



Park Development Framework

Area Proposals for
Lee Valley
Regional Park

Foreword

Lee Valley Regional Park is known and recognised as one of the nation's great parks; a place that offers a unique combination of activities, sights and experiences.

For over 40 years the Lee Valley Regional Park Authority has been working alongside many partner organisations to transform the Lee Valley into a place for leisure, recreation, sport and nature.

Our new vision is to create a world class visitor destination in the Lee Valley bringing together a variety of landowners and partners.

The Park is a mosaic of award-winning open spaces, heritage sites, country parks, farms, golf courses, lakes and riverside trails, campsites, marinas, angling and boating locations. All of these attract more than 4.5 million visitors a year.

The Valley is being transformed by the London 2012 Games and Paralympic Games and the Authority will run four world class venues in legacy. These are Lee Valley White Water Centre near Waltham Cross, Hertfordshire – the only brand new London 2012 venue to open ahead of the Games and on Olympic Park in Stratford Lee Valley VeloPark, Lee Valley Hockey Centre and Lee Valley Tennis Centre.

The Lee Valley Regional Park Act 1966, which established the Lee Valley Regional Park Authority, placed a duty on the Authority to develop, improve, preserve and manage the Park, either directly or through others. Our Park Development Framework is a suite of documents that will collectively provide the blueprint for our future efforts: setting out proposals for what we want to achieve, how we plan to balance competing demands, and how we intend to make best use of the limited resources available. Once complete it will satisfy our duty to produce a plan of proposals as required under Section 14 of the Park Act.

We hope it will provide inspiration and focus for the future collective efforts of landowners within the Park, our partners, stakeholders and everyone with an interest in the Lee Valley and Lee Valley Regional Park.



Derrick Ashley
Chairman



Shaun Dawson
Chief Executive

The Park

The Lee Valley Regional Park was created on the 1st January 1967, through an Act of Parliament: the Lee Valley Regional Park Act 1966.

The creators of the Regional Park wanted to provide a destination for the growing populations of London, Essex and Hertfordshire to enjoy recreation and leisure activities unavailable elsewhere. The corridor alongside the River Lee was at that time a mix of derelict and operational industrial land, undeveloped marshlands, water supply reservoirs, farmland, glasshouses and municipal parks. The new Regional Park was designed to transform these areas to create a continuous corridor of open space and built leisure and sports facilities that would provide a wide range of recreation and leisure opportunities.

The purpose of the Park is clearly defined in the Park Act, as:

"[...] a place for the occupation of leisure, recreation, sport, games or amusements or any similar activity, for the provision of nature reserves and for the provision and enjoyment of entertainments of any kind."

Section 12(1)
Lee Valley Regional Park Act 1966

Much has been achieved since the Park was created. The Park now includes 10,000 acres (over 4,000ha) and winds its way 26 miles: along the banks of the River Lee from Ware in Hertfordshire, down through Essex, North London, and through parts of the Olympic Park to East India Dock Basin on the River Thames.

The Park is a fantastic mix of world class sport and leisure venues, heritage sites, gardens, nature reserves and riverside trails; offering an endless range of things to do. It is easy to reach by bike, car, train, or on foot, and visitors can spend anything from a few hours to a few days enjoying and exploring.

The Park includes several of the exciting venues which contributed to the success of the London 2012 Olympic and Paralympic Games. These include legacy venues at the Velopark including the Velodrome and BMX course and tennis and hockey at Eton Manor.



The Park Authority

The Park Act, which established the Lee Valley Regional Park Authority, placed a duty on the Authority to develop, improve, preserve and manage the Park, either directly or through others.

We are working towards delivering this duty in three key ways:

1. As owner and manager of land and facilities within the Park

We own and manage approximately 3,800 acres (1,500ha) of the total Park area. It is our duty to use our available resources to develop and manage that estate. We know we will need to work closely with a range of partners, and seek additional resources and expertise, in order to deliver the features, facilities and activities that contribute to our vision and aims for the Park.

2. As a champion, leader, facilitator and coordinator of other landowners within the Park

The remaining 6,200 acres (2,500ha) of the Park is owned and managed by others. The success of our Park vision is hugely dependant on other landowners and managers working together towards a shared aspiration. A vital part of our future work is working alongside other land owners to achieve our vision for the Park; to work collectively towards Park-wide coordinated and complementary

facilities, attractions and activities, and to assist each other where appropriate with shared resources, advice and expertise.

3. As a statutory planning consultee

The Act confers on the Authority the role of a statutory planning consultee. This means that we must be consulted on any planning applications within, or which impacts on, the Park. We will use this role to continue to champion the Park and to do everything we can to ensure that local planning authorities give appropriate regard to our aims and purposes.

We will:

- *Oppose in principle any planning applications relating to land within the Park that include land uses which are not compliant with the purpose of the Park (as set out in Section 12 of the Park Act)*
- *Seek to ensure that all planning approvals relating to land within the Park will lead to a positive contribution to our vision, aims and objectives*
- *Seek to ensure that all planning approvals relating to land outside the Park boundaries will have no negative impact on the Park, and where possible lead to a positive contribution to our vision, aims and objectives.*



The Park Development Framework

The Park Development Framework sets out the Park Authority's aspirations for future development and management of the Park.

There are a number of core documents that make up the Park Development Framework:

Vision, Aims and Principles (adopted July 2010)

and

Objectives and proposals which will be produced in two complementary documents. These focus on:

- *Thematic Proposals*, (adopted January 2011) setting out our proposals throughout the Park for each of our six aims - Visitors, Sport and Recreation, Biodiversity, Community, Landscape and Heritage, Environment
- *Area Proposals* (this document), setting out our proposals for the Park on a more detailed location basis.

There is also a range of other documents that provide additional information to support the core documents identified above.

This includes the Part Two Area Proposals included in the adopted *Park Plan 2000* and the *Part One Strategic Policy Framework*. For more information please refer to the Park Development Scheme.

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

The *Park Development Framework* reflects our aspirations for the whole Park, and includes large areas of land over which we have no direct control. The framework documents therefore provide two functions: the strategic framework for our ongoing activities and guidance for others involved in the development and management of land within the Park.

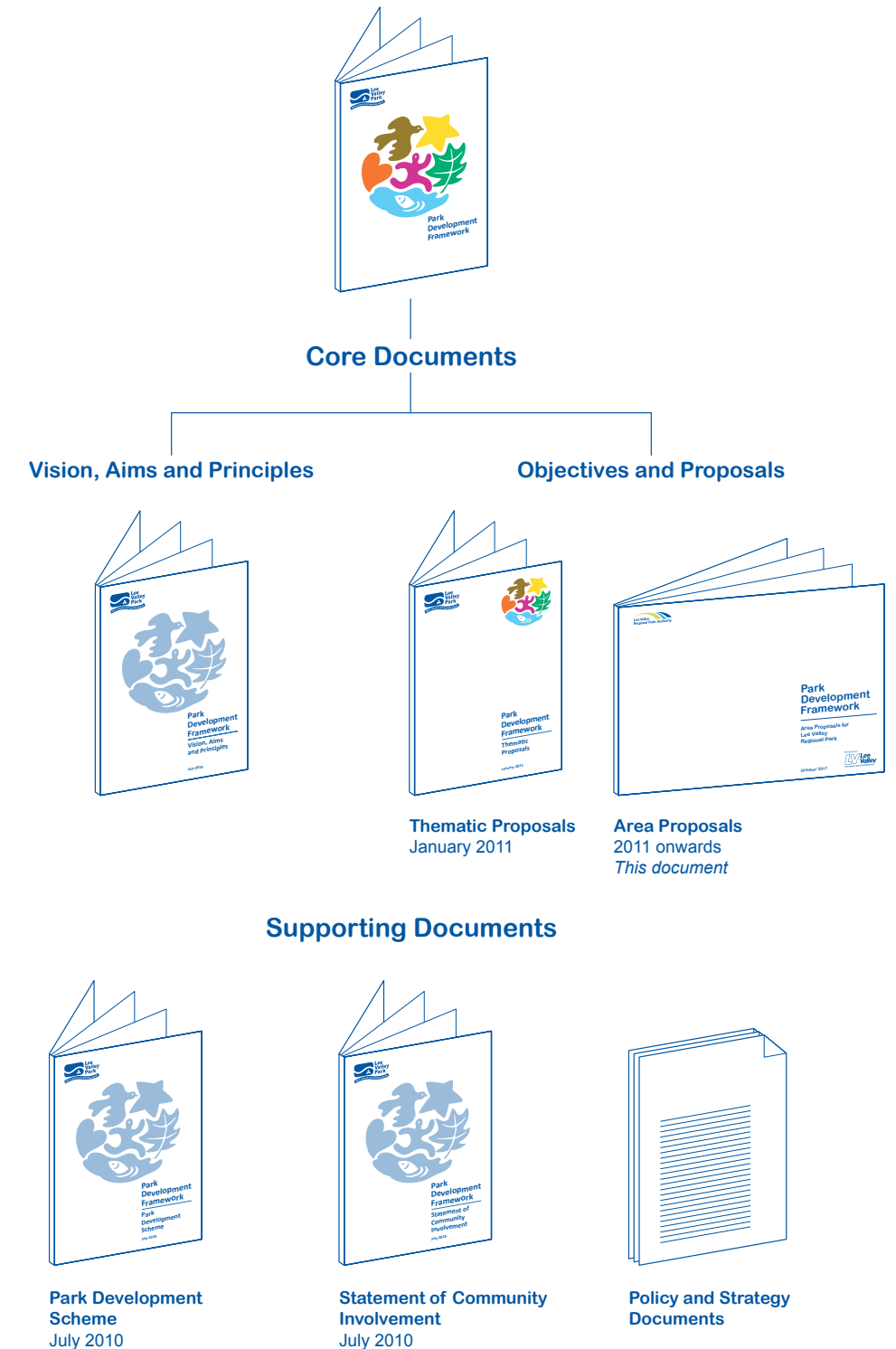
The Authority is not a planning authority but it has a range of powers and duties in relation to the statutory planning process. Section 14(1) of the Park Act requires the Authority to prepare a plan setting out proposals for the future management and development of the Regional Park. Riparian planning authorities are under a mandatory obligation to include those parts of the plan affecting their areas within their own relevant planning strategies and policies (Section 14(2) of the Park Act) although inclusion does not infer that the planning authority necessarily agrees with them (Section 14 (2) (b)). For Area 3 the London Boroughs of Haringey and Waltham Forest are the relevant planning authorities.

Our current plan of proposals is the *Lee Valley Regional Park Plan* adopted in 2000 (Parts One and Two). *The Park Development Framework* will in time include proposals for all land within the Park, and will fully satisfy our duty to produce a plan of proposals as required under Section 14 of the Park Act. Once complete it will replace the *Park Plan 2000* Part Two. However the preparation and adoption of proposals will take time, so a phased replacement of the *Park Plan 2000* proposals is being implemented. Where proposals from the *Park Plan 2000* remain relevant, these will be incorporated into the Park Development Framework.

Accordingly both the *Park Plan 2000* and the *Park Development Framework* are relevant in terms of Section 14 (2) of the Park Act and are formal statements of the Authority's position in respect of development within the Regional Park. Once completed, the *Park Development Framework* will meet the requirements of Section 14 of the Park Act.

