



Business Plan 2024-2027

September 2024

Bringing you

**LV Lee
Valley**
For nature, sport and discovery



Introduction

Lee Valley Regional Park Authority runs the award winning 26 mile long Lee Valley Regional Park, which follows the River Lee from the Thames, through east and north London to Essex and Hertfordshire. We have a uniquely rich tapestry of world class sports venues, glorious parklands and areas of significant ecological importance, and provide a multitude of great days out and opportunities for communities far and wide.

The 10,000 acre park is central to the region's sport, leisure and green space networks, and is consistently popular – there were more than 8 million visits last year, up 900,000 on our pre-pandemic numbers.

The capital and the wider region are changing, and what we provide will evolve to accommodate and reflect these changes. We are committed to continuing the development of this exceptional park, a journey we have been on since 1967 and this three-year business plan summary, covering 2024-2027, outlines the projects and initiatives which will take the park on.

Our founders' vision still drives us, and the Authority is dedicated to protecting and opening up green space for people to enjoy, providing opportunities to support health and wellbeing with an unrivalled series of sports venues and leisure spaces.

Our plans are underpinned by a philosophy of being community focussed and commercially driven with a series of investments delivering greater income and long term financial sustainability.

We will continue to maximise opportunities presented by our three successful London 2012 Olympic legacy venues – places where people enjoy everything from community activities, leagues and taster sessions to events. More than 1.8 million people have taken part in hockey, tennis, cycling and white water activities, and 660,000 people have attended 35 major international events these venues have hosted. However, they have been open for over a decade and need planned investment to respond to changing consumer demands and guarantee their long-term sustainability.

In parallel, we are bedding in a new Environmental Policy and have a renewed focus on improvements to our green spaces and bringing new areas into public use, alongside an emphasis on social value and ensuring communities across the region are aware, and able to take advantage of all the park offers. We will do this at the same time as reducing the taxpayer contribution to our funding which is down 55% in real terms over the past 10 years.

Read on to find out what we have planned and see how you can get involved with our activities.

Shaun Dawson
Chief Executive

Core initiatives

Environment Policy

Our new Environment Policy guides all our work. It recognises our role in flood mitigation, habitat improvement and the management of open space, as well as our ability to reduce water and energy usage, and aims to reduce our carbon footprint to net zero by 2050.

We have:

- Installed £1.3m worth of LED lights at Lee Valley VeloPark and Lee Valley Hockey and Tennis Centre
- Carried out similar schemes at other venues
- Replaced part of our Ranger vehicle fleet with new electric vehicles
- Created the first fully electric and most sustainable ice centre in the UK – Lee Valley Ice Centre – which features a host of energy saving and energy efficiency innovations, setting the bar for future developments

The next steps include investigating the feasibility of retrofitting Lee Valley White Water Centre to become operationally carbon neutral and effecting a cultural change in our staff team to make environmental considerations a golden thread through all day to day activity.

Biodiversity Action Plan

Our 10 year Biodiversity Action Plan provides a framework for partnerships with landowners, stakeholders and communities to deliver priority habitats and species across the Regional Park.

