



LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION AND PLANNING
COMMITTEE**

17 JANUARY 2019 AT 12:00

Agenda Item No:

7

Report No:

RP/27/19

**LEE VALLEY REGIONAL PARK ACT 1966 SECTION 14
FINAL PROPOSED REVISIONS TO DRAFT PARK
DEVELOPMENT FRAMEWORK PROPOSALS FOR AREAS 6, 7
AND 8 - RIVER LEE COUNTRY PARK TO WARE**

Presented by the Head of Planning and Strategic Partnerships

SUMMARY

The Regeneration and Planning Committee agreed a range of draft documents for consultation on the Park Development Framework in March 2018 (Papers RP/17/18, RP/18/18 and RP/19/18). These documents included Strategic Policies and background papers, a draft Landscape Character Assessment and Strategy and draft Proposals for areas 6, 7 and 8. This report summarises the proposed response to the consultation on the Area Proposals. Reports on the other documents are included in this Agenda.

The Authority consulted a total of 340 key stakeholders, organisations and individuals on these draft documents for 6 weeks between 18 April and 30 May 2018. 19 detailed responses were received totalling 198 individual responses.

The draft changes reflect the comments of the Park Development Framework Panel to the Proposals for Areas 6, 7 and 8. These are included in Appendices A, B and C respectively, attached to this report. Appendix D to this report includes the spreadsheet showing all the consultee comments, the Authority's response and proposed amendments. Minor changes to the Area Maps have been identified and these will be revised following this committee meeting.

Once the draft amendments to the Area Proposals are agreed they will be presented to the Authority meeting in April 2019 for adoption and will replace the adopted Park Plan Part Two Proposals (Park Plan 2000).

RECOMMENDATIONS

Members Approve: (1) the revised draft proposals (attached as Appendices A, B and C to this report) as the Authority's Park Development Framework Area Proposals for Areas 6, 7 and 8 and their referral

to the Authority meeting in April 2019; and

- (2) delegation to the Head of Planning and Strategic Partnerships to make amendments to the revised draft proposals and Area Maps taking into account comments from Members

BACKGROUND

- 1 To fully satisfy the requirements of section 14 of the Lee Valley Regional Park Act 1966 (the Act) and replace the Park Plan (2000) the Authority has embarked on a process of producing detailed location specific proposals for all land within the Park as part of the Park Development Framework (PDF). This is being undertaken through a phased process; the Authority now has adopted Area proposals, Areas 1 through to 5, for the Park south of the M25, from Rammey Marsh through to East India Dock Basin.
- 2 In June 2013 and Oct 2014 the Upper Lee Valley Regeneration and Planning Committee agreed public consultation for the draft proposals for Areas 6, 7 and 8 (Papers ULV/76/13 and ULV/87/14), covering the remainder of the Regional Park from Waltham Abbey north to Ware. This public consultation – completed in February 2015 raised a number of issues requiring detailed amendments to proposals and it was agreed that a second round of consultation would be needed.
- 3 Progress on work at this stage was then delayed due to two factors. Firstly, the outcomes of the Authority's challenges in the High Court and Court of Appeal respectively against the development of Britannia Nurseries for housing and the large glasshouse extension at Valley Grown Nurseries, Paynes Lane. The second of these resulted in a complaint which the Executive Committee agreed should be addressed and the outcome of the challenge finally resolved before any further work should be progressed on the development of the proposals (Executive Committee 24/09/15 Minute 671). Secondly, it is important that these proposals account for the Authority's Land and Property strategy which was adopted in January 2017 (A/4242/17).
- 4 In March 2018 Committee (RP/19/18) agreed a second round of public consultation on the draft amended proposals for Areas 6, 7 and 8. The same meeting also approved for consultation two further areas of related work: a series of strategic policies to replace those contained in the Park Plan (2000) which require considerable revision to reflect the changing context of the Regional Park and a draft Landscape Character Assessment and Landscape Strategy. The outcome of the consultation on these documents is the subject of separate reports on this agenda.
- 5 Area 6 comprises the River Lee Country Park and contains large areas of land owned by the Authority including the Lee Valley White Water Centre and the Lee Valley Park Farms. Other sites of interest include the Royal Gunpowder Mills, the Cheshunt Youth Hostel, the Herts Young Mariners Base and the site of the former Leisure Pool at Broxbourne. The scrapes and waterways of Fishers Green are designated and form part of the Lee Valley Ramsar site and Special Protection Area.
- 6 Areas 7 and 8 from Nazeing New Road and Spitalbrook north through to Amwell and Ware contain a mix of reclaimed gravel workings, glasshouse sites, areas of

privately owned farmland and areas in industrial and residential use. The large lakes provide sailing, angling, and opportunities for other water based sport and recreation. Those at Glen Faba, Admiral Walks Lake, Stanstead Innings and Amwell have important ecological value and the RSPB Rye Meads Nature Reserve and the Amwell Nature Reserve (managed by Herts & Middlesex Wildlife Trust (HMWT)) are both designated as Sites of Special Scientific Interest (SSSI) and form part of the Lee Valley Special Protection Area/Ramsar site. Other sites of interest include the Rye House Kart Raceway, visitor accommodation at Dobbs Weir and Roydon Mill Leisure Park, the heritage of Rye House Gatehouse and quayside, Stanstead Abbots Marina and the network of foot and cycle paths available.

- 7 Area 6 lies within both Epping Forest District Council and Broxbourne Borough Council. Areas 7 and 8 fall within East Herts and Epping Forest District Councils with a small section also within Broxbourne Borough Council. All three areas will be affected in some way by the latent proposals for Cross Rail 2.

SCOPE OF CONSULTATION

- 8 A six week public consultation on the amended draft Proposals for the three Areas and supporting documentation took place between the 18th April 2018 and 30th May 2018. As this was a second round of consultation focused on the amendments made to proposals, people and stakeholder organisations previously contacted and those that had been involved in the first round of consultation were re-consulted. The consultation was publicised on the Authority's and Regional Park's websites and letters were again hand delivered to individual addresses at Wharf Road.
- 9 All the documents were placed on a dedicated web page and paper copies of all documentation was lodged at the Authority's key venues: Myddelton House Visitors Centre, Lee Valley Park Farms, Lee Valley White Water Centre, Pickett's Lock at the Lee Valley Athletic Centre, Lee Valley Ice Centre and Lee Valley VeloPark. This resulted in over 340 people being invited to comment in stakeholder organisations including individuals known to have an interest in the Regional Park.
- 10 Meetings were held with each riparian council to discuss the amended draft proposals in the light of emerging Local Plans and officers also held meetings with the Lea Valley Growers and ESSA.

OUTCOME OF PUBLIC CONSULTATION AND MAIN ISSUES RAISED

- 11 Responses to the Area Proposals were received from 29 organisations and individuals which when examined generated 244 separate comments. Some of these can however be considered duplicates, with some organisations and individuals making similar comments about one proposal. Very detailed comments were also received relating to development proposals which generated additional comments. A number of minor edits have also been identified to update the text and correct errors.
- 12 **Riparian Authorities**
The amendments made were largely supported by the three local riparian authorities; Broxbourne Borough, Epping Forest and East Herts District Councils. One outstanding issue for Broxbourne Council (Rep LA1) is the future of Wharf Road which has been proposed as a permanent Travellers site through

their draft Local Plan, contrary to the draft Area Proposals and the Wharf Road Environmental Strategy. This issue was discussed at the Examination in Public and the outcome is still awaited.

- 13 Essex CC (Rep LA4) and EFDC (Rep LA3) welcome many of the changes made but still express concern regarding the proposed approach to glasshouse development in the Park and the need to protect employment uses that exist within the Park. The revised Proposals relating to areas of glasshouse development (please refer to Environment Proposals under 6.A.4, 7.A.2, 7.A.3) were shared with officers from EFDC and representatives from the Lea Valley Growers Association prior to the consultation but no formal comments or concerns were raised. The revised Proposals seek to strike a balance between enabling local business to thrive and protecting the Park's attractive landscape and ecological qualities, a key part of the visitor experience.
- 14 The Lea Valley Growers (Rep LB19) have decided not to comment on the revised proposals falling back on their previous response from February 2015, please refer to comments set out under LB19 in the consultee spreadsheet.
- 15 East Herts District Council (Rep LA2) has raised one additional concern following changes to proposals for Ryegate Farm. This proposal was updated by the Authority and states "Explore development potential of Ryegate Farm and its curtilage". The Council considers that this leaves the intention of the development open to interpretation and warrants further detail in order to ensure the objectives of the PDF are maintained. This proposal was however worded so as to keep options open as to the future use of the site.
- 16 **Statutory Bodies**
The key statutory stakeholders, Natural England (Rep OA13), Environment Agency (Rep OA9) and Historic England (Rep OA13) were supportive of the changes made and offer further minor amendments. In particular the EA have identified additional amendments required to clarify and strengthen wording relating to flood risk and glasshouses and these changes have been incorporated.
- 17 **ESSA**
Concerns raised by the Enfield Scout Sailing Club (ESSA), (Rep SR24) during the second round of consultation were considered at a meeting held in June 2018. This was attended by the Authority's Chairman, officers from the Authority and representatives from ESSA. Issues discussed focused on the relative merits of the use of Central Lagoon for fishing and sailing and longer term aspirations to create a Centre for Angling on Central Lagoon and relocate ESSA to Holyfield Lake to form part of a Centre for Sailing Excellence.
- 18 It was agreed that wording in the PDF would be refined to acknowledge the Authority's long term aspirations for both sites and delete references to 'feasibility studies'. It was also agreed that the possibility of a longer lease would be explored including appropriate break clauses to enable ESSA to secure future funding. Existing proposals have been revised under Sport & Recreation 7.A.2 'Water Recreation and Sport' and Sport & Recreation 6.A.4 'Sailing, Boating and Rowing' to address these points.
- 19 ESSA were sent a draft of the new wording for comment as agreed at the meeting and attended the Panel to comment further. Natural England have also responded to the proposal for Holyfield Lake stating that they could only

support the proposal if the project can demonstrate that it can avoid adverse effects on the integrity either alone or in combination with other plans/projects of the Turnford and Cheshunt marshes SSSI.

- 20 The further revised proposal text as agreed by Panel is shown in blue italics underlined at 7.A.2 Sport and Recreation. No further changes were made to 6.A.4 Sailing, Boating and Rowing.

21 **Other comments**

Detailed comments were made relating to development proposals. These included proposals to redevelop Nazeing Glassworks for residential and commercial uses promoted by Nazeing Marina Village Ltd (Rep LB21) relocating the existing glassworks factory to the former Leisure Pool site together with a glassworks museum, visitor centre and Real Tennis centre, (rep LB20). Development Proposals for land and farm buildings at Temple Farm, Roydon have also been submitted as part of comments made by Dandara Ltd (Rep LB18).

- 22 The attached Schedules incorporate changes from this second round of consultation in **blue bold text** with a ~~strikethrough~~ indicating text to be deleted. A number of minor changes have been identified for the Area Maps and these will be revised following this committee meeting.

23 **Next Steps**

Members are asked to consider the draft amendments to proposals for Areas 6, 7 and 8. In the event that these amendments are agreed it is intended to report the Area Proposals to the full Authority in April 2019 for adoption, together with the draft Strategic Policies and Landscape Character Assessment and Strategy. Once adopted the Area Proposals will replace the Park Plan (2000) Part Two.

ENVIRONMENTAL IMPLICATIONS

- 24 Environmental implications have been addressed in the draft Proposals included in the Appendices A, B and C of this report.

FINANCIAL IMPLICATIONS

- 25 Several of the proposals on the Authority's estate will involve capital expenditure. Requests for funding will be reported to the Executive Committee at the appropriate time with a full business case..

HUMAN RESOURCE IMPLICATIONS

- 26 There are no human resource implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 27 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. Areas 6, 7 and 8 are the final sections of the Park for which proposals need to be developed. Once adopted they will replace the Park Plan's (Part 2) proposals for this part of the Park.
- 28 The Authority has a legal requirement under Section 14(1) of the Lee Valley

Park Act to consult with the local planning authorities and any appropriate statutory bodies. The Authority during the process of revising the Section 14(1) plan proposals agreed to extend this to include as many Stakeholders as possible. This has enabled it to consider a wider range of views and responses received before making any decisions on revisions to its draft proposals.

RISK MANAGEMENT IMPLICATIONS

- 29 There are no risk management implications arising directly from the recommendations in this report.

EQUALITY IMPLICATIONS

- 30 There are no equality implications arising directly from the recommendations in this report.

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BACKGROUND REPORTS

Area Maps both thematic proposals and baseline maps are available 2018
to view via the following web link:

<http://www.leevalleypark.org.uk/en/content/cms/corporate/about-us/meeting-documents/regeneration-planning-committee/>

PREVIOUS COMMITTEE REPORTS

Regeneration and Planning	RP/19/18	Lee Valley Regional Park Act 1966 Section 14 Proposed Revisions to Draft Park Development Framework Proposals for Areas 6, 7 And 8 - River Lee Country Park to Ware	March 2018
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APPENDICES ATTACHED

Appendix A	Amended Schedule of Proposals for Area 6 & sub divisions map
Appendix B	Amended Schedule of Proposals for Area 7 & sub divisions map
Appendix C	Amended Schedule of Proposals for Area 8 & sub divisions map
Appendix D	Spreadsheet of consultee comments and Authority response

LIST OF ABBREVIATIONS

HMWT	Herts & Middlesex Wildlife Trust
SSSI	Site of Special Scientific Interest
C&RT	Canal and River Trust
ESSA	Enfield Scout Sailing Club
EA	Environment Agency
EH	English Heritage

PDF	Park Development Framework
NE	Natural England
BAP	Biodiversity Action Plan
EFDC	Epping Forest District Council
EHDC	East Herts District Council
BBC	Broxbourne Borough Council
HCC	Hertfordshire County Council
ECC	Essex County Council
CPO	Compulsory Purchase Order
NIA	Nature Improvement Area
LA	Local Authority
OA	Organisations and agencies
LB	Landowners and businesses
SR	Sport and Recreation interests
GI	Groups Individuals
PE	Public Exhibition comments

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APPENDIX A Area 6 River Lee Country Park December 2018

Proposal text amendments are shown in **Blue bold** font and a ~~strike through~~ for changes to amended text made as a result of the second round of consultation May 2018. Minor amendments by LVRPA are included in the above

INTRODUCTION

Context Section	Consultee References
<p>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 LV White Water Centre (LVWWC). Local sporting and recreational facilities are provided on Town Mead.</p>	HE OA11
<p>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 Stanstead 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.</p>	HE OA11
<p>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</p>	

	<p>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.</p>	
	<p>Key Resources and Special Features</p>	
	<p>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.</p>	
HE OA11	<p>Parts of the area have a significant sense of time depth, with historic-heritage assets forming landmark features and the focus of visitor attractions. For example, the former ordnance sites at the Royal Gunpowder Mills, a Scheduled Ancient-Monument and Conservation Area (SAM), the water mill at Broxbourne Meadows and the Waltham Abbey complex to the south (also designated a Scheduled Monument and Conservation Area SAM) reflect this interest.</p>	
	<p>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 Commill 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.</p>	
	<p>Opportunities for visitors</p>	
	<p>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,</p>	

<p>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.</p>			<p>Royal Gunpowder Mills Waltham Abbey Ltd SR26</p>
<p>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.</p>	<p>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.</p>	<p>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 Commill Meadows/ Tree Park are also a key hub for education activities. The heritage theme continues at the nearby Royal Gunpowder Mills Secret-Island 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.</p>	<p>Adopted guiding principles guiding these proposals</p> <p>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</p>

<p>management of the Regional Park. These are:</p> <ul style="list-style-type: none"> • 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. 	

DRAFT AMENDED PROPOSALS: 6.A.1 Town Mead and Waterways

6.A.1 Visitors	Consultee References
<p>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.</p>	
<p>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.</p>	

6.A.1 Sport & Recreation	Consultee References
<p>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.</p>	

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.	
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6.A.1 Biodiversity	
	Consultee References
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 an wildlife buffer	

6.A.1 Community	
	Consultee References
Support community use and local events on Town Mead Leisure Park.	

6.A.1 Landscape & Heritage	
	Consultee References
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	HE OA11

Conservation Area, its setting and character.
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6.A.1 Environment	Consultee References
Support the ongoing work of the Environment Agency and the Canal and River Trust to improve water quality to enhance ecological conditions and recreational use of the waterways.	

DRAFT AMENDED PROPOSALS: 6.A.2 ROYAL GUNPOWDER MILLS

6.A.2 Visitors	Consultee References
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 (LWVWC).	
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 ' Secret-Island ' 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.	Royal Gunpowder Mills Waltham Abbey Ltd SR26
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 such as a café/restaurant and work with the Royal Gunpowder Mills Trust 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.	Royal Gunpowder Mills Waltham Abbey Ltd SR26

6.A.2 Sport & recreation	Consultee References
<p>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.</p>	

6.A.2 Biodiversity	Consultee References
<p>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.</p>	
<p>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.</p>	
<p>Work with relevant agencies to maintain the current system of controlled access to the SSSI to protect the area as a quiet haven for wildlife.</p>	
<p>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 Cormmill 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 Cormmill Meadows.</p>	<p>NE OA13, Royal Gunpowder Mills Waltham Abbey Ltd SR26</p>

In the New Hill area, the Commill Stream and surrounding land to be managed to complement the Commill Meadows.	
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6.A.2 Community	Consultee References
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.	Royal Gunpowder Mills Waltham Abbey Ltd SR26

6.A.2 Landscape & Heritage	Consultee References
<p>Landscape Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: E1 Royal Gunpowder Mills.</p> <p>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 SAM-Scheduled Monument and Conservation Area designations and the listed status of many of the buildings on site.</p> <p>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.</p>	HE OA11

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	
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6.A.2 Environment	Consultee References
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.	

DRAFT AMENDED PROPOSALS: 6.A.3 LEE VALLEY WHITE WATER CENTRE

6.A.3 Visitors	Consultee References
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 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.	

6.A.3 Sport & Recreation	Consultee References
<p>Lee Valley White Water Centre RLCP 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.</p>	
<p>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.</p>	
<p>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.</p>	
<p>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.</p>	
<p>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.</p>	

6.A.3 Biodiversity	Consultee References
<p>Management of swales, meadows and trees belts to maintain high ecological values.</p>	

6.A.3 Community		Consultee References
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.		

6.A.3 Landscape & Heritage		Consultee References
Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: A4 Kings Weir to Waltham Town Lock.		

<p>6. A.3 Environment</p>	<p>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.</p> <p>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.</p>
<p>Consultee References</p>	

DRAFT AMENDED PROPOSALS: 6.A.4 RIVER LEE COUNTRY PARK

<p>6.A.4 Visitors</p>	<p>Work with public transport operators to improve access by public transport to each entrance to the River Lee Country Park.</p> <p>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.</p> <p>Work with stakeholders to improve access and the quality of the routes for pedestrians and cyclists into the Park</p> <ul style="list-style-type: none"> • 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
<p>Consultee References</p>	

<p>Mile along the eastern boundary;</p> <ul style="list-style-type: none"> continue to maintain the Lee Valley Pathway and Lee Valley Walk 		
<p>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 Commill 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.</p>		
<p>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.</p>		
<p>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.</p>		<p>Transport for London Spatial Planning & Crossrail 2 OA16 LVRPA</p>
<p>At Trinity Lane consider options for adding directional signage from Theobalds Grove Railway station.</p>		
<p>Improve the rail bridge crossing at Turnford Brook and gateway signage both at the entrance and on the main road.</p>		
<p>Within the River Lee Country Park visitor facilities are to be enhanced at the existing visitor/activity hubs as follows:</p>		
<p><u>1. South River Lee Country Park and Waltham Abbey Gardens</u></p> <p>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.</p>		

	<p>Examine the feasibility of a water taxi service with the Canal and River Trust (CR&T) 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.</p>
	<p><u>Waltham Abbey Gardens</u> Promote and manage Waltham Abbey Gardens as a secondary gateway into the River Lee Country Park and the Cormmill Meadows access to nature site. Work with stakeholders to secure additional signage to Cormmill Meadows.</p>
	<p>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.</p>
	<p><u>Cormmill Tree Park</u> Enhance Cormmill Tree Park as a visitor hub focused on woodland crafts and activities including woodland management, and bush crafts and forest schools. Explore opportunities for wild camping.</p>
	<p>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 Cormmill Meadows and the Royal Gunpowder Mills site to be explored.</p>
	<p><u>2. Cheshunt Station and Pindar Visitor Gateway</u></p> <p>Work with partners to improve access and establish a primary gateway into the Park for all visitors from Windmill Lane and Cheshunt Station by:</p> <ul style="list-style-type: none"> • 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

<p>signage and environmental enhancements,</p>	
<p>3. Fishers Green Visitor Hub</p>	<p>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;</p> <ul style="list-style-type: none"> • 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 <p>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.</p>
	<p>Implement improvements to the Fishers Green entrance and car park to establish a primary gateway into the River Lee Country Park by:</p> <ul style="list-style-type: none"> • 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.
	<p>4. Lee Valley Park Farms Visitor Hub (Hayes Hill and Holyfield Hall Farms)</p>
	<p>Develop the Lee Valley Park Farms as an all year round family focused visitor facility to include:</p>

	<p>redesigned and enhanced visitor centre with associated retail area and café at entrance to the Farms,</p> <ul style="list-style-type: none"> • 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 <p>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.</p>
	<p>A dedicated Lee Valley Park Rangers base to be established at Holyfield Hall Farm.</p>
	<p><u>5. Broxbourne Gateway and Visitor Hub - River Lee Country Park North</u></p> <p>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:</p> <ul style="list-style-type: none"> • 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;

<ul style="list-style-type: none"> 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 <p>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.</p>	<p>Improvements to routes and signage into the area for pedestrians and cyclists to include;</p> <ul style="list-style-type: none"> 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. 	<p>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</p>	<p>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.</p>	<p><u>Clayton Hill</u> 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.</p>
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6.A.4 Sport & Recreation	Consultee References
<p><u>RLCP South and Waltham Abbey Gardens</u></p> <p>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.</p>	
<p>Enhance informal recreational facilities at the Waltham Abbey Gardens.</p>	
<p><u>Herts Young Mariners Base</u></p> <p>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.</p>	
<p>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.</p>	
<p><u>Pindar Natural Play hub</u></p> <p>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.</p>	
<p><u>Lee Valley Park Farms Play</u></p> <p>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</p>	

<p>provision included.</p>	
<p><u>Nazeing Marsh, the old Chimes Nursery site and Rushymead</u></p> <p>Work with EFDC, landowners and other stakeholders to bring this area of the Park into a recreational or leisure use in accordance with the Park's remit. This may require use of the Authority's land purchasing powers to consolidate existing land ownership, improve access and widen options for future use. Opportunities for equestrian activities or centre to be explored with horse rides and hacking routes.</p>	<p>EFDC LA3, LVRPA</p>
<p>Undertake further works at Rushymead to open up the site and create a quiet waterside area for informal recreation.</p> <p><u>Angling</u></p> <p>Protect, manage and continue to improve the fisheries within the RLCP as regional leisure and sporting venues for a diverse range of specimen coarse angling. Invest in current angling infrastructure throughout RLCP. 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).</p>	
<p><u>Sailing, Boating and Rowing</u></p> <p>Holyfield Lake to be managed and promoted as a centre of excellence for sailing. Improvement of and investment in existing sailing and boating facilities will be supported. The existing refuge area to be protected and maintained.</p> <p>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:</p> <ul style="list-style-type: none"> - green belt designation - ecological interests, including the adjacent SSSI/SPA and whether an EIA is needed; 	<p>NE OA13, ESSA SR24, LVRPA</p>

	<p>- the range and type of sailing and water activities which can be accommodated, and - flood risk.</p> <p>This proposal should be read in conjunction with Proposal 7.A.2</p> <p>Undertake feasibility work. Explore options with stakeholders to explore options for the relocation of the existing Water Activities Centre relocate sailing and boating facilities from Nazeing Central Lagoon Area 7 onto Holyfield Lake i.e. move the ESSA Water Activities Centre onto Holyfield Lake</p> <p>Feasibility work will need to consider and assess a range of environmental and access issues including:</p> <ul style="list-style-type: none"> — The ecological impact of proposals on Holyfield Lake, and the adjacent SSSI/SPA in consultation with Natural England — An Habitat Regulation Assessment may be required, and — Options and requirements for new and shared facilities and water space between different water-based clubs and groups.
	<p>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.</p>

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Consultee References	
6.A.4 Biodiversity	<p>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.</p>
	<p>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</p>

<p>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.</p>	
<p>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.</p>	
<p>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 Environment Agency and Natural England. Maintain and manage areas of shallow flood for the benefit of designated SPA species (wintering Shoveler).</p>	
<p>Maintain the internal wildlife refuges on site allowing open public access to the perimeter of the site.</p>	
<p>Waltham Abbey SSSI Work with EA 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.</p>	<p>Royal Gunpowder Mills Waltham Abbey Ltd SR26</p>
<p>Habitat improvements to be delivered throughout the RLCP and at key sites as part of the NIA project as follows:</p> <ul style="list-style-type: none"> • 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 Lea 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. 	

<ul style="list-style-type: none"> • 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 Newts 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 	
<p>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.</p>	
<p>Management of non-designated waterbodies to take account of their role in supporting the wider SPA</p>	
<p>Establish Britannia Meadows and Lake as an ecological buffer to complement the adjoining SSSI, 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.</p>	
<p>Protect refuge area on southern part of Holyfield Lake</p>	
<p><u>Access to Nature</u> <u>Fishers Green Access to Nature Hub</u> 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 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.</p>	
<p>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</p>	

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 Cormmill 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 (SSSI's), are managed to minimise damage and disturbance, and to improve the status of these areas.	

6.A.4 Community	Consultee References
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.	

	<p>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.</p>
	<p>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.</p>
	<p><u>Lee Valley Park Farms</u> 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.</p>
	<p>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.</p>
	<p>Investigate bus transport opportunities to Fishers Green/ Lee Valley Park farms to aid access by educational groups.</p>
	<p><u>Fishers Green</u> 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.</p>
	<p>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</p>

and down the Navigation in key education areas.	
<u>Broxbourne Gateway</u> 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.	
<u>General River Lee Country Park</u> 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.	

6.A.4 Landscape & Heritage	Consultee References
Landscape Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Areas: <ul style="list-style-type: none"> - 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 RLCP to be protected and long distance views across the rural landscape and to the rural	

<p>valley sides to be retained.</p>		
<p>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.</p>		<p>Royal Gunpowder Mills Waltham Abbey Ltd SR26</p>
<p>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.</p>		<p>HE OA11</p>
<p>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.</p>		
<p>Broxbourne Old Mill and Meadows Enhance, refurbish and maintain Broxbourne Mill and its setting and improve interpretation on site.</p>		

<p>6. A.4 Environment</p>	<p>Consultee References</p>
<p>Glasshouses The expansion of existing or development of new glasshouse sites within and adjacent to the River Lee</p>	

<p>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:</p> <p>The scale, height, and bulk of new glasshouse development including lighting and associated infrastructure should be appropriately located and designed so as</p> <ul style="list-style-type: none"> • 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 <p>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.</p> <p>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.</p>	<p>EA OA10</p> <p>EA OA10</p>
<p>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.</p>	
<p>Continue to manage the Farm in line with the ten-year Higher Level Stewardship agreement (HLS)</p>	

<p>commenced in November 2012.</p>	<p>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.</p> <p>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.</p> <p>Work with the EA and the C&R Trust to encourage greater use of the waterways for recreational boating and angling.</p>	
<p>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.</p> <p>The Authority will work closely with Crossrail 2 including environmental specialists to mitigate seek mitigation for any adverse impacts on the amenity of the Park as a result of Crossrail 2 proposals; for example improved rail access at Cheshunt station and supporting infrastructure. These proposals may not be resolved within the timescale of these Area proposals.</p>	<p>Transport for London Planning & Crossrail 2 OA16</p>	
<p>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 NIA improvement schemes.</p>		

<p>Contaminated Land</p> <p>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.</p>	
<p>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.</p>	

DRAFT AMENDED PROPOSALS: 6.A.4.1 WHARF ROAD INSET

6.A.4.1 Visitors	Consultee References
<p>Create a new pedestrian spine parallel with the Broxbourne Ditch corridor to provide a different pedestrian environment and relieve pressure on the Navigation towpath.</p>	
<p>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.</p>	
<p>Upgrade Wharf Road as an entrance and gateway point into the RLCP. 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 RLCP and safe crossing of the railway.</p>	
<p>Maintain and enhance the small car park and provide an illustrated information board along with</p>	

additional signage for information, interpretation and orientation throughout the area.	
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6.A.4.1 Sport & recreation	Consultee References
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.	

6.A.4.1 Biodiversity	Consultee References
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.	
<p>This will be achieved through the following initiatives:</p> <ul style="list-style-type: none"> • 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 	








<p>Road, to conserve potentially interesting grassland and reedbed habitat.</p> <ul style="list-style-type: none"> • 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.	

