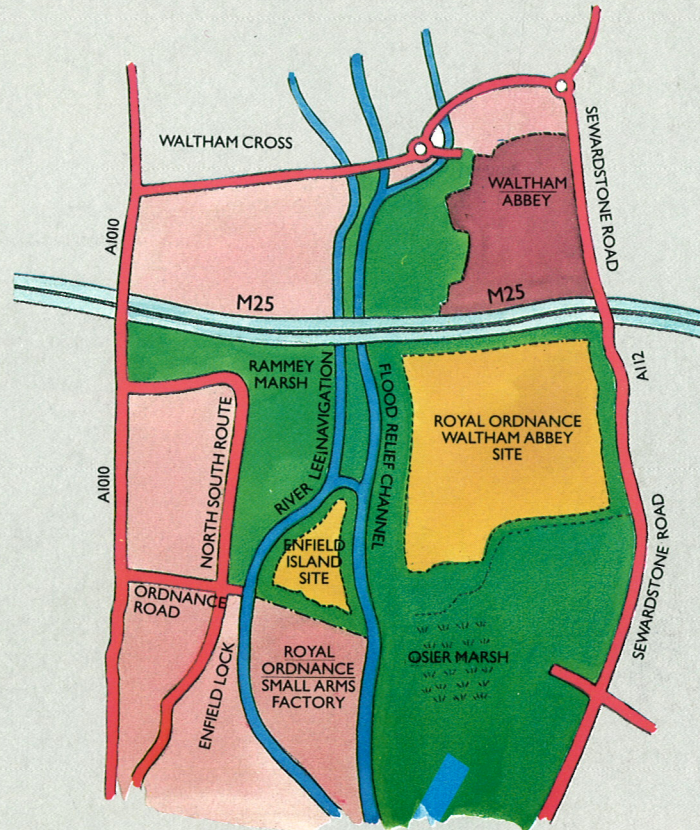


WASC 2029

WAI 511

New Opportunities
for Matthew Abbey/
Enfield North Sites

New opportunities for Waltham Abbey/ Enfield North Sites



LOCATION PLAN

What is happening?

The Royal Ordnance site at Waltham Abbey is one of two sites used to carry out research and development. The "sister" site to Waltham Abbey is located at Westcott, near Aylesbury in Buckinghamshire. In January 1985, Her Majesty's Government vested the two sites (previously known as P.E.R.M.E. — the Propellants Explosives and Rocket Motor Establishments), together with fourteen other establishments within the United Kingdom, in a new limited company — Royal Ordnance plc.

Royal Ordnance plc is reviewing all areas of its operation and gearing itself to meet the challenge of the future. This comprehensive review of its activities has convinced the company of the expediency of bringing together its facilities for explosive, propellant and rocket motor research and development at its site at Westcott, thereby unifying research and reducing costs. Additionally the