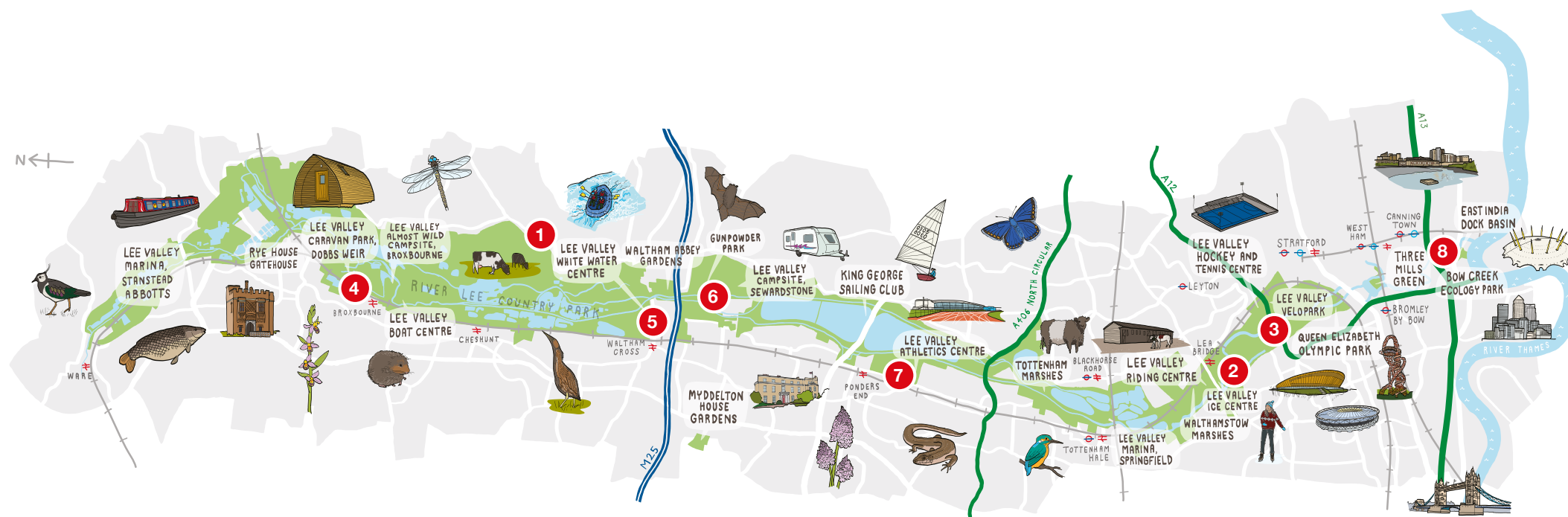
We are investigating funding opportunities for future and ongoing management and enhancement of our open spaces through Environmental Stewardship schemes. We will scope potential opportunities to deliver Biodiversity Net Gain and offsetting to projects within or near the park.



Key projects

We have a five year programme to invest in the park's open spaces, much of which we are funding through planning agreements. This includes Section 106 agreements relating to new developments next to, or inside, the park

We plan to bring significant new opportunities for visitors to enjoy sport, leisure and open spaces, add more places to stay in the park and maximise the return from our estate to fund key projects.



Open spaces and landscape improvements



River Lee Country Park improvements

- Pathway, visitor facility and ecological improvements for this 1,000 acre area of parkland to enhance the visitor experience and mitigate impacts of anticipated increased visits associated with adjacent residential developments
- Ecological enhancements including new bird hides, footpaths, benches and signage, reedbed improvements, wet grassland enhancement and lake edge management



WaterWorks Nature Reserve and Middlesex Filter Beds

- By early 2025, restoring the biodiversity value of the degraded reedbed habitat by installing a sluice and pipe to provide a water supply back to the filter beds
- Rewetting this site will restore valuable wetland habitat that has been lost, creating 1.5 acres of new reedbed, encouraging lost species of birds and insects back to the area



North Wall Road, Queen Elizabeth Olympic Park

- We have developed a project plan with partners including London Legacy Development Corporation (LLDC) for this redundant road near Lee Valley VeloPark to transform it to green space with biodiversity habitat improvements, new green infrastructure, benches and parkland features
- The project has received a feasibility study grant from the Greater London Authority with completion planned by 2026

Major development projects



Spitalbrook, Broxbourne Riverside and surrounding landholdings: creating a new 200 acre country park

- With Broxbourne Borough Council we plan to develop the closed-off former gravel workings at Spitalbrook, the Broxbourne Riverside site – where our Broxbourne Leisure Pool once stood – and the immediate surrounding landholdings
- There is potential to create a new country park within the 200 acre site with significant habitat enhancements, including the restoration of the River Lynch to a naturally functioning chalk stream
- By 2027 we will create a masterplan for Spitalbrook and the wider area, market test, develop a business model, secure third party investment and complete the planning process



Lee Valley White Water Centre: providing much needed visitor accommodation for this popular venue

- Home to the Great Britain canoe slalom squad, acknowledged as the best venue in the world by international athletes and canoeing's international federation, and popular with visitors, the site has the potential to offer visitors much more
- The new development area, known as Area 4, in the south eastern corner is being considered for visitor accommodation



Rammey Marsh West: unlocking low grade land to invest in the future

This site, adjacent to the M25 is hard to access and receives very few visitors. Any income received from a lease or sale could fund investment across the rest of the park. The 14 acre site has been included in Enfield Council's draft Local Plan with the intention of its Green Belt status being removed.



Lee Valley Leisure Complex: maximising the leisure potential of this 125 acre site

This site is currently home to Lee Valley Athletics Centre, Lee Valley Golf Course, Lee Valley Camping and Caravan Park, Edmonton, the Odeon Luxe Lee Valley and the Ark Royal wedding and events venue.