Park Development Framework

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

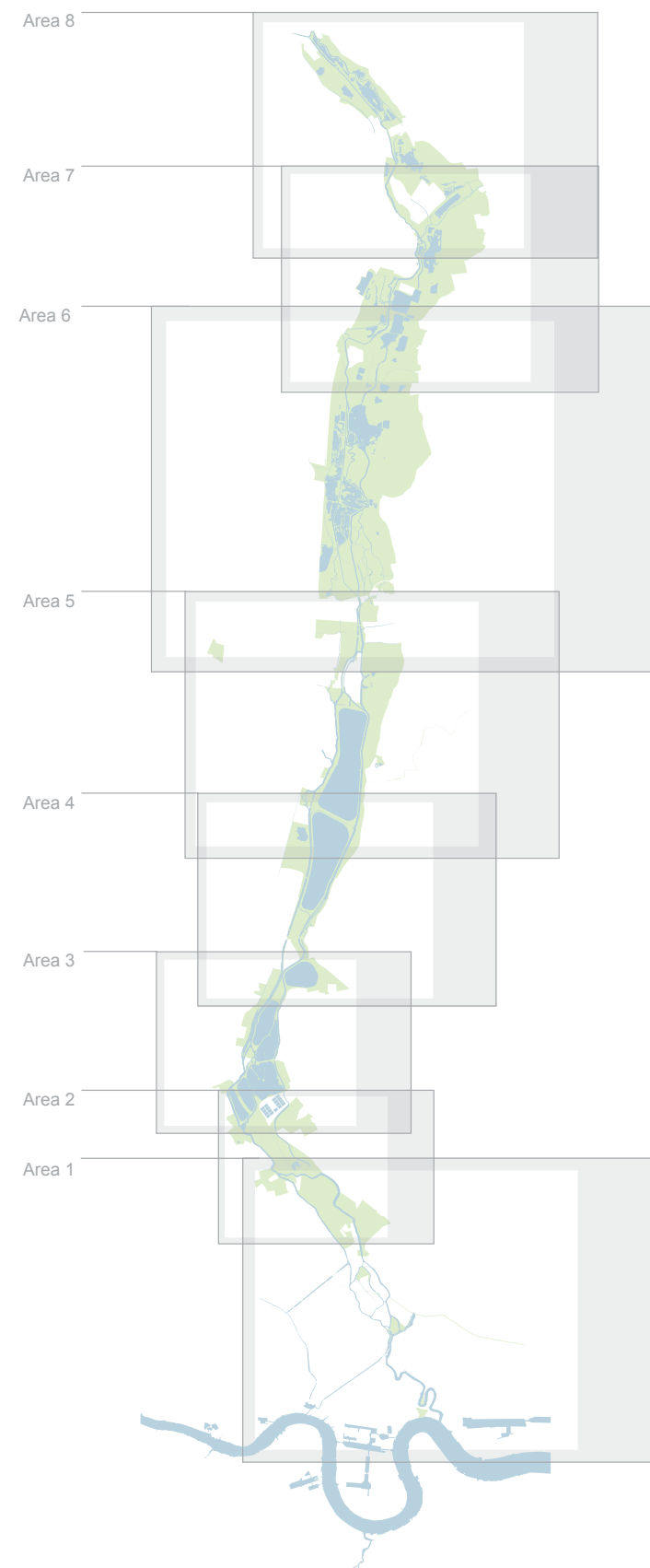


Area Proposals

The Authority is producing area proposals to provide greater detail on appropriate future use and development for the whole of the Park.

The Park has been divided into eight areas based on its current and potential visitor offer, the contribution that key resources such as open space, ecology and water make in creating leisure opportunities and the range of sporting and community activity that currently takes place within the Park.

The potential impact on the Park of major new development and investment in infrastructure is also a key factor in the consideration of proposals especially where the riparian planning authorities and major landowners are promoting plans for change.



Park Development Framework

Area 8 Proposals

The Upper Valley:
Rye Meads to Ware

April 2019

Area 8 Proposals

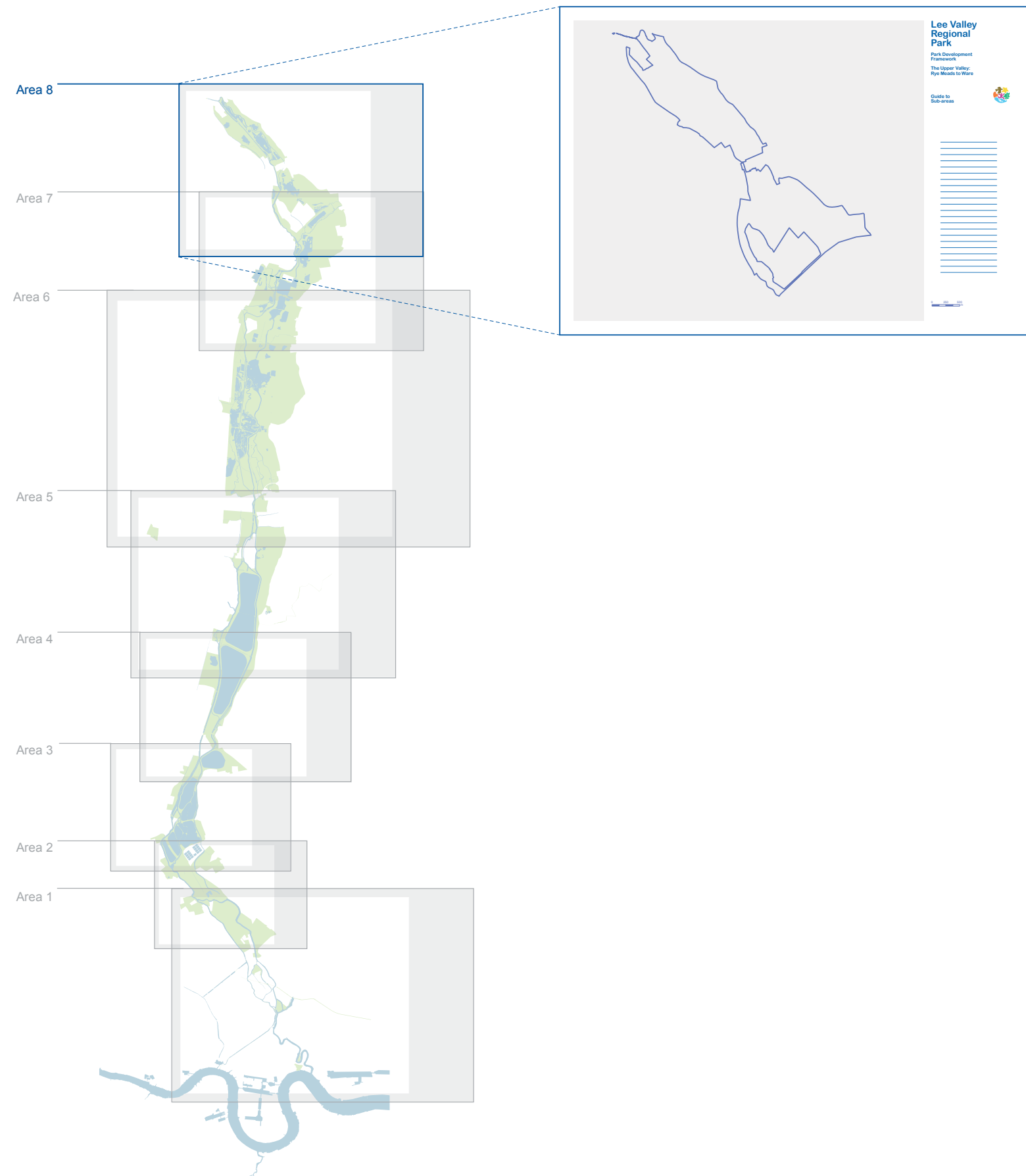
The Upper Valley: Rye Meads to Ware

The focus for this document is Area 8 the northern most section of the Regional Park. It stretches from Rye House and the RSPB Rye Meads Nature Reserve in the south to the edge of Ware in the north alongside the River Lea Navigation. It should be read alongside the Authority's Vision Aims and Principles document and the adopted Thematic Proposals both of which relate to the whole Regional Park area and which set the framework for the more detailed proposals presented here.

Context to Area 8 Proposals - The Upper Valley: Rye Meads to Ware

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.

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.



Area 8 Proposals - The Upper Valley: Rye Meads to Ware

Key Resources and Special Features

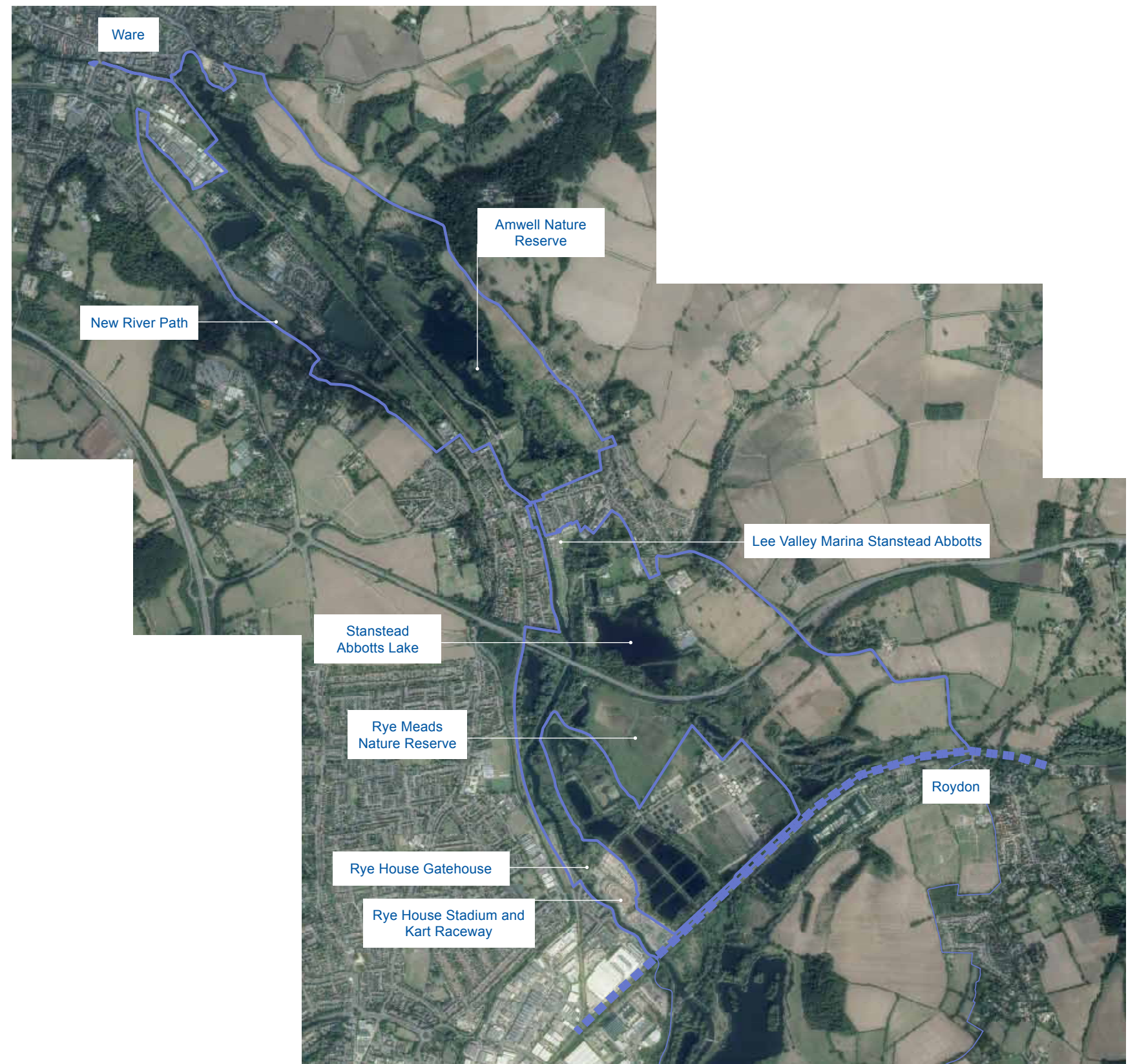
This area has a history of gravel extraction and the restoration of mineral workings which together have, over time, created an attractive landscape dominated by water bodies which provide habitat for nationally important populations of wintering wildfowl. For example Amwell Quarry, just north of Stanstead 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.

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 pastures, wet meadows, and gravel pits contribute to an intricate landscape pattern.

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.

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 and Grade I listed) as well as Conservation Areas at Stanstead Abbots and Great Amwell.

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.



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Area 8 Proposals - The Upper Valley: Rye Meads to Ware

Opportunities for Visitor Enjoyment

This area provides excellent opportunities for informal recreation and access to and the enjoyment of nature. Amwell Nature Reserve managed by the Herts and Middlesex Wildlife Trust (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 proposals.

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 north eastern section the 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 Principles Guiding these Proposals

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

- **Partnership work** – recognising that many of the proposals can only be delivered through the collective efforts of a range of partners, stakeholders and landowners.
- **Regional Value** – assessing the range of benefits that any particular facility or activity within the Park delivers to the people of Essex, Hertfordshire and London.
- **Multi-function and synergy** – developing proposals which can be used to harness competing demands.
- **Flexibility** – the design and management of facilities and open spaces of the Park in a way which responds to changing needs and demands
- **Sustainability** – ensuring that new development does not prejudice the lives of future generations.

