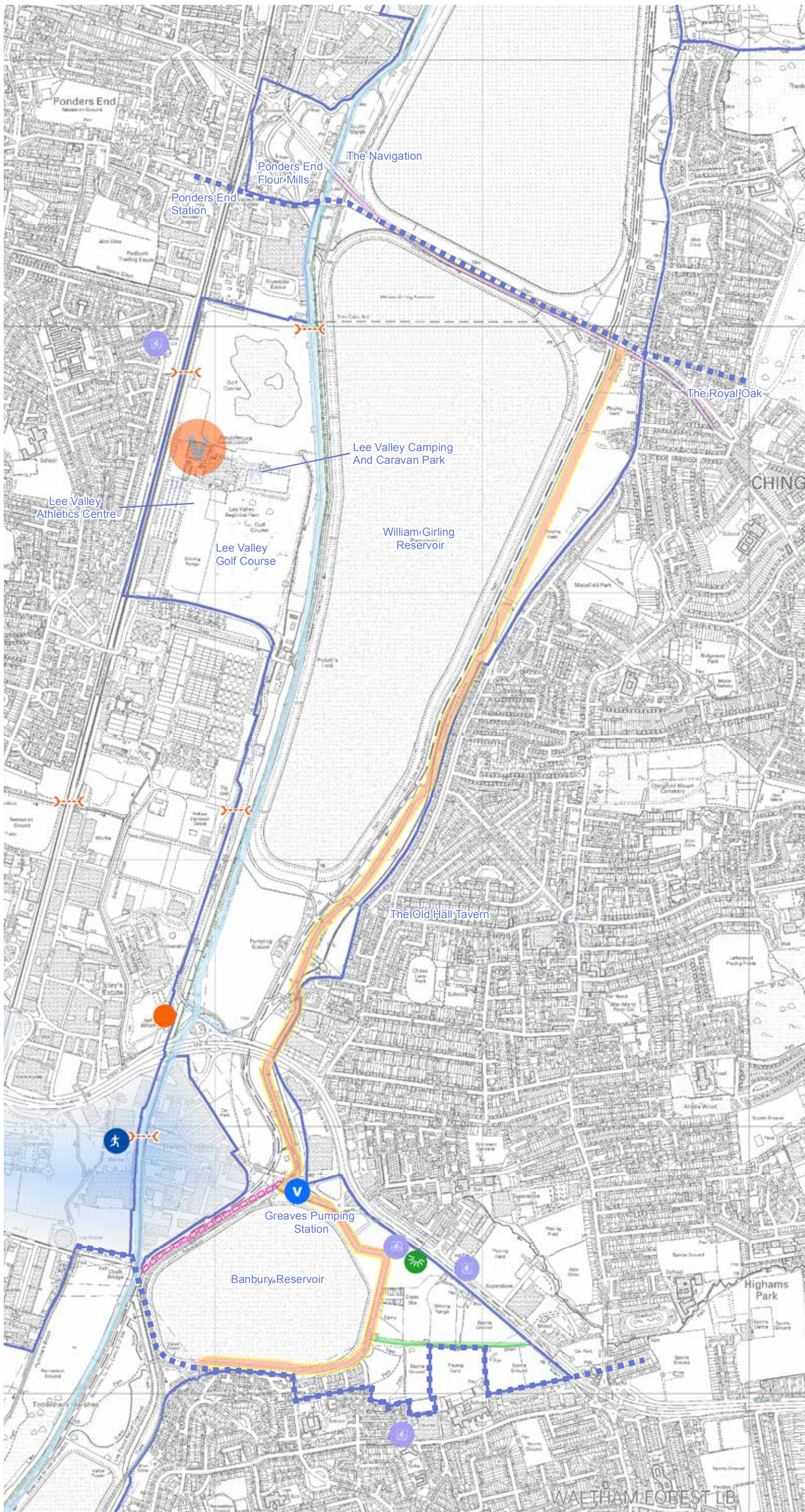
Meridian Water Mixed Use Development

- Extent of Proposal Area 4
- LVRPA Boundary

0 250 500
m

1:15,000@A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.



Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.

Thematic Baseline Sport and Recreation



Baseline Information

Recreation & Leisure

- Golf
- Soft Play Area
- Playground
- Activity Point/Recreation
- Mooring
- Sailing
- Water Sports Club
- Angling Sites
- Orienteering Area
- Playing Field
- Sailing Club Lake

