



LEE VALLEY REGIONAL PARK AUTHORITY

EXECUTIVE COMMITTEE

22 SEPTEMBER 2016 AT 11:00

Agenda Item No:

5

Report No:

E/461/16

PARK DEVELOPMENT FRAMEWORK

Presented by the Head of Planning and Strategic Partnerships

EXECUTIVE SUMMARY

This report seeks the Committee's endorsement of the proposed spend from the capital budget for the Park Development Framework. The principal items include the commissioning of strategic policies supported by an evidence base designed to replace the strategic policies included in the adopted Park Plan (1998). Other proposals include investment in the Bittern Information Point, Fishers Green, in new cameras and cabling. In addition, following last year's Member tour, implementation of a landscape scheme on the northern section of Carthage.

RECOMMENDATION

Members Approve: (1) the proposed areas of spend.

BACKGROUND

- 1 Preparation of the Park Development Framework (PDF) commenced in 2007 and comprises a suite of documents which have been adopted since 2008. The Authority adopted a Vision document in 2010 and Thematic Proposals in 2011. These set out the Authority's aspiration for the future development and management on a Park wide thematic basis. Since 2011 the Authority has adopted detailed area proposals for those parts of the Regional Park south of the M25 and work on those areas extending north to Ware is in draft, following consultation in 2015, after which work was paused for a number of reasons including the Authority's challenge in the Court of Appeal against the decision of Epping Forest District Council to grant planning permission for an extension to existing glasshouse premises in Paynes Lane, Nazeing.

PROPOSED AREAS OF SPEND

- 2 Informal advice received from Counsel advises that the Authority's adopted strategic policies in the Park Plan (1998) are out of date and require revision. The policies were informed by a series of topic studies developed during the mid 1990s. Since this time the social, economic and physical context of the Regional Park has changed considerably. In a broader context these changes include the adverse impact of climate change and unacceptable levels of air pollution.

Locally other changes include the designation of housing zones throughout the Valley with major development sites at Meridian Water, Blackhorse Road, the build out of Queen Elizabeth Olympic Park and London City Island. Outside London these development pressures are being experienced together with a resurgent glasshouse industry. Further, the Authority through its Land & Property Member Working Group is seeking to identify the best way to accommodate some of these pressures consistent with the Authority's statutory purpose. It is important that the Authority's strategic policies respond to these challenges to create a framework for new detailed proposals going forward.

- 3 £75,000 has been allocated for the development of a new set of topic based papers as an evidence base which will be used to inform development of the strategic policies to guide the Regional Park during the period 2016 – 2035. This work will be informed through consultation with the riparian boroughs and other stakeholders with interests in the Regional Park. The policies will be assessed against a Strategic Environmental Assessment required by the Environmental Assessment of Plans and Programmes Regulations 2004. This work is currently out to tender.

BITTERN INFORMATION POINT

- 4 The Authority has developed the Fishers Green Area as the primary gateway within River Lee Country Park for visitors to access nature. The Bittern Information Point (BIP) is an important feature and the cameras located around Holyfield Lake enable visitors to observe wildlife from within the BIP via a series of video screens. This is a popular feature of this site receiving many visitor compliments.
- 5 £10,000 is required to replace the hardware integral to this system and to support the construction of a new 'cable run' to Holyfield Hall Farm. The monies would be required to purchase new cameras both to record wildlife on the lake and to provide additional surveillance from surrounding areas linked to the Authority's CCTV for the area. These works are in line with the Authority's adopted Park Plan proposals and those emerging in the draft Park Development Framework.

LANDSCAPE RESTORATION OF CARTHAGENA

- 6 Land within the Regional Park at Carthage lies between the Navigation and Nazeing lagoons, which on the inception of the Authority comprised mainly holiday chalet plots. During the last 30 years this area has been the subject of encroachment by the Gypsy and Traveller community. To address this issue the Authority has adopted proposals in its Park Plan (2000) to purchase sites when they come to market and today the Authority owns all but 6 of the sites. The most recent acquisitions, completed in the last 3 years, include sites at Aquaside and Roselea.
- 7 However large parts of the area need to be integrated into the wider landscape of the Regional Park and it is proposed to spend up to £15,000 on these works. This would be in line with adopted policy and those emerging in the Park Development Framework.

ENVIRONMENTAL IMPLICATIONS

- 8 There are no environmental implications arising directly from the recommendations in this report.

FINANCIAL IMPLICATIONS

- 9 These proposals would be taken from the capital budget for the delivery of the Park Development Framework 2016-17. Given the late commissioning of these works there may be underspend by the year end.

HUMAN RESOURCE IMPLICATIONS

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

LEGAL IMPLICATIONS

- 11 Section 14 of the Lee Valley Regional Park Act 1966 (the Park Act) requires the Authority to prepare proposals for the future development and management of the Regional Park.
- 12 The Park Act enables the Authority to make representations to the local planning authority which they shall take into account when determining the planning application.

RISK MANAGEMENT IMPLICATIONS

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

EQUALITY IMPLICATIONS

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

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LIST OF ABBREVIATIONS

The Park Act	Lee Valley Regional Park Act 1966
PDF	Park Development Framework
BIP	Bittern Information Point

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