- We have recently invested more than £1m at Lee Valley Athletics Centre, replacing the indoor track with the most technologically advanced track surface in the world, remodelled the venue's two gyms and created a new fitness studio
- We have been working with inland surfing specialists The Wave to create a new destination at the complex, looking at leasing them land currently used for golf and camping
- The 125 acre site has major leisure potential, and our aim is to deliver significant leisure development here
- While both parties are keen on the concept, we will explore other investment options if The Wave does not progress, securing third party investment on the site by 2025

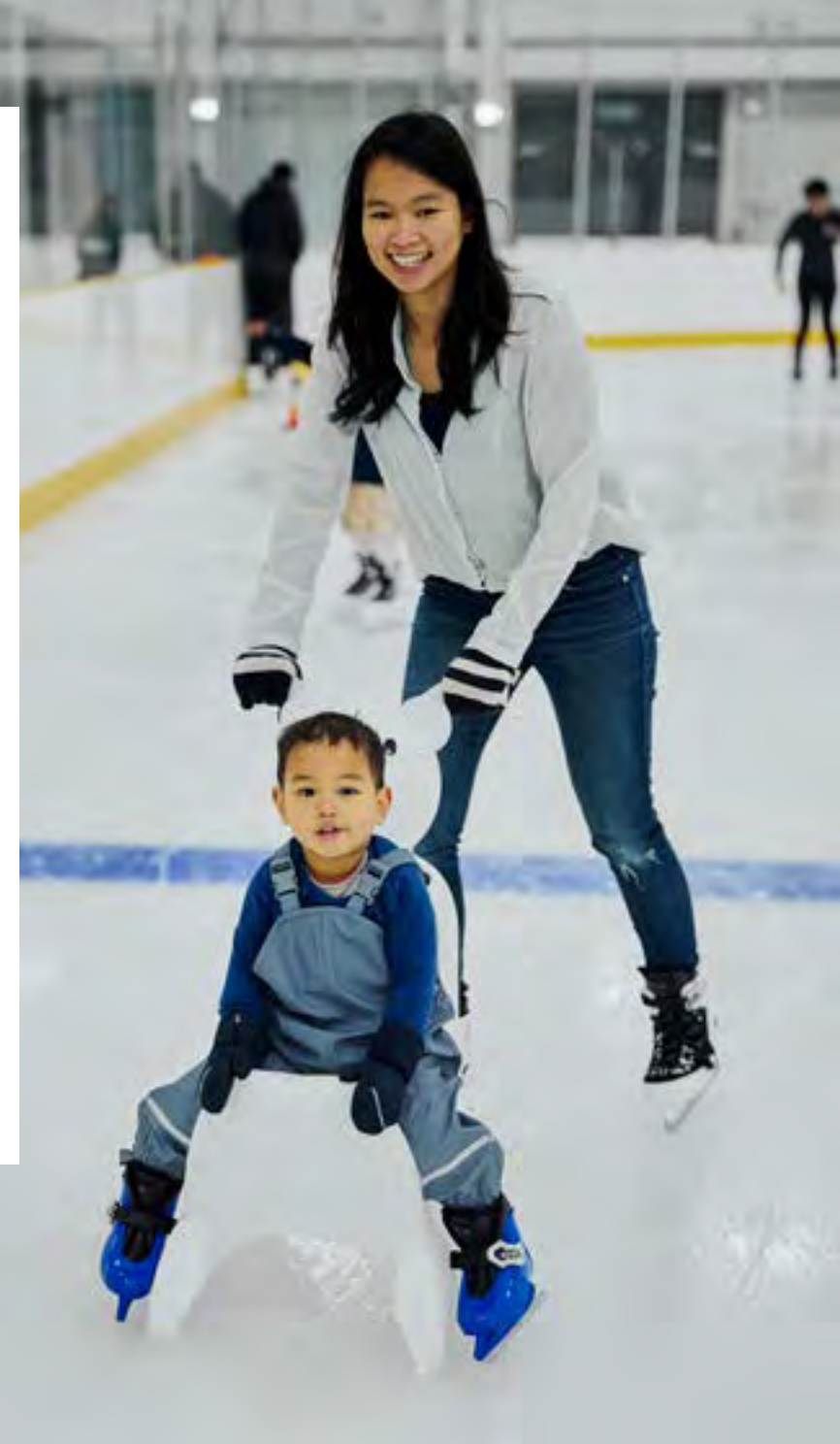


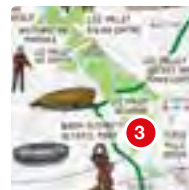


Lee Valley Ice Centre: widening access to this new venue

Opened in June 2023, less than two years after the old venue closed, Lee Valley Ice Centre has two ice rinks, a gym, dance studio, community spaces and café, and includes £1.5 million of award winning landscaping, native planting and environmental improvements to the surrounding area, with an impressive biodiversity net gain.