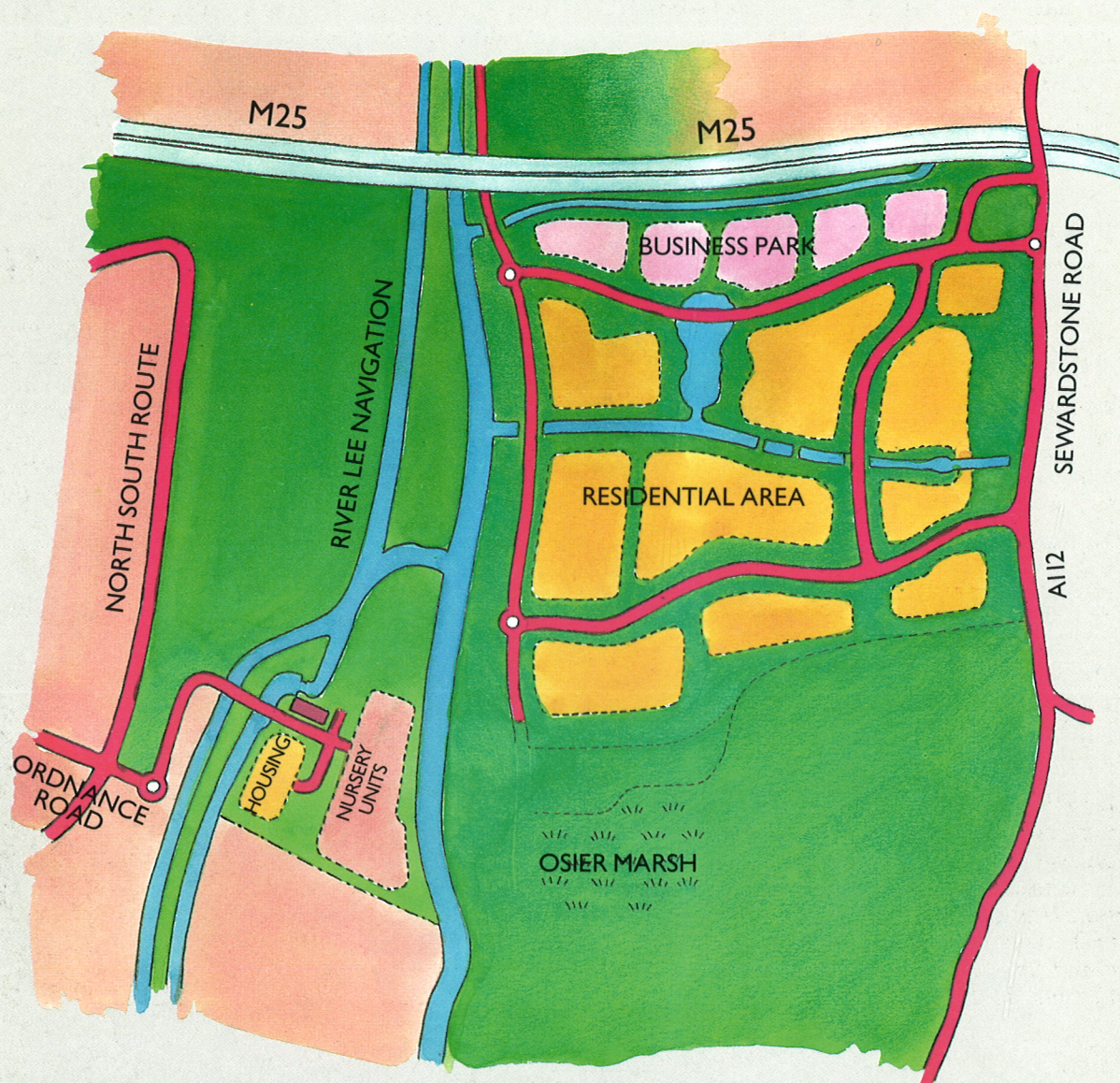
company has identified 35 acres in the northern part of the Royal Ordnance site at Enfield which are not needed for the continued operation of the Small Arms factory and which are surplus to requirements.

The company intends to vacate the Waltham Abbey site and the surplus Enfield land during 1989. Since these sites have been in industrial use for many years their release gives rise to exciting opportunities for new development to the benefit of the community as a whole without loss of genuine rural Green Belt land.

The company has had a number of discussions with the local planning authorities and has now submitted outline planning applications to Epping Forest District Council and the London Borough of Enfield for a new scheme of uses on its Waltham Abbey and Enfield North sites.

ROYAL ORDNANCE

Defence systems, sub-systems and components



PROPOSED DEVELOPMENT

What is proposed?

The development proposed in the planning applications, which for the purposes of the applications is known as Abbey Mead, offers a mix of uses and opportunities which will much improve the current industrial and derelict nature of the sites:

- A business park providing flexibility for business uses within the overall concept of "high-tech" requirements
- Nursery units for industrial use with the small business primarily in view
- A range of housing providing the ability to meet longer term local housing needs
- An extension of the Lee Valley Regional Park providing public access to further areas of the Lee Valley and Osier Marsh
- Land available for public leisure facilities
- Local shopping and community facilities
- Construction of a 'southern' by-pass to Waltham Abbey town centre
- Landscaping reducing any intrusion of the site and enhancing the environment

The total scheme

The two main uses outlined below cover some 170 acres of the proposed development and approximately 100 acres could be made available to the Lee Valley Regional Park Authority. The remainder will offer landscaping, both segregating and interspersed amongst these uses, and ancillary

uses such as local shopping and community facilities. In addition, the construction of a 'southern' by-pass to Waltham Abbey town centre is proposed, offering the relief of traffic congestion whilst at the same time meeting the needs generated by the new proposals.