Routes

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

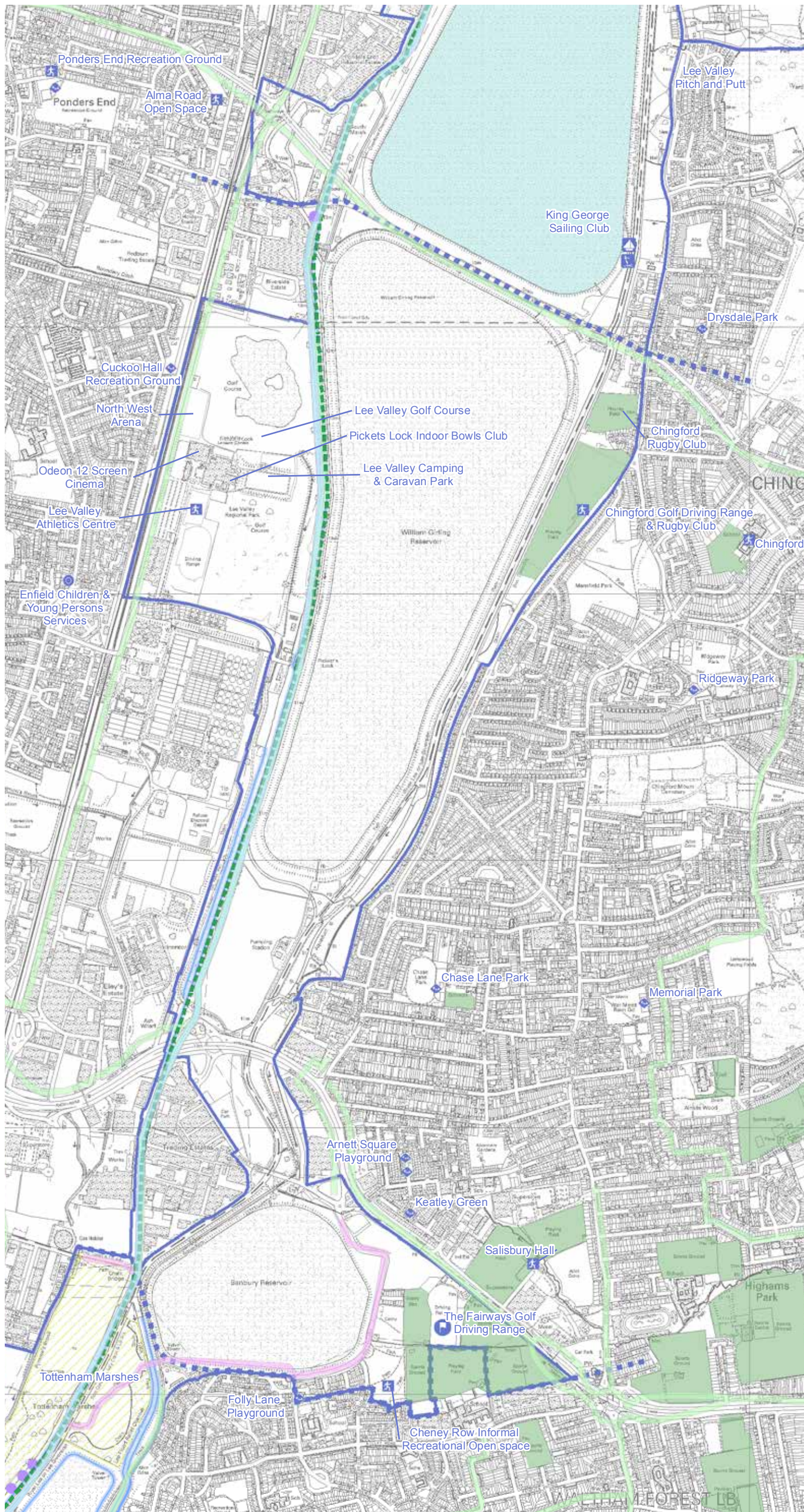
LVRPA Boundary

Extent of Proposal Area 4

0 250 500
m

1:15,000@A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.



Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.

Thematic Proposals




Sport and Recreation



Land & Water Based Recreation & Leisure

- R** Informal Recreation to include cycle, pedestrian routes and nature trails
- P** Natural Play
- National Cycle Network Link
- National Cycle Network Route
- Lee Valley Pathway
- Flat water canoe trail
- Possible BMX/Scrambler Track
- Outdoor Active Recreation - Explore Options for Climbing Wall/ BMX-ing/Skateboarding/Parkour/ Urban Gym
- Playing Fields

Sport & Sports Development

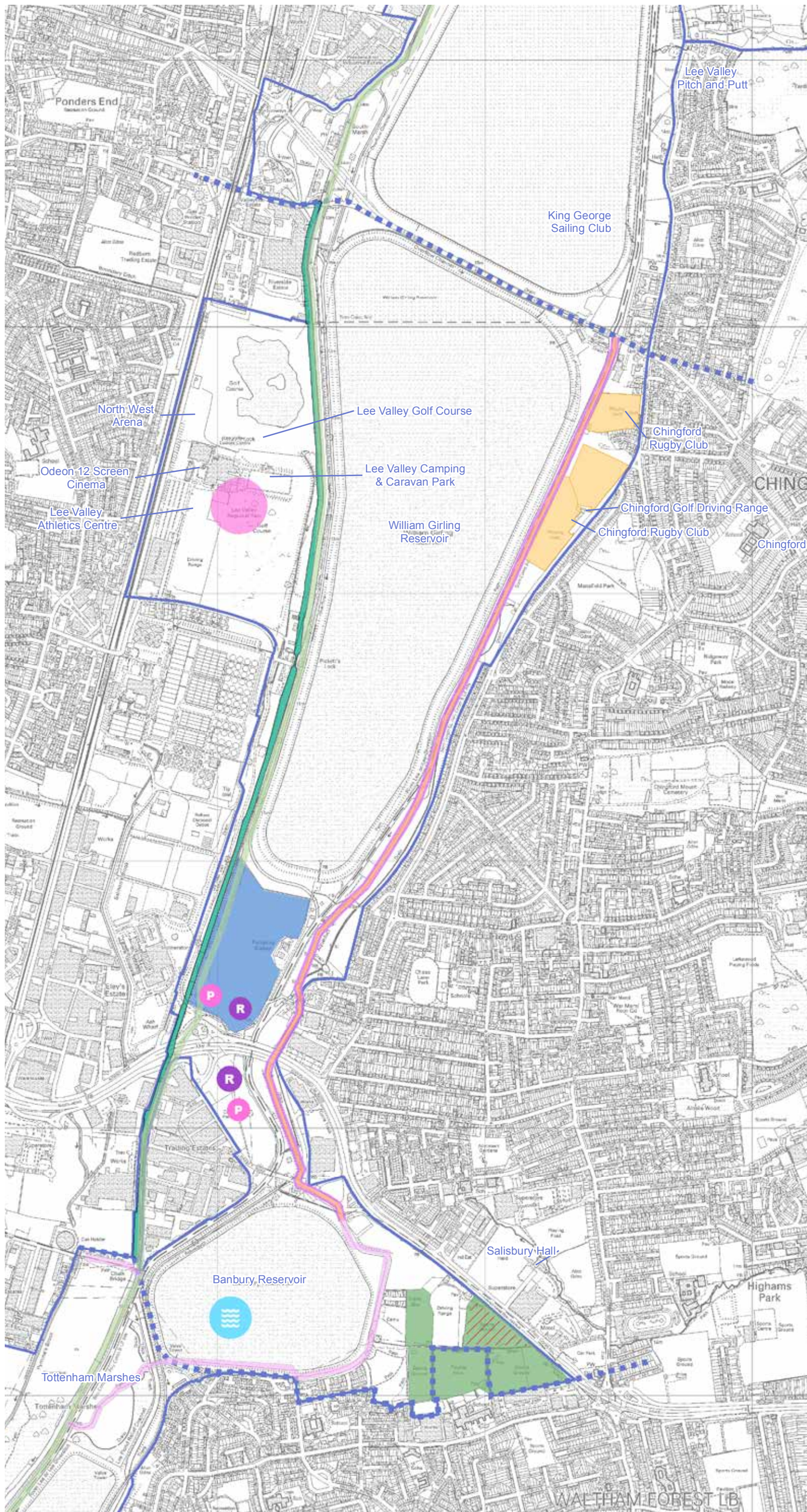
-  Banbury Reservoir Water Based Recreation
 - Explore options for water sports including sailing and paddleboarding
-  Pickett's Lock Strategic Sport & Leisure Destination
 - Continue to improve existing sports facilities for golf, indoor & outdoor athletics, parkour and develop new provision for 5-a-side football
-  Sports Pitches - explore options for Sports Development Programmes