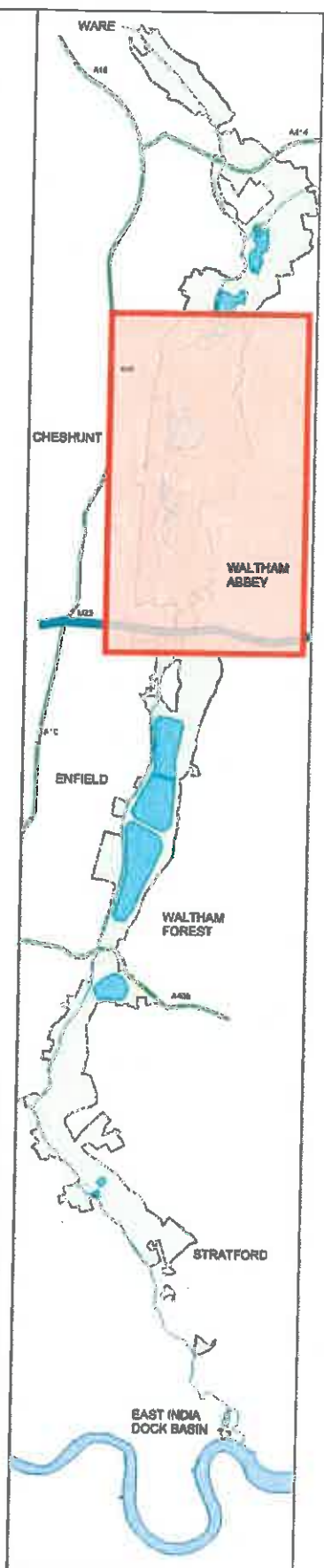
6.A.4.1 Community	Consultee References
No text	

6.A.4.1 Landscape & Heritage	Consultee References
<p>Landscape</p> <p>Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: A4 Kings Weir to Waltham Town Lock</p> <p>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.</p> <p>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.</p> <p>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.</p>	

6.A.4.1 Environment	Consultee References
<p>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.</p>	
<p>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.</p>	
<p>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.</p>	



- Area 6 - Sub Area Divisions**
-  Park Boundary
 -  Area 6 Boundary
 -  6.A.1 - Town Mead
 -  6.A.2 - Royal Gunpowder Mills
 -  6.A.3 - Lee Valley White Water Centre
 -  6.A.4 - River Lee Country Park
 -  6.A.4.1 - Wharf Road



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APPENDIX B Area 7 Wetland Park - Spitalbrook to Roydon December 2018

Proposal text amendments are shown in **Blue bold** font and a ~~strike through~~ for changes to amended text made as a result of the second round of consultation May 2018. Minor amendments by LVRPA are included in the above

INTRODUCTION

Context Section	Consultee References
<p>Area 7 is located towards the north of the Regional Park, defined by the London and Cambridge Railway to the north, and the B194 between Broxbourne and Lower Nazeing to the south. The western boundary follows the course of the River Lee Navigation around the edge of Rye Park and the edge of Hoddesdon. The eastern boundary is less well defined, following the edge of Roydon in the north, Low Hill Road which links Roydon, Netherhall and Lower Nazeing and the edge of Lower Nazeing to the south.</p>	
<p>The area largely comprises a broad and flat valley floor, including large areas of reclaimed former gravel pits with important successional habitat and a number of large water bodies. Rolling farmland to the east provides a more open and rural context, in contrast to the urban setting to the west. Industrial and urban development outside the Park boundary (the Rye-House power station and small scale light industry) strongly influences the character of the valley floor to the west as does the extensive area of glasshouses in the south east, located both within and along the boundary of the Park.</p>	
<p>Key Resources and Special Features</p>	
<p>Key landscape features include the major water channels, with the confluence of the River Stort Navigation and River Lee Navigation at Fieldes Weir, Glen Faba Lake and the River Lee Navigation forming a corridor that links north to south across the area.</p>	
<p>The valley floor contains numerous smaller tributaries and several large areas of open water and wetlands fringed by woodland and scrub interspersed with small meadows. A degree of tranquillity is created within more semi-enclosed areas and by the attractive waterside character of the River Stort,</p>	

	<p>Admiral's Walk Lake and within waterway corridors of the River Lee and the Lee Navigation. The area suffers from a fragmented character caused by plant nurseries and extensive glasshouse development (particularly to the east) and suburban and industrial development and pylon lines that pass through the centre of the area. Some development, including the housing to the south east of Dobbs Weir, is however contained within a strong landscape structure. Areas of greater intactness include the wooded slopes of Roydon Hill.</p>
	<p>Clay Hill and Roydon Park allow clear views across the northern part of the Park and include the ridge to the east dominated by mixed farmland. Within the area itself, views are generally shortened by woodland and willow belts that follow the water courses, lagoons and field boundaries. Views along the River Lee Navigation framed by trees, predominantly willows are characteristic.</p>
	<p>The distinctive landscape heritage assets in the area include medieval sites such as Nether Hall and features associated with the Navigation, such as Dobb's Weir, Roydon Locks and lock keeper's cottages</p>
	<p>Opportunities for visitors</p>
	<p>Existing opportunities are focused on water based activities such as sailing, canoeing, leisure boating and angling. Proposals identify opportunities to enhance and consolidate the existing provision to improve the visitor offer.</p>
	<p>A range of visitor accommodation is currently available within this area including the Lee Valley Caravan Site at Dobbs Weir and the range of facilities at Roydon Mill Leisure Park in the north of the area. Proposals explore the options for creating new types of accommodation in new areas of the Park such as at Broxbourne Riverside, Carthagna and on parts of Spitalbrook.</p>
	<p>Large sites within Area 7 are being brought into leisure use now that gravel operations have ceased. New recreational routes around and through Spitalbrook and around parts of Glen Faba together with habitat creation, management and enhancement will improve opportunities for informal recreation and access to nature in areas previously out of bounds to the public. Existing opportunities at Glen Faba Lake and along the River Stort will be improved with new paths and signage. Plans for wetland restoration and enhancement will be delivered to the existing Local Wildlife Site. Opening up these new</p>

<p>areas to the public will further enhance the role of the Park in meeting public health needs both physical and mental health.</p>	
<p>Although existing access through and around this area using the towpath and the Lee Valley Pathway are now well established improved links through to Broxbourne Station and to Roydon Station are identified. These stations will become primary and secondary gateways respectively into the Park.</p>	
<p>Mitigation for any adverse impacts on the amenity of the Park as a result of Crossrail 2 proposals will be sought; for example improved rail access at Broxbourne station and supporting infrastructure.</p>	
<p>Adopted guiding principles guiding these proposals</p>	
<p>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:</p> <ul style="list-style-type: none"> • 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. 	

DRAFT AMENDED PROPOSALS:

7.A.1 WETLAND PARK WEST: SPITALBROOK, DOBBS WEIR AND ADMIRALS WALK LAKE

	Consultee References
<p>7.A.1 Visitors</p> <p>Work with partners to establish a primary gateway into the Wetland Park at Spitalbrook from Broxbourne Station and Nazeing New Road by:</p> <ul style="list-style-type: none"> the provision of clearer signs and segregated cycle and pedestrian routes through the station car park out onto Station/Nazeing New Road exploring the feasibility of using the existing ramp in the south west corner of the Spitalbrook site as a pedestrian access promoting access into the Wetland Park by public transport in particular via Broxbourne train station and by bus 	
<p>Enhance existing connecting routes into the Park from the adjoining residential areas in the west; these improvements will help deliver the Green Arc Strategic Infrastructure Lateral Links project.</p>	
<p>Work with Network-Rail stakeholders to enable better incorporate access for cyclists to as part of the new bridge at Mangers Railway Crossing at the northern end of Spitalbrook and support ongoing maintenance of this crossing point; this is key to maintaining connectivity between Admirals Walk Lake and the rest of the Wetland Park.</p>	<p>Transport for London Spatial Planning & Crossrail 2 OA16</p>
<p>Work with stakeholders to improve connectivity between the three sites that form the western part of the Wetland Park; Admiral's Walk Lake, Spitalbrook and Dobbs Weir, and links through to the rest of the Wetland Park to the east and north. This will be achieved by:</p> <ul style="list-style-type: none"> retaining and maintaining the existing pedestrian bridge over the River Lee in the southern part of Spitalbrook to enable access into the site from Nazeing New Road, and across the River Lynch in the north, to enable access out onto Dobbs Weir Road reopening the bridge link between Spitalbrook and Carthage Estate in the south east maintaining safe access along the public footpath that forms the northern boundary of Dobbs Weir 	

<p>and Spitalbrook and continues across the railway through to Admirals Walk Lake opening up access along the old haul route through the eastern part of Spitalbrook between Nazeing New Road and Dobbs Weir Road</p> <ul style="list-style-type: none"> • providing a safe crossing point over Dobbs Weir Road with a pedestrian phase to the traffic lights • provision of a new pedestrian bridge over the River Lee between Spitalbrook and Nazeing Meads onto Meadgate Road • improving the existing public access to Admiral's Walk Lake including the addition of signage, and maintaining the informal routes alongside the lake to connect with the public footpath in the north • improving and promoting links from the New River Walk, especially as an attractive link through into the Park from Broxbourne Station 	
<p>Prepare a feasibility study for visitor infrastructure improvements at Dobbs Weir. This will include:</p> <ul style="list-style-type: none"> • works to enhance the existing car park and entrance; • improvements to signage and route safety for pedestrians and cyclists, particularly for movements from the car park and towpath across to the 'Fish and Eels' public house and the open space around the Weir; • protection and maintenance of the open space at Dobbs Weir for informal recreation, picnicking and enjoyment of the waterside environment; • refurbishment of existing toilets and provision of cycle parking and possibly cycle hire in association with Dobbs Weir Café; and • collaborative working with the pub and café businesses to jointly promote and improve the area. 	<p>LVRPA, C&RT OAA9,</p>
<p>Wetland Park Visitor Accommodation Hub Expand provision of visitor accommodation at the Lee Valley Caravan Park Dobbs Weir, including improvements to touring provision and fixed camping and enhance facilities for the general Park visitor.</p> <p>Undertake feasibility studies into:</p> <ul style="list-style-type: none"> • the provision of visitor accommodation on adjoining eastern areas within Spitalbrook, for example camping 'pods', yurts or lodge style; • creating a vehicular access bridge over the River Lynch linking the camp site with the old haul route within the Spitalbrook. 	

Feasibility work to consider the impact on biodiversity and access to nature potential of the eastern part of Spitalbrook	
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7.A.1 Sport and Recreation	Consultee References
Develop and promote the Wetland Park at Spitalbrook, Admirals Walk Lake and Dobbs Weir for informal recreation and angling.	
Protect and enhance facilities for anglers at Admiral's Walk Lake. Explore new opportunities for anglers on lakes in the north west of Spitalbrook taking account of their ecological potential.	
Establish a recreational route for pedestrians and cyclists through Spitalbrook along the line of the original haul route linking together the River Lee Country Park with Dobbs Weir. This will form the first phase of works to open up this area for informal recreation and as an access to nature site. Explore options for further public access to parts of the site in accordance with the ecological management of the site and personal safety issues.	
Improve the open space at Dobbs Weir including the Island site directly east of the camp site as informal waterside picnic areas and as a stopping off spot on long distance walking and cycling routes.	
Explore options with stakeholders for canoe access to Dobbs Weir pool, and a wider improvement in the recreational use of the Navigation including canoe launching/porterage points at Carthagena and Dobbs Weir locks, and visitor moorings. This would require careful management as the waterways are also popular for angling and the option may be to operate in the riverine closed season, March 15 to June 15.	

7.A.1 Biodiversity	Consultee References
Fauna and Flora Work with stakeholders to ensure the designated County Wildlife Sites within the Wetland Park Complex; Admirals Walk Lake, River Lea, Lee Navigation and the lakes within the Carthagena Fishery are brought	

	<p>into positive conservation management status. Management of waterbodies to take account of their proximity to and their role in supporting the wider Lee Valley SPA. Areas of shallow flood to be maintained and managed for the benefit of designated SPA species (wintering Shoveler).</p>
	<p>Management of Admirals Walk lake for both nature conservation and angling to continue. Protect the surrounding floodplain grassland and enhance and manage the site for key BAP species in particular wetland mammals, bats and dragonflies/damselflies.</p>
	<p>Habitat improvements (and non-native invasive species removal) to be delivered on the gravel pits and waterways within the Wetland park complex as part of the NIA project as follows:</p> <ul style="list-style-type: none"> • Selected areas around each lake will be targeted for tree removal to open up and expand upon key features such as reedbeds and existing emergent vegetation • Waterway and ditch enhancements for wetland mammals such as Otter and Water Vole to include tree management and removal, in-channel management of vegetation, and where possible reprofiling of areas along ditches to create deeper pools to retain water throughout the year.
	<p><u>The River Lynch</u> Improve the River Lynch by removing scrub, reprofiling the banks to improve habitat for marginal vegetation, freshwater invertebrates and Water Voles. Protect and retain the existing mature trees to provide habitat for foraging bats and for Otters. Retain and manage a diverse range of wetland habitat.</p>
	<p>Protect and manage land south of Dobbs Weir; the Island site lying between the River Lea and Lee Navigation for BAP species – for example Otter, Water Vole.</p>
	<p>Access to Nature Work with Broxbourne Council and other stakeholders to restore, manage and protect habitats at Spitalbrook as a site of special biodiversity interest with visitor access. This could be delivered through enabling development on the site linked with the opportunities which Cross Rail 2 could realise. Any enabling development to integrate with and secure investment in the parklands and respect the sites unique biodiversity.</p>
	<p>The eastern part of Spitalbrook to be restored, managed and protected as an access to nature site</p>

showcasing natural colonisation and successional vegetation together with a focus on creating areas and habitats for reptiles. Increase the value of the river edge for species such as Sand Martin and Kingfisher.	
Pedestrian access through the eastern part of the site to be provided along the old haul route linking Nazeing New Road to Dobbs Weir Road. The western part of the site to be left without major intervention beyond essential management undertaken in accordance with an ecological management plan. Access to be facilitated through guided walks for visitors and for nature conservation study.	
At Dobbs Weir Caravan Park maintain and enhance the biodiversity and landscape interest in accordance with the site management plan.	

	Consultee References
7.A.1 Community	
Undertake feasibility work to explore the potential of using Spitalbrook as a venue for learning activities as an extension to the offer at Broxbourne. Feasibility work to consider options for an outdoor classroom or shelter both at: <ul style="list-style-type: none"> • Spitalbrook within walking distance of Broxbourne Station where access via public transport can be included within educational programme, and at • Dobbs Weir where path improvements, pond dipping, mini orienteering course and facilities for coach parking would need to be investigated. 	
Volunteer activities to be developed at Spitalbrook for ecological management and monitoring and in respect of facilitating guided access through the western part of the site.	

	Consultee References
7.A.1 Landscape & Heritage	
Landscape Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: A3 Glen Faba and Nazeing Meads	

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

7.A.1 Environment		Consultee References
Water Work with the Environment Agency, C&RT and other stakeholders to remove non-native invasive species, for example Giant Hogweed from waterside sites across the different landholdings.		
Work with the Environment Agency to improve, maintain and monitor water quality to meet Water Framework Directive objectives to enhance ecological conditions and recreational amenity. Ensure proposals support the implementation of the Thames River Basin Management Plan. Work with the Environment Agency to ensure any new development incorporates measures such as sustainable drainage systems that mitigate and reduce flood risk whilst also delivering wider sustainability benefits to biodiversity, water quality and recreational amenity.		
Four Tracking & Crossrail 2 Support ongoing investment in the Greater Anglia service and Network Rail infrastructure and work with Network Rail/Crossrail 2 team, the local and county authorities to develop a strategy for retaining crossing points and access into the Park for all visitors and to enable operational management, without large areas of parkland being lost to new bridge landings, new roads or related infrastructure. Retaining and enhancing these access points into the Park forms part of the Green Arc Strategic Green Infrastructure project 'Lateral Links' to improve connectivity linking the Park with the wider landscape and adjoining urban areas.		

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

DRAFT AMENDED PROPOSALS: 7.A.2 WETLAND PARK CENTRAL AND EAST: NAZEING MEADS AND CARTHAGENA

7.A.2 Visitors		Consultee References
	<p>Work with stakeholders in particular the local and county authorities to enhance the safety of pedestrian and cycle access and movement along Nazeing Road and Dobbs Weir Road and improve the general amenity of the area for the visitor by;</p> <ul style="list-style-type: none"> • provision of a separate cycle lanes • enhancement of the existing crossing island on Nazeing Road opposite Spitalbrook to improve pedestrian safety. • working with the County Councils and bus operating companies to improve the frequency of existing bus services that currently run along Nazeing Road and extend services to cover the Dobbs Weir entrance into the Park, • improved directional signage to Park entrance points from existing bus stops 	

<ul style="list-style-type: none"> • provision of clearer information and promotional material about this area of the Park to encourage people to visit 	<p>Maintain and promote the Lee Valley Pathway and routes that link with it such as the towpath/Lea Valley Walk, Meadgate Road and the public footpath lying to the east of North Street. Provide interpretation and information at key points along these routes for example at Carthagena Lock and at the Nazeing Road and Lee Valley Pathway junction.</p>	<p>Work with landowners and other stakeholder to create clearly signed and attractive entrances to the Park at the Meadgate Road entrance off from Pecks Hill and at the eastern end of Dobbs Weir Road. Work with Essex County Council to establish a lorry ban along Meadgate Road and improve pedestrian and cyclist safety.</p>	<p>Carthagena Visitor access to be improved by;</p> <ul style="list-style-type: none"> - opening up existing overgrown vegetation (gardens from former cleared dwellings), south of Meadgate Road, to form a series of interconnecting rides and glades - Exploring options for creating/reinstating a pedestrian link through from the Lee Navigation towpath across Carthagena Lock over the River Lee and onto Spitalbrook, using existing bridges.
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<p>7.A.2 Sport & Recreation</p>	<p>Water Recreation and Sport Undertake feasibility work with stakeholders to develop Establish a Centre for Angling on the Nazeing Central Lagoon, including to include a secure car park, new swims and replacement lakeside building catering for both anglers and general Park visitor. This will require relocation of the ESSA Water Activities Centre sailing and boating activities; options to be explored with ESSA and other stakeholders to make provision for the sailing base at Holyfield Lake in Area 6. The option analysis will require feasibility studies into the use of shared facilities between ESSA and other boating and sailing groups.</p>	<p>Consultee References ESSA SR24, LVRPA</p>
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<p>Feasibility work will cover the provision of facilities at both Nazeing Central Lagoon and at Holyfield Lake (Area 6) and will need to consider</p> <ul style="list-style-type: none"> • relocation of the existing Water Activities Centre sailing and boating activities to Holyfield Lake in Area 6; • the associated constraints and options relating to the shared use of facilities between different water based clubs and groups • the range and type of angling provision that can be delivered at Central Lagoon • the scale and design of new built facilities required at Central Lagoon taking account of the Green Belt location • the flood management role of the Nazeing Central Lagoon • other environmental and access issues <p>The Authority is committed to working with ESSA and other stakeholders which currently have an interest in Nazeing Central lagoon.</p> <p>In the medium term the lake will remain as the base for the ESSA Water Activities Centre and the existing angling activity and use will continue. In the long term the Authority's aim is to develop this lake as a Centre for Angling with sufficient infrastructure including, secure parking, new swims and a replacement lakeside building serving both Anglers and visitors.</p> <p>In advance of the delivery of the long term aim studies should consider the impacts of this proposal on green belt designation, the range and type of angling which can be accommodated, flood risk management and other environmental and access issues. <u>Engagement with all interested parties and users will be required.</u></p> <p>Studies will also need to consider the relocation of the Water Activities Centre sailing and boating activities to Holyfield Lake in Area 6. <u>and this Proposal should be read in conjunction with 6.A.4</u></p>	<p>ESSA</p>
<p>Angling to continue to be improved developed as a core activity on the Nazeing Southern Lagoon and existing swims refurbished. Both angling and sailing to continue on the North Lagoon. Renovations to be undertaken to disabled angling sites around the central and northern Nazeing lagoons.</p>	<p>LVRPA</p>

Support the range of sailing activity and training from beginner to world class sailor offered by the local Sailing Club on the North lagoon and the facilities they provide for disabled sailing.	
The recreational use of the Navigation to be improved including canoe facilities, launching/porterage points at existing locks and visitor moorings.	
Land based Recreation Promote circular walks within the Wetland Park linking together existing routes through Nazeing such as the Lee Valley Pathway, and the Lea Valley Walk with the New River Path to the west and Broxbourne Station.	
Carthagena Enhance and develop Carthagena as an area for informal waterside recreation and natural play.	
Maintain the good standard of angling swims provided along the edge of South Lagoon and Carthagena.	

7.A.2 Biodiversity	Consultee References
Fauna and Flora Habitat improvements (and non-native invasive species removal) to be delivered within the Wetland Park as part of the NIA project as follows <ul style="list-style-type: none"> • Gravel pits and lakes - Selective tree removal and opening up of water bodies to allow expansion of key features such as reed beds and existing emergent vegetation • Waterway and ditch enhancements for wetland mammals such as Otter and Water Vole including tree management and removal, and in-channel management of vegetation. 	
Work with stakeholders to ensure the designated County Wildlife Sites; Nazeing Meads and Nazeing Lagoons, within the Wetland Park Complex are brought into positive conservation management status. Conservation and management to be focused on maintaining and improving their importance for bird populations, including designated SPA species, aquatic invertebrates and mammals together with their wildlife corridor function and swamp communities. In the winter, a "hard weather refuge" to be protected	

on the lagoons. Account to be taken of their proximity to and role in supporting the wider Lee Valley SPA.	
At Carthagena new damp marsh habitats to be created along the edge of the north lagoon, including scrapes, boardwalks and low key interpretation. Manage selected lake banks (of north and south lagoon) to encourage use by Water Voles.	
Access to Nature Improve access and circular routes through wooded areas at Carthagena and alongside the water and provide low key interpretation of wildlife interest.	
Management plans to be implemented to protect current nature conservation value whilst catering for the needs of visitors.	

7.A.2 Community	Consultee References
Carthagena Explore educational and volunteer opportunities for designing, constructing and operating sustainable visitor accommodation at Carthagena.	

7.A.2 Landscape & Heritage	Consultee References
Landscape Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: A3 Glen Faba and Nazeing Meads Nazeing Meads and Nazeing Lagoon The open character of the valley floor to be protected in line with the proposal for glasshouses as set out under 7.A.2 Environment below. Other forms of development not compatible with the Green Belt to be	

resisted.		
Where extensions are proposed to existing local businesses they will be considered against the criteria included in the glasshouse proposal 7.A.2 Environment		
The Authority supports initiatives from the Environment Agency to improve the Flood Relief Channel to address landscape and biodiversity objectives.		
Enhance the visual and environmental quality of Meadgate Road as a key route into the Park particularly at the eastern entrance to the Park.		
Work with stakeholders to improve the impact on the Regional Park of industrial sites (and their intensification), structures and buildings through measures that contribute to a reduction in noise, traffic generation, visual impact and intrusion. High quality development to be sought and particular attention to be paid to enhancing the boundaries with open space. It is intended that, in the long term, all such sites should be brought into leisure and recreational use where this would be compatible with the function of this Area.		EFDC LA3, ECC LA4,
Carthagena Work with the Canal and River Trust to repair and maintain the section of access track that services Carthagena (known as Meadgate Road) for cyclists and pedestrians.		
Create and manage glades and rides in secondary woodland to improve light levels and edge conditions for birds and bats.		
Deliver a landscape management plan for the area with particular emphasis on biodiversity enhancement and improved presentation particularly of the visible leading edges of secondary woodland/tracksides hedges and scrub.		
Create view corridors between the Navigation and the lagoons in conjunction with additional and enhanced path links.		
Heritage		

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

7.A.2 Environment	Consultee References
<p>Glasshouses The expansion of existing or development of new glasshouse sites within and adjacent to the Park within Area 7.A.2 will be considered in relation to how the development impacts upon the openness of the Regional Park, the quality of its landscape character and visitor enjoyment. Cumulative impacts will also be a factor where large scale expansion has already taken place. The following issues will need to be addressed:</p> <p>The scale, height, and bulk of new glasshouse development including lighting and associated infrastructure should be appropriately located and designed so as</p> <ul style="list-style-type: none"> • to protect the openness of the Park and views into and across the Nazeing Meads and Carthagna area, particularly those views out across the Park from Dobbs Weir Road and into the Park from the valley sides • Avoid adverse impact upon the visual amenity of visitors or users of the Park • Enhance landscape character and preserve existing positive features such as wildlife areas, trees and woodland belts, attractive water edges. • Maintain the existing level and quality of pedestrian and cycle access within the Nazeing Meads and Carthagna area. • Avoid harm to or disturbance of wildlife either through loss or fragmentation of habitat or through noise, lighting or pollution • Protect and maintain water quantity and quality • To avoid increased flood risk by reducing the capacity of the floodplain or impacting upon existing flood defences <p>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.</p>	<p>EA OA10</p> <p>EA OA10</p>

<p>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.</p>	
<p>Work with Epping Forest District Council and other stakeholders to identify sites which have been abandoned or are likely to be surplus to production in the next 10 – 15 years and carry out feasibility studies to identify development and design proposals that would be compatible with the remit of the Park.</p>	
<p>The Authority may consider proposals for land swaps which would allow expansion of glasshouses providing there is an overall increase in land devoted to Park compatible uses and other PDF objectives are not prejudiced.</p>	
<p>Contamination Undertake appropriate mitigation for impacts and risks associated with contaminated land within the Authority's ownership, in accordance with the Authority's Contaminated Land Policy (2011). Land will be evaluated on the basis of the 'suitable for use' approach where land will be made suitable for any new use as planning permission is given for that use. Remediation will be carried out to a level that prevents unacceptable risks to human health or the environment in relation to the current use or future use of the land for which planning permission is being sought. Encourage other landowners to remediate contaminated land in accordance with the Authority's Policy.</p>	
<p>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.</p>	
<p>Work with the Environment Agency and local authorities to agree, fund and deliver a phased programme of remediation to tackle dereliction and contamination to enable public use of open spaces at St Paul's Field and Carthagena.</p>	
<p>At Carthagena, the Authority will continue to purchase land and buildings to assemble an integrated recreational open space.</p>	
<p>Water</p>	

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

DRAFT AMENDED PROPOSALS: 7.A.3 WETLAND PARK CENTRAL AND NORTH: GLEN FABA AND ROYDON

7.A.3 Visitors	Consultee References
Promote Roydon Station as a secondary gateway into the Park and ensure links through to the Park both south of the station and to the north into Area 8 and Stanstead Innings are maintained and clearly signed.	
Upgrade existing southern entrance to Glen Faba from Dobbs Weir Road adjacent to Crown Netherhall Fishery as a secondary gateway into the Park with a new visitor car park. Provision to be made for cycle parking and facilities to be jointly used by anglers.	
Maintain and promote the Roydon Loop section of the Lee Valley Pathway from Dobbs Weir Road to Roydon Station for pedestrians and cyclists including the provision of clear signage from the Station into the Park. Examine the feasibility of cycle hire provision at Roydon Station to complement facilities at Broxbourne Meadows and potential facilities at Ware and St Margarets Stations	
Create and promote circular walking routes using the Lee Valley Pathway and existing public footpaths with connections into Dobbs Weir, Roydon village and Roydon Station	
Enhance access into the Park for pedestrians and cyclists from Glen Faba Road in the east.	
Work with Canal & River Trust to <ul style="list-style-type: none"> • maintain the River Lee Navigation and River Stort towpaths as strategic routes that link the Park 	

<p>into the wider Hertfordshire and Essex regions.</p> <ul style="list-style-type: none"> • remove illegal moorings at Fields Weir, • protect and enhance visitor moorings 	
<p>Accommodation</p> <p>Support ongoing improvements to visitor accommodation at the Roydon Marina Village, including the holiday lodges, hotel and marina. Explore feasibility of promoting facilities on site such as the waterside café to the general Park visitor and for joint promotion ticketing with Park facilities such as the Lee Valley Farms or the Lee Valley White Water Centre.</p>	

7.A.3 Sport & Recreation		Consultee References
Protect, enhance and promote the Wetland Park north for informal recreation, angling, walking and cycling, based on the enjoyment of the waterside environment, open farmland and wildlife.		
Explore options for horse riding routes through this area linked to bridle routes beyond the Park boundary		
Improve facilities for anglers around Glen Faba Lake in association with habitat restoration and enhancement works. Support continuation of angling at the Crown Netherhall Lake private fishery		
Work with the C&RT to enhance opportunities for river cruising.		

7.A.3 Biodiversity		Consultee References
Flora and Fauna		
Habitat improvements (and non-native invasive species removal) to be delivered on the gravel pits and waterways within the Wetland park northern area to meet the objectives of the NIA project as follows		
<ul style="list-style-type: none"> • Selected areas around each lake will be targeted for tree removal to open up and expand upon key features such as reedbeds and existing emergent vegetation • Waterway and ditch enhancements for wetland mammals such as otter and water vole to include 		

<p>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.</p> <p>Management of waterbodies to take account of their proximity to and their role in supporting the wider Lee Valley SPA. Areas of shallow flood to be maintained and managed for the benefit of designated SPA species (wintering Shoveler).</p>	
<p>Maintain the current positive conservation management status of Glen Faba Local Wildlife site Undertake restoration work and wetland enhancement at Glen Faba, as part of Lea Catchment NIA Project and Stort Catchment Management Plan The project will aim to include:</p> <ul style="list-style-type: none"> • The creation of new areas of reedbed and restoration of 2ha of existing reedbed • Restoration of 400m of ditch line suitable for water voles • Creation of two new ponds suitable for Great Crested Newts • Enhancement works to 1.5km of bank to prevent enclosure by trees • Installation of a new Otter Holt, and • Restoration work to Heronry on site 	
<p>Support agricultural good practice and nature conservation on farmland</p>	
<p>Protect biodiversity value of wetland and water areas south of railway to maintain ecological connectivity between Glen Faba and Rye Meads and along Lee and Stort Navigations.</p>	
<p>Access to Nature</p> <p>Establish and maintain a circular route around Glen Faba Lake and along the River Stort to enable people to enjoy the wildlife and get close to nature; to include enhancement of the path along the southern boundary of the lake, habitat works to maintain connectivity with the Stort Valley and the provision of sensitively designed and positioned signage.</p> <p>Create a new gateway to the Stort Valley by the construction of a new car park on Dobbs Weir Road. The creation of new associated infrastructure will link this to existing path networks.</p>	

Continue connectivity of the site into the Stort Valley (ecologically and for people)	
Manage the woodland habitat on land adjacent to Dobbs Weir Road to provide for informal access.	