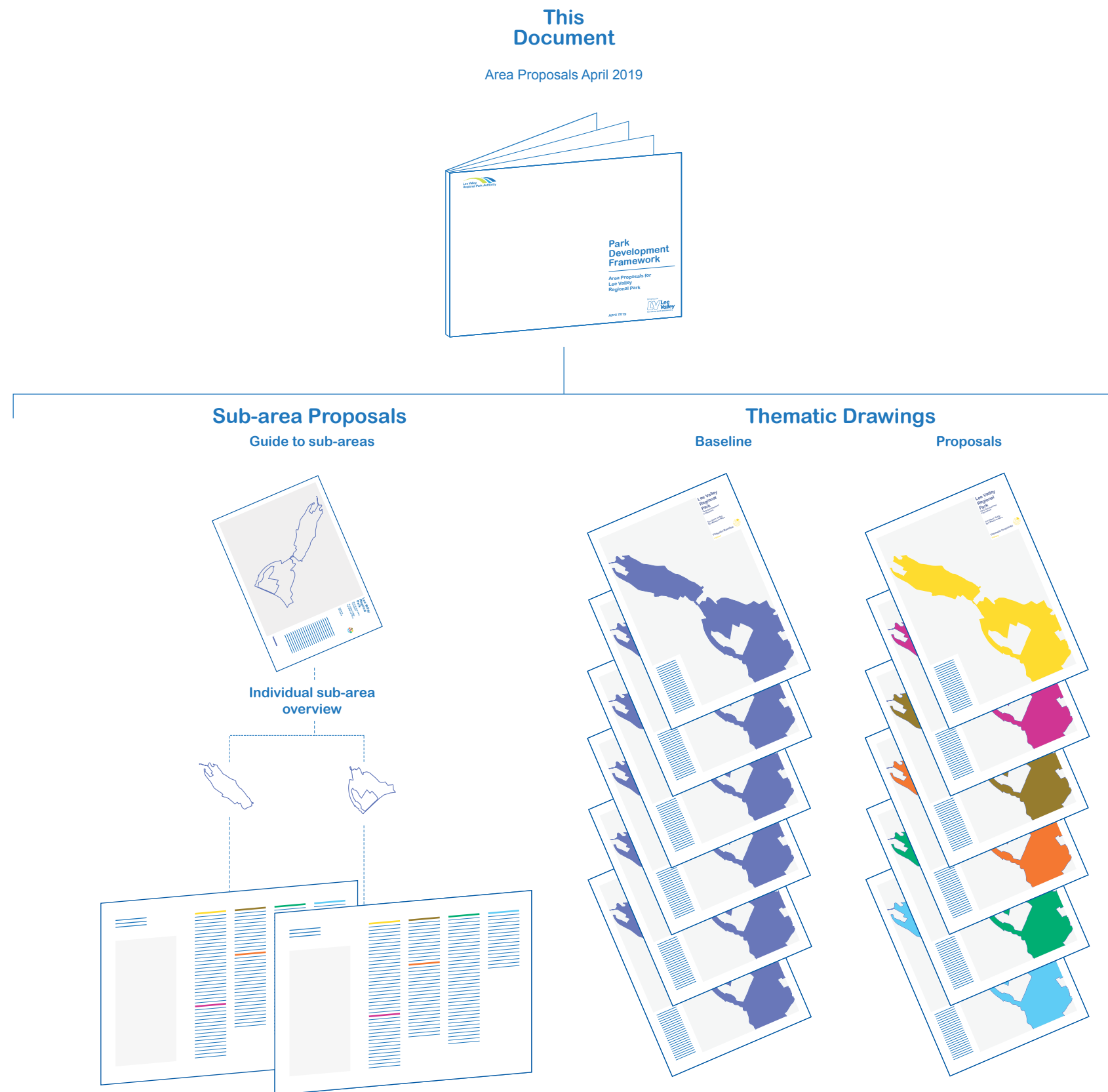
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Area 8 has been divided into two sub-areas 8.A.1 and 8.A.2 as shown on the map *Guide to Sub Areas* page 13.

The sub divisions largely reflect existing and potential visitor use based on water related activity such as sailing and angling and the nature conservation interest of key sites such as Stanstead Innings and the nature reserves at Amwell SSSI and the RSPB Rye Meads SSSI.

The Park wide adopted Thematic Proposals have been translated into six area based maps, one representing each theme. These provide a graphical interpretation of the relevant area wide proposals as they apply within Area 8. These should be read alongside the sub-area proposals.

Incorporated within these Area 8 Proposals are those proposals from the Park Plan Part Two which are still considered relevant.



Consolidated proposals by sub-area

Area 8 Proposals

The Upper Valley:
Rye Meads to Ware

Lee Valley Regional Park

Park Development
Framework

The Upper Valley:
Rye Meads to Ware



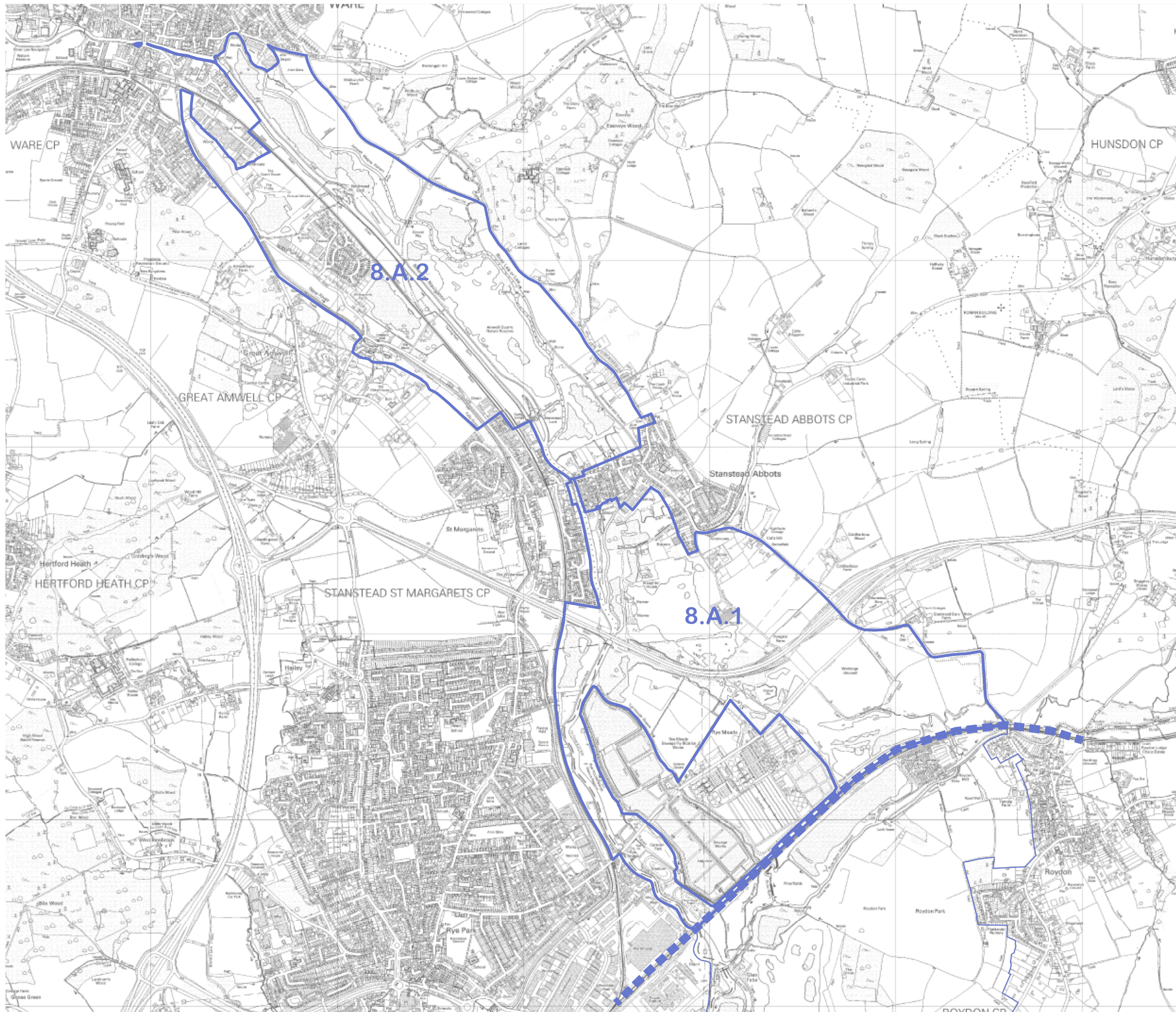
Guide to Sub-areas

To be read in conjunction with the
Area 8 Proposals Thematic Drawings

Areas

8.A.1 Rye Meads & Stanstead
Abbotts

8.A.2 Amwell & Ware

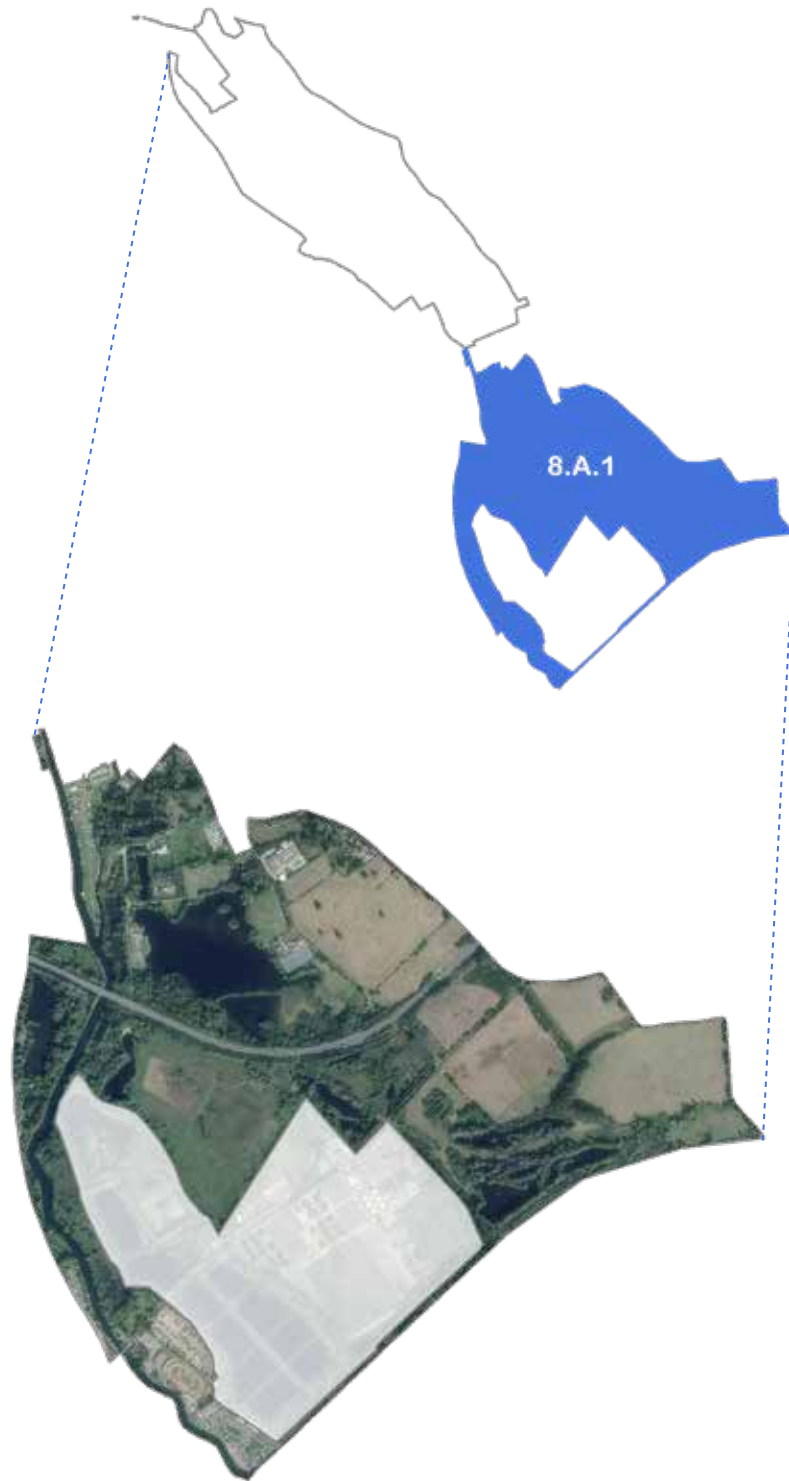


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8.A.1 Rye Meads and Stanstead Abbots



Visitors

Work with Hertfordshire County, Broxbourne Borough and East Herts District Councils and other stakeholders to deliver:

- 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 Stanstead Innings for pedestrians and cyclists. Provision for horse riders to be maintained at the eastern underpass to accommodate riders using the bridleway.

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.

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.

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 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 for informal waterside recreation.

Explore development potential of Ryegate Farm and its curtilage.

Sport and Recreation

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 Canal & River Trust 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 Abbots 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.

Biodiversity

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 Nature Improvement Area project as follows:

- 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.