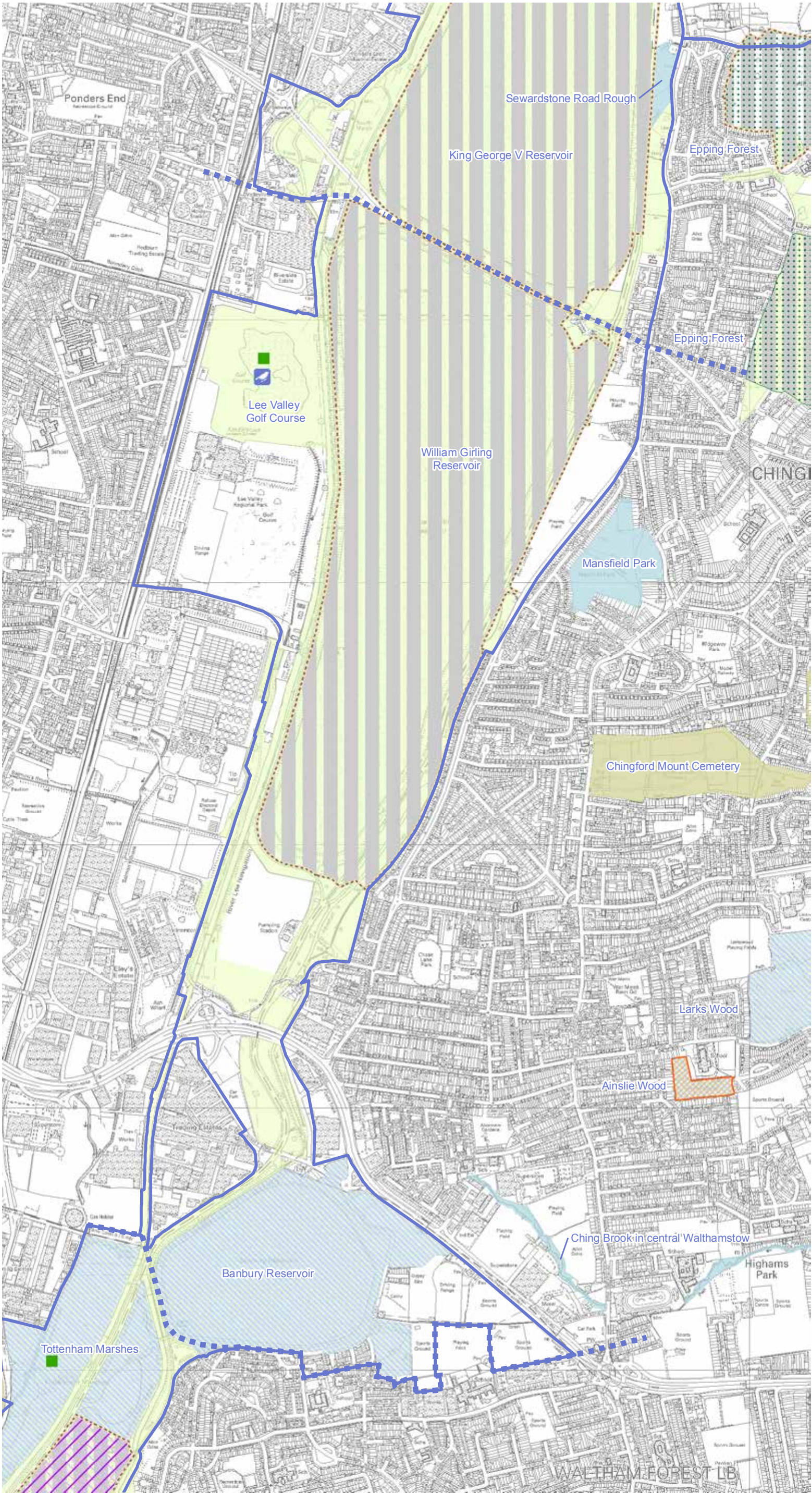
-  Extent of Proposal Area 4
-  LVRPA Boundary

0 250 500
m

1:15,000@A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.





Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.

Thematic Baseline Biodiversity



Baseline Information

Flora and Fauna

- Bird Hide
- Ramsar Designated Wetland
- Special Protection Areas
- Special Areas of Conservation
- Local Nature Reserve
- Sites of Special Scientific Interest

Local Designations

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

Access to Nature

- Existing Sites offering Access to Nature

Site Unit Conditions

- Unfavourable Recovering
- LVRPA Boundary
- Extent of Proposal Area 4

0 250 500 m

1:15,000@A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.

Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.

Thematic Proposals Biodiversity



Access to Nature

- Access to Nature Site
- Bird Hide
- Restoration of land on either side of North Circular Road to include habitat creation, to strengthen ecological connectivity and provide access to nature opportunities