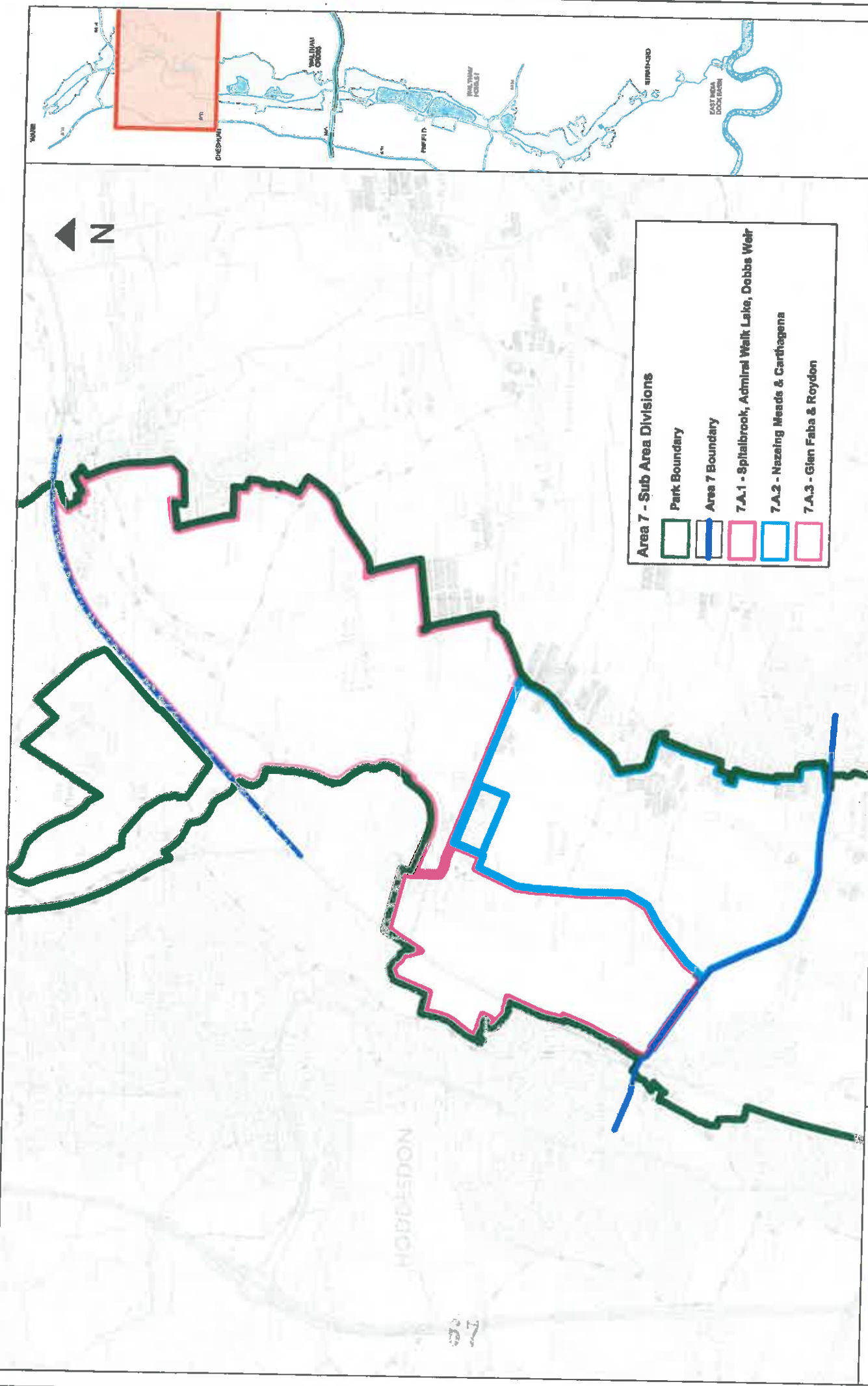
7.A.3 Community	Consultee References
Develop volunteer opportunities at Glen Faba to help enhance and promote the site.	

7.A.3 Landscape & Heritage	Consultee References
Landscape Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: G2 Roydon Park.	
Open views northwards from Dobbs Weir Road including those to the distinctive Netherhall Tower to be protected and measures taken to prevent further intrusive elements and to reduce the impact of existing non-Park uses and developments.	
The adverse impact of adjacent industrial uses on the enjoyment of the waterway corridor to be mitigated through screening, habitat creation and the integration of additional areas of open land.	
Heritage Work with stakeholders to protect and preserve the distinctive landscape heritage assets in the area including medieval sites such as Nether Hall and features associated with the Navigation, such as Roydon Locks and lock keeper's cottages near the confluence with the River Stort.	HCC LA5
Work with landowners to create access to and interpret the Netherhall Tower (Grade 1 listed) historic monument.	

7.A.3 Environment	Consultee References
<p>Glasshouses The expansion of existing or development of new glasshouse sites within and adjacent to the Park within Area 7.A.3 will be considered in relation to how the development impacts upon the openness of the Regional Park, the quality of its landscape character and visitor enjoyment. Cumulative impacts will also be a factor where large scale expansion has already taken place. The following issues will need to be addressed:</p> <p>The scale, height, and bulk of new glasshouse development including lighting and associated infrastructure should be appropriately located and designed so as</p> <ul style="list-style-type: none"> • to protect the openness of the Park and views into and across the Glen Faba and Roydon area, particularly those views out across the Park from Dobbs Weir Road and into the Park from the valley sides . • Avoid adverse impact upon the visual amenity of visitors or users of the Park • Enhance landscape character and preserve existing positive features such as wildlife areas, trees and woodland belts, attractive water edges. • Maintain the existing level and quality of pedestrian and cycle access within the Glen Faba and Roydon area. • Avoid harm to or disturbance of wildlife either through loss or fragmentation of habitat or through noise, lighting or pollution • Protect and maintain water quantity and quality • To avoid increased flood risk by reducing the capacity of the floodplain or impacting upon existing flood defences <p>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.</p> <p>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.</p>	<p>EA OA10</p> <p>EA OA10</p>

<p>The Authority may consider proposals for land swaps which would allow expansion of glasshouses providing there is an overall increase in land devoted to Park compatible uses and other PDF objectives are not prejudiced.</p>	
<p>Support the continued agricultural use of land within the Park and work with landowners to maintain public rights of way and improve ecological value of the land.</p>	
<p>Water Work with the EA to improve, maintain and monitor water quality to meet Water Framework Directive objectives and to enhance ecological conditions and recreational amenity. Work with the Environment Agency to ensure any new development incorporates measures such as sustainable drainage systems that mitigate and reduce flood risk whilst also delivering wider sustainability benefits to biodiversity, water quality and recreational amenity.</p>	

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APPENDIX C Area 8 Rye Meads to Ware December 2018

Proposal text amendments are shown in **Blue bold** font and a **strikethrough** for changes to amended text made as a result of the second round of consultation May 2018. Minor amendments by LVRPA are included in the above

INTRODUCTION

Context Section	Consultee references
<p>Located at the northern extent of the Regional Park this area benefits from its attractive rural setting and strong rural character. The surrounding farmland and wooded ridges form a series of distinctive and largely undeveloped skylines whilst industrial and suburban development within and surrounding the area is generally well-screened by woodland resulting in limited intrusion.</p> <p>To the north the entrance and open waterside spaces of the Park are defined by the settlement edge of Ware. To the east lie the gently sloping valley sides and Stanstead Abbots and to the south the London to Cambridge railway line. In the south the area is also bisected by the Stanstead Abbots Bypass A414. The western boundary follows Hugh Myddelton's 1613 New River from Ware southwards to St Margarets, where it follows the settlement edge and then the River Lee Navigation and the Broxbourne and Hertford Railway to Rye House.</p>	
<p>Key Resources and Special Features</p> <p>This area has a history of gravel extraction and the restoration of mineral workings which together have, over time, created an attractive landscape dominated by water bodies which provide habitat for nationally important populations of wintering wildfowl. For example Amwell Quarry, just north of Stanstead Abbots is designated as a SSSI and nature reserve whilst further south lies Rye Meads SSSI and RSPB Nature Reserve. Both sites form part of the Special Protection Area (SPA) and Lee Valley Ramsar site.</p> <p>Three major water channels, the River Lee Navigation, New River and the 'natural' course of the River Lee, and smaller tributaries form unifying linear features. These together with small to medium size</p>	

<p>pastures, wet meadows, and gravel pits contribute to an intricate landscape pattern.</p> <p>In the north this is an area with a coherent landscape character, a well-defined valley landform exists, enclosed by clearly defined valley sides (extending beyond the Park boundary), especially at Ware and Amwell. In the south however the area is of mixed and sometimes fragmented character particularly due to the severance around the Rye Meads sewage treatment works, and the intrusion of the bypass, the Rye House Speedway, ex Turnford Surfacing site, and areas of glasshouse development.</p> <p>The landscape contains many important heritage assets such as the New River, Emma's Well and the Rye House Gatehouse and moated enclosure (a Scheduled Monument AM and Grade I listed) as well as Conservation Areas at Stanstead Abbots and Great Amwell.</p> <p>The Park lies adjacent to the villages and settlements at Ware, St Margarets, Stanstead Abbots, Roydon and Rye House and is served by four railway stations with reasonable connections through to London and the rest of Hertfordshire and Essex. Pedestrian and cycle access through this section of the Park from north to south is possible via the Lee Valley Pathway and the Lee Valley Walk. Roads run along both sides of the valley providing vehicular access to the Park although there is limited parking associated with the Park itself and bus services relate to the villages and residential areas.</p>	<p>Historic England OA11</p>
<p>Opportunities for visitors</p> <p>This area provides excellent opportunities for informal recreation and access to and the enjoyment of nature. Amwell Nature Reserve managed by the HMWT and the Rye Meads RSPB Reserve are well established wetland nature reserves and offer the visitor the chance to get up close to a variety of species and their habitats with wildlife trails, feeding stations, bird hides and view-points. Volunteer and educational programmes enable local involvement with the management and conservation of these sites. Opportunities to open up access to more of the Park for wildlife enthusiasts by incorporating land adjoining Amwell Nature Reserve at Tumbling Bay is being explored through the draft proposals.</p> <p>A somewhat understated entrance to the Regional Park is provided in Ware and a network of footpaths then connect into the main north south cycle and pedestrian routes that pass through this area; the Lee Valley Walk along the Lee Navigation, the Lee Valley Pathway and in the northern eastern section the</p>	

New River Path. Using the Lee Navigation towpath it is possible to explore the Park by walking or cycling between railway stations at Ware, St Margarets and Rye House with a link through to Roydon almost complete. For example attractions such as Amwell Nature Reserve, Lee Valley Marina at Stanstead Abbots, Stanstead Innings and Rye House Gatehouse and Rye House Kart Raceway lie in close proximity to the towpath. Private ownership of land within this area acts as a constraint to wider access but can provide benefits in the retention and management of a rural environment.

The waterside environment is a popular attraction for leisure activities and those walking or cycling and a number of pubs and picnic spots exist within close proximity to the towpath particularly in Ware and Stanstead Abbots. The heritage of Rye House Gatehouse and quayside offer visitors a rather special setting as do parts of Amwell village and the tranquil setting of the New River area in the north.

Recreational boating and cruising are popular activities throughout this area and are well served by the Lee Valley Stanstead Marina. It offers boat repair, maintenance and craneage facilities as well as recreational moorings. A range of sailing activities are provided by the Hertford County Yacht Club at Stanstead Abbots Lake whilst the southern end of the lake, Stanstead Innings has been safeguarded as a refuge for wildlife and an access to nature site. A number of private fisheries offer angling facilities within this area although the Authority has little influence on their operation.

More formal leisure and recreational activities are available at Rye House Stadium and the Rye House Kart Raceway which offers speedway events and go-kart racing and associated family activities.

Adopted guiding 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.

<ul style="list-style-type: none"> • Multi-function and synergy – developing proposals which can be used to harness competing demands. • Flexibility – the design and management of facilities and open spaces of the park in a way which responds to changing needs and demands • Sustainability – ensuring that new development does not prejudice the lives of future generations. 	
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DRAFT AMENDED PROPOSALS: 8.A.1 RYE MEADS AND STANSTEAD ABBOTS

8.A.1 Visitors	Consultee References
<p>Work with Herts County, Broxbourne Borough and East Herts District Councils and other stakeholders to deliver</p> <ul style="list-style-type: none"> • major environmental improvements at the entrance to the Regional Park from Rye House station and Rye Road to establish a secondary gateway into the Regional Park, • New signage and safe crossing of Rye Road to enable access through to Rye House Quay, Rye House Gatehouse and the Lee Valley Walk. • Enhancements to Rye Road beyond the Park boundary to the west to clearly sign and direct visitors into the Park from the adjoining residential and business areas • Major improvements to the environmental quality of the two A414 underpasses and associated slip roads to provide an attractive connecting route through between Rye Meads and Stansted Innings for pedestrians and cyclists. Provision for horse riders to be maintained at the eastern underpass to accommodate riders using the bridleway. 	
<p>Maintain and improve pedestrian and cycle routes into the Park in the east from Roydon Station and Roydon Village and sign routes through to Rye Meads RSPB Reserve and Stanstead Abbots via the A414 underpass</p>	
<p>Work in partnership with the District and County Councils and the local community to improve and promote safe visitor access into the Park from Stanstead Abbots via Marsh Lane, prioritising pedestrians and cyclists. Enhance the existing public car park at Stanstead Innings.</p>	

Work with landowners and other stakeholders to deliver the Roydon Loop link of the Lee Valley Pathway from Roydon station through to the Toll Road	
Explore options to develop a bridle path circuit or network using and expanding the existing bridle paths.	
High quality sustainable design will be sought for any development proposals put forward for the ex Turnford Surfacing site which lies adjacent to the River Lee Navigation and forms part of an important entrance point into the Regional Park. Development proposals will need to respond to the site's waterside location, adjacent Scheduled Ancient Monument and related heritage assets, its ecological potential and especially its proximity to protected sites of national and international sites of ecological significance. Pedestrian accessibility should be improved with a widening of the towpath and enhanced links through to Rye House Station and the relationship with the RSPB Rye Meads reserve enhanced with new interpretation and signage along the Toll Road. The Authority will be seeking benefits, financial or otherwise, to be negotiated as planning obligations in order to secure a development that complements and enhances the Regional Park.	
Visitor moorings at Stanstead Lock on the Navigation and River Lea to be maintained and enhanced and Riverside Green maintained and promoted as informal waterside recreation	
Explore development potential of Ryegate Farm and its curtilage.	

8.A.1 Sport and Recreation	Consultee References
Work with operators and other stakeholders to consolidate and enhance leisure activities at Rye House Stadium and the Rye House Kart Raceway with substantial environmental improvements at the road frontage.	
Enhance and maintain angling facilities at the Marsh Lane Lakes of Banjo and Stock Pit managed by the Authority and support improvements at private fisheries west of the Navigation.	
Work with stakeholders to safeguard Rye Meads Pits, south of the Toll Road for both angling and nature	

conservation and maintain recreational access along the Public Footpath that passes between the lakes.	
Maintain and enhance facilities for visitor and recreational moorings, boat repair and maintenance and other boat related services at Stanstead Marina to support recreational use of the waterways. Access to the marina to be improved. Explore the potential with the C&RT to provide a water taxi service or leisure boat hire.	
Explore options for a cycle hire facility at the Marina linked to similar facilities at Broxbourne Meadows.	
Support the range of sailing activities provided by the Hertford County Yacht Club at Stanstead Abbotts Lake which cater for the casual sailor through to the serious racing enthusiast. The southern end of the lake, Stanstead Innings to be safeguarded as a refuge for wildlife and an access to nature site.	

8.A.1 Biodiversity	
Consultee	References
Flora and Fauna Protect, restore and enhance existing habitat potential throughout the area, including removal of non-native invasive species. Work with other landowners to improve the ecological connectivity, particularly for wetland mammals and bats along the waterways and between key sites; Rye Meads, Rye Meads Pits and other lakes, Ryegate Farm and Stanstead Innings and with sites to the south and north such as Glen Faba and Amwell. Maintain and manage areas of shallow flood for the benefit of designated SPA species – wintering Shoveler, Gadwall and Bittern.	
Maintain the Positive Conservation Management status of Stanstead Innings Local Wildlife site. Habitat improvements to be delivered at Stanstead Innings lake as part of the NIA project as follows <ul style="list-style-type: none"> • Habitat improvements to the shoreline and islands to maintain biodiversity • Restore and create new areas of reed and improve fish stock to maximise potential for Bittern • Scrub clearance throughout existing reedbed • Removal of trees along bund to maintain open access and along the lake edge to encourage reedbed and emergent vegetation growth • Creation of otter holt and kingfisher banks 	

	<p>Protect conservation value of woodland pasture and grassland at Ryegate Farm and improve existing grassland and field margin habitats.</p>
	<p>Protect Rye Meads SSSI (part of the Lee Valley Special Protection Area 2000) as an internationally important wetland for breeding and wintering birds, with priority given to the key habitats, open water, reedbed, tall fen vegetation and flood meadows. Work with RSPB, HMWT and TW to improve the site status so all units are in 'Favourable Condition' as required by Natural England and with reference to the Lee Valley SPA Site Improvement Plan. Explore options to expand the SPA and SSSI to include Rye Meads Pits north of the Toll Road and an expansion of the SSSI to Stanstead Inning wildlife refuge site.</p>
	<p>Improve habitat connectivity along the Navigation adjoining the ex Turnford Surfacing site to complement the adjacent Rye Meads Nature Reserve. Features such as on and off-line pools, reeded areas and wildflower meadows on the land adjoining the towpath could be created to enhance the area for Water Voles as well as providing opportunities for informal recreation and for access to nature. A dark corridor along the edge of the Lee Navigation to be established to provide safe movement and a foraging corridor for bats.</p>
	<p>Access to Nature Co-ordinate and support partnership working with the RSPB, HMWT and the Authority's Youth and Schools Service to protect, promote and enhance opportunities to enjoy, study and get close to nature at the Rye Meads Nature Reserve & RSPB Centre. Upgrade the Otter Trail alongside the Toll Road to provide a car free route on this circular trail and promote links with the adjoining Rye House Gatehouse heritage site. Consider options for joint promotion with Amwell Nature Reserve and the River Lee Country Park.</p>
	<p>Develop Stanstead Inning for improved access to nature with additions to existing nature trail and interpretation.</p>
	<p>Work with C&RT to improve ecological interest along the waterways with appropriate interpretation on site or via digital media</p>

8.A.1 Community	Consultee References
Develop Stanstead Innings, Rye Meads Nature Reserve and Rye House Gatehouse for volunteer activity	
Work with stakeholders to expand the environmental educational use and related activity at Rye Meads to complement and link with the Authority's Youth and Schools Service, activity and sites elsewhere in the Park and at other RSPB/HMWT centres.	
Explore options for events such as historical re-enactments at Rye House Gatehouse.	
Work with Broxbourne and East Herts District Councils to develop a programme of health walks in the area based on the rich heritage and wildlife interest available.	

8.A.1 Landscape & Heritage	Consultee References
Landscape	
Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Areas: <ul style="list-style-type: none"> - A2 Rye Meads and - G1 Ryegate Farm/Terbets Hill - 	
Explore options with Herts County Council and other stakeholders to refurbish the Rye House Bridge and signage to improve the setting of the riverside from all approaches, highlight the presence of the Lee Valley Walk and promote the surrounding heritage.	
Protect views out from and to Rye House Gatehouse.	
Work with landowners and other stakeholders to conserve and enhance the positive character and quality of the countryside and farmland lying outside but adjacent to the eastern boundary of the Park to avoid	

adverse impact on the quality of the recreational and landscape experience within the Park.	
Heritage	
Work with Historic England English Heritage and other stakeholders to preserve and enhance the heritage value and interest of Rye House Gatehouse, its setting and surrounding moat in accordance with its status as a SAM and Grade 1 listing.	Historic England OA11
Introduce new interpretation to highlight presence of important local heritage assets such as the industrial heritage of the Navigation, and the wider Lea Valley and the more contemporary links between the Rye House Speedway and Karting to the IndyCar and F1 Racing and development of international motorsport talent.	

8.A.1 Environment	
Water	Consultee References
Work with Thames Water, the Environment Agency, and relevant stakeholders 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 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.	
Ensure future upgrades at Rye Meads Waste Water Treatment Works to increase the existing treatment capacity and to meet the required chemical and biological standards for discharged effluent do not have a detrimental impact on the adjacent Rye Meads SSSI , Rye Meads nature reserve and the Lee Valley Special Protection Area.	Natural England OA13
Explore with stakeholders the feasibility of using the River Lee Navigation for water transport, alongside its recreational role and taking account of its ecological value.	

<p>Land Support Higher Level Stewardship management of farmland to the east, south of A414.</p>	
<p>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.</p>	
	<p>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.</p>

DRAFT AMENDED PROPOSALS: 8.A.2 AMWELL AND INTO WARE

8.A.2 Visitors	Consultee References
<p>Work with East Herts District Council, Greater Anglia and other stakeholders to establish a primary gateway for the Park at Ware, including</p> <ul style="list-style-type: none"> • New signage and public realm enhancements to celebrate the start and end of the Park adjacent to the Lee Navigation and Amwell End • Works to brand Ware Station as the northern gateway to the Park, with for example murals of Park scenes installed inside the station • a signed pedestrian and cycle route along Viaduct Road through to the Park and Lee Navigation 	
<p>Work with stakeholders to establish a secondary gateway to the Park at Stanstead Abbotts via St Margarets Station and the High Street. Sign and promote connections from the station to the Lea Valley</p>	

Walk and Lee Valley Pathway, and to visitor attractions; Amwell Nature Reserve and Stanstead Innings. Explore options to increase pedestrian connectivity between Amwell Nature Reserve and Stanstead Abbotts via circular routes within and outside the Park.	
Explore commercial opportunities for providing cycle hire pick up and drop off facilities at Ware and St Margarets stations.	
Prepare a feasibility study with HMWT and other stakeholders for the provision of a new, small scale visitor centre at the Amwell Nature Reserve, to cater for both the general Park visitor and those visiting the nature reserve. Options to include provision of a café, toilets, indoor meeting/classroom space and information point and a small, off site car park.	
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.	
Opportunities for recreational visitor moorings and boating focal points to be developed at Ware and Stanstead Abbotts. Recreational moorings and support facilities to be improved where the location, scale, design and landscaping of any buildings does not adversely affect the amenity of the area. The development of linear residential moorings to be avoided.	

8.A.2 Sport & Recreation		Consultee References
Maintain and improve pedestrian and cycle routes for informal recreation and promote circular routes, linking to public rights of way outside the Park boundary.		
Work with C&RT to increase the recreational use of the Lee Navigation; explore options for boat hire from a base at Stanstead Abbotts Marina.		

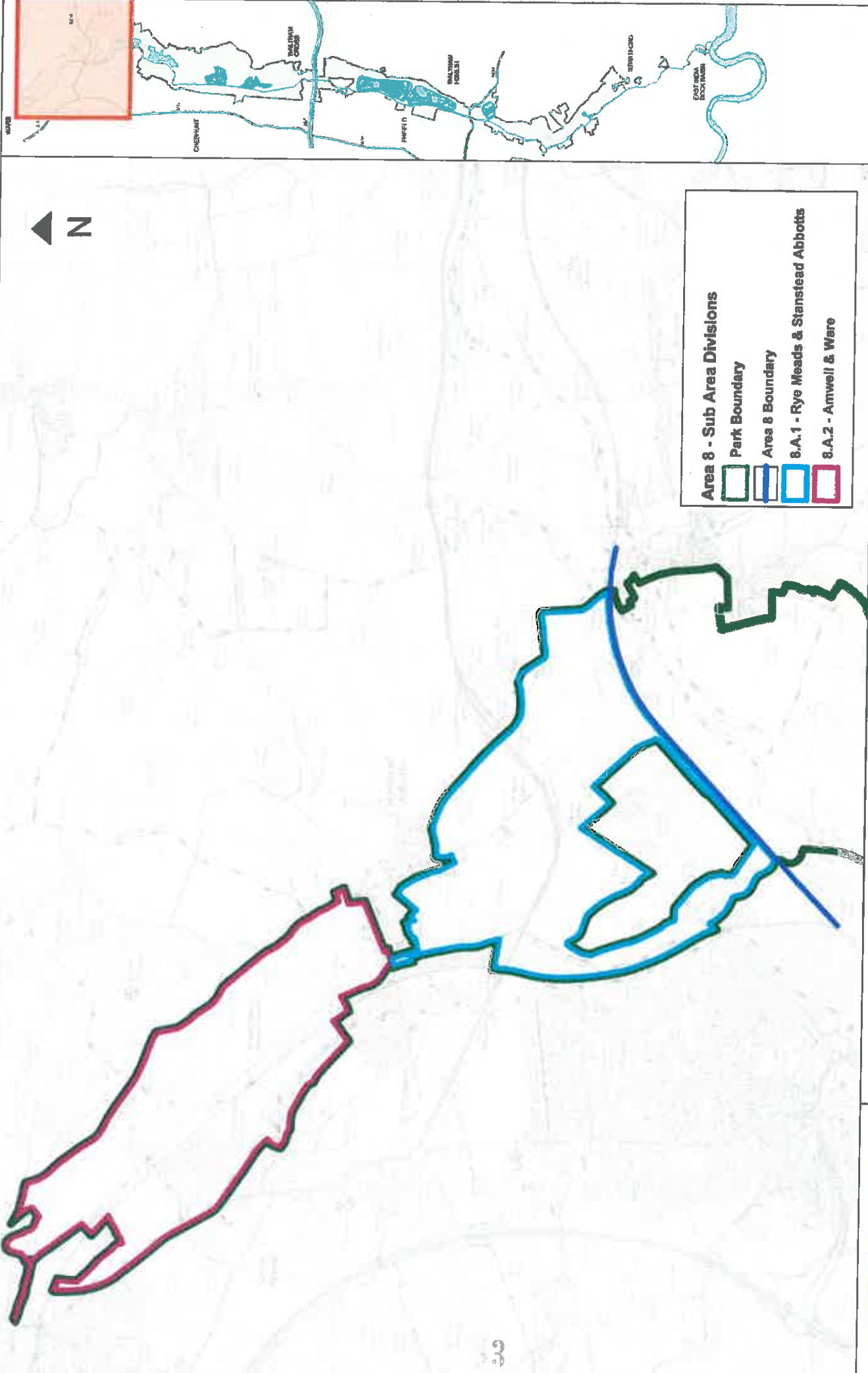
8.A.2 Biodiversity	Consultee References
<p>Fauna and Flora Work in partnership with HMWT to protect Amwell SSSI (part of the Lee Valley Special Protection Area 2000) as an internationally important wetland with priority given to the key habitats, of standing open water, reedbed and wetland scrape. Future management of the site to be focused on maintaining the 'favourable' status of the site as required by Natural England with reference to the Lee Valley SPA Site Improvement Plan and to supporting the nationally important numbers of wintering wildfowl, along with outstanding assemblages of breeding birds, and of dragonflies and damselflies.</p>	
<p>Explore options with HMWT the C&RT and other stakeholders to incorporate, open up and manage Tumbling Bay area as part of the Amwell Nature Reserve.</p>	
<p>Achieve Positive Conservation Management status of the Local Wildlife site at Amwell to the west of the navigation in partnership with HMWT</p>	
<p>Work with HMWT and other stakeholders such as the Local Nature Partnership to enhance ecological connectivity between the Park and Kings Mead.</p>	
<p>Access to Nature Support the enhancement and ongoing maintenance of visitor facilities at Amwell Nature Reserve, including the path network, bird hides and interpretation.</p>	
<p>Undertake a feasibility study with HMWT and other stakeholders for the development of a visitor centre at the Nature Reserve; options to be considered include small scale moored barge providing refreshments, shelter and toilets, an old railway carriage located on the disused railway line that passes between Tumbling Bay and Amwell, purpose built structure overlooking the main lake at Amwell.</p>	
<p>Development at this ecologically sensitive location would involve a 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 be of a scale and design appropriate to the open character, ecological value and landscape quality of the Park.</p>	

8.A.2 Community	Consultee References
Support and encourage volunteer activity at Amwell Nature Reserve.	
Work with stakeholders including volunteers to develop health walks and short quiz trail/orienteering courses using existing network of routes and local rail stations.	
Feasibility work on new visitor facilities at Amwell Nature Reserve to consider provision of indoor classroom space and outdoor shelters for group use and to provide a base for exploration of the wider area.	

8.A.2 Landscape & Heritage	Consultee References
Landscape & Heritage	
Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: A1 Amwell floodplain.	
Protect the views of buildings of architectural and/or historic interest, which provide visually attractive features within the Regional Park, and enhance their setting.	
Protect and enhance the framed and intermittent views of the Regional Park from Hollycross Road on the eastern boundary.	