Protect conservation value of woodland pasture and grassland at Ryegate Farm and improve existing grassland and field margin habitats.

Protect Rye Meads SSSI (part of the Lee Valley Special Protection Area (SPA) 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 Thames Water 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 Innings wildlife refuge site.

Improve habitat connectivity along the Navigation adjoining the ex Turnford Surfacing site to complement the adjacent Rye

8.A.1 Rye Meads and Stanstead Abbots

Continued



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.

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.

Develop Stanstead Innings for improved access to nature with additions to existing nature trail and interpretation.

Work with Canal & River Trust to improve ecological interest along the waterways with appropriate interpretation on site or via digital media.

Community

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.

Landscape and Heritage

Landscape

Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Areas:

- 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 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 Scheduled Monument and Grade 1 listing.

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.

Environment

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.

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.

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.

Land

Support Higher Level Stewardship management of farmland to the east, south of A414.

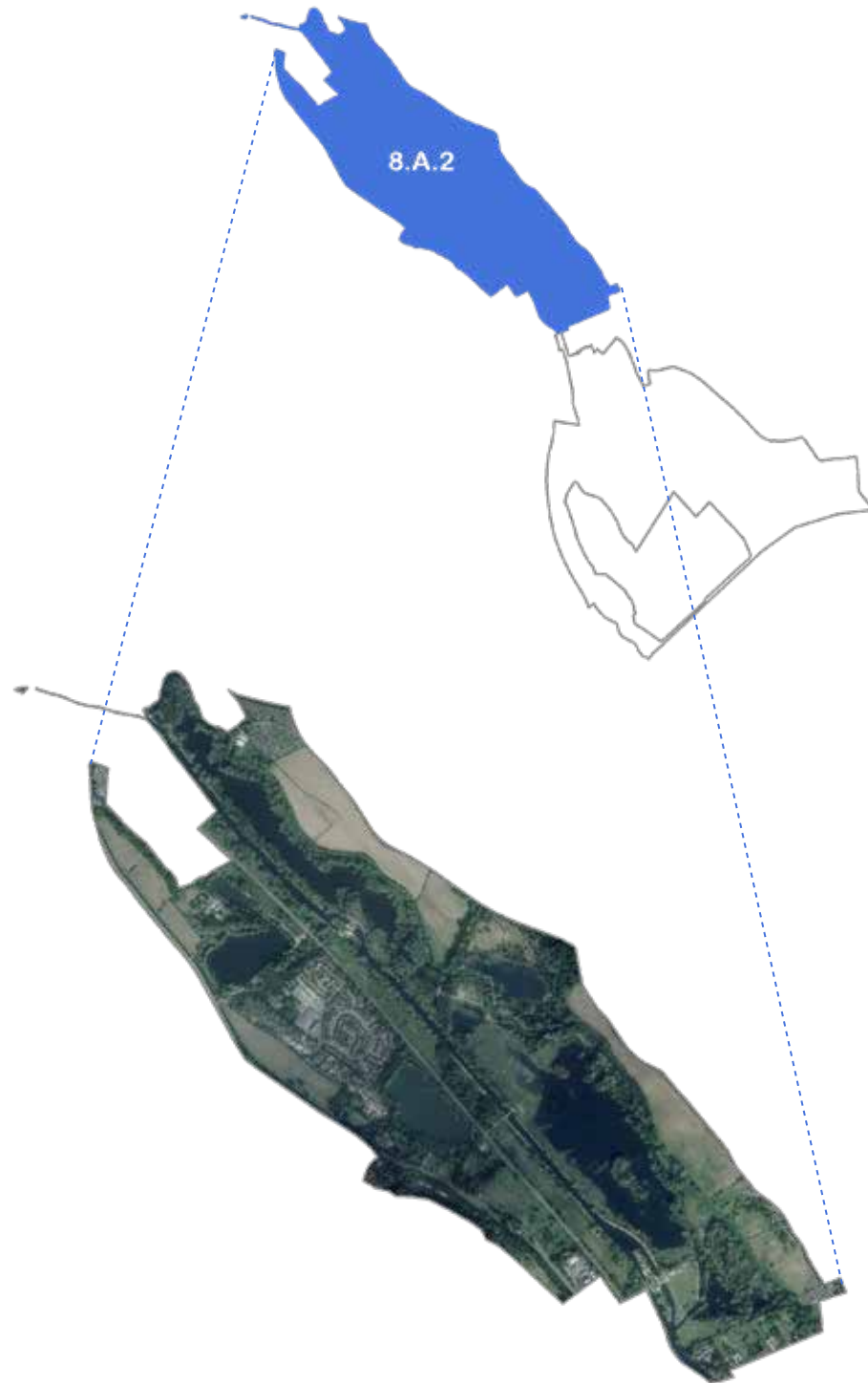
Contaminated Land

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.

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.

8.A.2 Amwell and into Ware



Visitors

Work with East Herts District Council, Greater Anglia and other stakeholders to establish a primary gateway for the Park at Ware, including:

- 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.

Work with stakeholders to establish a secondary gateway to the Park at Stanstead Abbots via St Margarets Station and the High Street. Sign and promote connections from the station to the Lea Valley 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 Abbots 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 Abbots. 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.

Sport and Recreation

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 Canal & River Trust to increase the recreational use of the Lee Navigation; explore options for boat hire from a base at Stanstead Abbots Marina.

Biodiversity

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.

Explore options with HMWT, the Canal & River Trust and other stakeholders to incorporate, open up and manage Tumbling Bay area as part of the Amwell Nature Reserve.

Achieve Positive Conservation Management status of the Local Wildlife site at Amwell to the west of the navigation in partnership with HMWT.

Work with HMWT and other stakeholders such as the Local Nature Partnership to enhance ecological connectivity between the Park and Kings Mead.

Access to Nature

Support the enhancement and ongoing maintenance of visitor facilities at Amwell Nature Reserve, including the path network, bird hides and interpretation.

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.

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.

Community

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 the 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.

Landscape and Heritage

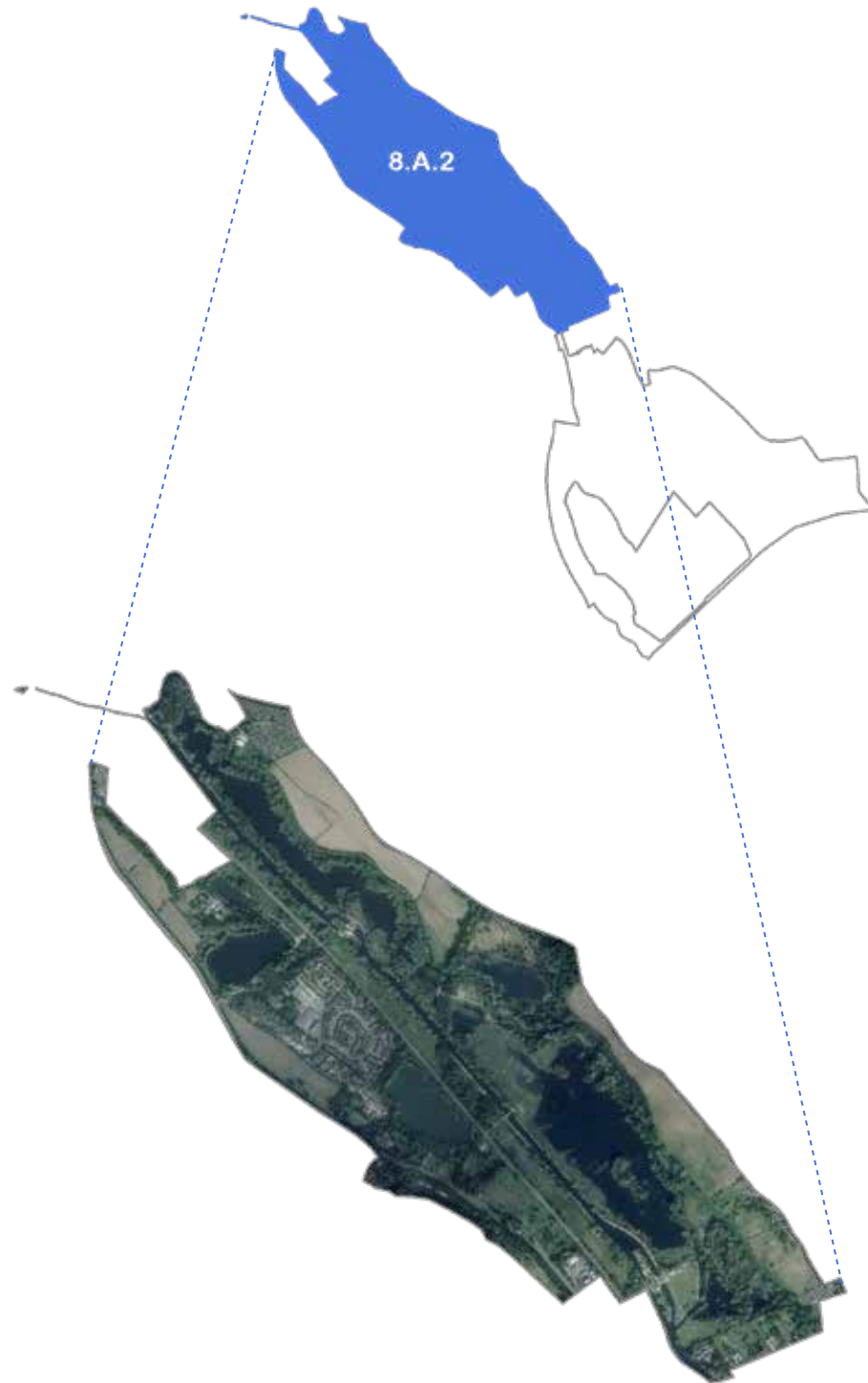
Protect, enhance and manage the landscape as set out in the Landscape Strategy Guidelines for Character Area: A1 Amwell floodplain.

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 Amwell and into Ware

Continued



Environment

Water

Work with the Environment Agency and the Canal & River Trust to improve and maintain water and 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.

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.

Land

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.

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.

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.

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.

Support investment in the 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.

Thematic Drawings

Area 8 Proposals

The Upper Valley:
Rye Meads to Ware

Lee Valley Regional Park

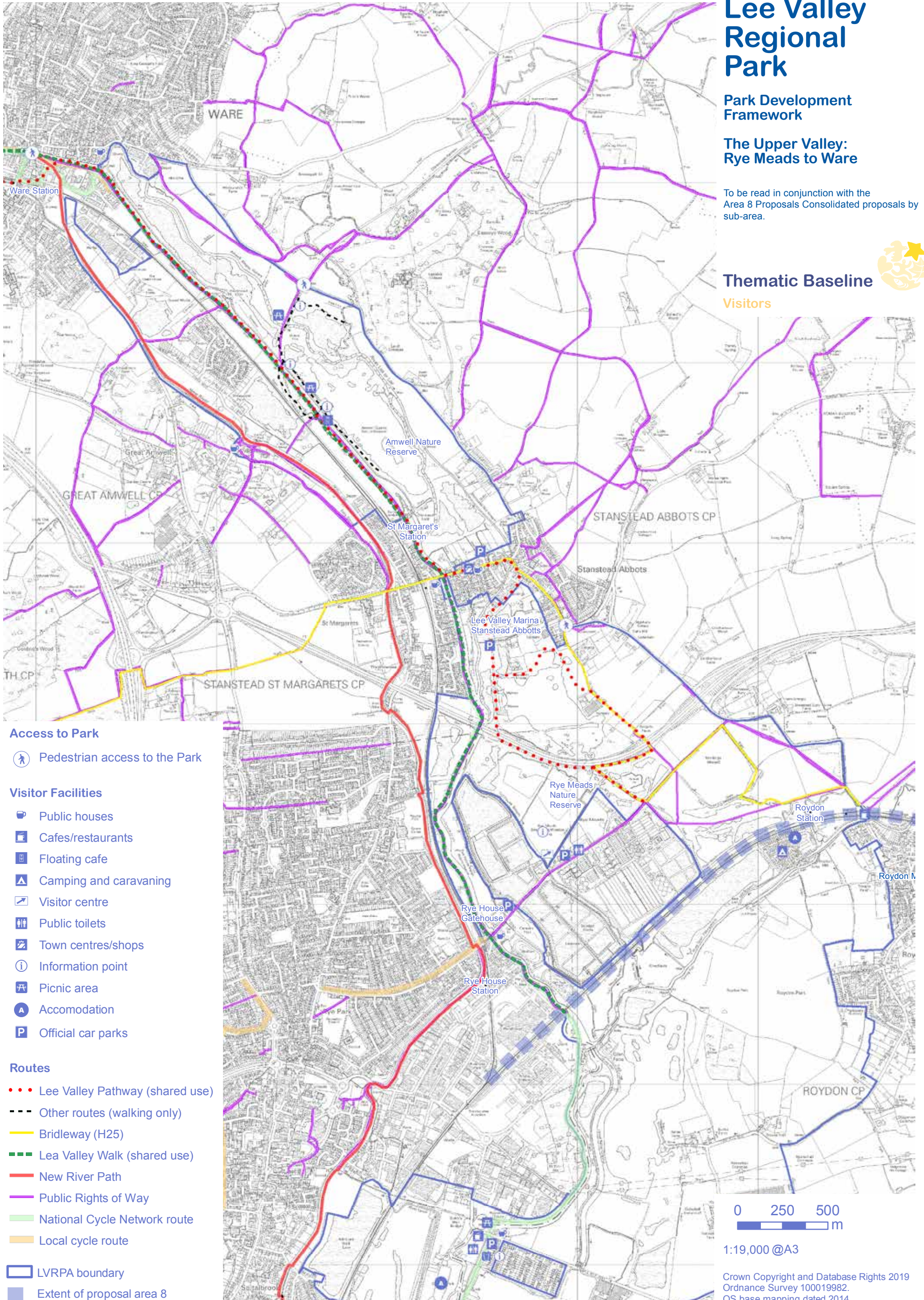
Park Development Framework

The Upper Valley: Rye Meads to Ware

To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.

