



# Park Development Framework

Area Proposals for  
Lee Valley  
Regional Park

October 2011



## 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 is also one of the homes of the most exciting events in the world – the London 2012 Olympic and Paralympic Games. The Games will not only provide a great sporting spectacle, but will deliver a lasting benefit for the Park; four world-class sports venues are to be located within the Park boundary, with the remaining Olympic venues and parklands situated alongside.





# 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.

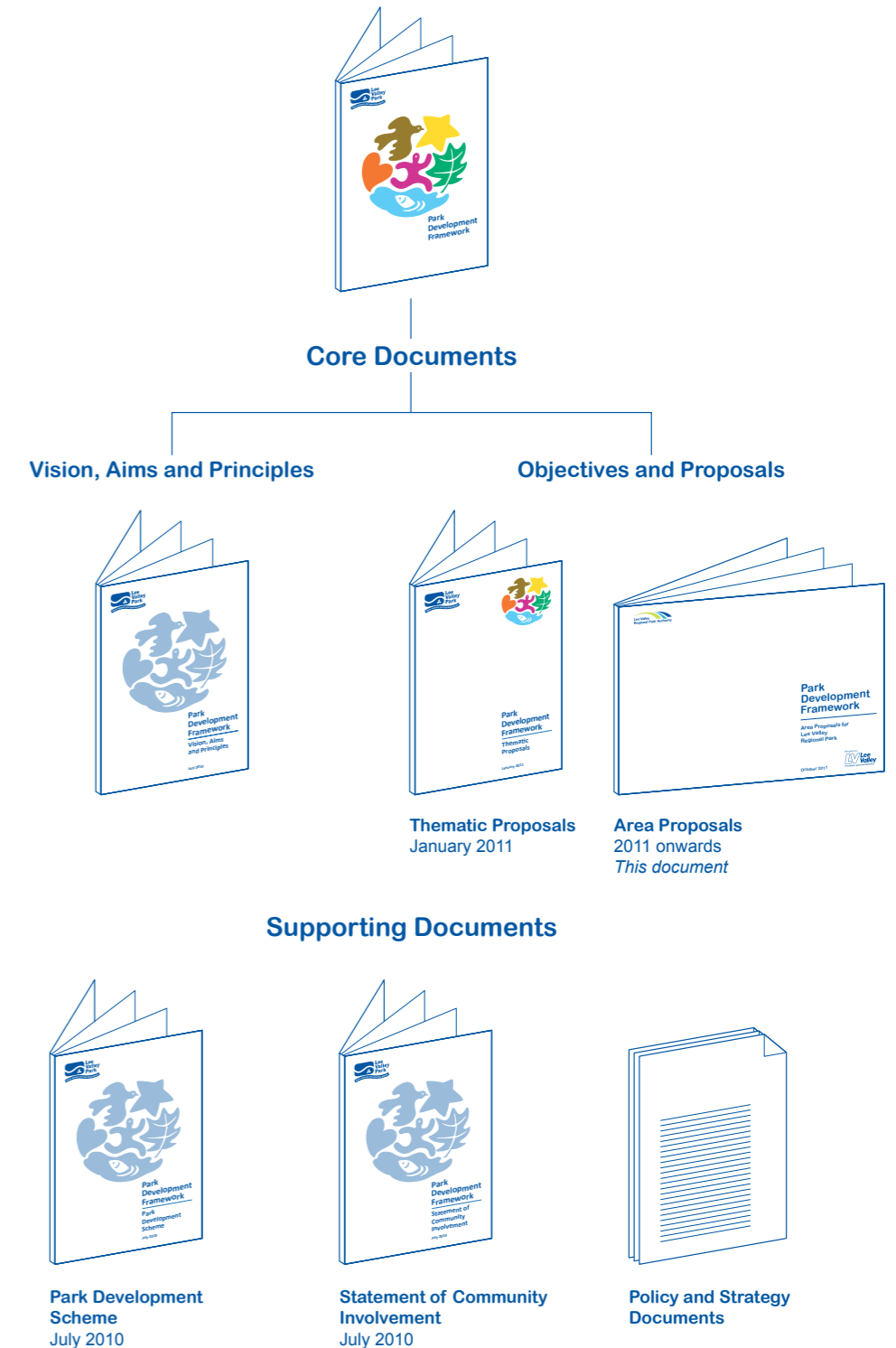
The Authority is not a planning authority but it has a range of powers and duties in relation to the statutory planning process. Section 14(1) of the Park Act requires the Authority to prepare a plan setting out proposals for the future management and development of the Regional Park. Riparian planning 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). For Area 2 the London Boroughs of Hackney 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 with Park Development Framework proposals will take place, as and when specific areas of the Park are reviewed and proposals agreed. 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.

## Park Development Framework

A suite of documents that collectively describe the Park Authority's aspirations for the future development and management of the Park.



## 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.