8.A.2 Environment	Consultee References
Water	
Work with the Environment Agency and the Canal & River Trust to improve and maintain water and	

<p>ecological quality to meet Water Framework Directive objectives and the actions identified within the Thames River Basin Management Plan and to enhance ecological conditions and recreational amenity.</p> <p>Work with the Environment Agency and other stakeholders to support development projects which integrate measures 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.</p>	
<p>Land</p> <p>Support the continued agricultural use of land within the Park and work with landowners to maintain public rights of way. Options to improve the ecology of farmland to be explored.</p>	
<p>The impact on the Regional Park of pockets of residential development to be minimised through encouraging high standards of design and land management and by resisting further expansion that adversely affects the rural, open and unspoilt character of the area.</p>	
<p>Contaminated Land</p> <p>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.</p>	
<p>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.</p>	
<p>Support investment in the Abellio Greater Anglia service and associated Network Rail infrastructure. Retain the two rail crossings off from Amwell Lane and from Lower Road that form part of the public footpath network and enable visitor access into the heart of the Park; to the Lee Navigation and Amwell Nature Reserve.</p>	



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ID. No.	Organisation name or Individual	Area 6, Map Ref 7, 8.	Schedule ref	Site name or Issue	Consultees Comments	LVRPA Response	Proposed Amendment
LA1.0	Broxbourne Borough Council	6	6.A.4.1	Wharf Road report	Broxbourne Council originally supported that environmental strategy and was indeed relying on it to support the planning case for the public inquiry to enforce against the occupation of the traveller plots. However, the outcome of the first stage of that Public Inquiry was to find that the plots were lawfully occupied as caravan sites. The situation of lawful occupation is something that none of us can change and led to the Broxbourne Local Plan policy to establish a permanent travellers site at Wharf Road – the fall back being the status quo should that policy fail at inquiry. Regrettably, Broxbourne cannot therefore support the environmental strategy as it is incapable of implementation in full. It would however support partial implementation which the establishment of a permanent travellers site could achieve. I am doubtful that much could be achieved through the status quo but that is something that we can discuss at the examination hearings for the Broxbourne Local Plan.	Comments noted, this is a matter that will be discussed at the Local Plan Examination	No change
LA2.0	East Herts DC	8			Thank you for the opportunity to respond to the Park Development Framework Consultation. Overall, East Herts Council supports the proposals in the Park Development Framework and thanks the team for their response to the Council's previous comments.	Support welcomed	No change
LA2.1	East Herts DC	8	8.A.1	Ryegate Farm	There is only one area which the Council feels would warrant further explanation in order to ensure the objectives of the PDF are maintained. This is in relation to the proposal to "explore development opportunities at Ryegate Farm". Previous text has been deleted which explained that this site was being explored for sustainable camping and an outdoor activity base suitable for cub/scout groups and similar organisations. Without these limitations, the new text leaves the intention of the development open to interpretation. If the proposal is to explore general residential development then the PDF should specify this or provide new text which clarifies the type of development that would be considered acceptable.	Comments noted. The Authority has not yet determined the future use of this site, the wording - "Explore development potential of Ryegate Farm and its curtilage" keeps options open.	No change
LA2.2	East Herts DC	8	8.A.2	Amwell Nature Reserve	In terms of the proposed small scale visitor centre and car park at Amwell Nature Reserve, the Council would welcome the opportunity to discuss these proposals further with the Park Authority. Such facilities will need to ensure their compatibility with the Green Belt, the open nature of the site and the need to preserve the tranquillity of the environment surrounding the nature reserve.	Comments noted and agreed. Proposals identify the need for any proposals to be of a high quality, sustainable design, to respond appropriately to the greenbelt and proximity of protected sites of national and international importance.	No change

LA3.0	EFDC	6, 7 and 8							<p>The Council welcomes many of the policies and proposals contained within the draft amended Park Development Framework and notes the amendments made in respect of concerns raised in February 2015 to an earlier draft of the Area Proposals. Please see attached the background report and formal Portfolio Holder decision which sets out the Council's formal response to the consultations above.</p>	Comments noted.	No change
LA3.1	EFDC	6, 7 and 8							<p>This report outlines the current proposals from the Lee Valley Regional Park Authority (LVRPA) followed by a synopsis of the Council's earlier response to a previous consultation and the manner in which the LVRPA dealt with this response. The report then gives a view of the current proposals including matters of concern. Area Proposals. - In respect of the current consultation - for the purpose of the management plans the Park has been split into 8 areas with 1 being the southern end at East India Dock on the River Thames and 8 being the northern end at Ware in Hertfordshire. The Area Proposals are divided into six themes - Visitors, Sport and Recreation, Biodiversity, Community, Landscape and Heritage, and Environment.</p>	Noted.	No change
LA3.2	EFDC	6							<p>Area 6 (Waltham Abbey to Broxbourne) runs north from the M25 and the A121 at Waltham Abbey to Nazeing Road and Nazeing New Road (8194) at Lower Nazeing. It includes four sub areas - Town Mead (6.A.1); Royal Gunpowder Mills (6.A.2); Lee Valley White Water Centre (6.A.3); and River Lee Country Park (6.A.4) which includes all of Area 6 (including 'NAZE. E1 The Old Waterworks' employment allocation in the EFDC Q Local Plan Submission Version (LPSV)) except for Town Mead and Wharf Road Inset (6.A.4.1). The latter is entirely within Broxbourne Borough. Significant parts of Area 6 are formally designated for their heritage and wildlife importance. It also includes areas of glasshouses on Paynes Lane & Stubbins Hall Lane, Nazeing.</p>	Noted.	No change
LA3.3	EFDC	7							<p>Area 7 (Spitalbrook to Reydon) runs north from the B194 to the London to Cambridge rail line west of Reydon. It is divided into three sub areas - Spitalbrook, Admiral Walk Lake, Dobbs Weir (7.A.1) - almost all of this is west of the River Lee Navigation and is therefore mostly in Broxbourne Borough; Nazeing Meads and Carthagna (7.A.2) - the northern boundary is Dobbs Weir Road and the eastern boundary is Sedge Green and the rear garden boundaries of properties on the west side of North Street Nazeing. The sub area therefore includes two LPSV employment sites: NAZE. E3 Bridge Works and Glassworks New Road and NAZE. E4 The Hillgrove Business Park on Nazeing Road, together with a glasshouse area off Nursery Road to the west of Peck's Hill;</p>	Noted.	No change

LA3.7	EFDC	6, 7 and 8		<p>The Council responded to a consultation on the Area Proposals in February 2015. A report to Overview and Scrudry Committee led to a representation noting the matters below. The italic text is the response to the concerns raised documented in the Draft Consultee Responses proposed amendments March 2018:</p> <p>a. Support for the overall approach - <i>noted and welcomed</i>. b. Concern about the possible extent of new building proposed in the Green Bait especially in area 6 - <i>concerns noted, no change</i>.</p> <p>c. Objection to proposals to use CP powers in relation to a number of glasshouse sites and other long standing commercial uses within the Park - <i>noted & refer to amendments</i>. d. Encouragement for the Park Authority to work more closely with the Lea Valley Growers Association and individual Growers to advance schemes for land swaps to benefit the Park and the glasshouse industry - <i>noted dealing direct with growers, refer to amendments</i> Continued below</p>	No change	Description of the consultation process and the Council's responses noted
LA3.8	EFDC	6, 7 and 8		<p>e) Encouragement for the Park Authority to reconsider its attitude towards the glasshouse industry in the light of the NPPF, the ongoing work of the Lea Valley Food Task Force, the Authority's stated support for continued agricultural use of land, and the potential educational and heritage resource which the industry could represent within the Park - <i>noted dealing direct with growers, refer to amendments</i>. The Council appreciates the efforts made to resolve some of the concerns expressed previously through amendments to the framework proposals. However with respect to the current proposals there remain matters where there may be conflicts in the implementation of policy objectives between the LPA and LVRPA.</p>	No change	Comments noted as above
LA3.9	EFDC	6, 7	6.A.4 & 7.A.3	<p>Second. In respect of the Area Proposals, in response to the Council's previous comments (2015) regarding glasshouses the current version shows the deletion of the references to specific sites being compulsorily purchased, and resistance to major redevelopment or expansion for new large scale glasshouses. This has been replaced with a statement in 6.A.4 (duplicated in 7.A.3 except for place names): "<i>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:</i> Where development is proposed on land outside the ownership of the Authority it will seek to mitigate adverse impacts." text copied from draft Proposals schedule</p>	No change	Noted

LA3.10	EFDC	6, 7	6.A.4 & 7.A.3	<p>Whilst this approach is not as harsh as indicating the use of compulsory purchase powers to remove glasshouses and commercial activity it is still considered to indicate a negative approach to the glasshouse industry in and adjacent to the Park which is not supported by the LPA. The criteria identified are largely those that would be considered in respect of a planning application but the reliance on the openness of the Park is not considered sufficiently material to outweigh the benefits of food production as noted above. The Council recognises the potential conflict between the statutory duties of the Park Authority and the economic pressures facing growers. It is considered however, that the stance with respect to glasshouses is not appropriate.</p>	<p>The detailed Glasshouse proposal identifies the key issues in relation to the Regional Park, its landscape, protected ecological assets and visitor enjoyment. Fundamentally the Regional Park is not the most appropriate location for large scale industrial activity but owing to the history of the glasshouse industry in the Lee Valley there is a need to strike a balance between allowing local businesses to thrive whilst providing an attractive, peaceful and rich visitor experience. Openness is a key quality for those enjoying the Park, hence it is a matter for consideration when new development is proposed. It should also be noted that this draft proposal was presented to and discussed with the Growers (July 2017) - but no formal comments or concerns were raised.</p>	<p>No change except for additional criteria as requested by Environment Agency - see OA 10.2</p>
LA3.11	EFDC	7	7.A.2 Landscape	<p>In addition the approach to local businesses for Nazeing Meads and Nazeing Lagoon (7.A.2) is proposed to be in line with the criteria included for glasshouses (noted in paragraph 20 of this report) and the Park Authority states it will "Work with stakeholders to improve the impact on the Regional Park of industrial sites (and their intensification), structures and buildings through measures that contribute to a reduction in noise, traffic generation, visual impact and intrusion. High quality development to be sought and particular attention to be paid to enhancing the boundaries with open space. It is intended that, in the long term, all such sites should be brought into leisure and recreational use where this would be compatible with the function of this Area". The Council would not wish to lose valuable employment land it is seeking to protect through allocations in the LPSV namely NAZE. E1-4.</p>	<p>Comments noted and agreed. The last sentence will be deleted from this proposal.</p>	<p>Amend text under 7.A.2 Landscape and Heritage last paragraph as follows: Work with stakeholders to improve the impact on the Regional Park of industrial sites.....High quality development to be sought and particular attention to be paid to enhancing the boundaries with open space. It is intended that, in the long term, all such sites should be brought into leisure and recreational use where this would be compatible with the function of this Area.</p>
LA3.12	EFDC	6	6.A.4	<p>23. Two further matters of note are: a. Area 6.A.4 proposal Nazeing Marsh, the old Chimes Nursery site & Rushmead to "work with EFDC, landowners and other stakeholders to bring this area of the Park into a recreational or leisure use in accordance with the Park's remit. This may require use of the Authority's land purchasing powers to consolidate existing land ownership, improve access & widen options for future use..."</p>	<p>The existing developed area of the Chimes Nursery site has permission for residential development. Proposal text will be amended to reflect the current position in this area.</p>	<p>Amend text under 6.A.4 Nazeing Marsh, the old Chimes Nursery site and Rushmead as follows: "Work with EFDC, landowners and other stakeholders to bring this area of the Park into a recreational or leisure use in accordance with the Park's remit. This may require use of the Authority's land purchasing powers to consolidate existing land ownership, improve access and widen options for future use. Opportunities for equestrian activities or centre to be explored with horse rides and hacking routes."</p>

LA3.13	EFDC	7	7.A.2 Environment	<p>b. Area 7.A.2 Wetland Park Central and East, Nazeing Meads and Cathagna to "work with Epping Forest District Council and other stakeholders to identify sites which have been abandoned or are likely to be surplus to production in the next 10-15 years & carry out feasibility studies to identify development & design proposals that would be compatible with the remit of the Park.... The Authority may consider proposals for land swaps which would allow expansion of glasshouses providing there is an overall increase in land devoted to Park compatible uses & other. PDF objectives are not prejudiced". In respect of these matters the Council would not wish to see any existing approved commercial enterprise including food production jeopardised.</p>	<p>Comments noted, this proposal is informed by the more detailed work - the Carthage Environmental Strategy (part of the evidence base) and has been drafted as a positive proposal to help resolve issues of dereliction or abandonment</p>	No change
LA3.14	EFDC	6, 7 and 8		<p>The response can be summarised as follows: a) to support the overall approach of the proposals in the context of the statutory functions of the Park Authority i.e. in relation to (i) sport and recreation, (ii) leisure, (iii) education, and (iv) landscape, heritage and nature conservation. b) To express concern regarding the possible extent of new building in the Green Belt but to recognise the Local Planning Authority's role in managing such development and responding to applications within the national policy context.</p>	<p>Comments noted</p>	No change
LA3.15	EFDC	6, 7		<p>c) To express concern regarding the proposed approach to glasshouse development in the Park but to recognise the Local Authority's role in managing such development and responding to applications within the national and local policy context together with the Councils' aim to support the vitality and expansion of protected horticulture in the District. d) To express concern regarding the desire to ultimately remove valuable industrial and commercial uses from the Park, and the Councils' aim to protect employment uses in the District.</p>	<p>Comments noted</p>	No change
LA3.16	EFDC	6, 7 and 8		<p>The Council responds to the consultation in general support but expressing concerns relating to the treatment of commercial and glasshouse development in the Park as noted in the attached draft letter.</p>	<p>Comments noted</p>	No change
LA4.0	Essex CC Spatial Planning	6, 7 and 8		<p>Essex County Council welcomes many of the policies and proposals contained within the draft amended Park Development Framework (PDF) and notes and acknowledges the amendments made in respect of concerns raised in February 2015 to an earlier draft of the Area Proposals.</p>	<p>Comments noted</p>	No change

LA4.1	Essex CC Spatial Planning	6, 7 and 8	<p>In 2014/15, the LVRPA consulted on proposals for Areas 6, 7 & 8 in the PDF. ECC provided a response to the Authority which is summarised below. <input type="checkbox"/> The proposals put forward cover land in economic use (essentially large glasshouses used for horticultural uses) & they propose to see their removal (so the park is purely for recreation & leisure use) through acquisition. <input type="checkbox"/> ECC questions the use of CPO powers on the sites, & considers that park proposals should be consistent with wider strategic economic objectives. <input type="checkbox"/> The proposals are considered to undermine business owner confidence. <input type="checkbox"/> ECC queries whether the Authority fully understands the financial implications involved in the acquisition of the glasshouses, & the viability of the Park Framework. <input type="checkbox"/> ECC recommends that consideration be given to ensuring delivery of sustainable drainage systems as part of any new development and that the Authority ensures development integrates water management, biodiversity & amenity. <input type="checkbox"/> ECC emphasises that proposals set out by the Authority should be consistent with national & local planning policy & guidance, & recommends the Authority liaise with EFDC as it prepares its new Local Plan to ensure a consistent and viable approach to the 'glasshouse issue'.</p>	<p>Recap on previous comments made by Essex CC noted</p>	No change
LA4.2	Essex CC Spatial Planning	6, 7 and 8	<p>Glasshouses</p> <p>ECC note and acknowledge the amendments which seek to address the two main issues raised in the ECC 2015 consultation response. The new text relating to sustainable drainage is supported. (note ECC letter duplicates the amended text produced by the Authority)</p> <p>In terms of 'glasshouses' it should be recognised by the Authority that EFDC as the Local Planning Authority manages such development and responds to planning applications within the national and local policy context together with EFDC's aim to support the vitality and expansion of protected horticulture in the District.</p> <p>ECC maintains its position that it seeks to protect employment uses. It is recommended that the Authority ensures the economic role played by industry and employment uses in the park is acknowledged and not jeopardised. Further discussion should take place with Epping Forest District Council to ensure the Area Proposals related to glasshouses provide consistency with the EFDC LPSV.</p>	<p>Comments welcomed</p>	No change
LA4.3	Essex CC Spatial Planning	6, 7 and 8	<p>Glasshouses</p>	<p>Comments noted, the Authority has met with EFDC and the Lea Valley Growers to discuss proposals for glasshouses. The draft wording included in the proposals was shared with both prior to formal consultation and no amendments were sought at that time.</p>	No change

LA4.4	Essex CC Spatial Planning	7	7.A.2	<p>In addition to the approach to local businesses for Nazeing Meads and Nazeing Lagoon (7.A.2) is proposed to be in line with the criteria included for stakeholders to improve the impact on the Regional Park of industrial sites (and their intensification), structures and buildings through measures that contribute to a reduction in noise, traffic generation, visual impact and intrusion. High quality development to be sought and particular attention to be paid to enhancing the boundaries with open space. It is intended that, in the long term, all such sites should be brought into leisure and recreational use where this would be compatible with the function of this Area.</p>	<p>Comments noted, this is a similar point to that made by EFDC, proposal will be amended as stated under LA3.11</p>	<p>Amend text under 7.A.2 Landscape and Heritage last paragraph as follows: Work with stakeholders to improve the impact on the Regional Park of industrial sites..... High quality development to be sought and particular attention to be paid to enhancing the boundaries with open space. It is intended that, in the long term, all such sites should be brought into leisure and recreational use where this would be compatible with the function of this Area.</p>
LA5.0	Herts CC Environment & Infrastructure			<p>Thank you for the opportunity to comment on the above. This letter relates to the services of the Environment & Infrastructure Department, which also incorporates other services provided by the county council where relevant.</p>	<p>Comments noted</p>	<p>No change</p>
LA5.1	Herts CC Environment & Infrastructure	6, 7 & 8	SHIP GI	<p>The reference to the SHIP GI proposals is fully supported.</p>	<p>Support welcomed</p>	<p>No change</p>
LA5.2	Herts CC Environment & Infrastructure	6, 7 & 8	Landscape & Heritage	<p>In this context, (Chapter 6 of the Evidence Base - see response to Strategic Policies) it is noted that the draft amended Area Proposals for the Regional Park Areas 6, 7 and 8 include Landscape and Heritage as one of the themes examined in relation to each proposal, and the proposals demonstrate a clear recognition of the value of several important heritage assets within the Park, such as the Royal Gunpowder Mills, Waltham Abbey, Rye House Gatehouse, Emma's Well, the New River, and the Loe Navigation.</p>	<p>Comments noted</p>	<p>No change</p>
LA5.3	Herts CC Environment & Infrastructure	6, 7 & 8	Landscape & Heritage	<p>The county council also notes that since, in addition to these known heritage assets, new sites are identified on a regular basis throughout the county, it is highly likely that currently unknown heritage assets are present within areas of the Park that have not been subject to prior disturbance/mineral extraction etc.. It is also possible that some of these assets may be of comparable significance to already designated assets, such as Scheduled Monuments, and should be treated as such (NPPF paragraph 39). The draft proposals have not been amended in this regard.</p>	<p>Noted and agreed, but as stated in response to the Strategic Policy consultation the Authority does not have the expertise or resources to identify these 'hidden' assets. Development proposals will be required through the local authority planning application process to carry out all necessary surveys with regard to heritage assets. Draft Strategic Policy H1 has been amended and makes reference to conserving and enhancing the Park's 'historic environment' including its 'landscapes' and their settings.</p>	<p>No change to proposals</p>

LA5.4	Herts CC Environment & Infrastructure	6, 7, & 8		Landscape & Heritage	<p>Refers to SEA. Furthermore, in meeting the requirements of the Strategic Environmental Assessment Regulations, the environmental report should examine the likely significant effects on the environment of implementing the plan, in its identification and evaluation of a range of issues. Among these is cultural heritage, including architectural and archaeological heritage. The SEA Framework (Table 3.1) however solely includes, as Strategic Environmental Assessment 10, the intention "To maintain and enhance existing known heritage while seeking their full potential as visitor attractions or stimuli for regeneration".</p> <p>This again demonstrates that the draft proposals do not recognise the potential for the Park to contain currently unknown heritage assets, or indeed the varied nature of the undesignated heritage assets known to be present within the Park.</p>	<p>This matter was considered in relation to the Strategic Policy document and as stated above unfortunately the Authority does not have the expertise or resources to identify these 'hidden' assets. Development proposals will be required through the local authority planning application process to carry out all necessary surveys with regard to heritage assets. Policy H1 has been amended in response to other comments and makes reference to conserving and enhancing the Park's 'historic environment' including its 'landscapes' and their settings.</p>	No change to proposals
LA5.5	Herts CC Environment & Infrastructure	6, 7 & 8	7.A.3	Landscape & Heritage	<p>The draft proposals do not therefore fully represent heritage assets with archaeological interest, or reflect the current policy framework provided by the NPPF and supporting guidance.</p> <p>The county council recommends that the proposals should be revised to ensure the conservation and enhancement of both designated and undesignated heritage assets and to provide for the potential impact of intended development and land management proposals upon such assets (e.g. construction of visitor facilities, remediation of contaminated land, the introduction of short term rotation coppice, etc.), via appropriate mitigation. It is also recommended that 'landscape heritage assets' should be referred to as heritage assets.</p>	<p>This matter was also covered in relation to the Strategic Policies. Development proposals will be required through the local authority planning application process to carry out all necessary surveys with regard to heritage assets. Proposal text will be amended to refer to heritage assets as recommended under Proposal 7.A.3.</p>	Amend Proposal 7.A.3 Landscape & Heritage as follows: "Work with stakeholders to protect and preserve the distinctive-landscape-heritage assets in the area....."
OA9.0	Canal & River Trust	6, 7 & 8			<p>Where the proposals in these sections involve or may impact upon the Trust's land, a formal agreement from the Trust may be required before it is delivered. This may include compliance with the Trust's Code of Practice for Works Affecting the Canal & River Trust and, in some circumstances, the payment of a premium to the Trust for use of its land (or air rights in the case of a bridge, for example). The Trust is also a statutory consultee in the planning process and we would encourage the authority (or a third party developer) to undertake pre-application consultation with us on proposals that require planning permission within our notified area.</p>	<p>Comments noted, the Authority is aware of the Trust's requirements</p>	no change
OA9.1	Canal & River Trust	6, 7	7.A.1 Environment 6.A.4 Environment	Crossrail 2	<p>Through one of these processes, we may wish to comment further on the area proposals prior to their implementation. We would like to make comments on the following area proposals at this stage: Crossrail 2 Mitigation – we suggest that it would be beneficial to work together on a plan that we would like to see implemented to mitigate any adverse impacts of Crossrail 2.</p>	<p>Proposal for joint working noted and agreed</p>	No change

OA9.2	Canal & River Trust	7	7.A.1 Visitors		<p>Dobbs Weir – we would support making this more of a visitor attraction and working with the local businesses. We would like to be a key stakeholder in this. Boatier facilities may also help to make the area more of a destination.</p>	<p>Comments noted and support welcomed. Please note an update to the Visitor proposals; it is not now proposed to refurbish the toilets as these are being removed. The Sport & Recreation proposals 7.A.1 identifies the need to explore options with stakeholders - which would include the C&RT - for canoe access and wider improvements in the recreational use of the Navigation</p>	<p>Update proposal 7.A.1 Visitors "Prepare a feasibility study for visitor infrastructure improvements at Dobbs Weir. This will include.....(under fourth bullet point) refurbishment of existing toilets and provision of cycle parking and possible cycle hire in association with Dobbs Weir Cafe...."</p>
OA10.0	Environment Agency	6, 7 & 8			<p>We have reviewed the proposed amendments in response to our comments in February 2015. Thank you for taking our previous comments on board. We are satisfied with the proposed amendments to the proposals which will support reducing and managing flood risk, protecting and enhancing biodiversity and seeking to improve water bodies in line with the Thames River Basin Management Plan (2015). However, we have identified some additional amendments required to strengthen and clarify wording in relation to flood risk and glasshouses.</p>	<p>No change</p>	
OA10.1	Environment Agency	6, 7 & 8	Environment Baseline	Flood zones	<p>The thematic maps for the environment for all three areas include the flood zones, but these could be made clearer as there is a confusing contrast between the two flood zones and the allotments layer.</p>	<p>Comments noted and agreed. The mapping will be revised to improve the contrast.</p>	<p>Check and amend mapping on Environment Baseline for all areas to improve contrast between the two flood zones and the allotments layer</p>
OA10.2	Environment Agency	6	6.A.4 Environment	Glasshouses	<p>For Area 6 & 7 proposals the 'Glasshouses' sections should be amended as follows (additional text in bold): "The scale, height, and bulk of new glasshouses 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 & preserve existing positive features such as wildlife areas, trees & woodland belts, attractive water edges. - Maintain the existing level & 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 & 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."</p>	<p>Comments noted and agreed. Text will be added to cover flood risk as recommended.</p>	<p>Amend text under 6.A.4 7.A.2 and 7.A.3 Environment by adding under the section titled 'Glasshouses' the following bullet point: "To avoid increased flood risk by reducing the capacity of the floodplain or impacting upon existing flood defences." Also amend last paragraph to include flood risk as follows: "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."</p>

OA10.3	Environment Agency	7	7.A.2	Glasshouses	<p>for Area 7 ..The expansion of existing or development of new glasshouse sites within and adjacent to the Park within Area 7.A.2 will be considered in relation to how the development impacts upon the openness of the Regional Park,The 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 & across the Nazeling Meads and Carthagna area, particularly those views out across the Park from Dobbs Weir Road and into the Park from the valley sides. - Avoid adverse impact upon the visual amenity of visitors or users of the Park. - Enhance landscape character & 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 Nazeling Meads and Carthagna area. - Avoid harm to or disturbance of wildlife either through loss or fragmentation of habitat or through noise, lighting or pollution. - Protect & maintain water quantity & quality. - To avoid increased flood risk by reducing the capacity of the floodplain or impacting upon existing flood defences .</p>	<p>Comments noted and agreed. Text will be added to cover flood risk as recommended.</p>	<p>Amend text under 6.A.4 7.A.2 and 7.A.3 Environment by adding under the section titled 'Glasshouses' the following bullet point: "To avoid increased flood risk by reducing the capacity of the floodplain or impacting upon existing flood defences." Also amend last paragraph to include flood risk as follows: "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."</p>
OA10.4	Environment Agency	7	7.A.2	Glasshouses	<p>Continued from above.... 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."</p>	<p>Comments noted and agreed. Text will be added to cover flood risk as recommended.</p>	<p>Plases refer to the amendments above.</p>
OA9.5	Environment Agency	6, 7 & 8		Flood Defence Consent	<p>Where Flood Defence Consent (FDC) has been mentioned change to: A Flood Risk Activity Permit is required for any proposed works or structures in, over or under any watercourse designated a main river, or within 8 metres of the top of bank. This is so we can ensure the works will not cause an increase in flood risk or a negative impact on the natural environment. Areas 6, 7 and 8 are situated in Flood Zones 2 and 3 (medium/high probability of flooding) and Flood Risk Assessments would need to be submitted with any development proposals.</p>	<p>Comments noted, this will be relevant when permission is sought for proposals..</p>	<p>No change</p>
OA11.0	Historic England	6		Baseline Landscape & Heritage	<p>Please amend change reference from AMIE to Scheduled Monument (the current NPPF terminology). Please amend other maps and references accordingly.</p>	<p>Change noted this will be amended</p>	<p>Amend reference from AMIE to Scheduled Monument throughout including maps.</p>
OA11.1	Historic England	6		Thematic Proposals Landscape & Heritage	<p>We welcome the broad heritage proposals for the area</p>	<p>Comments noted and welcomed</p>	<p>No change</p>
OA11.2	Historic England	6	Context		<p>Paragraph 1 Reference should be made to the historic environment in this paragraph. Paragraph 2 typo Stanstead should read Stansted</p>	<p>Comments noted and agreed - additional text will be added and the spelling corrected.</p>	<p>Amend second sentence in the Context section as follows: "It comprises a mosaic of landscapes and heritage assets, extensive paths and culce routes and places of informal recreation...." Correct the typo in the second paragraph to read Stansted instead of Stanstead.</p>

Key
 LA - Local Authority
 OA - Organisations and agencies
 LB - Landowners Businesses
 SR - Sport recreation interests
 GI - Groups Individuals

OA11.3	Historic England	6	Key Resources & Special features	Paragraph 5 we welcome reference to the historic environment. Reference should also be made to Conservation Areas and listings designations as well as Heritage at Risk status. Please amend reference from Scheduled Ancient Monument to Scheduled Monument, and historic assets to heritage assets, the current preferred terminology.	Comments noted and agreed, text will be corrected and amended.	Amend 2nd paragraph under Key Resources & Special Features - "Parts of the area have a significant sense of time depth, with historic heritage assets forming landmark features... For example...the Royal Gunpowder Mills, a Scheduled Ancient Monument (SAM) and Conservation Area, ... and the Waltham Abbey complex to the south (also designated a Scheduled Monument-SAM and Conservation Area) reflect this interest."
OA11.4	Historic England	6	Opportunities for visitors	Paragraph 10 we welcome the reference to heritage in this paragraph	Comments noted and welcomed	No change
OA11.5	Historic England	6	6.A.1	Town Mead and Waterways - This site is located adjacent to the Waltham Abbey Conservation Area. Reference to the need to preserve or enhance the character or appearance of the Conservation area and its setting is needed in the heritage section.	Comments noted, additional text to be added under 6.A.1 Heritage	Amend text under 6.A.1 Landscape and Heritage as follows: "Waterway heritage features and buildings to be conserved and enhanced as an integral part of continuing environmental and access improvement, taking account of the adjoining Waltham Abbey Conservation Area, its setting and character."
OA11.6	Historic England	6	6.A.2	Reference should be made to the fact that the Royal Gunpowder Mills site is a Conservation Area and on the Heritage at Risk Register. The final paragraph relating to heritage should be deleted. By definition within the NPPF, enabling development is development that is not otherwise in accordance with adopted policy. We are therefore of the view that a policy on enabling development is not a necessary component of a local plan document. A local plan should adequately set out a positive strategy for the historic environment without the need to include such a policy.	Amendments will be made to add Conservation Area to the Heritage Proposal and re-reference the Heritage at Risk Register. The text covering enabling development is considered relevant in terms of the proposals - this document is not a local plan and the Authority is seeking to support appropriate development on site where this will enable the further restoration of heritage assets and increase access for visitors.	The following amendments will be made under 6.A.2 Royal Gunpowder Mills -Landscape and 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 SAM Scheduled Monument and Conservation Area designations and the listed status of many of the buildings on site"
OA11.7	Historic England	6	6.A.4	River Leo Country Park - We welcome the landscape and heritage proposals and policies for this area. Reference should also be made to the Conservation Areas and the need to preserve or enhance the character or appearance of the Conservation area and its setting.	Reference to Conservation Area has now been added to the relevant proposals under 6.A.2. Reference will also be added to 6.A.4 Landscapes & Heritage 'Waltham Abbey Gardens'	Amend Proposal 6.A.4 Landscape & Heritage 'Waltham Abbey Gardens' as follows: 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.
OA11.8	Historic England	7	Baseline Landscape & Heritage	Broxbourne Station is also listed. This should be shown on the map.	Comment noted. Notation will be added for Broxbourne Station.	Add a notation for Broxbourne Station on the Baseline Area 7 Landscape & Heritage Map to show it is listed
OA11.9	Historic England	7	Thematic Proposals Landscape & Heritage	We suggest that it may be appropriate for the Heritage symbol should read conserve and enhance heritage assets (in line with the NPPF)	Agreed, notation will be amended	All maps - change notation to heritage asset instead of Heritage feature.
OA11.11	Historic England	7	7.A.3	Wetland Park Central and North: Glen Fabra and Roydon Reference should be made to the scheduling and listed designations at Netherhall.	Comments noted but not considered necessary to add further to proposal. Scheduling and listed designations shown on baseline mapping and protected status included in proposal where relevant	No change
OA11.12	Historic England	8	Key Resources & Special features	Paragraph 6 should add reference to the listed buildings, and the Conservation Areas. Please also amend the reference from SAM to Scheduled Monument.	Comment noted, changes agreed	Add the following sentence at the end of paragraph 6 Key Resources and Special Features- "as well as Conservation Areas at Stanstead Abbots and Great Answell. Amend reference to SAM to read Schedule Monument."