Thematic Baseline

Visitors



Access to Park

- Pedestrian access to the Park

Visitor Facilities

- Public houses
- Cafes/restaurants
- Floating cafe
- Camping and caravanning
- Visitor centre
- Public toilets
- Town centres/shops
- Information point
- Picnic area
- Accommodation
- Official car parks

Routes

- Lee Valley Pathway (shared use)
- Other routes (walking only)
- Bridleway (H25)
- Lea Valley Walk (shared use)
- New River Path
- Public Rights of Way
- National Cycle Network route
- Local cycle route

- LVRPA boundary
- Extent of proposal area 8

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m

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OS base mapping dated 2014

Lee Valley Regional Park

Park Development Framework

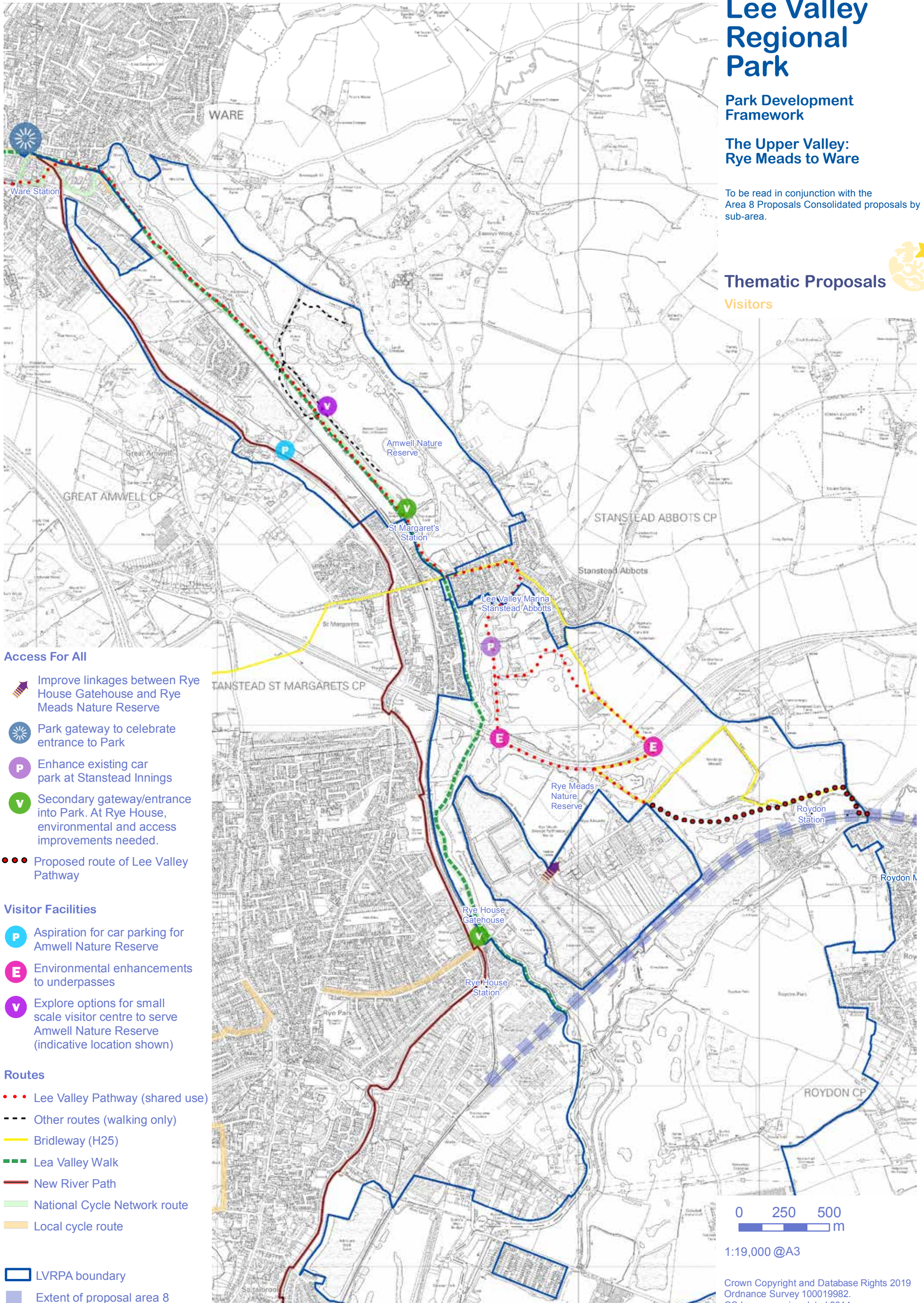
The Upper Valley: Rye Meads to Ware

To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.

Thematic Proposals



Visitors



Lee Valley Regional Park

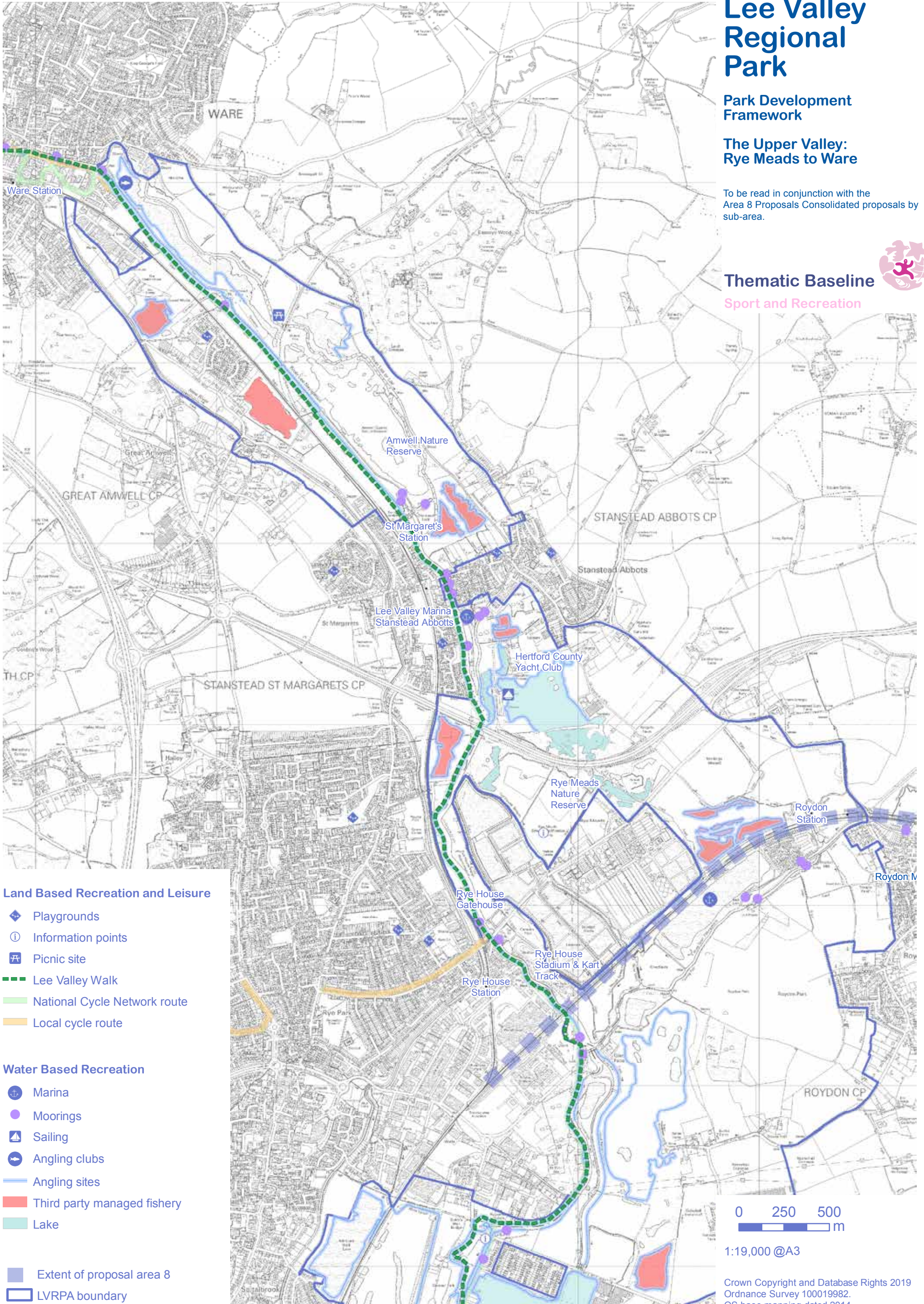
Park Development Framework

The Upper Valley: Rye Meads to Ware

To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.

Thematic Baseline

Sport and Recreation



Land Based Recreation and Leisure

- Playgrounds
- Information points
- Picnic site
- Lee Valley Walk
- National Cycle Network route
- Local cycle route

Water Based Recreation

- Marina
- Moorings
- Sailing
- Angling clubs
- Angling sites
- Third party managed fishery
- Lake

- Extent of proposal area 8
- LVRPA boundary

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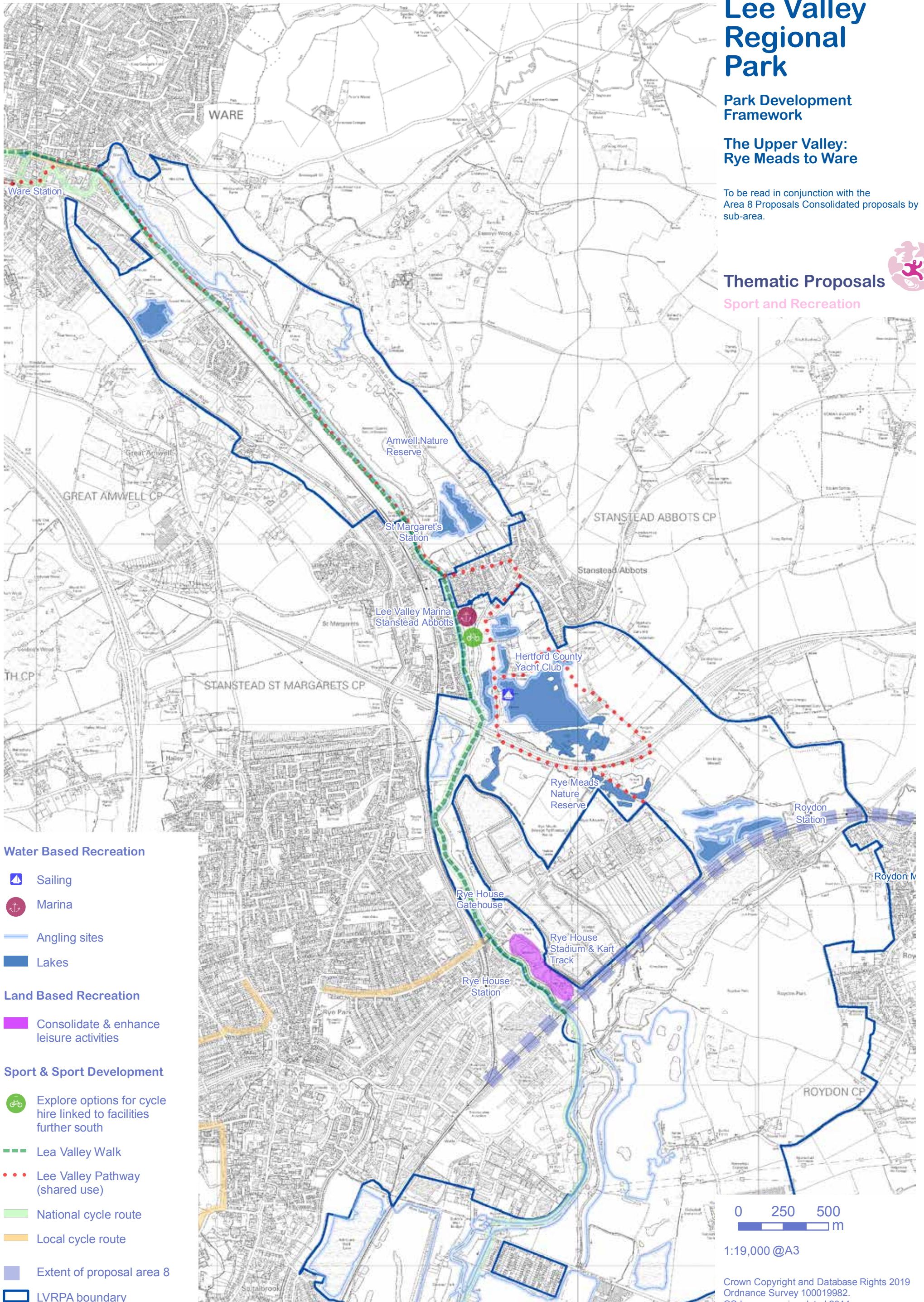
Park Development Framework

The Upper Valley: Rye Meads to Ware

To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.