- £30 million investment by the Authority, with support from the London Borough of Waltham Forest, to create a world leading ice venue on Lea Bridge Road in Leyton
- Completed within budget, it is one of only three venues in the UK with two Olympic sized rinks, and the only one in the South of England
- Becoming a community hub, similar to Lee Valley White Water Centre, and a setting off point for exploring the nearby open spaces of the park
- Launched a range of programmes including a Targeted Crime Prevention Programme, Mental Health and Wellness Programme, Biodiversity and Wellbeing Awareness Learning Programme and an Employment and Apprenticeship Scheme, with the support of £1 million funding from the London Borough of Waltham Forest
- Delivering a £250,000 Community Engagement Programme to support access to the venue for community groups and schools across Waltham Forest and Hackney, giving around 68,000 people the opportunity to take part in different activities at the new venue free of charge





Queen Elizabeth Olympic Park estate: improving this iconic sports hub

The Authority is a significant landowner on Queen Elizabeth Olympic Park, owning around a third of the whole park. We believe Eton Manor, the northern gateway to Queen Elizabeth Olympic Park and home to Lee Valley Hockey and Tennis Centre, has the potential to deliver more for visitors. There are two elements to this:

- A master planning exercise looking at the potential for increased sport provision across the 100 acre landholding including a possible joint venture with an education partner
- An evaluation of the possibility of hotel accommodation which, as with the Lee Valley White Water Centre site and the WaterWorks Centre site, would underpin the viability of Lee Valley Hockey and Tennis Centre, particularly around its large events programme. This includes:
 - Developing and implementing a long term venue investment plan which looks to diversify the sporting and recreational offer at Lee Valley VeloPark and Lee Valley Hockey and Tennis Centre. This would ensure that the venues remain best in class and relevant, and deliver on their full potential while being commercially viable
 - Create a masterplan for the north of Queen Elizabeth Olympic Park
 - Transforming the unused North Wall Road



WaterWorks Centre site: providing affordable visitor accommodation

This site is near the new Lee Valley Ice Centre and opposite Lee Valley Riding Centre, and has great potential for youth hostel style visitor accommodation which would help underpin the viability of both these venues and open them up to wider audiences.

We will work with the London Borough of Waltham Forest to establish the type of development which would fit with the ongoing regeneration of the Lea Bridge Road area, engage the market and secure investment.



East India Dock Basin: restoring a unique heritage site

This project, on the banks of the River Thames opposite the O2, is being carried out in partnership with the London Borough of Tower Hamlets.

It includes the restoration of the lock gates at this historic site, the removal of silt, restoring and enhancing the biodiverse habitats and developing a visitor centre and education and engagement activities, and is due to start in 2026.



Visitor accommodation and marinas: improving the visitor experience

We own four campsites and two marinas across the 10,000 acre park which give thousands of people the chance to spend time in our open spaces, explore further afield, have a short break or enjoy time in a holiday home.

Last year we invested £300,000 in new playgrounds, improved Wi-Fi and an expanded accommodation range, such as new glamping pods and two holiday rental properties.

We are now investigating a range of projects that will increase income and enhance the customer experience, including new holiday home pitches, cocoons and hotel pods, playgrounds and shower facilities at our campsites plus improved facilities at our marinas.



Community programmes and outreach: reaching out across the region

The social value impact that participating in sport and physical activity can have on communities across our region sits at the heart of our investment into sport and physical activity.

We have a long track record of running programmes which deliver this, and of breaking down barriers to participation. For example we work with community groups across London, Essex and Hertfordshire on targeted engagement programmes with marginalised communities providing greater opportunities to participate in physical activity and outdoor learning engagement programmes. Our key priorities are people with a disability, women and girls, older people, people with ill health or low activity rates, young people, deprived communities and minority ethnic groups.

We will continue to support access and engagement for some of the most marginalised communities across the region through our Community Access Fund, a scheme where the Authority funds travel or coaching and entry fees to our sports venues and other activities.