OA11.13	Historic England	6	6.A.1	Rye Meads and Stanstead Abbots - Amend reference from English Heritage to Historic England, our new name since 2015.	Amend text under 6.A.1 Heritage to substitute Historic England for English Heritage	Comments noted, text will be updated.
OA13.0	Natural England	6		ID Ref: OA9.1 - Natural England supports this change requested by the Environment Agency, recognising the integrated ecosystem services the Lee Valley Park can provide, for the benefit of flood risk management and nature conservation.	No change	Check change
OA13.1	Natural England	6	6.A.2 Biodiversity	Gunpowder Mills ID Ref: OA9.4 - Consistent with our advice for - ID Ref: OA10.14 below and our letter of 19 February 2015, we specifically advise an additional word is inserted as indicated below in bold and square brackets: "Amend text under 6.A.2 Royal Gunpowder Mills Biodiversity as follows: 'Work with the Environment Agency and 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. rewetting of ditches within Gunpowder Mills.'"	Amend text under 6.A.2 Biodiversity as follows: "Work with the Environment Agency and 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. rewetting of ditches within Gunpowder Mills."	Amendment noted and will be added as suggested
OA13.2	Natural England	6	6.A.4 Access to Nature	ID Ref: OA9.6 - Natural England supports this change.	No change	Support for the new text previously added to ensure sensitive sites e.g. SSSIs are managed to minimise damage and disturbance is welcomed.
OA13.3	Natural England	6	6.A.3 Environment	ID Ref: OA9.8 - Natural England supports this change.	No change	Support for amended text relating to the Water Framework Directive noted
OA13.4	Natural England	6	6.A.4 Sport & recreation	Holyfield Lake ID Ref: OA 10.2 - With reference to the advice provided about 6.A.2, Sailing, Boating and Rowing in our consultation letter dated 19 February 2015, Natural England can advise that the proposed amended text accurately identifies that a Habitats Regulations Assessment is likely to be required for the proposed relocation of sailing and boating facilities from Nazeing Central Lagoon Area 7 onto Holyfield Lake. We also support the need for an ecological assessment of the likely impact on SSSI features. It should be noted at this strategic level, Natural England can only support this proposal if the project can clearly demonstrate it can avoid an adverse effect on integrity either alone and/or in combination with other plans/projects. Furthermore, the project will need to clearly demonstrate how it can avoid a significant impact on the nearby Turnford and Cheshunt Marshes SSSI.	Please refer to amended text below: 6.A.4 Sailing, Boating and Rowing Holyfield Lake to be managed and promoted and support the management of Holyfield Lake as a centre of excellence 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 EIA 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 Remaining text to be deleted from "Undertake feasibility work..." to "...clubs and groups".	
OA13.5	Natural England	6	6.A.2 Biodiversity	Royal Gunpowder Mills ID Ref: OA10.6 - Natural England supports this change.	No change	Support for minor change to the species list under 6.A.2 noted
OA13.6	Natural England	6	6.A.4 Biodiversity	River Lee Country Park ID Ref: OA10.7 - Natural England supports this change.	No change	Support for minor change to the species list under 6.A.4 noted

Key
LA - Local Authority
OA - Organisations and agencies
LB - Landowners/Businesses
SR - Sport/recreation interests
GI - Groups/Individuals

OA13.7	Natural England	6				ID Ref: OA10.11 – Natural England supports this change.	Support for the added reference to the Lee Valley SPA Site Improvement Plan noted	No change
OA13.8	Natural England	6				ID Ref: OA10.13 – Natural England supports this change.	Support for the revised text about managing access to sensitive nature areas is welcome As above text will be amended as suggested	No change
OA13.9	Natural England	6	6.A.2 Biodiversity	Gunpowder Mills	ID Ref: OA10.14 – Consistent with our advice in our letter of 19 February 2015, we specifically advise an additional word is inserted as indicated below in bold and in square brackets: "Amend text under 6.A.2 Royal Gunpowder Mills Biodiversity as follows: " Work with the Environment Agency and 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 Turford and Cheshunt Pits SSSIs, through complementary habitat management e.g. re-wetting of ditches within Gunpowder Mills."	Amend text under 6.A.2 Biodiversity as follows: "Work with the Environment Agency and 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 Turford and Cheshunt Pits SSSIs, through complementary habitat management e.g. re-wetting of ditches within Gunpowder Mills."	No change	
OA13.10	Natural England	6		Biodiversity	ID Ref: OA13.1 – Natural England supports this change requested by RSPB	Support for the text added about the role of non-designated waterbodies and their role in supporting the SPA is welcome	No change	
OA13.11	Natural England	6			ID Ref: OA13.3 – Natural England supports this change requested by RSPB	Support welcomed for the amended text about maintaining areas of shallow flood	No change	
OA13.12	Natural England	7	Environment		ID Ref: OA9.1 – Natural England supports this change requested by the Environment Agency, recognising the integrated ecosystem services the Lee Valley Park can provide, for the benefit of flood risk management and nature conservation.	Support for additional text referencing flood risk management noted	No change	
OA13.13	Natural England	7	Environment		ID Ref: OA9.8 – Natural England supports this change	Support for the amendments that make fuller reference to the Water Framework Directive noted.	No change	
OA13.14	Natural England	7	7.A.1 Biodiversity		ID Ref: OA13.1 – Natural England supports this change requested by RSPB	Support for the amendments that protect non-designated water bodies noted	No change	
OA13.15	Natural England	7	7.A.1, 7.A.2 and 7.A.3 Biodiversity		ID Ref: OA13.3 – Natural England supports this change requested by RSPB	Support for new text added to protect areas of shallow flood is noted	No change	
OA13.16	Natural England	8	8.A.1 Biodiversity Flora and Fauna	Rye Meads SSSI possible extensions	ID Ref: OA10.10 – Natural England supports this change	Support for change to text which now includes reference to the Rye Meads SSSI is noted	No change	
OA13.17	Natural England	6 to 8		Lee Valley SPA area	ID Ref: OA10.11 – Natural England supports this change.	Support for additional text referencing the Lee Valley SPA Site Improvement Plan noted and welcomed.	No change	
OA13.18	Natural England	6 to 8		Environment	ID Ref: OA9.1 – Natural England supports this change requested by the Environment Agency, recognising the integrated ecosystem services the Lee Valley Park can provide, for the benefit of flood risk management and nature conservation.	Support for amended text noted	No change	
OA13.19	Natural England	6 to 8		Biodiversity	ID Ref: OA9.5 – Natural England supports this change.	Support for amended text referencing non native species noted	No change	
OA13.20	Natural England	6 to 8		Environment	ID Ref: OA9.8 – Natural England supports this change	Support for amended text referencing Thames River Basin Management Plan noted	No change	
OA13.21	Natural England	6 to 8	8.A.1 Biodiversity Flora and Fauna		ID Ref: OA13.3 – Natural England supports this change.	Support for the additional text added about managing areas of shallow flood water	No change	

OA13.22	Natural England	8	8	6.A.1 Environment	Rye Meads	<p>ID Ref: OA14.2 – For transparency and completeness, Natural England advises the addition of the words indicated below in bold and in square brackets:</p> <p>“Ensure future upgrades at Rye Meads Waste Water Treatment Works to increase the existing treatment capacity and to meet the required chemical and biological standards for discharged effluent do not have a detrimental impact on the adjacent Rye Meads [SSSI, Rye Meads] nature reserve and the Lee Valley Special Protection Area.”</p>	<p>Amend proposal text under 6.A.1 Environment as follows: “Ensure future upgrades at Rye Meads Waste Water Treatment Works to increase the existing treatment capacity and to meet the required chemical and biological standards for discharged effluent do not have a detrimental impact on the adjacent Rye Meads SSSI, Rye Meads nature reserve and the Lee Valley Special Protection Area.”</p>
OA14.0	Lea Valley Heritage Alliance.	6, 7 & 8	heritage			<p>I was interested to see the plans for the park's future. The Alliance sees the park as an important stakeholder in moving its plans forward to enhance its current concept right up the valley to Luton. We are currently working on this and would like to see an officer of the Park attend our next meeting which we hope will be in June. Please consider this in your consultation.</p>	<p>No change</p>
OA16.0	Transport for London Spatial Planning & Crossrail 2	6	Waltham Cross to Broxbourne Station	6.A.4 Visitors		<p>P14 - We support the need to work with LVRPA on developing a strategic access and wayfinding strategy to improve visitor access into the Regional Park. The change to reflect working with Network Rail/Crossrail 2 on a strategic approach to visitor access to the park rather than opposing level crossing closures is strongly welcomed</p>	<p>No change</p>
OA16.1	Transport for London Spatial Planning & Crossrail 2	6	2. Cheshunt Station to Pindar Visitor Gateway	6.A.4 Visitors		<p>P15 - LVRPA should aim to work with Broxbourne Borough Council and the developers at Cheshunt Lakeside to create a suitable gateway into the park.</p>	<p>No change</p>
OA16.2	Transport for London Spatial Planning & Crossrail 2	6	5. Broxbourne gateway and Visitor Hub	6.A.4 Visitors		<p>P17 - Development potential at Broxbourne Gateway (Leisure Pool) should also refer to the need to maximise any development opportunity associated with Crossrail 2 in the longer term. Note, Crossrail is one word rather than “Cross Rail”</p>	<p>Check and if necessary amend the spelling of Crossrail.</p>
OA16.3	Transport for London Spatial Planning & Crossrail 2	6	Four Tracking and Crossrail 2	6.A.4 Environment		<p>Support wording around Crossrail 2 and working with NR/CR2 team. However it should be noted that where Crossrail 2 provides a significant increase in service provision and four tracking to support this Network Rail cannot support the retention of level crossings as a solution to retaining crossing points. Network Rail/Crossrail 2 will continue to work with the LVRPA, and others, to investigate suitable alternatives.</p>	<p>No change</p>
OA16.4	Transport for London Spatial Planning & Crossrail 2	6	Four Tracking and Crossrail 2	6.A.4 Environment		<p>We suggest the wording on Area 6, page 30 be changed to read: “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.” We also suggest the text at the end of the above sentence that currently reads, “for example improved rail access at Cheshunt station and supporting infrastructure” be dropped, for no other reason than Crossrail 2 will provide this as a matter of course given the proposals for Cheshunt station.</p>	<p>Amend text under 6.A.4 Environment - Four Tracking and Crossrail 2 second paragraph “The Authority will work closely with Crossrail 2 including environmental specialists to mitigate seek mitigation for any adverse impacts on the amenity of the Park as a result of Crossrail 2 proposals; for example improved rail access at Cheshunt station and supporting infrastructure....”</p>

OA16.5	Transport for London Spatial Planning & Crossrail 2	6		6.A.4.1	Wharf Road	<p>We recognise the need for improved wayfinding and better understanding of existing access points into the Park. However any increase in traffic movements over level crossings increases risk therefore we welcome recognition for the need to provide safe crossing of the railway. Further consideration for how this can be achieved will be needed and could include use of existing alternatives like Slips Lane for cyclists/ pedestrians.</p>	<p>Comments noted.</p>	<p>No change</p>
OA16.6	Transport for London Spatial Planning & Crossrail 2	7		7.A.1 Visitors	Mansers Footbridge	<p>P4 Mansers Footbridge LVRPA's aspiration for improvement to Mansers Footbridge should also consider access to the footbridge, particularly to the west as part of any promoter's aspirations for this bridge. We would question the aim of providing cyclist access given that the footpath on the northwest side of the railway is currently little more than a dirt track that becomes a virtually impassable swamp after rain.</p>	<p>Comments noted, an amendment to proposal text will be made regarding access for cyclists to the bridge.</p>	<p>Amend 7.A.1 Visitors (3rd paragraph) as follows: Work with Network Rail stakeholders to enable better incorporate access for cyclists to as part of the new bridge at Masers Railway Crossing at the northern end of Spitalbrook.....</p>
OA17.0	Thames Water	8				<p>As you will be aware, Thames Water is the statutory water and sewerage undertaker for the majority of the Lee Valley Regional Park (LVRP) and are hence a "specific consultation body" in accordance with the Town & Country Planning (Local Planning) Regulations 2012. As a statutory undertaker in London and the Lee Valley, Thames Water operate, manage and invest in significant water and wastewater infrastructure in the LVRP. This includes Rye Meads Sewage Treatment Works located in area 8 [Note-- the main part of the sewage works is not located in the LVRP]. We have the following comments on the consultation document:</p>	<p>Comments noted</p>	<p>No change</p>
OA17.1	Thames Water	6, 7 and 8				<p>Water and Wastewater Infrastructure A key sustainability objective for the preparation of Local Plans should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states: "Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver.....the provision of infrastructure for water supply and wastewater...." Paragraph 162 of the NPPF relates to infrastructure and states: "Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas."</p>	<p>Comments noted. The Area proposals are not proposing large scale developments as is the case with a Local Plan.</p>	<p>No change</p>

OA17.2	Thames Water	6, 7 and 8	<p>The National Planning Practice Guidance (NPPG) first published in March 2014 includes a section on 'water supply, wastewater and water quality' and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that "Adequate water and wastewater infrastructure is needed to support sustainable development" (Paragraph: 001, Reference ID: 34-001-20140308). Policy 5.14 of The London Plan, March 2015 is directly relevant as it relates to Water Quality and Wastewater Infrastructure and Policy 5.15 relates to Water Use and Supplies. Policy S15 of the new London Plan draft for Public Consultation, December 2017, relates to water infrastructure.</p>	No change	Comments noted
OA17.3	Thames Water	6, 7 and 8	<p>It is important to consider the net increase in water and wastewater demand to serve development and also any impact that developments may have off site, further down the network. The Local Plan should therefore seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Thames Water will work with developers and local authorities to ensure that any necessary infrastructure reinforcement is delivered ahead of the occupation of development. Where there are infrastructure constraints, it is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades take around 18 months and Sewage Treatment & Water Treatment Works upgrades can take 3-5 years.</p>	No change	Comments noted
OA17.4	Thames Water	6, 7 and 8	<p>Thames Water seek assurance through the Plan that operational development, which will continue to be necessary on operational sites within the Park, will be considered favourably. Policies that seek to protect the openness of the Park should not unduly restrict essential water/wastewater infrastructure provision. Thames Water has a statutory obligation imposed through the Water Industry Act 1981 to treat and supply water. Text should be included in the Local Plan which states that providing need can be demonstrated then operational development will be considered favourably on operational land.</p>	No change	Comments noted, ultimately water/waste water infrastructure is a matter for the local and county authorities. The Area 8 proposals recognise that future upgrades may be necessary at Rye Meads but that these should not have a detrimental impact on adjoining nature reserve and SPA
OA17.5	Thames Water	6, 7 and 8	<p>In light of the above comments and Government guidance we recommend the Local Plan include the following policy/supporting text: PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE TEXT "The development or expansion of water supply or waste water treatment facilities, will normally be supported, either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impact that any such adverse impact is minimised."</p>	No change	Comments noted however the proposed wording would fetter the Authority in responding objectively to significant proposals.

OA17.6	Thames Water	8	Access	Area proposals 8 include land that lies within Thames Water's ownership. The majority of Thames Water's landholdings are in operational use or are retained for future operational use. By their nature, this means that it is not normally possible for Thames Water to provide public access to these operational areas and their operational and security requirements must take precedence. Thames Water supports the aim of improving access, recreational and leisure opportunities in the Lee Valley, but this must not conflict with their health and safety and operational requirements.	Thames Water's position regarding its operational land is noted.	No change
OA17.7	Thames Water	8	8.A.1	Site No 8.A.1. Thames Water support in principle the section on the environment which relates to Rye Meads Sewage (Waste Water) Treatment Works, subject to the new text suggested above also being incorporated into the Plan.	Comments noted, however no changes are proposed. The Park Authority has an important role in helping to protect and improve the condition of the Lee Valley SPA especially given its statutory responsibilities around nature conservation.	No change
OA17.8	Thames Water	6, 7 and 8		Other Development Proposals There are 4 significant sites proposed, part or all of which, fall within the LVRP. However, sufficient detail on number of units and programme of development etc is not yet available for us to make an assessment. We therefore recommends that developers engage with us at the earliest opportunity to establish the following: - The developments demand for water supply and network infrastructure both on and off site; - The developments demand for Sewage/ Wastewater Treatment and network infrastructure both on and off site and can it be met; and - The surface water drainage requirements and flood risk of the development both on and off site and can it be met.	These comments are noted but they are best responded to by the riparian authorities through their Local Plans.	No change
OA17.9	Thames Water	6, 7 and 8		We recommend the Local Plan include the following policy/supporting text: PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE TEXT "Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades."The LVRPA will work with the Local Planning Authority to seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development. continued below	The recommended text is appropriate within a local plan but not as part of the Authority's plan of proposals. Note of the proposals within Areas 6, 7 or 8 are likely to make major demands on the water or waste water infrastructure. The local planning authority will advise on this matter in any event as part of the planning application process.	No change

QA17.10	Thames Water	6, 7 and 8						Please see comments above	No change
LB18.0	Dandara Ltd for Temple Farm	7	7.A.3	Temple Farm				Comments noted	No change
LB18.1	Dandara Ltd for Temple Farm	7	Area 7 Thematic Landscape & Heritage	Temple Farm				Comments noted	No change

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LB18.2	Dandara Ltd for Temple Farm	7	7.A.3	Key Resources and Special Features section	<p>Whilst we support the recognition within the PDF that the existing western edge of Roydon comprises a 'harsh visually detracting edge / investment area', we object to the deletion of the wording struck out in the extract below taken from the 'key resources and special features' section of the supporting text for Area 7 of the PDF which previously identified land abutting the western edge of Roydon as a 'landscape enhancement area' requiring significant investment for its improvement.</p>	<p>The objection is noted but this terminology 'landscape enhancement and investment area' is no longer relevant as the Landscape Assessment and draft Strategy produced in March 2018 now replaces the previous landscape assessment work completed in the late 1990s. The draft landscape assessment and strategy were part of the consultation alongside the Area Proposals.</p>	No change
LB18.3	Dandara Ltd for Temple Farm	7	7.A.3	Landscape & Heritage	<p>Whilst the draft 'Landscape Assessment and Strategy' (March 2018) recognises at para. 4.35 that the principal value of 'Roydon Park' comprises '... a distinctive rounded hill above the 30m AOD contour to the east of the flat Lea floodplain and contained by the Stort Navigation to the north', it fails to explicitly recognise that this character does not comprise the entirety of land leading to the settlement edge. The part of Temple Farm located in closest proximity to the settlement edge has consistently been identified in landscape terms as distinct from the wider 'Roydon Park', including within the Park Plan 2000 where this edge is shaded darker purple as a 'landscape enhancement area' and distinct from the light blue 'landscape conservation area' of the wider 'Roydon Park'. [Figure 1 provided showing extract from Jan 2011 Thematic Proposals doc]. It is only at this stage of consultation for the PDF, as shown by the struck out text above, that land adjacent to the settlement edge has not been proposed for identification as a 'landscape enhancement area'.</p>	<p>The Landscape Strategy represents a fresh approach by the Authority in line with current LA guidelines</p>	No change
LB18.4	Dandara Ltd for Temple Farm		7.A.3	Temple Farm	<p>To accompany our representations to the emerging EFDC Local Plan, Dandara Ltd commissioned Define, a specialist landscape consultancy practice, to produce an Independent Green Belt & landscape assessment technical note which has informed Masterplanning options drawn-up for land at Temple Farm (attached at Appx 2). Consistent with the Park Plan 2000 and earlier iterations of the Area 7 proposals for the PDF, the technical note recognises the distinct difference in landscape character between those field parcels which sit in closest proximity to the settlement edge & accommodates the majority of the existing agricultural outbuildings, & the more open landscape beyond which forms the eastern slope of the River Stort localised valley.</p>	<p>Comments noted</p>	No change

LB18.5	Dandara Ltd for Temple Farm	7	7.A.3	Temple Farm	<p>The Defra technical note concurs with the draft PDF that those field parcels immediately adjacent to the western edge of Roydon present a harsh, visually detracting edge to the Park which are physically & visually separated from the wider 'Roydon Park' landscape to the west due to mature vegetative boundaries & significant topographical changes. This independent Green Belt & landscape assessment work informed Masterplanning for the Temple Farm site for a development of between 200-250 new homes on those field parcels closest to the settlement edge alongside the delivery of a significant new 'Country Park' of circa 22 ha to the west. This Masterplan is reproduced in Figure 2 below and in full at Appendix 3.</p>	<p>Comments noted, the draft PDF Area proposal have been changed to refer back to the Landscape Guidelines. See above</p>	No change
LB18.6	Dandara Ltd for Temple Farm	7	7.A.3		<p>This illustrative Masterplan, in addition to being informed by the Green Belt purpose and landscape context of the wider Temple Farm site, focuses development only within those field parcels which are physically and visually isolated from the wider Park landscape and setting, as well as positively addressing many of the Area 7 proposals contained within the PDF:</p> <ul style="list-style-type: none"> - It delivers a significant new 'country park' within the LYRPP which includes a range of pedestrian & cycle routes connecting Roydon with the wider Park landscape; - It replaces largely inaccessible land, the easternmost part of which presents a harsh, visually detracting edge, with a comprehensive Masterplan which recognises the role that much needed new housing can play in facilitating major improvements to the accessibility, attractiveness, usability and recreational value of this part of the Park...continued below 	<p>There is no proposal in the PDF for housing. Details of the masterplan and residential development within the Park are noted. This is not a proposal that can be endorsed/included in the Area Proposals. The Authority has a suite of Proposals that relate to this area under 7.A.3 and these will be referred to when the Authority responds to the development proposals as part of the planning process.</p>	No change
LB18.7	Dandara Ltd for Temple Farm	7	7.A.3		<p>Roydon no longer presents a harsh, unwelcoming edge to the LYRPP but instead becomes a settlement which meaningfully integrates with the Park, facilitating a range of pedestrian and cycle routes that legibly connect with the existing village encouraging accessibility both for visitors, utilising the station, and existing residents:</p> <ul style="list-style-type: none"> - The Masterplan allows for the land to be managed for a range of purposes, with maintenance and management cross-subsidised by the associated new housing, including for recreation, leisure, ecological or community purposes; - Options are included for a formal visitor centre or Park linked community building (e.g. scouts) alongside a potential car park which could serve visitors to the Park or provide additional provision for the station; - There are opportunities to incorporate Park-wide infrastructure in recognition of the location of the land close to Roydon station such as cycle hire schemes; visitor information boards or circular walking routes. 	<p>See above</p>	No change

LB18.8	Dandara Ltd for Temple Farm	7.A.3	<p>A meeting was held with the LVRPA on 18th April 2018 to discuss how the objectives set out for Area 7 and Roydon more specifically within the emerging PDF could be positively and proactively delivered having regard to emerging development proposals for Temple Farm shown in the Figure 2 Masterplan above. LVRPA stated that whilst Section 12 of the Lea Valley Regional Park Act 1966 continued to define the statutory purposes of the Park, the LVRPA Corporate Land and Property Strategy 2017 recognised that there were parts of the Park that did not meet the statutory purpose and in some cases, the disposal of land for non-park related purposes could assist in facilitating overall improvements to the statutory function of the Park. This approach accords with the thrust of the PDF in respect of guiding and proactively delivering positive change within the Park, especially associated with 'gateways', and is included in full at Appendix 4 with an extract in Figure 3 below.</p>	Comments noted	No change
LB18.9	Dandara Ltd for Temple Farm		<p>Dandara Ltd's proposals for land at Temple Farm shown illustratively in Figure 2 above directly align with the LVRPA's Section 12 corporate land and property objectives by securing funding from the development of land located in parts of the Park which do not currently positively contribute and using those monies generated to deliver a significant Section 12 betterment to the Park as a whole. This accords with Dandara Ltd's approach to developing land identified as a 'harsh / visually detracting edge' and 'landscape enhancement area' for much needed new housing and using the monies obtained to deliver a new 22 ha 'country park' which significantly enhances the accessibility, legibility, usability and recreational value of this important gateway to the Park.</p>	Comments noted	No change

LB18.10	Dandara Ltd for Temple Farm			<p>Despite the positive framework provided by the LVRPA's own 2017 Corporate Land and Property Strategy to meeting the objectives of the PDF, there was little consideration of the proposals put forward for land at Temple Farm during the 18th April 2018 meeting with numerous reasons for disengagement being put forward including Roydon being divorced from the principal parts of the Park where the LVRPA Estate functions; concerns regarding future funding of a new 'country park'; and the north-east corner of Area 7 not being seen as a current priority for the LVRPA. Whilst we therefore support the direction of travel set out within the PDF regarding the promotion of Roydon as a 'secondary gateway'; improving legibility; encouraging sustainable transport links including to Roydon station; and recognising that the edge of Roydon currently detracts from the setting of the LVRP; unless the LVRPA is prepared to actively engage with proactive landowners and their partners following the parameters set out in their own 2017 Corporate Land and Property Strategy, many of the core objectives of the PDF will not be achieved.</p>	Comments noted	No change
LB18.11	Dandara Ltd for Temple Farm	7	Temple Farm	<p>Land at Temple Farm provides an opportunity to work alongside a proactive landowner to deliver a significant improvement to this part of LVRP, focused on a new 22 ha 'country park' which significantly improves the legibility, usability & leisure/recreational value of this part of the Park, linking to Roydon village as a 'secondary gateway' & its railway station. Without such engagement, the western edge of Roydon will continue to present a harsh, detracting edge to the Park, connecting to land which would remain largely inaccessible & accommodating a land use which does not contribute to the S12 stat.objectives. Whilst we acknowledge that the PDF is not examined as would a Local Plan, if it were, there would be fundamental concerns that it would fail the 'effective' test of soundness by not being deliverable. Whilst many of the objectives within the PDF are laudable, for them to be realised & delivered, the LVRPA should commit to engaging proactively with landowners & their development partners to consider how development on parts of the Park that currently detract from the S12 stat. purpose could be used to fund meaningful improvements, especially where these link to underused land resources adjacent to important gateways. If not, the PDF will be ineffective in guiding true beneficial/deliverable change in the Park.</p>	Comments noted	No change

LB19.0	Lea Valley Growers Association	6, 7 & 8	Glasshouses	The Lea Valley Growers Association repeat the concerns raised within their previous response of February 2015. The Association question whether the annual sum of £11m given by the Taxpayer to the Lea Valley Regional Park Authority represents value for money. A large sum of which is paid to a Trust. The Lea Valley Regional Park Authority's previous draft proposals were withdrawn in 2015 following complaints & pressure from the Lea Valley Growers Association and others as the Park Authority had not consulted and they contained proposals for the use of their compulsory purchase powers to destroy thriving Lea Valley Food Growing Businesses.	Officers from the Authority met with representatives from the Lea Valley Growers Association on 19 July 2017 to discuss amended Area proposals relating to existing and future Glasshouse sites in the Park. A draft set of revised proposals was presented and discussed at this meeting. These took into account the outcome of the judgement from the Court of Appeal and sought to address other concerns such as the naming of sites.	No change but note additional wording added as a result of EA comments about flood risk and storage see OA10.2
LB19.1	Lea Valley Growers Association	6, 7 & 8		Further concerns were discovered during the complaints process when it emerged that the Park Authority were unaccountable to Government for their conduct other than for financial purposes, and did not have external oversight of their non-financial actions. This behavioural culture and unaccountability demonstrated by the Park Authority may indicate why the taxpayer funded Authority chose to pursue a Judicial Review against another taxpayer funded Local Authority resulting in a six figure Taxpayer bill.	Comments noted	No change
LB19.2	Lea Valley Growers Association	6, 7 & 8		The Park Authority refused to publish the responses to the previous draft proposals following a Freedom of Information request from the Association citing Local Authority rules that they could publish at a later date. The authority have only published a summary of responses to data.	The Authority published in full the comments received from all parties on the draft proposals (2016), together with the Authority's response. These were all published on the Authority's website as part of the current consultation.	No change
LB19.3	Lea Valley Growers Association	6, 7, & 8		The Authority has refused to accept recommended scrutiny from the Local Government Ombudsman and instead decided to handle all final decisions regarding complaints against them themselves	The Authority is not required by legislation to adhere to the Local Government Ombudsman process. However it follows the LGO approach in full.	No change
LB19.4	Lea Valley Growers Association	6, 7 & 8		Therefore the Association consider a formal detailed response to the Park Authority futile until such time as the Government install external oversight of the Authority and hold them to account for their actions in order to avoid a repeat of such irresponsible behaviour that has caused severe distress to Lea Valley Businesses	Comments noted	No change
LB20.0	Nazeing Glass Works	6, 7		"In the spirit of compromise". As a company based in the Lea Valley since 1928, and before that in Vauxhall at Falcon Stairs where it was started in 1812, by Sir Edward Zouche. (https://en.wikipedia.org/wiki/Vauxhall_glassworks), an Elizabethan courtier, long before the Park (LVRPA), was established in 1967 by Act of Parliament as a National Park, we wish to comment on the Consultation. Our comments refer principally to Areas 6 & 7 in the Park. We own 7 acres in Area 7, and about Area 6 directly. To simplify our comments in the Consultation we shall present our views in numbered paragraphs in the accepted way used by the Civil Service, in the following 11 pages.	Comments noted	No change

Key

- LA - Local Authority
- OA - Organisations and agencies
- LB - Landowners Businesses
- SR - Sport recreation interests
- GI - Groups Individuals

LB20.1	Nazeing Glass Works	6, 7	<p>Section A- About Us. 1. Our site is categorised as PDL- Previously Developed Land, not Green Belt, although we are surrounded on all four sides by LVRPA owned land. 2. We have always had friendly relationships with our neighbour on two sides, LVRPA as we are a very "green company" having won several awards for our sustainability:- a) We were one of the first European Crystal glass companies to ban the use of lead in our glass in April 2003, & remove all lead oxide & all uranium oxide stored on the premises, at our own behest. b) We won the Award "Green Business of The Year 1998" run by EFDC, for our work in removing a bonfire tip on our field and installing an enclosed incinerator in our batch room, that also provided some internal heating. c) We developed, (with a 40% Government Eastern Regional Business Link grant), & patented the world's First Non-Toxic crystal glass -no antimony or arsenic used- Patent No WO20 12156707A1 - Improvements in crystal glass -Google Patents.</p>	<p>Details about Nazeing Glass Works noted</p>	<p>No change</p>
LB20.2	Nazeing Glass Works	6, 7	<p>So threatened were our main competitors in Europe, (Swarovski, Calip & Riodel) that they threatened us with legal action, if we launched it as "Non Toxic Crystal". In a spirit of compromise, we now on legal advice, use the name "World First Crystal" (WFC) instead, and leave "Non Toxic" out of the main title, which is "The World's First non-toxic Crystal Glass" d) We were awarded Commended in the "Best SME" National Award Category 2008 by The Menu-facturer Magazine, Manufacturer of the Year Awards, and Shortlisted for "Design and Innovation", in their 2009 Awards (Manufacturer of the Year).</p>	<p>Details about Nazeing Glass Works noted</p>	<p>No change</p>
LB20.3	Nazeing Glass Works	6, 7	<p>So we are not a dirty smelly glass factory, but value highly our good housekeeping and cleanliness, reputation, which are essential to making high quality glass. We provide and essential role for British and EU customers to obtain British made fine glass, of up to seventy different original formulae, by a company with a heritage of over 400 years, celebrating 80 years on this same site,</p>	<p>Details about Nazeing Glass Works noted</p>	<p>No change</p>