Thematic Proposals

Sport and Recreation



Water Based Recreation

- Sailing
- Marina
- Angling sites
- Lakes

Land Based Recreation

- Consolidate & enhance leisure activities

Sport & Sport Development

- Explore options for cycle hire linked to facilities further south
- Lea Valley Walk
- Lee Valley Pathway (shared use)
- National cycle route
- Local cycle route
- Extent of proposal area 8
- LVRPA boundary

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Park Development Framework

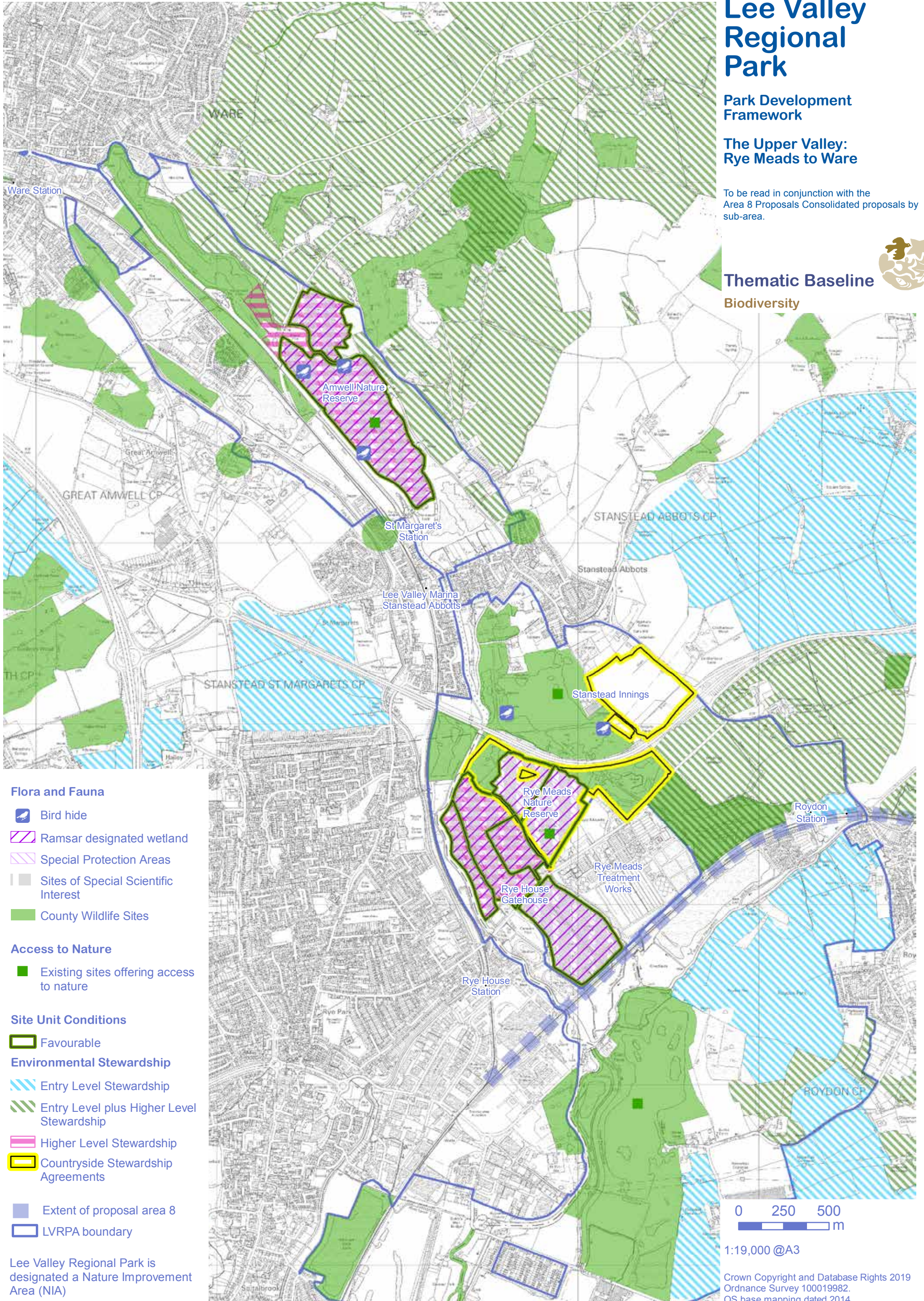
The Upper Valley: Rye Meads to Ware

To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.



Thematic Baseline

Biodiversity



Flora and Fauna

- Bird hide
- Ramsar designated wetland
- Special Protection Areas
- Sites of Special Scientific Interest
- County Wildlife Sites

Access to Nature

- Existing sites offering access to nature

Site Unit Conditions

- Favourable

Environmental Stewardship

- Entry Level Stewardship
- Entry Level plus Higher Level Stewardship
- Higher Level Stewardship
- Countryside Stewardship Agreements

- Extent of proposal area 8
- LVRPA boundary

Lee Valley Regional Park is designated a Nature Improvement Area (NIA)

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Lee Valley Regional Park

Park Development Framework

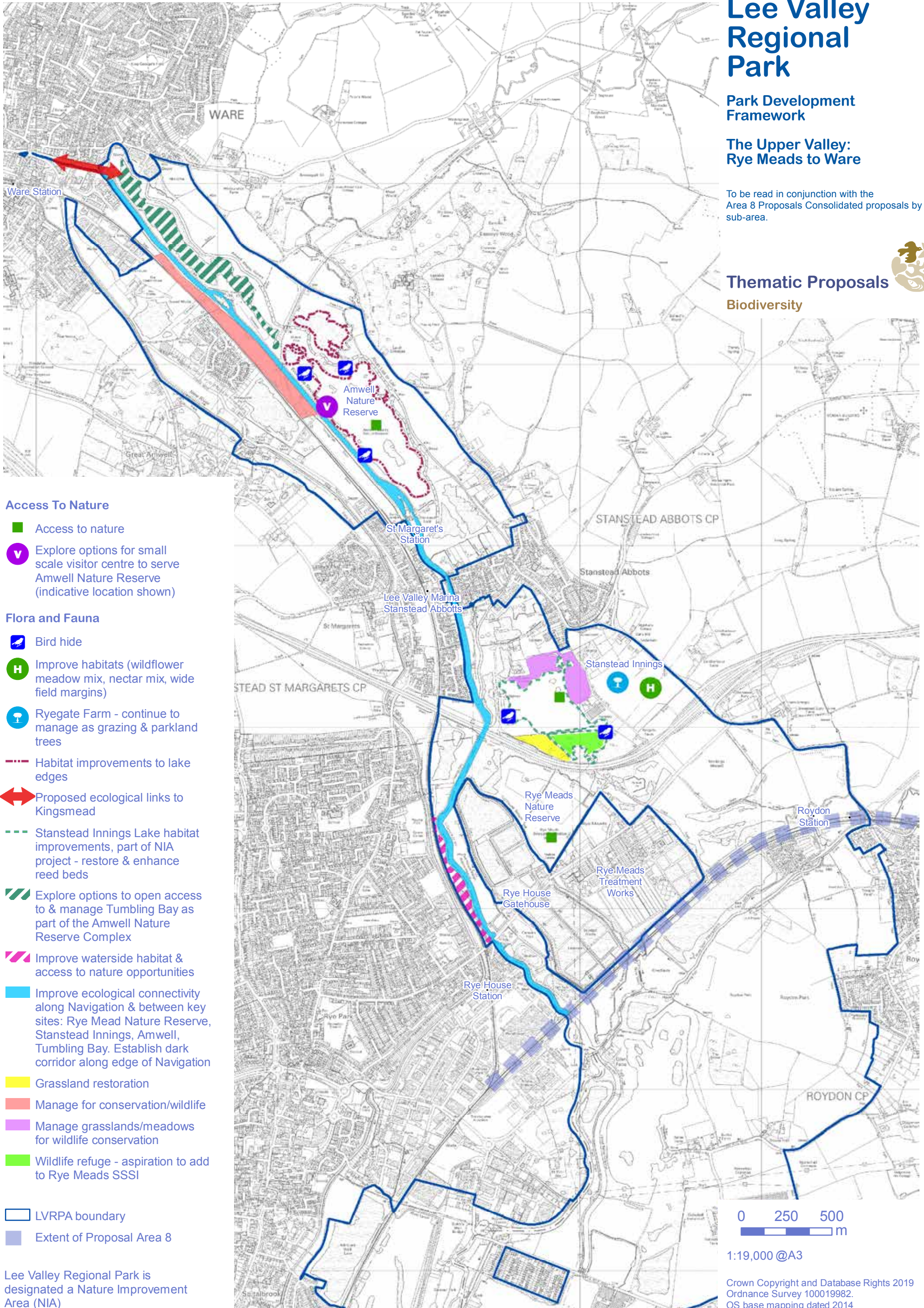
The Upper Valley: Rye Meads to Ware

To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.

Thematic Proposals



Biodiversity



Access To Nature

- Access to nature
- V Explore options for small scale visitor centre to serve Amwell Nature Reserve (indicative location shown)

Flora and Fauna

- Bird hide
- H Improve habitats (wildflower meadow mix, nectar mix, wide field margins)
- T Ryegate Farm - continue to manage as grazing & parkland trees
- Habitat improvements to lake edges
- ↔ Proposed ecological links to Kingsmead
- Stanstead Innings Lake habitat improvements, part of NIA project - restore & enhance reed beds
- /// Explore options to open access to & manage Tumbling Bay as part of the Amwell Nature Reserve Complex
- /// Improve waterside habitat & access to nature opportunities
- Improve ecological connectivity along Navigation & between key sites: Rye Mead Nature Reserve, Stanstead Innings, Amwell, Tumbling Bay. Establish dark corridor along edge of Navigation
- Grassland restoration
- Manage for conservation/wildlife
- Manage grasslands/meadows for wildlife conservation
- Wildlife refuge - aspiration to add to Rye Meads SSSI
- LVRPA boundary
- Extent of Proposal Area 8

0 250 500 m

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Lee Valley Regional Park is designated a Nature Improvement Area (NIA)