Volunteers: upskilling and broadening our volunteer community

We have 1,400 volunteers who come from all corners of London, Essex and Hertfordshire and further afield.

We will expand our programmes over the next three years, increase opportunities, build our volunteers’ skills and aim to retain the Investing in Volunteers accreditation.

In 2024 we are implementing an Equality, Diversity and Inclusivity (EDI) forum with staff and volunteers to promote EDI across the Authority and are looking into ways we can encourage positive engagement within underrepresented communities.

We will also increase the diversity of our volunteers by using new and established links with local authorities, external partnerships, volunteer centres, action groups and community groups.





Events: continuing a track record of attracting world class events

We are a major player in London's events environment creating a significant economic impact through the 35 major international events we have hosted at our three London 2012 Olympic legacy venues since 2012 which have brought 660,000 people face to face with their sporting heroes.

- › In 2023 we hosted world class sports events at all three of our London 2012 legacy venues for the first time in four years. This continues an extraordinary run of highly popular World Cups, World Championships, the Commonwealth Games and other events, bringing some of the greatest talents in track cycling, hockey and canoe slalom to the region, inspiring attendees to try these sports themselves
- › We have recently held the FIH Hockey Pro League, and the UCI Track Champions League returns in December 2024, along with summer music festivals at Lee Valley Showground with proposals for these to run annually to 2027
- › We are working with national governing bodies and other event organisations to bring more major events to the park, and we are bidding for a range of world and European events
- › In addition we are exploring open space event hires as a source of income and new audiences for the park and using events to increase the diversity of our audiences and as a vehicle for longer-term participation

Work with us

We are a community focused, commercially driven organisation working to create and maintain a high quality, sustainable, unique visitor destination which is accessible to everyone and helps people improve their mental and physical well-being.

Our ambitions for Lee Valley Regional Park are bold and we have a long, successful track record of working with communities and partners across the region.

We're always keen to speak to partners and work on joint projects. Please mail info@leevalleypark.org.uk to discuss how we can work together on future initiatives.



Lee Valley Regional Park

- 1 Rye Meadows Nature Reserve - SG12 8JS
Rye House Gatehouse - EN11 0EH
- 2 Lee Valley Caravan Park, Dobbs Weir - EN11 0AS
- 3 Lee Valley Boat Centre - EN10 6LX
Broxbourne Riverside Moorings - EN10 6LX
Old Mill and Meadows - EN10 6QT
Lee Valley Almost Wild Campsite, Broxbourne - EN10 6TD
Spitalbrook - EN10 6TD
- 4 River Lee Country Park (Fishers Green) - EN9 2EF
Lee Valley Animal Adventure Park - EN9 2EF
Holyfield Hall Farm - EN9 2EG
- 5 River Lee Country Park (Pindar) - EN8 9AJ
YHA London Lee Valley - EN8 9AJ
Herts Young Mariners Base - EN8 9AJ
- 6 Lee Valley White Water Centre - EN9 1AB
River Lee Country Park (Showground) - EN9 1AB
River Lee Country Park (Cornmill Meadows) - EN9 2ES
Waltham Abbey Gardens - EN9 1XQ
- 7 Gunpowder Park - EN9 3GP
Rammey Marsh - EN3 6JH
- 8 Myddelton House Gardens and Lee Valley Regional Park
Authority head office - EN2 9HG
- 9 Lee Valley Campsite, Sewardstone - E4 7RA
- 10 Lee Valley Leisure Complex
Lee Valley Athletics Centre - N9 0AR
Lee Valley Camping and Caravan Park, Edmonton - N9 0AR
Lee Valley Golf Course - N9 0AR
- 11 Tottenham Marshes - N17 0XD
- 12 WaterWorks Centre - E10 7QB
Middlesex Filter Beds - E10 7QB
Lee Valley Riding Centre - E10 7QL
Lee Valley Ice Centre - E10 7QL
Walthamstow Marshes & Leyton Marsh - E10 7QL
- 13 Queen Elizabeth Olympic Park
Lee Valley VeloPark - E20 3AB
Lee Valley Hockey and Tennis Centre - E20 3AD
- 14 Three Mills Island - E3 3DU
- 15 Bow Creek Ecology Park - E16 4ST
East India Dock Basin - E14 9QS

Lee Valley Regional Park Authority

Myddelton House, Bulls Cross, Enfield, Middlesex EN2 9HG

visitleevalley.org.uk