LB20.4	Nazeing Glass Works	6, 7		<p>3. Q. So what does Nazeing Glass Works make and how come most people have never heard of us? A. Simple. We make glass to order. In other words, we make what customers want to buy, which is why we have survived so long compared to our competitors. Q. Meaning? A. Street light fittings and lamp covers for transport, e.g. on the London Underground in the tunnels every seven seconds there is a light, for which we have made the covers, all 402 kilometres, 252 miles, over 400,000 light fitting covers, all made by Nazeing Glass Works, as they cannot use plastic covers underground. We made 1,100 special magnifying high intensity lights for the 2008 Beijing Olympics, to light up the magnificent birds nest stadium. Without us and our Danish lighting manufacturer, 30,000 dancers, athletes and performers would not have been seen.</p>	<p>Details about Nazeing Glass Works and its products are noted</p>	<p>No change</p>
LB20.5	Nazeing Glass Works	6, 7		<p>Q. And more recently? A. We have just finished a contract worth almost £100k, part of a £55m makeover to manufacture special mouldings for the new Annabel's nightclub in Barclay Square, London, where one of Europe's most famous designers, based in London, Martin Brudnizki designed a "Room of Mirrors". We made all the mouldings, almost 1,200 pieces of glass, architraves, skirting boards, fireplace surrounds & dado rails in clear glass, which were then mirrored. Link https://www.telegraph.co.uk/luxury/drinking-and-dining/first-look-inside-legendary-london-club-annabels-unveils-55m/</p>	<p>Details about Nazeing Glass Works and its products are noted</p>	<p>No change</p>
LB20.6	Nazeing Glass Works	6, 7		<p>Although we have a good 'neighbours relationship' with the LVRPA, it has had one or two shaky moments. In fact we found a comment in the late 1980's in EFDC Committee notes, referring to our site saying because there were car repairers and paint sprayers as tenants, the LVRPA would rather we closed down and sold the industrial site to them so they could demolish everything and replant grass and willow bushes. However they realised this was unrealistic and they could never justify the expense of paying the market price! I rang the information office, and spoke to a Senior Planner who said that recently they had been informed of the craftsmanship of our glass makers, and that they were coming round to the idea, that having one of the last handmade glass makers in the country, in the Park might be an asset, especially if we opened to the Public. I replied that our factory shop was growing in leaps and bounds and that we did hold open days to the public about five times a year and these were free, for visits on Saturdays, and advertised locally and on a special Saturday morning opening we had had, nearly 500 visitors!</p>	<p>Details about the Nazeing Glas Works, its products and visitor open days noted</p>	<p>No change</p>

LB20.7	Nazeling Glass Works	6, 7			<p>Section B- Our comments and reactions to the proposed changes to the Framework in this Consultation.</p> <p>1. As very large rate payers, (about £500k a year from our estate's 40 plus tenants), that feeds into the LVRPA Income, we are concerned to see some diametrically opposed statements in Policy between Broxbourne Borough Council and Lee Valley Park Authority, and respectfully suggest some compromise should be agreed to allow the Plan for our area to proceed successfully.</p> <p>a) LVRPA proposes deleting the precious plan for a major "tourist/ visitor Centre" to be developed on the foundations of the Old Leisure Pool/Lido site in consultation with development partners. They said they would issue a tender document in early Autumn 2017 but have changed their mind/renege on this announcement.</p> <p>b) Broxbourne Borough Council categorically states Framework Consultation Document LA 1.5 6.A.4 supported in their 2008 document "short term accommodation, office uses, (potentially), and enhancement of leisure facilities e.g. boat moorings/cycle hire/marina. The creation of additional leisure facilities such as a climbing walls, adventure playgrounds/cricket/tennis facilities." and goes on to suggest "the implementation of 'pod' style accommodation...etc." and supports the Framework's proposals for establishing this area as a major visitor hub".</p> <p>It goes on to add this telling recommendation for the area. "Any future small scale glass house development and settlement extensions should respect and respond to the existing small scale, contained pattern and well defined settlement edges at Cheshunt and Broxbourne, making use of the existing landscape framework." Source LUC Draft Consultation by Land Use Consultants document, (LCA 4A- Page 63/256).</p> <p>THIS PARAGRAPH SHOULD BE CAREFULLY READ, IN CONJUNCTION WITH OUR PROPOSALS BELOW</p>	<p>Comments noted, although the Regional Park is not funded by business rates.</p>	<p>No change</p>
LB20.8	Nazeling Glass Works	6, 7	6.A.4	5. Broxbourne Gateway and Visitor Hub - River Lee Country Park North	<p>Comments noted. Relevant documents in terms of any future development proposals for the old Leisure Pool site will be the Broxbourne Borough Council's Local Plan, currently submitted for examination. The Local Plan Submission Version includes the following policy: "Policy LV3: Broxbourne Leisure Pool Site. The Council and the Park Authority will up-date the Broxbourne Leisure Pool Development Brief to include the potential for residential development to the western end of the site to enable the wider development and improvement of the site and preservation of the existing parkland and natural areas".</p>	<p>No change</p>	

LB20.9	Nazeing Glass Works	6, 7	6.A.4	5. Broxbourne Gateway and Visitor Hub - Rive Lee Country Park	<p>c) It is our contention that LVRPA is in error in suggesting deleting "Development of the former Leisure Pool site for a leisure use appropriate to the Regional Park, options to be explored with potential development partners". We have found a reference somewhere that the reason this has changed is that there were no, or virtually no, potential proposals put forward. d) We wish to contest this statement as we have had three physical meetings with senior officers of LVRPA about use of the site by Nazeing Glass Works. We have taken on board the response that LVRPA does not want a manufacturing company on that site in the Park. Our application now concerns a national Training Academy for glass makers, on a much smaller, (under half the size 20,000sq ft compared to 45,000 sq ft), studio scale inc offices, lecture & changing rooms showers, & 2 Museums etc. <i>Continued below</i></p>	<p>The Authority's redrafted proposal seeks to ensure the revised development brief considers potential for residential alongside other uses. This proposal is included in the Borough Council's draft Local Plan and will be determined through the Local Plan process. There are however no proposals in the PDF for the ex Leisure Pool site that include industrial Glassworks, a Glassworks Museum and Visitor Centre and Real Tennis.</p>	No change
LB20.10	Nazeing Glass Works	6, 7	6.A.4	5 Broxbourne Gateway and Visitor Hub - River Lee Country Park North	<p>e) However it is now our intention to change the nature of Nazeing Glass Works into a major tourist & visitor destination, called "Broxbourne Glass Studio Project" open from 9.am to 3.30pm at least 5 days a week (& possibly special openings on Bank holiday week-ends, in agreement with our work force). f) Nazeing Glass Works has scaled down its operations considerably since the mid 1980's (employed 180 staff) to its now slimmer, studio type size of 25 people including 6 in admin.</p>	<p>As above</p>	No change
LB20.11	Nazeing Glass Works	6	6.A.4	5. Broxbourne Gateway and Visitor Hub - River Lee Country Park North	<p>Section C. The previous occupier of the site the broxbourne Leisure Pool nicked "The Lido". A hard careful study has been made of the former Broxbourne Leisure Pool, built 1978 - demolished 2011. Cost approximately £12m in capital costs over this period. Running costs and income are known only to LVRPA.</p>	<p>Comments noted</p>	No change

LB20.12	Nazeing Glass Works	6, 7	6.A.4	5. Broxbourne Gateway and Visitor Hub - River Lee Country Park North	<p>These are our conclusions:-</p> <ol style="list-style-type: none"> 1. The project was very ambitious, the first leisure Pool in the UK with a 4 foot wave machine (used in the USA). It attracted 100,000 visitors in the first three months! 2. The site is in the Green Belt, but granted planning as it was meant to be an open air pool so qualified as an open air sports facility. However Broxbourne Swimming Pool objected it was too close, so the brief was changed to be an enclosed leisure pool. 3. It is on the edge of a 1 in 100 Flood Plain, with a high water table, so a vast 5 ft high mound measuring approx 32,000 sq ft. was built, and the pool was set 11.25 foot deep. 4. It was an Olympic-sized pool, meant as a sea training pool, (no diving) so only 4 foot Deep, but with a strong wave machine. 5. There were constant problems from breaking up of the mosaic tiles that lined the base of the pool. To what standard and hardness were these made? 6. The constant action of the wave machine, together with the massive water weight caused the fatal problems on this high water table site. 	Comments noted	No change
LB20.13	Nazeing Glass Works	6, 7			<p>Working with the new potential owners of our site Nazeing Marina Village, led by local businessman Kevin Ellerbeck, we are looking for a new site nearby, and to refocus our business more on training. Our workforce is ageing and six of us have worked for over 40 years. The industry, if it is to survive, needs more and better trainees and trainers.</p> <p>Our federation, British Glass, of Sheffield, is bidding for a £20m "Glass Futures" contract from the Government, for training in the glass industry, and as a founder member, we hope to bid to be a leading training provider on our site, on a small scale, studio type production, highly skilled and very watchable.</p>	Comments noted	No change
LB20.14	Nazeing Glass Works	6, 7	6.A.4	5. Broxbourne Gateway & Visitors Hub - River Lee Country Park	<p>object to the proposal in this consultation to the suggestion that instead of agreeing to what the Planning Authority Broxbourne Borough Council wants for the old Lido/Leisure Pool site,</p> <p>"the creation of additional leisure facilities such as a climbing walls "adventure playground" cricket tennis facilities. The LVRPA states, "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."</p> <p>Yet LVRPA argues the opposite of what Broxbourne Borough Council want which is, "the site is not suitable for residential development" (Green Belt. Inside the 1 in 100 year Flood plain). So LVRPA is diametrically opposing Brox.B.C.s requirements, so how is this "Joint working" together?</p>	Comments noted. It is unclear the source of all the information referred to in this comment. Please refer to the above comments relating to joint working on a development brief.	No change

LB20.15	Nazeing Glass Works	6, 7	Not only that but LVRPA say in their documents that "No-or hardly any proposals were made by potential partners" This is just not true! My company, Nazeing Glass Works, tried to put forward a proposal, but were told "Wait until September 2017", when we shall issue papers for a tender process". When asked in November when these were being issued, to be told "We've changed our mind and want to build residential housing on that site" was a uncalled for blow!!! LVRPA Then crossed out the following "development of the former Leisure Pool site for a leisure use appropriate to The Regional Park, options to be explored with potential partners".	Please refer to the response above	No change
LB20.16	Nazeing Glass Works	6, 7	Yet there are more common policies than disagreements. COMPROMISE! Sport,- Sport for all, all ages-LVRPA & Brox BC and British Waterways all agree that Sport, exercise, and healthy living are essential prerequisites in the Lee Valley Park Message. "Sport in Lee Valley is all about inclusion. The idea of involving the greatest number of people in sport in our region is what drives the Regional Park Authority's Sports Development team.. So whether it's supporting excellence at the highest Olympic level or simply encouraging fun sport for families, Lee Valley is 100% dedicated to making it happen.	Comments noted	No change
LB20.17	Nazeing Glass Works	6, 7	As Lee Valley is home to several world-class sports venues, sports linked to these centres of excellence have been given particular priority. Several outreach projects and London 2012 legacy programmes are in place, to both support high achievement and encourage increased physical activity for all. These priority sports include Tennis is one of the sports mentioned, and while there is provision in the South, of 6 outdoor and two indoor courts, there is none here. The reason may be that lawn tennis is well catered for in the success of Broxbourne Tennis Club, one of the best in the County with 300+ members, and has permission by the LTA to grow to 600, and is only 400 yards away, just outside the Park. The ambition to promote opportunities for people to get active also extends to Lee Valley Regional Park's countryside and open spaces. In every corner of the park's 10,000 acres, there's a sustained effort to maximize sports options to the widest possible audience". Our Real Tennis Training Academy and Court will comply with all these aims and objectives.	Comments noted	No change

LB20.18	Nazeing Glass Works	6, 7		<p>Other features of the Park:- Sustainability, - Low Carbon- low energy Retaining the open and country feel of the Park Protecting the wildlife, species, and historic environment, especially around Broxbourne Station (Broxbourne Mill and listed buildings near there , and the Norman Broxbourne church) all must be cherished and valued, and we might be able to promote interest in this nearby. These are all values that will be respected and endorsed by both NGW and NMV. The "green setting" is a key to the site, and must be preserved. Brox B.C. wants a major attraction on the Lido site and no permanent or long term housing. LVRPA is wanting to delete any visitor/tourist centre and wants housing, but the area is green belt and much of it inside the 1 in100 Flood Plain WHY? Brox B. C. have said that rerited/ tourist accommodation might be possible on some of the area, low cost or temporarily</p>	<p>See comments above relating to Broxbourne's position and joint working</p>	No change
LB20.19	Nazeing Glass Works	6, 7		<p>An Original Solution " In The Interest Of Compromise" To Satisfy All Three Partners Brox,B.C, LVRPA, and British Waterways : Nazeing Glass Works Ltd, (NGW), whose planned "The Broxbourne Glass Studio Project" (BGSP), and Nazeing Marina Village have come up with a solution. NGW are looking for a new site close by, within the next two years, to move to, in order to refocus their production to be more glass training orientated, and at the same time to downscale from a large factory of 45,000 sq ft, at present to around 20-25,000 sq ft. The whole Lido site measures 0.81 of a hectare which is 87,188 sq ft. But the actual foundations of the pool measure 54 x 52.4 sq m, so, 2,830 sq m or 30,456 sq ft.</p>	<p>Comments noted, there have been initial discussions with the officers of the Authority and the local planning authority about these proposals which are ongoing as part of the pre-application process.</p>	No change

LB20.20	Nazeing Glass Works	6, 7	<p>Nazeing Glass Works would like to purchase the freehold of this area, for a negotiated commercial sum, bearing in mind it is a permitted sporting venue within the Green Belt, and not a major housing development, perhaps stretching the final area to 32,500 sq ft to include the balustrade and surrounding path, but leave the mound as a public area for picnics in summer recreation area for sunbathing by visitors, and play area for small children in teh ownership and maintenance of the LVRPA. (The purchaser would be obliged, if the scheme was not successful to sell back the site, to its previous owner LVRPA, for not more , nor less than 80% of the sum paid). If successful in its negotiations with the site owner LVRPA, and in obtaining the Planning consent it needs, then we would build a state of the art medium size glass studio works for the training and small scale production of glassware, much of it to be sold to visitors. It will add a museum, a cafe, a lecture room for up to 75 people, (which can be hired out), changing room and showers shared with the Real Tennis Court, but each would have its private locker rooms with electronic access by members or employees.</p>	<p>Comments noted, there have been initial discussions with the officers of the Authority and the local planning authority about these proposals which are ongoing as part of the pre-application process. The Authority's current proposals for this site are in line with the policy in the Broxbourne Local Plan Submission version, subject to examination during Oct and Nov 2018.</p>	No change
LB20.21	Nazeing Glass Works	6	<p>The Design of the Studio will be exceptional World Class! An Exemplar that will interest architects the world over, & may win many awards. It is inspired by the David Mellor Cutlery Roundhouse, built on the site of an old gasometer, by Sir Michael Hopkins practice in the 1990's, but update for the 21st century. At the top of a gentle 30 foot slope will appear a large dome, culminating in a discreet chimney opening, with monitored emission controls 24 hours a day. It will echo the soft contours of the mound and look like an organic shape of a silver restaurant dish cover in a curved and rounded, unlike the sharp square shape of the box-like Lido that squatted there before. It will reflect the 250 year old tradition of a glass factory cone, but be softer, gentler, more welcoming profile to visitors, almost "Middle Earth-like (JK Tolkien 's Hobbit village)</p>	<p>Detail about the design of the proposed Glass Studio is noted - please see comments made above</p>	No change
LB20.22	Nazeing Glass Works	6	6.A.4	<p>The construction of the glass studio would be revolutionary as it would (subject to agreement), be one of the first buildings in the world to use the newly invented solar glass tiles, invented by Solar City, a subsidiary of Corning Glass, of New York, the largest glassmaker in the world. Nazeing Glass Works and Corning Glass have done some business together over the past five years and the electricity from these tiles would be used in the Glass Works, & to provide up to 10 public charging points, using 100% solar energy for commuters owning electric cars using Broxbourne Station- chargeable but discounted below normal energy prices.</p>	<p>Details of the Glass Studio are noted, please refer to comments made above</p>

LB20.23	Nazeing Glass Works	6	6.A.4	<p>The studio would measure about 20,000 sq ft, & in the remaining 5,000 sq ft (460 sq metres) it would build the World's First Public Real Tennis Court & "BALL & RACKET Museum, open 7 days a week to visitors. The Court would be open from 10am to 6pm to visitors 7 days a week, & available 24hrs a day to full members. There are 43 Real Tennis courts in the World; the nearest being Hatfield, Cambridge, Newmarket & Lord's Cricket Ground, the MCC, & at Chelmsford, Prentiss Park, (which has built two). These very solid courts cost over £1m ea. to build. The whole unit would be called "The National Academy for Glass and Real Tennis Training", be supported by the Tennis & Rackets Association, and the International Real Tennis Professionals Association, based in Richmond, Surrey & be associated with all the other 27 Real Tennis Courts in the UK. There would be synergy of shared changing rooms and toilets as the Glass Studio will work from 8am to 4pm, and the tennis court will be used mainly in the evening and at weekends. These two units would cost between £2m and £2.35m It is estimated, & all would be paid for, by the owners of Nazeing Glass, from the sale of the land of their site opposite, as a philanthropic gesture, for the first five years, but with the aim of breaking even in 3 years.</p>	<p>Details for the Real Tennis facility are noted.</p>	<p>No change</p>
LB20.24	Nazeing Glass Works	6	6.A.4	<p>A large factory shop, (5,000 sq ft) would sell some of the products made on site, and the units would aim for 30,000 visitors a year spending around £12 each, and another 30,000 visitors visiting the glass works as spectators, and the Real Tennis Court paying £1.95 a head. The operators would want to aim for, and offer to youngsters aged between 15 to 17 ½ free visits with their teachers, as career guidance and to recruit new trainees, especially f Asian and Afro-Caribbean backgrounds from a 12 mile radius to include the East End and North London, possibly dyslexic, and low achieving disadvantaged schoolchildren, boys and girls. With this in mind a bid for funding will be made to the National Lottery Heritage Fund under the new 2018 programme of "Heritage, Communities and People" programme, as well as improving education of the young. The project will also be linked to the Eden project to share environmental economies, through a connection between the owner of Nazeing Glass Works, and Sir Tim Smit of the Eden project, who we believe will give the idea his blessing and want to link up, (To be confirmed)</p>	<p>Details of the factory shop are noted, please refer to comments made above</p>	<p>No change</p>

LB20.25	Nazeing Glass Works	6 & 7	6.A.4	<p>In addition, Nazeing Village Marina, Will Build & Operate a 10 Areas Site, Formerly The Glass Works site &, in addition, would offer to build a small scale matching steel and glass "pod" above the 1 in 100 yr Flood Plain with about 30-40 low cost & rented apartments, & share the profits & income 50/50 with RPA. These could be hired by trainee glass makers doing six month training courses for cheap local accom. There may be some S.106 financial advantages to improve the road network. And car parking to cope with the anticipated demand (remember the Lido had 100,000 visitors in the first 3 months!), that the two companies NGW and NMV may be able to make, & help network rail build a better road bridge.</p>	Details noted see comments above	No change
LB20.26	Nazeing Glass Works	6	6.A.4	<p>The glass studio/ training Academy, & Real Tennis Court will be highly environmentally friendly, recycling waste heat from the furnaces that usually go into the atmosphere at 1000 C for hot water and showers in the shared changing rooms, male & female, & for museum room, lectures heating in the winter. As far as we know this has NEVER been done before & will be a world "Exemplar". Constant carbon usage will be monitored & as the glassmaking uses little water there will be no chemical run offs into the water course/ River Lee. The roof guttering will be designed to capture rain water & recycle it as a grey water scheme.</p>	The proposed environmental credentials of the proposed developments are noted. Please see comments above	No change
LB20.27	Nazeing Glass Works	6	6.A.4	<p>We believe if approved, this building could become a major landmark in the northern section of the park, subtle, distinct and much loved by the locals. All Tennis and Glass works car parks, (but not the commuter ones) will be re surfaced to become self draining not as at present, and over 1,000 trees, most native to the area like Black willows, will be planted as landscaping. He chosen architects Stonewood Design, based in Wiltshire, won "Small Project Architect of the Year 2016", and RIBA National Award Winner 2015, and have been chosen for their high ethics and respect for the environment. Finally, it is hoped to interest Channel 4's "Grand Designs" in this innovative and ground breaking project.</p>	Details noted see comments above	No change

LB21.0	Nazeing Marina Village Ltd	7	<p>Nazeing Marina Village Ltd (NMVL) have secured a controlling interest in the Nazeing Glassworks site located in Nazeing Road, Nazeing. It is intended to carry out a major redevelopment of this life-expired commercial site. Full details on the proposed development will be detailed in this Report. The Glassworks regeneration scheme has been worked up in conjunction with the principle site occupier (Nazeing Glassworks Ltd) and their owner Stephen Pollock-Hill and this submission to LVRPA has been jointly prepared with Stephen Pollock-Hill. With respect to the Glassworks regeneration, we hope to not only receive your support for our proposals, but we seek to provide facilities for the LVRPA on your adjoining land and the wider LVRPA area. These proposals will be expanded in greater detail later in this Report. This Report forms the basis of our consultation response.</p>	<p>Comments noted. Initial officer level discussions have taken place at this early stage in the scheme development.</p>	No change
LB21.1	Nazeing Marina Village Ltd	6 & 7	<p>It is the stated intention of the LVRPA to provide a major hub development at the entrance to the park and for the provision of a major tourist attraction set around the former Lido site and Broxbourne Station and embrace the forthcoming enlargement for CrossRail 2 from 2030 onwards when it will become the Northern entrance hub to the new rail network. We believe that we can put forward a proposition to the LVRPA to carry out the regeneration of the former Lido site, the Nazeing Glassworks industrial area and the wider LVRPA hinterland area. All our proposals for the Glassworks regeneration and the associated works on LVRP land will be 100% funded by NMVL as part of the community gain that will be included within a s106 Legal Agreement running with any new planning consent issued by Epping Forest District Council.</p>	<p>Comments and proposals for the Nazeing Glass Works and former Leisure Pool site noted.</p>	No change
LB21.2	Nazeing Marina Village Ltd	6 & 7	<p>In addition to the above, we would like to put forward a joint venture arrangement between LVRPA and NMVL for the redevelopment of the former Lido site together with some major infrastructure proposals that will assist not only the LVRPA but the wider community as well. Nazeing Glass Works Ltd, who wish to move their factory, would like purchase outright the immediate Lido area of about 28,000 sq ft, for a modern interpretation of an historic glass factory (to retain the legacy of the glassworks site that has been in the area since 1928, and whose origins date back to 1612 in Vauxhall), and a glass training centre for youngsters and school leavers, using a government Glass Academy Grant for 5 years, and a Real Tennis Academy - more below see later</p>	<p>Comments and proposals for the Nazeing Glass Works and former Leisure Pool site noted.</p>	No change

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LB21.3	Nazeing Marina Village Ltd			<p>General Context - in the PDF Strategies Policies Report, [a summary of the LVRPA report is included] the Draft Strategic Policies set out a series of key challenges & opportunities to be addressed & a set of strategic aims to address these. The proposals being put forward in this Report will seek to achieve all or most of these objectives. <u>Redevelopment and Regeneration of the Nazeing Glassworks Industrial Area.</u> The first point to remember here is that the proposals for this site must be looked at in the wider context of the PDF Strategies Report & the other proposals being put forward in this Report for the former Lido site adjacent to Broxbourne Station. Nazeing Glassworks is an established commercial site, & itself has a history dating back to 1928 here & back to the first glass factory in Vauxhall, founded by Sir Edward Zouche in 1612. All the current buildings on the site are life-time expired and the site requires complete rebuilding and regeneration. The Glassworks site is not located in the Green Belt, and is located only 12 mins walking distance to Broxbourne Station. The "Vision Statement" for the regeneration proposals are included as Appx A to this Report.</p>	<p>Comments noted. There have been initial officer level discussions with Nazeing Marina Village concerning the draft proposals described. It is understood these proposals are under discussion with the local planning authorities concerned. It is agreed that the Nazeing Glassworks site is a previously developed site in the Regional Park.</p>	No change
LB21.4	Nazeing Marina Village Ltd	6 & 7		<p>However, this Vision Statement details only the works being carried out directly on the site, but this Report sets out what facilities we would like to provide on the adjacent LVRPA land that will not only compliment the Glassworks proposals but assist LVRPA with respect to the aims & objectives set out in their PDF. It is hoped to be able to work very closely with the LVRPA to arrive at a comprehensive improvement /regeneration of the surrounding area to provide a "Destination Hub" for this part of the Park area. The enclosed Vision Statement will thus be expanded based upon the future discussions with the LVRPA. All of the proposed works will be carried out by Nazeing Marina Village Ltd as an expense to the development and will be covered in a s106 Legal Agreement to accompany any planning consent issued by Epping Forest District Council for the Glassworks site. We set out below in very general terms the type of facilities and/or improvement to the adjoining LVRPA area as detailed in Plan 1. In addition, it is intended to provide a new cycle/walkway as shown in yellow on Plan 1 (provided with these comments) to connect the existing cycle/walkway path from Broxbourne Station via the River Lea to Nursery Road and to the LVRPA land adjacent.</p>	<p>Comments noted. There have been initial officer level discussions with Nazeing Marina Village concerning the draft proposals described. It is understood these proposals are under discussion with the local planning authorities concerned.</p>	No change

LB21.6	Nazeing Marina Village Ltd	6 & 7	Area 1 – Bridge over Nazeing Road - is proposed to improve this access point by the bridge by the provision of - a) A new cycle/walkway over the former Lido site, b) A ramped access alongside the existing step access to the South side of the bridge, c) A new access on the North side of the River to provide both step and ramped access, and d) A pedestrian safety barrier be erected on Nazeing Road to ensure that pedestrians and cyclists can cross the river at this vantage point in a safe manner.	Details of access improvements noted.	No change
LB21.6	Nazeing Marina Village Ltd	6 & 7	Area 2 – Land immediately to the South of the Glassworks site. This is a triangular piece of land that is effectively "land-locked" by Nazeing Road, Nazeing Meads, River Lea and Nazeing Glassworks. This area is already served by an existing substantial access point via Nazeing Road. It is proposed to a) improve this access point by the provision of -improve the road access into this area, b) Provide a new cycle/ walkway shown on Plan 1 to connect the cycle/ walkway path from the River Lea to Nursery Road and the wider cycle/walkway network, c) provide a new and ample car parking area for visitors, d) Provide toilet facilities, e) Provide a Visitor Facility and Interpretation Area, f) Provide camping pods and possibly yurts, and ablution facilities (optional) g) Other facilities that LVRPA deem appropriate for this location. h) Provide Bus Shuttle Service from Broxbourne Station	Comments and details noted. There have been initial officer level discussions with Nazeing Marina Village concerning the draft proposals described. These are matters that are under discussion with the local planning authorities concerned.	No change
LB21.7	Nazeing Marina Village Ltd	6 & 7	Area 3 – Land Adjoining Nazeing Mead. a) Provide an open timber decking area to Nazeing Mead, adjacent to the Glassworks site, to provide a lakeside walkway /picnic area, b) Provide Children's Play Area, and c) Provide a new cycle/walkway as shown on Plan 1 to connect the cycle/walkway path from the River Lea to Nursery Road, d) Any other facilities that LVRPA deem appropriate for this location. e) Provide Bus Shuttle Service from Broxbourne Station. Area 4 - Nazeing Mead Lake. a) Jointly discuss with LVRPA the opportunities available to increase the usage of the Nazeing Mead Lake area for water-based activities. b) Other facilities that LVRPA deem appropriate for this location. c) The provision of the facilities detailed in Areas 2 and 3 will help facilitate the above objectives. d) Provide Bus Shuttle Service from Broxbourne Station	Comments and details noted. There have been initial officer level discussions with Nazeing Marina Village concerning the draft proposals described. These are matters that are under discussion with the local planning authorities concerned.	No change

LB21.8	Nazeing Marina Village Ltd	6 & 7	<p>Accessibility Generally. A limited Bus Service C392 is provided in Nazeing Road from Water Lane at Tyers Cross to Sainsbury's Superstore in Hoddesdon. The Bus stops at Broxbourne Station but only operates from Monday to Saturday between the hours of 10am and 1pm. It is intended to provide a congregate Bus Minik Service to operate between Broxbourne Station and the new development at the Glassworks site. The hours of operation will be between 07.00 and 19.00 and will operate on a 30 minute shuttle timetable during these periods. This Bus Service will be available to the public at large to access the facilities on the adjoining LVRPA land as set out in Areas 2, 3 and 4</p>	<p>Comments and details noted. There have been initial officer level discussions with Nazeing Marina Village concerning the draft proposals described. These are matters that are under discussion with the local planning authorities concerned.</p>	No change
LB21.9	Nazeing Marina Village Ltd	6 & 7	<p>Redevelopment and Regeneration of the former Broxbourne Lido Area. It is hoped that Nazeing Marina Village Ltd, in partnership with the LVRPA can carry out a Joint Venture on this site for it to be developed in conjunction with the Nazeing Glassworks site. The initial proposition being put forward by Nazeing Marina Village Ltd for further discussion is:- a) LVRPA supply the site. b) Nazeing Marina Village Ltd and the LVRPA would jointly submit a planning application for the site. The proposals being put forward are detailed further below. c) The scheme to be developed would be comprehensive, not only for the site, but the immediate LVRPA area and to both EFDC, and Broxbourne Council, as it straddles the County borders. d) Nazeing Marina Village Ltd would build out the approved development in conjunction with its regeneration of the Glassworks site. e) After all costs and disbursements had been deducted, any residual profit would be split 50/50.</p>	<p>Comments and details noted. There have been initial officer level discussions with Nazeing Marina Village concerning the draft proposals described. These are matters that are under discussion with the local planning authorities concerned. There are however no proposals in the PDF for the ex Leisure Pool site that include Industrial Glassworks, Glassworks Museum and Visitor Centre and Real Tennis.</p>	No change
LB21.10	Nazeing Marina Village Ltd	6 & 7	<p>f) The immediate pool site would be sold off to Nazeing Glassworks Ltd for a new state of the art, potentially prize winning designed glass factory, employing the latest solar heating, plus bio mass of waste willow grown in the Park, and using the waste chimney heat, available 24 hours a day to supply hot water to the Glass main building and sports complex, with any excess heat being made available to nearby houses. At present 3 chimneys exhaust 24 hrs a day heat at over 100° C into the atmosphere causing global warming and waste energy into the atmosphere. The new facility would address this current pollution problem. This facility would be open 7 days a week (April to end September) as a tourist attraction, with a minimal visitor fee, refundable against a purchase in the shop.</p>	<p>Comments and details noted. There have been initial officer level discussions with Nazeing Marina Village concerning the draft proposals described. These are matters that are under discussion with the local planning authorities concerned. There are however no proposals in the PDF for the ex Leisure Pool site that include Industrial Glassworks, Glassworks Museum and Visitor Centre and Real Tennis</p>	No change