Lee Valley Regional Park

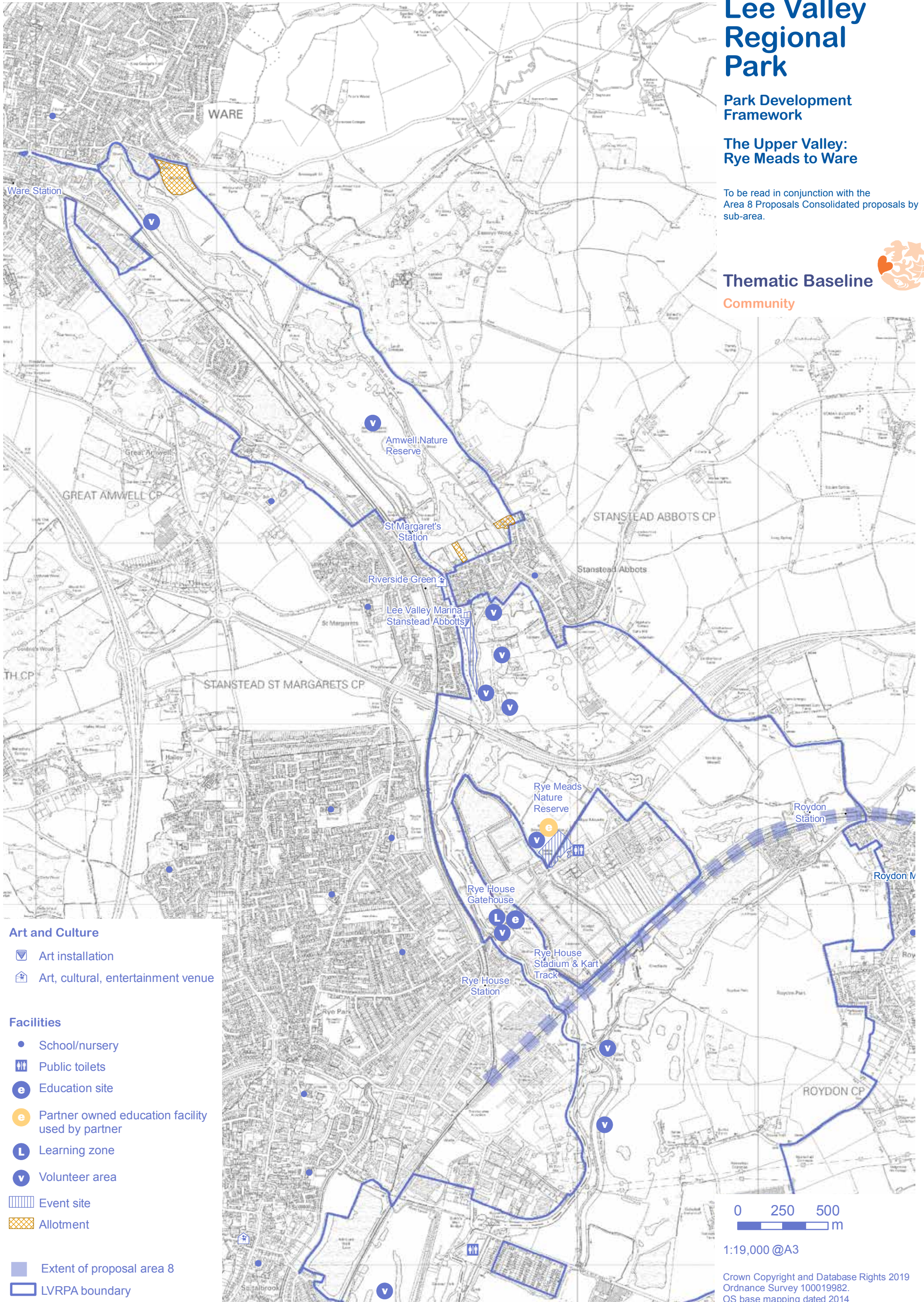
Park Development Framework

The Upper Valley: Rye Meads to Ware



To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.

Thematic Baseline









Community





Art and Culture

-  Art installation
-  Art, cultural, entertainment venue

Facilities

-  School/nursery
-  Public toilets
-  Education site
-  Partner owned education facility used by partner
-  Learning zone
-  Volunteer area
-  Event site
-  Allotment

-  Extent of proposal area 8
-  LVRPA boundary

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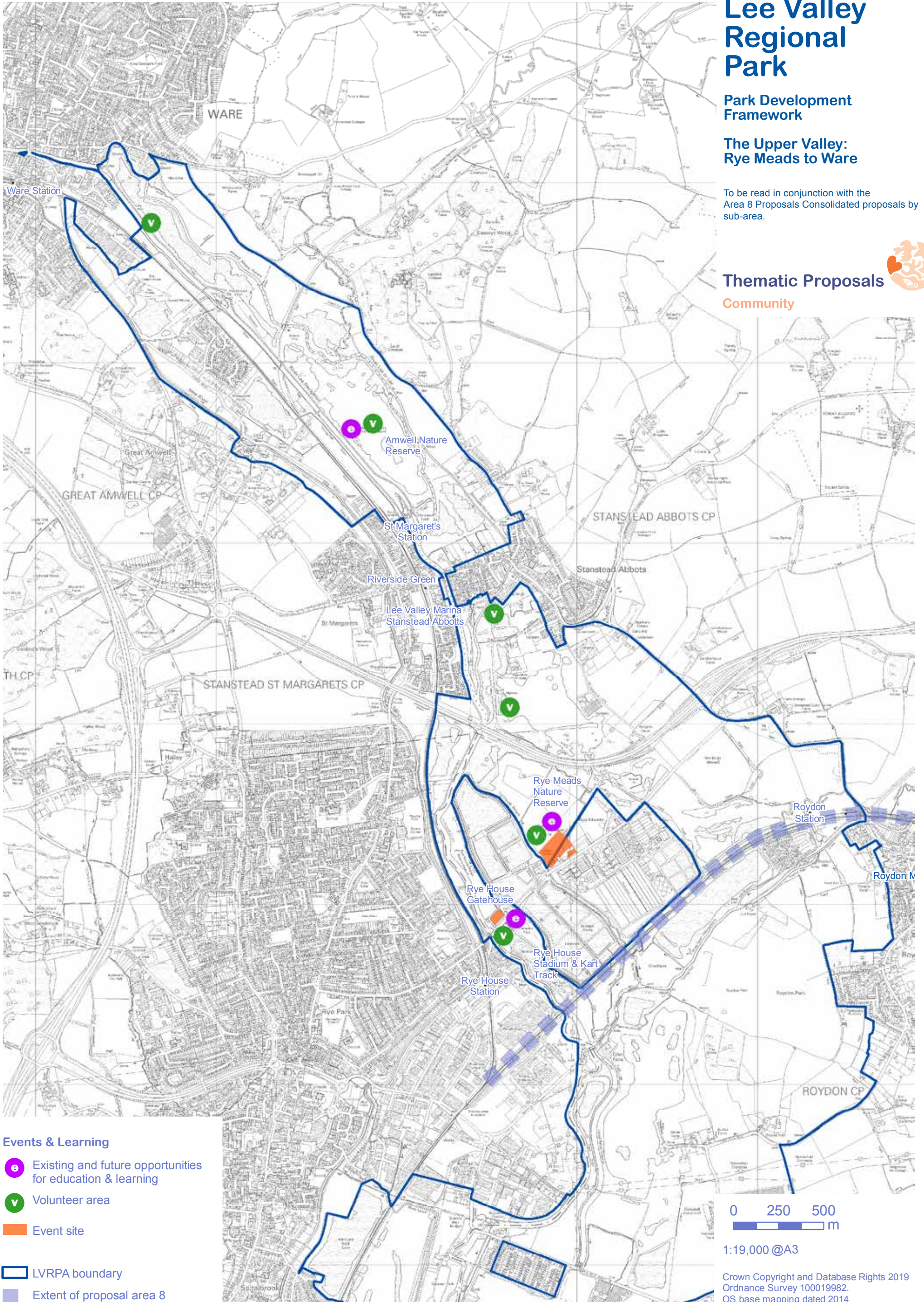
Park Development Framework

The Upper Valley: Rye Meads to Ware

To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.

Thematic Proposals

Community



Events & Learning

- e Existing and future opportunities for education & learning
- v Volunteer area
- Event site

- LVRPA boundary
- Extent of proposal area 8

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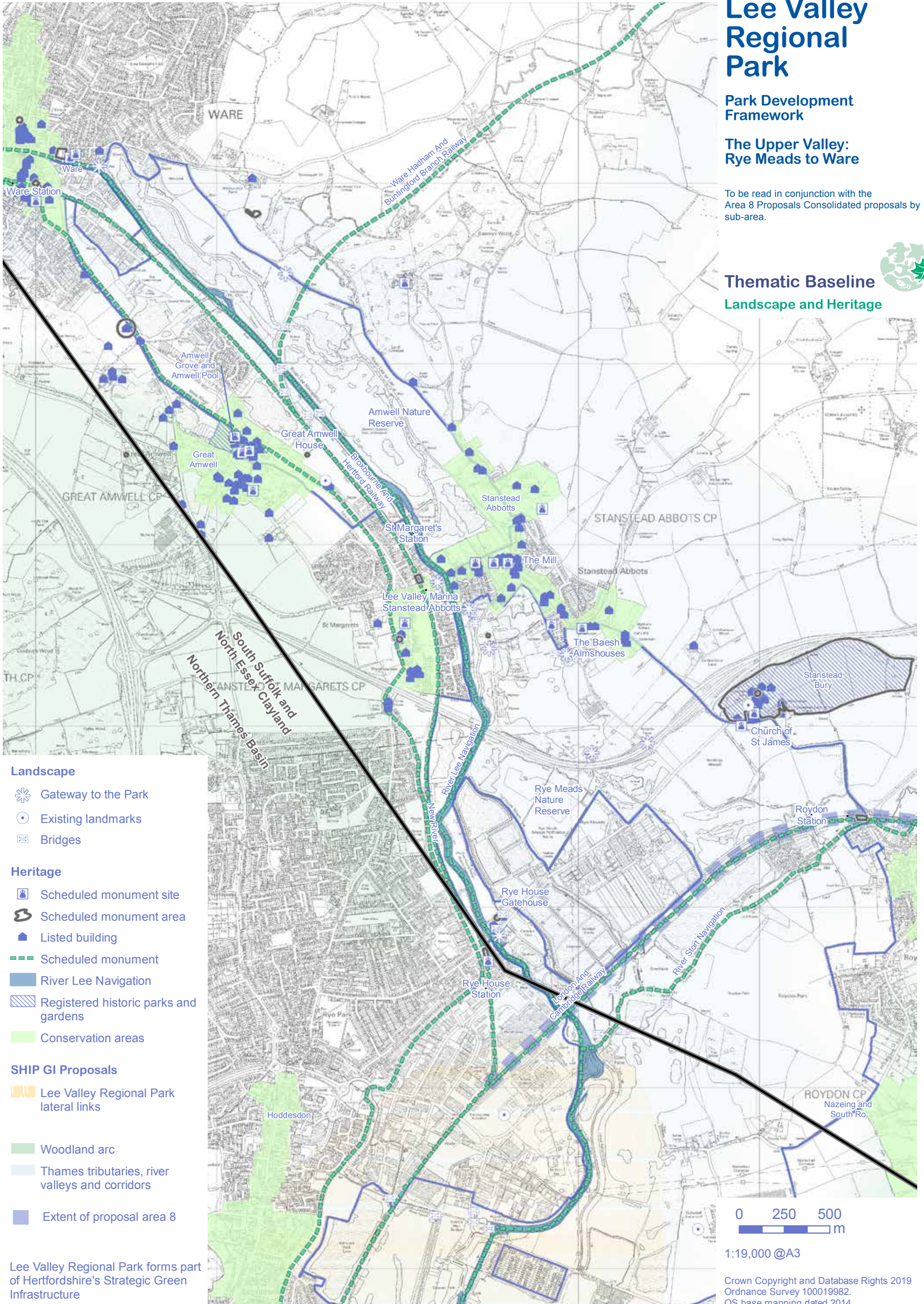
Lee Valley Regional Park

Park Development Framework

The Upper Valley: Rye Meads to Ware

To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.