Flora and Fauna

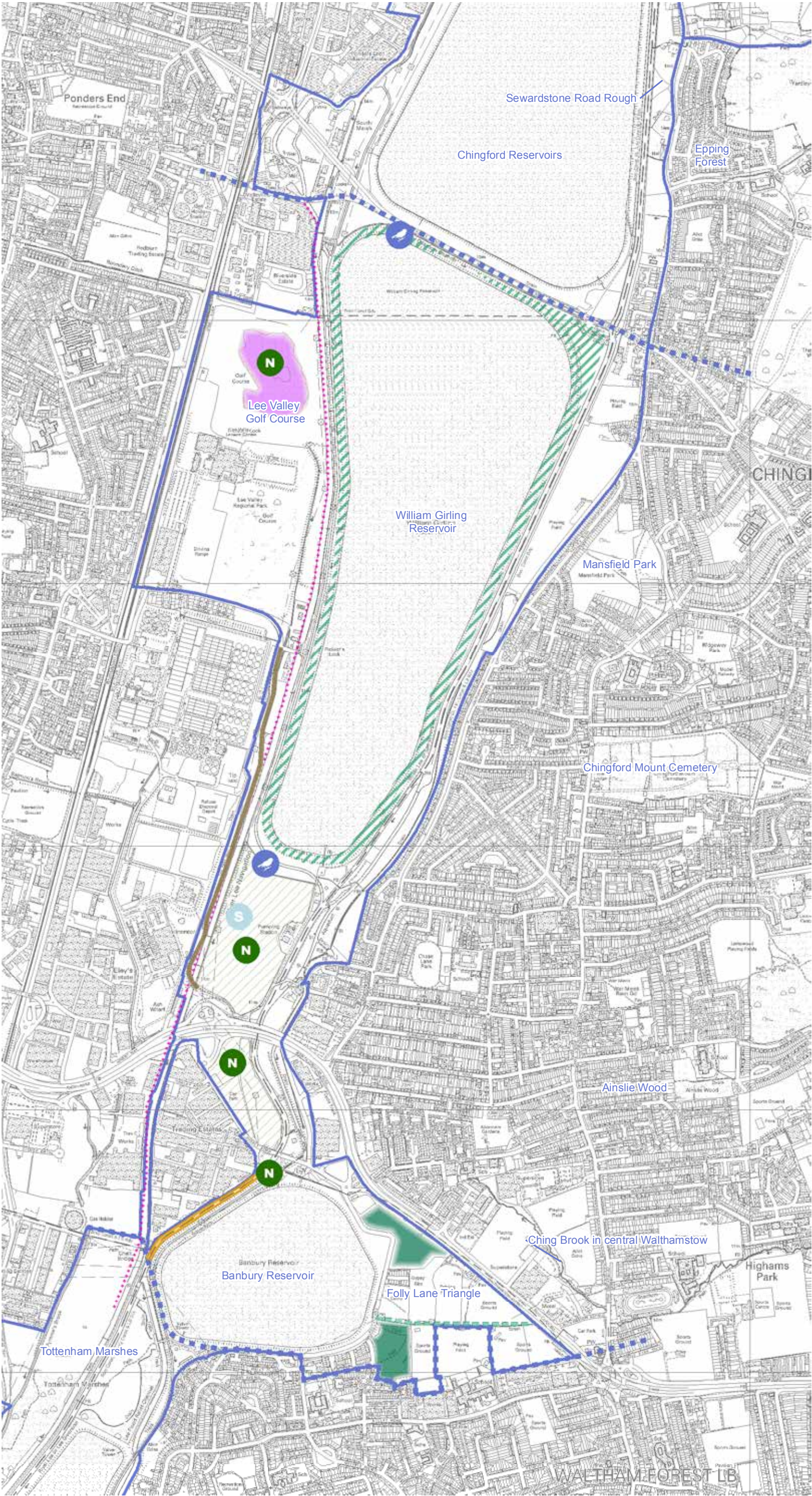
- Low Level Wader Scrapes
- Ditch Management to enhance wildlife corridor - Lea Park Way
- Increase Connectivity Of Habitat Edge -(West Side)
- Widen Hedgerow Path/Boundary Treatment To South
- River Lee Diversion - new waterside habitats to be created as part of Meridian Water Masterplan Proposals
- Improvement to Island for Breeding Waders
- Potential to be Planted up as Species Rich Grassland
- Support works to improve ecological interest within Folly Lane Triangle for example the Community Woodland at Cheney Row

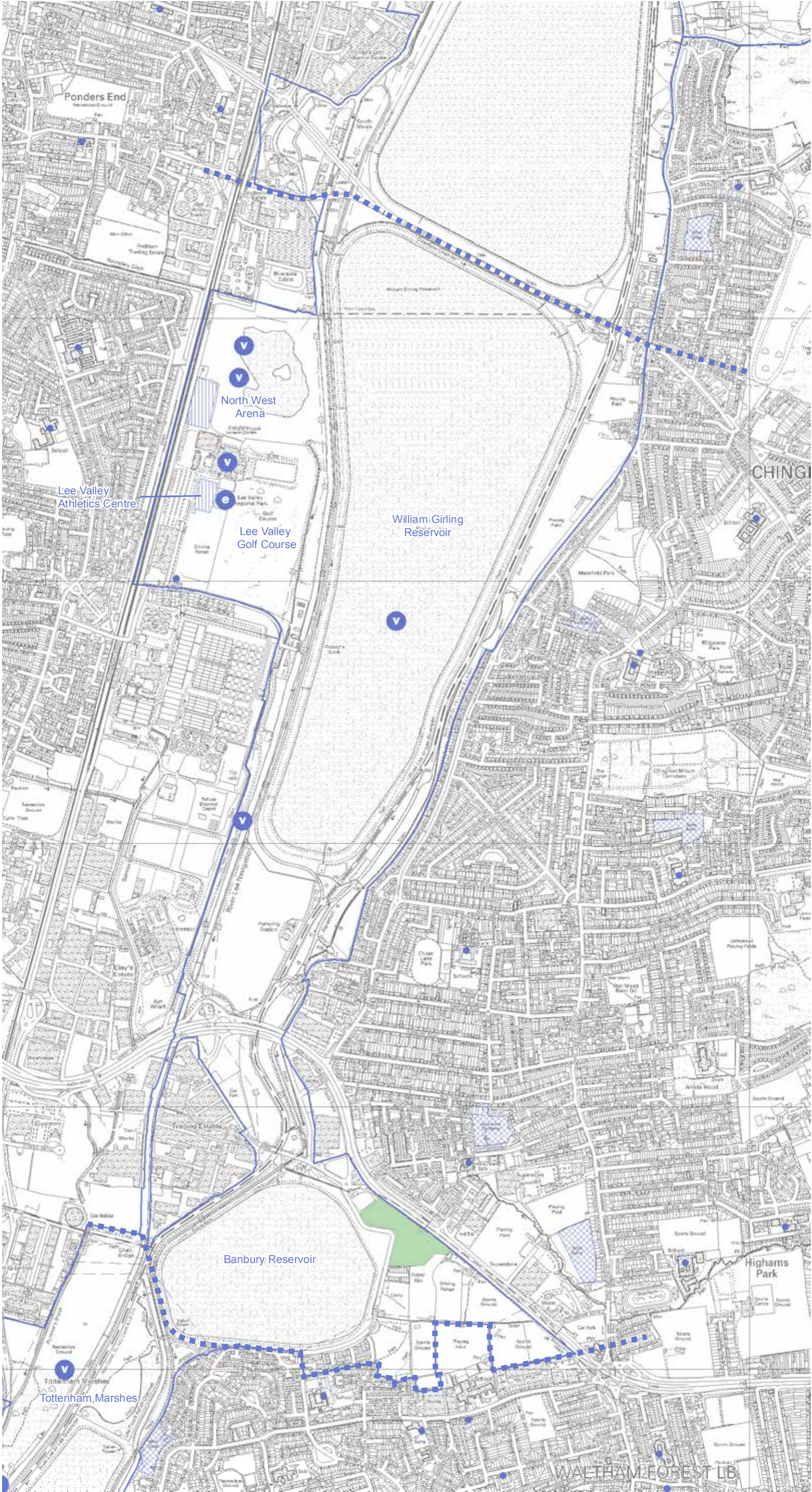
- LVRPA Boundary
- Extent of Proposal Area 4