LB21.11	Nazeing Marina Village Ltd	6 & 7	<p>The former Lido site is located immediately adjacent to Broxbourne Railway Station and is on the boundary of LVRPA Areas 6 & 7 (shown on Plan 1). It is the intention to provide this area as a major Destination Hub for this part of the LVRPA area. The key point here is the proposal for Crossrail II, with Broxbourne St being the main Northern Terminus. In their Framework Document, the LVRPA propose substantial landscape improvements at key entrances to the Park to maintain & enhance access into the Park including Broxbourne Meadows, Broxbourne St & the former Lido site. It is also intended to improve the quality of access routes into the Park from the north along Paynes Lane, Green Lane and Old Nazeing Road. It is also intended to enhance the existing area as a tranquil space for informal recreation, walking and cycling forming part of the wider River Lee Country Park Area. <i>continued below</i></p>	<p>Comments and details noted. There have been initial officer level discussions with Nazeing Marina Village concerning the draft proposals described. These are matters that are under discussion with the local planning authorities concerned.</p>	No change
LB21.12	Nazeing Marina Village Ltd	6 & 7	<p>It is also intended to improve and extend the existing network of tracks and paths to create circular routes with links through to adjoining areas of the River Lee CP for walkers & cyclists. In particular, Para '6.A.4 Visitors' in Area 6 covers most of the above & has been adhered to fully as a point of reference. In addition, there is a Site-Specific Policy detailed under Para 5 in the Area 6 River Lee Country Park Draft Amended Proposals. [This section incl as part of comments]</p>	<p>Comments and details noted. There have been initial officer level discussions with Nazeing Marina Village concerning the draft proposals described. These are matters that are under discussion with the local planning authorities concerned.</p>	No change
LB21.13	Nazeing Marina Village Ltd	6 & 7	<p>Proposals: It is intended to provide and integrate all of the above aims and objectives into the development proposals for the Lido site. There is already a pedestrian link from Broxbourne Station into the Lido site adjacent to the River Lea, but it is not well sign-posted. Only local residents know of this access point so this needs to be addressed as part of these proposals. The bridge over the railway line needs to be "strengthened" to accommodate greater traffic loads, but the Eastern ramp needs to be re-aligned into a "straight" section of Nazeing Road. In addition, the single section road from the bridge down to the Lido site needs to be widened as it is too narrow. This road is the start of Old Nazeing Road. It is being put forward to the LVRPA in this Report that should a joint venture arrangement be entered into between the parties then we could jointly consider contributing to the Highways Authorities a substantial investment towards these road infrastructure improvements. This contribution will be generated from the development and regeneration of the Lido site.</p>	<p>Details of access proposals noted, these will need to be discussed with the relevant planning and highway authorities in relation to the proposed developments.</p>	No change

LB21.14	Nazeing Marina Village Ltd	6 & 7	<p>As detailed earlier, Stephen Pollock-Hill has already had two preliminary discussions with the LVRPA about the provision of a Glassworks, Glassworks Museum and Visitors Centre on the Lido site. An architects brief has been drawn up showing an attractive cone shaped building, with the existing balustraded walkway as a viewing gallery into the production floor of the glass works with about 20 people making glass using the traditional age old methods, & blowing and manipulating the molten "living" glass into magical shapes and products, many of which can be bought on site. Blowing, pressing, casting, spinning, and hand crafted goblets will be on view, the only glass works left in the South East of England, outside the small glass studios. These proposals being put forward for this facility are enclosed in Appendix B. The provision of this facility will be a Landmark in the area and provide a focal point in its own right.</p>	<p>Comments noted. There have been officer level discussion to discuss the initial outline proposals for the ex Leisure Pool site. This project is at a early stage. It is understood that discussions are taking place with the focal planning authorities</p>	No change
LB21.15	Nazeing Marina Village Ltd	6 & 7	<p>There is already an ample car parking facility on the site, a remnant of its former Lido use. These car parking facilities can be refurbished as part of the overall scheme. It is also proposed to provide a new cycle/walkway (shown on Plan '1) to connect the cycle/walkway path from the existing path at Broxbourne Station to the River Lea & then to Nursery Road & the wider cycle/walkway route network. The Nazeing Bridge improvement works proposed will be carried out by Nazeing Marina Village as part of their development as detailed earlier in this Report. The income generation from the Lido site will be by the provision of a limited amount of residential development located on the River (perhaps on "stilts" with moorings underneath to take into account the potential flood risks. This an of course be the subject detailed discussion, but a number of riverside town houses would be appropriate with ground floor areas as covered moorings. Provide some affordable apartments (perhaps for LVRPA employees or Park Rangers?) can be provided together with some camping pods.</p>	<p>As stated above officers are aware of the initial details of the proposals for the ex Leisure Pool site. These will need to take account of Broxbourne Borough's draft Local Plan Submission Version which states - "Policy LV3: Broxbourne Leisure Pool Site The Council and the Park Authority will update the Broxbourne Leisure Pool Development Brief to include the potential for residential development to the western end of the site to enable the wider development and improvement of the site and natural areas". The Authority and the Council are seeking to ensure a joint approach to secure the future of this area through the Local Plan process</p>	No change

	6 & 7															
LB21.16	Nazeing Marina Village Ltd	6 & 7						All of the above can perhaps be summarised as follows:- 1. Provide the Visitors Centre, Glassworks & Museum and Real Tennis Court & Gallery. The small Museum will explain the 15th century origins of the game & how every ball and racket game: squash, fives, lawn tennis, badminton, & table tennis is descended from this sport of Kings & Queens. Only 43 courts exist world wide and 27 in the UK, all private. This would be a Public court (with some private members linked to nearby Broxbourne Tennis Club). There may be room also for 1 indoor lawn tennis court in the construction. It would be linked to Hampton Court, Lords MCC, and Queens Club where the promoter has played on many occasions. Please refer to the web link http://www.bbc.co.uk/news/uk-england-berkshire-36917316 2. Improve the existing car parking areas to the site, 3. Provide a new cycle/walkway from Broxbourne St up to Nazeing ridge (and beyond). 4. Provide residential riverside development. 5. Provide affordable apartments for sale or rent. 6. Provide camping pods and associated facilities. 7. Prepare a scheme of Road Improvements works to the Bridge at Broxbourne Station and to re-align the Nazeing Road Eastern "ramp" from the bridge.	No change	Comments and summary of proposals noted						
LB21.17	Nazeing Marina Village Ltd	6 & 7						Summary & Conclusion. The purpose of this Report is four-fold. Firstly, it is to detail & explain to the LVRPA the development plans for the re-development of the Nazeing Glassworks site. Secondly, to outline to LVRPA the Nazeing Marina Village proposals to immediately invest in & regenerate the LVRPA land immediately adjacent to the Nazeing Glassworks site. Thirdly, to put forward proposals for a joint-venture proposal of the former Lido site that will provide for a wider regeneration of the LVRPA area into a major Destination Hub for this part of the Park Area. Lastly to explore the creation (at no cost to LYPA or Broxbourne Council, British Waterways, a landmark building on the immediate old Lido site, that is designed to fit into the landscape (rather than be a "shed") - see David Mellor Cutlery Factory built on an old gasometer site in Hathersage, Peak District NP. See: https://www.davidmellordesign.com/visitor-centre The proposals being put forward represent the starting point of the consultation process to allow further discussions that could include the setting up of a "Steering Group". It is hoped to receive a positive response to the proposals in this Report & to set up an early meeting between the parties to explore these fantastic opportunities further.	No change	Comments and summary of proposals noted						
SR22.0	Bristol Real Tennis Club	6						I write to vote Yes please to the proposed Real Tennis development, having been involved with the wonderful historic game that is real tennis for some 40 years, I wholeheartedly support the provision of a new facility that will bring the game to a new audience, a game that will appeal to everyone.	No change	Comments noted but there is no proposal in the PDF Area proposals for Real Tennis.						

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SR23.0	Broxbourne Rowing Club	6, 7	Sport & Recreation Baseline Maps	Broxbourne Rowing Club	Areas 6 and 7 Base Map Sports and Recreation We noticed that on the Area 6 and 7 Base Map Sports and Recreation shows our Rowing Club as canoeing facilities, could this please be updated to rowing facility. The Lee Valley Boat Centre is also shown as a canoeing facility. There are also several moorings though I think some of these are historic.	Agreed, Baseline maps will be updated to correctly notate Broxbourne Rowing Club and the Lee Valley Boat Centre. Mooring locations will be checked.	Amend Baseline Sport & Recreation maps. Remove reference to canoeing facilities, replace with Rowing Facility. Amend reference to Boat Centre to read boating activities
SR23.1	Broxbourne Rowing Club	6		5. Broxbourne Gateway & Visitor Hub	Broxbourne Gateway and Visitor Hub and river usage We are keen that any development of the Broxbourne Gateway and Visitor Hub and use of the River between Carthagna and Aqueduct Locks, does not have any negative impact on our ability to row and our rowing club. This is already a very busy part of the River Lea and we are already in discussion with LVRPA regarding the increased mooring in the area.	Comments noted. The Authority is aware of these issues and does not wish to see additional activities create 'congestion' on the waterway. Visitor Proposals seek to support and retain existing activity.	No change
SR23.2	Broxbourne Rowing Club	6		1. South River Lee Country Park	We would like any development of the water taxi referenced in 6.A.1 or other increased usage of the river in this area to be discussed with Broxbourne Rowing Club so that it does not have a negative impact on our ability to row and our rowing club. We work well with the Lee Valley Boat Centre, recognising that they do have a big impact on our ability to row, the fact that they are only open in the summer and only rent out the smaller boats from 10am means we try to do most of our rowing before they open and after they have closed, any extension of these opening times or other similar usage would have a major impact on our ability to row. It would actually support us greatly if they were able to open in the morning slightly later at the weekend as this would give us more time to row before they are using the river.	Comments noted, proposals reference the need for a feasibility study to ascertain if a water taxi service would be viable. This work would need to consider the requirements of the Broxbourne Rowing Club.	No change
SR23.3	Broxbourne Rowing Club	6		6.A.4 Sport & Recreation	6.A.4 Sport & Recreation Herts Young Mariners Base Trail north to Herts Young Mariners Base from Lee Valley White Water Centre and Lea Rowing Club may be affected by 6.A.1 flat water canoe trail, as part of the route linking through to Old Ford in Tower Hamlets. Can we please request that the relevant rowing club is involved in any development to eliminate or at least minimise any negative impact on rowing in these areas.	Comments noted and agreed. Proposals note the need to explore options in relation to extending the flat water canoe trail, key stakeholders such as the Rowing Club will be need to be involved in this work.	No change

SR23.4	Broxbourne Rowing Club	6	6.A.4 Sport & Recreation	<p>We are please to see that in section 6.A.4 Seiling, Boating and Rowing you do reference rowing. 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. Now that Canal & Rivers Trust have recognised Water Sports Zones in their London Mooring Strategy document around both Broxbourne and the Lea Rowing Clubs could these be referenced in your documentation, to show the importance of maintaining the sport of rowing in these two areas.</p>	<p>Comments noted, the relevant maps will be altered to include the Water Sports Zone at Broxbourne.</p>	<p>Amend proposal Maps for Area 6 Sport & recreation to show the C&RT Water Sports Zone Other. Note that the Mooring Strategy states 8.28: Install 'water sport zone' signage between Lock 8 (Aqueduct Lock) and Lock 7 (Carthagena Lock)</p>
SR24.0	ESSA Water Activities Centre	6, 7		<p>Executive Summary. ESSA Water Activities Centre is an 'open to the public' charity giving introduction sessions and courses on all forms of water activities for young persons from the age of 9 years through to adults, at an affordable cost providing all the boats, waterproof clothing, equipment, qualified personnel and safety cover. We have been based at Central Lagoon for 24 years within a secure gated area ensuring the safety of our users. In 2017: - We provided nearly 6000 sessions for over 4000 persons, 92% of whom were young people. - With 33 Youth and 62 adults volunteer crew providing a total of 8306 hours generating a social value of £58k</p>	<p>Comments and detail about ESSA noted</p>	<p>No change</p>
SR24.1	ESSA Water Activities Centre	6, 7	7.A.2 Sport & Recreation	<p>Recommendation. LVRPA reconsider their proposal to relocate ESSA Water Activities Centre from Central Lagoon to Holyfield Lake as we believe the proposal is not realistic or cost justified. Allow ESSA to continue to operate at Central Lagoon as at present with a long lease that would enable ESSA to obtain grant funding to improve the land and buildings at no cost to the LVRPA.</p>	<p>Comments noted. Since the submission of these comments meetings have been held between ESSA and the Authority. It has been agreed that whilst the proposal will remain as a long term option, a longer lease will be granted to ESSA to assist with their plans to obtain grant funding and make further improvements to their site.</p>	<p>Please refer to amendments set out below</p>
SR24.2	ESSA Water Activities Centre	6, 7		<p>High level summary of reasons for our recommendation (all of these are covered in detail in the main section). 1. Cost • LVRPA would incur all costs of pre-assessments, surveys & construction of a new purpose built centre & relocation & utilities upgrades • A 3 year planning & implementation period would be required from time of decision. 2. Safeguarding and Health & Safety • ESSA works with many young people who have to be secure under safeguarding regulations; shared use of Holyfield Lake makes this extremely difficult to manage. 3. Infrastructure • The proposed site is further away from public transport links • Utilities e.g. electricity, mains water, sewage, communication facilities (telephone and broadband) would all need to be installed or upgraded. 4. Environment • Any major change of this nature will involve considerable environmental impact. E.g new buildings, vast numbers of vehicle movements to move ESSA; all of which would be built on a current 'green-site'. 5. Access and parking facilities • ESSA Water Activities Centre would require sufficient parking facilities to accommodate the needs of volunteer crew and user groups. • Access to the site would need upgrading for the volume of traffic.</p>	<p>Comments noted. It is understood that feasibility work to explore the re-location option would require joint working with stakeholders to carry out a range of detailed surveys, viability testing and other assessments. This is a long term proposal and would require planning permission.</p>	<p>Please refer to amendments set out below</p>

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 GI - Groups Individuals

<p>SF24.3</p>	<p>ESSA Water Activities Centre</p>	<p>6, 7</p>	<p>7.A.2 Sport & Recreation</p>	<p>Conclusion. We had hoped that we had done sufficient to demonstrate that the proposed relocation of ESSA Water Activities Centre would be costly and time consuming for both LVRPA and ESSA and would produce no discernable benefits, therefore not justified. On the contrary, the proposed relocation would be extremely damaging to the valuable work our charity does in introducing young people to an active lifestyle through engaging in water activities, which supports the LVRPA in delivering its strategic objectives. The LVRPA insistence on a full feasibility study/ business case for the proposal to relocate ESSA to Holyfield Lake, in itself, has cost, staff and time implications for LVRPA and consultees. This would also include considerable time and resource being spent by ESSA volunteers and trustees.</p>	<p>Comments noted. Since the submission of these comments meetings have been held between ESSA and the Authority. It has been agreed that whilst the proposal will remain as a long term option, a longer lease will be granted to ESSA to assist with their plans to obtain grant funding and make further improvements to their site.</p>	<p>No change- see amendments below</p>
<p>SF24.4</p>	<p>ESSA Water Activities Centre</p>	<p>6, 7</p>	<p>7.A.2 Sport & Recreation</p>	<p>We believe that the proposal to relocate ESSA is flawed and based on a series of misconceptions about ESSA Water Activities Centre that could be resolved through consultation and discussion with us as stakeholders, which has been notably absent throughout the process of drawing up this framework and these proposals. There is a considerable risk to the Authority that, if ESSA Water Activities Centre is displaced to make way for a Centre for Angling, that the proposed centre would either not be built or, if built, it would quickly fall into disuse, in either case leaving this site vulnerable to unauthorised occupation. Finally, it is unclear what strategic land use objective would be achieved by relocating ESSA Water Activities Centre to Holyfield lake. Any relocation plan for ESSA from Central Lagoon would need to be assessed against Epping Forest District Council (EFDC) soundness test for planning</p>	<p>Since 2015 when the first Area Proposals consultation took place there have been a number of meetings and correspondence between the Authority and ESSA to discuss the operations of the club and the value of its work as a charity with young people. It has subsequently been clarified that the relocation proposal is a long term option. In respect of this a longer lease is in the process of being agreed with ESSA. Please see revisions to proposal text under 7.A.2 - this new text will replace the current text and previos amendments.</p>	<p>Sport & Recreation 7.A.2 delete text under Water Recreation and Sport from "Undertake feasibility work..." through to "...access issues" and replace with: "The Authority is committed to working with ESSA and other stakeholders which currently have an interest in Nazeling Central lagoon. In the medium term the lake will remain as the base for the ESSA Water Activities Centre and the existing angling activity and use will continue. In the long term the Authority's aim is to develop this lake as a Centre for Angling with sufficient infrastructure including, secure parking, new swims and a replacement lakeside building serving both Anglers and visitors. In advance of the delivery of the long term aim studies should consider the impacts of this proposal on green belt designation, the range and type of angling which can be accommodated, flood risk management and other environmental and access issues. Studies will also need to consider the relocation of the Water Activities Centre sailing and boating activities to Holyfield Lake in Area 6 and this Proposal should be read in conjunction with 6.A.4"</p>

SR24.5	ESSA Water Activities Centre	6, 7	7.A.2 Visitors Carthagna and Sport and Recreation - Water Recreation and Sport	Introduction. The Charity Trustees of ESSA Water Activities Centre (ESSA) are pleased to note that, in relation to Central Lagoon itself, the previous suggestions of day hubs, school camping and public use of ESSA Water Activities Centre toilets have been deleted from the proposals. Whilst we are pleased to see that the findings of the ESSA Water Activities Centre initial feasibility study have been noted we are extremely concerned that the LVRPA would still like to undertake a feasibility study to consider the 'business case and options' for relocating ESSA to Hoyfield Lake. We consider that the following comments should be taken into consideration before seeking the approval of members for the final Park Development Framework for Areas 6 & 7.	Comments noted	Please refer to amendments above
SR24.6	ESSA Water Activities Centre	6, 7	7.A.2 Sport and Recreation - Water Recreation and Sport	Water Activities at Central Lagoon. ESSA Water Activities Centre have been operating from Central Lagoon for 24 years and it has proved to be the ideal location for young persons who have not experienced any form of water activities e.g. sailing, wind surfing, traditional rafting, wobble boarding, katekanuhting, dragon boating, kayaking, paddling and canoeing. ESSA is recognised by the Royal Yachting Association (RYA) and the Adventure Activities Licensing Authority (AALA) as a young persons and adult training centre, providing introductory sessions and recognised courses. Unlike the other sailing facilities in the Lea Valley, ESSA is not a 'members only club'. It is a registered charity offering water activities to the public, and providing all the equipment, qualified personnel, craft and safety cover required at an affordable cost without any requirement to pay a membership fee.	Comments and detail about ESSA's operations noted	No change
SR24.7	ESSA Water Activities Centre	6, 7		Central Lagoon is particularly suitable for beginners as at approximately 22 acres, with good unobstructed view points from on land and water, where novices can be easily supervised. It is small enough to give young people confidence yet big enough to provide more challenging conditions for those wishing to move on to more advanced skills. For example, we routinely support Hertfordshire Scouts in their training in preparation for their annual Mersea sailing week and for expeditions to Lochearnhead in Scotland. ESSA owns and maintains buildings and storage units, maintains the leased grounds and foreshore whilst operating at no cost to LVRPA. In fact we contribute to LVRPA income through our payment of a full commercial rent of £6335 per year linked to RPI.	Comments and detail about Central Lagoon noted	No change

SR24.8	ESSA Water Activities Centre	6, 7	<p>In addition, ESSA contributes to the LVRPA by:</p> <ul style="list-style-type: none"> - Introducing the Lea Valley to new users from a wider area than LVRPA 'Catchment area'⁴ e.g. Cambridgeshire - In 2017, we held nearly 6000 sessions for over 4000 persons, 92% of whom were young people. This is the group that is significantly under represented in the LVRPA user statistics - In 2017 we had a volunteer crew providing: <ul style="list-style-type: none"> 33 Youth making 285 visits giving 1934 hours 62 Adults making 1079 visits giving 6372 hours 95 Total 1364 visits 8306 hours <p>Using LVRPA Evidence Base⁵ at National Minimum wages this gives a social value of £11,411 for Youth and £47,025 Adult, a total of £58,436 in social value. This is in addition to the LVRPA's own volunteering hours, and provides extensive volunteering opportunities for young people and adults, making a significant contribution to the promotion of volunteering within the LVRPA area.</p>	Comments and detail of membership noted	No change
SR24.9	ESSA Water Activities Centre	6, 7	<p>One of the objectives of the LVRPA is to improve users' wellbeing. There is now considerable evidence that physical activity is important for young persons under 18 and that all children and young people should minimise the amount of time spent being sedentary.⁸ It is now well documented that sailing helps towards a positive attitude, and promotes good mental health 9 as well as giving physical exercise.</p> <p>Sport England's Land Use Policy Statement requires 'best use is made of existing facilities in order to maintain and provide greater opportunities for participation and to ensure facilities are sustainable'. ESSA remaining at Central Lagoon and with a long lease would allow us to improve our facilities through grant funding at no cost to the LVRPA.</p>	Comments noted. Since the submission of these comments meetings have been held between ESSA and the Authority. It has been agreed that whilst the proposal will remain as a long term option, a longer lease will be granted to ESSA to assist with their plans to obtain grant funding and make further improvements to their site.	No change but see amendments made above and below
SR24.10	ESSA Water Activities Centre	6, 7	<p><u>Dual Use of Central Lagoon.</u> The Nazeing Meads fishing permits cover 125 acres of water, of which we only lease 22 acres or 17% of the total water available for fishing. The operating hours of ESSA Water Activities Centre are considerably less than those available to fishermen. Fishing permits at Nazeing Meads covers Brackens Pool, North, Central and South Lagoons with fishing allowed 24 hours a day, 7 days a week, 52 weeks of the year. Whereas water activities on Central Lagoon mainly take place from Easter to September/October on weekday evenings and daytime weekends, leaving the remaining time available for fishermen. We estimate that we are on the water less than 5% of the total hours available for fishing. Furthermore, many water activities, e.g Wobble boarding, rafting etc take place in the 'harbour' area outside our training room where there is little or no fishing.</p>	Comments noted	No change

SR24.11	ESSA Water Activities Centre	7			<p>Our typical session involves a maximum of two hours on the water and we only run two sessions a day leaving 20 hours when there is no activity on the water. It is a condition of the fishing permit that lines are back leaded and, provided that the fishermen observe this requirement, there is no reason for fishing not to take place whilst we are sailing. On those occasions when the lake is unusually busy with water activities, permit holders have the option of using Southern Lagoon or Brackens pool which have no sailing or North Lagoon, which is a bigger body of water and has a different pattern of use to Central Lagoon.</p> <p>During a recent meeting with ESSA Trustees in context of negotiating the new lease, LVRPA confirmed that there have been no complaints from fishermen over the last 3 years. Kings Arms & Cheshunt Angling Society respond that it is possible for anglers and water activities to co-exist as at other Lea Valley lakes and other clubs such as Welwyn Garden City.</p>	Comments noted	No change
SR24.12	ESSA Water Activities Centre	6			<p>Sailing at Holyfield Lake. Fishers Green Sailing Club (FGSC) points out that they provide opportunities for competitive racing at inter-club, national and international levels. ESSA Water Activities Centre provide introductory sessions and Levels 1 & 2 Youth & Adult Sailing qualifications, and are always happy to refer any young person out with an interest in racing to FGSC or other local member only clubs.</p> <p>ESSA water activities include dragon boating, wind surfing, traditional rafting, wobble boarding, katakanaing, kayaking, paddling and canoeing. We specialise in the provision of water activities for scout and guide groups as well as other youth groups, and these activities are not compatible with racing which is the mainstay of the FGSC programme. It would be dangerous to both parties to run these activities in the same area at the same time as the demand for use of the facilities would coincide, namely evenings and weekends.</p>	Comments and range of activity noted	No change
SR24.13	ESSA Water Activities Centre	6			<p>Holyfield Lake is suitable for FGSC as it is a larger area of water for competent/experienced sailors. However, for young persons who have never taken part in water activities before, the 180 acre 13 open water would be daunting and make safety cover more difficult to provide with potentially increased risk to the participants.</p> <p>FGSC have indicated 14 that their toilets and changing rooms require upgrading and the proposal to move ESSA to Holyfield Lake would put additional pressure on the shoreside facilities and these matters would have to be addressed. LVRPA have acknowledged that shared use of adult changing facilities by ESSA Water Activities Centre users would raise safeguarding issues, and require separate facilities on child protection grounds</p>	Comments noted. These matters would be considered as part of any future feasibility work	No change

Key
 LA - Local Authority
 OA - Organisations and agencies
 LB - Landowners Businesses
 SR - Sport recreation Interests
 GI - Groups Individuals

SR24.14	ESSA Water Activities Centre	6	<p>Relocating ESSA Water Activities Centre to Holyfield Lake. LVRPA comment 16 that options for new shared facilities would have to be addressed. For the avoidance of doubt, ESSA Charity Trustees would like to make it clear, there is no possibility of us 'sharing buildings/facilities' with an adult club due to:</p> <ul style="list-style-type: none"> - ESSA has a no alcohol policy, whereas FGSC have a bar for social gatherings. - ESSA Water Activities Centre has a strict no smoking / drug taking policy. ESSA owns and maintains: 50 dinghies, 2 dragon boats, kayaks, equipment for rafting, 8 large storage containers, 1 gear store, Flare stores, ride on mowers, Numerous trailers for boats, 'Workshop' for maintenance and repairs, Several pontoons. These will require separate and secure storage area near to the shoreline. ESSA Water Activities Centre has a strictly enforced Child Protection Policy and procedures, with Enhanced Disclosure and Barring Service (DBS) checking. To maintain this at Holyfield Lake would require ESSA to be housed in a self-contained activity centre within a gated secure area. 	<p>Comments noted, these matters would be addressed through the detailed feasibility in accordance with the regulations on child safety. Amendments have been made to Proposal text under 6.A.4 Sailing, Boating, Rowing and also under 7.A.2 Water Recreation and Sport. All other text relating to feasibility work has been deleted.</p>	<p>6.A.4 Sailing, Boating and Rowing - add new text as follows: "Holyfield Lake to be managed and promoted and support the management of Holyfield Lake as a centre of excellence 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:</p> <ul style="list-style-type: none"> - green belt designation - ecological interests, including the adjacent SSS/SPA and whether an EIA is needed; - the range and type of sailing and water activities which can be accommodated, and - flood risk. <p>This proposal should be read in conjunction with Proposal 7.A.2" Delete remainder of text from "Feasibility work.....clubs and groups."</p>
SR24.15	ESSA Water Activities Centre		<p>In 2017 ESSA had 4000 visitors and regularly has large groups attending, requiring car parking for up to 30 cars and several mini buses within a secure area to accommodate the needs of users and volunteer crew. 5.4 As part of our courses and work with scout/guide groups, we offer occasional overnight camping, and would require a safe and secure area for camping away from the water but near to our centre and facilities.</p>	<p>Comments noted, feasibility work would need to take account of these requirements.</p>	<p>See amendment above</p>
SR24.16	ESSA Water Activities Centre	6	<p>Holyfield lake is particularly poorly located for public transport, whereas at Central Lagoon we have volunteers and users arriving by public transport. Whilst the distance between Central Lagoon and Holyfield Lake is not great, 'as the crow flies', it is a difficult journey of about 20 minutes by road along the Crooked Mile and involves an awkward turn into the FGSC access road that would be difficult for mini buses to navigate and would discourage many of our existing user groups from visiting us. We also have a considerable body of users in and around Bishops Stortford and it is unlikely that they would make the longer journey, particularly for an evening booking. The location of the lake leaves us further away from current public transport locations e.g. Broxbourne station. Many of our users employ public transport to attend sessions.</p>	<p>Comments on access noted. This is an important issue that feasibility work would need to consider.</p>	<p>No change</p>

SR24.17	ESSA Water Activities Centre	6						No change	
SR24.18	ESSA Water Activities Centre	6				<p>ESSA would need a designated area of the lake in which to operate to keep it separate from adult racing activities which is the mainstay of the FGSC programme. Sight lines at Holyfield Lake are obscured by islands which make the provision of effective safety cover more difficult and resource intensive to provide. The risk of novice sailors / canoeists getting lost from view behind the many islands would need to be addressed. Larger area of water could lead to extended recovery times for young persons (age 8+) following capsizes giving rise to increased risks to safety of young persons.</p>	<p>Implications of relocating ESSA Water Activities Centre to Holyfield Lake. To relocate ESSA Water Activities Centre to Holyfield Lake would require:</p> <ul style="list-style-type: none"> • Suitable foreshore with sufficient slipways (currently have 4) and pontoons facilities. • New multi-use Centre, meeting disabled access requirements, with classroom/training room, office, kitchen, rest area, male/female changing rooms, toilets and showers. • The changing areas, showers and toilets will need to be accessible from the outside. • New storage units as some existing storage units at Central Lagoon are unsuitable for transportation • A new purpose built building on 'green site' before ESSA Water Activities Centre relocates, with environmental and ecological issues to be taken into account. <p>To enable smooth relocation, any new purpose built centre for ESSA at Holyfield Lake would have to be built prior to our relocation. Transporting all the containers and equipment mentioned above. On professional advice provided to ESSA, a timescale of 3 years to plan, relocate, and set up would be required. LYRPA would incur costs of pre-assessments, surveys & construction</p>	<p>Comments noted. These matters would be considered as part of any future feasibility work</p>	No change