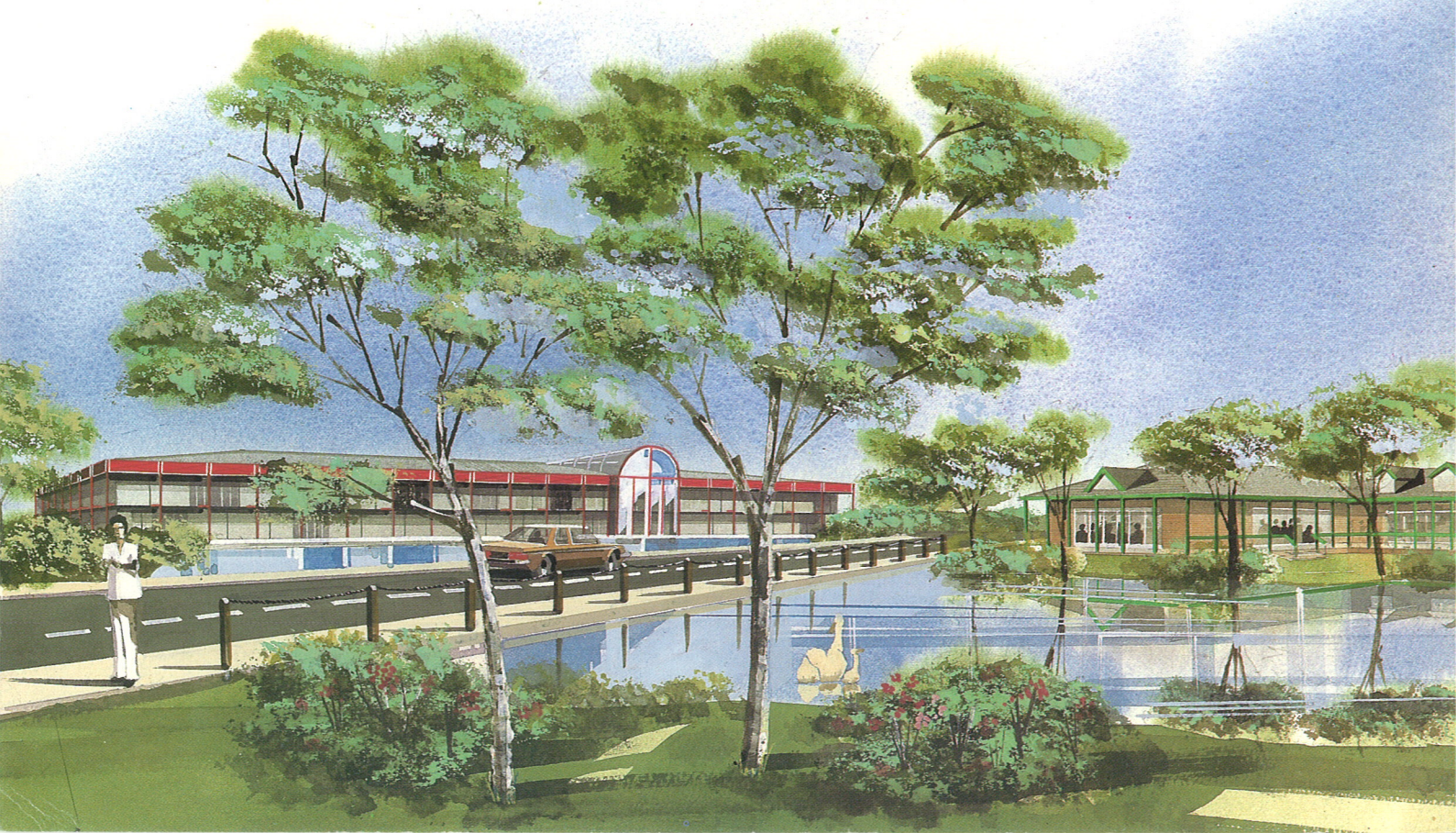


The residential area

Royal Ordnance's proposals envisage the provision of land to meet longer term housing needs across the range, from starter homes and family units to housing for the elderly. It is envisaged that development provided to the north and east would be to a higher density than that to the south and west and, on this basis, some 975 dwellings could be provided on the Waltham Abbey site with a smaller residential development on the Enfield North site.

The business park

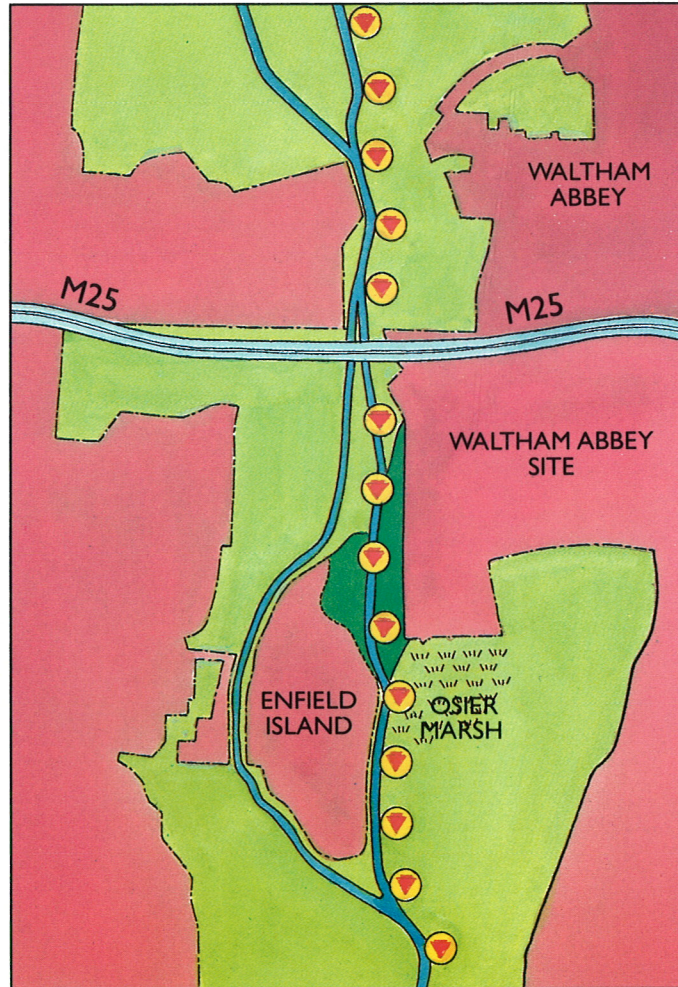
The business park, sited along the M25, is designed to attract new industries to the area. A landscaped environment will create an attractive site for long term investment and employment opportunities, provide a trading spin-off for local companies and further the economic future of the area. A number of sites could be combined to offer larger buildings or split to meet the needs of smaller companies.






Lee Valley Park

100 acres of land including Osier Marsh (a site of special scientific interest) could be made available to Lee Valley Regional Park Authority, creating opportunities for recreational and leisure facilities such as riding, walking and fishing. This additional

land would provide a link between the established northern and southern areas of the Park and make possible public access along the Lee Valley Navigation (hitherto restricted, for safety and security reasons, by the company's current operations).



-  LEE VALLEY PATH
-  EXISTING LEE VALLEY PARK
-  ADDITIONAL PARK AREA

When could the proposals be implemented?

Royal Ordnance envisages that it will take some four to five years to begin to implement the plans. All bodies responsible for the approval of proposals must be satisfied. As expected of an industrial site, decontamination will be the first step in any development.

The planning applications are wholly "in outline" to provide a basis for more detailed discussions with the local planning authorities. The company looks forward to these discussions in the belief that a joint approach will produce a positive solution for the company and the community.