0 250 500
m

1:15,000 @A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.





Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.

Thematic Baseline Community



Baseline Information

Facilities

- School/Nursery
- ⓔ Education Site
- Ⓥ Volunteer Area

Community Woodland

Event Site

Allotment

Extent of Proposal Area 4

LVRPA Boundary

0 250 500 m

1:15,000 @A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.

Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.

Thematic Proposals

Community



Health

- Fitness trail, healthy walking
- Install off road foot and cycle path to enhance opportunities for cycling and healthy walking
- Support works to enhance Folly Lane Community Woodland

Art & Culture

- Large Scale Art Installation

Events & Learning

- Volunteer Area
- Learning Zone

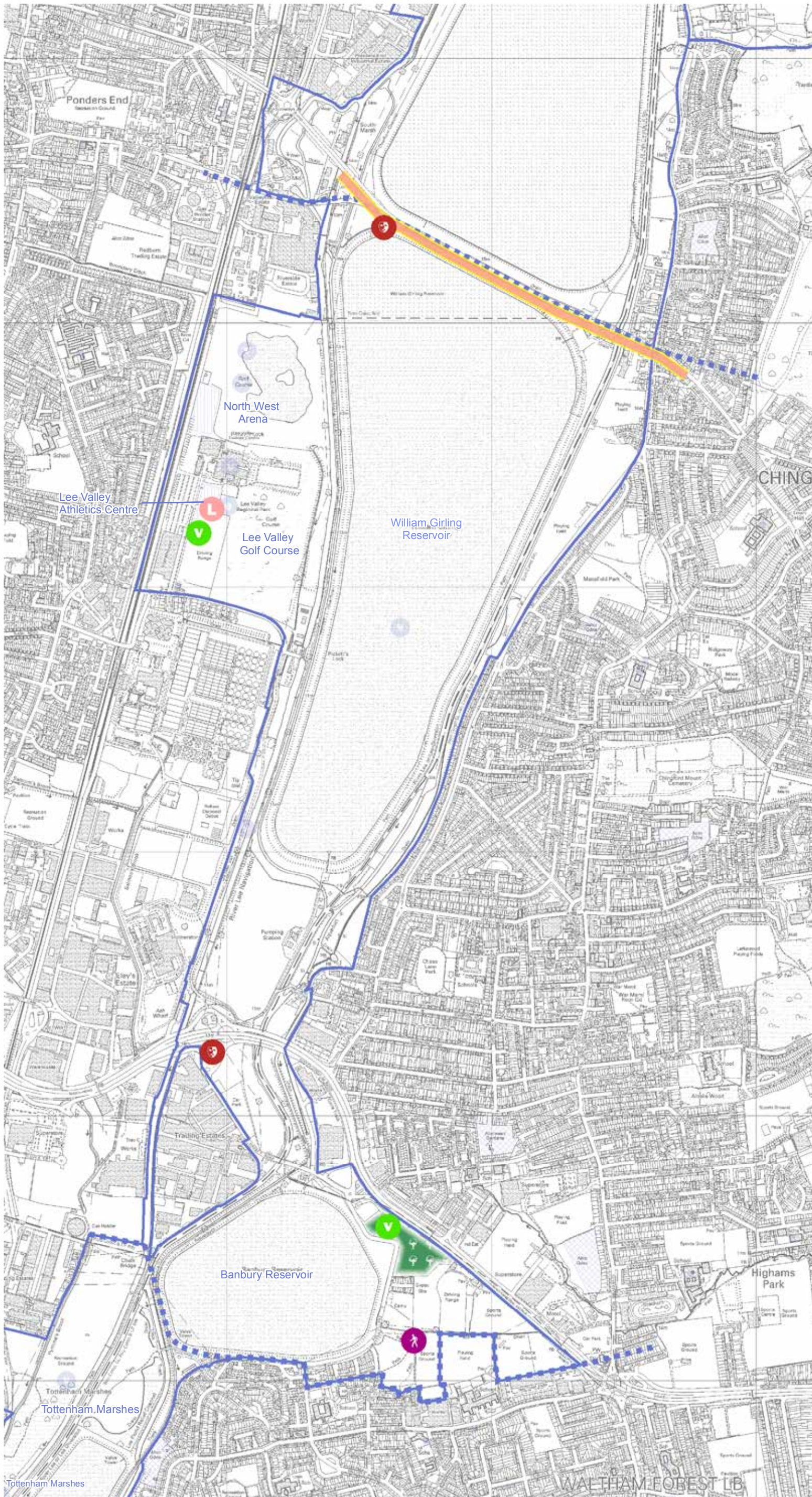
■ ■ ■ ■ Extent of Proposal Area 4

□ LVRPA Boundary

0 250 500
m

1:15,000 @A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.



Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.