Thematic Baseline Landscape and Heritage



Landscape

- Gateway to the Park
- Existing landmarks
- Bridges

Heritage

- Scheduled monument site
- Scheduled monument area
- Listed building
- Scheduled monument
- River Lee Navigation
- Registered historic parks and gardens
- Conservation areas

SHIP GI Proposals

- Lee Valley Regional Park lateral links
- Woodland arc
- Thames tributaries, river valleys and corridors
- Extent of proposal area 8

Lee Valley Regional Park forms part of Hertfordshire's Strategic Green Infrastructure

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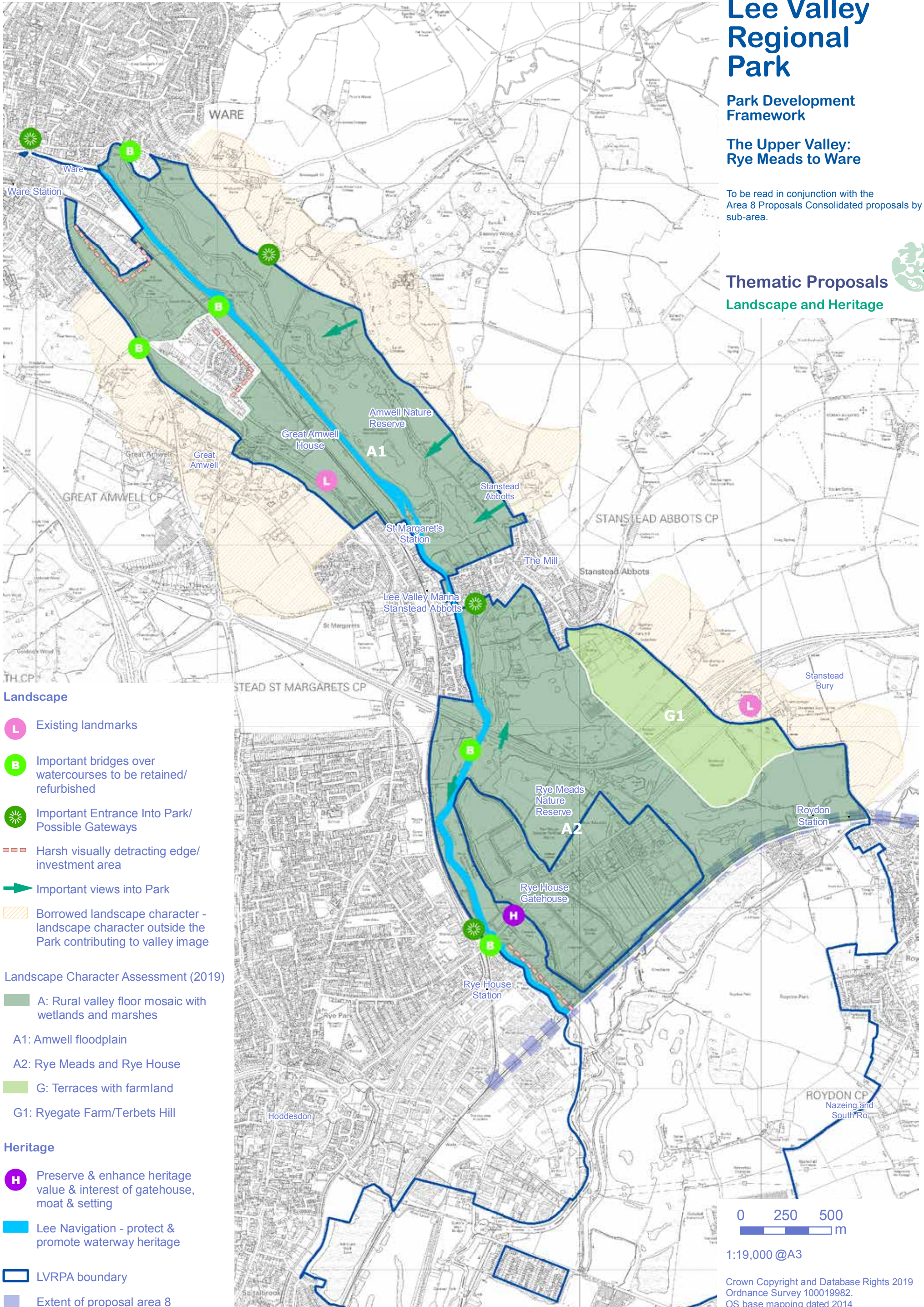
Park Development Framework

The Upper Valley: Rye Meads to Ware

To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.

Thematic Proposals

Landscape and Heritage



Landscape

- L** Existing landmarks
- B** Important bridges over watercourses to be retained/refurbished
- Important Entrance Into Park/Possible Gateways
- Harsh visually detracting edge/investment area
- Important views into Park
- Borrowed landscape character - landscape character outside the Park contributing to valley image

Landscape Character Assessment (2019)

- A:** Rural valley floor mosaic with wetlands and marshes
- A1:** Amwell floodplain
- A2:** Rye Meads and Rye House
- G:** Terraces with farmland
- G1:** Ryegate Farm/Terbets Hill

Heritage

- H** Preserve & enhance heritage value & interest of gatehouse, moat & setting
- Lee Navigation - protect & promote waterway heritage
- LVRPA boundary
- Extent of proposal area 8

0 250 500 m

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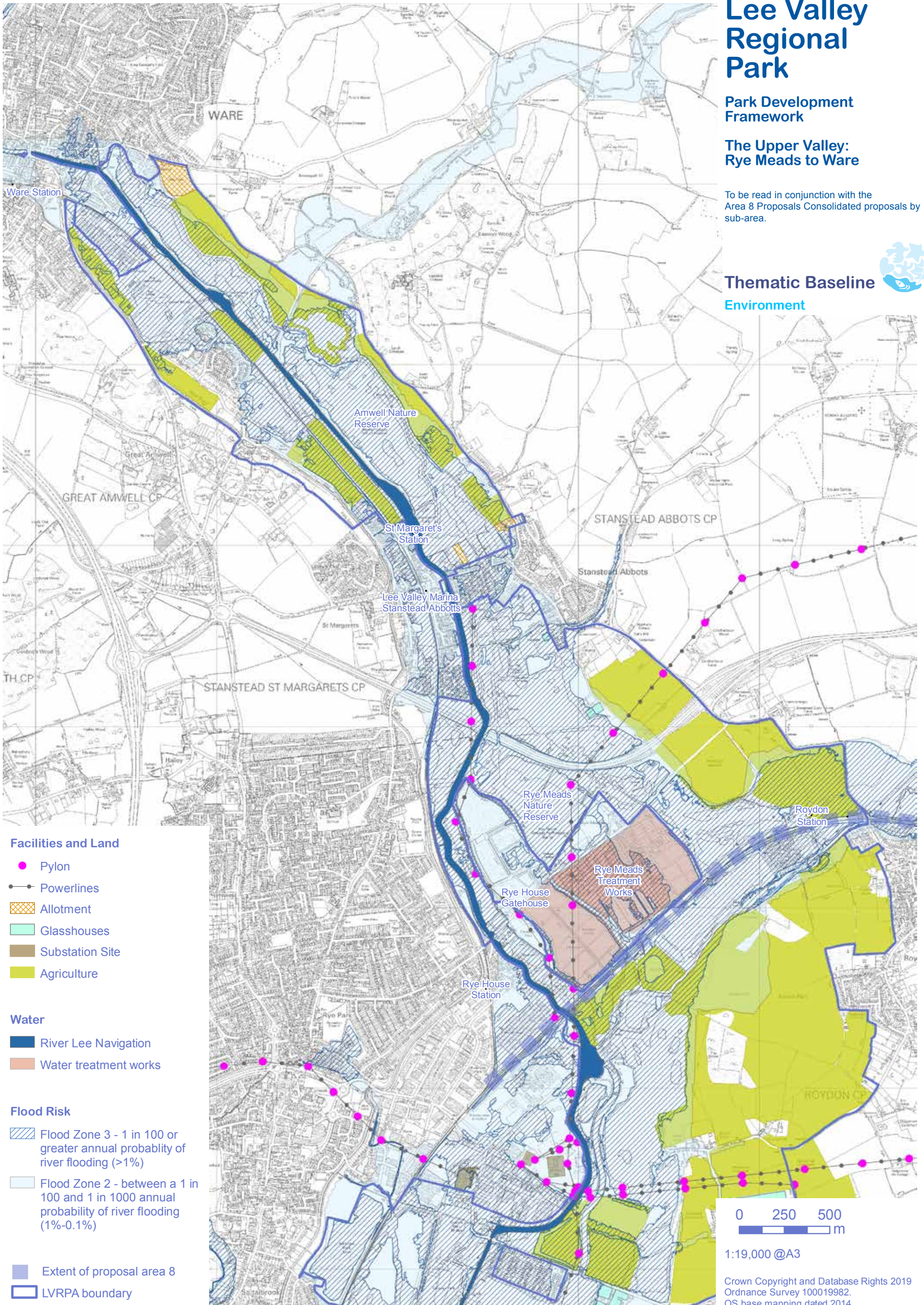
Park Development Framework

The Upper Valley: Rye Meads to Ware

To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.

Thematic Baseline

Environment



Facilities and Land

- Pylon
- Powerlines
- Allotment
- Glasshouses
- Substation Site
- Agriculture

Water

- River Lee Navigation
- Water treatment works

Flood Risk

- Flood Zone 3 - 1 in 100 or greater annual probability of river flooding (>1%)
- Flood Zone 2 - between a 1 in 100 and 1 in 1000 annual probability of river flooding (1%-0.1%)

- Extent of proposal area 8
- LVRPA boundary

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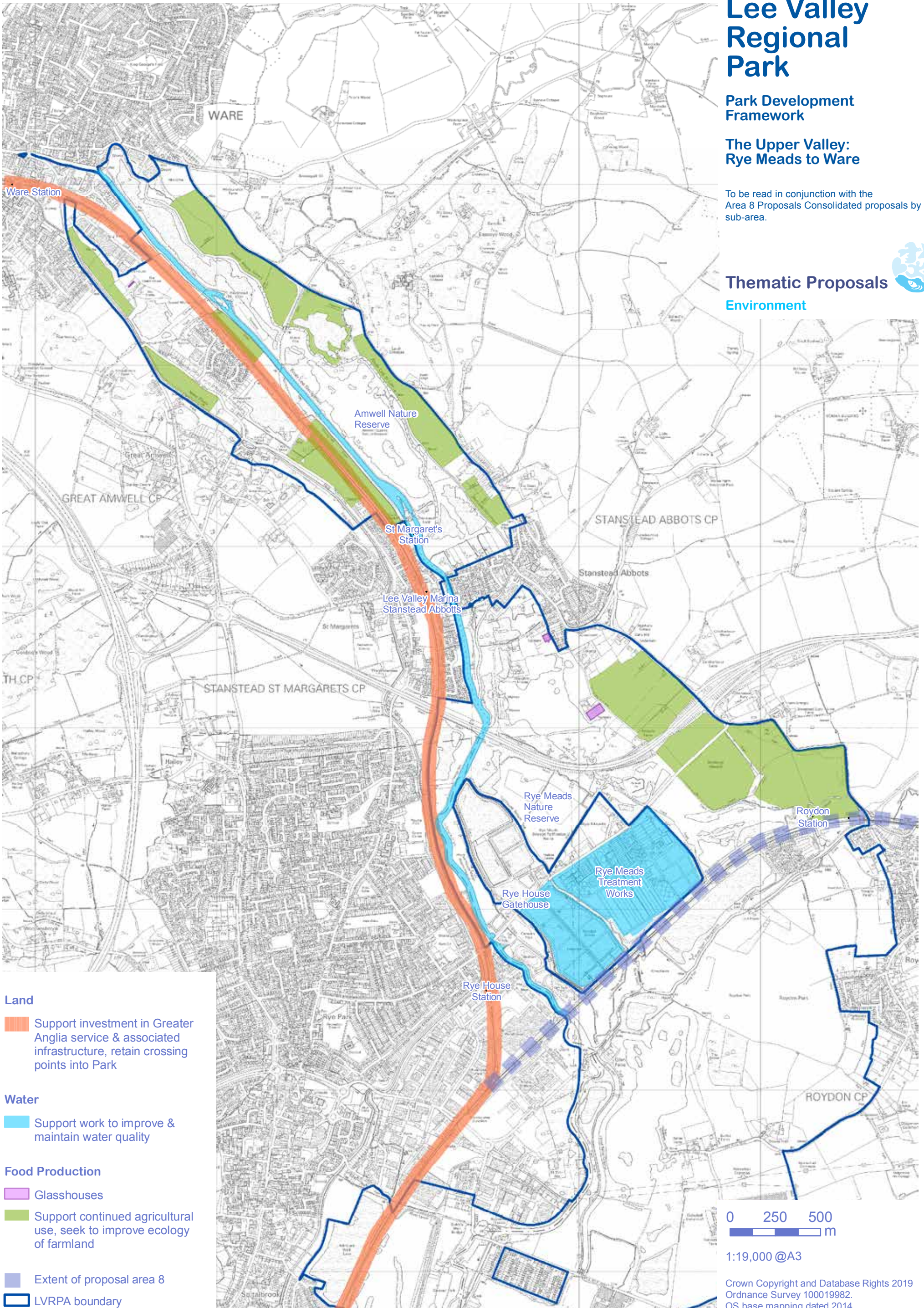
Park Development Framework

The Upper Valley: Rye Meads to Ware

To be read in conjunction with the Area 8 Proposals Consolidated proposals by sub-area.

Thematic Proposals

Environment



- Land**
- Support investment in Greater Anglia service & associated infrastructure, retain crossing points into Park
- Water**
- Support work to improve & maintain water quality
- Food Production**
- Glasshouses
- Support continued agricultural use, seek to improve ecology of farmland
- Extent of proposal area 8
- LVRPA boundary

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