SR24.19	ESSA Water Activities Centre	6, 7	<p>Other Considerations. Location of the proposed Centre for Angling. Throughout Area 6 & 7 Development Framework there are many mentions of improving and developing Broxbourne Gateway as a main visitor access point and hub. If there is a demand or need for such a centre, it would be better to have a Angling Information Centre based at the Broxbourne Gateway with good vehicle, pedestrian and public transport access, and the many families that visit this area could make use of its facilities. Central Lagoon is highly suitable for ESSA Water Activities Centre, but would be insufficiently accessible as a Centre for Angling as it is not a main access point, has minimal passing visitors and situated down a track only open to ESSA Water Activities Centre users and fishermen with no convenient public transport nearby. As LVRPA is open to the public, any building would now have to meet the current building requirements including disabled access; therefore a Centre for Angling would have to be built after ESSA Water Activities Centre had relocated.</p>	<p>Comments noted. These matters would be considered as part of any future feasibility work</p>	No change
SR24.20	ESSA Water Activities Centre	6, 7	<p>Providing a new Centre for ESSA Water Activities Centre at Holyfield Lake, and a new Centre for Angling at Central Lagoon are expensive options for LVRPA. It is unclear where the funding would come from to meet the substantial capital costs required to construct the new facilities at Central Lagoon and Holyfield Lake. how the proposed Centre for Angling would generate enough income to be self sufficient and how the building would be maintained. LVRPA has produced no evidence of demand from the angling community for a Centre for Angling based at Central Lagoon and the consultation on the previous version of the draft framework drew a number of negative comments about Central Lagoon as a suitable location for such a centre if indeed there is a need for one.</p>	<p>Comments noted. These are matters that would be considered as part of any future feasibility work</p>	No change
SR24.21	ESSA Water Activities Centre	6, 7	<p>It has been noted by respondents that the presence of a large number of Cormorant, Goose and Signal Crayfish that has reduced the number of small fish in Central Lagoon. There is no evidence that sailing has any detrimental effect on fish stocks. LVRPA notes that Central Lagoon has 'very large specimen fish suitable for competent/advanced anglers' and respondents have said that with the limited frontage devoid of fish that Central Lagoon is the wrong place to start a beginner or cultivate an interest in fishing.</p>	<p>Comments noted</p>	No change
SR26.0	Royal Gunpowder Mills Waltham Abbey Ltd	6	<p>We note that the Draft Landscape prepared by LUC March 2015 is the subject of a 2nd round of consultation. The Waltham Abbey Royal Gunpowder Mills Company is not aware of any submission by either the 'Foundation' or ourselves, the 'Company', to the 1st consultation of 2015.</p>	<p>The Area Proposals are subject to this, second round of consultation, and volunteers involved with the WARGM did respond to the first consultation. The landscape strategy has only had one round of consultation, i.e. this one to which the WARGM has responded.</p>	No change

SR26.1	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.2 Visitors	6.A.2 Visitors: We have separately asked for a wording amendment to recognise that the Royal Gunpowder Mills already has a café/restaurant.	Comment noted see response below under SR26.12	Remove reference to café/restaurant see below under SR26.12
SR26.2	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.2 Sport & Recreation	6.A.2 Sport and recreation: We welcome new opportunities for informal recreation and natural play, but the aim of opening up the site to the public for such purpose should not commandeer the relatively small area of decontaminated land as this 'free to roam' area is to be shared with members of the public and schools who are seeking history, education and other experiences of the Royal Gunpowder Mills. We believe that we strike a healthy balance between energetic and tranquil usage of the site by careful management. As new areas are made safe for the public new opportunities will be welcomed.	Comments noted, this issue is recognised. The draft Proposal states "create new opportunities for informal recreation and natural play opening up a wider area within the site to the public"	No change
SR26.3	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.2 Community	6.A.2 Community: We engage with the local community for education and volunteering. Volunteering for heritage conservation will become more important as heritage funding pots shrink. We welcome the aim of the LVRPA to support events and history-related activities on the site, which can be extended as noted above when more 'free-to-roam' areas are created.	Comments noted and welcomed	No change
SR26.4	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.2 Landscape & Heritage	6.A.2 Landscape and Heritage: The SSSI is valuable because, unlike the adjacent LVRPA land which is recent (1970s) gravel works, the landscape is very old and in many areas essentially untouched. We believe that that we are already working in harmony with your aims for landscape and heritage. Additionally, we are working closely with Historic England and Natural England towards achieving a Scheduled Monument Plan. This will identify conservation priorities and cost repairs enabling forward planning over the long term for built heritage conservation, integrated with management of the woodland. The draft of this plan will be submitted to you for consultation.	Comments noted and work on a Scheduled Monument Plan welcomed	No change
SR26.5	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.2 Environment	Environment: We believe covered by comments above	Comment noted	No change
SR26.6	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.3 Visitors	6.A.3 Visitors: We actively engage with local tourist cross-border initiatives and tourism strategy	Comments noted and supported	No change
SR26.7	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.3 Sport & Recreation	6.A.3 Sports and Recreation: As covered above.	Noted	No change
SR26.8	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.3 Biodiversity	6.A.4 Biodiversity: As covered above.	Noted	No change

SR26.9	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.4 Landscape & Heritage	6.A.4 Landscape and Heritage: We are aligned with this aim of celebrating and promoting heritage and explore opportunities as resources allow. We have piloted and are now establishing programmes of talks and tours. We invite other organisations to have their events hosted in our historic buildings. We work with the EFD Museum and partners. Our resources are few, and we would welcome working with your teams to achieve this LYRPA aim.	Comments noted and welcomed.	No change
SR26.10	Royal Gunpowder Mills Waltham Abbey Ltd	6	Context	Amendments as follows: The Abbey Gardens and Commill Meadows/ Tree Park are also a key hub for education activities. The heritage theme continues at the nearby Royal Gunpowder Mills Secret Island 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	Amendment noted, this will be actioned	Amend Context section - remove the term Secret Island from the 4th paragraph under 'Opportunities for Visitors'.
SR26.11	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.2 Visitors	Amendments as follows: "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 'Secret Island' visitor attraction and disturbance of the Waltham Abbey SSSI is minimised."	Amendment noted, this will be actioned	Amend second paragraph under 6.A.2 Visitors to remove reference to Secret Island as follows: ".....so that visitors crossing into Royal Gunpowder Mills will arrive close to the entrance of the 'Secret Island' visitor attraction and disturbance of the Waltham Abbey SSSI is minimised." Check accompanying proposal maps to ensure correct wording is used.
SR26.12	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.2 Visitors	Amendments - suggest removal of the example as there is already a cafe/restaurant on site. There is wide scope for further visitor facilities. "Support the provision of new visitor facilities on site such as a cafe/restaurant and work with the Royal Gunpowder Mills Trust and other stakeholders to establish the best location and type of facility given the important heritage and ecological value of the site..."	Amendment noted, this will be actioned	Amend last paragraph under 6.A.2 Visitors as follows: "Support the provision of new visitor facilities on site such as a cafe/restaurant and work with the Royal Gunpowder Mills Trust and other stakeholders to establish the best location and type of facility given the important heritage and ecological value of the site..."
SR26.13	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.2 Biodiversity	Amendments as follows: ".....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 Commill Meadows."	Amendment noted, this will be actioned	Amend proposal text under 6.A.2 Biodiversity as follows: "Work with Environment Agency and the Royal Gunpowder Mills to improve the habitats and ecological connectivity 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 Commill Meadows."
SR26.14	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.2 Community	Amendments as follows "Work with Royal Gunpowder Mills to promote and support events such as, re-enactments, science demonstrations and historical activities on site as part of the visitor attraction and heritage interest of the site...."	Amendments noted, these will be actioned	Amend proposal text in second paragraph under 6.A.2 Community as follows: "Work with Royal Gunpowder Mills to promote and support events, re-enactments, science demonstrations and historical activities on site as part of the visitor attraction and heritage interest of the site."
SR26.15	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.4 Biodiversity	Amendments as follows: ".....through complementary habitat management e.g. re-wetting of ditches within Royal Gunpowder Mills and re-wetting of land at the northern end of Commill Meadows."	Amendment noted, this will be actioned	Amend proposal text under 6.A.4 Biodiversity - Waltham Abbey SSSI as follows: ".....through complementary habitat management e.g. re-wetting of ditches within Royal Gunpowder Mills and re-wetting of land at the northern end of Commill Meadows."

SR26.16	Royal Gunpowder Mills Waltham Abbey Ltd	6	6.A.4 Landscape & heritage	Amendments as follows: "Work with stakeholders to conserve, promote and celebrate heritage features, artefacts and buildings within the River Lee Country Park"	Minor edit noted, this will be amended	Amend spelling under 6.A.4 Landscape & Heritage as follows: "Work with stakeholders to conserve, promote and celebrate heritage features, artefacts and buildings within the River Lee Country Park"
SR27.0	Hertford County Yacht Club	8		I am writing to comment on the consultation proposals on behalf of Hertford County Yacht Club, based on Abbots Lake, Stanstead Abbots. In summary, HCYC has no specific concerns with the proposed strategic plan and welcomes the fact that LVRP continues to support our activities.	Comments noted and welcomed	No change
SR27.1	Hertford County Yacht Club	8		We do have a concern regarding the level of tree cover around Abbots Lake which obviously increases year on year and is making the lake a difficult venue for sailing and in particular training of new members. We would welcome any proposal that introduced clearings or reduced the height of foliage around the lake and prevented or managed future tree growth. I will write to our LVRP contacts with more detailed comments on tree cover.	Comments noted - this is a management issue which will be passed on to appropriate colleagues.	No change
SR27.2	Hertford County Yacht Club	8		Our other concerns at present are security and the condition of the access track, neither of which are affected by the proposals included in the draft plan.	Comments noted. This is also a management issue which will be passed on to appropriate colleagues	No change
SR29.0	Royal Yachting Association	6, 7	7.A.2 Sport & Recreation	ESSA As you will no doubt be aware ESSA Water Activity Centre is a tenant of LVRPA and has been for some 24 years at the Central Lagoon Nazeing site. As ESSA is a RYA Training Centre it has contacted The Royal Yachting Association (RYA1) for assistance in connection with its Lease renewal negotiations with the LVRPA, particularly in relation to the proposed length of the Lease, the rent and termination clauses. More recently ESSA has contacted the RYA again in connection with your proposal contained within the LVRPA Park Development Framework to relocate it to the Holyfield Lake site.	Comments noted. Following a recent meeting between representatives from ESSA and the Authority matters are in hand to agree a longer term lease for ESSA to enable them to obtain funding and carry out further improvements on site.	No change
SR29.1	Royal Yachting Association	6, 7	7.A.2 Sport & Recreation	ESSA As well as a RYA Training Centre, ESSA is also a registered charity and AALA registered, it has been based at the Central Lagoon site for the last 24 years providing boats, equipment and instructors for 'grassroots' sailing instruction and water activities for young people aged from age 9 to 18, families and adults on an affordable 'pay and play' basis.	Comments and detail regarding ESSA's status as a RYA Training Centre noted	No change

SR29.2	Royal Yachting Association	6, 7	Sport & Recreation	7.A.2	ESSA	<p>ESSA deliver a variety of water based activities including sailing for a wide range of participants, their programme provides the opportunity for youngsters to try sailing for the first time, many of whom have the opportunity to develop their skills with progression being encouraged. This all takes place in a friendly and supportive environment that positively encourages the participants to challenge themselves in an unfamiliar yet safe setting. The skills learned don't only impact their technical knowledge, most of the activities are group focussed enabling the development of social interaction and team work which in turn has a positive impact on the youngsters personal life skills. Most of the participants will gain RYA qualifications often leading to regular sailing participation, those that continue through the awards enabling those individuals to take leadership roles resulting in a sustainable model for future provision.</p>	<p>Comments and detail regarding ESSA's status as a RYA Training Centre noted</p>	<p>No change</p>
SR29.3	Royal Yachting Association	6, 7	Sport & Recreation	7.A.2	ESSA	<p>ESSA Water Activities Centre is not a private members club and is managed and run by Charity Trustees who are all volunteers. It is therefore consistent with LVRPA strategic aims to encourage visitors into the park and offer facilities on a 'pay and play' basis. ESSA is currently under a 3 year Lease with a mutual 6 month termination clause and no security of tenure. LVRPA have published proposals showing that it intends to relocate ESSA to Holyfield Lake at Fishers Green, subject to the outcome of a feasibility study by LVRPA.</p>	<p>Further discussions have been held between representatives of the Authority and ESSA and a longer lease is to be agreed which will enable ESSA to obtain funding and carry out further improvements on site. Further amendments to the proposal text will be made to clarify that the amendment under 7.A.2 here and the changes proposed for 6.A.4 under SR24.14 above.</p>	<p>Sport & Recreation 7.A.2 delete text under Water Recreation and Sport from "Undertake feasibility work..." through to "... access issues" and replace with: "The Authority is committed to working with ESSA and other stakeholders which currently have an interest in Nazeing Central lagoon. In the medium term the lake will remain as the base for the ESSA Water Activities Centre and the existing angling activity and use will continue. In the long term the Authority's aim is to develop this lake as a Centre for Angling with sufficient infrastructure including, secure parking, new swims and a replacement lakeside building serving both Anglers and visitors. In advance of the delivery of the long term proposal on green belt designation, the range and type of angling which can be accommodated, flood risk management and other environmental and access issues. Studies will also need to consider the relocation of the Water Activities Centre sailing and boating activities to Holyfield Lake in Area 6 and this Proposal should be read in conjunction with 6.A.4"</p>

SR28.4	Royal Yachting Association	6, 7	Sport & Recreation	7.A.2	ESSA	Access to funding is so often vital in ensuring such organisations can develop and grow. The Centre is in need of substantial funding to repair foreshore, such repair will no doubt benefit the LVRPA as Landlord of the site. However, grant makers, understandably, need to ensure their investment is secure and, in order to achieve this, there needs to be a relatively long lease without a break clause. We would therefore support ESSA's wish to be allowed to remain at Central Lagoon, Nazeing with a longer term lease (i.e. at least 15 years) without a mutual break clause thereby enabling ESSA to access funding in order to improve its facilities and benefit the local community. Please do not hesitate to contact me if you have any questions. I would be happy to meet with you to brief you in more detail if that would be of assistance	Further discussions have been held between representatives of the Authority and ESSA and a longer lease is to be agreed which will enable ESSA to obtain funding and carry out further improvements on site. Further amendments to the proposal text will be made to clarify that the proposal is long term.	Please refer to amendments above under SR28.3
SR30.0	Sport England	6, 7 & 8				Sport England support the additional wording and amendments to the Area 6, 7 & 8 Draft Amended Proposals as we feel that the addition of wording in each of the initial sections is positive and in line with our strategy as they help to in force the variety of facilities within the park and the wider benefits they provide. It is important that these strategies make use of the evidence base compiled by the surrounding Local Authorities in terms of their PPS and BFS work, supported by the evidence compiled for the Lee Valley Park Strategic Policies to inform the facilities these areas are planning to protect, enhance, provide or dispose of.	Comments noted and welcomed	No change
SR30.1	Sport England						Comments noted	No change
SR30.2	Sport England					The wording removed from some of the policies removes the emphasis of providing specific facilities and provides a more adaptable and flexible approach to providing facilities and developing the park. We support this approach as it allows the plan to adapt to the changes in need of the park users and relevant stakeholders. The policy appears to have moved emphasis from providing facilities to exploring the feasibility of new facilities, this is a positive change and is supported by Sport England as it will ensure that new facilities to be provided and suitable in terms of viability and fit for purpose	Comments noted and welcomed	No change
SR30.3	Sport England	6		6.A.4 Sport and Recreation		Policy 6.A.4 Sport & Recreation - Sport England are supportive of the additional wording which has been added to this policy. It is important to take into account the needs of the various stake holders on the site and the additional wording prevents the needs of one stake holder being given more weight than the other. It is our opinion that this is a positive change which will seek to protect both sports taking place on this area.	Comments noted and welcomed	No change

SR30.4	Sport England	6	6.A.4 Sport and Recreation	Sailing, Boating and Rowing	Sailing, Boating and Rowing - Sport England are supportive of the changes to this policy. It is seen that the revised wording is positive to improving the centre. The change to a feasibility focus will help to ensure the relocations would be viable, and the new wording adds focus to the outcome of stakeholder engagement. This will ensure the facility users are happy with the proposals and prevents the loss of a needed facility.	Comments noted and welcomed. Further minor amendments are proposed to make clear this is a long term proposal requiring detailed feasibility and options work.	Please refer to amendments under SR24.14 above
SR30.5	Sport England	7	7.A.1 Sport and Recreation		Policy 7.A.1 Sport and Recreation - The wording removed from this policy removes the obligation to protect and enhance facilities on the lakes in the south east of Spitalbrook. The policy changes document notes that these amendments have been made following submitted by SR32 Sec. Kings Arms & Cheshunt Angling Society. Sport England accept these changes if the comments received on the original consultation confirmed that the facilities are surplus to the requirements of the relevant stakeholders. However, if these facilities are currently in use and closing them will displace users. It is our view that they should also be protected by the policy.	Comments noted	No change
SR32.0	Tennis and Rackets Association				I have read Stephen Pollock-Hill's proposal with much interest. The Tennis & Rackets Association supports projects which would have the potential to broaden the appeal of this unique sport and SPH is seeking to do so much more by creating an open club system. This is doubly exciting as current players tend to be part of the existing club structure, which makes it more difficult to break through. Demographically and geographically, Lee Valley makes sense. The nearest club would be Hatfield and I would see that as a mutually beneficial to both the existing and potential club. The Association has also been looking at alternative construction techniques which would have the benefit of reducing capital costs. This is all available from the T&RA. Finally, the concept of a national training centre is a long term aspiration. We trialled an apprentice scheme this year but lack the venues to make this a long term viable option. However, a centre changes everything. It also increase the need for Professionals and coaches, so self-fulfilling the requirement. I am happy to talk further but wanted to register the support of the T&RA.	Comments and detail provided noted. There is however no proposal for Real Tennis in the PDF Area proposals.	No change
GI33.0	Individual	8			1) The footpath at the East Ware Weir needs work. It's used a lot but becomes a boggy quagmire in wet weather. 2) There was a requirement in the planning permission for the Plaxton Way, Ware development that a foot bridge be provided between Plaxton Way and the Tumbling Bay area. This would have crossed the old River Lea and provided access to the NE shore of the reservoirs. This has never been provided. It would be appreciated.	Comments noted, this is a management issue.	No change
GI33.1	Individual	8				Comment noted. This is a matter for the local planning authority	No change

Key

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GI33.2	Individual	8				<p>3) There's a long standing request to improve the footbridge from Crane Mead, Ware to Tumbling Bay. One request was that it should provide vehicle access. I think that would be too much. But it would greatly improve access if it included ramps suitable for bicycles and disabled persons in the same style as the bridge to the GSK Car park at the western edge of Ware. This improvement appears in various EHDC District Plans but has never been implemented.</p>	<p>Comments noted, although not a site under Authority ownership this is a matter that could be pursued under the Sport & Recreation proposals 8.A.2 "maintain and improve pedestrian and cycle routes for informal recreation..." although it would need to be led by C&RT/EHDC</p>	No change
GI33.3	Individual	8				<p>4) Hardhead Lock should never have closed off the ability of the public to cross the river when the lock keeper's cottage was sold off. There ought to be a way of providing a public path and bridges while still giving the residents of the cottage security and privacy.</p>	<p>It is understood this was a C&RT decision made for operational reasons</p>	No change
GI33.4	Individual	8				<p>5) The National Cycle Path along the banks of the Lea, Lea Navigation and Stort might best be described as "good in parts". Sadly there are way too many places where the path is narrow, over grown, potholed, muddy.</p>	<p>Comments noted. The route along the Stort is in good condition, recently upgraded as part of the Roydon Loop project in respect of the Lea Navigation representations have been made to the C&RT in the past on this matter.</p>	No change
GI33.5	Individual	8				<p>6) There are too many places where barriers have been put in place to slow cyclists that are really too aggressive. They've not only made it very difficult for cycles to negotiate but also difficult for wheelchairs and such like. And pretty much impossible for devices like tricycles. A typical example of this is Stanstead Lock. I understand the need to slow cyclists in places but not at the expense of making the path impassable for some users.</p>	<p>Comments noted. A balance is needed that enables a single access route for pedestrians alongside use by cyclists, barriers enable this to happen</p>	No change
GI34.0	Brox-Lea Residents Group		Area 6 Thematic Sports & Recreation			<p>Can you please accept this letter as our consultation response with respect to the above. We object in the strongest terms to the proposals as written in the Draft Document and we will set out below why we have this objection. We will then set out how these deficiencies can be addressed with a series of recommendations to be included in the final document. In particular, we refer to the Canal Towpath on the River Lea from the White Bridge to the Wharf Road in Broxbourne, this being the towpath that is owned wholly by the LYRPA. In particular, I enclose a copy of the plan from your consultation for Area 6 that illustrates the Sport & Recreation proposals. [Plan shows towpath adjoining Broxbourne Meadows & Silvermeade].</p>	<p>Objection noted. A new scheme is under consideration to address these concerns. Officers have put forward a proposal to the C&RT for long term moorings which would stretch for 400metres along the west side of the Navigation at Broxbourne. This is designed to regulate the problems the Brox-Lea Residents Group have raised but will require further internal discussion and then consultation with Brox-Lea Residents Group and the Broxbourne Rowing Club.</p>	No change

G134.1	Brox-Lea Residents Group	6, 7		<p>But while the nature of our submission relates to this specific area, it also relates to the wider LVRPA area with respect to:-</p> <ul style="list-style-type: none"> - The River Lea generally, - LVRPA Policy with respect to canal towpaths in their ownership - Policing of narrowboats licenced by the Canal & River Trust on LVRPA owned towpaths - LVRPA Policy with respect to temporary moorings on LVRPA owned towpaths - LVRPA Policy with respect to permanent moorings on LVRPA owned towpaths - Broxbourne Council's Planning Policy on Residential Moorings. <p>I would like to set out our position as follows, but rather than repeat matters I think it would be helpful if you referred to a recent letter that I sent to LVRAP dated 18th May. A copy of this letter is enclosed.</p>	<p>Comments noted please refer to the response above</p>	No change
G134.2	Brox-Lea Residents Group	6		<p>When you read the attached letter of 18th May, it sets out that there is clearly a "policy vacuum" with the Park Development Framework, and these matters should be addressed. In particular, the area located immediately next to Broxbourne Station is perhaps one of the most widely used park area of the River Lea due to:-</p> <ul style="list-style-type: none"> o Its proximity to Broxbourne Station and this access gateway point into the Park o Broxbourne Rowing Club o The Lee Valley Pleasure Boat Centre o Lee Valley Cycle Hire o Model Railway Centre o Cafeteria <p>In addition to all the above, and of most concern to the people I represent, this is perhaps one of the only sections of the River Lea that passes through a major residential area. Bearing in mind the very congested nature in this specific location, we are asking that the LVRP restrict the mooring of Narrowboats along this section of the river. This makes perfect sense. Let me explain.</p>	<p>Please see above</p>	No Change

G134.3	Brox-Lea Residents Group	6		<p>Finally, as the LVRPA own the towpath (not the Canal & River Trust) you are in the unique position to be in control of the leisure and visitor facilities in this very congested area. The mooring of narrowboats (in this location) is not compatible with the other leisure uses for this short section of the river. Secondly, The owners of the houses that back on to the River Lea have mooring rights for boats. If narrowboats are moored up opposite, then the Rowing Club find it almost impossible to use this part of the river at the weekends. In the summer due to the Pleasure Boats on hire from the adjoining shop. Thirdly, there is the issue of nuisance that (some) narrowboat owners inflict upon the residential properties here and the visitors to the area that use the towpath. These matters are more fully explained in the enclosed letter 18th May. Lastly, there is the Health & Safety aspect that it would appear that the LVRPA seem to wish to ignore. Again, these matters are more fully explained in the enclosed letter. I am sure that the Broxbourne Rowing Club and the Leisure Craft Hire Shop have made their own representation to you in this respect with respect to the above.</p>	<p>Detail about the towpath and moorings noted. The Authority's Ranger service is now checking the area regularly to prevent use of the adjoining towpath for repair and maintenance works. Please also see comments above</p>	No change
G134.4	Brox-Lea Residents Group	6		<p>Lastly, but most disturbingly, one of your senior officer's has suggested to colleagues of mine that the LVRPA are considering permanent residential moorings along this part of the River Lea. Should this be the case you can be reassured that this residents group will do all within its power to prevent this. My understanding is that it is LVRPA standing policy to object to any new residential development in the Park area. I find it difficult to understand how the LVRPA could support residential moorings when this is clearly against their own standing advice. In addition, Broxbourne Council (from whom planning consent must be sought to have residential moorings allowed) have their own Local Plan Policy that is actively against residential moorings on the River Lea.</p>	<p>Detail about the towpath and moorings noted. The Authority's Ranger service is now checking the area regularly to prevent use of the adjoining towpath for repair and maintenance works. Please also see comments above</p>	No change
G134.5	Brox-Lea Residents Group	6		<p>The cynic might suggest that this would merely be a revenue generating exercise by the LVRPA, but if this went forward it would clearly be against the aims and objectives of the LVRPA for visitor activity and enjoyment in the area generally by visitors, sports activists and residents. Whilst revenue generation from permanent moorings might accrue to the LVRPA, this would be to the detriment of the existing permanent residents in this small enclave located by Broxbourne Station centred around the Broxbourne Rowing Club.</p>	<p>Please refer to the above comments</p>	No change

G134.6	Brox-Lea Residents Group	6	6.A.4 Visitors.	5. Broxbourne Gateway and Visitor Hub - River Lee Country Park North	<p>Conclusion and Recommendations The existing Draft of the Park Framework is deficient in that it does not detail any policies with respect to:- 1. LVRPA Policy with respect to canal towpaths in their ownership, 2. Policing of narrowboats licenced by the Canal & River Trust on LVRPA owned towpaths, 3. LVRPA Policy with respect to temporary moorings on LVRPA owned towpaths, 4. LVRPA Policy with respect to permanent moorings on LVRPA owned towpaths. So there must be a general policy with respect to item 1 - 4 above that can set out in full how the LVRPA will deal with these very live issues that need to be addressed both now and in the future.</p>	Please refer to the comments above	No change
G134.7	Brox-Lea Residents Group	6	6.A.4 Visitors.	5. Broxbourne Gateway and Visitor Hub - River Lee Country Park North	<p>In addition, Policy 5 with respect to the "Broxbourne Gateway and Visitor Hub - River Lee Country Park North" (page 17) should reflect the policies above, and this organisation would suggest that the following clauses be inserted into the updated Framework document shown in red. Sections to be deleted shown in blue.</p>	Comment noted	No change
G134.8	Brox-Lea Residents Group	6	6.A.4 Visitors.	5. Broxbourne Gateway and Visitor Hub - River Lee Country Park North	<p>5. <u>Broxbourne Gateway and Visitor Hub - River Lee Country Park North</u> Establish a major visitor hub at Broxbourne as a primary gateway into the River Lee Country Park This will be achieved by: o Supporting and retaining the existing provision for cycle hire, boat hire, river cruising, rowing training (from Broxbourne Rowing Club) and catering (and recreational-activities) as a core element of the Broxbourne Gateway. o To facilitate the above to provide restricted mooring to the short section of the River Lee from the bridge by the Pleasure Cruising Hire shop for 500m to the edge of the Keyseys Estate Residential Area (as indicated in Fig1). o 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; o 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; o Exploring options for replacing existing holiday chalets at Broxbourne Meadows with new 'pod' style visitor accommodation; <i>Continued below</i></p>	Please refer to the comments made above	No change

G134.9	Brox-Lea Residents Group	6	6	8.A.4 Visitors	5. Broxbourne Gateway and Visitor Hub - River Lea Country Park North	to 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. o There will be no provision of permanent Residential Moorings on the River Lea on land in the ownership of the LVRPA. Any planning application on any land in the ownership of any third party submitted to either Broxbourne Council or Epping Forest District Council will be resisted. o Any unlawful mooring of narrowboats on the towpath in the ownership of the LVRPA will be the responsibility of the narrowboat licensor (The Canal & River Trust) to enforce. Suitable steel signs will be erected in these locations with the contact number of the C & R T Enforcement Team clearly shown. Local Residents Groups and other stakeholders will be invited to monitor compliance with the no mooring regulations.	Please refer to the comments made above	No change
G135.0	Individual	6				I would only say in relation to Area 6, my comments on Waltham Abbey Gardens are merely "noted" by the Authority. I find it mystifying that the Park Authority apparently has no ambitions to improve the landscape and interpretation of the Abbey Gardens (a project which would surely attract sympathetic interest from the Heritage Lottery Fund).	Note main comments relate to Landscape	No change
G138.0	Ware Town Council	8	Visitors Thematic	8.A.2	Access	The footpath at the East Ware Weir needs work. It is used a lot but becomes a muddy bottle neck around the back of the old keeper's cottage.	Comments noted, this is a management issue	no change
G138.1	Ware Town Council	8		8.A.2	Access	There was a requirement in the planning permission for the Ploxton Way, Ware development that a foot bridge be provided between Ploxton Way and the Tumbling Bay area. This would have crossed the old River Lea and provided access to the North East shore of the reservoirs. This has never been provided. It would be much appreciated as it would open up the North side of the Ware quarry pits.	Comments noted. This is a matter for the planning authority to follow up.	
G138.2	Ware Town Council	8		8.A.2	Access	There's a long standing request to improve the footbridge from Crane Mead, Ware to Tumbling Bay. It would greatly improve access if it included ramps suitable for bicycles and disabled persons in the same style as the bridge to the GSK Car park at the western edge of Ware. This improvement appears in various EHDC District Plans and HCC transport plans but has never been implemented.	Comments noted, although not a site under Authority ownership this is a matter that could be pursued under the Sport & Recreation proposals 8.A.2 "maintain and improve pedestrian and cycle routes for informal recreation..." although it would need to be led by C&RT/EHDC	No change
G138.3	Ware Town Council	8		8.A.2	Access	Hardmead Lock should never have been closed off to the public completely when the lock keeper's cottage was sold off. It prevents the ability to cross the river there. There ought to be a way of providing a public path and bridges while still giving the residents of the cottage security and privacy.	It is understood this was a C&RT decision made for operational reasons	No change
G138.4	Ware Town Council	8, 7			National Cycle Path	The National Cycle Path along the banks of the Lea, Lee Navigation and Stort might best be described as "good in parts". Sadly there are way too many places where the path is narrow, over grown, potholed and muddy. The area around Meadgate Road, Nazeing is particularly bad.	Comments noted. The route along the Stort is in good condition, recently upgraded as part of the Roydon Loop project. In respect of the Lee Navigation representations have been made to the C&RT in the past on this matter.	No change

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 LA - Local Authority
 OA - Organisations and agencies
 LB - Landowners/Businesses
 SR - Sport/recreation interests
 GI - Groups/Individuals

G69.5	Ware Town Council	8	Cyclists	<p>There are too many places where barriers have been put in place to slow cyclists that are really too aggressive. They have not only made it very difficult for cycles to negotiate but also difficult for wheelchairs and mobility scooters and almost impossible for devices like tri-cycles. A typical example of this is Starstead Lock. The need to slow cyclists in places should not be at the expense of making the path impassable for other users.</p>	<p>Comments noted. A balance is needed that enables a single access route for pedestrians alongside use by cyclists, barriers enable this to happen</p>	No change
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