Thematic Baseline Landscape and Heritage



Baseline Information

Landscape

- Landscape Gateway
- Existing Landmarks
- Bridges
- Community Woodland

Heritage

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

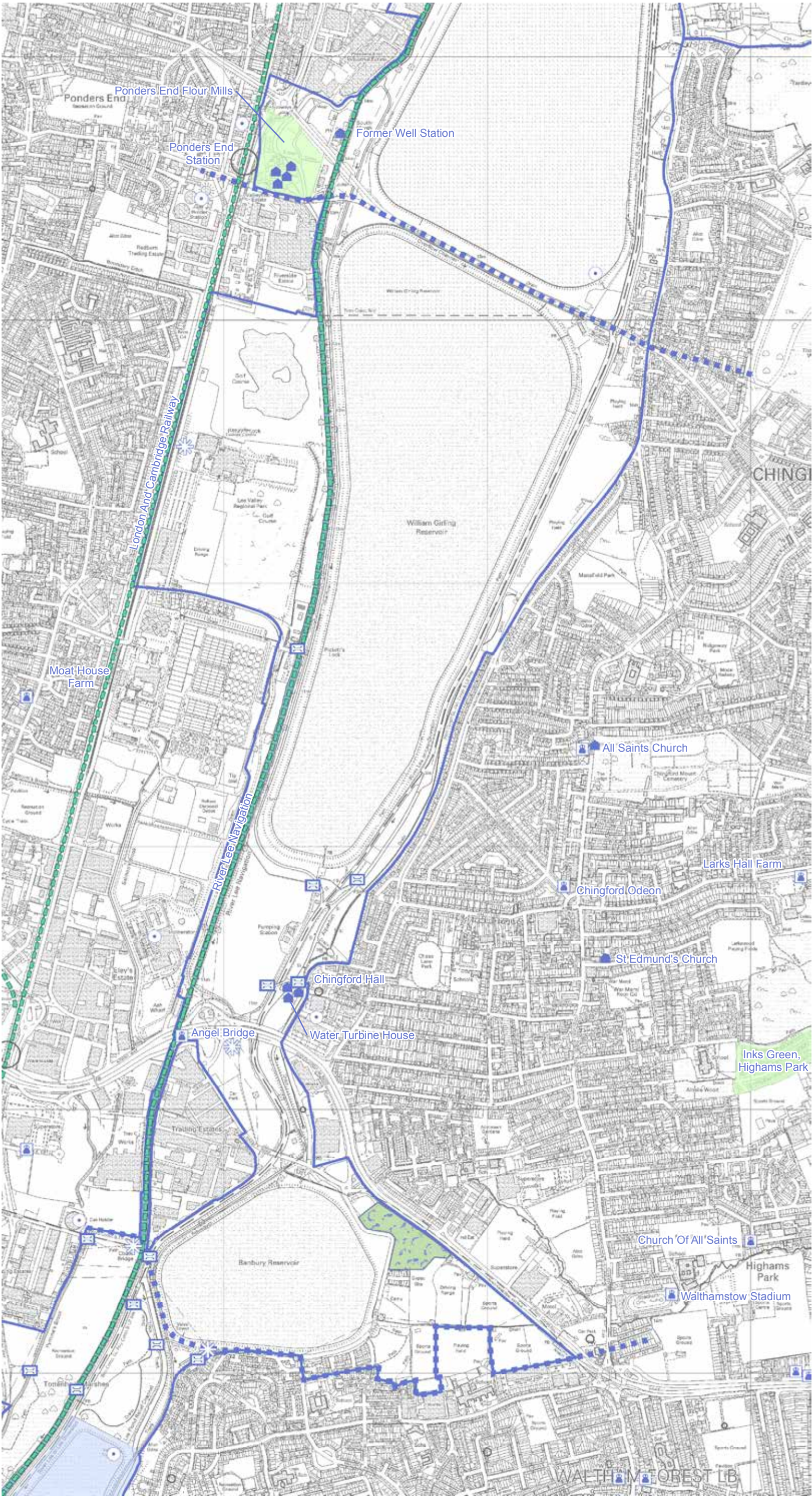
- Extent of Proposal Area 4
- LVRPA Boundary

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

0 250 500 m

1:15,000 @A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.



Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.

Thematic Proposals Landscape and Heritage



Heritage

- Old River Course Interpretation Boards

Landscape

- Enhanced Landscape And Visual Permeability
- Landmarking To Enhance Visual Gateways
- Quayside Landscape
- Viewpoint
- New planting/ intensify existing planting
- Structure Planting (White Poplar)
- Widen Hedgerow Path & New Boundary Treatment
- Landform/Landshaping Opportunity
- Lower Level Landscape Connectivity
- Reinforce Tree Planting in Community Woodland
- Riverside Tree Planting & Habitat Enhancement

- Important Bridges Over Water Courses to be Retained/ Refurbished
- Important Entrance Into Park/ Possible Gateways
- Harsh Visually Detracting Edge/ Investment Area
- Important Views Into Park
- Significant Physical/Visual Barriers/Linkage Opportunities
- Landscape Enhancement Area - mixture of strong and weaker landscape character requiring enhancement through design/ management
- Landscape Investment Area - fragmented landscape character in need of major investment
- Landscape Conservation Area - strong landscape character to be protected

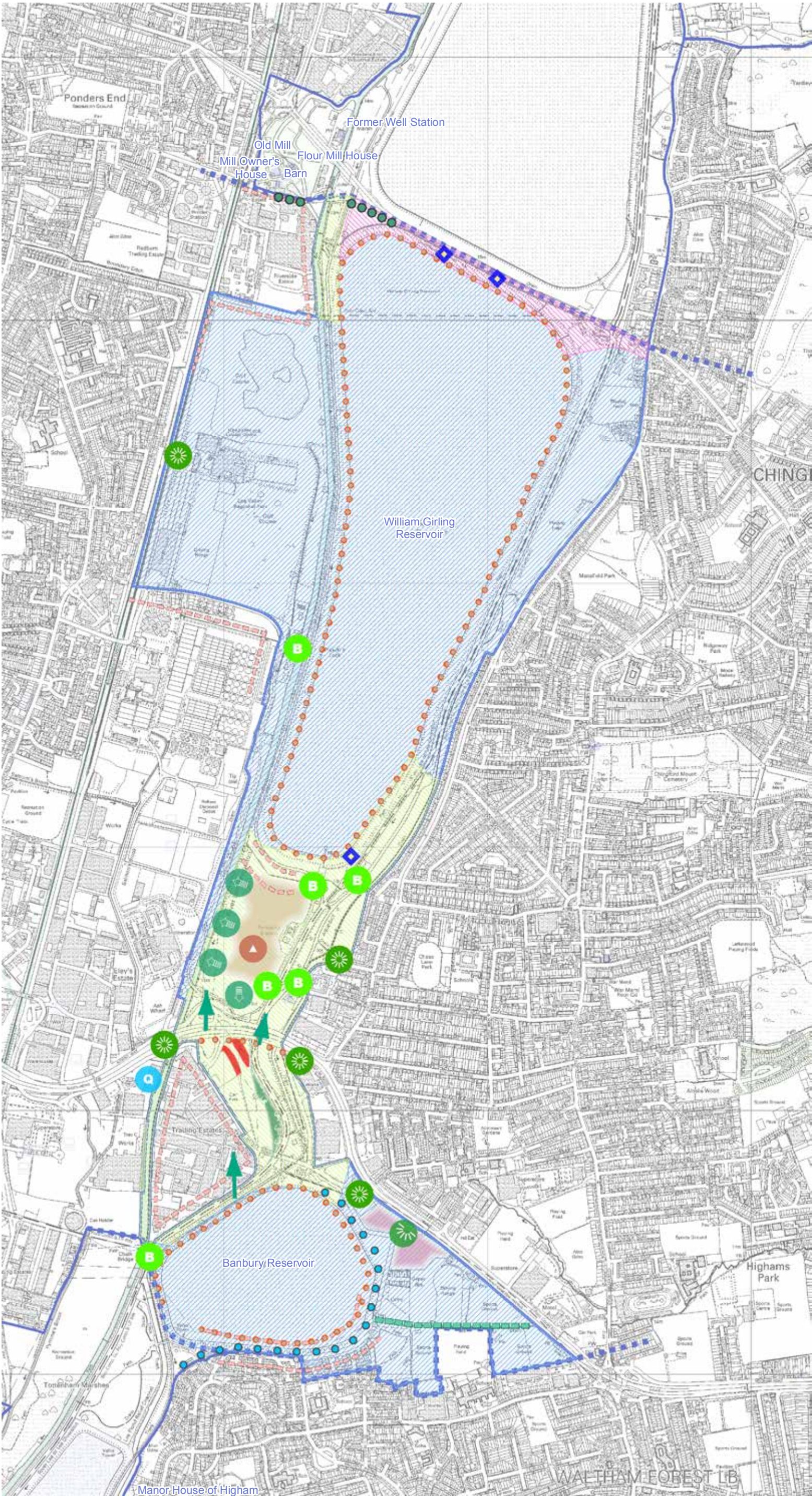
- LVRPA Boundary
- Extent of Proposal Area 4

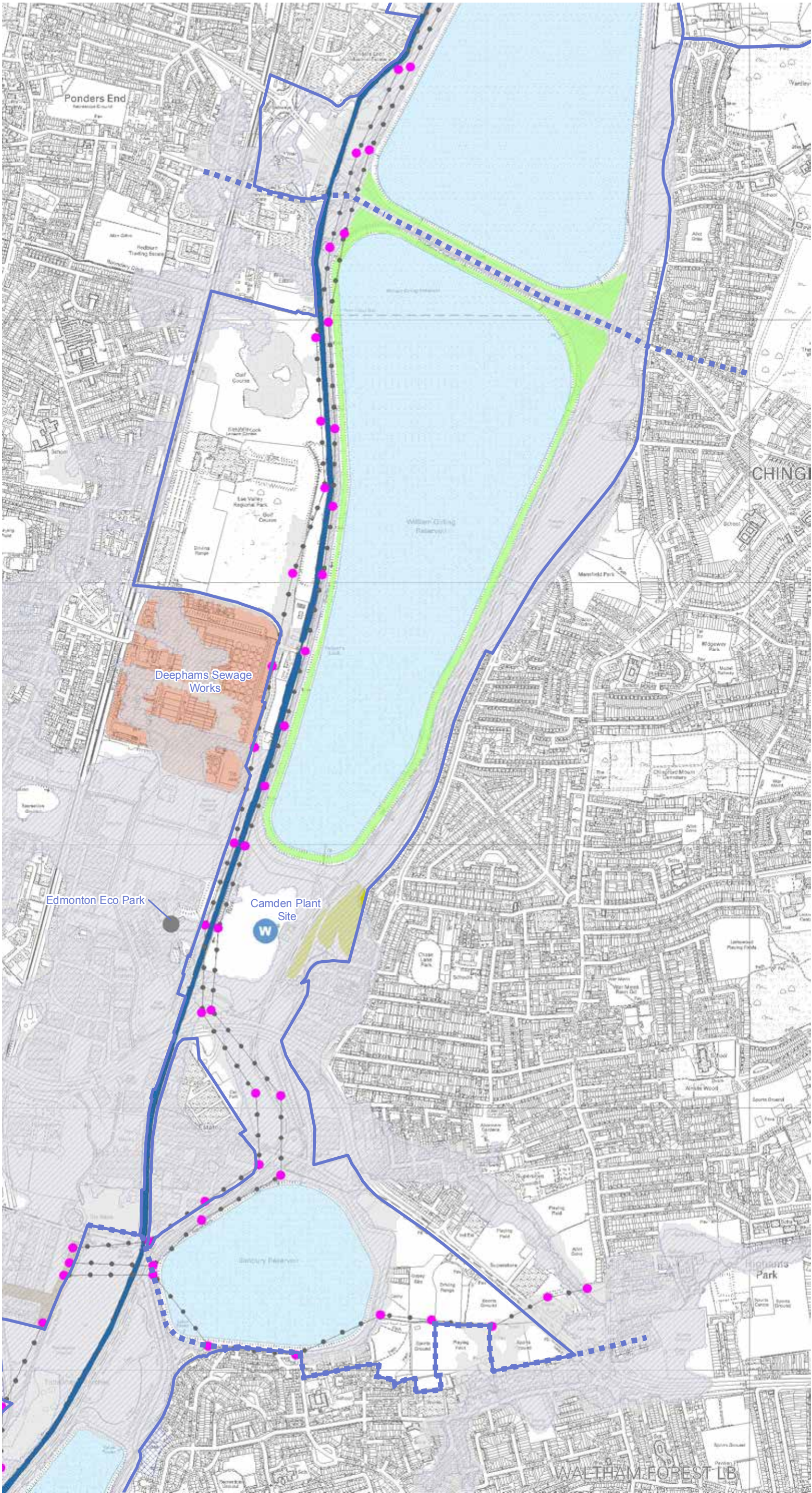
A significant part of the Regional Park is covered by Archaeological Priority Area/Zone status.

0 250 500 m

1:15,000 @A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.





Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.

Thematic Baseline Environment



Baseline Information

Facilities and Land

- Waste Management
- Municipal and Industrial Waste
- Pylon
- Powerlines
- Grazing
- Agriculture
- Allotment

Water

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

Flood Risk

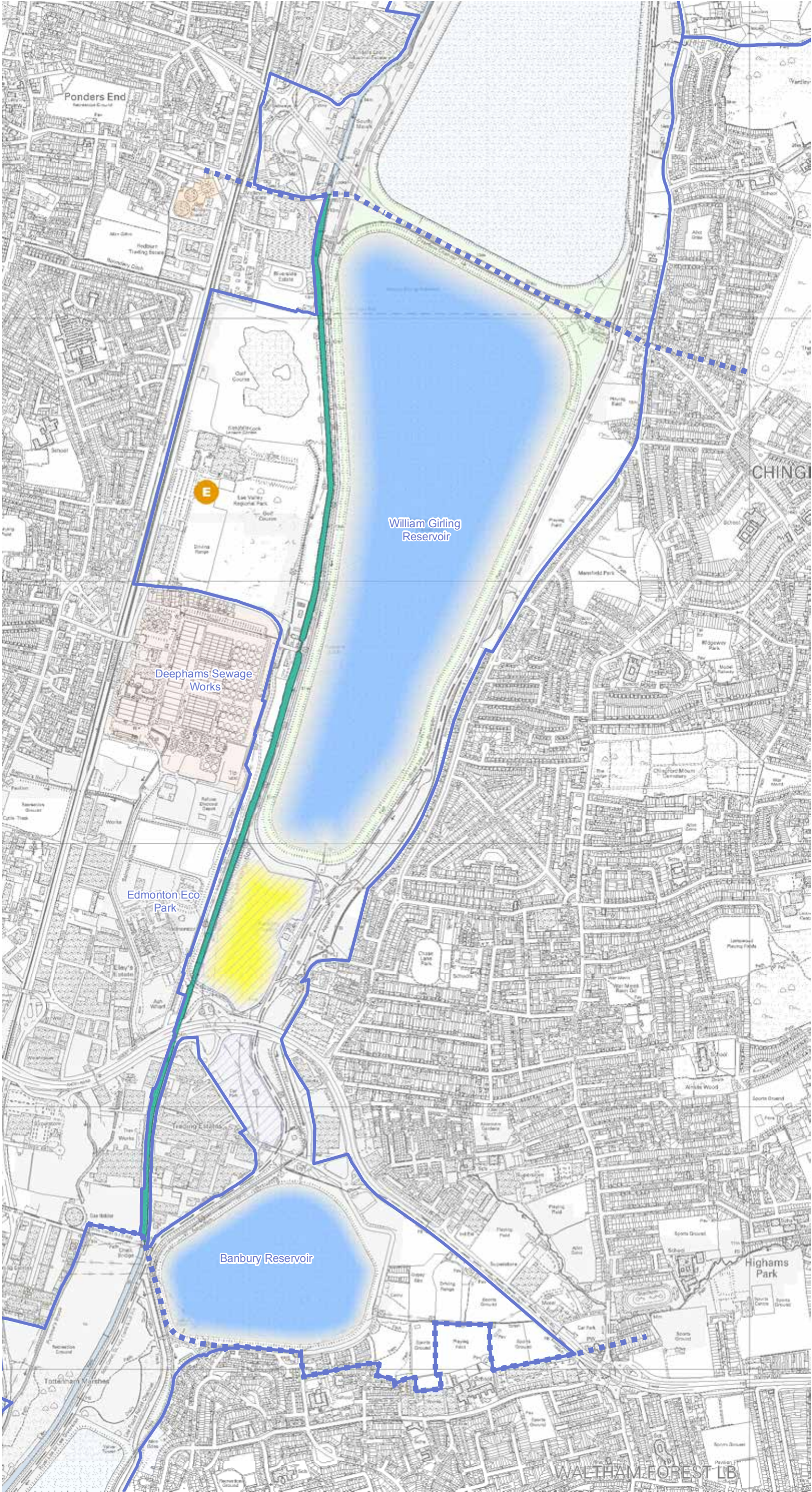
- Flood Zone 2 - Between a 1 in 100 and 1 in 1000 Annual Probability of River Flooding (1%-0.1%)
- Flood Zone 3 - 1 in 100 or Greater Annual Probability of River Flooding (>1%)
- *Source: EA Flood Risk Assessment Guidance Note 3*

- LVRPA Boundary
- Extent of Proposal Area 4

0 250 500 m

1:15,000@A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.



Lee Valley Regional Park

Park Development Framework

The Waterlands: Banbury Reservoir to Pickett's Lock

To be read in conjunction with the Area 4 Proposals Consolidated proposals by sub-area.

Thematic Proposals Environment



Water

- Sites for potential flood mitigation measures
- Water Supply and Water Management

Energy & Waste

- Opportunity to Link Pickett's Lock into Proposed Decentralised Energy Network
- Lee Navigation - explore opportunities with The Canal and River Trust and other stakeholders for using the Lee Navigation as a route for water-borne transport

Land

- Landscape Restoration Area (Mitigating Impacts Of Past Land Use)
- LVRPA Boundary
- Extent of Proposal Area 4

0 250 500
m

1:15,000@A3

Crown Copyright and Database Rights 2013
Ordnance Survey 100019982.



Lee Valley Regional Park Authority
Myddelton House
Bulls Cross
Enfield
Middlesex
EN2 9HG

Tel. 01992 717 711
Fax. 01992 788 623

www.leevalleypark.org.uk